



Planning Director Staff Report Hearing on August 11, 2022

County of Ventura • Resource Management Agency

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

AMERICAN HAY & MERCANTILE MINOR MODIFICATION TO CONDITIONAL USE PERMIT (CUP) 5180, CASE NO. PL22-0083

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Minor Modification of Conditional Use Permit (CUP) 5180 to authorize the continued operation of a feed and hay store for an additional approximately 16-year period, extending the term of the CUP to June 12, 2057 (Case No. PL22-0083).
2. **Applicant/Property Owner:** Danny Miles, 101 Short Street, Oak View, CA
3. **Applicant's Representative:** Peter Goldenring, 6050 Seahawk Street, Ventura, CA
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-5 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested modified CUP.
5. **Project Site Size, Location, and Parcel Number:** The 1.12-acre property is located at 101 Short Street, approximately 175 feet west of the intersection of North Ventura Avenue and Short Street, in the community of Oak View, in the unincorporated area of Ventura County. The Tax Assessor's parcel number (APN) for the parcel that constitutes the project site is 061-0-080-025 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Commercial Planned Development
 - b. Ojai Valley Area Plan Land Use Map Designation: Commercial
 - c. Zoning Designation: CPD/TRU/DKS (Commercial Planned Development/Temporary Rental Unit Regulation Overlay/Dark Sky Overlay)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	R1-6,000 sq. ft./TRU/DKS (Single-Family Residential 6,000 square foot minimum lot area/Temporary Rental Unit Regulation Overlay/Dark Sky Overlay)	Residential
East	CPD/TRU/DKS	Commercial
South	CPD/TRU/DKS and R1-20,000 sq. ft./TRU/DKS (Single-Family Residential 20,000 square foot minimum lot area/Temporary Rental Unit Regulation Overlay/Dark Sky Overlay)	Commercial and Residential
West	R1-20,000 sq. ft./TRU/DKS	Residential

8. History: The following table provides a list of relevant history of the project site.

Date	Action
Jun. 13, 1946	Kunkle Tract (Record Map 13 MR 91) was recorded creating 30 lots including the project site, Lot 11 (APN 061-0-080-025).
1962	Lot 11 was developed with a 1,500 square foot single-family dwelling and 3,220 square foot accessory building (original site of "Maxie's Bar").
Mar. 30, 1976	Planned Development (PD) Permit (PD 786) approved bringing the existing use (Maxie's Bar) under a PD Permit.
Mar. 19, 1979	Major Modification to PD 786 approved for the construction of a 2,110 square foot addition to Maxie's Bar to establish a restaurant/bar; however, the restaurant was never use inaugurated and the original bar was used for storage and the cocktail lounge was moved to the new building.
Nov. 29, 1979	CUP 3921 approved for the construction of a 2,400 square foot two-story building for a restaurant, bar, and two offices.
Jul. 28, 1983	Planning Director approved Major Modification No. 2 to PD 786 for the operation of a teen nightclub "That's Entertainment".
Dec. 6, 1989	CUP 4541 approved for the continued operation of a cocktail lounge and an expansion of the single-family dwelling.
Sept. 25, 2001	CUP 5180 approved converting Maxie's Bar to a gun shop/feed shop/sporting goods store including pet grooming. The CUP boundary encompassed both APN 061-0-080-025 and APN 061-0-080-450.
Oct. 6, 2011	Minor Modification to CUP 5180 (LU11-0072) approved. The Minor Modification reduced the CUP boundary to exclude the adjacent property to the east (APN 061-0-080-450) and permitted the construction of: (1) a pole barn for hay storage, (2) a 576 square foot garage, (3) conversion of an existing carport to additional living space for the existing onsite single-family dwelling, (4) conversion of seven existing parking spaces to an outdoor display/sales area, and (5) the addition of a 180 square foot outdoor storage area. The expiration date for CUP 5180 is June 12, 2021.

Nov. 25, 2015	Notice of Violation (PV15-0017) was issued for outdoor storage (hay bales) exceeding the height limit of open storage allowed on the property (approximately 20 feet high).
Nov. 16, 2017	Minor Modification to CUP 5180 (PL16-0168) approved authorizing the continued operation and maintenance of an existing feed and hay store for an additional 10-year period and a variance to allow hay bales to be stored in the western portion of the project site to a maximum of 20 feet in height. The project was conditioned to require the installation of a vegetative and temporary mesh screen on the southerly property boundary of APN No. 061-0-080-025 (American Hay), within six months following the effective date of PL16-0168, (i.e., November 26, 2017). Unexpected design and permitting challenges associated with the temporary mesh screen were more difficult than anticipated and the original deadline to obtain a Zoning Clearance for Use Inauguration of May 27, 2018, was not met.
May 24, 2018	Minor Modification to CUP 5180 (PL18-0063) approved to modify Condition of Approval No. 6 of PL16-0168 (Time Limits) to extend the deadline for the Permittee to obtain a Zoning Clearance for use inauguration to July 13, 2018.
Jul. 18, 2018	Planning Division staff conducted a site visit to verify the screen was installed in accordance with the approved plans (dated February 20, 2018; PL16-0168). The inspection revealed that there was an approximate 14-foot gap between the temporary screen and existing Fern Pines on APN No. 061-0-080-390 (Lambert Property).
Aug. 24, 2018	Notice of Violation (PV18-0008) was issued for the failure to adequately screen the hay storage area from all adjacent parcels (Condition No. 21 of PL18-0063). The following options were provided to the Appellant to abate the violation (1) immediately reconfiguring the hay storage area so that all the hay is completely screened from view from all adjoining parcels; or (2) extending the screening material to completely block the hay storage area from adjoining parcels.
Sept. 5, 2018	Appellant timely filed an appeal (PL18-0118) of the Notice of Violation (PV18-0008) to the Planning Commission.
Sept. 26, 2018	Planning Division was contacted by Kathy Nolan, Landscape Architect, that a 72-inch box tree had been purchased and delivered to the project site.
Oct. 1, 2018	Planning Division staff observed the installation of the 72-inch box Fern Pine as it was hoisted and placed in the gap.
Oct. 15, 2018	Kim Prillhart, Planning Director, visited the site and determined the gap in the temporary screen had been closed by installing a 72-inch box Fern Pine, thereby extending the vegetative screening material so that it completely blocks the view of the hay storage from the adjoining parcels. Based on this result, Planning staff issued an Abatement Notice for PV18-0008 finding that the permit was in full compliance with its conditions of approval.
Oct. 15, 2018	Peter Goldenring, Esq., on behalf of Danny Miles, Applicant, formally withdrew the appeal of PV18-0008.
Feb. 25, 2022	The subject application (PL22-0083) was emailed to the County for processing, however, was lacking required submittal documentation. The requested documentation was received on May 26, 2022.
Jun. 20, 2022	County staff deemed the subject application complete for processing.

- 9. Project Description:** The applicant requests a minor modification of CUP 5180 to authorize the continued operation and maintenance of an existing feed and hay store for an additional approximately 16-year period, extending the term of the CUP to June 12, 2057. No changes in facility operations or physical changes to existing buildings, ancillary structures or outdoor display areas are proposed.

The project site is currently developed with a feed and hay store, operated by American Hay & Mercantile. Existing permitted development and allowances onsite includes the following:

- Single-family dwelling (proprietor’s residence): 1,250 square feet
- Detached Garage: 576 square feet
- Retail Feed Store: 3,243 square feet
- Outdoor Open Storage: 693 square feet
- Outdoor Display Area #1: 713 square feet
- Outdoor Display Area #2: 420 square feet
- Outdoor Display Area #3: 6,179 square feet
- Display Shed: 420 square feet
- Storage Shed: 100 square feet
- Allowance for hay bales to be stored in the western portion of the project site to a maximum of 20 feet in height.

A total of 15 employees would continue to be employed at the project site. The facility would continue to operate Monday through Saturday from 7:00 a.m. to 6:00 p.m., and Sunday from 9:00 a.m. to 5:00 p.m.

Access to the project site would continue to be provided by a paved driveway connected to Short Street. A total of 36 parking spaces and 1 loading zone space would continue to be available for the project site. Water would continue to be provided by Casitas Municipal Water District and wastewater disposal by Ojai Valley Sanitation District (Exhibit 3).

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 eligible for an exemption from environmental review in accordance with Section 15301 of the CEQA Guidelines. This section of the Guidelines exempts the continued use or operation of existing facilities. The proposed project is comprised of the continued operation of an existing feed and hay store without changes in physical facilities or operational limits.

Section 15300.2 of the State CEQA Guidelines provides exceptions to Categorical Exemptions based on location relative to mapped resources or hazards of critical concern, cumulative impacts, scenic highways, hazardous waste sites, historical resources, and where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. The continued operation of the existing facility on a developed site would not result in a significant adverse effect on the environment, would not result in damage to scenic resources within a designated scenic highway area, and would not be located on an identified hazardous waste site or historical site.

Based on the above discussion, staff recommends that the decision-maker find this project to be Categorically Exempt pursuant to Section 15301 of the State CEQA Guidelines and, that none of the exceptions set forth in Section 15300.2 of the State CEQA Guidelines apply.

C. 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 and Ojai Valley Area Pan (OVAP).

The proposed modification would add another approximately 16 years to the CUP. The subject business would continue to be consistent with the OVAP, including such policies as:

- OVAP Biological Resources Policy 1.4.2-4
- OVAP Scenic Resources Policy 1.6.2-1 and -7
- OVAP Fire Hazards Policy 2.3.2-1
- OVAP Noise Hazards Policy 2.4.2-2

- OVAP Commercial Policy 3.6.2-2
- OVAP Water Supply and Distribution Policy 4.2.2-1 and -2
- OVAP Public Safety Policies 4.5.2-1 and -2

The subject business would also continue to be consistent with General Plan policies such as:

- LU-16.1 Community Character and Quality of Life
- EV-1.7 Supporting Industries Fitting County Needs
- EV-1.9 Range of Commercial Services
- EV-3.1 Existing Business Retention

Based on the discussion above, the proposed project is consistent with OVAP and the Ventura County General Plan.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the requirements of the Ventura County NCZO (Section 8105-5), the proposed use is allowed in the Commercial Planned Development zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project would comply with the requirements of the Ventura County NCZO.

The project is located within the Temporary Rental Regulation Unit Overlay Zone; however, the project does not include the rental of dwellings as an accessory use, therefore, the project would not adversely impact long-term housing opportunities in the Ojai Valley and the special use standards of the NCZO (Section 8109-4.6) would not apply.

The project is also located within the Ojai Valley Dark Sky Overlay Zone and, therefore, is subject to the standards of the Ventura County NCZO (Section 8109-4.7). The project has been conditioned to comply with the applicable standards of the Ojai Valley Dark Sky Overlay Zone (Exhibit 4).

E. CUP FINDINGS AND SUPPORTING EVIDENCE

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

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

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

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

The proposed project is comprised of the continued operation of an existing feed and hay store in the Oak View area. No changes in the existing physical facilities or the ongoing operations are proposed. No aspect of this existing use has been identified that is incompatible with the surrounding land uses or structures.

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

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

The proposed project is comprised of the continued operation of an existing feed and hay store in the Oak View area. No changes in the existing physical facilities or the ongoing operations are proposed.

All necessary public and private services continue to be available to serve the existing facility. Water service would continue to be provided by Casitas Municipal Water District and sewer service would continue to be provided by the Ojai Valley Sanitation District.

In summary, no aspect of project implementation has been identified that would be obnoxious, harmful or impair the utility of neighboring property or uses.

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

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

The proposed project would not result in any new effect on traffic congestion as no changes in the operation are proposed. Additionally, the project site is located in an area for which emergency services are available with adequate response time.

No aspect of project implementation has been identified that would be detrimental to the public interest, health, safety, convenience, or welfare.

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

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

The subject lot has been developed in its current configuration since 1979. On September 25, 2001, CUP 5180 was approved for a gun shop/feed shop/sporting goods store including pet grooming. The current use of the property as a hay and feed retail store is compatible with area businesses located within the Oak View North Ventura Avenue corridor that also have a CPD zone designation.

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

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

The subject parcel is a legal lot, created by the Kunkle Tract (Record Map 13 MR 91), dated June 13, 1946.

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

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

As discussed in Section B (above) of this staff report, and the entire record, the proposed project has been reviewed in compliance with CEQA and all other applicable laws.

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) and Ventura County NCZO (Section 8111-3.1). On July 29, 2022, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On July 29, 2022, the Planning Division placed a legal ad in the Ventura County Star and Ojai Valley Newspaper.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;

2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines;
3. **MAKE** the required findings to grant a Minor Modification of CUP 5180 pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** Minor Modification of CUP 5180 (Case No. PL22-0083), subject to the conditions of approval (Exhibit 4); and,
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact John Kessler at (805) 654-2461 or john.kessler@ventura.org.

Prepared by:



John Kessler, Case Planner
Commercial & Industrial Permit Section
Ventura County Planning Division

Reviewed by:



Mindy Fogg, Manager
Commercial & Industrial Permit Section
Ventura County Planning Division

EXHIBITS

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



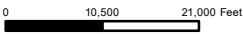
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
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Map created on 07-11-2022

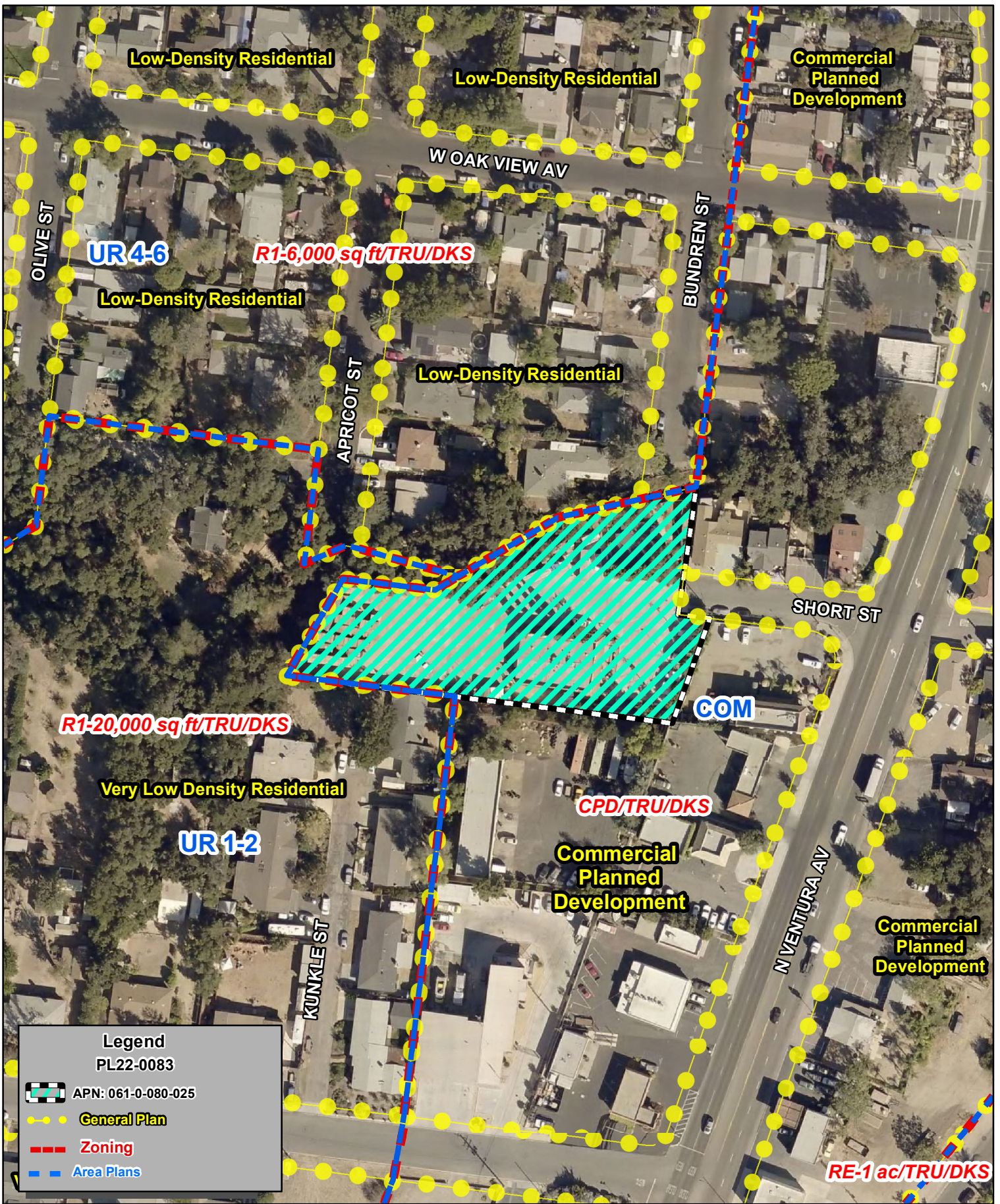


**County of Ventura
Planning Director Hearing
PL22-0083
Exhibit 2 - Maps**



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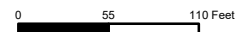




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County of Ventura
 Planning Director Hearing
 PL22-0083
 General Plan & Zoning Map



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061-0-080-025

APRICOT ST

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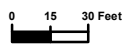
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Resource Management Agency
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County of Ventura
Planning Director Hearing
PL22-0083
Aerial Photography



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PROJECT INFORMATION

APPLICANT INFORMATION:
 DANNY MILES
 AMERICAN HAY & MERCANTILE CO.
 CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT
 (CUP) CASE NO. PL16-0168

PROJECT INFORMATION:
 SITE ADDRESS: 101 SHORT STREET
 OAK VIEW, CA. 93023
 APN: 061-0-080-025
 PROJECT TYPE: COMMERCIAL

TOTAL LANDSCAPE AREA: 1131 SF
 TOTAL IRRIGATED LANDSCAPE AREA: 603 SF
 TOTAL NON-IRRIGATED LANDSCAPE AREA: 528 SF

SPECIAL LANDSCAPE AREA: 0SF
 TURF AREA: 0SF
 NON-TURF AREA: 0SF

WATER SUPPLY TYPE: POTABLE
 PURVEYOR: CASITAS MUNICIPAL WATER DISTRICT

SIGNATURE:
 "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER
 EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE
 LANDSCAPE DOCUMENTATION PACKAGE."

