



Planning Director Staff Report Hearing on August 4, 2022

County of Ventura • Resource Management Agency

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

JACKSON HOUSE RECOVERY CENTER MINOR MODIFICATION TO CONDITIONAL USE PERMIT (CUP) 4032 CASE NO. PL21-0125

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Minor Modification to Conditional Use Permit (CUP) 4035 to change the use of an existing office and repair building to a residential care facility for seven or more persons (Case No. PL21-0125).
2. **Applicant:** Chad Engbrect, 7050 Parkway Drive, La Mesa, Ca 91942
3. **Property Owner:** Sal Scarpato, Scarpato Family Living Trust, 160 Calhoun Lane, Georgetown, Texas 78633-2212
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-6 et seq.) the Planning Director is the decision-maker for the CUP.
5. **Project Site Size, Location, and Parcel Number:** The 1.41-acre project site is located at 180 Canada Larga, southeast of the intersection of Canada Larga Road and North Ventura Avenue, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 063-0-060-180 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Commercial Planned Development
 - b. North Ventura Ave Area Plan Land Use Map Designation: Commercial
 - c. Zoning Designation: Commercial Planned Development (CPD)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)	172-acre open space land

Location in Relation to the Project Site	Zoning	Land Uses/Development
East	RPD-7du/ac (Residential Planned Development, 7 dwelling units per acre minimum)	Single family dwelling and orchard
South	R1-6,000 sq. ft. (Single-Family Residential, 6,000 sq. ft. minimum lot size)	Tract No. 1024, single family dwellings
West	M3-10,000 sq. ft. (General Industrial, 10,000 sq. ft. minimum lot size)	North Ventura Avenue, single family dwelling

8. History: On June 30, 1978, the Planning Director approved Planned Development (PD) Permit No. 864 which authorized the construction for a one-story commercial office and repair facility (5,136 square feet (sq. ft.)). On August 20, 1981, the Planning Commission approved CUP Case No. 4035, which authorized a second story addition (2,473 sq. ft.) to the existing one-story office building (7,609 sq. ft. total) for a period of 50 years ending on August 20, 2031. On May 30, 2006, the Planning Director approved a permit adjustment to CUP 4035 (Case No. LU06-0043) to build a 552 sq. ft. storage building and a 500-gallon liquid propane gas storage tank.

On December 24, 2021, the applicant requested the subject CUP, and the application was deemed complete on May 19, 2022.

9. Project Description: Minor Modification to Conditional Use Permit (CUP) 4035 to change the use of an existing building from “office” to “residential care facility for seven or more persons.” The existing 9,162 sq. ft. two-story building will accommodate staff offices, meeting rooms breakrooms, a kitchen, dining room, laundry room, nurse station, workstations, four restrooms, 15 bedrooms with 29 beds. Site improvements include, exterior painting, window replacement, parking lot re-stripping, outdoor patio area, new trash enclosure, and abandoning the existing septic and installing a new septic system in a new location. The existing 552 sq. ft. storage building will remain. No building footprint expansion is being proposed (Site Plan, Exhibit 3).

In partnership with Ventura County Behavioral Health, the proposed project aims to develop a sub-acute, voluntary program aimed at helping people struggling with substance abuse and behavioral issues that do not rise to a level requiring inpatient hospitalization. Typical client stays range from 24 hours to 30 days, with an average of 14 day stays.

All Jackson House staff is either a licensed or certified therapist, a peer support specialist, or a mental health technician. Trained staff are onsite 24 hours per day. There are three shifts per day. Day and evening shifts have 6-10 staff members and overnight shifts have 2-3 staff on site.

Although the facility will provide services on a voluntary basis, the clients must comply with the facility's schedule, daily chores, and rules if they want to remain in the program. Clients are not free to come and go from the facility, rather they are monitored by staff 24 hours per day and leave the facility only with an approved therapeutic pass. Clients are transported to the facility in a Jackson House van or can be dropped off by others.

The applicant is proposing 17 parking spaces, two of which will be dedicated for American Disabilities Act (ADA) compliance.

Water to the project site is currently provided by the City of Ventura. At this time, the City of Ventura has stated that a Water Will Serve will not be provided prior to the recording of an "Extraterritorial Water Service Agreement".¹ The applicant is in process of obtaining the Extraterritorial Water Service Agreement which can take up to 5 months, however a Water Will serve letter will be required (Condition No. 43, Exhibit 6) prior to issuance of a Zoning Clearance for construction.

Wastewater will be served by a new septic system located on the western portion of the property and will consist of a treatment tank and seepage pits.

Access to the project site will continue to be provided by a paved driveway via Canada Larga Road.

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 involves interior remodeling and minor exterior updates to an existing building. No expansion of the building footprint is proposed. Therefore, the project is determined not to have significant effect on the environment pursuant to CEQA Guidelines Section 15301 (Existing Facilities). Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

Therefore, this project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

¹ California Government Code § 56133(b) permits a city to provide new or extended services by agreement outside its jurisdictional boundaries but within its sphere of influence.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan (page 1-1) states:

All area plans, specific plans, subdivisions, 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.

Staff evaluation for consistency for the proposed project with the applicable policies of the Ventura County General Plan and North Ventura Avenue Area Plan is provided in Exhibit 4. This analysis concludes the project is consistent with all applicable general plan and area plan policies.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County NCZO Section 8105-5 the proposed use is allowed in the CPD zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with this requirement.

The proposed project includes the use of buildings that are subject to the development standards of the Ventura County NCZO Section 8106-1.2. Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	Not applicable	NCZO § 8103-0
Maximum Percentage of Building Coverage	60%	Yes; 14.2%
Front Setback	5 feet (from street)	Yes; 20 feet 8 inches (no change proposed)
Side Setback	5 feet (from street)	Yes; 21 feet 4 inches (no change proposed)
Rear Setback	Not applicable	Yes (no change proposed)
Maximum Building Height	35 feet	Yes; 25 feet max (no change proposed)
Minimum Parking	.5 spaces per bed or 15 parking spaces	Yes; 17 parking spaces

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].**

As discussed in Exhibit 4, Item 1, the proposed project was determined to be compatible with the character of the surrounding residential neighborhood. The adjacent lots to the south were created by Tract No. 1024, are zoned Residential (R-1), and developed with single-family dwellings. The lot to the east (APN 063-0-060-245) is zoned Residential Planned Development (RPD) and is developed with two residential units, a detached garage, an office, barn, shed, and orchards. A red stream channel separates the project site from APN 063-0-060-245. The lots to the north are separated by Canada Larga Road, are zoned Rural Exclusive (RE) and Agricultural Exclusive (AE), both of which are vacant. Ventura Avenue is to the west. The building on the project site has been in existence since 1978 and expanded to a two-story building in 1981. No violations have been cited on the project site for the last 17 years. The proposed project would change the use of an existing two-story structure from "office" to a "residential care facility for seven or more persons", which is an allowed use in the CPD zone. The proposed use will not generate additional traffic or introduce new physical development that is incompatible with the neighborhood character.

Based on the discussion above, and on information and analysis presented in Sections C and D of this staff report and permit Conditions of Approval, the finding that the proposed development is compatible with the character of surrounding, legally established development 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].**

As discussed in Exhibit 4 (See Items 1, 7, 10, and 11) the proposed Project will not be obnoxious or harmful or impair the utility of neighboring property or uses based

upon staff's analysis (i.e., impacts to neighboring ag, emergency access, drainage, and noise).

The Residential Care Facility is adjacent to APN 035-0-210-265 which is planted with orchard trees. The County Agricultural/Urban Buffer Policy and Right-To-Farm Ordinance provide measures to minimize conflicts between agricultural and urban land uses.

The County's Agricultural/Urban Buffer Policy guidelines apply to projects requiring discretionary approval by the County where the proposed non-farming activity is abutting or on land zoned "Agriculture Exclusive," "Open Space," or "Rural Agriculture," and the farming activity is located outside a Sphere of Influence. The project site is zoned CPD; the farming activity is located on land zoned RPD and is within the City of San Buenaventura's Sphere of Influence.

The Right-to-Farm Ordinance is intended to support and provide a safeguard for existing agricultural and farming operations that could be threatened by encroaching residential development. This is achieved through mandatory disclosure notifications provided to property owners who will be developing residential uses adjacent or near existing agricultural operations. The Right-to-Farm Ordinance also protects farms from nuisance complaints associated with customary farming practices. To ensure potential nuisance complaints associated with customary farming practices such as noise and odors are addressed, and consistent with the County's Right To Farm Ordinance, the project has been conditioned to require the Permittee to align with the County of Ventura Agricultural Commissioner's Office *Agricultural/Urban Buffer Policy* by providing vegetative screening, developing a Notification and Response Plan for spraying, and Posting the Right-to-Farm Ordinance throughout the facility. (Conditions Nos. 26 through 28, Exhibit 6).

The proposed project will have 17 designated parking spaces which exceeds the minimum parking requirement. Most clients will be transported to the facility rather than bringing their own vehicles. Clients are not free to come and go from the facility and will be monitored by staff 24 hours a day and leave only with an approved therapeutic pass. To ensure that the proposed project will not adversely affect surrounding uses, the Planning Division will maintain the contact information provided by the applicant for timely resolution of complaints associated with the proposed use (Condition No. 16, Exhibit 6).

Based on the discussion above, and on information and analysis presented in Sections C and D of this staff report and permit Conditions of Approval, the finding that the proposed development would not be obnoxious, harmful, or impair the utility of neighboring property or uses and 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].

As indicated in Section B of this staff report, the project is determined not to have significant effect on the environment pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

Additionally, as discussed in Exhibit 4, Item 2, the proposed Project will not result in any determinate impacts to the protection and wellbeing of the general public. Adequate water availability will be confirmed prior to issuance of Zoning Clearance for construction pursuant to Condition No. 43, Exhibit 6. The proposed septic system will be located on the northwest corner of the property, 150 feet from the red line stream, exceeding the 100-foot setback requirement. The existing septic system that is within 100 feet of the red line stream will be abandoned pursuant to Environmental Health Division requirements (Condition No. 29, Exhibit 6). The nearest fire station, Ventura County Fire Station No. 1, addressed as 717 North Ventura Avenue, Ventura, is approximately 4 miles from the project site – a distance identified in the County Initial Study Assessment Guidelines as resulting in no significant impact related to the provision of fire protection services.

Based on the discussion above, and on information and analysis presented in Sections C and D of this staff report and permit Conditions of Approval, the finding that the proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare 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 proposed project is a 29-bed residential care facility, which is an allowed use in the CPD zone with an approved Conditional Use Permit. As discussed in Exhibit 4, Item 1, the proposed project was determined to be compatible with the character of the surrounding residential neighborhood. The adjacent lots to the south were created by Tract No. 1024, are zoned Residential (R-1), and developed with single-family dwellings. The lot to the east (APN 063-0-060-245) is zoned Residential Planned Development (RPD) and is developed with two residential units, a detached garage, an office, barn, shed, and orchards. A red stream channel separates the project site from APN 063-0-060-245. The lots to the north are separated by Canada Larga Road, are zoned Rural Exclusive (RE) and Agricultural Exclusive (AE), both of which are vacant. Ventura Avenue is to the west. The building on the project site has been in existence since 1978 and expanded to a two-story building in 1981. No violations have been cited on the project site for the last 17 years. The proposed project would change the use of an existing two-story structure from “office” to a “residential care facility for seven or more persons”, which is an allowed use in the CPD zone. The proposed use will

not generate additional traffic or introduce new physical development that is incompatible with the neighborhood character.

Based on the discussion above, and on information and analysis presented in Sections C and D of this staff report and permit Conditions of Approval, the finding that 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 can be made.

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

The proposed project site has been determined to have been legally created through the issuance of a Certificate of Compliance (CC 97-08-461) by the County of Ventura.

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 of this staff report (above), the proposed project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities). Proposed changes to the project site are limited to interior remodel, exterior painting, changing windows, abandonment of existing septic, new septic system in a new location on the northwestern portion of the property away from the redline stream, re-paving and re-striping the parking lot, new hardscape to create patio area, new landscaping to complement existing landscaping, new outdoor lighting, and relocating the trash enclosure. No building footprint expansion is proposed. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, the proposed project can be approved in accordance with CEQA.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO Section 8111-3.1. On July 25, 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 15, 2022, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no comments have been received.

The project site is located within the City of Ventura's Sphere of Influence. Therefore, on January 11, 2022, the Planning Division notified the City of Ventura of the proposed

project and requested the City of Ventura to submit any comments that the City might have on the proposed project. On January 25, 2022, City of Ventura staff provided comments requesting that fire safety measures be applied, to consider expanding the outside patio area by consolidating the parking locations, and to consider providing a memorial plaque indicating the historical significance of the Canada Larga Aqueduct. (Comment Letter from the City of Ventura, Exhibit 5).

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 (Existing Facilities) of the CEQA Guidelines.
3. **MAKE** the required findings to grant a Minor Modification of a CUP 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 (Case No. PL21-0125), subject to the conditions of approval (Exhibit 6).
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 Jennifer Butler at (805) 654-2495 or Jennifer.butler@ventura.org.

Prepared by:

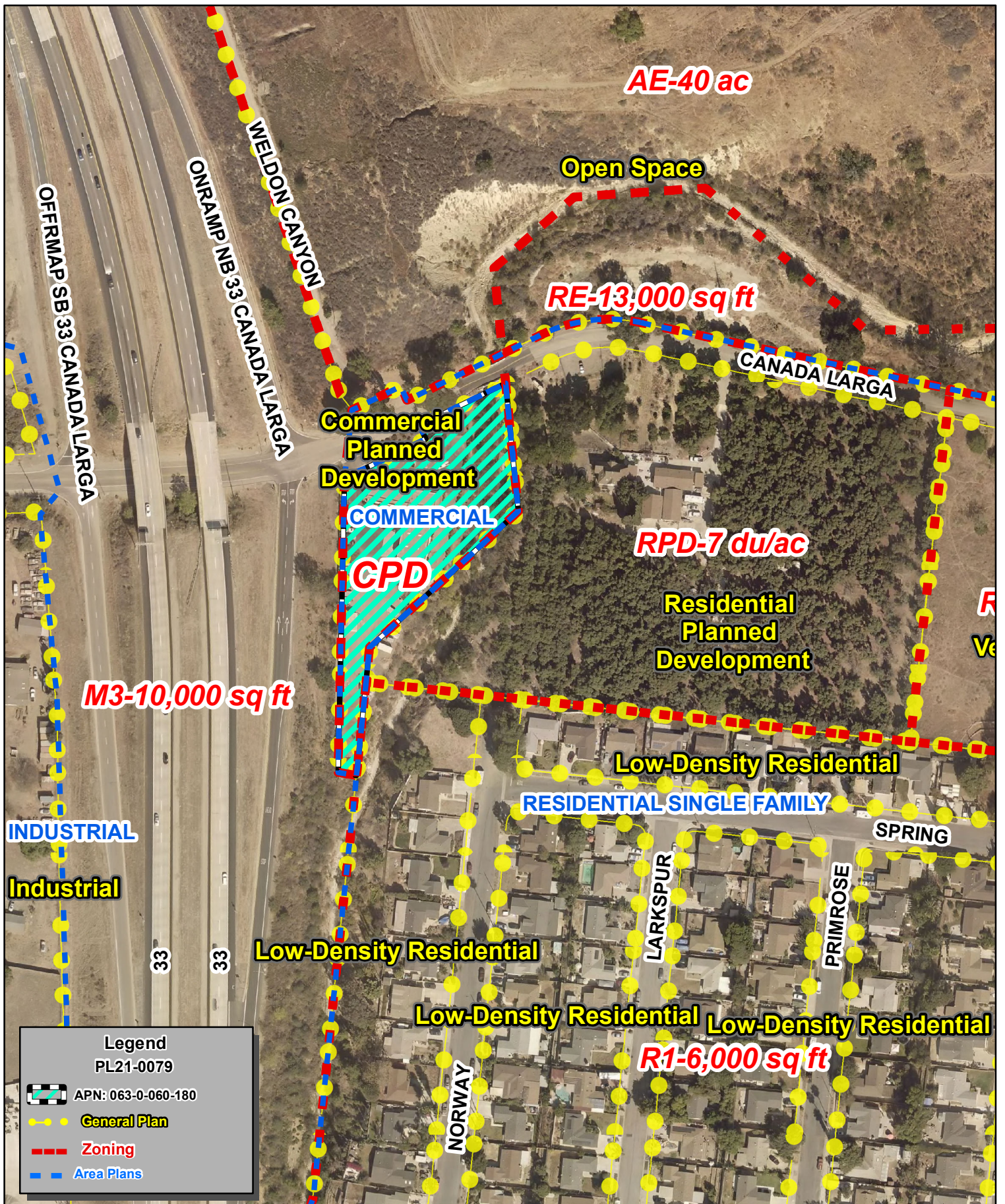

Jennifer Butler, Case Planner
Residential Permits
Ventura County Planning Division

Reviewed by:


Jennifer Trunk, Manager
Residential Permits
Ventura County Planning Division

EXHIBITS

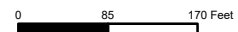
- Exhibit 2 Maps
- Exhibit 3 Site Plan
- Exhibit 4 General Plan Consistency Analysis
- Exhibit 5 Comment Letter from the City of Ventura
- Exhibit 6 Conditions of Approval



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 1-10-2022
 This aerial imagery is under the
 copyrights of Pictometry
 Source: Pictometry, 2019



County of Ventura
 Planning Director Hearing
 PL21-0125
 Exhibit 2 - Maps



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



ABBREVIATIONS table with columns for symbol, description, and material/finish type. Includes items like FLASH, FLOOR, EXISTING, AT, DIAMETER, etc.

GENERAL PROJECT NOTES table with columns for GENERAL NOTES and JOB SITE NOTES. Contains 10 numbered notes regarding construction standards, safety, and design intent.

JACKSON HOUSE RECOVERY CENTER
180 CANADA LARGA RD, VENTURA, CA 93001
(For Tenant Improvement Permit Only)
WARE MALCOMB ARCHITECTURE CIVIL ENGINEERING PLANNING INTERIORS

SYMBOLS table with columns for symbol, description, and material/finish type. Includes symbols for ALIGN, OFFICE, ROOM NAME, ROOM NUMBER, etc.

OWNER ARCHITECT table with contact information for JACKSON HOUSE (ALVARADO PARKWAY INSTITUTE) and WARE MALCOMB (3911 SORRENTO VALLEY BLVD, SUITE 120).

PROJECT DATA table with fields for APPLICABLE CODES, TENANT OCCUPANCY, OCCUPANCY CLASSIFICATION, TYPE OF CONSTRUCTION, and PROJECT SCOPE.

SHEET INDEX table with columns for sheet number, title, and count. Includes ARCHITECTURAL, LANDSCAPE, and ELECTRICAL sheets.

VICINITY MAP showing the project site location at 180 Canada Larga Rd, Ventura, CA 93001, near the City of Ventura Water Purification Plant.

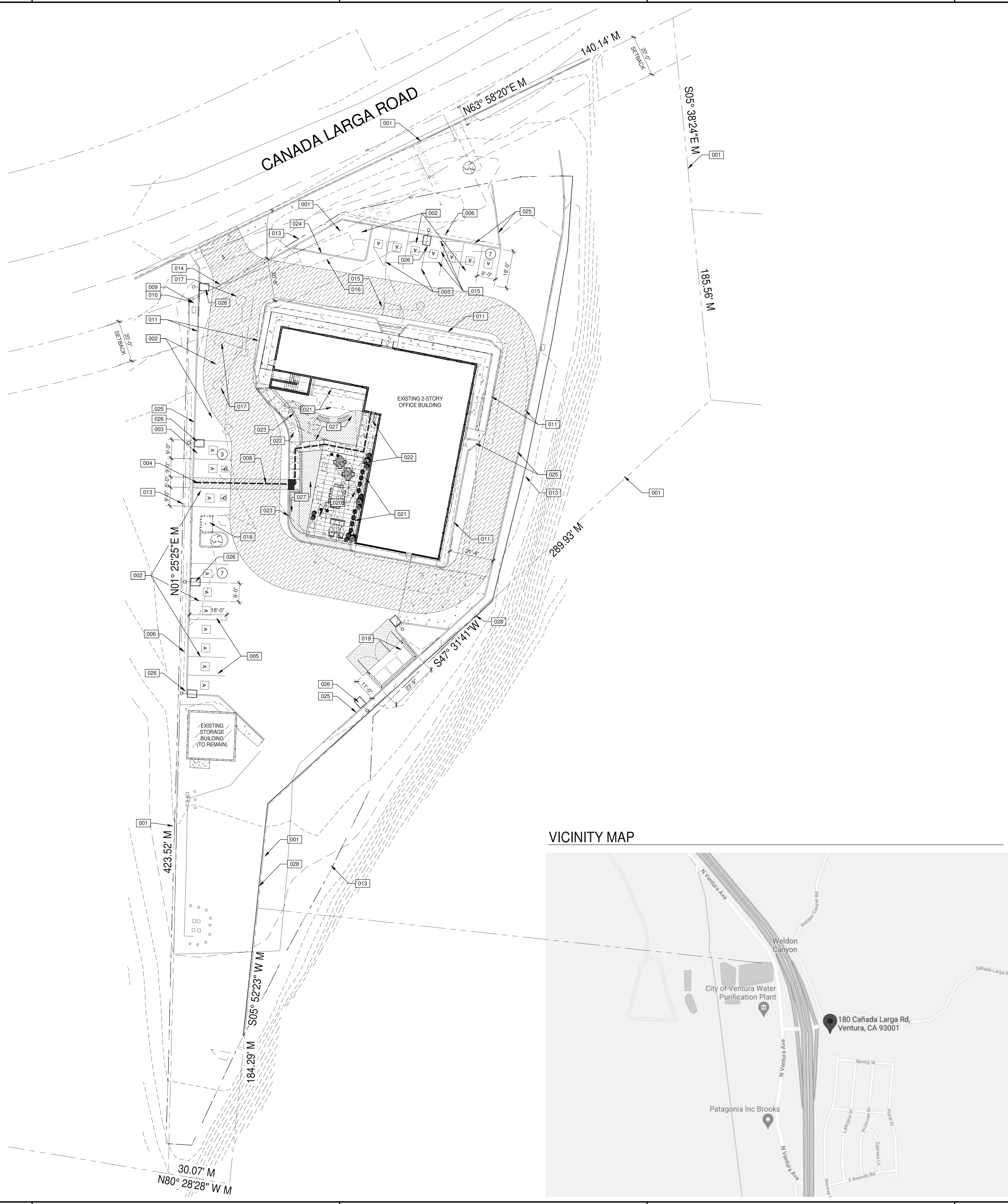
County of Ventura Planning Director Hearing PL21-0125 Exhibit 3 - Site Plan. Includes a title sheet table with DATE, DATE SUBMITTED, and REMARKS.

WARE MALCOMB ARCHITECTURE CIVIL ENGINEERING PLANNING INTERIORS. 3911 Sorrento Valley Blvd., Suite #120, San Diego, CA 92121. P: 619.569.6333 F: 619.569.6338

JACKSON HOUSE RECOVERY CENTER logo and address: 180 CANADA LARGA RD, VENTURA, CA 93001.

JACKSON HOUSE RECOVERY CENTER 180 CANADA LARGA RD, VENTURA, CA 93001. Includes a vertical title sheet table with DATE, DATE SUBMITTED, and REMARKS.

APPROVED BY: H. MOORE. DRAWN BY: R.F.A.C. JOB NO.: SDG20-3007-00. SHEET 10.1. DATE: 10/19/2021. DATE SUBMITTED: 04/07/2022. 2022.04.05 CUP RESUBMITTAL.



SITE PLAN NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
- 001 PROPERTY LINE, SEE CIVIL DRAWINGS (---, ---, ---).
- 002 EXISTING PARKING STRIPING TO BE REMOVED.
- 003 ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 004 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 005 PAINTED PARKING STRIPING PER CITY STANDARDS.
- 006 2'-0" PARKING OVERHANG.
- 008 ACCESSIBLE PATH OF TRAVEL, 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE. SEE CIVIL DRAWINGS (- - -).
- 009 FIRE LANE ENTRY SIGNAGE, SEE DETAIL 7.A8.1.
- 010 FIRE LANE SIGNAGE, SEE DETAIL 8.A8.1.
- 011 FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED, SEE 25.A8.1.
- 013 EXISTING CHAINLINK FENCE TO REMAIN.
- 014 EXISTING CHAINLINK ROLLING GATE.
- 015 EXISTING SEPTIC TANK LEACH FIELD TO BE REMOVED OR ABANDONED.
- 016 NEW SEPTIC TANK.
- 017 NEW SEWERAGE PIT SEPTIC SYSTEM.
- 018 EXISTING TRASH ENCLOSURE TO BE REMOVED.
- 019 NEW TRASH ENCLOSURE.
- 020 NEW CONCRETE PAVED PATIO AREA.
- 021 EXISTING CONCRETE PAVEMENT TO BE REMOVED.
- 022 NEW CONCRETE PAVEMENT.
- 023 NEW 5'-0" HIGH WOOD PRIVACY FENCE.
- 024 NEW 6" CONCRETE CURB.
- 025 EXISTING CONCRETE CURB TO REMAIN.
- 026 NEW LIGHT POLE / FIXTURE, REFER TO ELECTRICAL PLANS.
- 027 NEW ARTIFICIAL TURF - REFER TO LANDSCAPE PLANS.
- 028 NEW FENCE TO MATCH EXISTING - CONNECT TO EXISTING AS REQUIRED.

SITE LEGEND

- ACCESSIBLE PATH OF TRAVEL, 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- - - PROPERTY LINE.
- ☐ POLE MOUNTED LIGHT FIXTURE.
- ☐ WALLPACK LIGHT FIXTURE.
- T TRANSFORMER WITH CONCRETE PAD (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- ☐ LANDSCAPE AND IRRIGATION AREA.
- ▨ FIRE LANE (HATCHED)
- ① PARKING STALL COUNT TOTAL
- FIRE HYDRANT
- P.V. WITH TAMPER

PROJECT DATA

GENERAL PLAN: EXISTING COMMUNITY - URBAN RESERVE
 AREA PLAN: COMMERCIAL
 ZONING: C-P-D (COMMERCIAL PLANNED DEVELOPMENT)
 GROSS LOT AREA: 64,616 SF (1.48 ACRES)
 NET LOT AREA: 64,616 SF (1.48 ACRES)
 GROSS FLOOR AREA: 9,162 SF

FIRST FLOOR = 5,136SF (EXTERIOR PERIMETER WALLS)
 SECOND FLOOR = 2,473SF (EXTERIOR WALLS, EXCLUDING STAIRS)
 COVERED PATIO = 1,001SF
 EXISTING STORAGE BUILDING = 552SF (EXTERIOR PERIMETER WALLS)
 ANY OTHER COVERED ACCESSORY STRUCTURES - N/A

LOT COVERAGE INFO: (MAIN BUILDING FOOTPRINT SQ. FT. / COVERED PATIO AND FIRST FLOOR) + STORAGE STRUCTURE SQ. FT. / (64,616 SQ. FT. LOT AREA) = XXX PERCENT. MAXIMUM LOT COVERAGE ALLOWED ON CPD ZONE IS 60%.

LOT COVERAGE TOTAL: 9,162SF / 64,616SF = 14.2%

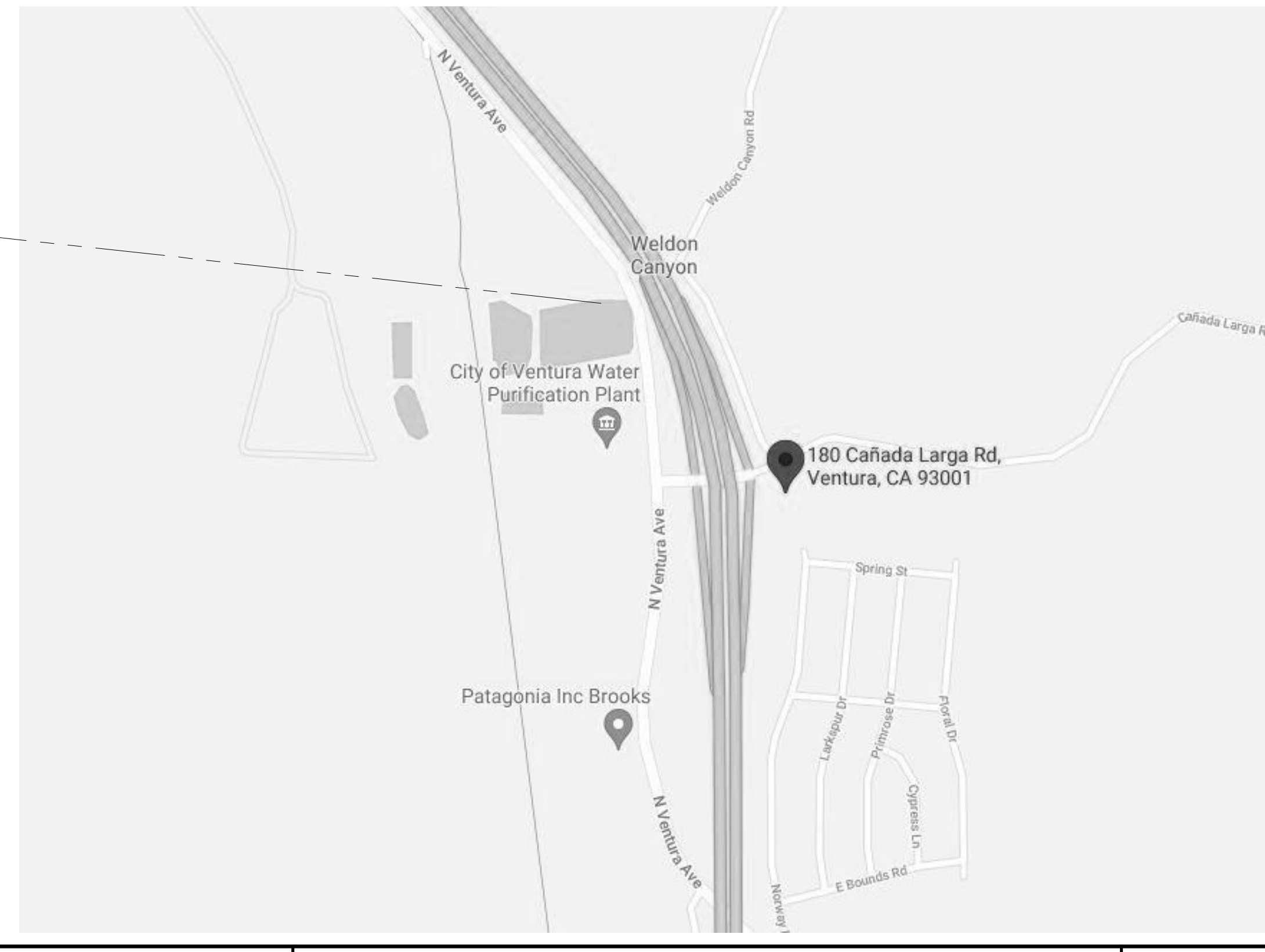
PARKING SUMMARY

USE	S.F.	RATIO PER TABLE	# PARKING REQUIRED
RESIDENTIAL CARE FACILITY (7 OR MORE PERSONS)	+/- 9,162 S.F.	0.5 SPACES PER BED	15

TOTAL PARKING REQUIRED: 15
 ACCESSIBLE STALLS: 1
 STANDARD STALLS: 14

TOTAL PARKING PROVIDED: 17
 ACCESSIBLE STALLS: 2
 STANDARD STALLS: 15

VICINITY MAP



WARE MALCOMB
 ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING
 BRANDS
 INTERIORS
 3911 Sonoma Valley Blvd., Suite #100
 San Diego, CA 92121
 P: 619.538.7277

JacksonHouse
 VENTURA

JACKSON HOUSE
RECOVERY CENTER
 180 CANADA LARGA RD,
 VENTURA, CA 93001

SITE PLAN (For Reference Only)

DATE	REVISIONS
04/07/2022	CUP RESUBMITTAL
1	

PAPM: H. MOORE
 DRAWN BY: R.F./A.C.
 JOB NO.: SDG20-3007-00

SHEET
10.5

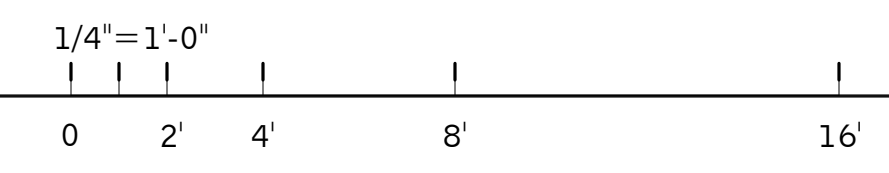
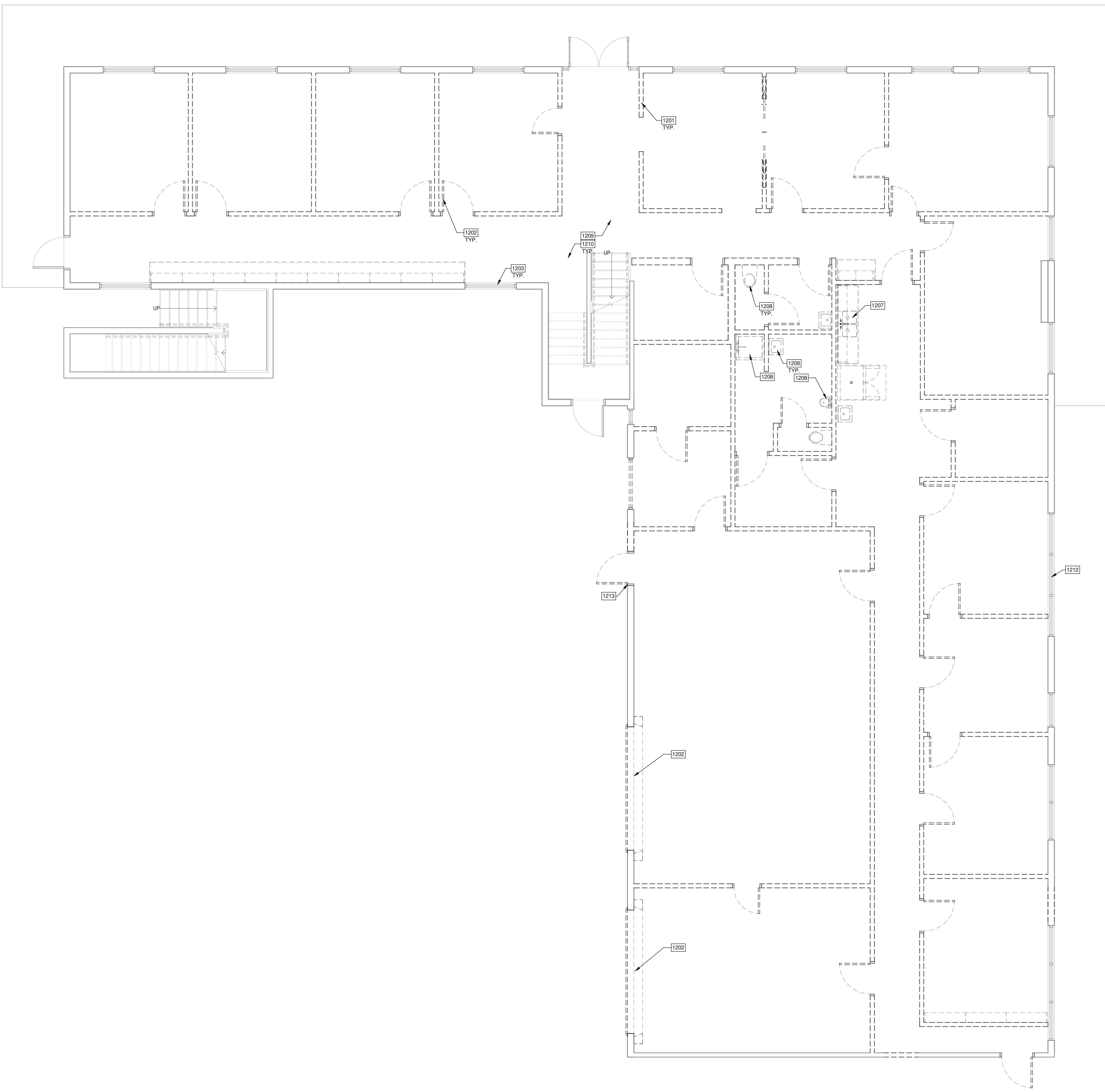
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NOTES:

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
- 1201 REMOVE PARTITIONS AND RELATED ELECTRICAL OUTLETS AS INDICATED. TERMINATE ELECTRICAL LINES BACK TO POINT OF ORIGIN.
- 1202 REMOVE DOOR ASSEMBLY. SAVE FOR POSSIBLE RELOCATION.
- 1203 REMOVE EXTERIOR WINDOW BLINDS THROUGHOUT.
- 1207 REMOVE EXISTING MILLWORK & SINK. CAP PLUMBING AS REQUIRED.
- 1208 REMOVE PLUMBING FIXTURES. CAP PLUMBING AS REQUIRED.
- 1209 REMOVE ALL WALL AND FLOOR FINISHES THROUGHOUT. PREP FOR NEW FINISHES PER FINISH PLAN.
- 1210 REMOVE ANY OUTLETS/DATA PORTS ON ALL EXTERIOR WALLS THAT ARE INSIDE A NEW BEDROOM.
- 1212 REMOVE FURRING ON EXISTING WINDOW.
- 1213 EXTERIOR WALL TO BE INFILLED WHERE DOOR REMOVED. MATCH AND RUN FLUSH WITH ADJACENT MATERIAL.

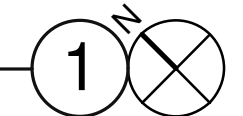
LEGEND

- EXISTING INTERIOR PARTITION TO REMAIN
- PROPOSED EXISTING CONSTRUCTION TO BE DEMOLISHED



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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 INTERIORS
 BUILDING MEASUREMENT

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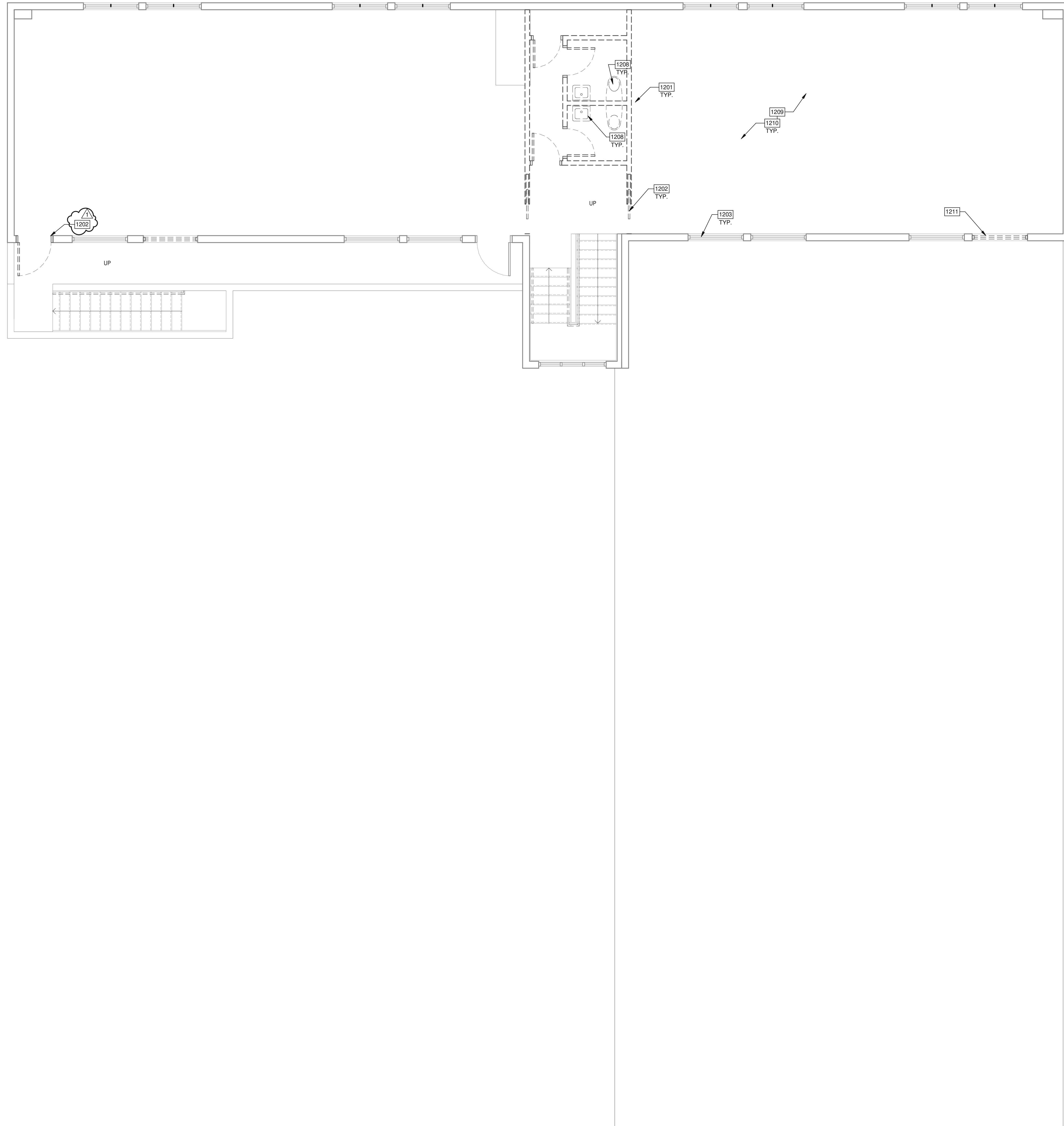


**JACKSON HOUSE
 RECOVERY CENTER**
 180 CANADA LARGA RD,
 VENTURA, CA 93001

EXISTING FIRST FLOOR PLAN	
DATE	REMARKS

P.A.P.M.: H. MOORE
 DRAWN BY: R.F.A.C.
 JOB NO.: SDG20-3007-00

SHEET
11.1

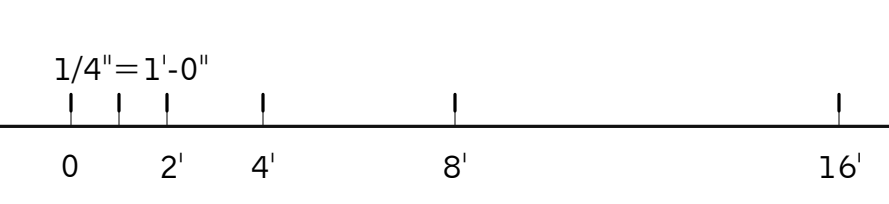


NOTES:

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
- 1201 REMOVE PARTITIONS AND RELATED ELECTRICAL OUTLETS AS INDICATED. TERMINATE ELECTRICAL LINES BACK TO POINT OF ORIGIN.
- 1202 REMOVE DOOR ASSEMBLY. SAVE FOR POSSIBLE RELOCATION.
- 1203 REMOVE EXTERIOR WINDOW BLINDS THROUGHOUT.
- 1208 REMOVE PLUMBING FIXTURES. CAP PLUMBING AS REQUIRED.
- 1209 REMOVE ALL WALL AND FLOOR FINISHES THROUGHOUT. PREP FOR NEW FINISHES PER FINISH PLAN.
- 1210 REMOVE ANY OUTLETS/DATA PORTS ON ALL EXTERIOR WALLS THAT ARE INSIDE A NEW BEDROOM.
- 1211 REMOVE EXISTING GLAZING.

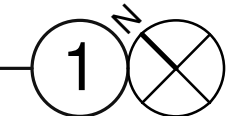
LEGEND

- EXISTING INTERIOR PARTITION TO REMAIN
- - - - PROPOSED EXISTING CONSTRUCTION TO BE DEMOLISHED



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN

DATE	CUP RESUBMITTAL	REMARKS
04/07/2022		
1		

P.A.P.M.:	H. MOORE
DRAWN BY:	R.F.A.C.
JOB NO.:	SDG20-3007-00

SHEET
11.2



**JACKSON HOUSE
RECOVERY CENTER**
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VENTURA, CA 93001

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San Diego, CA 92121
P: 619.638.7277



GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
- FLOOR PLAN**
1. FOR METAL STUD SIZES AND SPACING SEE LIMITING WALL HEIGHT TABLE L/240.
 2. ALL WALL STUDS TO BE 3-5/8" U.O.N.
 3. ALL RESTROOM WALL STUDS TO BE 6" AND FULLY INSULATED, U.O.N.
 4. SEE KEYNOTE INFORMATION FOR ANY REQUIRED INSULATION.
 5. CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND PROVIDE SAID DOCUMENTATION TO TENANT CONSTRUCTION COORDINATOR OR ARCHITECT UPON COMPLETION.
 6. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS (IF ANY) AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 7. CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
 8. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER 1" BEAD WITH EDGE ALIGNED, U.O.N.
 9. DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL DIMENSIONS.
 10. INTERIOR GYPSUM BOARD WALL SHALL CONFORM TO ICC REPORT ESR-1338

NOTES:

- 224 PROVIDE INSULATION AND FURRING THROUGHOUT GARAGE AREA AS NEEDED.
- 225 PROVIDE ALTERNATE PRICING FOR NEW DOORS AND THRESHOLDS.
- 226 PROVIDE ALTERNATE PRICING FOR NEW GLAZING.

WALL TYPES

- * ALL WALLS TO BE OF TYPE < A3 > U.O.N.
- EXISTING WALL
- FULL HEIGHT NON-RATED PARTITION TO STRUCTURE
- PARTITION TO 6" ABOVE CEILING
- 1HR RATED CONSTRUCTION

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CLIENT LOGO

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 RECOVERY CENTER**
 180 CANADA LARGA RD,
 VENTURA, CA 93001

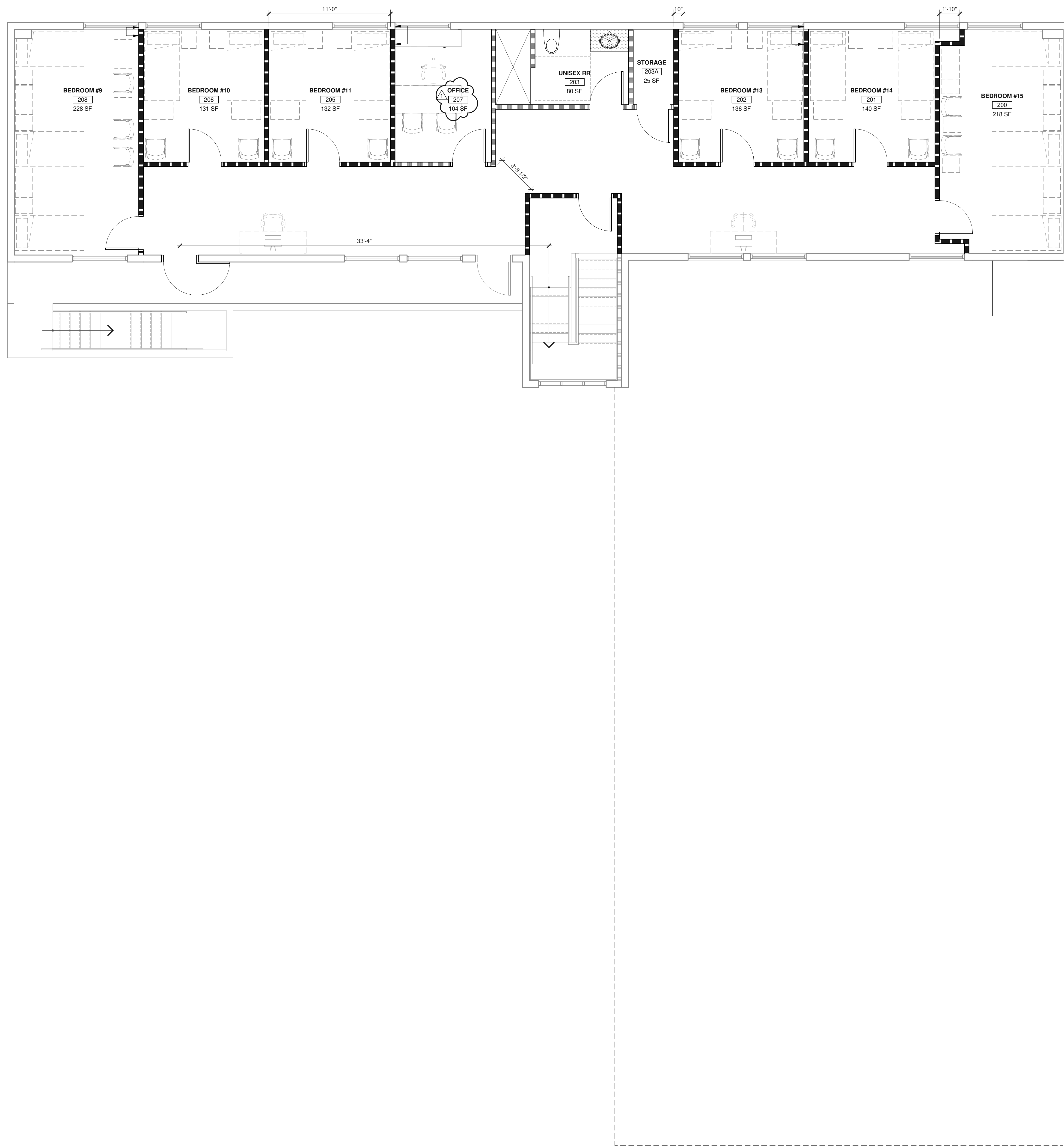
PROPOSED FIRST FLOOR PLAN	
DATE	REMARKS
10/15/2021	CUP SUBMITTAL
04/01/2022	CUP/PRESUBMITTAL
1	

PAPM: H. MOORE
DRAWN BY: R.F.A.C.
JOB NO.: SDG20-3007-00

SHEET
12.1

PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1

C:\Users\hmoore\OneDrive - Ware Malcomb\Documents\3007_A\12.1\12.1.dwg



GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
- FLOOR PLAN**
- FOR METAL STUD SIZES AND SPACING SEE LIMITING WALL HEIGHT TABLE L/240.
 - ALL WALL STUDS TO BE 3-5/8" U.O.N.
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 - SEE KEYNOTE INFORMATION FOR ANY REQUIRED INSULATION.
 - CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND PROVIDE SAID DOCUMENTATION TO TENANT CONSTRUCTION COORDINATOR OR ARCHITECT UPON COMPLETION.
 - CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS (IF ANY) AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
 - ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER 1" BEAD WITH EDGE ALIGNED, U.O.N.
 - DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL DIMENSIONS.
 - INTERIOR GYPSUM BOARD WALL SHALL CONFORM TO ICC REPORT ESR-1338

WALL TYPES

- ALL WALLS TO BE OF TYPE < A3 > U.O.N.
- EXISTING WALL
 - FULL HEIGHT NON-RATED PARTITION TO STRUCTURE
 - PARTITION TO 6" ABOVE CEILING
 - 1HR RATED CONSTRUCTION

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 INTERIORS
 3911 Somersville Valley Blvd., Suite #100
 San Diego, CA 92121
 P: 619.638.7277

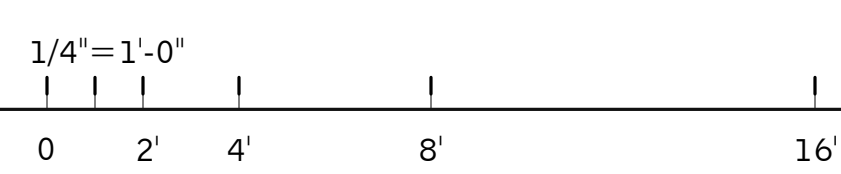


**JACKSON HOUSE
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 180 CANADA LARGA RD,
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PROPOSED SECOND FLOOR PLAN	
DATE	REMARKS
04/07/2022	CUP RESUBMITTAL
1	

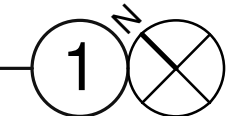
PAPM: H. MOORE
 DRAWN BY: R.F.A.C.
 JOB NO.: SDG20-3007-00

SHEET
12.2



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"





EXISTING STOREFRONT DOOR TO REMAIN.