 SIGNATURE OF PROPERTY OWNER

 SUBMITTAL DATE

CHECKLIST OF LANDSCAPE DOCUMENTATION PACKAGE ITEMS (TITLE 23, CH 2.7, §492.3):

- 1) PROJECT INFORMATION - SHEET L-0.0
- 2) WATER EFFICIENT LANDSCAPE WORKSHEET - SHEET L-1.1
- 3) SOIL MANAGEMENT REPORT - SHEET L-1.2
- 4) LANDSCAPE DESIGN PLAN - SHEET L-1.1
- 5) IRRIGATION DESIGN PLAN - SHEET L-2.0
- 6) GRADING PLAN - NA

LIMIT OF LIABILITY CLAUSE:
 LANDSCAPE ARCHITECT & LANDSCAPE CONTRACTOR WILL NOT BE HELD RESPONSIBLE
 FOR THE INTEGRITY OF THE EXISTING CMU WALL & ASSOCIATED DRAINAGE SYSTEM.
 INITIAL SITE OBSERVATION REVEALED AN ALTERATION TO BACKFILL, DRAINAGE AND
 WALL INTEGRITY.

LANDSCAPE CONCEPT

THE PROPOSED LANDSCAPE PLANT PALETTE WILL BE MINIMAL, MODERATE IN
 WATER USE, MATCH EXISTING ONSITE VEGETATION AND WILL PROVIDE A
 CONTINUOUS SCREENING FOR THE ADJACENT NEIGHBORS.

THE PROPOSED IRRIGATION WILL INCLUDE A SMART CONTROLLER.
 DISTRIBUTION WILL BE A LOW FLOW DRIPLINE SYSTEM.

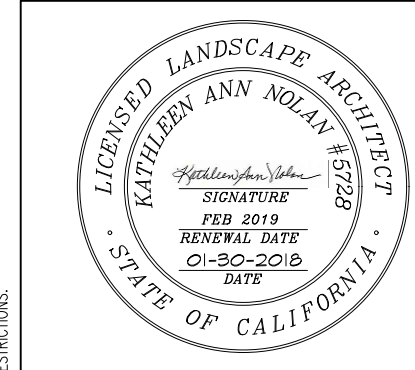
ALL LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE MODEL
 WATER EFFICIENT LANDSCAPE ORDINANCE AND ARTICLE 12 LANDSCAPE
 DEVELOPMENT STANDARDS EXCLUDING SECTION 10-2.1204 (C).LANDSCAPE AREAS
 SHALL BE A MINIMUM OF SIX (6') FEET WIDE (EXCLUDING CURBS). NARROWER
 LANDSCAPE AREAS MAY BE ALLOWED SUBJECT TO THE APPROVAL OF THE
 DIRECTOR. DUE TO EXISTING PROPERTY SITE CONSTRAINTS INCLUDING GRADE
 CHANGES, PHYSICAL FEATURES AND CONSTRUCTED SITE ELEMENTS, PROPOSED
 PLANTERS IN THE PARKING AREA ARE TO REMAIN AND NOT BE ALTERED TO
 MINIMIZE SITE IMPACTS. INCLUDED:THE EXISTING TREES AND SHRUBS IN THE
 RAISED PLANTER ON THE WEST SIDE, THE LOW STONE RETAINING WALL ON THE
 WEST SIDE, THE PLANTER ON THE EAST SIDE AND THE MODERATELY MODIFIED
 FOOTPRINT OF THE PARKING AREA. MEETING THE 6' REQUIREMENT COULD
 COMPROMISE THE EXISTING PLANT MATERIAL, COULD POSSIBLY REQUIRE THE
 REMOVAL OF THE LOW STONE WALL AND WOULD REDUCE THE NUMBER OF
 PARKING SPACES AND COMPROMISE VEHICULAR CIRCULATION.

SHEET INDEX

SHEET	DESCRIPTION
L-0.0	TITLE
L-1.0	POST & BOLLARD PLAN
L-1.1	LANDSCAPE & HYDROZONE PLAN
L-1.2	SOILS REPORT & BACKFILL NOTES
L-2.0	IRRIGATION PLAN, SCHEDULE & NOTES
L-2.1	IRRIGATION DETAILS
L-3.0	NOTES

PROJECT CONTACT LIST

LANDSCAPE ARCHITECT
 STUDIO LANDSCAPE CORP
 KATHLEEN NOLAN, ASLA
 340 AVENIDA DE LA VEREDA, OJAI, CA 93023
 805.646.8384
 kn@studio-landscape.com
 www.studio-landscape.com



STUDIO LANDSCAPE CORPORATION
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 Ojai, CA 93023
 tel: 805.646.8384
 email: kn@studio-landscape.com
 www.studio-landscape.com



DANNY MILES
 AMERICAN HAY & MERCANTILE CO.
 101 SHORT STREET
 OAK VIEW, CA 93023
 APN # 061-0-080-025

DIG ALERT

811 DIG ALERT CALL BEFORE YOU DIG

<http://california811.org>

UNDERGROUND SERVICE ALERT
9 THINGS TO REMEMBER

1. DELINEATE THE SITE. IT'S MANDATORY THAT YOU OUTLINE THE PROPOSED EXCAVATION SITE WITH WHITE PAINT OR STAKES.
2. DIAL BEFORE YOU DIG. IT'S THE LAW. NO MATTER WHAT SIZE JOB YOU PLAN, CALL BEFORE YOU EXCAVATE. THE LAW PROVIDES PENALTIES FOR THOSE WHO DO NOT COMPLY.
3. CALL AT LEAST TWO WORKING DAYS BEFORE. YOU MAY CALL 14 DAYS PRIOR TO EXCAVATION. BUT DON'T WAIT UNTIL THE LAST MINUTE!
4. YOU'RE RESPONSIBLE FOR DAMAGE. IF DAMAGE TO UNDERGROUND UTILITIES RESULTS FROM YOUR DIGGING, YOU MAY BE CHARGED THE COST OF REPAIRING IT - PLUS A FINE.
5. MAKE ONLY ONE CALL. THAT'S ALL IT TAKES TO HAVE ALL UNDERGROUND LINES ON YOUR SITE LOCATED AND MARKED BEFORE YOU DIG.
6. THE CALL COSTS YOU NOTHING. THERE'S NO CHARGE TO CALL THE TOLL-FREE 800 NUMBER.
7. CALLING SAVES TIME. THE DIGALERT PROCESS HELPS EXPEDITE YOUR PROJECT BY ELIMINATING ANY SEARCHING FOR UNDERGROUND UTILITIES.
8. EVERYONE SHOULD CALL - NOT JUST PROFESSIONALS. CALLING IS JUST AS IMPORTANT FOR PROPERTY OWNERS AS IT IS FOR PLUMBERS, ELECTRICIANS, CONTRACTORS, LANDSCAPERS, SWIMMING POOL BUILDERS OR ANYONE ELSE.
9. YOUR PERMIT IS NOT VALID WITHOUT A DIGALERT NUMBER. AN EXCAVATION PERMIT DOESN'T MEAN YOU'RE FREE OF RESPONSIBILITY FOR DAMAGE TO UNDERGROUND UTILITIES. MAKE SURE YOU OBTAIN AN UNDERGROUND SERVICE ALERT/DIGALERT NUMBER BY CALLING.

VICINITY MAP



**County of Ventura
 Planning Director Hearing
 PL22-0083
 Exhibit 3 - Project Plans**

TITLE SHEET

REVISIONS

DATE	NAME

PHASE

CONSTRUCTION DOCUMENTS

JOB NUMBER: 16-07M

ORIGIN DATE 07.27.16

PLOT DATE 01.30.18

DRAWN BY: KD

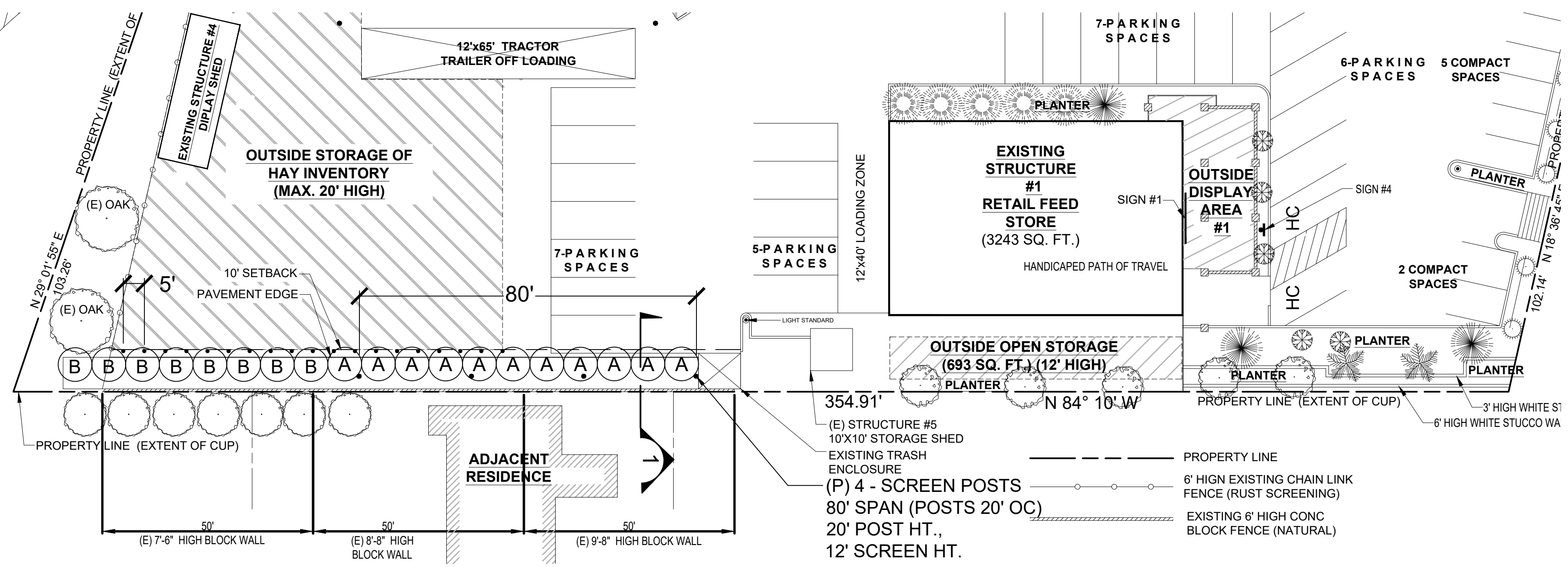
CHECKED BY: KN

SHEET 1 OF 7

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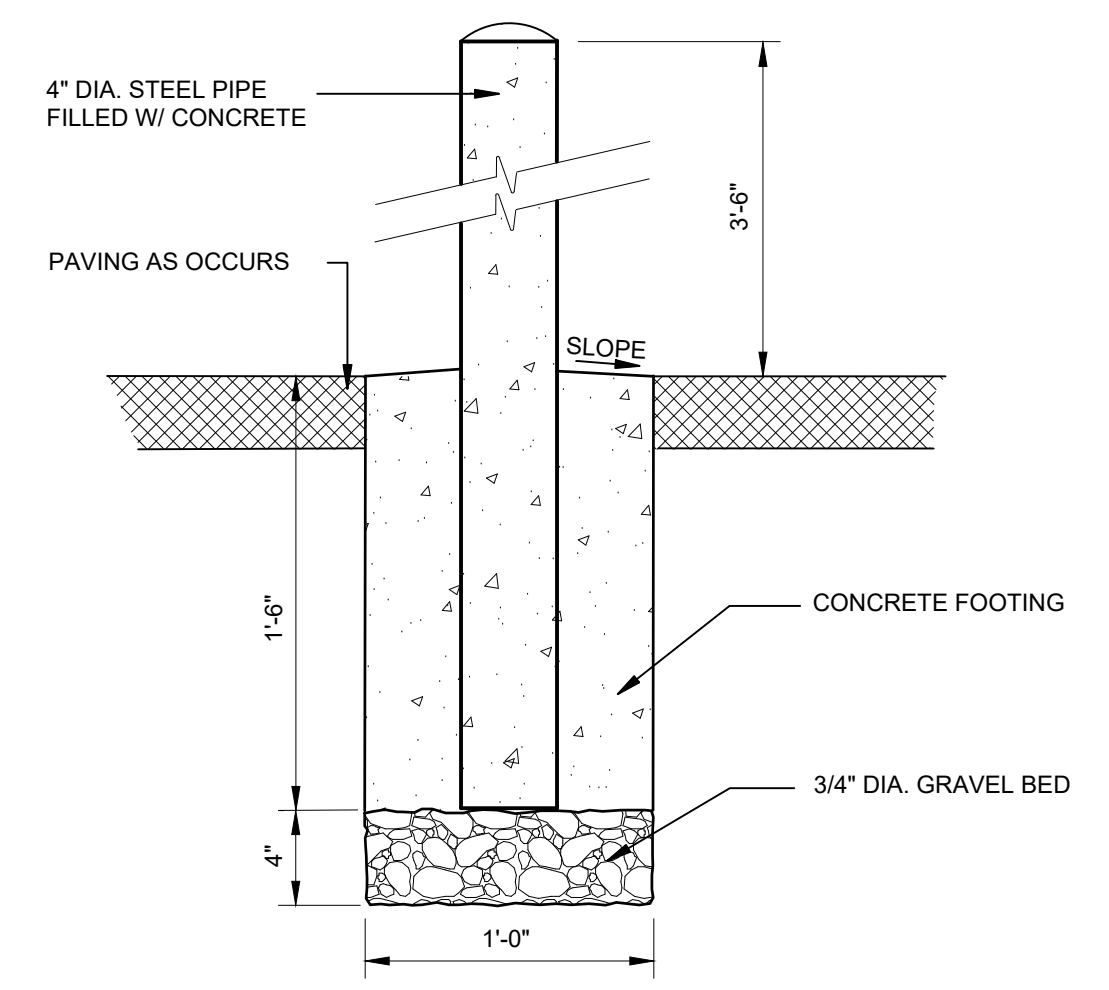
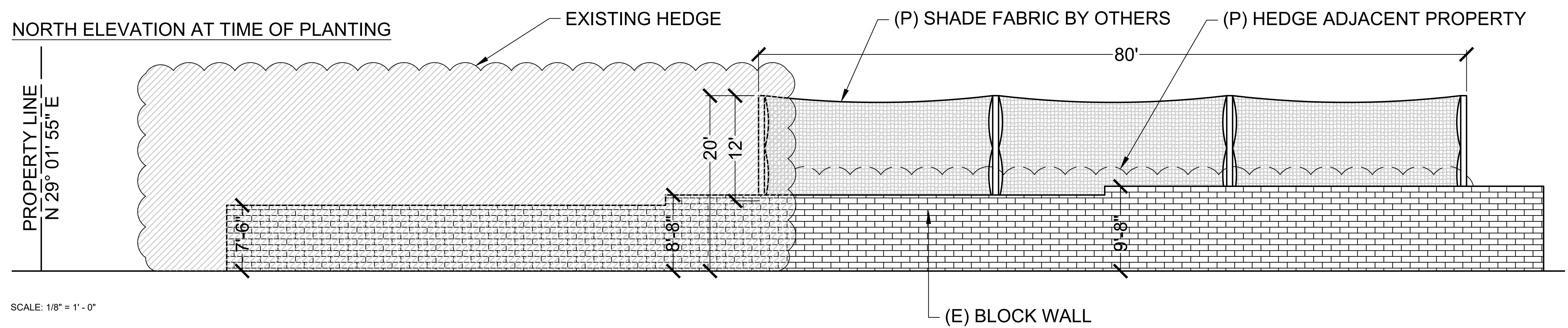
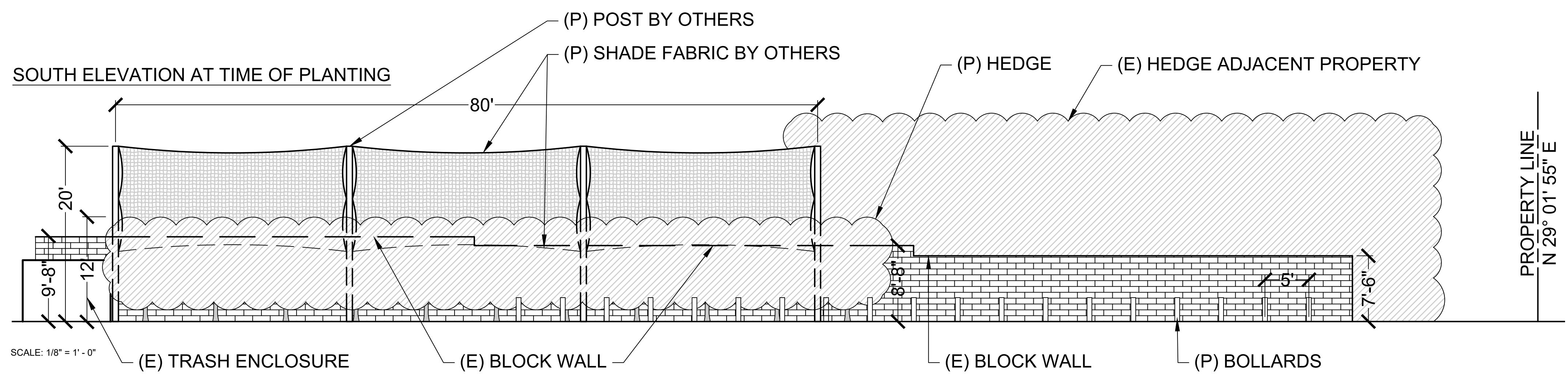
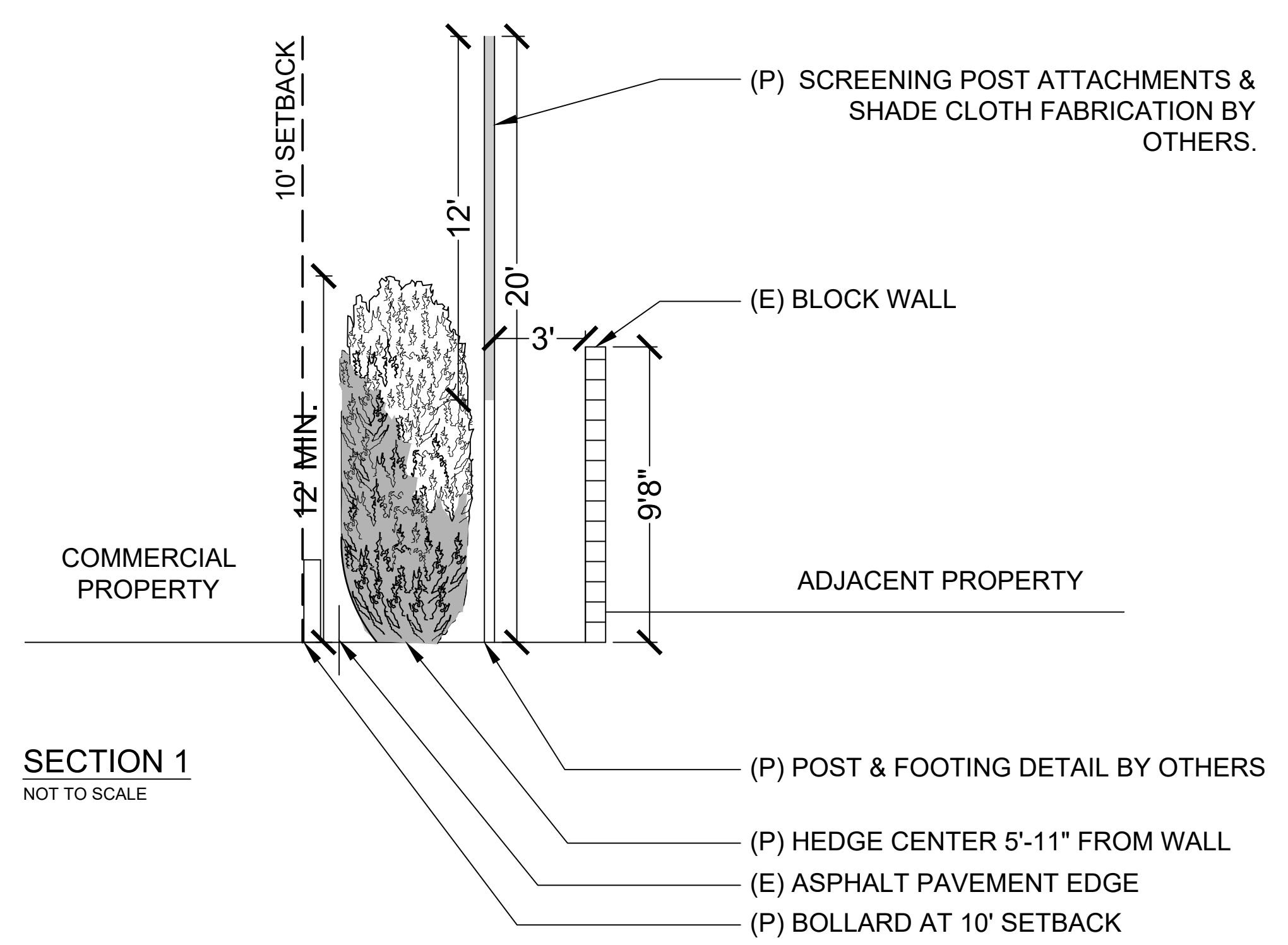
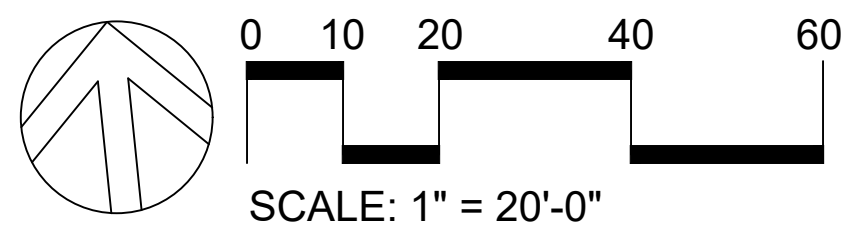