EXISTING WINDOWS TO REMAIN.

EXISTING NORTH EAST EXTERIOR ELEVATION IMAGES

SCALE: 3/8" = 1'-0"

1

GENERAL NOTES

SEE SHEET 0.1 FOR GENERAL NOTES

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

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EXISTING WINDOW BLINDS TO BE REMOVED



EXISTING LIGHTING TO REMAIN.

EXISTING WINDOWS TO REMAIN.



EXISTING CANOPY TO REMAIN.

EXISTING WINDOWS TO REMAIN.

EXISTING SOUTH EAST EXTERIOR ELEVATION IMAGES

SCALE: 3/8" = 1'-0"

2



EXISTING WINDOWS TO REMAIN.

EXISTING DOOR TO REMAIN.



EXISTING STAIR TO REMAIN

EXISTING ROLL-UP DOORS TO BE REMOVED AND INFILLED TO MATCH EXISTING CONSTRUCTION.



EXISTING EXTERIOR DOOR TO REMAIN.

EXISTING SOUTH EAST EXTERIOR ELEVATION IMAGES

SCALE: 3/8" = 1'-0"

3



EXISTING STAIR TO REMAIN



EXISTING DOOR TO REMAIN.



EXISTING DOORS TO BE REMOVED AND INFILLED TO MATCH EXISTING CONSTRUCTION

EXISTING SOUTH EAST EXTERIOR ELEVATION IMAGES

SCALE: 3/8" = 1'-0"

3

EXISTING EXTERIOR ELEVATION IMAGES

REMARKS

DATE

P.A.P.M.: H. MOORE
DRAWN BY.: R.F./A.C.
JOB NO.: SDG20-3007-00

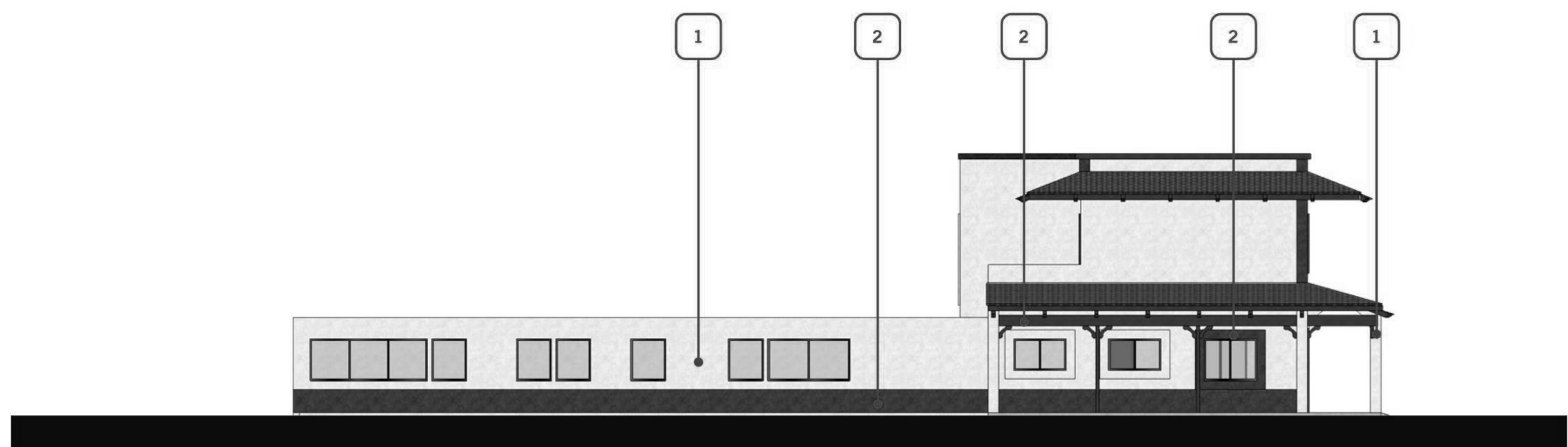
SHEET

14.1

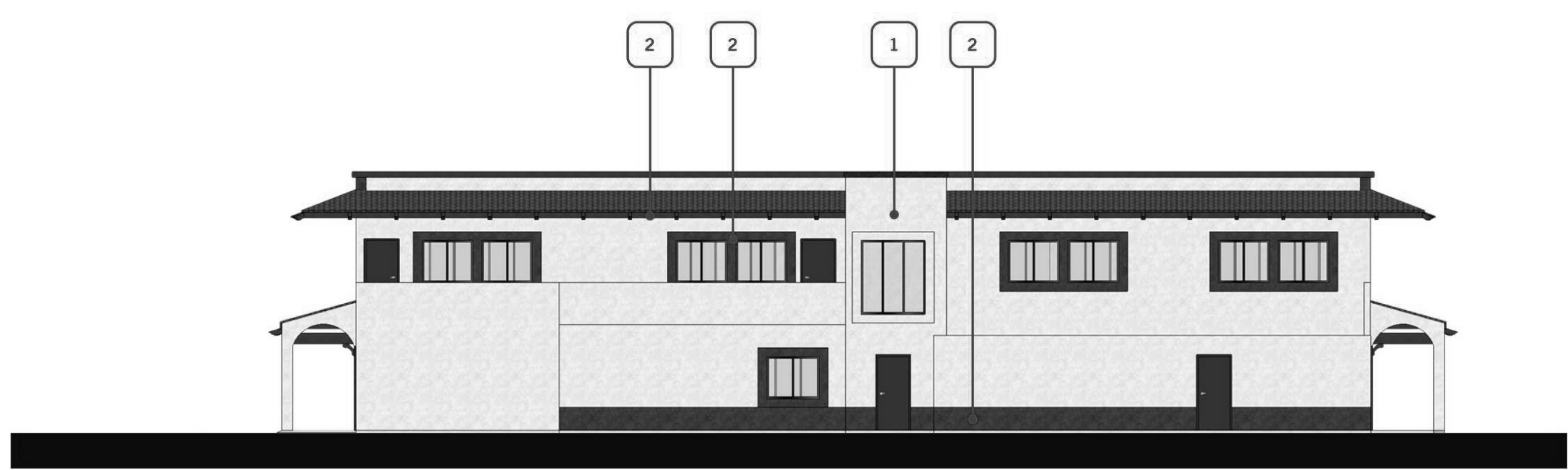
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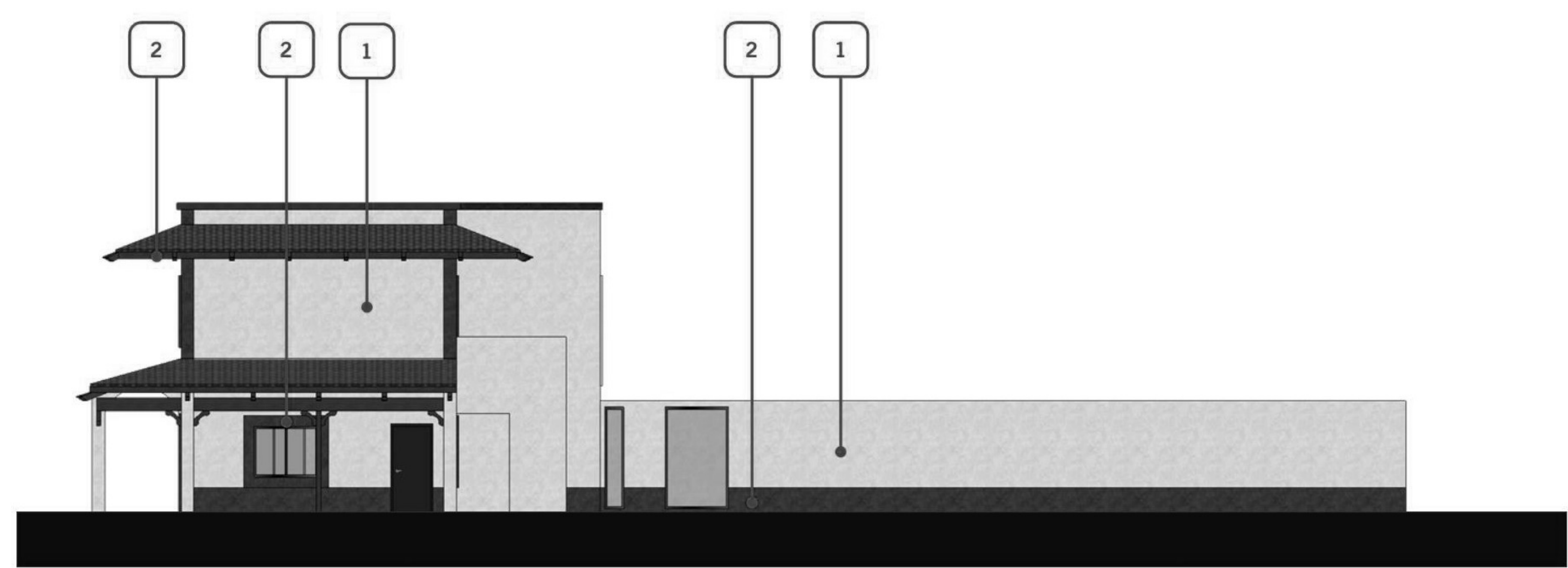
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

KEYNOTES

- 1 PAINT "ALABASTER"
SHERWIN WILLIAMS
SW 7008
- 2 PAINT "URBANE BRONZE"
SHERWIN WILLIAMS
SW7048

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 PLANNING
 BRANDING
 INTERIORS
 BUILDING MEASUREMENT

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 P 619.638.7277



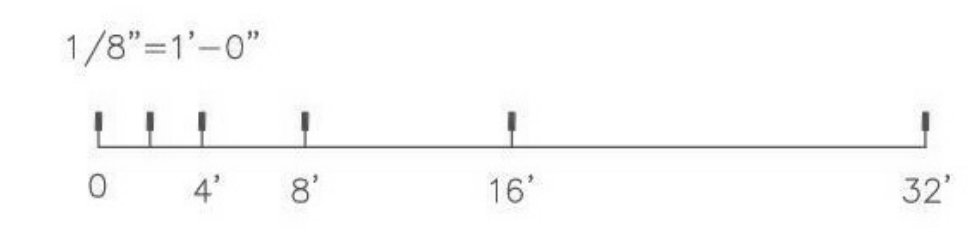
JACKSON HOUSE
RECOVERY CENTER
 180 CANADA LARGA RD,
 VENTURA, CA 93001

PROPOSED EXTERIOR ELEVATIONS

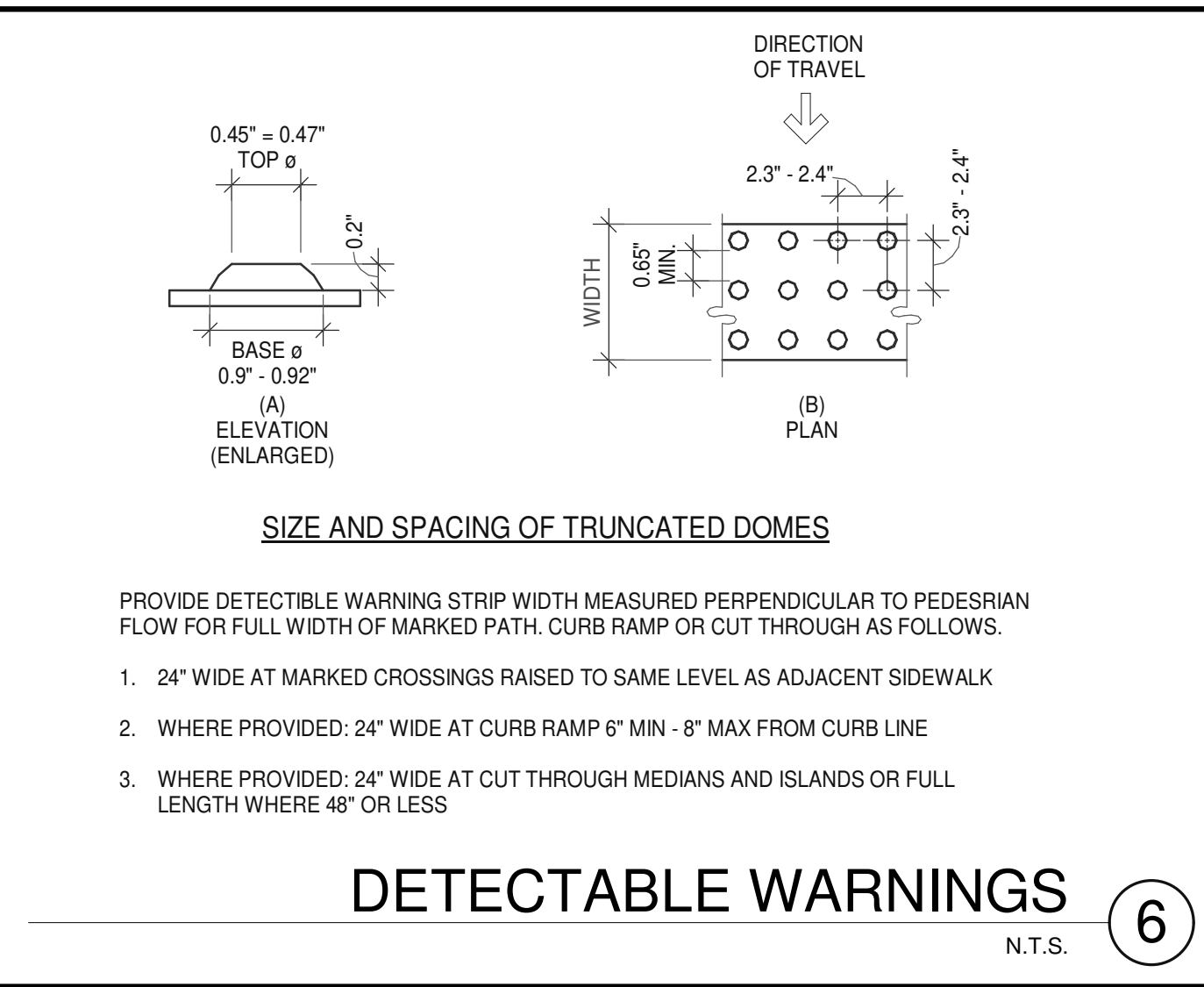
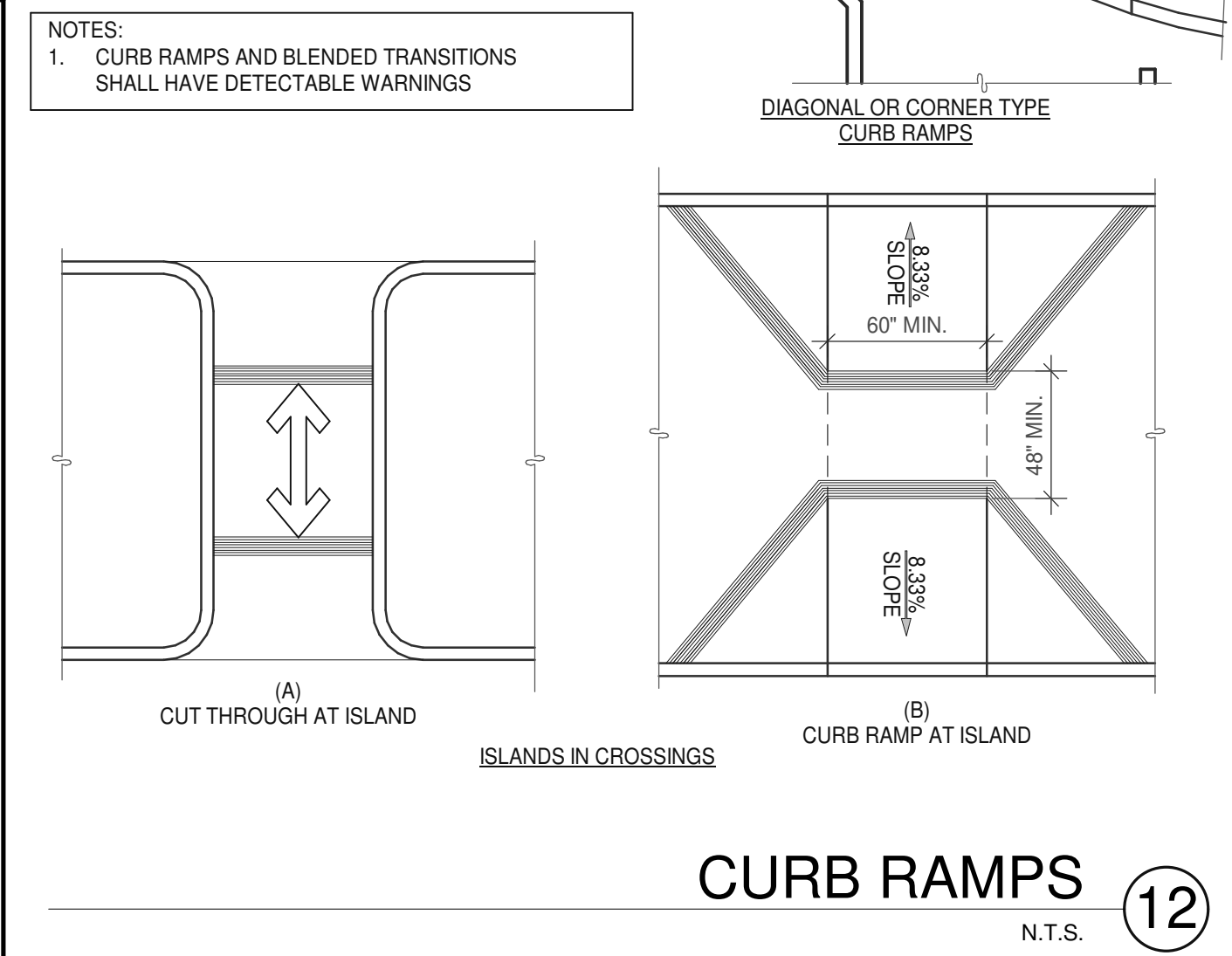
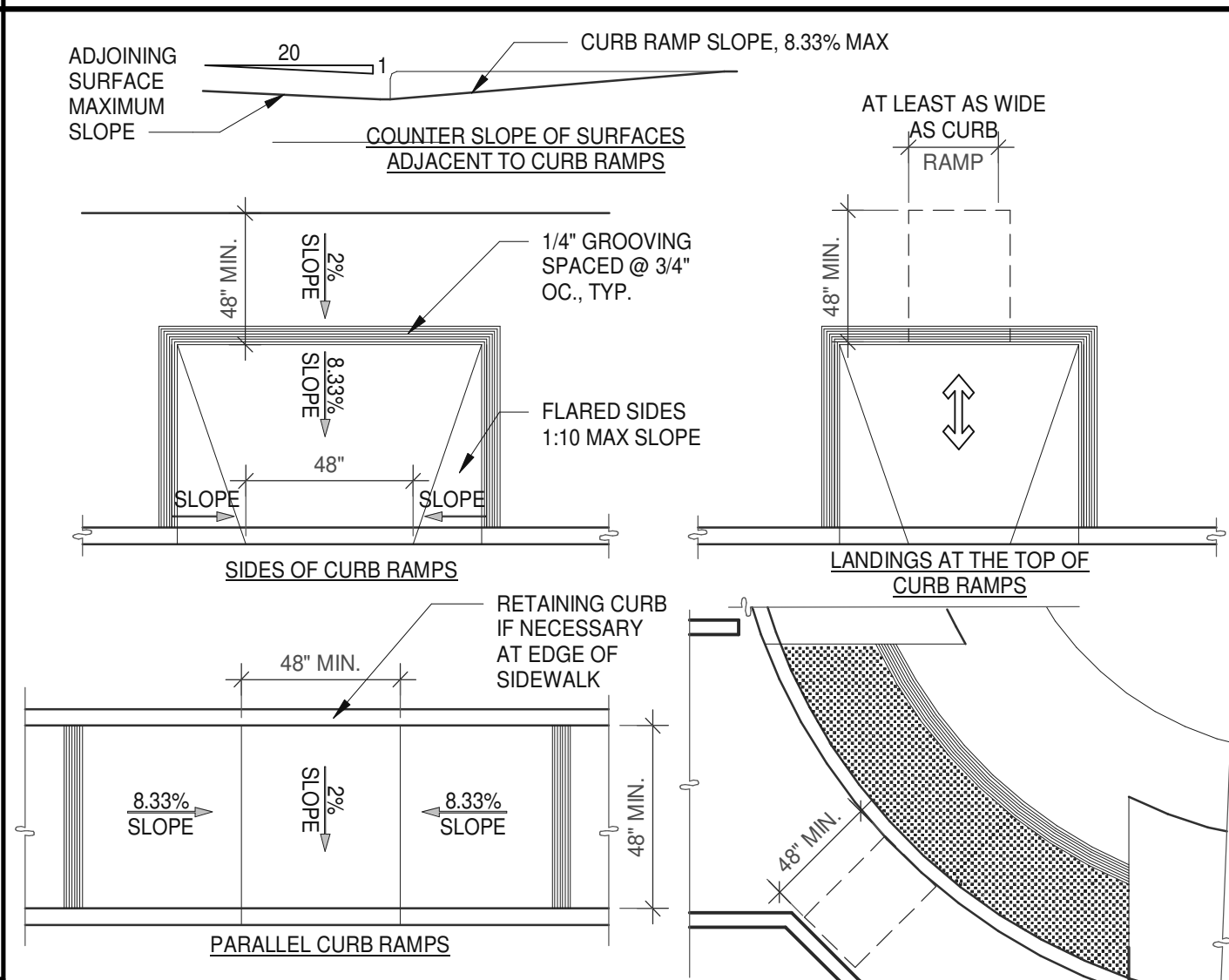
DATE	REMARKS

PAPM: H. MOORE
 DRAWN BY: R.F.A.C.
 JOB NO.: SDG20-3007-00

SHEET
14.2

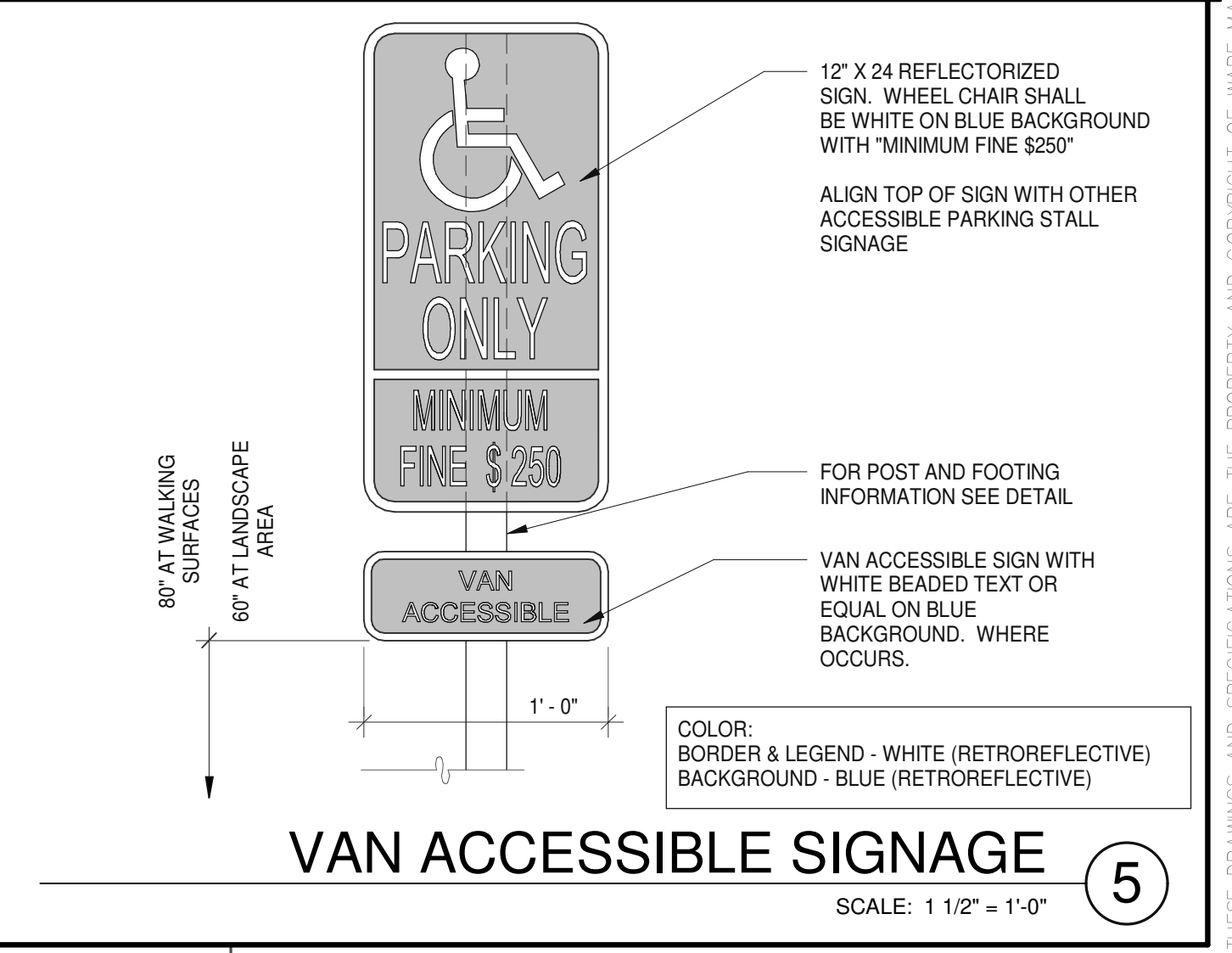
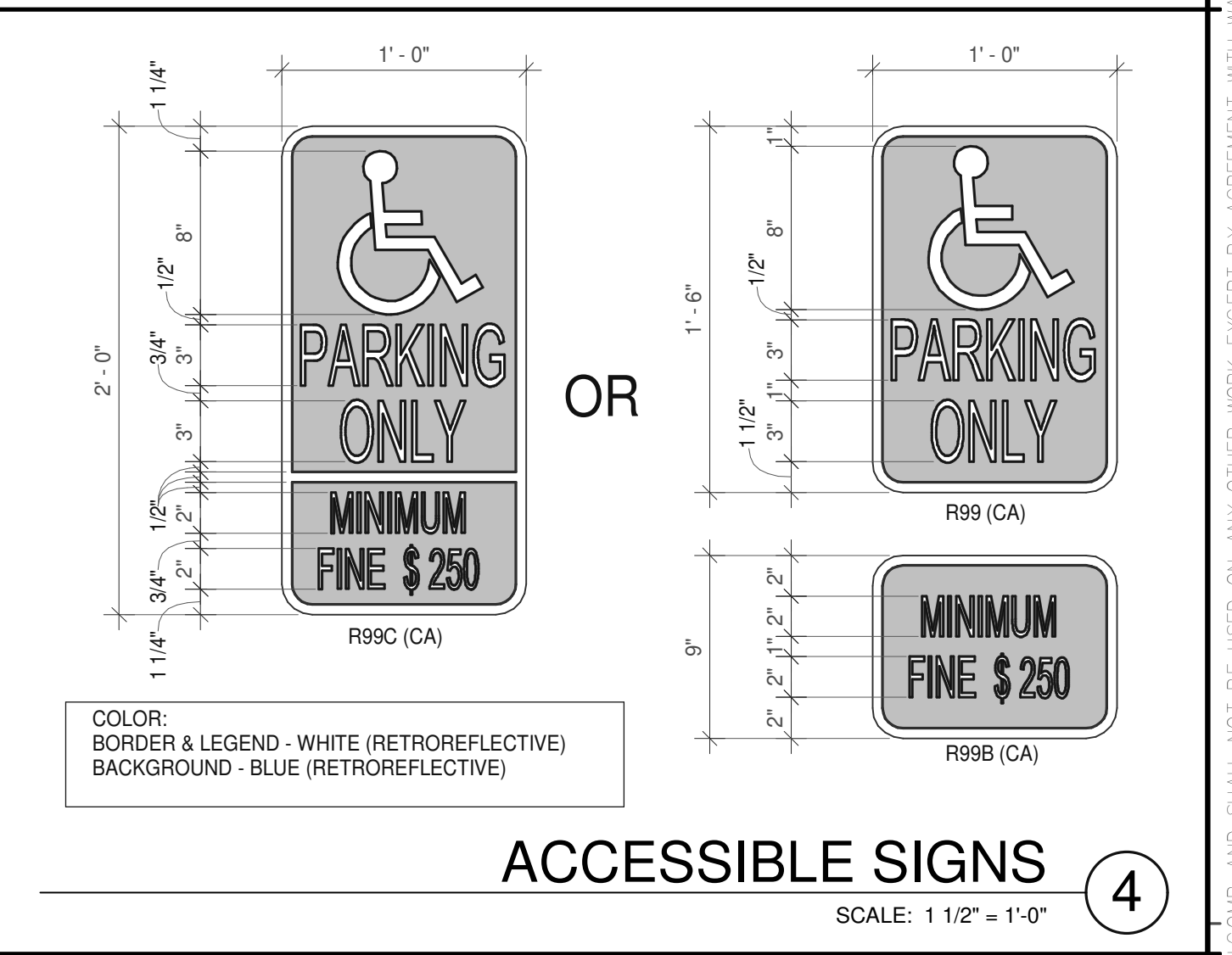
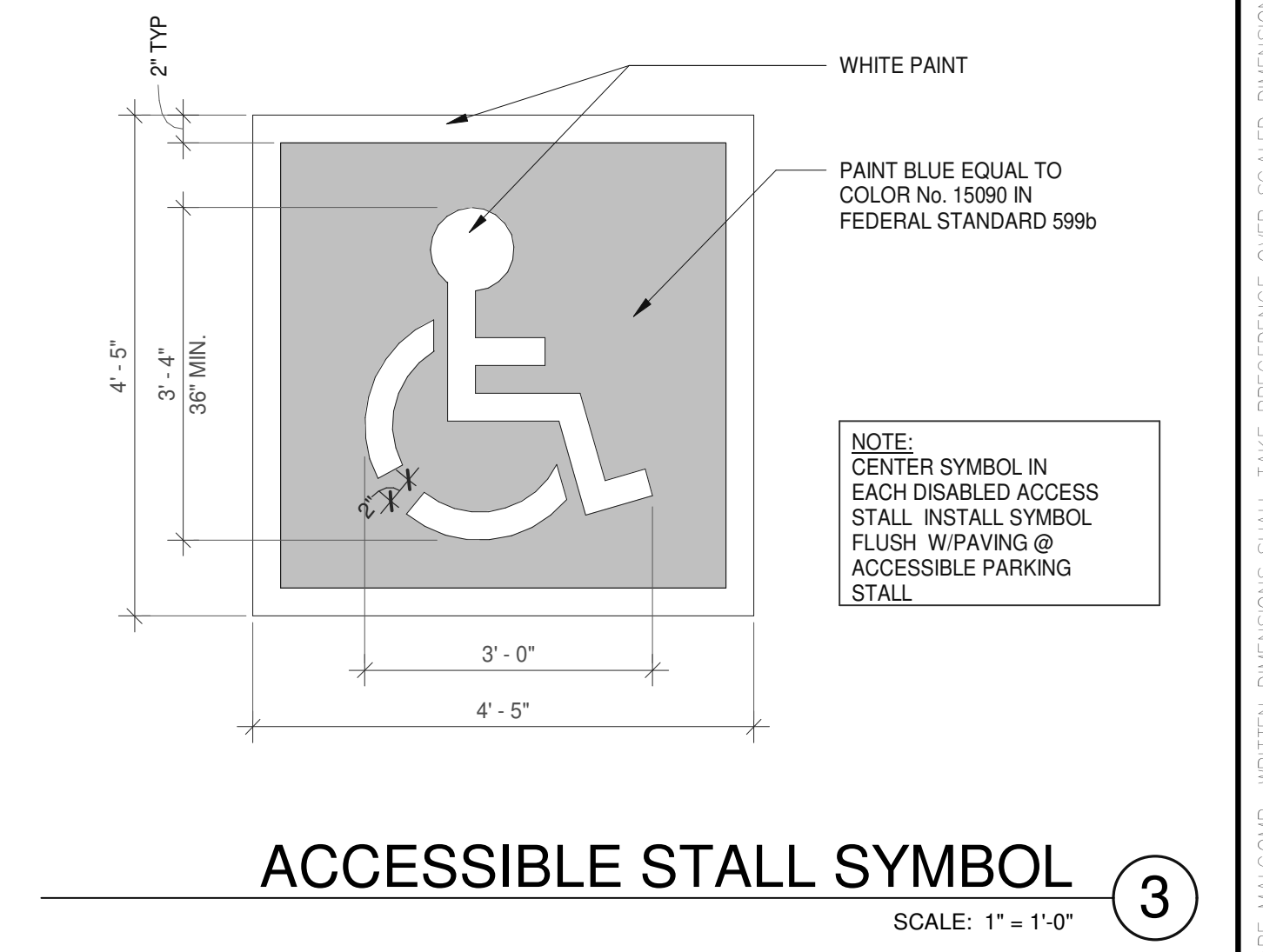
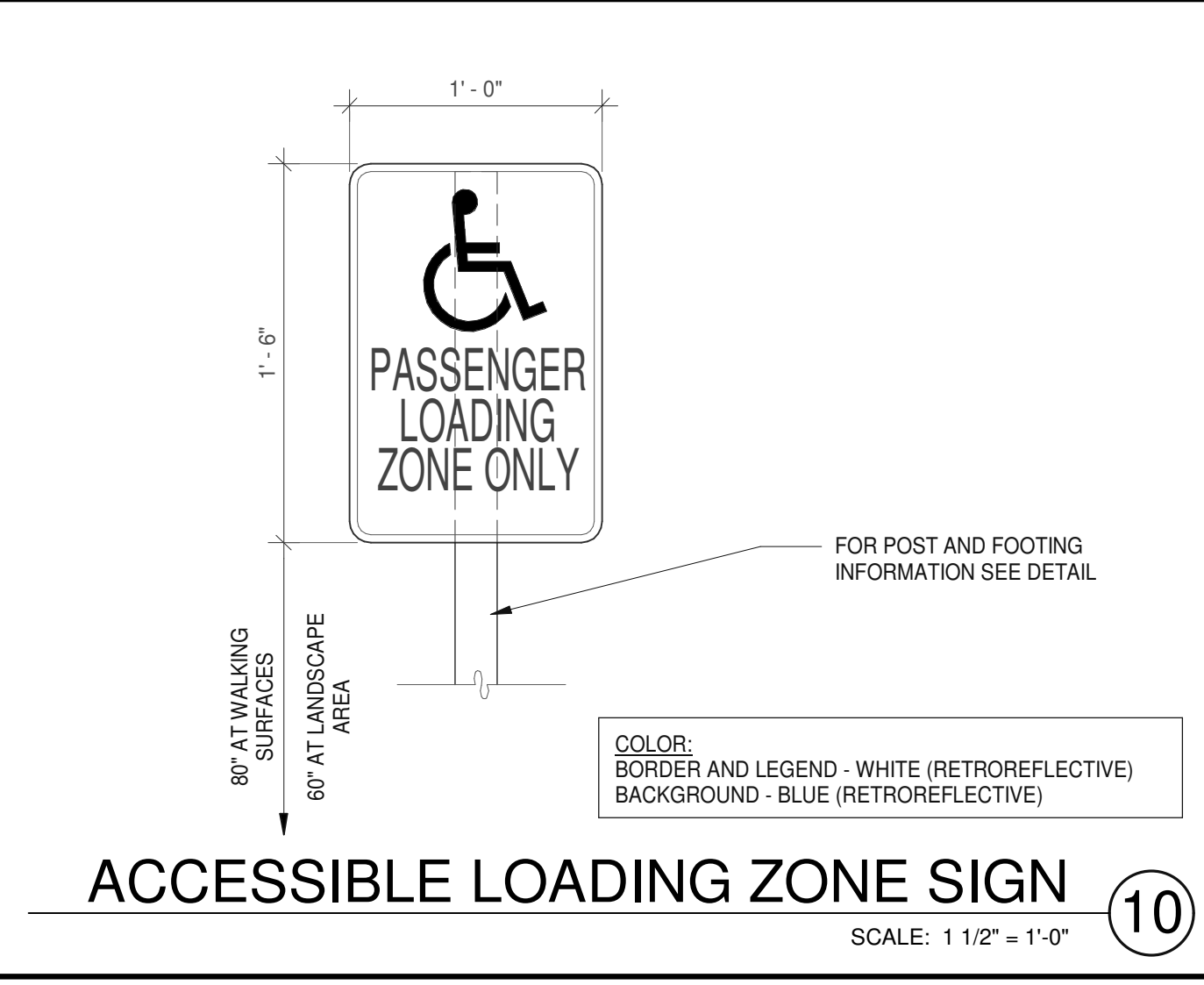
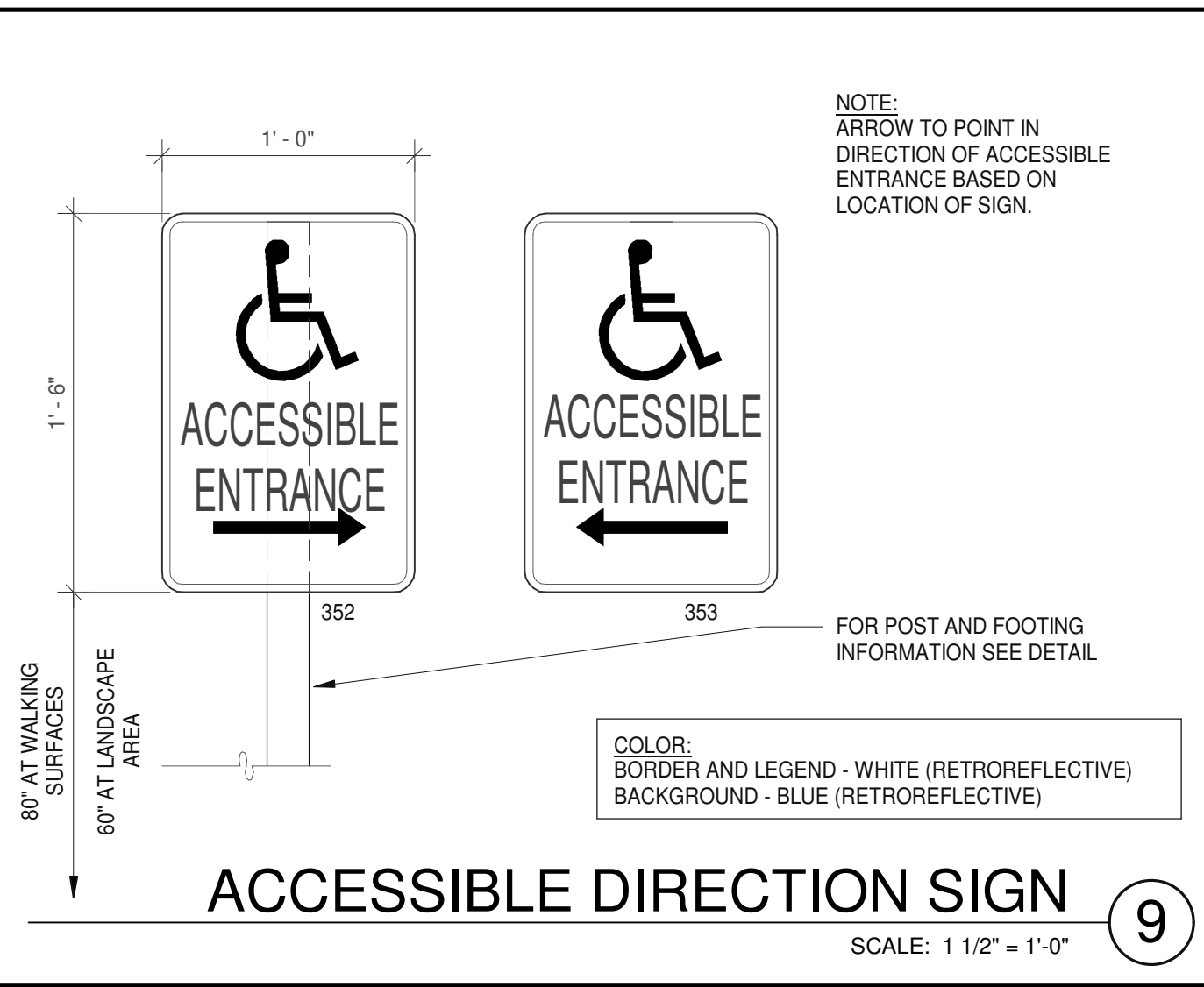
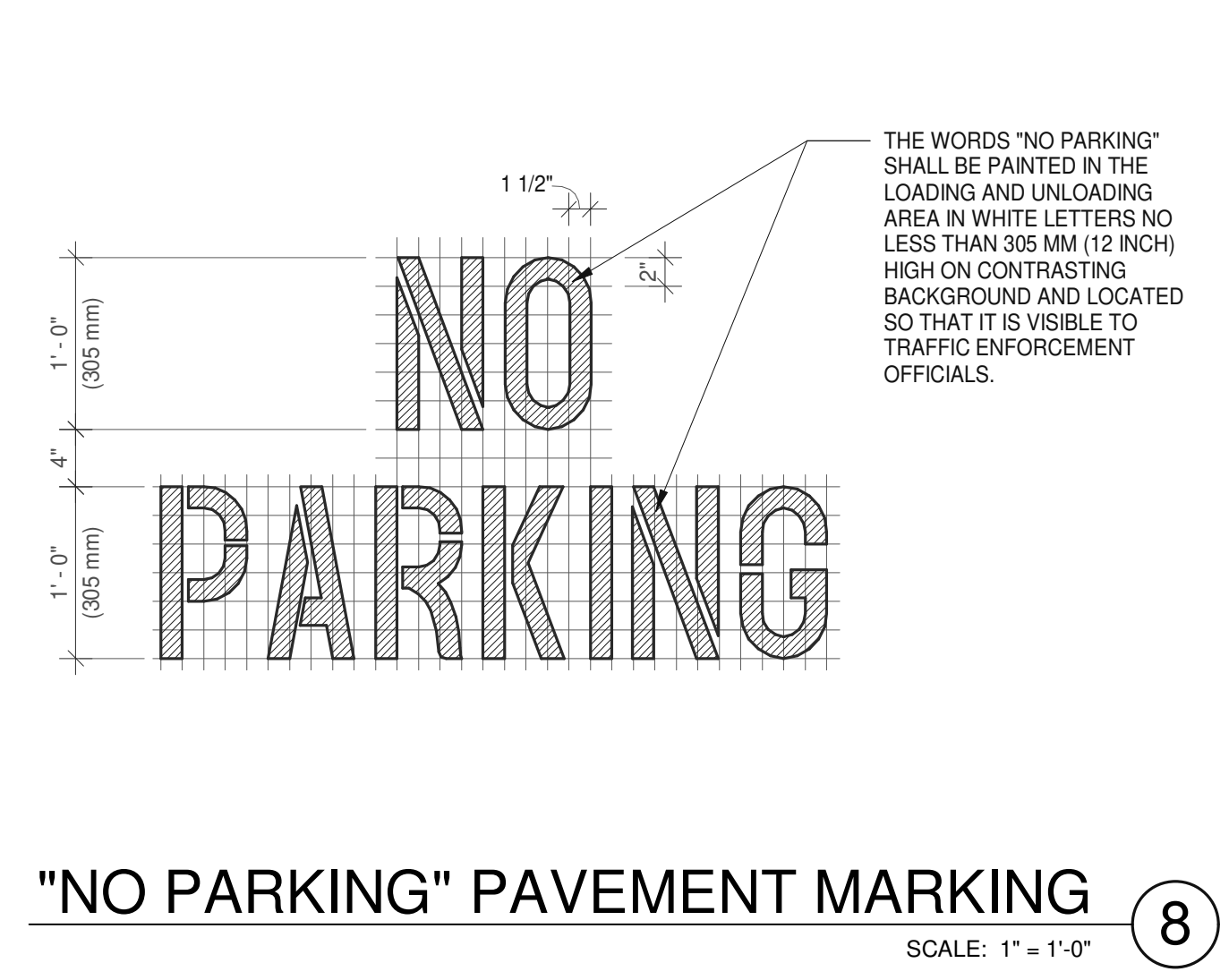
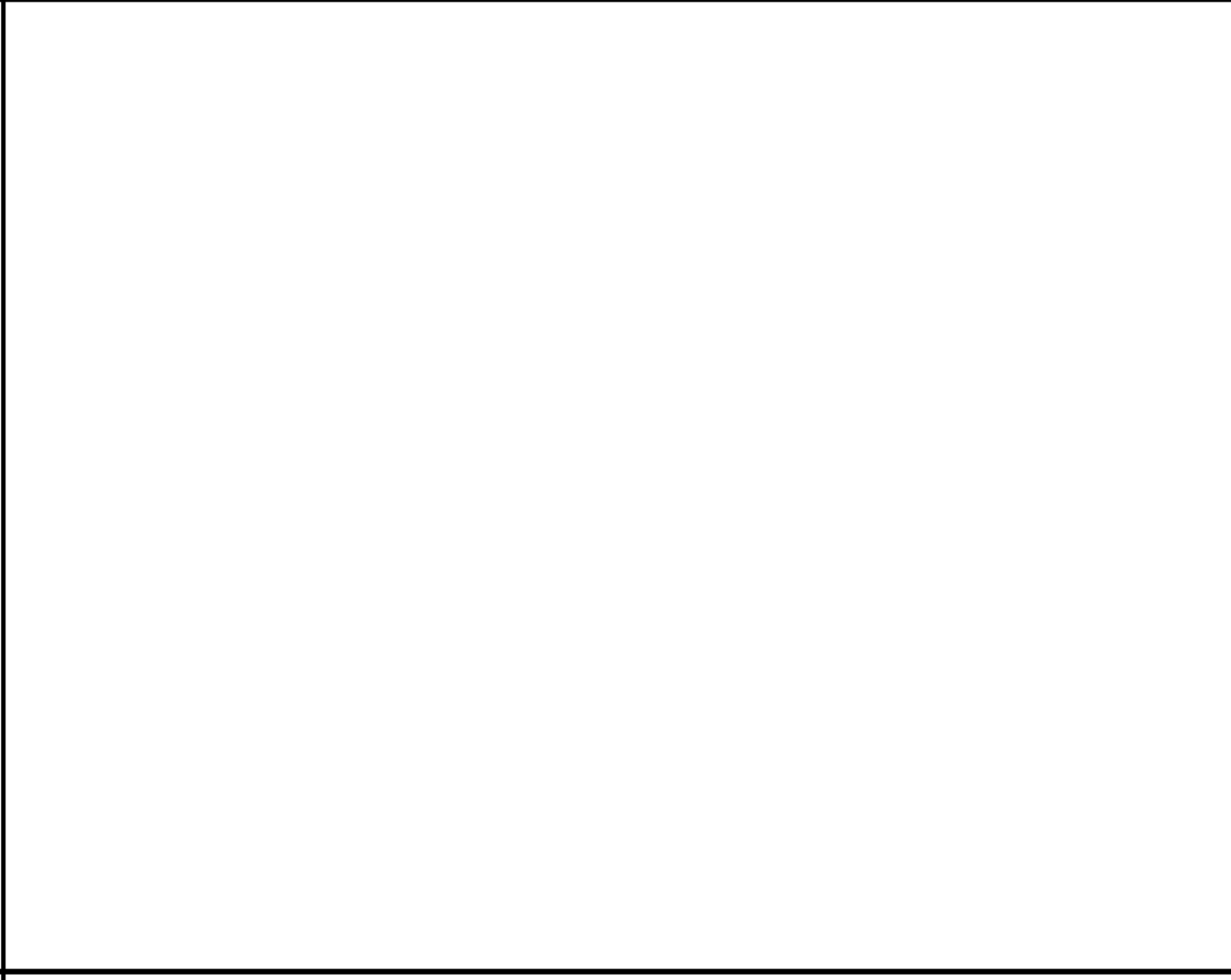
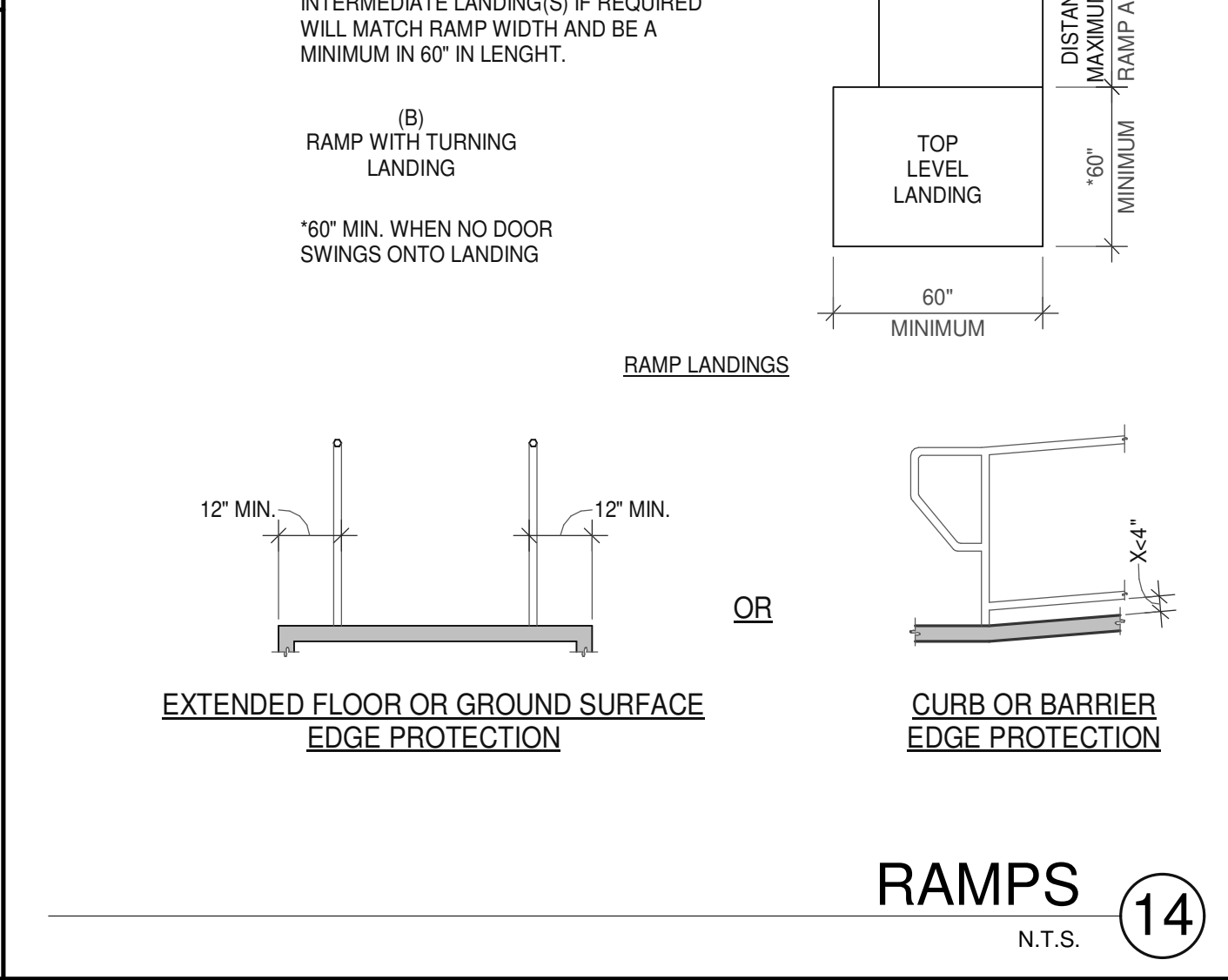
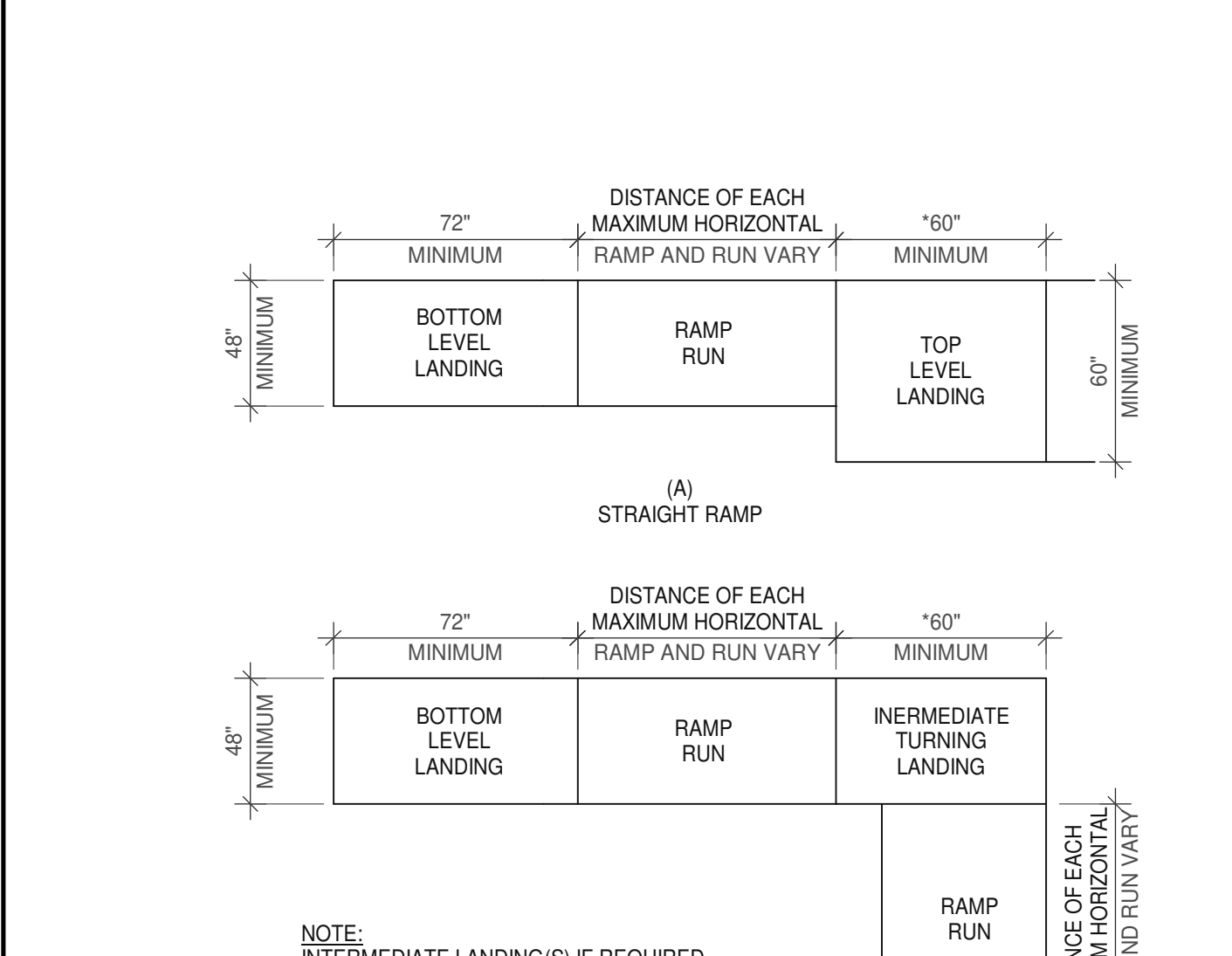
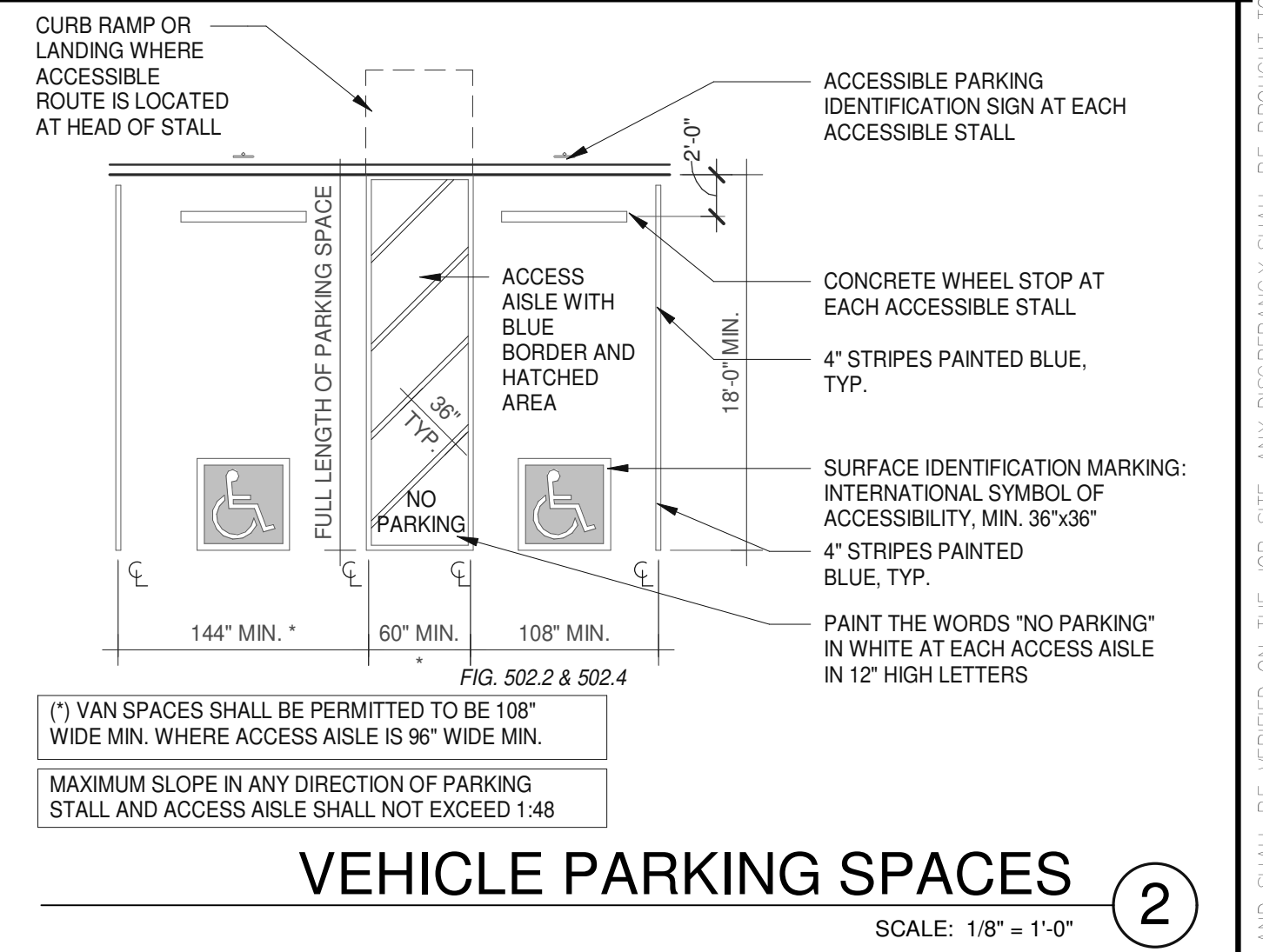