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354.91'
 (E) STRUCTURE #5
 10'X10' STORAGE SHED
 EXISTING TRASH
 ENCLOSURE
 (P) 4 - SCREEN POSTS
 80' SPAN (POSTS 20' OC)
 20' POST HT.,
 12' SCREEN HT.

PROPERTY LINE
 6' HIGH EXISTING CHAIN LINK
 FENCE (RUST SCREENING)
 EXISTING 6' HIGH CONC
 BLOCK FENCE (NATURAL)



1 METAL BOLLARD
 1 1/2" = 1'-0"
 P-CO-MIL-07



PROPOSED SHADE CLOTH SAMPLE 65-85%

NOTES:
 1. SEE SHEET L-1.1 FOR LANDSCAPE PLAN & HYDROZONE PLAN.
 2. SEE SHEET L-1.2 FOR SOILS REPORT & BACKFILL NOTES.
 3. SEE SHEET L-2.0 FOR IRRIGATION PLAN & SCHEDULE.
 4. SCREENING POST ATTACHMENTS & SHADE CLOTH FABRICATION BY OTHERS.



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DANNY MILES
 AMERICAN HAY & MERCANTILE CO.
 101 SHORT STREET
 OAK VIEW, CA 93023
 APN # 061-0-080-025

POST & BOLLARD PLAN

REVISIONS

DATE	NAME

PHASE
 CONSTRUCTION DOCUMENTS

JOB NUMBER: 16-07M
 ORIGIN DATE: 07.27.16
 PLOT DATE: 01.30.18
 DRAWN BY: KD
 CHECKED BY: KN



WALLACE LABORATORIES, LLC

365 Coral Circle
El Segundo, CA 90245
phone (310) 615-0116 fax (310) 640-6863

December 21, 2017

Kathy Nolan, kn@studio-landscape.com
Studio Landscape
340 Avenida de la Vereda
Ojai, CA 93023

RE: American Hay & Mercantile, Danny Miles
Soil Management Report
Adjacent to Block Retaining Wall, 18", Our ID No. 17-354-05

Dear Kathy,

The soil has moderate alkalinity with a pH of 7.43.

Salinity is modest at 0.67 millimho/cm.

Nitrogen, phosphorus, potassium, iron, manganese, zinc, copper, boron, magnesium and sulfur are sufficient. Boron and sulfur are low. Total available sodium is low. SAR (sodium adsorption ratio) is 0.8.

The texture is gravelly sandy loam. Based on the non-gravel fraction, it contains 59.5% sand, 26.6% silt and 13.9% clay. The gravel content is 31.0.

Soils are defined as being gravelly if the gravel content is over 20%. The presence of elevated levels of gravel is undesirable. Gravel dilutes the soil fertility. Soil analyses are made with soil fraction that does not contain gravel. If the amount of gravel were taken into account, the actual fertility would be lower than what is reported. Gravel does not supply nutrients nor does it hold moisture. Gravel blocks root growth. Gravel is not permeable. The path of travel of roots, drainage and air exchange is increased, is tortuous and is circuitous in the presence of large amounts of elevated gravel which restricts rooting, drainage and soil aeration.

Soil organic matter is modest at 2.11% on a dry weight basis. The carbon:nitrogen ratio is 18.8.

The estimated rate of water percolation based on Soil Water Characteristics version 6.02.74 model developed by Keith Saxton of the USDA is 1.45 inches per hour for normal soil compaction. The model is based on the soil texture, percent gravel and percent soil organic matter.

Recommendations

Reduce the gravel content to less than 20% if feasible.

Soil Analyses Plant Analyses Water Analyses

Studio Landscape, December 21, 2017, page 2

General soil preparation on a square foot basis. Broadcast the following uniformly; rates are per 1,000 square feet for a 6-inch lift. Incorporate them homogeneously 6" deep.

agricultural gypsum - 10 pounds
Organic soil amendment - about 3 cubic yards, sufficient for 3% to 5% soil organic matter on a dry weight basis

For the preparation on a volume basis, homogeneously blend the following materials into the soil. Rates are expressed per cubic yard:

agricultural gypsum - 1/2 pound
Organic soil amendment - about 15% by volume, sufficient for 3% to 5% soil organic matter on a dry weight basis

Organic soil amendment suggestions:

- Humus material shall have an acid-soluble ash content of no less than 6% and no more than 20%. Organic matter shall be at least 50% on a dry weight basis.
- The pH of the material shall be between 6 and 7.5.
- The salt content shall be less than 10 millimho/cm @ 25° C. on a saturated paste extract.
- Boron content of the saturated extract shall be less than 1.0 part per million.
- Silicon content (acid-insoluble ash) shall be less than 50%.
- Calcium carbonate shall not be present if to be applied on alkaline soils.
- Types of acceptable products are composts, manures, mushroom composts, straw, alfalfa, peat mosses etc. low in salts, low in heavy metals, free from weed seeds, free of pathogens and other deleterious materials.
- Composted wood products are conditionally acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.
- Sludge-based materials are not acceptable.
- Carbon:nitrogen ratio is less than 25:1.
- The compost shall be aerobic without malodorous presence of decomposition products.
- The maximum particle size shall be 0.5 inch, 80% or more shall pass a No. 4 screen for soil amending.

Maximum total permissible pollutant concentrations in amendment in parts per million on a dry weight basis:

arsenic	20	copper	150	selenium	50
cadmium	15	lead	200	silver	10
chromium	300	mercury	10	vanadium	500
cobalt	50	molybdenum	20	zinc	300
		nickel	100		

Soil Analyses Plant Analyses Water Analyses

Studio Landscape, December 21, 2017, page 3

Higher amounts of salinity or boron may be present if the soils are to be preleached to reduce the excess or if the plant species will tolerate the salinity and/or boron.

For site maintenance, apply blood meal at 8 pounds per 1,000 square feet about once per quarter.

Monitor the site with periodic soil testing. Adjust the maintenance program as needed.

Sincerely,

Garn A. Wallace, Ph. D.
GAW:n

Soil Analyses Plant Analyses Water Analyses

GENERAL TREE PLANTING & SOIL PREPARATION:

- ALL SOIL PREPARATION AND PIT EXCAVATION WITHIN A 20% EXTENSION OF TREE DRIP LINE TO BE SUPERVISED BY ARBORIST.
- PLANTING PIT LOCATIONS TO BE FLAGGED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
- PLANTING PIT WIDTHS ARE DIAGRAMMATIC, TWICE THE WIDTH OF THE ROOT BALL. ADJUST AS NEEDED TO ACCOMMODATE SITE CONDITIONS.
- IN AREAS WITH EXISTING MULCH OR LEAF LITTER, RAKE BACK MULCH OF LITTER, DIG PLANTING PITS DIRECTLY IN EXISTING SOIL, BREAK UP OR TILL AND USE SPECIFIED BACKFILL. REAPPLY MULCH.
- IN AREAS WHERE PLANTING IS TO OCCUR IN EXPOSED COMPACTED SOIL, TILL SOIL TO A DEPTH OF 6", DIG PLANTING PITS, USE SPECIFIED BACKFILL.
- IN PLANTING AREAS WHERE CONCRETE OR HARDSCAPE HAS BEEN REMOVED, TILL SOIL TO A DEPTH OF 6", DIG PLANTING PITS, USE SPECIFIED BACKFILL.
- IN AREAS TO BE PAVED AND WHERE FILL SOIL WILL BE REQUIRED, ROTOTILL FILL INTO EXISTING SITE SOIL TO A MIN. DEPTH OF 6", DIG PLANTING PITS, USE SPECIFIED BACKFILL.
- IF NEEDED, ADDITIONAL CLEAN FILL SOIL FROM AN OFF SITE SOURCE TO BE SANDY LOAM, TO BE TESTED FOR SUITABILITY, LANDSCAPE ARCHITECT TO BE PROVIDED LOCATION OF SOIL FOR APPROVAL VISIT PRIOR TO TESTING.

SOIL TESTING REQUIREMENTS

SOIL TESTING FOR LANDSCAPE SUITABILITY IS REQUIRED FOR ALL LANDSCAPE AREAS. EXISTING TOPSOIL HAS BEEN TESTED. SEE SOIL MANAGEMENT REPORT THIS SHEET. IF SIGNIFICANT MASS GRADING OCCURS, AN ADDITIONAL REPORT SHALL BE SUBMITTED BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT AND TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION.

SOIL PREPARATION & BACKFILL MIX SPECS:

MODEL SOIL PREPARATION: (PER 1000 SQUARE FEET)

MODEL BACKFILL MIX FOR TREES AND SHRUBS: (PER CUBIC YARD OF SITE SOIL)
ALLOW FOR A MINIMUM OF 1/2 LB. AGRICULTURAL GYPSUM
ALLOW FOR A MINIMUM OF 15% PARTS BY VOLUME, COMPOST (AGROMIN'S COMPOST 100),
SUFFICIENT FOR 3% TO 5% SOIL ORGANIC MATTER ON A DRY WEIGHT BASIS

SITE MAINTENANCE: APPLY 8# BLOOD MEAL EVERY 1000SF ONCE PER QUARTER.

WALLACE LABS		SOILS REPORT	Print Date	Dec. 20, 2017	Receive Date	12/19/17
365 Coral Circle		Location	American Hay & Mercantile, Danny Miles			
El Segundo, CA 90245		Requester	Kathy Nolan, Studio Landscape			
(310) 615-0116		graphic interpretation: *	very low,	** low,	*** moderate	
ammonium bicarbonate/DTPA			*** high,	**** very high		
extractable - mg/kg soil		Sample ID Number	17-354-05			
low medium high		Sample Description	Adjacent to Block Retaining Wall, 18"			
Interpretation of data						
elements						
0 - 7 8-15 over 15		phosphorus	19.63	*****		
0-60 60-120 121-180		potassium	208.16	*****		
0 - 4 4 - 10 over 10		iron	50.77	*****		
0-0.5 0.6- 1 over 1		manganese	13.17	*****		
0 - 1 1 - 1.5 over 1.5		zinc	6.99	****		
0- 0.2 0.3- 0.5 over 0.5		copper	1.47	****		
0-0.2 0.2-0.5 over 1		boron	0.13	**		
		calcium	328.22	****		
		magnesium	179.89	*****		
		sodium	27.02	*		
		sulfur	14.02	*		
		molybdenum	0.10	****		
		nickel	0.25	*		
The following trace		aluminum	n d	*		
elements may be toxic		arsenic	0.08	*		
The degree of toxicity		barium	2.50	*		
depends upon the pH of		cadmium	0.04	*		
the soil, soil texture,		chromium	n d	*		
organic matter, and the		cobalt	0.06	*		
concentrations of the		lead	1.04	**		
individual elements as		lithium	0.10	*		
well as to their interactions.		mercury	n d	*		
		selenium	n d	*		
The pH optimum depends		silver	n d	*		
upon soil organic		strontium	1.65	*		
matter and clay content-		tin	n d	*		
for clay and loam soils:		vanadium	0.24	*		
under 5.2 is too acidic						
6.5 to 7 is ideal		Saturation Extract				
over 9 is too alkaline		pH value	7.43	***		
The ECe is a measure of		ECe (mill-	0.67	**		
the soil salinity:		mho/cm)			millieq/l	
1-2 affects a few plants,		calcium	68.8		3.4	
2-4 affects some plants,		magnesium	24.8		2.0	
> 4 affects many plants.		sodium	28.9		1.3	
		potassium	18.5		0.5	
		cation sum			7.2	
problems over 150 ppm		chloride	34		1.0	
good 20 - 30 ppm		nitrate as N	19		1.3	
		phosphorus as P	0.6		0.0	
toxic over 800		sulfate as S	26.3		1.6	
		anion sum			4.0	
toxic over 1 for many plants		boron as B	0.14	*		
increasing problems start at 3		SAR	0.8	*		
cat. gypsum requirement-lbs./1,000 square feet			5			
calculated infiltration rate inches/hour			0.90			
soil texture		gravelly sandy loam			gravel > 2 mm	
sand		59.5%			31.0%	
silt		26.6%			gravel > 1/4 inch	
clay		13.9%			22.3%	
lime (calcium carbonate)		slight			gravel > 1/2 inch	
Total nitrogen		0.056%			8.9%	
Total organic carbon		1.053%				
carbon:nitrogen ratio		18.8				
organic matter based on carbon		2.11%				
moisture content of soil		5.5%				
half saturation percentage		17.6%				
Elements are expressed as mg/kg dry soil or mg/l for saturation extract.						
pH and ECe are measured in a saturation paste extract. nd means not detected.						
Analytical data determined on soil fraction passing a 2 mm sieve.						