BUILDING ELEVATIONS ①
 SCALE: 1/8" = 1'-0"



ACCESSIBILITY NOTES

- "THE ACCESSIBILITY GUIDELINES AND CODES" MENTIONED BELOW REFER TO ALL APPLICABLE LOCAL/STATE BUILDING CODES REFERENCED ON THE PROJECT DATA SHEET OF THIS SET IN ADDITION TO THE FEDERAL REQUIREMENTS OF THE ADA (THE AMERICANS WITH DISABILITIES ACT).
- DETAILS ON THIS SHEET ARE FOR REFERENCE ONLY. REFER TO THE ACCESSIBILITY GUIDELINES AND CODES FOR ALL ACCESSIBILITY REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH THE ACCESSIBILITY GUIDELINES AND CODES.
- ANY DISCREPANCY CONTAINED HEREIN DOES NOT RELIEVE THE GENERAL CONTRACTOR OR OWNER FROM COMPLYING WITH THE ACCESSIBILITY GUIDELINES AND CODES.



WARE MALCOMB

ARCHITECTURE CIVIL ENGINEERING PLANNING BRANDING BUILDING MEASUREMENT

3911 Sorrento Valley Blvd., Suite #1200
San Bruno, CA 94061
P 650.638.7277

JacksonHouse VENTURA

JACKSON HOUSE RECOVERY CENTER
180 CANADA LARGA RD., VENTURA, CA 93001

DATE	REMARKS

PAPM: H. MOORE
DRAWN BY: R.F.A.C.
JOB NO.: SDG20-3007-00

SHEET
18.1

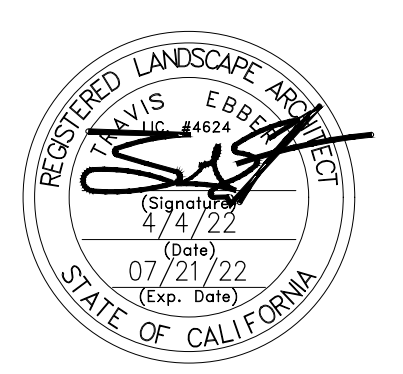
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4/5/2022 10:54:39 AM

JACKSON HOUSE RECOVERY CENTER

CONCEPTUAL LANDSCAPE PLANS

180 CANADA LARGA TOAD
 VENTURA, CA 93001
 APN: 063-006-018

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 ARCHITECTURE CIVIL ENGINEERING
 PLANNING INTERIORS
 3911 Sorrento Valley Blvd Suite #120
 San Diego, CA 92121
 P: 619.636.1277



JACKSON HOUSE RECOVERY CENTER
 180 CANADA LARGA ROAD
 VENTURA, CA 93001

COVER SHEET	
DATE	REMARKS
04/07/2022	CUP RESUBMITTAL

PA/PM:	AL
DRAWN BY:	SWAL
JOB NO.:	21099

SHEET
L0.0

PROJECT TEAM	
OWNER	CIVIL
COMPANY NAME STREET ADDRESS CITY, CA ZIP CONTACT: NAME EMAIL PH: (XXX) XXX-XXXX	WARE MALCOMB 3911 Sorrento Valley Blvd. SUITE 120 SAN DIEGO, CA 92121 CONTACT: ANDREW DZULYNSKY EMAIL: ADZULYNSKY@WAREMALCOMB.COM
ARCHITECT	LANDSCAPE
WARE MALCOMB 3911 Sorrento Valley Blvd. SUITE 120 SAN DIEGO, CA 92121 CONTACT: ANDREW DZULYNSKY EMAIL: ADZULYNSKY@WAREMALCOMB.COM PH: (658) 500-4608	RIDGE LANDSCAPE ARCHITECTS 8841 RESEARCH DR. #200 IRVINE, CA 92618 CONTACT: SOO WAH-KIN EMAIL: SOO@RIDGELA.COM PH: (949) 387-1323 X33

COUNTY OF VENTURA LANDSCAPE REQUIREMENTS

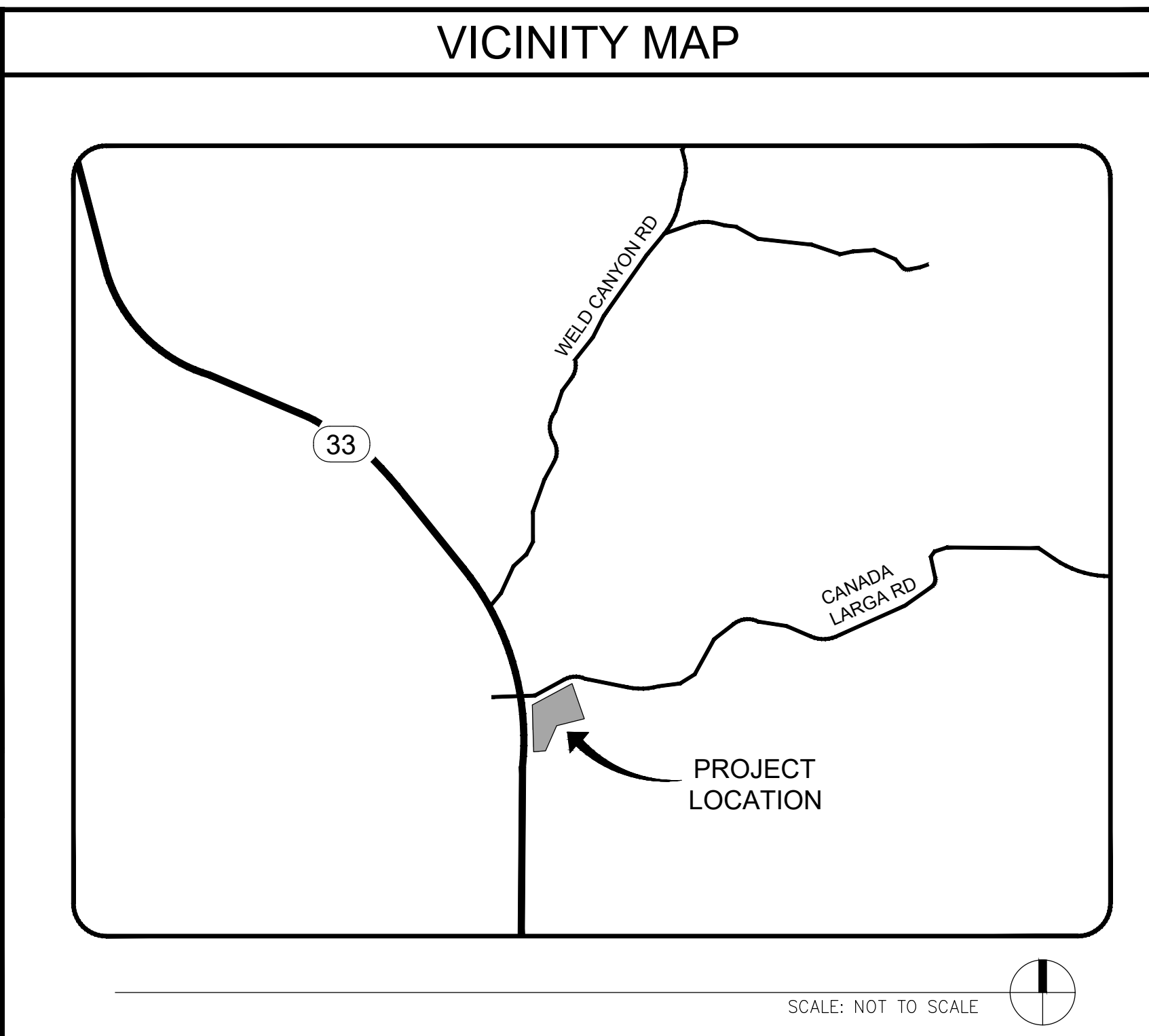
PLANTING AND IRRIGATION PROPOSED WILL COMPLY WITH NCZO SECTION 8108-S.2 AND THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND SUBJECT TO ALL APPLICABLE VENTURA COUNTY FIRE PROTECTION DISTRICT LANDSCAPING REQUIREMENTS.

LANDSCAPE TABULATIONS PER NCZO SEC 8108-S.14.4		
TOTAL PROJECT SITE (S.F.)	64,616 S.F.	
TOTAL SITE LANDSCAPE AREA (S.F.)	23,337 S.F.	
TOTAL PARKING AREA, INCLUDING DRIVEWAYS / AISLES (S.F.)	22,690 S.F.	
	REQUIRED	PROVIDED
TOTAL LANDSCAPED AREA (% OF PROJECT AREA)	6,462 S.F. (10%)	23,337 S.F. (36%)
MOTOR VEHICLE AND MOTORCYCLED PARKING STALLS (#)	15	17
TREES IN INTERIOR PARKING AREA LANDSCAPING (#)	4 (1 TREE /4 SPACES)	5 TREES
TREES IN PERIMETER PARKING LANDSCAPING (#)	3 (1 TREE /100 LF)	3
PARKING AREA INTERIOR LANDSCAPING (S.F.)	1,361 S.F. (6%)	1,361 S.F. (6%)

PROJECT CONCEPT NOTES

THE LANDSCAPE DESIGN WILL INCORPORATE THE PROJECT INTO THE NEIGHBORHOOD, SCREEN PROJECT EDGES, AND REINFORCE ARCHITECTURAL CONCEPTS. LANDSCAPE AREAS ARE TO BE PLANTED WITH LOW WATER-USE PLANTS WHICH WILL HELP CONSERVE WATER AND BE APPROPRIATE FOR THE CLIMATIC CONDITIONS OF THE SITE. THE FOLLOWING CRITERIA WERE CONSIDERED AND ADHERED TO IN THE DEVELOPMENT OF THE DESIGN:

- PLANT MATERIAL IS DROUGHT AND HEAT TOLERANT AND HAS BEEN GROUPED ACCORDING TO INDIVIDUAL CLIMATIC NEEDS.
- SHADE TREES ARE BEING USED TO ADD COOLING AND REMOVE POLLUTANTS FROM THE AIR.
- NO TURF IS BEING USED.
- ALL PLANTING AREAS, EXCLUDING TURF AREAS AND SLOPES GREATER THAN 3:1, WILL RECEIVE A 3" LAYER OF BARK MULCH TO HELP CONSERVE GROUND MOISTURE, MINIMIZE WEED GROWTH AND PREVENT SOIL COMPACTION.



SHEET INDEX

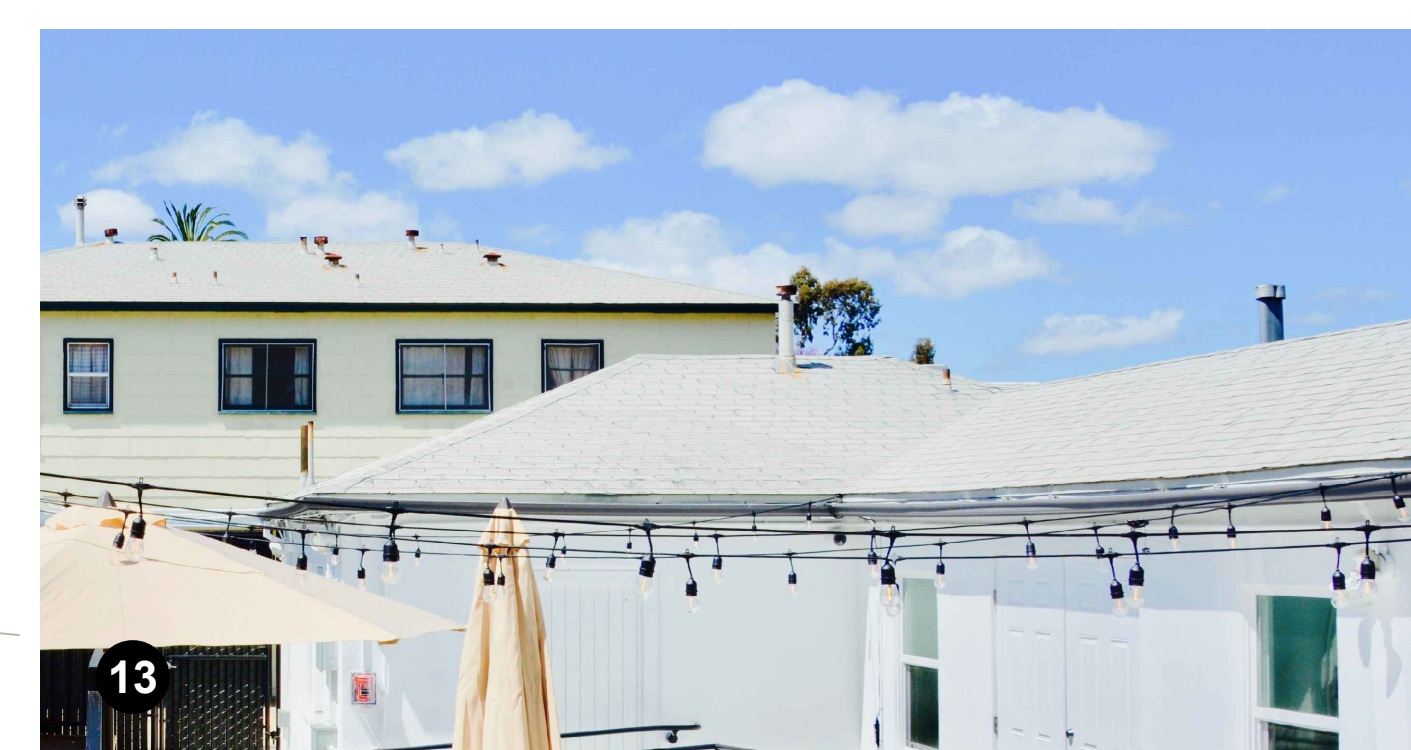
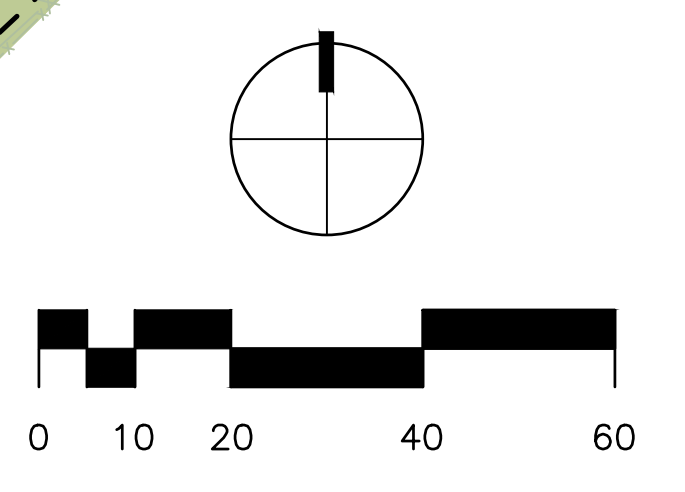
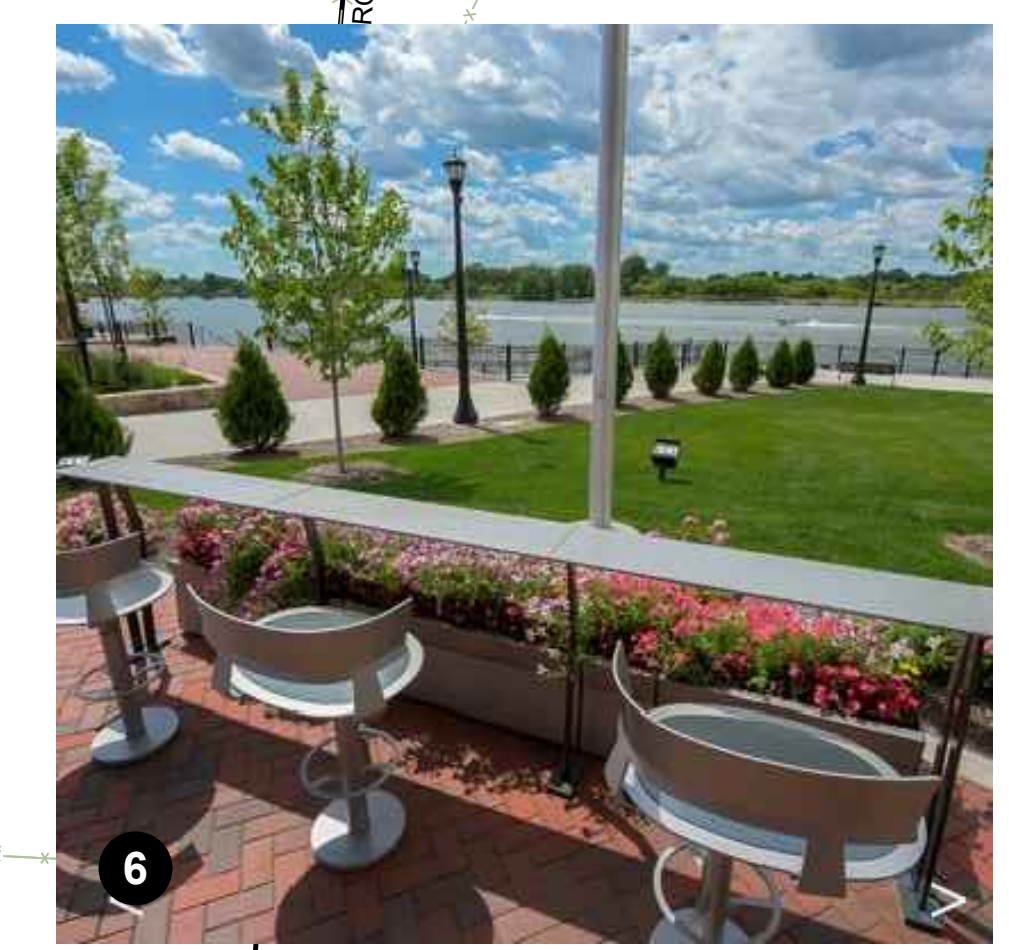
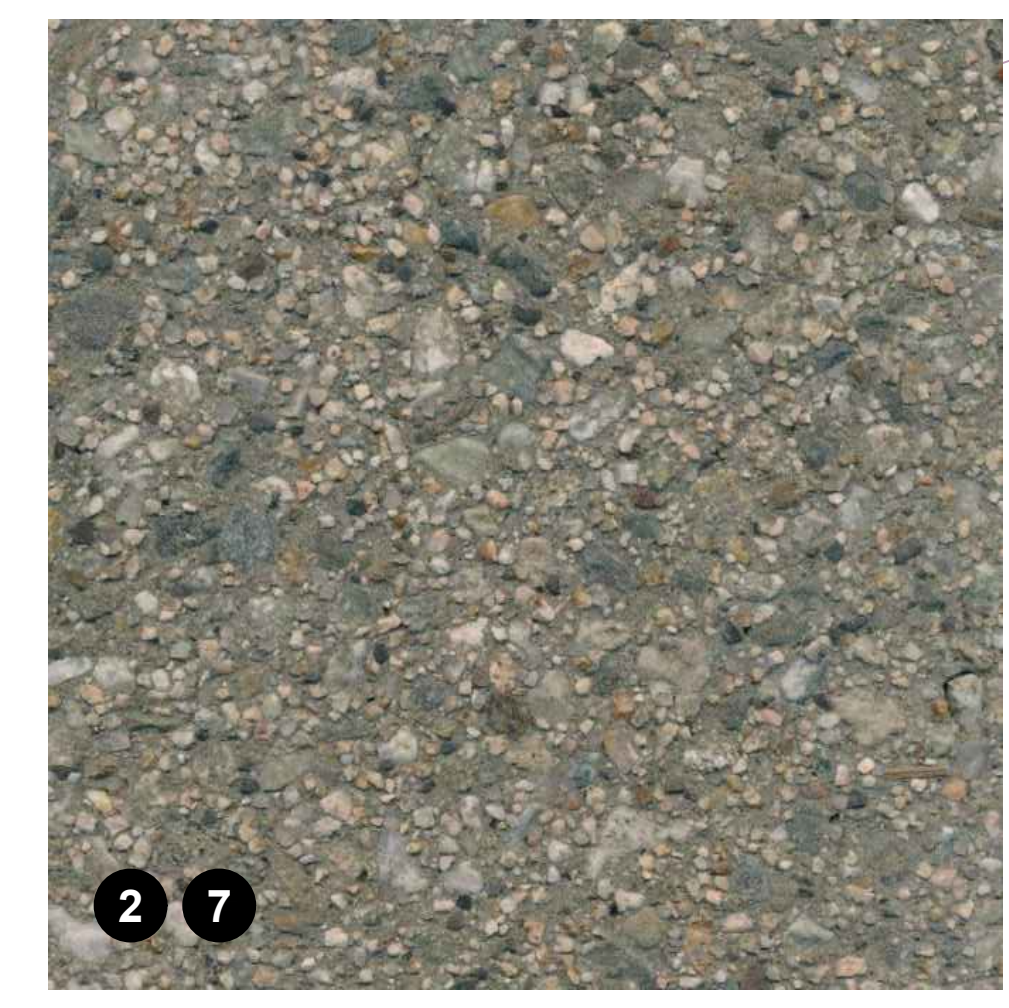
SHEET NO.	DESCRIPTION	SCALE
L0.0	TITLE SHEET	--
L1.1	CONCEPTUAL HARDSCAPE PLAN	1:20, 1:10
L2.1	CONCEPTUAL LANDSCAPE PLAN	1:20



UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE
811
 TWO WORKING DAYS BEFORE YOU DIG

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT IDENTIFICATION NUMBER CALL UNDERGROUND SERVICE ALERT.

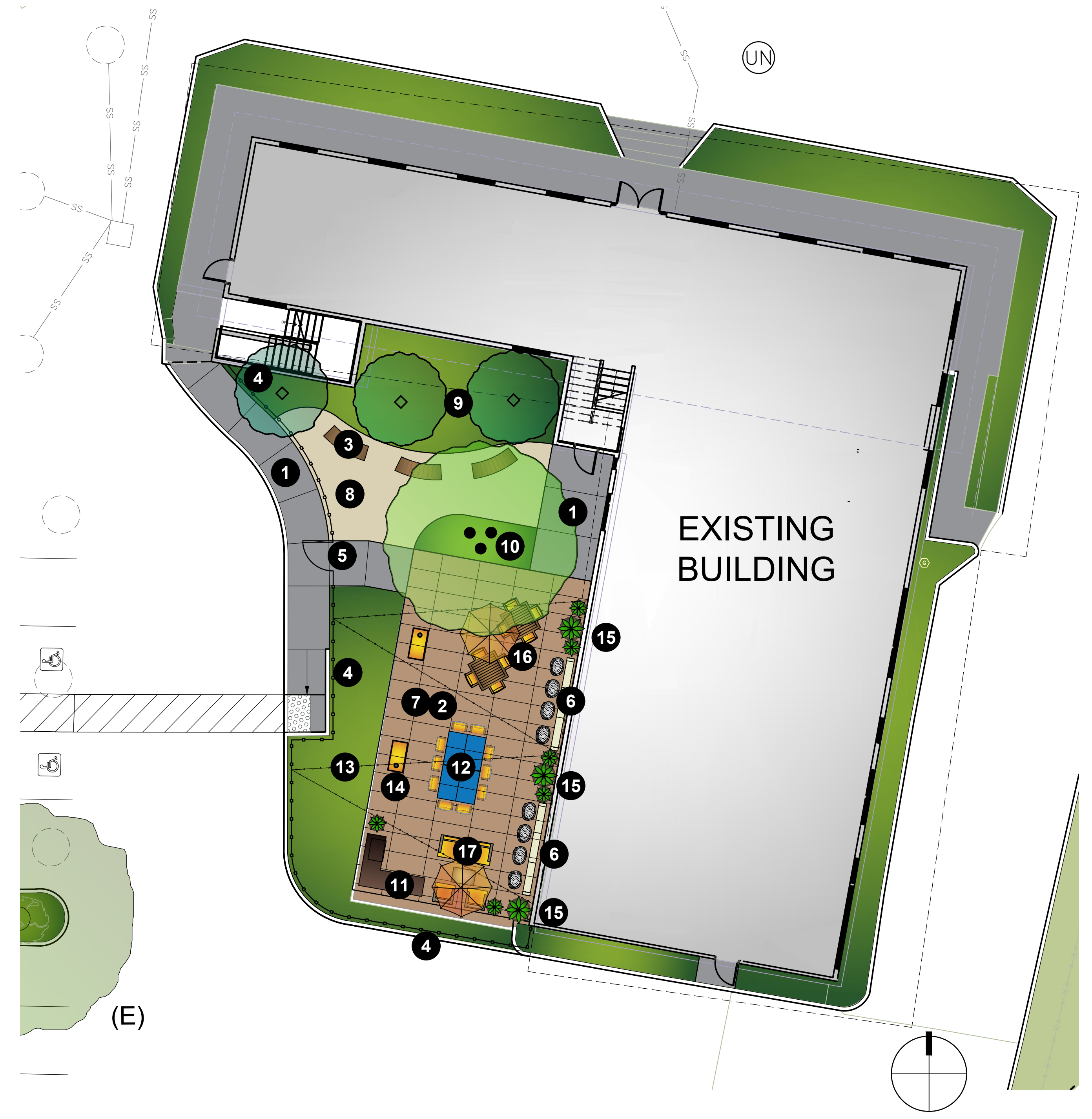
J:\Drawings\WMAA\Ari Canada Larga 1\SD\com-plp.dwg Mon, 04 Apr 2023 6:41 pm Plotted by: 500



OVERALL SITE PLAN

LEGEND

- 1** NATURAL COLOR CONCRETE PAVING WITH TOPCAST 05 FINISH AND SAW CUT JOINTS
- 2** NATURAL COLOR CONCRETE PAVING WITH TOPCAST 50 FINISH AND SAW CUT JOINTS
- 3** BENCH SEATS AT DECOMPOSED GRANITE PATIO
- 4** 6' HIGH, HORIZONTAL SLAT WOOD FENCE
- 5** WOOD SLAT GATE
- 6** COUNTER TOP / RAIL AND CHAIRS
- 7** OUTDOOR CONCRETE PATIO
- 8** OUTDOOR DECOMPOSED GRANITE PATIO
- 9** MEDITATION GARDEN
- 9** 36" HIGH 15 GAL. SHRUB PARKING SCREEN
- 10** SPECIMEN TREE
- 11** BBQ COUNTER & GRILL
- 12** PING PONG TABLE / COMMUNAL TABLE
- 13** STRING LIGHTS
- 14** CORNHOLE
- 15** PLANT CONTAINERS
- 16** TABLES AND CHAIRS
- 17** SOFT SEATING
- 18** EXISTING PLANTING TO REMAIN - GAPS AT PERIMETER HEDGE ALONG FENCELINE TO BE INFILLED WITH 15. GAL. SHRUB FOR PARKING SCREENING

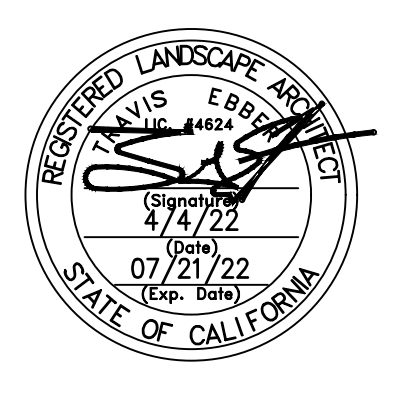


PATIO ENLARGEMENT PLAN

WARE MALCOMB

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3911 Serrano Valley Blvd, Suite #120
San Diego, CA 92121
P: 619.638.7277
WWW.WAREMALCOMB.COM



**JACKSON HOUSE
RECOVERY CENTER**
180 CANADA LARGA ROAD
VENTURA, CA 93001

CONCEPTUAL HARDSCAPE PLAN

DATE	04/07/2023
DRAWN BY:	SWAL
JOB NO.:	21099
REMARKS	CUP RESUBMITTAL

PA/PM:	AL
DRAWN BY:	SWAL
JOB NO.:	21099

SHEET
L1.1

TREES



CERCIS CANADENSIS / EASTERN REDBUD



OLEA EUROPEA 'SWAN HILL' / FRUITLESS OLIVE



GEIJERA PARVIFLORA / AUSTRALIAN WILLOW

SHRUBS, GRASSES & GROUNDCOVERS



BULBINE FRUTCENS / STALKED BULBINE



CARISSA M. 'GREEN CARPET' / GREEN CARPET NATAL PLUM



CAREX DIVULSA / BERKELEY SEDGE



DIANELLA T. 'VARIEGATA' / VARIEGATED FLAX LILY



LANTANA 'NEW GOLD' / NEW GOLD LANTANA



MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY



PODOCARPUS GRACILIOR / LONG-LEAFED YELLOW WOOD

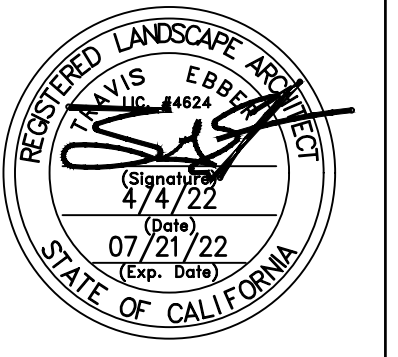


WESTRINGIA F. 'MUNDI' / MUNDI COAST ROSEMARY



OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE DWARF OLIVE

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
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F: 619.638.7277



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VENTURA, CA 93001

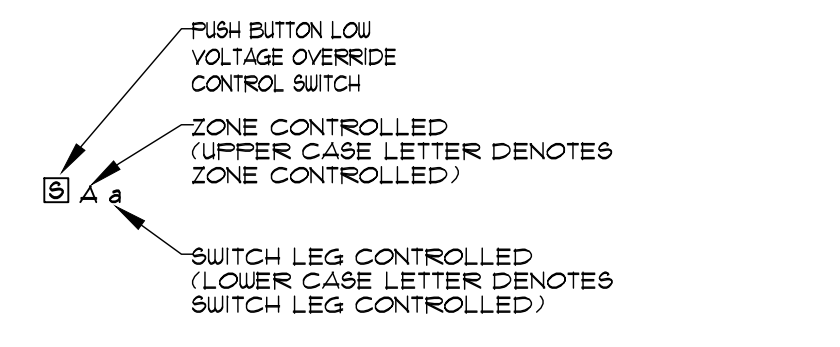
CONCEPTUAL PLANTING PLAN		REMARKS
DATE	04/07/2022	
CUP RESUBMITTAL		

PA/PM:	AL
DRAWN BY:	SWAL
JOB NO.:	21099

SHEET
L2.1

- 1. ALL CONDUCTORS SHALL BE STRANDED COPPER FOR SIZES ABOVE #8AWG...

LIGHTING CONTROL PANEL SEE CONTROL DETAIL AND SCHEDULES FOR MORE INFORMATION



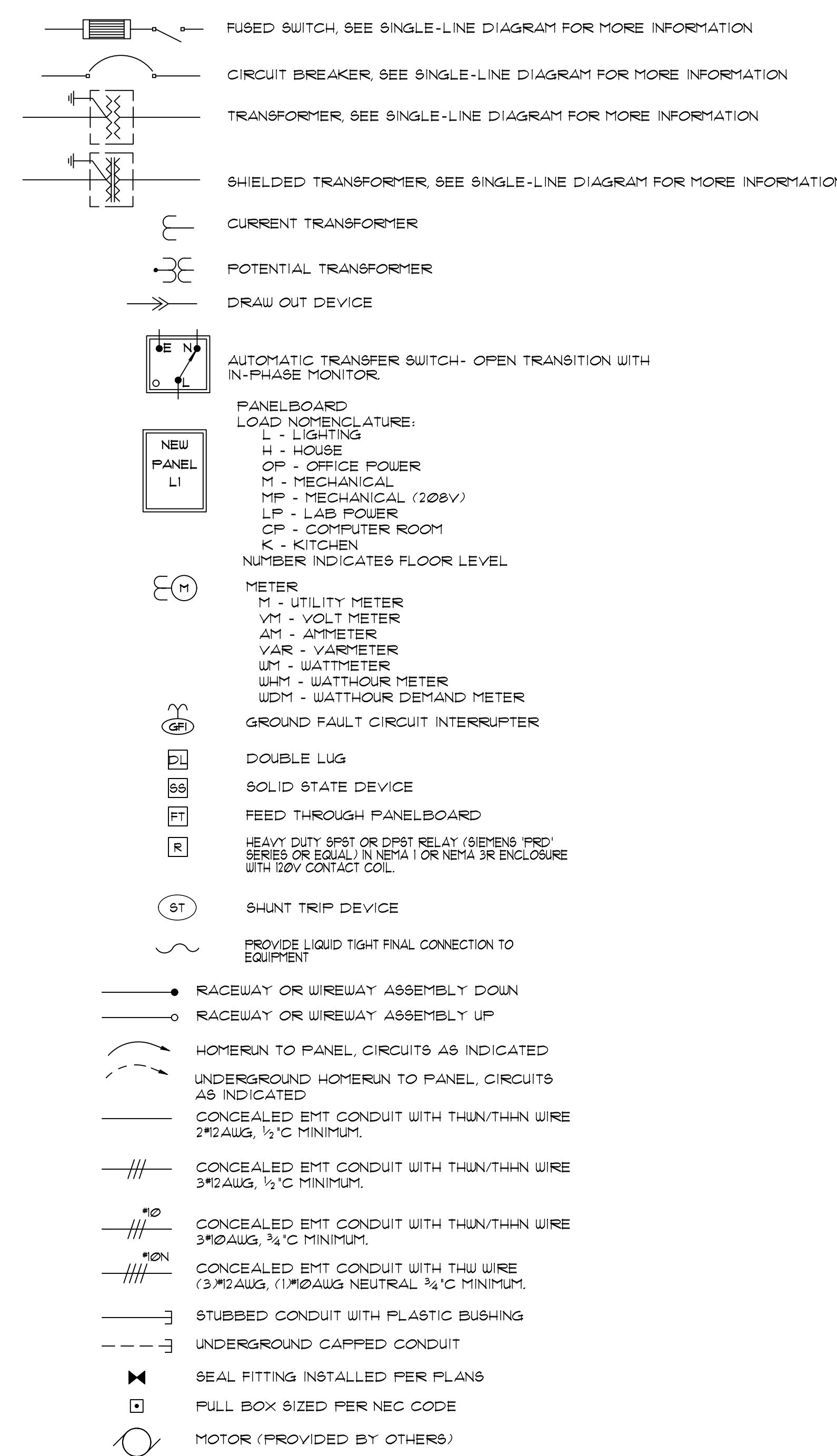
- 6. ALL INTERIOR OFFICES SHALL BE PROVIDED WITH DECORA TYPE SWITCHES, SINGLE POLE 20A MTD 48" AFF TO TOP...

- WALL MOUNTED MOTION CONTROLLED LIGHTING SWITCH WITH INTEGRAL DIMMING SWITCHING...

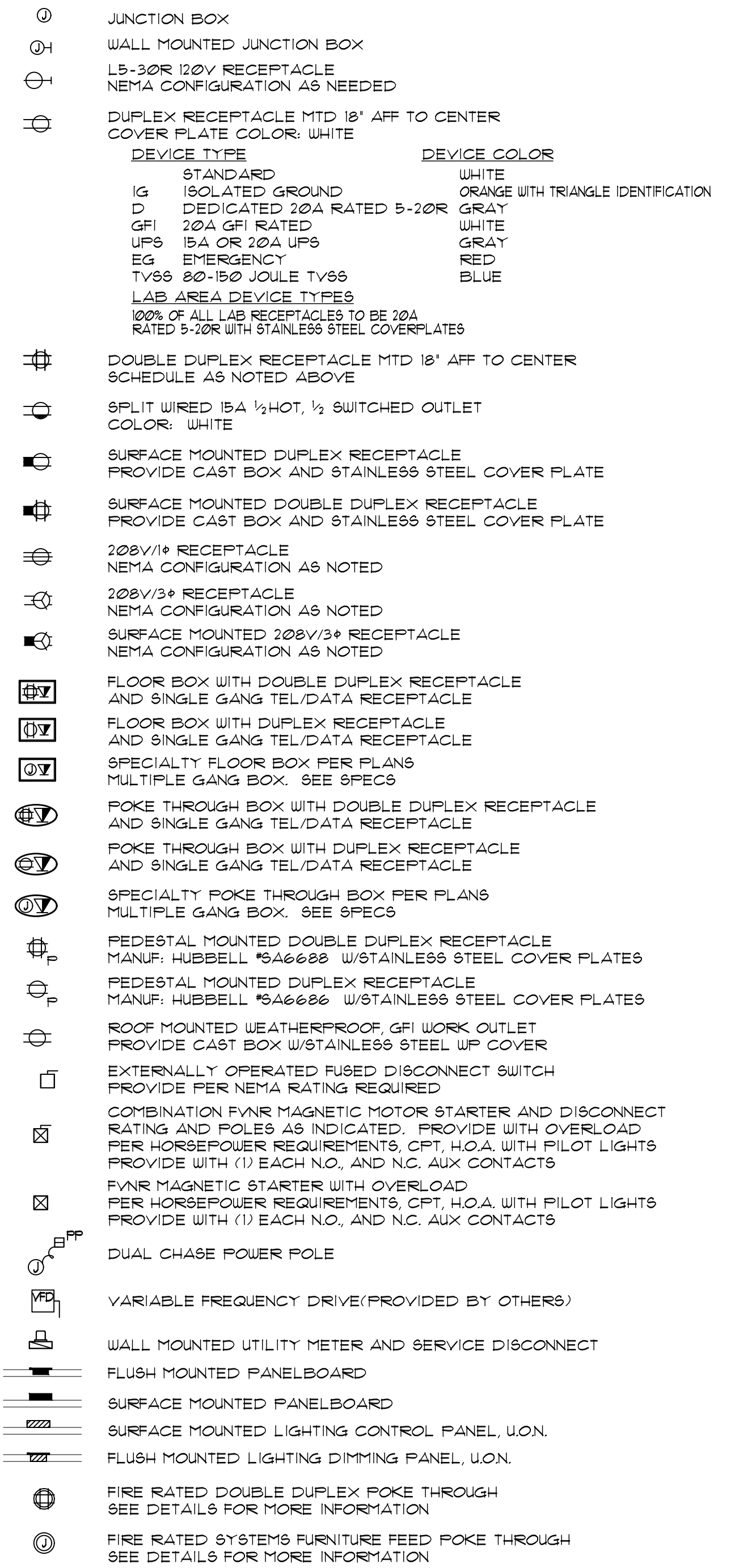
SEE LIGHTING FIXTURE SCHEDULE ON SHEET E13 FOR FIXTURE SYMBOL AND SPECIFICATIONS

Table of abbreviations including terms like AMPERES, ALTERNATING CURRENT, ABOVE FINISHED FLOOR, etc., with corresponding symbols and definitions.

GENERAL NOTES



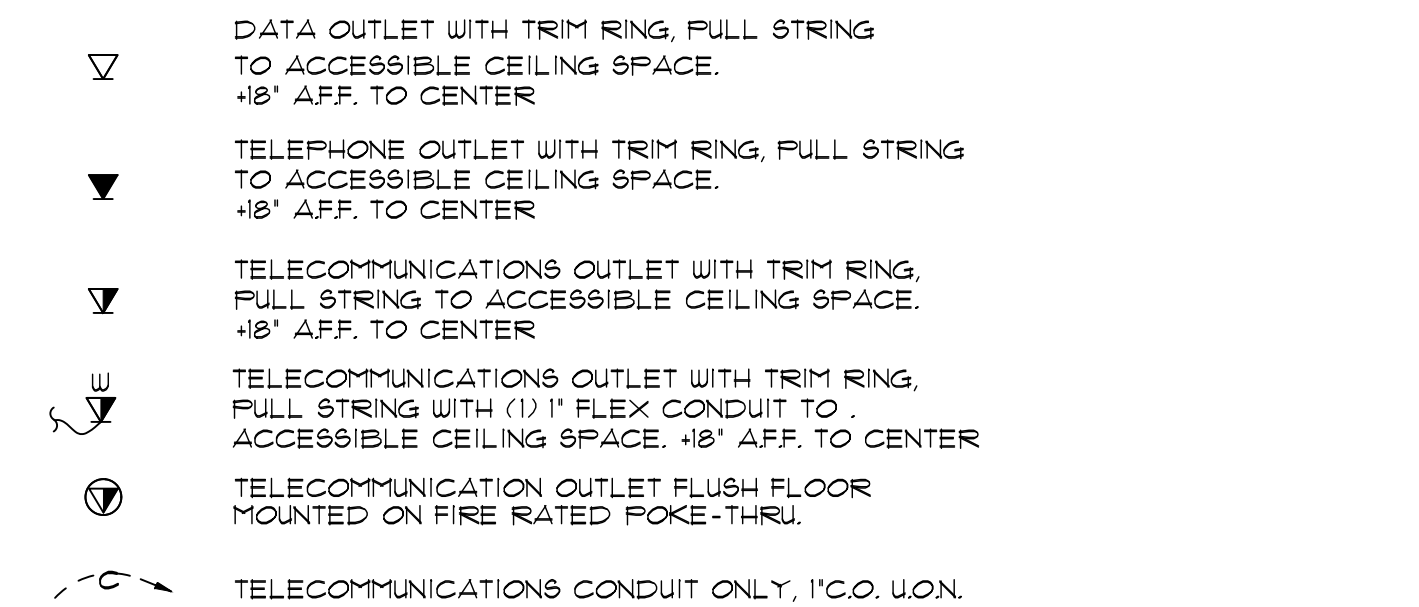
LIGHTING SYMBOLS



POWER SYMBOLS



ABBREVIATIONS



TEL/DATA SYMBOLS

Table with columns 'Sheet Number' and 'Sheet Title', listing sheets E001 through E100.