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SOILS REPORT & BACKFILL NOTES

REVISIONS

DATE	NAME

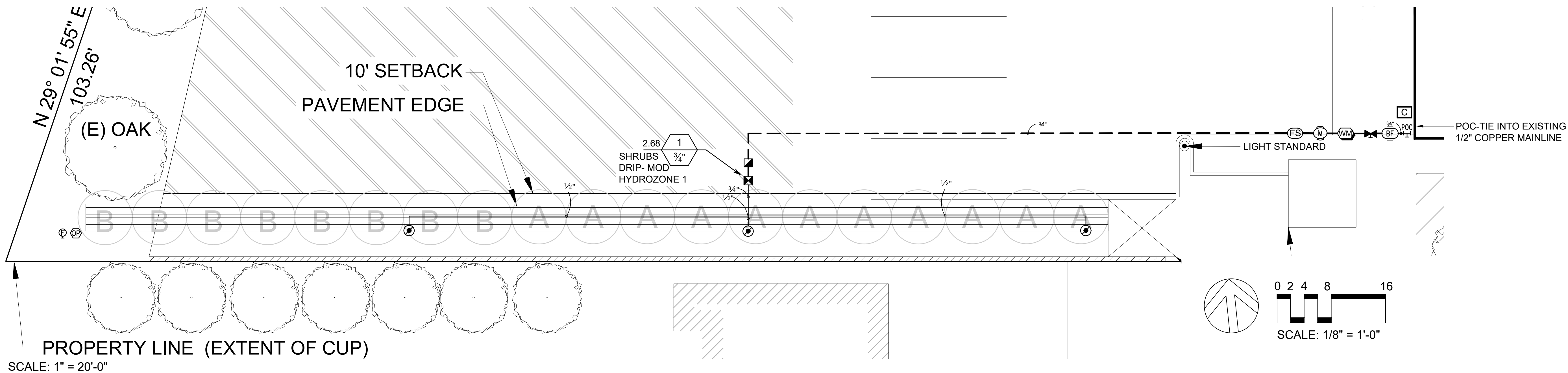
PHASE CONSTRUCTION DOCUMENTS

JOB NUMBER: 16-07M
ORIGIN DATE 07.27.16
PLOT DATE 01.30.18
DRAWN BY: KD
CHECKED BY: KN
SHEET 4 OF 7

L-1.2



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SCALE: 1" = 20'-0"

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.	1
⊙	PIPE TRANSITION POINT ABOVE GRADE	3
⊙	PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	
⊙	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	1
⊙	RAIN BIRD OPERIND DRIP SYSTEM OPERATION INDICATOR. STEM RISES 6" FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16" OF 1/4" DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.	1
▨	AREA TO RECEIVE DRIPLINE	402.2 L.F.
	NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPM EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	RAIN BIRD 3-RC 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	1
⊙	MATCO-NORCA 514TP 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROWN HANDLE. SAME SIZE AS MAINLINE PIPE.	1
⊙	RAIN BIRD PEB-PRS-D - MASTER VALVE 1" 1"-1 1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊙	FEBCO 825Y 3/4" REDUCED PRESSURE BACKFLOW PREVENTER	1
⊙	WEATHERMATIC SL1600 WITH (1) SLM4 4-ZONE BASE MODEL CONTROLLER, INTERNAL 120VAC/230VAC TRANSFORMER, LARGE BACKLIT LCD DISPLAY	1
⊙	RAIN BIRD FS-100-B 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL. SUGGESTED OPERATING RANGE OF 2.0 GPM TO 40.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
⊙	RAINBIRD WATER METER FM 0625B 5/8", 0.25-20 GPM	1
⊙	POINT OF CONNECTION 3/4" CASITAS MUNICIPAL WATER DISTRICT	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	111.6 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	104.1 L.F.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-075-PRF	3/4"	AREA FOR DRIPLINE	2.68	107.3	35	1.23	7.78	44.01	57.37	0.43 in/h
	Common Wire				104.1						

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD XCZ-075-PRF	AREA FOR DRIPLINE	0.43 in/h	0.33	47	126.0	126.0
		TOTALS:			47	126.0	126.0

CRITICAL ANALYSIS

Generated: 2017-12-18 14:29

P.O.C. NUMBER: 01
Water Source Information: Casitas Municipal Water District

FLOW AVAILABLE
Point of Connection Size: 3/4"
Flow Available: 12.50 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 60.00 psi
Pressure Available: 60.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 2.68 gpm
Flow Available at POC: 12.50 gpm
Residual Flow Available: 9.82 gpm

Critical Station: 1
Design Pressure: 35.00 psi
Friction Loss: 1.12 psi
Fittings Loss: 0.11 psi
Elevation Loss: 0.00 psi
Loss through Valve: 7.78 psi
Pressure Req. at Critical Station: 44.00 psi
Loss for Fittings: 0.08 psi
Loss for Main Line: 0.77 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 11.05 psi
Loss for Master Valve: 1.47 psi
Critical Station Pressure at POC: 57.37 psi
Pressure Available: 60.00 psi
Residual Pressure Available: 2.63 psi

1 YEAR ESTABLISHMENT WATERING SCHEDULE (SHRUBS AND GROUND COVER PLANTS)

- DOUBLE REGULAR WATERING SCHEDULE FOR FIRST 8 WEEKS AFTER PLANTING. HAND WATER ALL PLANTS 2 TIMES PER WEEK FOR FIRST 6-8 WEEKS. FILL WATERING BASIN THEN ALLOW WATER TO INFILTRATE. REPEAT AGAIN.
- REDUCE WATERING TIMES BY 25% FOR THE NEXT 4 MONTHS.
- REDUCE BY ADDITIONAL 25% UNTIL WINTER RAINS ARRIVE.
- FURTHER REDUCE WATERING TIMES TO REGULAR WATERING SCHEDULE NO LATER THAN 1 YEAR AFTER PLANTING.

ESTABLISHMENT WATERING SCHEDULE/SUBSURFACE DRIP SYSTEM

- 17-29 MINUTES PER DAY UNTIL ROOTS ARE ESTABLISHED.
- CYCLE AND SOAK WITH MAXIMUM RUN TIME OF 12 MINUTES.
- FOLLOW ESTABLISHMENT WATERING SCHEDULE BELOW FOR ABOVE SURFACE WATERING IN ADDITION TO SUBSURFACE IRRIGATION.

ESTABLISHMENT WATERING SCHEDULE/HAND WATERING OR TEMPORARY SYSTEM

- THE DAY OF INSTALLATION, ENOUGH WATER SHOULD BE APPLIED TO PENETRATE TWO INCHES OF SOIL.
- DAY TWO, KEEP SOIL MOIST THROUGHOUT DAY. OTHER THAN FIRST DAY THE GROUND UNDER THE PLUGS SHOULD NOT BE SOGGY.
- WATER 4-6 TIMES DURING THE DAY FOR APPROXIMATELY 5-6 MINUTES EACH TIME UNTIL THE ROOTS HAVE BEEN ESTABLISHED. ROOT ESTABLISHMENT WILL TYPICALLY BEGIN WITHIN 7-14 DAYS.
- IF WATER IS STANDING FOR MORE THAN A FEW MINUTES, REDUCE THE RUN TIME.
- AVOID WATERING IN THE EVENING AFTER 5:00 PM.
- START REDUCING THE FREQUENCY OF WATERING CYCLES.
- AFTER 2-3 WEEKS REDUCE THE FREQUENCY AT A GRADUAL PACE. ADD A COUPLE OF MINUTES TO THE OTHER IRRIGATION SETS.
- IN APPROXIMATELY ONE MORE WEEK REPEAT THIS PROCESS UNTIL WATERING ONLY ONCE PER DAY.

POINT OF CONNECTION AND MAINLINE NOTES

- ESTIMATED LOCATION OF EXISTING MAINLINE AND IRRIGATION VALVES (POC) ARE SHOWN ON PLAN.

NOTES:

- SEE SHEETS L-1.1 FOR LANDSCAPE PLANTING PLAN.
- SEE SHEET L-1.1 FOR HYDROZONE PLAN.
- SEE SHEET L-3.0 FOR MWEO SPECIFICATIONS.
- ALL EQUIPMENT SHOWN IS DIAGRAMMATIC. LOCATE EQUIPMENT IN PLANTED OR MULCHED BEDS. SLEEVE PIPING AND WIRE RUNS UNDER HARDSCAPE.
- VERIFY LOCATION OF P.O.C. AND CONTROLLER WITH AH&M STAFF.

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

SIGNATURE Kathleen Ann Nolan DATE 01-30-2018

ESTABLISHMENT WATERING FOR TREES

SIZE OF STOCK	IRRIGATION SCHEDULE	QUANTITY OF WATER
LESS THEN 2" CALIPER	DAILY FOR 2 WEEKS; EVERY OTHER DAY FOR 2 MONTHS; MONTHLY UNTIL ESTABLISHED	UP TO 2 GALLONS WATER PER 1" OF TRUNK CALIPER
2" - 4" CALIPER	DAILY FOR 1 MONTH; EVERY OTHER DAY FOR 3 MONTHS; WEEKLY UNTIL ESTABLISHED	3 GALLONS OF WATER PER 1" OF TRUNK CALIPER
GREATER THAN 4" CALIPER	DAILY FOR 6 WEEKS; EVERY OTHER DAY FOR 5 MONTHS; WEEKLY UNTIL ESTABLISHED	5 GALLONS OF WATER PER 1" OF TRUNK CALIPER

NOTE: FOLLOWING INITIAL FEW MONTHS, PROVIDE WEEKLY IRRIGATION UNTIL PLANTS ARE FULLY ESTABLISHED. APPLY IN MANNER TO SOAK ROOTBALL. DO NOT WATER IF ROOT BALL IS SATURATED OR ON THE IRRIGATION DAY.



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IRRIGATION PLAN

REVISIONS

DATE	NAME

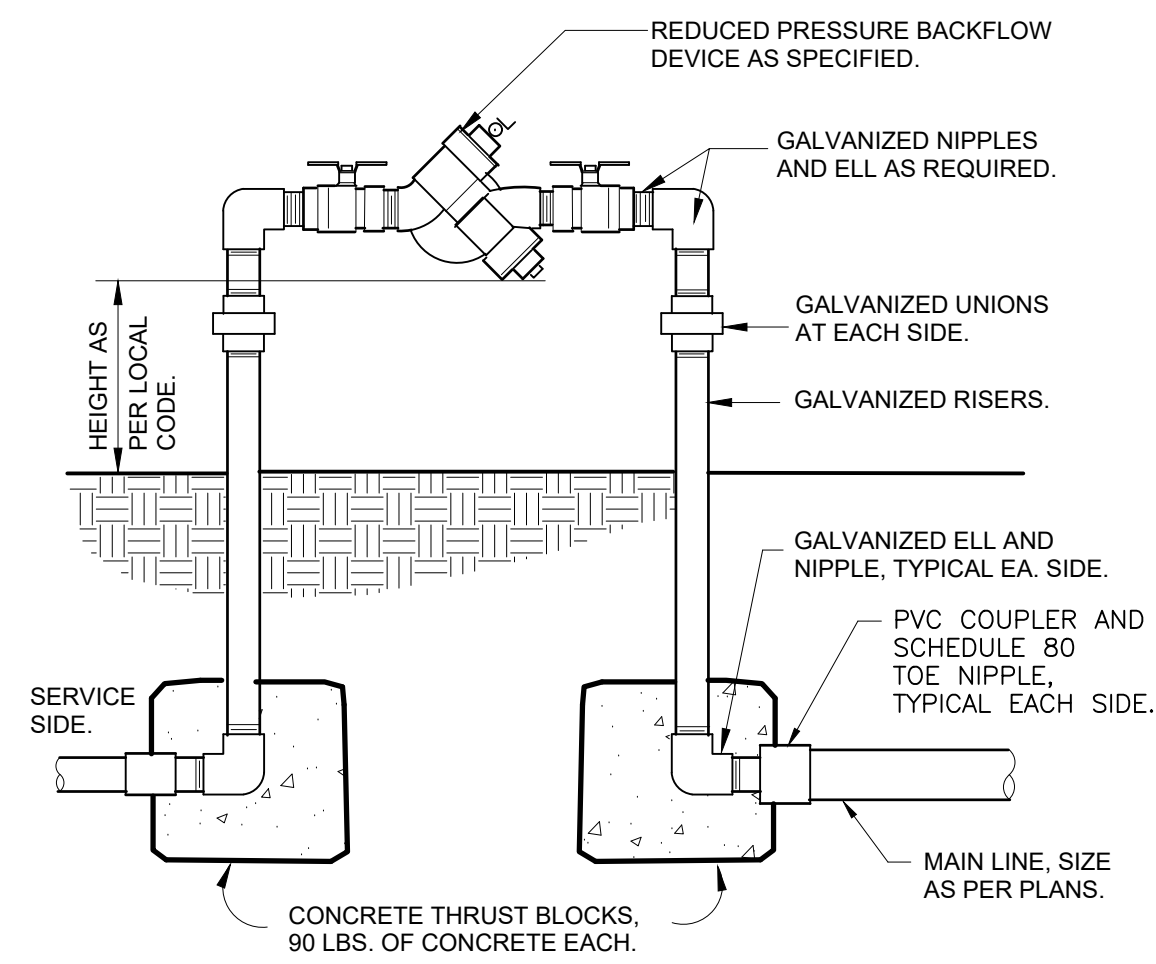
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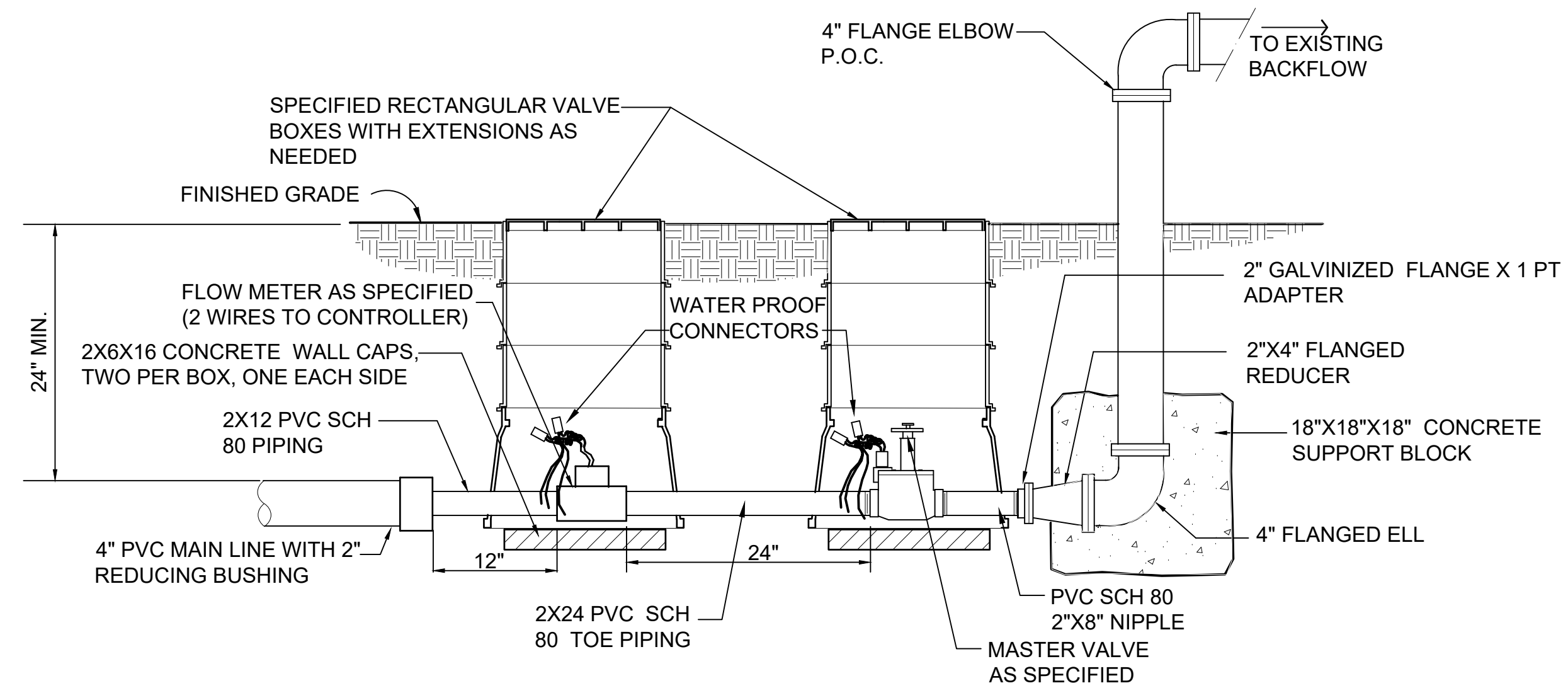
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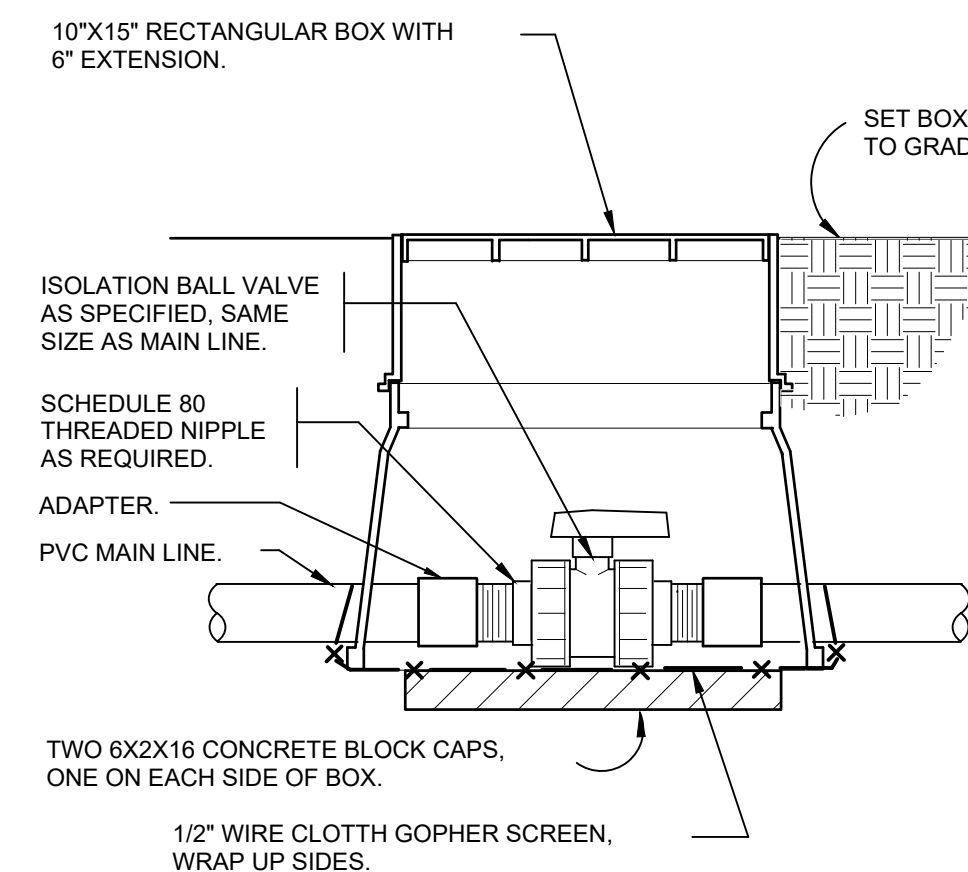
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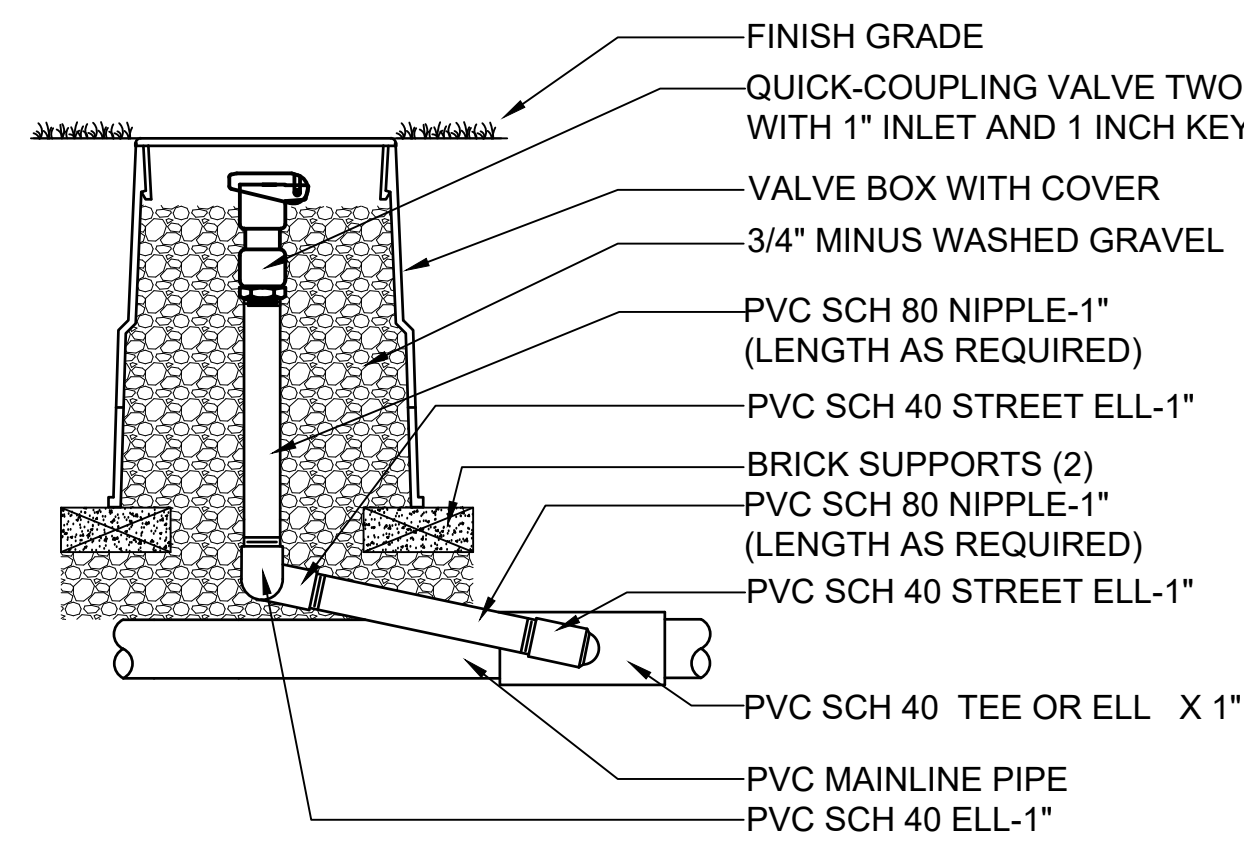
1 REDUCED PRESSURE BACKFLOW DEVICE
1" = 1'-0" P-CO-MIL-01



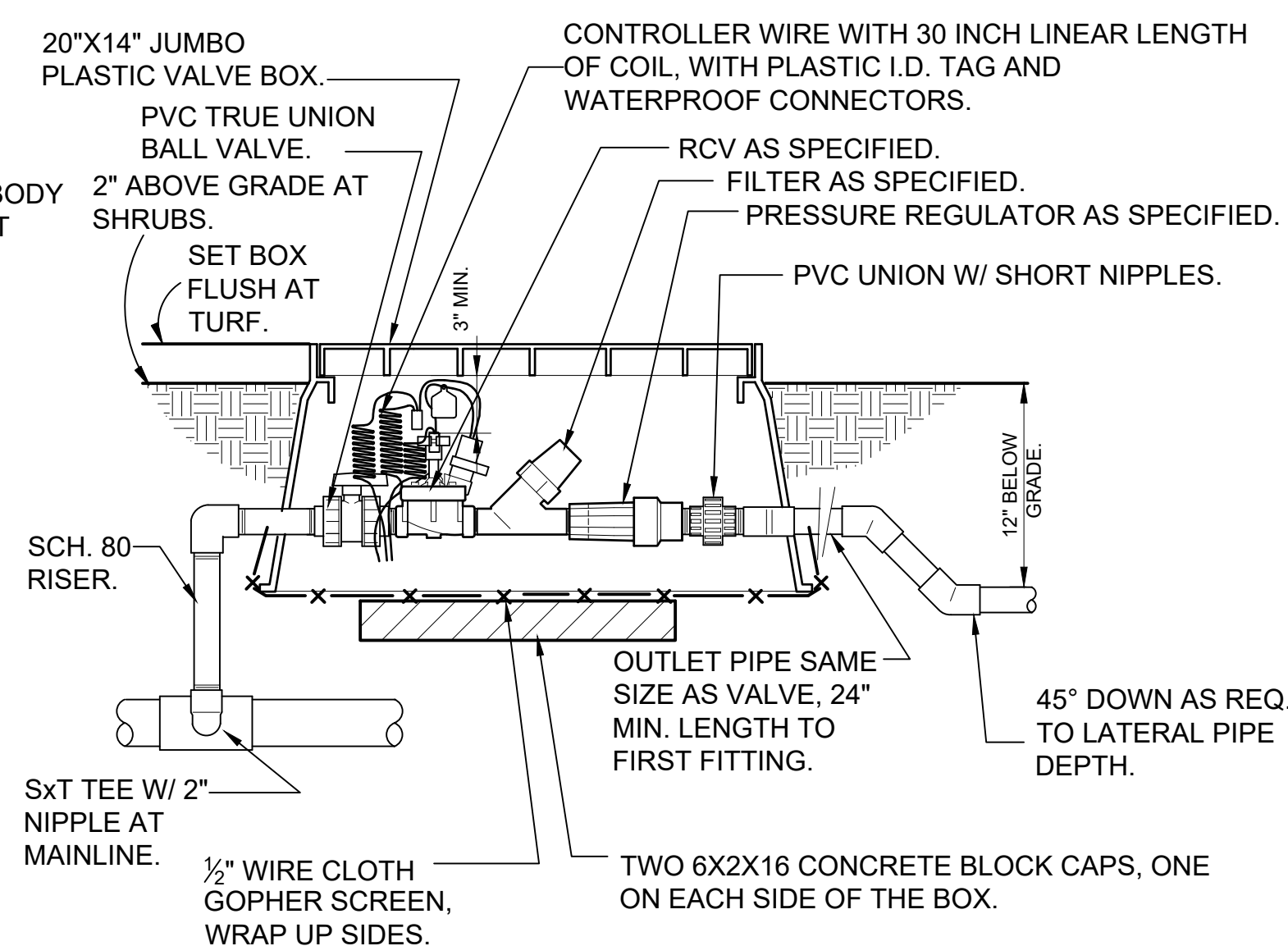
2 MASTER CONTROL VALVE AND FLOW SENSOR ASSEMBLY
NOT TO SCALE



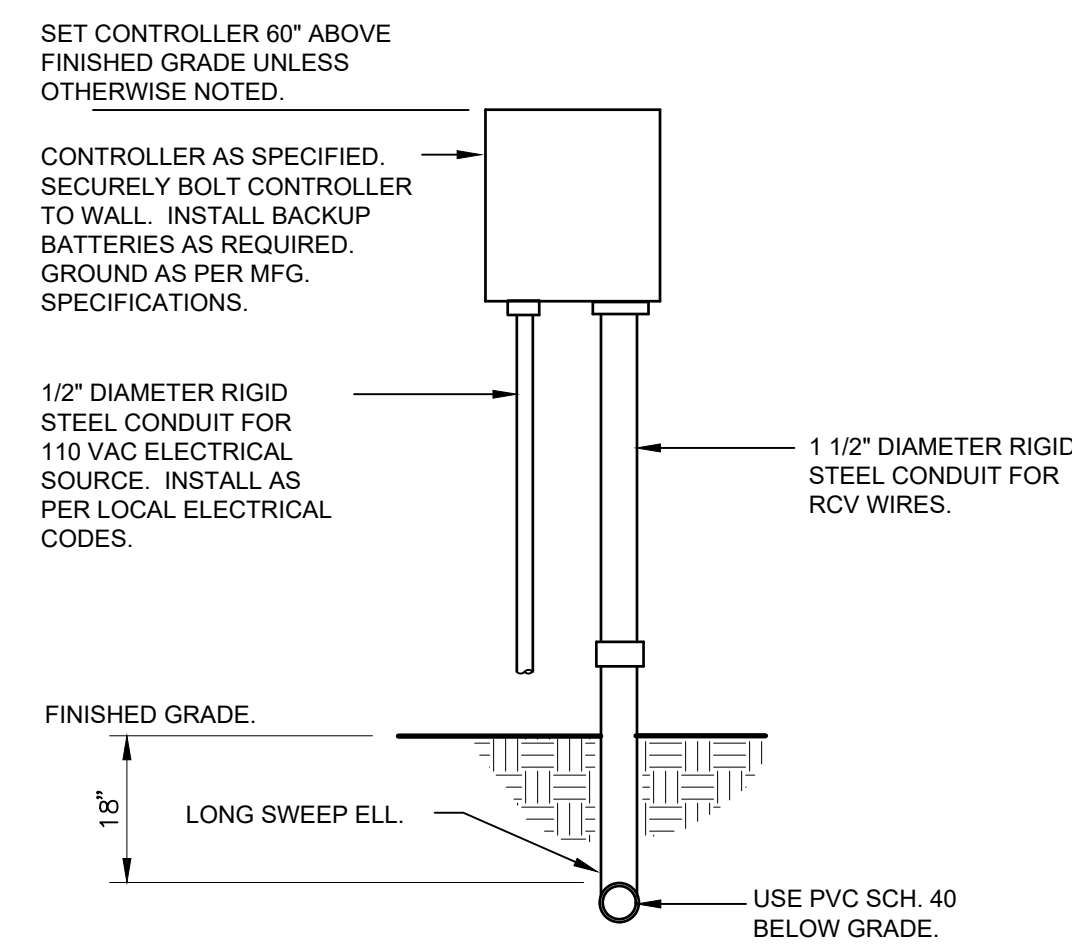
3 TRUE UNION BALL ISOLATION VALVE
1 1/2" = 1'-0" P-CO-MIL-02



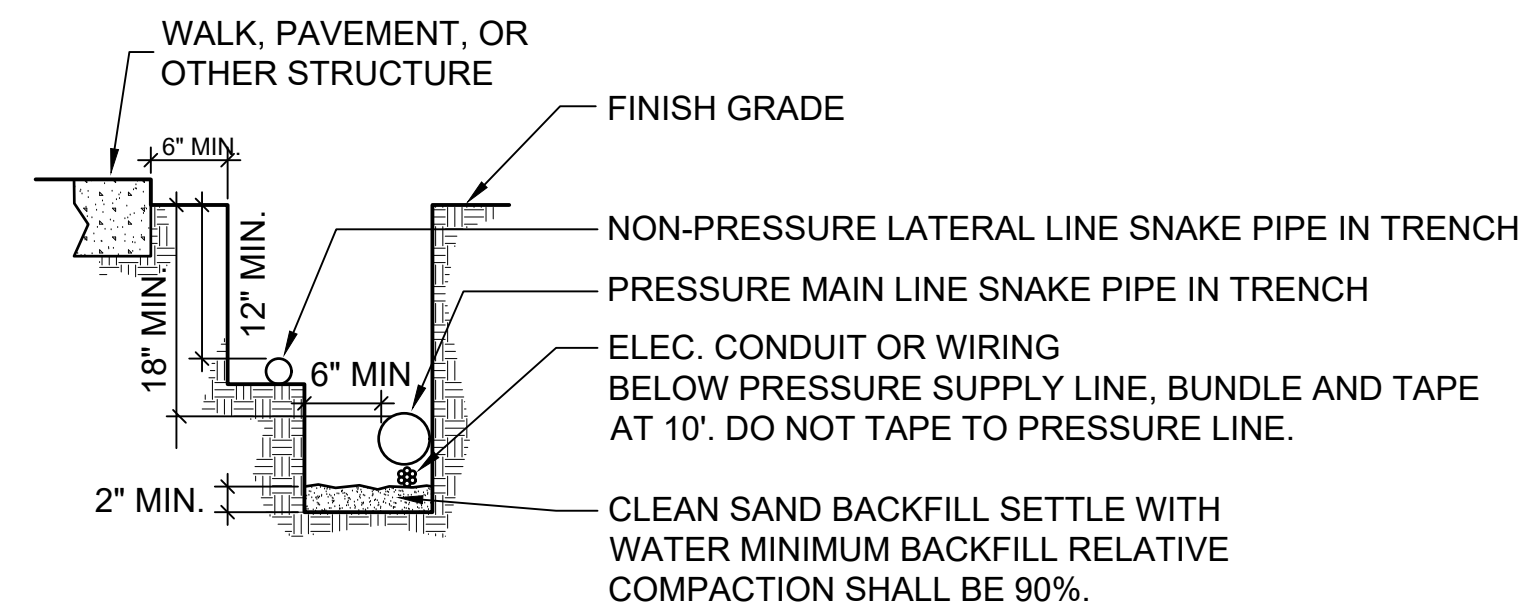
4 QUICK COUPLER
NOT TO SCALE



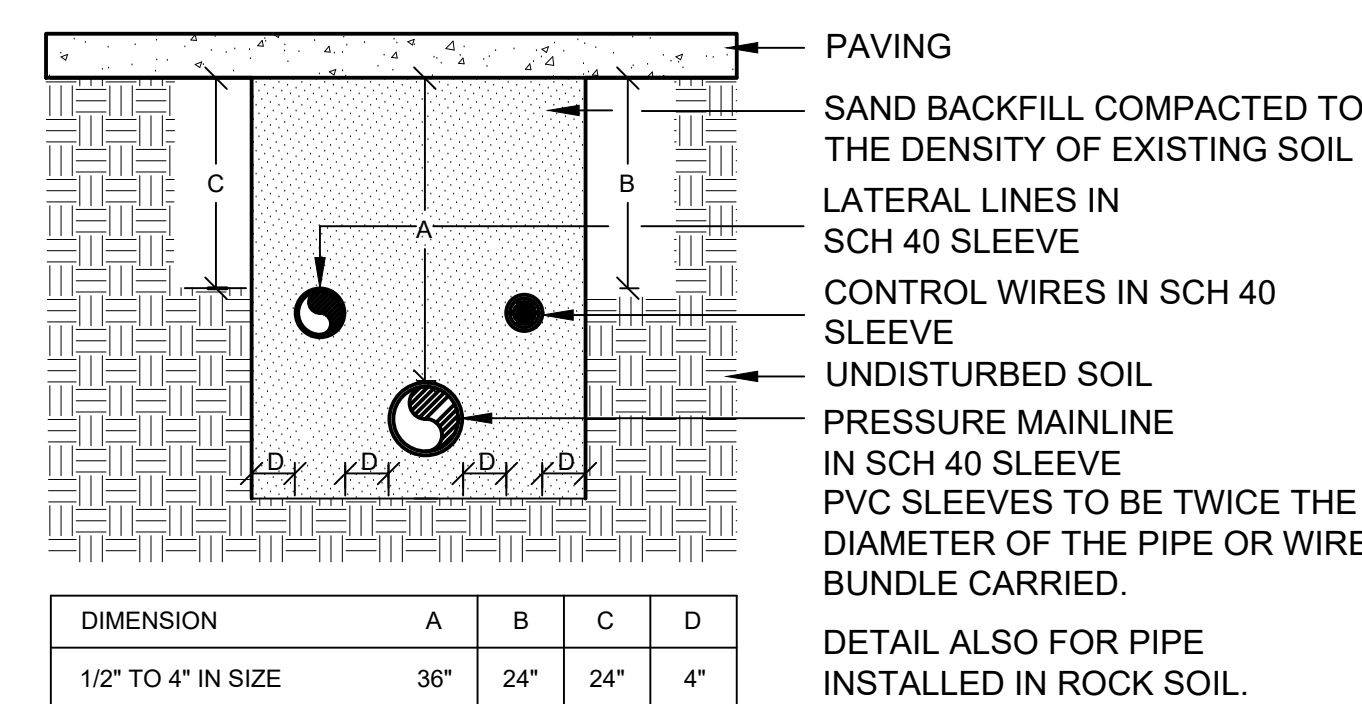
5 1" DRIP VALVE/FILTER/REGULATOR
NOT TO SCALE



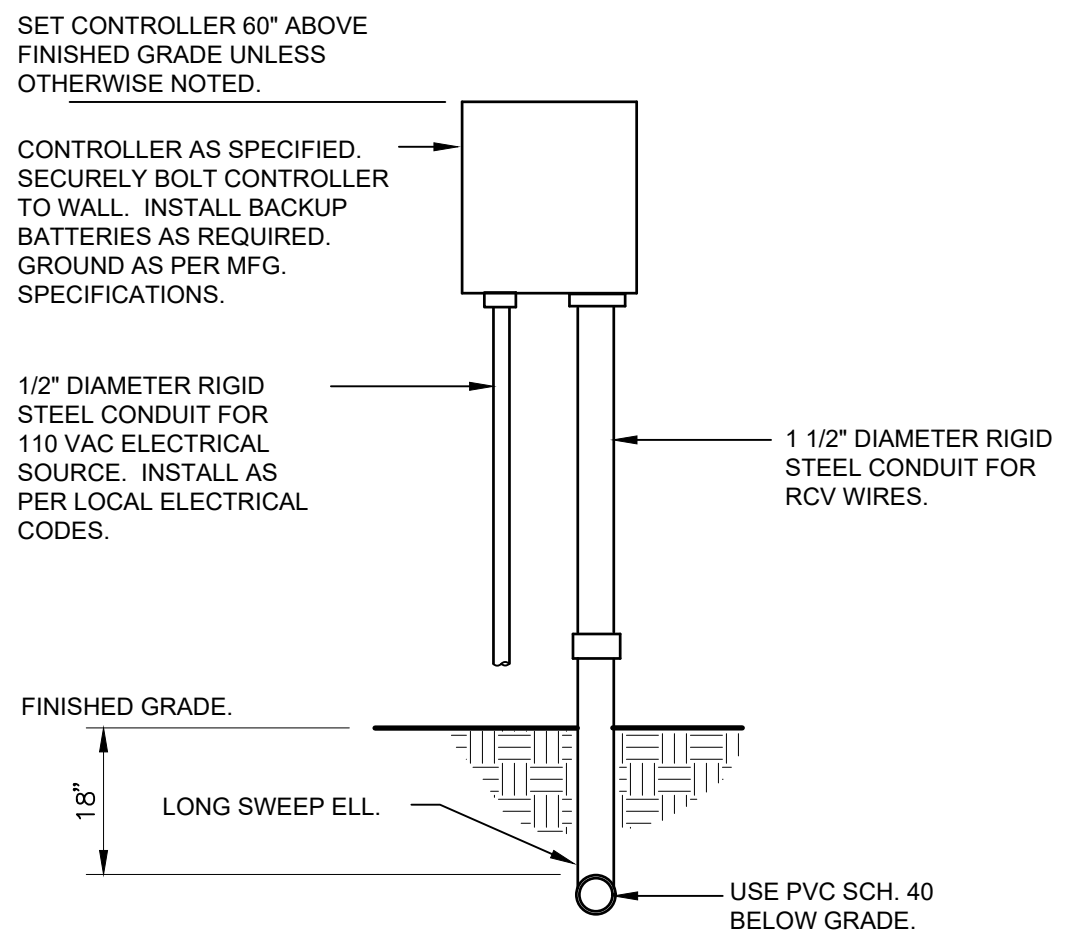
6 WALL MOUNT CONTROLLER
1" = 1'-0" P-CO-MIL-06



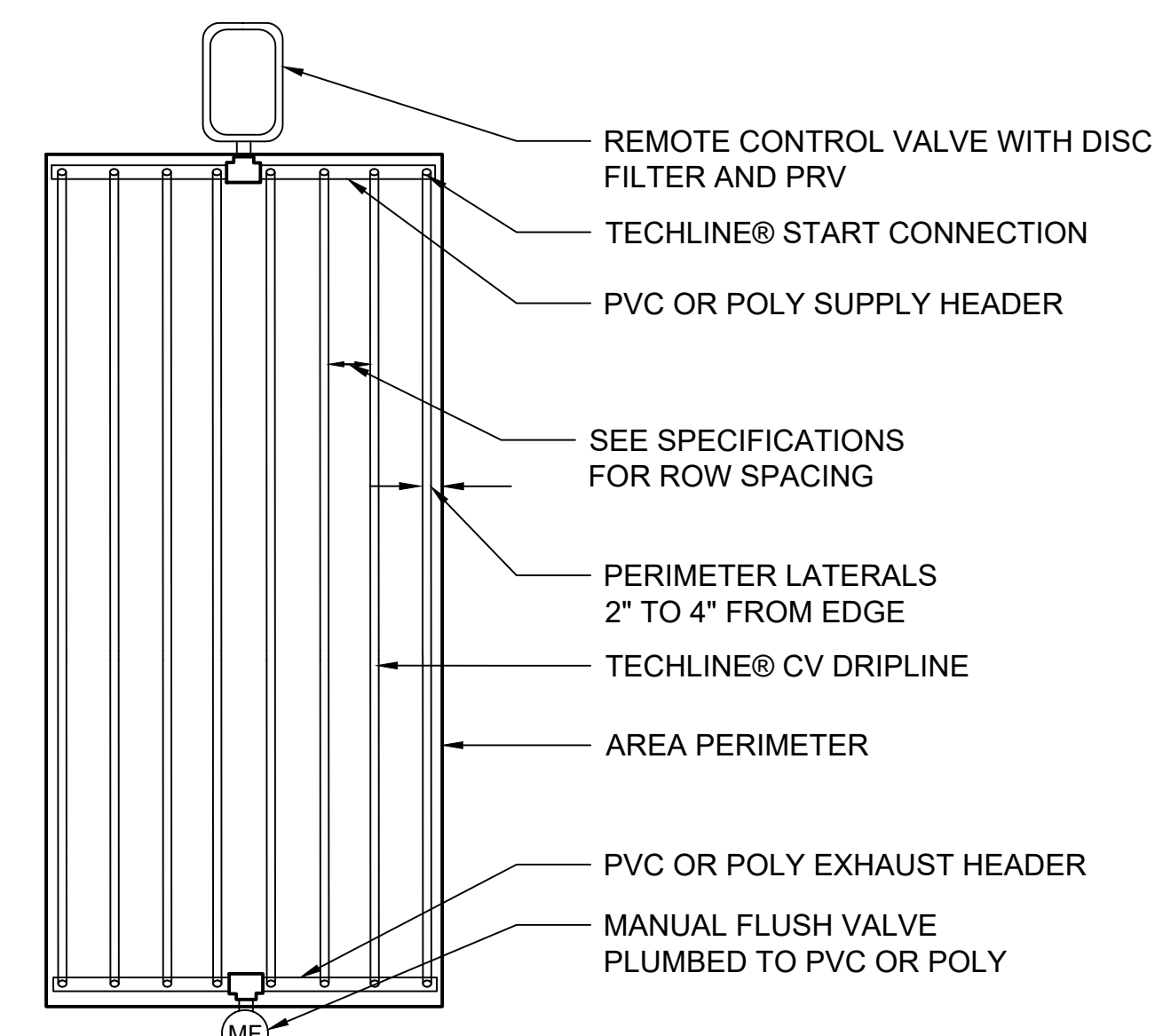
7 TRENCHING DETAIL
NOT TO SCALE



8 WIRE DETAIL
NOT TO SCALE



9 WALL MOUNT CONTROLLER
1" = 1'-0" P-CO-MIL-06



10 SURFACE DRIP LINE LAYOUT - END FEED
NOT TO SCALE



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IRRIGATION PLAN

REVISIONS

DATE	NAME

PHASE
CONSTRUCTION DOCUMENTS

JOB NUMBER: 16-07M
ORIGIN DATE: 07.27.16
PLOT DATE: 01.30.18
DRAWN BY: KD
CHECKED BY: KN
SHEET: 6 OF 7

L-2.1

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GENERAL NOTES:

- ALL WORK SHALL CONFORM TO ALL CITY AND OTHER GOVERNING AGENCIES' REGULATIONS FOR GRADING AND DRAINAGE.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS REQUIRED FOR THIS WORK.
- ALL REQUIREMENTS SPECIFIED HEREIN, ARE HEREBY MADE A PART OF ANY GENERAL CONDITIONS UNDER SEPARATE COVER, WHICH THE OWNER HAS INCLUDED WITHIN THE CONTRACT DOCUMENTS. THE GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THESE SPECIFICATIONS. THE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER THESE SPECIFICATIONS.
- REFER TO THE BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY CIVIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE LAYOUT OF THE PROJECT FOR ESTABLISHING ALL REFERENCE POINTS AND LINES SET FOR CONSTRUCTION FOR CERTIFICATION OF FINISH GRADES AS SHOWN ON THE DRAWINGS AND TO MATCH EXISTING SURFACES WHERE APPLICABLE. IF REQUIRED, THE CONTRACTOR SHALL EMPLOY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR TO DELINEATE HORIZONTAL DIMENSIONS AND SET ELEVATIONS IN ORDER TO CONFORM TO CONSTRUCTION DOCUMENTS.
- IF THERE ARE ANY DISCREPANCIES BETWEEN THE ACTUAL ON SITE CONDITIONS AND THESE PLANS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- THE LANDSCAPE ARCHITECT IS TO REVIEW AND APPROVE ALL STAKING IN THE FIELD BEFORE THE BEGINNING OF CONSTRUCTION.
- INDICATED DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS ON PLANS.
- JOB SUPERVISION: MAINTAIN A SUPERVISOR QUALIFIED IN EACH TRADE ON THE SITE AT ALL TIMES DURING INSTALLATION, OF THE WORK THROUGH THE FINAL COMPLETION AND ACCEPTANCE INCLUDING FINAL "PUNCH LIST" ITEMS.
- QUALITY OF WORK: ALL WORK SHALL CONFORM TO THE HIGHEST AND BEST STANDARDS OF THE LANDSCAPE INDUSTRY. CLEANUP: A. EACH CONTRACTOR IS RESPONSIBLE TO REMOVE ALL DEBRIS CREATED BY HIM ON A REGULAR SCHEDULE SO AS TO LEAVE THE SITE IN A REASONABLY CLEAN STATE AT ALL TIMES DURING THE PERFORMANCE OF HIS CONTRACT. HE SHALL COOPERATE WITH OTHER TRADES IN THIS REGARD. B. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WEED REMOVAL, INCLUDING ROOTS, STEMS, AND ALL VEGETATIVE MATTER, THROUGHOUT THE LIFE OF THE CONTRACT. C. REMOVE ALL ROCKS, DEBRIS, AND OTHER DELETERIOUS MATERIAL FROM THE SITE. D. THE WORK AREA IS TO BE KEPT CLEAN OF TRASH AND LITTER AT ALL TIMES.