SHEET INDEX

mpe consulting logo and address information: 10807 Thornmint Road Ste. 200 San Diego, CA 92127

NOTE SHEET table with columns for DATE, CUP RESUBMITTAL, REMARKS, and DATE.

PA/PM: H. MOORE DRAWN BY: R.F.A.C. JOB NO.: SDG20-3007-00

SHEET E001

AREA CONTROLS
ALL LUMINAIRES SHALL BE FUNCTIONALLY CONTROLLED WITH MANUAL ON AND OFF LIGHTING CONTROLS. EACH AREA ENCLOSED BY CEILING-HEIGHT PARTITIONS SHALL BE INDEPENDENTLY CONTROLLED.

MULTI-LEVEL LIGHTING CONTROLS
THE GENERAL LIGHTING OF ANY ENCLOSED AREA 100SF OR LARGER WITH A CONNECTED LIGHTING LOAD THAT EXCEEDS 0.5 WATTS PER SQUARE FOOT SHALL PROVIDE MULTI-LEVEL LIGHTING CONTROLS.
DIMMABLE LUMINAIRES SHALL BE CONTROLLED BY A DIMMER CONTROL THAT IS CAPABLE OF CONTROLLING LIGHTING THROUGH ALL REQUIRED LIGHTING CONTROL STEPS AND THAT ALLOWS THE MANUAL ON AND OFF FUNCTIONALITY REQUIRED BY SECTION (501-A)

SHUT-OFF CONTROLS
LUMINAIRES SHALL BE CONTROLLED WITH AN OCCUPANT SENSING CONTROL, AUTOMATIC TIME SWITCH CONTROL, OR OTHER CONTROL CAPABLE OF AUTOMATICALLY SHUTTING OFF ALL OF THE LIGHTING WHEN THE SPACE IS UNOCCUPIED.

AUTOMATIC CONTROL DEVICES CERTIFIED
ALL AUTOMATIC CONTROL DEVICES SPECIFIED ARE CERTIFIED. ALL ALTERNATE EQUIPMENT SHALL BE CERTIFIED AND INSTALLED AS DIRECTED BY THE MANUFACTURER.

OCCUPANT SENSING LIGHTING CONTROLS
OFFICES EQUAL OR LARGER THAN 1000SFT
-CONFERENCE ROOMS OF ANY SIZE
-MULTIPURPOSE ROOMS UNDER 1000SFT
-CLASSROOMS OF ANY SIZE
-SECONDARY SPACES
-INDOOR PARKING AREAS
INDOOR PARKING AREAS, INCLUDING PARKING GARAGES, AND SECONDARY SPACES ARE NEW ADDITIONS

SECONDARY SPACES
UNDER THE 2019 CODE, OCCUPANT SENSING CONTROLS MUST AUTOMATICALLY REDUCE LIGHTING POWER BY 50% IN THESE AREAS WHEN THEY ARE UNOCCUPIED:
-CORRIDORS AND STAIRWELLS
-WAREHOUSE AISLES AND OPEN AREAS
-LIBRARY BOOK STACK AISLES 10 FT IN LENGTH AND ACCESSIBLE FROM ONLY ONE END AND THOSE 20 FT IN LENGTH AND ACCESSIBLE FROM BOTH ENDS

INDIVIDUAL ROOMS IN AREAS LARGER THAN 10000 SFT
-INCORPORATE MULTI-LEVEL LIGHTING CONTROLS OR CONTINUOUS DIMMING, DEPENDING ON THE LAMP TYPE
-MEET THE UNIFORMITY REQUIREMENTS IN TABLE (501-A)
-HAVE AT LEAST ONE OF THE FOLLOWING TYPES OF CONTROLS FOR EACH LUMINAIRE:
-MANUAL CONTINUOUS DIMMING AND ON / OFF CONTROL (SECTION (501-A))
-LUMEN MAINTENANCE (SECTION (500))
-TIMING (SECTION (500))
-AUTOMATIC DAYLIGHTING CONTROLS (SECTION (501-D))
-DEMAND RESPONSE CONTROLS (SECTION (501-E))

DAYLIGHT AREA CONTROL
ALL ROOMS WITH WINDOWS AND SKYLIGHTS THAT ARE GREATER THAN 250 SQUARE FEET, AND THAT ALLOW FOR THE EFFECTIVE USE OF DAYLIGHT IN THE AREA SHALL BE CAPABLE OF DIMMING IN THAT DAYLIGHT AREA.

DEMAND RESPONSE
ALL NON-RESIDENTIAL BUILDINGS LARGER 10,000 SQFT BE CAPABLE OF:
-AUTOMATICALLY RESPONDING TO A DR SIGNAL SO THAT TOTAL ENERGY USE FOR LIGHTING CAN AUTOMATICALLY DROP TO A LEVEL AT LEAST 5% BELOW THE BUILDING'S MAXIMUM TOTAL LIGHTING POWER
-LIGHTING IS REDUCED IN A MANNER CONSISTENT WITH REQUIREMENTS FOR UNIFORM ILLUMINATION LEVELS (LISTED IN TABLE (501-A))

OUTDOOR LIGHTING
NOT IN SCOPE.

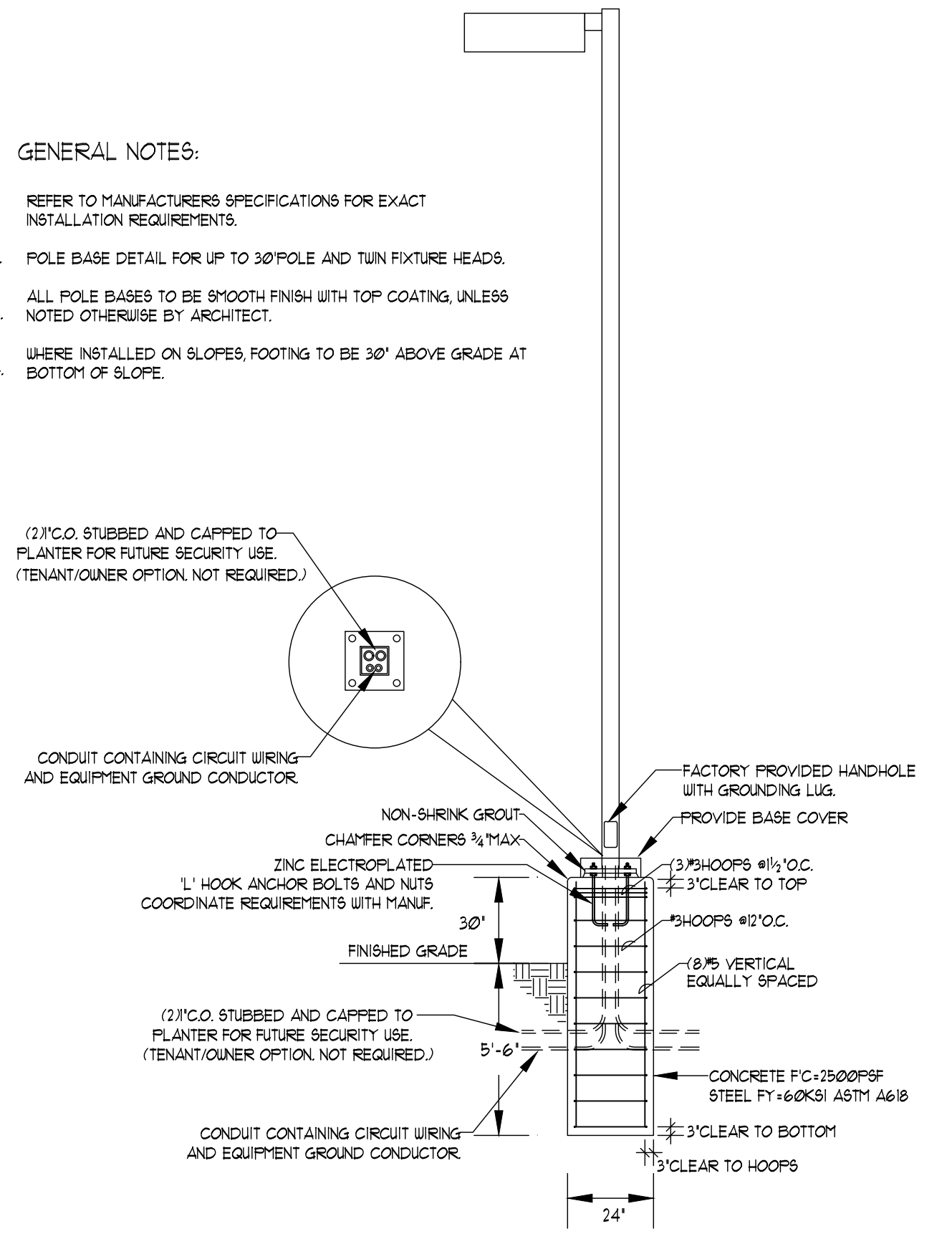
FIXTURE TYPE	MANUFACTURER INFORMATION	FIXTURE DESCRIPTION	VOLT WATTS	LAMP
F1	LITHONIA KAD-LED-30C-700-50K R4-MVOLT-SPD-DBLXD	LED POLE TOP FIXTURE ON 25' SQUARE POLE PROVIDE BLACK SQUARE POLE	120V 288W	LED 4000K
F2	LITHONIA TWR1-LED-P2-50K MVOLT-DDB	LED WALL MOUNT FIXTURE	120V 28W	LED 5000K
F3	LITHONIA VG03C-26LED-120 DBLB-LP1	WALL MOUNT SCENCE FIXTURE	120V 25W	LED 3500K

2019 TITLE 24 MANDATORY NOTES

2

GENERAL NOTES:

1. REFER TO MANUFACTURERS SPECIFICATIONS FOR EXACT INSTALLATION REQUIREMENTS
2. POLE BASE DETAIL FOR UP TO 30' POLE AND TWIN FIXTURE HEADS.
3. ALL POLE BASES TO BE SMOOTH FINISH WITH TOP COATING, UNLESS NOTED OTHERWISE BY ARCHITECT.
4. WHERE INSTALLED ON SLOPES, FOOTING TO BE 30" ABOVE GRADE AT BOTTOM OF SLOPE.



LIGHT POLE BASE DETAIL

3

LIGHTING NOTE:
CONFIRM ALL MOUNTING HEIGHT, LENGTHS AND FINISHES WITH ARCHITECT.

FIXTURE LIST

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ELECTRICAL ENGINEERS

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San Diego, CA 92127
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www.mpeconsulting.com

REGISTERED PROFESSIONAL ENGINEER
DANIEL V. MAY
E018377
Exp. 6-30-28
STATE OF CALIFORNIA
ELECTRICAL

WARE MALCOMB

ARCHITECTURE
CIVIL ENGINEERING
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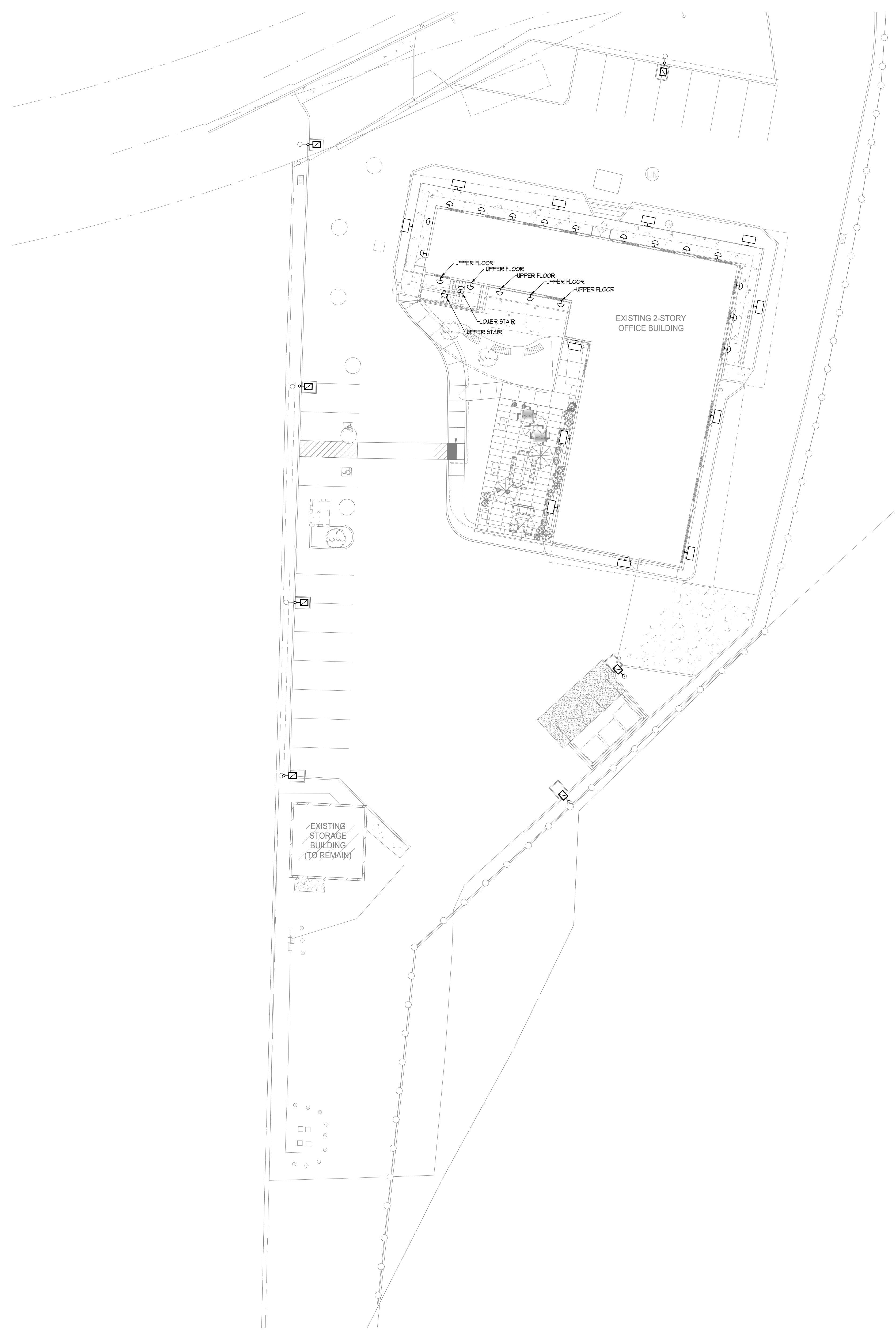
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LIGHTING DETAIL SHEET

DATE	REVISIONS
04/05/22	CUP RESUBMITTAL

PA/PM:	H. MOORE
DRAWN BY:	R.F.A.C.
JOB NO.:	SDG20-3007-00

SHEET
E002



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GENERAL NOTES:

1. ARCHITECT VERIFICATION CONTRACTOR TO REVIEW ARCHITECTURAL PLANS AND CASEWORK ELEVATIONS FOR ALL FINAL DEVICE AND FIXTURE TYPE REQUIREMENTS, FINAL SWITCH LOCATIONS AND FINAL OUTLET PLACEMENTS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN.
2. GROUP MULTIPLE SWITCHES WITHIN 1" MAX USE HI-LOW VOLTAGE PARTITIONS AS REQUIRED.
3. LOCATION OF WALL MOUNTED LOCAL LIGHTING SWITCHES IS SUBJECT TO MODIFICATION AT OR NEAR DOORS; INSTALL SWITCHES ON SIDE OPPOSITE DOOR HINGE. VERIFY FINAL HINGE LOCATION IN FIELD PRIOR ANY WORK; REFER TO ARCHITECTURAL ELEVATIONS FOR ADDITIONAL DETAILS.
4. EMERGENCY LIGHT TEST SWITCH TO BE INTEGRAL TO ALL EMERGENCY FIXTURES, OTHER USE LOCATION OF EMERGENCY LIGHT TEST SWITCH TO BE APPROVED BY ARCHITECT AND ELECTRICAL ENGINEER 30 DAYS PRIOR TO ROUGH IN.
5. ELECTRICAL CONTRACTOR TO OBTAIN APPROVAL ON ALL LIGHT SWITCH LOCATIONS 30 DAYS PRIOR TO ROUGH IN.
6. ELECTRICAL CONTRACTOR TO REVIEW ARCHITECTS EXISTING PLAN AND PROVIDE EXIT SIGNS PER ARCHITECTS PLAN AND ELECTRICAL ENGINEERS LIGHTING PLANS, EXIT SIGNS MOUNTED ABOVE 4' AFF REQUIRE TEST APPROVAL PRIOR TO ROUGH-IN.
7. ELECTRICAL CONTRACTOR TO REVIEW ARCHITECTS REFLECTED CEILING PLAN AND PROVIDE BID PER ARCHITECTS PLAN AND ELECTRICAL ENGINEERS PLAN.
8. ELECTRICAL CONTRACTOR TO NOTIFY ARCHITECT AND ELECTRICAL ENGINEER FOR ANY FIXTURE CONFLICTS THAT PROHIBIT CORRECT INSTALL WITH FRAMING OR CEILING T-BAR OR CEILING SYSTEMS. PROVIDE MINIMUM OF 30 DAYS NOTICE PRIOR TO ROUGH IN.
9. ELECTRICAL CONTRACTOR TO VERIFY LIGHT FIXTURE AND T-GRID COMPATIBILITY PRIOR TO ORDER; PROVIDE MINIMUM OF 30 DAYS NOTICE TO ENGINEER AND ARCHITECT IN THE EVENT OF CONFLICT.

EGRESS LIGHTING NOTES:

1. FACES AND CHEVRONS ON EMERGENCY EXIT SIGNS TO MATCH ARCHITECTURAL PLANS.
2. FOR EMERGENCY LIGHTING SHOW PROVIDE EMERGENCY LIGHTING CONTROL UNIT (ELCU OR EQUAL) AND CONNECT BOTH LOCAL CONTROLLED NORMAL POWER AND CONSTANT HOT EMERGENCY CIRCUIT SO THAT FIXTURE MAY BE CONTROLLED DURING MANUAL OPERATION AND PROVIDE 100% OUTPUT EMERGENCY LIGHTING DURING POWER OUTAGE.
3. PROVIDE ALL COST FOR COMPLETE INSTALLATION OF FIVE ADDITIONAL EXIT SIGNS. LOCATION TO BE DETERMINED DURING FINAL INSPECTION BY FIRE MARSHAL. TURN OVER EXTRA STOCK TO OWNER.
4. THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY MEANS OF EGRESS IS OCCUPIED.
5. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.

SHEET NOTES:

① -

DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
04/05/22								

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 REGISTERED PROFESSIONAL ENGINEERS
 DANIEL V. MAY (LICENSE # 8018377)
 Exp. 6-30-28
 STATE OF CALIFORNIA
 ELECTRICAL

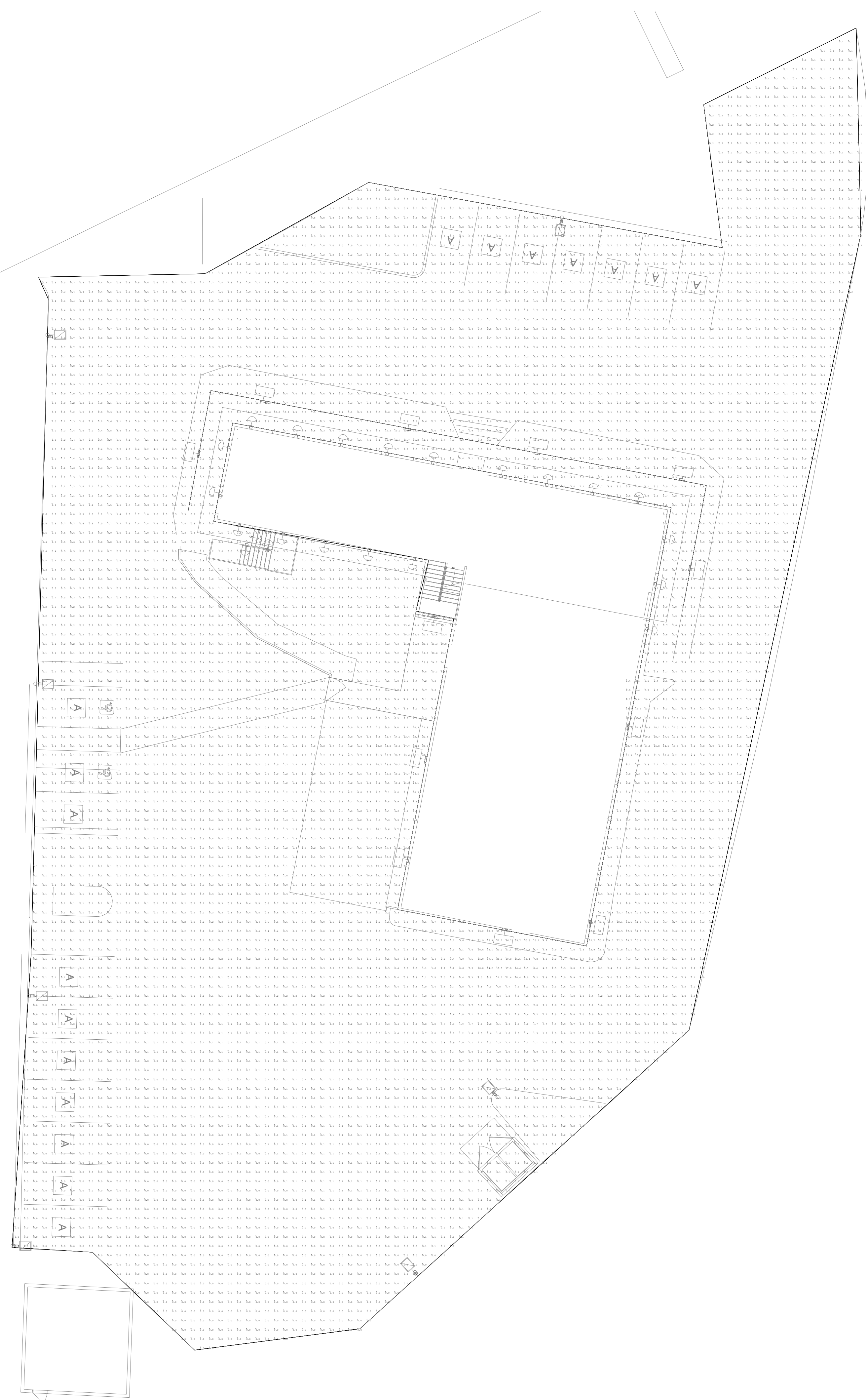
10807 Thornmint Road Ste. 200
 San Diego, CA 92127
 p. 858.673.4445
 www.mpeconsulting.com

SCALE:
 1/16" = 1'-0"

PA/PM: H. MOORE
 DRAWN BY: R.F.J.A.C.
 JOB NO.: SDG20-3007-00

SHEET
E010

2022.04.05 CUPF RESUBMITTAL
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PHOTOMETRICS

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DATE	REMARKS
04/05/22	CUP RESUBMITTAL

PA/PM: H. MOORE
DRAWN BY: R.F.A.C.
JOB NO.: SDG20-3007-00

SHEET
E011

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FEATURES & SPECIFICATIONS

INTENDED USE — Architectural deep-cut luminaire provides general illumination for rough service (ceiling mounted) applications. Ideal for exterior applications where safety and security are a concern. Intended for use in areas where rough service applications are not suitable.

CONSTRUCTION — Available in cast aluminum, zinc-coated steel, or stainless steel. Features lens and bezel to housing with stainless steel. 1/8" (2mm) (2x) recessed mounting tabs for tamper-resistant covers (see options).

Housing — One-piece, die-cast aluminum. Zinc-coated steel. With 303 stainless steel bezel. Housing is made of stainless steel. For use with tamper-resistant covers with tamper-resistant covers (see options).

Height — One-piece, die-cast aluminum. Zinc-coated steel. With 303 stainless steel bezel. Housing is made of stainless steel. For use with tamper-resistant covers with tamper-resistant covers (see options).

Depth — One-piece, die-cast aluminum. Zinc-coated steel. With 303 stainless steel bezel. Housing is made of stainless steel. For use with tamper-resistant covers with tamper-resistant covers (see options).