- CONTRACTOR SHALL VISIT THE SITE, VERIFY EXISTING GRADES, FAMILIARIZE HIMSELF WITH SITE AND SOIL CONDITIONS, AND COORDINATE GRADING AND DRAINAGE WORK WITH ALL SUB-CONTRACTORS IN ORDER TO PREVENT CONSTRUCTION DISRUPTION OR INTERFERENCE WITH OTHER TRADES.
- REPORT ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK TO THE LANDSCAPE ARCHITECT.
- VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES BY CALLING DIGALERT AT 800-422-4133 TWO (2) FULL WORK DAYS PRIOR TO AN EXCAVATION WORK AS PER STATE LAW. PRIOR TO ANY EXCAVATION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE CAUSED BY FAILURE TO DO SO.
- ALL STRUCTURES, UNDERGROUND UTILITIES AND EXISTING PLANT MATERIAL INDICATED TO REMAIN ON THE SITE SHALL BE PROTECTED FROM DAMAGE DURING WORK.
- ACCEPTANCE OF COMPLETED PROJECT: THE PROJECT SHALL BE ACCEPTED AS COMPLETE WHEN THE FOLLOWING CONDITIONS ARE MET:
 - ALL WORK REQUIRED BY CONTRACT ADMINISTRATION THROUGH ITS FINAL INSPECTION HAS SATISFACTORILY BEEN ACCOMPLISHED.
 - THE BUILDING AND SAFETY DEPARTMENT HAS SIGNED OFF THE FINAL INSPECTION APPROVAL AT THE BOTTOM OF THE JOB INSPECTION CARD.
 - THE CONTRACTOR HAS MADE ALL PAYMENTS TO SUBCONTRACTORS AND MATERIAL SUPPLIERS AND NO LIENS EXIST.

PLANTING NOTES:

ALL REQUIREMENTS HEREIN SPECIFIED, ARE IN ADDITION TO ANY CODES, PROJECT CONDITIONS AND REGULATIONS OF THE PUBLIC AUTHORITY HAVING JURISDICTION OVER THE WORK. WHERE THE REQUIREMENTS OF CODES AND REGULATIONS CONFLICT WITH THE PROVISIONS OF THE CONTRACT DOCUMENTS, COMPLY WITH THE MORE STRINGENT.

- PROVIDE PLANTINGS IN THE AREAS SHOWN WITH PLANTS IN A HEALTHY, VIGOROUS CONDITION. ANY ITEMS NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR SPECIFIED, BUT NORMALLY REQUIRED TO CONFORM WITH THE INTENT, ARE CONSIDERED A PART OF THE WORK UNLESS IDENTIFIED BEFORE THE SUBMISSION OF A BID.
- IF ANY SPECIFIED PLANT IS UNAVAILABLE, REQUEST CHANGE IN WRITING TO THE LANDSCAPE ARCHITECT. UNAUTHORIZED PLANT CHANGES WILL BE REJECTED DELAYING PROGRESS PAYMENTS UNTIL RESTORED TO THE PLAN.
- SUBMIT REQUEST FOR INSPECTION OF TAGGED PLANTS AT LEAST TWO WEEKS BEFORE PLANTING INSTALLATION. PLANTS NOT APPROVED BEFORE DELIVERY ARE SUBJECT TO INSPECTION AND REJECTION.
- DELIVERABLES:
 - QUANTITY OF FERTILIZER DELIVERED.
 - QUANTITY OF SOIL AMENDMENTS DELIVERED.
 - OMIT.
 - QUANTITY OF AGRICULTURAL GYPSUM DELIVERED, IF REQUIRED.
- NOTIFY THE LANDSCAPE ARCHITECT IF IT IS CLEAR THAT PLANTING MAY BE DAMAGED BY THE WORK OF ANOTHER SUBCONTRACTOR. FAILURE TO DO SO WILL RESULT IN THE LANDSCAPE CONTRACTOR BEING HELD RESPONSIBLE TO REPLANT AT HIS COST.
- HANDLE PLANTS CAREFULLY PROTECTING THEM FROM WIND, EXCESSIVE SUNLIGHT AND OTHER DAMAGE. WATER PLANTS DAILY OR AS REQUIRED TO PRESERVE THEIR INITIAL QUALITY.
- VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS THAT MAY AFFECT THE WORK. BE RESPONSIBLE FOR DAMAGE FOR FAILURE TO DO SO.
- PROTECT EXISTING FACILITIES AND BUILDINGS FROM DAMAGE. BE RESPONSIBLE FOR DAMAGES CAUSED BY CONTRACTOR. AVOID DAMAGE TO EXISTING TREE PROTECTION FENCING. OTHER THAN TO CLEAR DEBRIS, DO NOT ENTER THE PROTECTED ZONE OF OAK TREES.
- GUARANTEE PLANTS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK.

- AFTER PROPER NOTIFICATION BY THE OWNER OF DEAD PLANT(S), PROMPTLY FURNISH AND INSTALL PLANTS MEETING THE ORIGINAL SPECIFICATIONS.
- PROVIDE BIOFLORA 8-3-6 ORGANIC CRUMBLES FERTILIZER, UNIFORM IN COMPOSITION, FREE FLOWING, TO THE SITE IN MOISTURE PROOF CONTAINERS, DELIVERED FULLY LABELED, CONFORMING TO FERTILIZER LAWS AND BEARING THE NAME OF THE MANUFACTURER. PROVIDE PER SOIL REPORT LANDSCAPE RECOMMENDATIONS.
- INCORPORATE 4 CU. YD. AGROMIN COMPOST 100 PER 1,000 SF OF AREA PER MWEO 2015 ORDINANCE. THIS APPLICATION TAKES PRECEDENCE OVER SOIL REPORT.
- PLANT MATERIAL SHALL BE TRUE TO TYPE AND NOMENCLATURE, IN ACCORDANCE WITH ACCEPTED STANDARDIZED PLANT NAMES, AND EACH PLANT SHALL BE PROPERLY IDENTIFIED WITH LEGIBLE LABELS.
- WOOD STAKES: 2" DIAMETER ROUND KNOT FREE LODGEPOLE PINE.
- TREE TIES: NEW VILLA RUBBER TREE TIES, OR AN APPROVED EQUAL.
- ALL GRADING SHALL CONFORM TO THE U.B.C. CHAPTER 70 "GRADING AND EXCAVATION" AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THE WORK.
- MAINTAIN FLOW LINES AND DRAINAGE PATTERNS THROUGHOUT THE CONTRACT PERIOD.
- INSTALL PLANTS IN ROUND HOLES, TWICE THE DIAMETER OF THE PLANT BALL.
- SET PLANTS WITH THE ROOT BALL SLIGHTLY HIGHER THAN THE SURROUNDING GRADE TO ALLOW FOR SETTLEMENT.
- BACK FILL PLANT PIT WITH 85% NATIVE SOIL AND 15% COMPOST AMENDMENT THAT IS MIXED AT THE HOLE PRIOR TO PLANTING. WATER THOROUGHLY AND TAMP TO ELIMINATE AIR POCKETS.
- INSTALL A SOIL BERM ALL AROUND THE PLANT CAPABLE OF RETAINING 2' OF IRRIGATION WATER.
- STAKE EACH TREE PER THE DETAIL. STAKE AND GUY WIRE ONLY IF REQUIRED.
- INSTALL GROUND COVER IN MOIST SOIL IN AREAS AS SHOWN ON THE DRAWINGS IN NEAT STAGGERED ROWS.
- PROVIDE GROUND TREE TRIMMINGS. ALTERNATE AGROMIN WALK-ON BARK, 3" DEPTH TO ALL PLANTED BEDS. TEL: 805-482-9200.
- PROVIDE CONTINUOUS MAINTENANCE OF ALL PLANTINGS UNTIL FINAL ACCEPTANCE OF THE WORK.
- POST PLANTING CARE FOR ALL PLANT MATERIAL: HAND WATER FOR THE FIRST FOUR TO EIGHT WEEKS IN ADDITION TO IRRIGATION WATER. ENSURE THE ROOT BALL IS SATURATED AND ALLOW TO DRY BETWEEN WATERINGS. HAND WATERING WILL AVERAGE ONE TO THREE TIMES PER WEEK DEPENDING ON WEATHER CONDITIONS.
- PROVIDE CONTINUOUS MAINTENANCE OF ALL PLANTINGS UNTIL FINAL ACCEPTANCE OF THE WORK.

MWEO NOTES:

- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF 4 CU. YD. PER 1,000 SF OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

IRRIGATION NOTES:

- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.
- APPLY AND PAY FOR ALL PERMITS REQUIRED FOR THIS PORTION OF THE WORK.
- PRIOR TO SUBMITTING BID, EXAMINE THE SITE AND THE CONDITIONS THEREOF.
- THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, MACHINERY, AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE IRRIGATION SYSTEM AS SHOWN ON THE IRRIGATION PLANS, INCLUDING TRENCHING, BACKFILLING, ETC.
- PRIOR TO COMMENCING WORK ON THE PROJECT, ARRANGE AN ON-SITE CONFERENCE WITH THE LANDSCAPE ARCHITECT OR A DULY APPOINTED REPRESENTATIVE.
- THE INSTALLATION AND OPERATION OF THE SYSTEM MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE.
- IF IT IS FOUND DURING INSTALLATION THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES SHRUBS, OR OTHER PLANTING.
- IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO INDICATE A COMPLETE IRRIGATION SYSTEM INSTALLED AND READY FOR USE WITHOUT FURTHER COST.
- RECORD ACCURATELY ON ONE SET OF REPRODUCIBLE PRINTS OF THE DRAWINGS, AN AS-BUILT PLAN KEPT UP TO DATE AS THE PROJECT IS UNDER CONSTRUCTION. IN ADDITION, DIMENSION FROM TWO PERMANENT POINTS OF REFERENCE THE LOCATION OF THE PRESSURE SUPPLY LINE ROUTING, ALL VALVES, PLUG TEES, AND CONTROL WIRE.
- THE IRRIGATION SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. MANUFACTURER WARRANTIES SHALL NOT REPLACE THIS GUARANTEE, AND THE CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL.
- UPON COMPLETION OF THE WORK, REMOVE ALL EXCESS MATERIAL, EQUIPMENT AND WASTE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE IRRIGATION INSTALLATION SHALL BE DEEMED INCOMPLETE UNTIL ALL IRRIGATION HEADS, VALVES AND ALL RELATED IRRIGATION EQUIPMENT HAVE BEEN CHECKED AND ADJUSTED TO BEST CONFORM TO THE CONDITIONS AND REQUIREMENTS THAT WILL PREVAIL AT THE FINISH SITE, AND APPROVED AS-BUILT DRAWINGS HAVE BEEN SUBMITTED. THIS INCLUDES CHANGE OF NOZZLES IF REQUIRED FOR PROPER COVERAGE.
- ALL IRRIGATION HEADS AND PIPING SHALL BE INSTALLED PER THEIR DETAILS, IN THEIR RESPECTIVE LOCATIONS, AND SHALL BE OF THE MANUFACTURER NOTED UNLESS OTHERWISE APPROVED.

- ALL MATERIAL REQUIRED FOR THE PROJECT SHALL BE AS INDICATED IN THE LEGEND AND INSTALLED ACCORDING TO SAME OR AS RECOMMENDED BY MANUFACTURER.
- CONNECTION BETWEEN CONTROLLER AND REMOTE CONTROL VALVES SHALL BE MADE WITH DIRECT BURIAL AVG-UF 600 VOLT WIRE, WIRE SIZING NO. 14, SPLICES WHERE PERMITTED SHALL BE WATERPROOFED. OR DUAL WIRE SYSTEM.
- PLASTIC FITTINGS SHALL BE OF SCHEDULE 40, POLYVINYL CHLORIDE INJECTION MOLDED AND SIDE GATED. WHERE THREADS ARE REQUIRED, THESE SHALL BE INJECTION MOLDED ALSO.
- TRENCHES SHALL BE EXCAVATED TO SUFFICIENT DEPTH TO PROVIDE COVERAGE OF 18" OVER ALL PRESSURE SUPPLY LINES AND 12" OVER ALL NON-PRESSURE LINES UNLESS OTHERWISE NOTED ON DRAWING WHEN PIPING OCCURS UNDER PAVED AREAS. CONSIDER DIMENSION TO BE BELOW SUBGRADE.
- BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES.
- INITIAL BACKFILL ON PLASTIC LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1" IN SIZE.
- SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:
 - TWO KEYS FOR THE CONTROLLER.
 - ONE CONTROLLER CHART FOR THE CONTROLLER SUPPLIED. THIS CHART SHALL BE A REDUCED DRAWING OF THE ACTUAL AS-BUILT SYSTEM, WITH EACH STATION INDICATED IN A DIFFERENT COLOR. CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC, 20 MILS. EACH.

MWEO NOTES:

- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

DRIP IRRIGATION NOTES:

- DRIP LINES TO BE COVERED W/ MIN. 3" LAYER OF MULCH.
- IRRIGATION SUBMAIN AND PIPE UNDER CONCRETE TO BE PVC SCH 40.
- PREVENT KINKING OF TUBE, USE ELBOWS WHERE TIGHT BENDS ARE ENCOUNTERED.
- "SNAKE" LATERALS ABOUT LANDSCAPE AREA SO AS TO ALLOW FOR EXPANSION AND CONTRACTION DUE TO TEMPERATURE VARIATIONS.
- DO NOT USE DETERGENT OR LUBRICANTS IN POLYETHYLENE HOSE CONNECTIONS AS THEY MAY CAUSE ACCELERATED DETERIORATION OF THE HOSE.
- MAKE ALL HOSE CUTS SQUARELY WITH A SHARP KNIFE OR SHEARS.
- DIRT OR OTHER CONTAMINANTS SHOULD BE KEPT OUT OF EMISSION LINES BY PLACING TAPE OVER ENDS THAT ARE NOT IMMEDIATELY SECURED.
- FLUSH ALL MAINS, SUBMAINS, AND LATERALS PRIOR TO EMITTER INSTALLATION.
- HAVE WATER RUNNING THROUGH LATERALS AT LOW PRESSURE (0-5 PSI) DURING EMITTER INSTALLATION.
- VERIFY CORRECT PRESSURE REGULATOR DOWNSTREAM PRESSURE SETTING.
- BEFORE OPERATION, OPEN TUBING (LATERALS) END CAPS, TURN ON WATER AND ALLOW IT TO FLOW FREELY FOR SEVERAL MINUTES TO FLUSH LINES CLEAN. DO NOT BURY TUBING UNTIL EMITTERS ARE PLACED CORRECTLY AROUND OR BESIDE EACH PLANT.

POST-INSTALLATION MAINTENANCE GUIDELINES:

- ANY ALTERATIONS TO THE LANDSCAPE MUST BE APPROVED BY VENTURA COUNTY RESOURCE MANAGEMENT AGENCY, PLANNING DIVISION.
- CONTROL ALL HARMFUL DISEASES AND PESTS. ALL CHEMICAL APPLICATIONS MUST BE PER STATE LICENSED ADVISORS AND APPLICATIONS.
- PRUNING SHALL BE DONE TO KEEP PLANTS WITHIN SPACIAL LIMITATIONS, REMOVE DEADWOOD, CROSS-BRANCHING, ETC., PER INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS (ISA). PLANTS SHALL NEVER BE SHEARED UNLESS SPECIFIED ON THE APPROVED PLAN. TREES ARE TO BE ALLOWED TO GROW TO THE DESIGNED SIZE TO PROVIDE MAXIMUM SHADING OF PAVED AREAS.
- WATER SHALL BE APPLIED FOR OPTIMUM PLANT GROWTH WITH MINIMAL RUNOFF OR OVERSPRAY.
- ADJUST CONTROLLERS PER CURRENT CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM (CIMIS) DATA: 805/644-4921.
- ALWAYS REPLACE HEADS WITH SAME KIND OR MATCHING PRECIPITATION RATE.
- BACKFLOW DEVICE SHALL BE TESTED AND CERTIFIED ANNUALLY BY THE VENTURA COUNTY ENVIRONMENTAL HEALTH DIVISION.20 VENTURA COUNTY LANDSCAPE DESIGN CRITERIA
- INSPECT TREE SUPPORTS FREQUENTLY AND REMOVE AS SOON AS PLANTS WILL STAND WITHOUT SUPPORT AND WILL BE ABLE TO RESIST WIND DAMAGE. NEVER ALLOW SUPPORT MATERIALS TO GIRDLER TRUNK OR BRANCHES.
- ONE YEAR FOLLOWING FINAL ACCEPTANCE OF RESIDENTIAL COMMON AREA AND COMMERCIAL OR INDUSTRIAL PROJECT LANDSCAPING PLANS, THE COUNTY WILL INSPECT FOR PLANT VIABILITY AND WATER EFFICIENCY.
- LANDSCAPE IRRIGATION SHALL BE SCHEDULED DURING NIGHT OR EARLY MORNING HOURS.
- A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE CHECKING, ADJUSTING, AND REPAIRING THE IRRIGATION EQUIPMENT; AERATING AND DETHATCHING TURF AREAS; REPLENISHING MULCH; FERTILIZING; PRUNING, WEEDING, AND REMOVING LITTER IN ALL LANDSCAPED AREAS.
- IRRIGATION SCHEDULING SHALL INCORPORATE EVAPOTRANSPIRATION DATA FROM THE CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM (CIMIS) WEATHER STATIONS TO APPLY THE APPROPRIATE LEVELS OF WATER TO THE DIFFERENT PLANTING ZONES.

PLANTING & IRRIGATION SUBMITTAL NOTES:

- SEE THE CONTRACT GENERAL CONDITIONS FOR POLICY & PROCEDURES RELATED TO SUBMITTALS.
- VERIFY UTILITIES, DRIVEWAY INGRESS/EGRESS LOCATIONS, PLANT COUNTS & LOCATIONS & IRRIGATION EQUIPMENT LOCATIONS IN THE FIELD.
- SEE SHEET L-1.1 FOR LANDSCAPE PLAN & HYDROZONE PLAN.SEE SHEETS
- SEE SHEET L-1.2 FOR SOILS REPORT & BACKFILL NOTES.
- SEE SHEET L-2.0 FOR IRRIGATION PLAN & SCHEDULE.



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APN # 061-0-080-025

NOTES

REVISIONS

DATE	NAME

**PHASE
CONSTRUCTION
DOCUMENTS**

JOB NUMBER:	16-07M
ORIGIN DATE	07.27.16
PLOT DATE	01.30.18
DRAWN BY:	KD
CHECKED BY:	KN
SHEET	7 OF 7

L-3.0



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EXHIBIT 4
DRAFT CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT (CUP) 5180 (AS MODIFIED BY MINOR
MODIFICATION PERMIT CASE NO. PL22-0083)

The following conditions of approval (below) supersede all previously approved conditions of approval associated with CUP 5180.

RESOURCE MANAGEMENT AGENCY

Planning Division

1. Project Description

This CUP is based on and limited to compliance with the project description found in this condition below, Exhibits 2 through 4 of the Planning Director hearing on August 11, 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 original approval. Project deviations may require Planning Director approval for changes to the permit or further CEQA environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) constitutes a violation of the conditions of this permit and applicable law.

The Project description is as follows:

A CUP to authorize the continued operation and maintenance of an existing feed and hay store for an additional approximately 16-year period, extending the life of the CUP to June 12, 2057. No changes in facility operations or physical changes to existing buildings, ancillary structures or outdoor display areas are authorized.

The project site is currently developed with a feed and hay store, operated by American Hay & Mercantile. Existing permitted development and allowances onsite includes the following:

- Single-family dwelling (proprietor's residence): 1,250 square feet
- Detached Garage: 576 square feet
- Retail Feed Store: 3,243 square feet
- Outdoor Open Storage: 693 square feet
- Outdoor Display Area #1: 713 square feet
- Outdoor Display Area #2: 420 square feet
- Outdoor Display Area #3: 6,179 square feet
- Display Shed: 420 square feet
- Storage Shed: 100 square feet
- Allowance for hay bales to be stored in the western portion of the project site to a maximum of 20 feet in height.

A total of 15 employees are authorized to be employed at the project site. The facility is authorized to operate Monday through Saturday from 7:00 a.m. to 6:00 p.m., and Sunday from 9:00 a.m. to 5:00 p.m.

Access to the project site shall continue to be provided by a paved driveway connected to Short Street. A total of 36 parking spaces and 1 loading zone space shall continue to be available for the project site. Water shall continue to be provided by Casitas Municipal Water District and wastewater disposal by Ojai Valley Sanitation District

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and 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 CUP

Purpose: To ensure the project site conforms to the approved plans.

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, paving, parking, and landscaping are completed in conformance with the approved plans. The Permittee shall 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'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 use inauguration, the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and Public Works 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 permit.

Monitoring and Reporting: The County Building Inspector, Public Works 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 hazardous or unsightly conditions visible from offsite areas are not created, the CUP area shall be maintained in a neat and orderly manner.

Requirement: The Permittee shall maintain the project site in compliance with the described uses outlined in Condition No. 1 (Project Description). Only equipment and/or materials which the Planning Director determines to substantially comply with Condition No. 1, or which are authorized by any subsequent amendments to this CUP, shall be stored on the property during the life of this CUP.

Outdoor Storage of Hay: Outdoor storage of Hay shall be limited to only those designated areas identified in Exhibit 3 (Site Plan). Outdoor storage shall be limited to the defined 6,179 sq. ft. storage area and stored at a maximum of 20 feet in height.

Storm Drain Maintenance: All storm drains shall be maintained throughout the life of this CUP.

Waste Removal and Maintenance: The Permittee shall properly dispose of and remove all trash and waste in the appropriate onsite trash and recycling receptacles as required by Condition No. 21 of this CUP. Onsite trash and waste shall not enter adjoining properties.

Documentation: The applicant shall submit photographs to the County Planning Division document compliance with this condition.

Timing: Photographs of the site shall be provided to the County prior to issuance of the Zoning Clearance for Use Inauguration under this permit.

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

4. CUP Modification

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

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

5. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition of this CUP shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (2011, 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 CUP 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 CUP.

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

6. Time Limits

a) Use inauguration:

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

b) Permit Life or Operations Period:

This CUP will expire on June 12, 2057. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

1. The Permittee has filed a permit modification application pursuant to Section 8111-6 of the Ventura County Non-Coastal Zoning Ordinance, prior to June 12, 2057; and
2. The County decision-maker grants the requested modification.

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

7. Consolidation of All Approved Exhibits and Permits

Purpose: To ensure compliance with, and notification of, requirements of other agencies and the Mitigation and Monitoring Reporting Program.

Requirement: The Permittee shall provide the Planning Division documentation to verify that the Permittee has obtained or satisfied all entitlements and conditions required or imposed by any other agencies.

Documentation: The Permittee shall provide the documentation in the form that is acceptable to the agency issuing the entitlement or clearance.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division shall maintain these documents in the project file. In the event that the permit is modified or changes are made by any other respective agency, the Permittee shall submit any revised documentation within 30 days of the modification.

8. Notice of CUP Requirements and Retention of CUP Conditions On-Site

Purpose: To ensure full and proper notice of permit requirements and 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 regularly dealing with the daily operation of the proposed activities, of the pertinent conditions of this CUP.

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

Timing: Prior to issuance of a Zoning Clearance for use inauguration and until expiration of the CUP.

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*.

9. Recorded Notice of Land Use Entitlement

Purpose: In order to comply with § 8111-8.3 of the *Ventura County Non-Coastal Zoning Ordinance* a notice shall be recorded on the deed of the subject property that describes the responsibilities of the Property Owner and Permittee for compliance with applicable permit conditions and regulations.

Requirement: The Permittee and Property Owner of record 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, for tax assessor's parcel that is subject to this CUP.

Documentation: Recorded Notice of Land Use Entitlement.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Permittee shall return a copy of the recorded Notice of Land Use Entitlement to the Planning Division for the project file.

10. Condition Compliance, Enforcement, and Other Responsibilities

- a) **Cost Responsibilities:** The Permittee shall bear the full costs of all staff time material costs, or consultant costs associated with the approval of studies, generation of studies or reporting, on-going permit compliance, and monitoring

programs as described below in Condition 11.b Specifically, the Permittee shall bear the full costs of the following:

- 1) condition compliance, including, but not limited to, staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
 - 2) monitoring and enforcement costs, including any related fines or penalties assessed pursuant to the provisions of the Ventura County Ordinance Code. (Refer to Condition 11.c, below.)
- b) Maintenance of Existing Condition Compliance Case No. CC06-0025: The Resource Management Agency created Condition Compliance Case No. CC06-0025, in order for the Permittee to pay for the costs associated with the condition compliance and monitoring activities listed in Section a of this condition (above). Condition Compliance Case No. CC06-0025 shall remain in effect for the payment of all costs associated with the condition compliance and monitoring activities listed in Section a of the condition (above). If any of the information set forth in the existing reimbursement agreement for Condition Compliance Case No. CC06-0025 (which is on file with the Resource Management Agency, Operations Division) is outdated, the Permittee shall prepare a new reimbursement agreement and submit it to the Resource Management Agency prior to issuance of a Zoning Clearance for use inauguration. The signed reimbursement agreement – which obligates the Permittee to pay all Condition Compliance review, monitoring and enforcement costs – is subject to be the Permittee’s right to challenge any charges.
- c) Monitoring and Enforcement Costs: The *Ventura County Non-Coastal Zoning Ordinance* (Section 8114-3.4) requires the Permittee, or the Permittee’s successors-in-interest, to bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections, public reports, penalty hearings, required modification of project conditions, forfeiture of securities, and suspension of this CUP. Costs will be billed at the contract rates in effect at the time enforcement actions are required. The Permittee shall be billed for said costs and penalties pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (Section 8114-3.4).

Billing Process: The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

11. Defense and Indemnification

- a) The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to County, against any and all claims, actions or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, “Indemnified Parties”) arising out of or in any way related to the County’s issuance, administration or

enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.

- b) The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County and/or third parties.
- c) Except with 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 CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County and/or third parties. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- d) Neither the issuance of this CUP nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

12. Invalidation of Conditions

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until and only to the extent invalidated by a final, binding judgment issued in such action.

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

13. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and

qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

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

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

14. Relationship of CUP Conditions, Laws and Other Permits

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

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

The Permittee shall obtain a business tax certificate for the operation of a feed store.

15. Contact Person

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

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP. The designated contact person shall be available, via telecommunication, 24 hours a day.

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 CUP site.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field

agent(s) for the project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide the Planning Division 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 respective 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.

16. Construction Noise

Purpose: In order to comply with the *County of Ventura Construction Noise Threshold Criteria and Control Plan*.

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

Documentation: A sign stating these restrictions shall be provided by the Permittee and posted on site in a conspicuous location visible to the general public. The sign shall provide a telephone number of the site foreman, or other responsible person who controls activities on the jobsite, for use for complaints from the affected public.

Timing: The sign shall be installed prior the issuance of a building permit and throughout grading and construction activities. The Permittee shall maintain a "Complaint Log," noting date, time, complainant's name, nature of the complaint, and any corrective action taken.

Monitoring and Reporting: The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division prior to the commencement of grading or construction activities.

17. Days and Hours of Operation

Purpose: In order to for the proposed use to be compatible with the surrounding commercial operations and residential dwellings adjacent to the project site, it is necessary to limit the days and hours of operation of the approved use.

Requirement: The operation of the approved use shall be limited to: Monday to Saturday 7:00 a.m. to 6:00 p.m., and Sunday 9:00 a.m. to 5:00 p.m. No commercial vehicles and equipment shall be operated, and no deliveries shall occur outside of the permitted hours of operation.

The Permittee shall post the hours of operation in an obvious location that can be seen by the public. The signage must be made of weatherproof and permanent material, and comply with the Ventura County Non-Coastal Zoning Ordinance (Article 10).

Documentation: The Permittee shall provide the Planning Division with photographic documentation that the hours of operation have been posted as required pursuant to this condition.

Timing: The Permittee shall post the hours of operation prior to the issuance of Zoning Clearance for use inauguration and the Permittee shall maintain the posted hours of operation for the life of the permit.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic 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.

18. Hay Storage Area Maintenance

Purpose: In order to comply with hay storage setback and height restrictions.

Requirement: The Permittee shall place a permanent story pole which clearly identifies the 20-foot maximum allowable height for hay storage in a location which is visible to neighboring residences and employees. The Permittee shall clearly demarcate the 10-foot setback area located on the southern property line by permanently affixing metal posts, or similar, to the ground. The posts shall not be placed within the required setback.

Documentation: The Permittee shall provide photographs to the Planning Division for review and approval that document the story pole and setback identifiers have been constructed in accordance with this condition and the approved plans.

Timing: The photographs shall be provided to the County Planning Division for review and approval prior to the issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic 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.

19. Resolution of Complaints

The following process shall be used to resolve complaints related to the project:

- a) The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 15 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about the feed store may directly contact the Contact Person;
- b) If a written complaint about this CUP is received by the County, Planning staff will contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and,
- c) If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this permit is confirmed, County enforcement actions pursuant to §8114-3 of the Non-Coastal Zoning Ordinance may be initiated.

20. Change of Property Owner and/or Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of ownership or change of Permittee affecting the CUP site.

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

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

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

21. Landscaping and Screening (Condition Satisfied)

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

Requirement: Landscaping and screening that serves the following functions must be provided and maintained:

- a) Screens undesirable views, incompatible land uses or uses in natural settings. Screening shall be provided to screen the hay storage areas from adjacent properties.
- b) Provides visual relief and visual integration. Landscaping must be provided to minimize the view of the hay storage area from adjoining residential properties.
- c) Ensures compatibility with community character. Landscaping must be provided that visually integrates the development with the character of the surrounding community.

The Applicant shall plant Fern Pines (*Afrocarpus gracilior*), at an initial minimum height of 12-14 feet, within the 10-foot side yard setback on APN 061-0-080025 and north of APN 061-0-080-250, in accordance with the Planning Division approved Landscape Plan prepared by Kathy Nolan (dated September 18, 2017, as amended per Condition No. 21). If the existing Fern Pines on APN 061-0-080-390 fail to provide adequate screening, as determined by the Planning Director, from adjacent properties, the Permittee shall plant Fern Pines on APN 061-0-080-025, within the 10-foot side yard setback north of APN 061-0-080-390, of sufficient size and spacing that corresponds to the height of the Fern Pines that are being replaced. If an alternative species is proposed, the Landscape Architect, in consultation with the Planning Director, shall determine the appropriate plant, size and spacing that has similar growth and screening characteristics as the Fern Pines. This approximately 150 linear feet of vegetative

screening shall be maintained throughout the life of the CUP and provide screening for the adjacent neighboring residences.

The required landscaping must be designed to require minimal amounts of water and to use required water efficiently, in accordance with the water efficiency requirements of the Landscape Design Criteria and the State Water Efficient Landscape Ordinance (see:

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/MWELO%202015%20Revision%20Fact%20Sheet.pdf>), and must achieve the following design objectives:

- a) Use Available Non-potable Sources of Water. The landscaping must integrate the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, where feasible.
- b) Protection of Solar Access. The landscaping must be designed 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 (such as the Tree Protection Ordinance).
- d) Create Viable Growing Environment. Landscape design must address the needs of the plants to ensure their health, long-term viability and protection.
- e) Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors and textures, as appropriate given the size of the landscape.
- f) Fire Resistance. Plant material installed in the fuel modification zone must be fire resistant.

The Applicant shall install a temporary screen a maximum height of 20 feet, within the 10-foot side yard setback on APN 061-0-080-025 and north of APN 061-0-080-250. The screen material and color shall provide sufficient coverage to block the view of the hay storage area and shall remain installed until the required landscaping has reached a minimum height of 20 feet.

Documentation: The Permittee shall submit to the County of Ventura Planning Division for review and approval three sets of landscape plans, prepared by a California registered landscape architect (or other qualified individual as approved by the Planning Director), demonstrating compliance with the above requirements, § 8109-0.6 (Landscaping) of the Non-Coastal Zoning Ordinance/Coastal Zoning Ordinance and the County's Landscape Design Criteria. The landscape architect responsible for the work shall stamp the plan. After landscape installation, and prior to issuance of a zoning clearance for use inauguration, the Permittee shall submit to the County of Ventura Planning Division a statement from the project landscape architect that all landscaping has been installed as shown on the approved landscape and plan. Any changes to approved landscape plans that affect the character or quantity of the plant material or irrigation system design must be approved by the Planning Director prior to installation.

The Permittee shall submit to the Planning Division for review, a plan that describes the temporary screen. The plan, which is subject to approval by the Planning Director, shall include a sample of the mesh material to be used for the temporary screen, location and installation specifications, and maintenance requirements.

Timing: Prior to issuance of a Zoning Clearance for use inauguration, the landscape plan and temporary screen plan shall be submitted to and approved by the Planning Division. The Planning Division shall site inspect the site to confirm the installation of the vegetative and temporary screens. The temporary screen will be removed when the vegetative screen reaches a minimum height of 20 feet, as verified by the Planning Division.

Monitoring and Reporting: The Planning Division maintains the landscape plans and statement by the landscape architect provided by the Permittee in the project file and has the authority to periodically confirm that the landscaping is maintained by the Permittee in accordance with the approved plan consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

22. Lighting Plan (Condition Satisfied)

Purpose: In order to ensure lighting on the subject property is provided in compliance with § 8106-8.6 and 8108-5.12 of the *Ventura County Non-Coastal Zoning*, the Permittee shall prepare, and implement the permitted use in conformance with, an approved lighting plan.

Requirement: The Permittee 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;
- provides adequate on-site lighting for security;
- minimizes impacts to wildlife movement;
- minimizes energy consumption; and,
- includes devices that are compatible with the design of the permitted facility and minimize energy consumption.

The Permittee shall include manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs) in the lighting plan. The plan must include illumination information within parking areas, pathways, streetscapes, and open spaces proposed throughout the development. In order to minimize light and glare from the Project, all parking lots, exterior structure light fixtures, and freestanding light standards must be a cut-off type that directs lighting downward onto the property to avoid the casting of any direct light onto any adjacent property or roadway, or areas with native vegetation. All outdoor lighting shall be located within 100 feet of a structure or adjacent to a driveway or road, and hooded to direct light downward onto buildings, structures or yards, in order to prevent the illumination of surrounding habitat. All lighting fixtures shall have a maximum intensity no greater than 300 lumens. The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan

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

Timing: The Permittee shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for use inauguration. The Permittee 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 Permittee shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy. The Building and Safety Inspector and the Planning Division 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 Non-Coastal Zoning Ordinance.

23. Sign Plan

Purpose: To ensure signage on the property complies with Chapter 1, Article 10 of the Ventura County Non-Coastal Ordinance.

Requirement: The Permittee shall submit two copies of a sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for use inauguration. The sign plan shall include the proposed size, colors, materials, and lighting details. The Permittee shall bear the total cost of such review and approval.

Documentation: A stamped copy of the approved sign plan.

Timing: The Permittee shall submit the sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved sign plan in the project file. The Permittee shall be responsible for obtaining a Zoning Clearance for any new or replacement sign to assure that the signage for the project continues to comply with the approved sign plan and Chapter 1, Article 10 of the Ventura County Non-Coastal Ordinance. 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.

24. Availability of Parking Spaces

Purpose: To ensure compliance with all applicable provisions in §8108-3 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall ensure that the required 25 motor vehicle parking spaces (including accessible spaces and 1 loading zone space), remain continuously available for the intended parking use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee and Property Owner shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to; the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight

distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures.

Documentation: The Permittee shall provide photographs to the Planning Division that document the parking spaces have been constructed and marked in accordance with this condition and the approved plans.

Timing: The photographs shall be provided to the County Planning Division for review and approval prior to the issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Planning Division shall maintain a stamped copy of the approved site plan in the project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. 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.

25. Trash and Recycling Storage Area

Purpose: In order to comply with §8106-8.7 and §8108-5.13 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall ensure that trash and waste diversion (e.g., recyclables and yard waste) enclosures are constructed and maintained on the project site in accordance with the County of Ventura's adopted "*Space Allocation for Recycling and Refuse Collection Design Criteria and Specifications Guidelines*."

Documentation: The Permittee shall provide photographs to the Planning Division for review and approval that document the trash enclosures have been constructed in accordance with this condition and the approved plans.

Timing: Prior to the approval of final occupancy, the Permittee shall provide the required photographs to the Planning Division.

Monitoring and Reporting: The Planning Division maintains a copy of the approved site plan in the project file. The Planning Division has the authority to inspect the site to ensure that the enclosures are constructed as illustrated on the approved plans prior to occupancy. The Planning Division has the authority to periodically inspecting the site to ensure that the trash enclosures are maintained consistent with the requirements of §8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

26. Rat Control

Purpose: In order to minimize the breeding of rats, the project site shall be regularly inspected and treated.

Requirement: The Permittee shall maintain an annual contract with a licensed pest control company for quarterly inspection and service of the project site. The site shall be treated with necessary traps, chemicals, and other methods to minimize the breeding of rats.

Timing: Prior to the issuance of a Zoning Clearance for Use Inauguration, the Permittee shall provide a copy of the Initial Annual Contract to the Planning Division.

Monitoring and Reporting: The Initial Contract shall be maintained in the project case file. The County Permit Compliance staff shall respond to complaints.

Ventura County Fire Protection District (VCFPD) Conditions

27. Fire Department Clearance

Purpose: To inform the Permittee of all fire department requirements applicable to the proposed project.

Requirement: The Permittee shall complete a VCFPD Form #126 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

Documentation: The Permittee shall submit to the VCFPD a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

Timing: Prior to the issuance of building permits, the submitted VCFPD Form #126 Application must be approved by the Fire Prevention Bureau.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

28. Hay Storage

Purpose: To ensure the safe procedures for the storage of materials to comply with the requirements of the California Fire Code.

Requirement: Piles shall be setback from property lines a minimum of 10 feet. Maximum height of each pile shall be 20 feet.

Documentation: A copy of the site plan and elevation plan shall be submitted to VCFPD.

Timing: The Permittee shall submit documentation indicating that the proposed storage meets the requirements of the California Fire Code to the Fire Prevention Bureau when requested.

Monitoring and Reporting: A copy of the approval shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the storage arrangement is according to approval.

29. Inspection Authority

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions shall be submitted to the Ventura County Fire Protection District

Timing: The Permittee shall allow ongoing inspections by the fire code official (Fire District) for the life of the project.