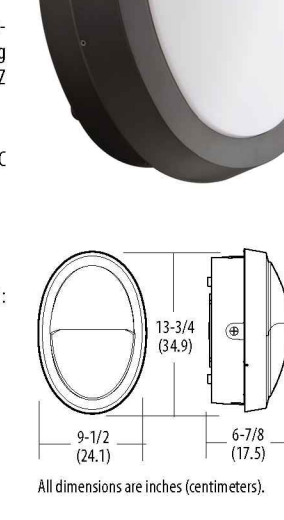
Weight — One-piece, die-cast aluminum. Zinc-coated steel. With 303 stainless steel bezel. Housing is made of stainless steel. For use with tamper-resistant covers with tamper-resistant covers (see options).

GATEWAY®
Architectural Rough Service Fixture

VG03C

LED
Dual Vertical Lighted
Deep Housing
Wall Mounted

Buy American



LED
Dual Vertical Lighted
Deep Housing
Wall Mounted

Series	Performance Package	Color Temperature	Voltage	Output	Finish
TWR1 LED	P2 (400lm) Max	5000K	120V/277V	347	Matte White / Matte Black

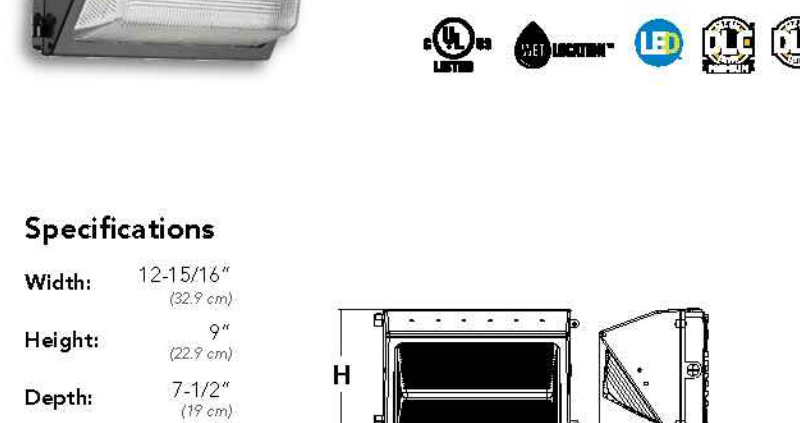
Ordering Information EXAMPLE: TWR1 LED P2 50K MVOLT DDBT4XD

TWR1 LED
Series: TWR1 LED
Performance Package: P2 (400lm) Max
Color Temperature: 5000K
Voltage: 120V/277V
Output: 347
Finish: Matte White / Matte Black

Accessories Order on separate catalog pages

BK1 TB03W	Test LED coverplate, use with Gateway set screws.
BK1 TB03B	Test LED coverplate, use with Gateway set screws.
BK1 TB03W	Test LED coverplate, use with tamper-resistant covers with center npt.
BK1 TB03B	Test LED coverplate, use with tamper-resistant covers with center npt.

TWR1 LED LED Wall Luminaire



LED
Dual Vertical Lighted
Deep Housing
Wall Mounted

Buy American

Series	Performance Package	Color Temperature	Voltage	Output	Finish
TWR1 LED	P2 (400lm) Max	5000K	120V/277V	347	Matte White / Matte Black

Ordering Information EXAMPLE: TWR1 LED P2 50K MVOLT DDBT4XD

TWR1 LED
Series: TWR1 LED
Performance Package: P2 (400lm) Max
Color Temperature: 5000K
Voltage: 120V/277V
Output: 347
Finish: Matte White / Matte Black

Performance Data

Lumen Output
Lumen values from photometric tests performed in accordance with IESNA LM-79-08. Data considered to be representative of the configurations shown within the tolerance allowed by Lighting Facts. Consult factory for performance data on any configurations not shown here.

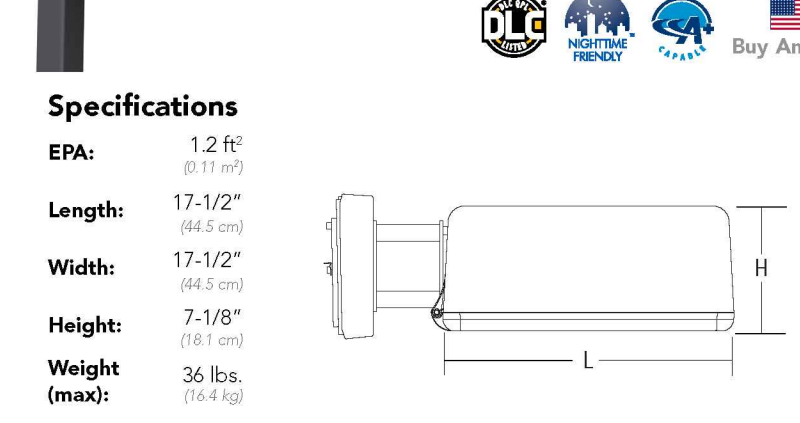
Fixture	Series	Performance Package	Color Temperature	Voltage	Output	Finish
500mA	350		5000K	120V	347	Matte White
700mA	450		5000K	120V	487	Matte White
1000mA	750		5000K	120V	778	Matte White
1500mA	1125		5000K	120V	1167	Matte White

Electrical Load
Electrical load values from photometric tests performed in accordance with IESNA LM-79-08. Data considered to be representative of the configurations shown within the tolerance allowed by Lighting Facts. Consult factory for performance data on any configurations not shown here.

Fixture	Series	Performance Package	Color Temperature	Voltage	Electrical Load	Finish
500mA	350		5000K	120V	3.47A	Matte White
700mA	450		5000K	120V	4.87A	Matte White
1000mA	750		5000K	120V	7.78A	Matte White
1500mA	1125		5000K	120V	11.67A	Matte White

Notes:
1. Confirmed color temperature (CCT) shown is measured per ANSI C10, 107-2008.
2. MVOLT driver operates on any line voltage from 120-277V (50/60Hz).

KAD LED LED Area Luminaire



LED
Dual Vertical Lighted
Deep Housing
Wall Mounted

Buy American

Series	Length	Depth	Weight
KAD LED	17.12"	7.18"	36 lbs.

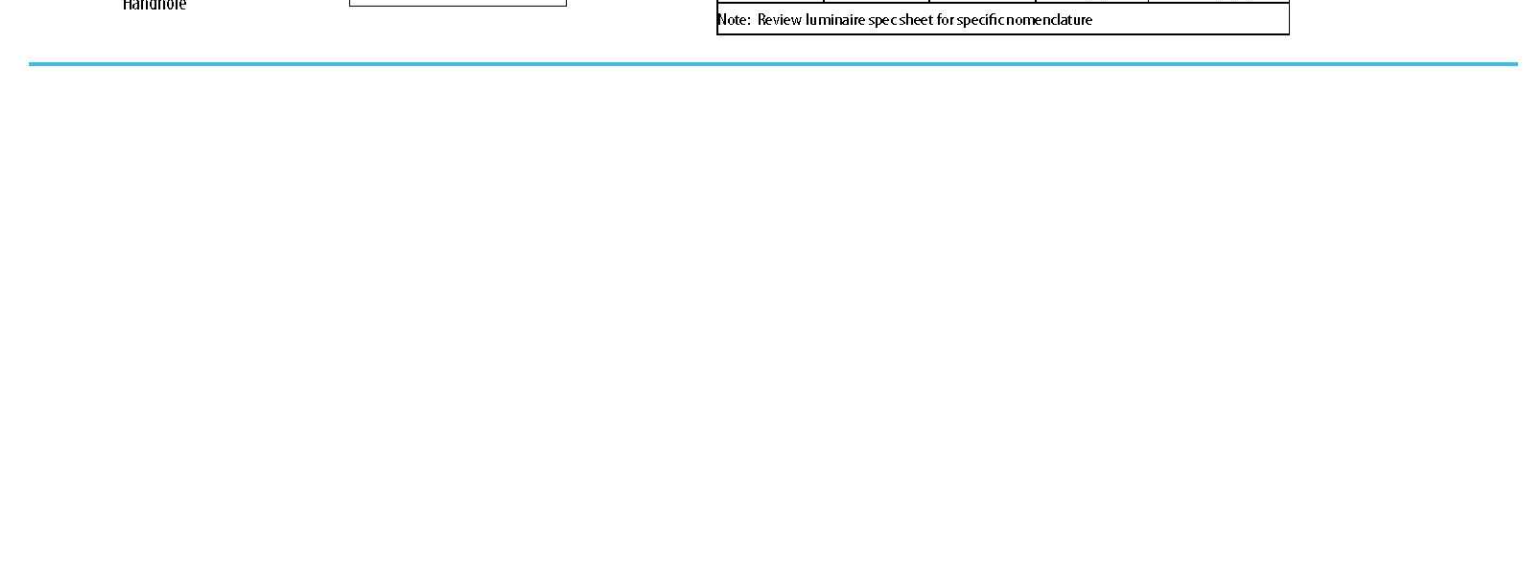
Ordering Information EXAMPLE: KAD LED 40C 1000 40K RS MVOLT SPD04 DDBXD

KAD LED
Series: KAD LED
Length: 17.12"
Depth: 7.18"
Weight: 36 lbs.

Options

SHIPPED INCLUDED	40C	1000	40K	RS	MVOLT	277V	SPD04	DDBXD
------------------	-----	------	-----	----	-------	------	-------	-------

Notes:
1. 200V or 300V LED is not available with 5000K Color, Current and 347V or 400V.
2. Any Spot Distribution, non-dimmed only.



Tenon Mounting Spigots**

Spigot	Series	Length	Depth	Weight
2-1/8"	120-150	120-200	120-200	120-200
2-1/4"	120-150	120-200	120-200	120-200
2"	120-150	120-200	120-200	120-200
1 1/2"	120-150	120-200	120-200	120-200
1 1/4"	120-150	120-200	120-200	120-200
1 1/8"	120-150	120-200	120-200	120-200

Notes:
1. 200V or 300V LED is not available with 5000K Color, Current and 347V or 400V.
2. Any Spot Distribution, non-dimmed only.

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KAD LED Rev. 04/19/21 Page 1 of 1

VG03C Rough Service Ceiling/Wall-Mounted Fixture, LED

System	Initial delivered lumens through polycarbonate lens*	Initial delivered lumens through glass lens*	Ambient temperature, °C
Z5	355	350	49

Performance Data

Lumen Output
Lumen values from photometric tests performed in accordance with IESNA LM-79-08. Data considered to be representative of the configurations shown within the tolerance allowed by Lighting Facts.

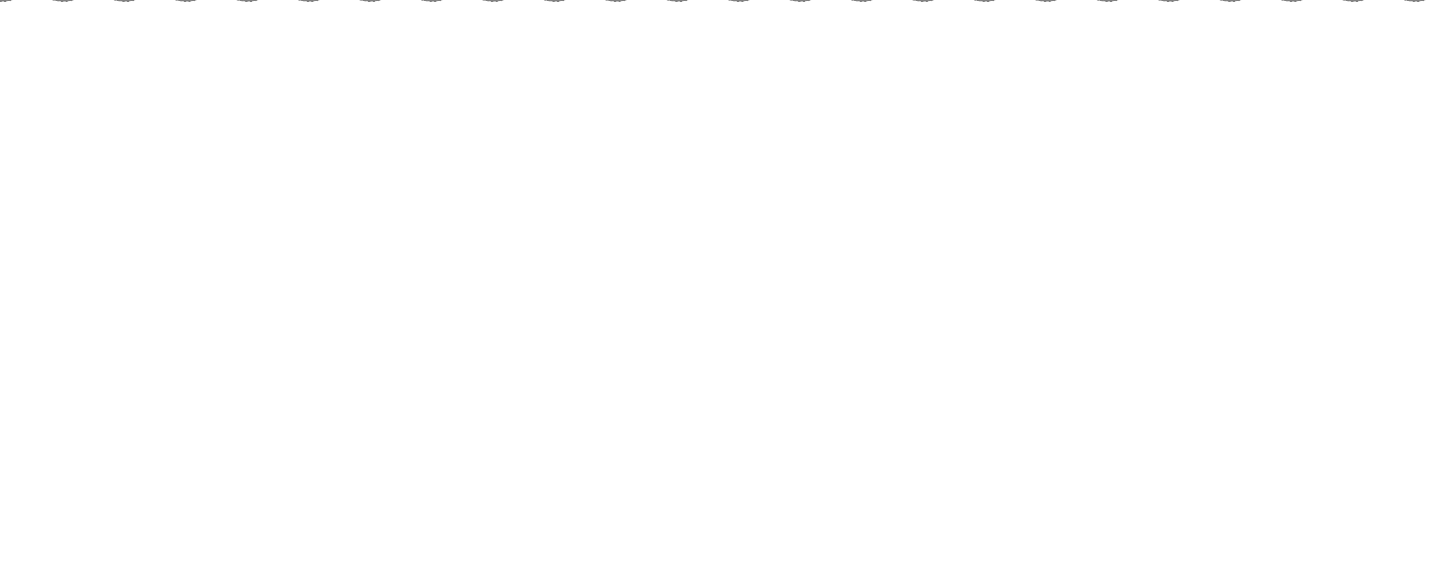
Fixture	Series	Performance Package	Color Temperature	Voltage	Output	Finish
TWR1 LED P2 50K	P2 (400lm) Max	5000K	120V/277V	347	Matte White / Matte Black	

Electrical Load
Electrical load values from photometric tests performed in accordance with IESNA LM-79-08. Data considered to be representative of the configurations shown within the tolerance allowed by Lighting Facts.

Fixture	Series	Performance Package	Color Temperature	Voltage	Electrical Load	Finish
TWR1 LED P2 50K	P2 (400lm) Max	5000K	120V/277V	347	3.47A / 4.87A	Matte White / Matte Black

Projected LED Lumen Maintenance
Data represents the projected performance percentage for a 40°C ambient. Based on 4000 hours of LED testing based per IESNA LM-80-08 and projected per IESNA LM-21-11. To calculate LM-79, use the lumen maintenance factor that corresponds to the desired number of operating hours for the lumen maintenance value, consult factory.

Operating Hours	LM-79	LM-80
10,000	0.95	0.90
20,000	0.90	0.80
30,000	0.85	0.75
40,000	0.80	0.70
50,000	0.75	0.65
60,000	0.70	0.60
70,000	0.65	0.55
80,000	0.60	0.50
90,000	0.55	0.45
100,000	0.50	0.40



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VG03C LED Rev. 04/19/21 Page 1 of 1

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DETAIL SHEET

DATE: 04/05/22

CUP RESUBMITTAL

REMARKS:

DATE: 04/05/22

CUP RESUBMITTAL

PA/PM: H. MOORE
DRAWN BY: R.F.A.C.
JOB NO.: SDG20-3007-00

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E018377
Exp. 6-30-28

SHEET
E100

21-486

EXHIBIT 5
General Plan Consistency Determination

The 2040 Ventura County General Plan (page 1-1) states:

All area plans, specific plans, subdivisions, 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.

This exhibit provides an evaluation of the consistency of the proposed project with the applicable policies of the General Plan and the North Ventura Ave. Area Plan.

Land Use and Community Character

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

General Plan Policy LU-16.2 (Urban Design Standards for Commercial and industrial Development): *The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion.*

General Plan Policy LU-16.7 (Parking Location): *The County shall encourage discretionary development to locate central gateways and building entrances in areas that are visible from the street to contribute to an active commercial center and locate parking in areas that are less visible from the street.*

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

General Plan Policy LU-10.4 (Range of Housing Choices): *The County shall facilitate the creation of a variety of housing types that meet the needs of all residents.*

General Plan Policy LU-11.3 (Design): *The County shall require new commercial and industrial developments to be designed to be generally compact, grouped and consolidated into functional units providing for sufficient offstreet parking and loading facilities, maximize pedestrian and vehicle safety, reduce vehicle miles traveled (VMT), encourage electric vehicle charging, and minimize the land use conflicts and traffic congestion. The County shall require that commercial and industrial discretionary development is designed to provide adequate buffering (e.g., walls, landscaping, setbacks) and operational conditions (e.g., hours of operation, and scheduling of deliveries) to minimize adverse impacts (e.g., noise, glare, and odors) on adjoining and adjacent residential areas.*

General Plan Policy LU-11.4 (Sustainable Technologies): *The County shall encourage discretionary development on commercial- and industrial- designated land to incorporate sustainable technologies, including energy- and water-efficient practices and low- or zero-carbon practices.*

General Plan Policy HE-3.9 (Increase Supportive Housing Options): *The County shall support efforts to increase the availability of supportive housing facilities that provide housing and supportive services for individuals with qualifying disabilities.*

General Plan Policy AG-2.1 (Discretionary Development Adjacent to Agriculturally Designated Lands): *The County shall ensure that discretionary development adjacent to Agriculturally designated lands does not conflict with agricultural use of those lands.*

North Ventura Ave Area Plan Policy NV-1.2 (Development Standards): *The North Ventura Avenue Area Plan requires all ministerial projects (those requiring only a zone clearance) to meet the development standards established by the County of Ventura's Zoning Ordinance. However, discretionary projects (those requiring a Planned Development Permit, Conditional Use Permit, etc.) in the North Avenue Community, shall conform to this Plan and the County and City development standards (if there is a difference in the standards between the two jurisdictions, the more stringent of the two standards shall apply). "Standards," as used above, involve conditionally permitted uses, parking requirements, signs, building setbacks, lot coverage, landscaping and building height.*

Facilities such as streets, bikeways, secondary drainage facilities, and water systems shall conform to the development standards of the City of Ventura as of the adoption of this plan, or as may be subsequently amended by the City and approved by the County.

The proposed project is to change the use of an existing building from “office” to “residential care facility for seven or more persons”. Changes to the project site are limited to interior remodel, exterior painting, changing windows, abandonment

of existing septic, new septic system in a new location on the northwestern portion of the property, re-paving and re-striping the parking lot, new hardscape to create patio area, new landscaping to complement existing landscaping, new outdoor lighting, and relocating the trash enclosure. No building footprint expansion is proposed.

The proposed project is located in the County's North Ventura Ave Area Plan and is within the City of Ventura's Sphere of Influence. The project site is zoned CPD (Commercial Planned Development). The purpose and intent of the CPD zone is to encourage the development of coordinated, innovative and efficient commercial sites and to provide areas for a wide range of services for the surrounding community (NCZO Section 8104-4.3). The North Ventura Ave Area Plan identifies the project site as a Commercial land use designation. This designation is intended to encourage the development and continuation of commercial services for the residential neighborhoods and support commercial uses for the industrial areas. In partnership with Ventura County Behavioral Health, the proposed project would result in develop a sub-acute, voluntary program aimed at supporting people struggling with substance abuse and behavioral issues that do not rise to a level requiring inpatient hospitalization.

The proposed project would result in a change the use of an existing building from "office" to "residential care facility for seven or more persons". The proposed use is an allowed use in the CPD zone. The existing 2-story building on the project site was permitted in 1981 under CUP 4035 and has operated as a commercial office and repair shop. The existing 400 sq. ft. accessory structure (training room) permitted under LU06-0043, is proposed to remain and be utilized as storage. There are no proposed changes to the footprint of the existing structures, however a new outdoor hardscaped area is being proposed as well as a new septic system, which is to be placed away from the red stream channel on the eastern portion of the property. CUP 4035 was approved to include 24 parking spaces. The proposed change in use will reduce the required parking to 15 spaces. The Permittee is proposing 17 spaces as set forth Condition No. 20 in Exhibit 6. The reduced parking is consistent with parking requirements set forth in NCZO Section 8108-4.7 and appropriate for the proposed use since the clients are not free to come and go from the facility, rather they are monitored by staff 24 hours per day and leave the facility only with an approved therapeutic pass. Clients are transported to the facility in a Jackson House van or can be dropped off by others. The parking area will be landscaped, screened from the road, and comply with California Department of Water Resources Model Water Efficient Landscape Ordinance pursuant to Condition No. 18 in Exhibit 6.

As discussed in Section D of the staff report, the proposed project meets applicable development standards (e.g., lot coverage, setback, parking, and height) for the CPD zone. On January 25, 2022, City of Ventura staff provided comments on the project (Exhibit 5) requesting that fire safety measures be applied, to consider

expanding the outside patio area by consolidating the parking locations, and to consider providing a memorial plaque indicating the historical significance of the Canada Larga Aqueduct. No discrepancy to the City of Ventura's development standards were cited.

The community south of the project site consists of single-family dwellings zoned Residential (R-1) and was created by Tract No. 1024. The lot to the east (APN 063-0-060-245) is zoned Residential Planned Development (RPD) and is developed with two residential units, a detached garage, an office, barn, shed, and orchard. A red stream channel separates the project site from the property to the east (APN 063-0-060-245). The lots to the north are separated by Canada Larga Road and are zoned Rural Exclusive (RE) and Agricultural Exclusive (AE), both of which are vacant. Ventura Avenue is to the west.

The property east of the project site is designated Important Farmland of Statewide Importance and contains an orchard. Pursuant to the Agricultural Urban Buffer Policy that was developed in 2006, non-agricultural uses shall be conditioned to provide and maintain a 300-foot setback between the urban use and the agriculture, or a 150-foot setback if a vegetative screen is used. The existing structure on the project site is approximately setback 139 feet from the neighboring orchard. To ensure potential nuisance complaints associated with customary farming practices such as noise and odors are addressed, and consistent with the County's Right To Farm Ordinance, the project has been conditioned to require the Permittee to align with the County of Ventura Agricultural Commissioner's Office *Agricultural/Urban Buffer Policy* by providing vegetative screening, developing a Notification and Response Plan for spraying, and Posting the Right-to-Farm Ordinance throughout the facility. (Conditions Nos. 26-28, Exhibit 6).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Land Use and Community Character Policies LU-16.1, LU-16.2, LU-16.7, LU-16.9, LU-10.4, and LU-11.3, Housing Element Policy HE-3.9, Agricultural Policy AG-2.1 and North Ventura Avenue Area Plan Policy NV-1.2.

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

The proposed project is to change the use of an existing building from "office" to "residential care facility for seven or more persons". Changes to the project site are limited to interior remodel, exterior painting, changing windows, abandonment of existing septic, new septic system in a new location on the northwestern portion of the property, re-paving and re-striping the parking lot, new hardscape to create patio area, new landscaping to complement existing landscaping, new outdoor lighting, and relocating the trash enclosure. No building footprint expansion is proposed.

The existing two-story structure on the project site can be seen from Highway 33, which is an eligible state scenic highway. No changes or additions to the existing structures are being proposed and the project is conditioned to update the landscape screening on the project site to meet current standards pursuant to Condition No. 18 in Exhibit 6.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Land Use Policy LU-16.10 and Conservation and Open Space Policy COS-3.1.

- 3. General Plan Policy LU-11.2 (Applications Within in Sphere of Influence):** *The County shall direct all applicants for commercial and industrial discretionary development located within a city's Sphere of Influence to that city for possible annexation and processing.*

General Plan Policy PFS-1.9 (Requirements Inside City Spheres of Influence): *County shall only approve a discretionary development within a city's Sphere of Influence if the required public facilities and infrastructure meets or exceeds those required by the associated city.*

The proposed project is located within the sphere of influence for the City of Ventura. The City of Ventura and the Ventura Local Agency Formation Commission (LAFCo) were notified of the project. On January 25, 2022, City of Ventura staff provided comments on the project (Exhibit 5) requesting that fire safety measures be applied, to consider expanding the outside patio area by consolidating the parking locations, and to consider providing a memorial plaque indicating the historical significance of the Canada Larga Aqueduct. On February 7, 2022, LAFCo staff provided comments stating that annexation is not feasible due to lack of contiguity of the project site to the jurisdictional boundary of the city. However, since the project site is within a sphere of influence, an Out of Agency Service Agreement for new city water service will be required following the granting of the discretionary permit by the County. The proposed project includes a new septic system and no LAFCo action will be required since no new public sewer connection is proposed.

Based on the above discussion, the proposed project is consistent with the Ventura County General Plan Land Use Element Policy LU-11.2 and Public Facilities and Services Policy PFS-1.9.

Circulation, Transportation, and Mobility

- 1. General Plan Policy CTM-1.1 (Vehicle Miles Travelled (VMT) Standards and CEQA Evaluation):** *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based*

on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.

General Plan Policy CTM-1.5 (Projects with Unacceptable Level of Service (LOS)):

1. *County General Plan land use designation changes and zone changes that would cause any cumulative unacceptable LOS as determined pursuant to Policies CTM-1.3 and CMT-1.4 shall be prohibited unless the Board of Supervisors imposes all feasible conditions of approval to address all unacceptable LOS effects and, after balancing, as applicable, the project's economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, against the project's unacceptable LOS effects, determines that the benefits of the project outweigh the project's unacceptable LOS effects.*
2. *County General Plan land use designation changes, zone changes, and discretionary development that would individually (i.e., project-specific) cause an unacceptable LOS effect as determined pursuant to Policies CTM-1.3 and CMT-1.4 shall be prohibited unless the improvements to the roadway and intersections are included in the Public Works Agency, Transportation Department Strategic Master Plan with a funding mechanism identified and the project is conditioned on the payment of a fee proportional to the project's fair share of unacceptable LOS effects.*
3. *The following are exempt from this Policy:*
 - a. *Farmworker Housing Complexes and other housing exclusively for lower-income households.*
 - b. *Affordable housing developments, pursuant to Article 16 of the Non-Coastal Zoning Ordinance, where such developments are served by roads that are currently operating at LOS "E" or better;*
 - c. *Additional dwellings and lots on Cultural Heritage Sites as permitted in the Non- Coastal Zoning Ordinance;*
 - d. *Agriculture and Agricultural Operations as permitted in the Coastal and Non- Coastal Zoning Ordinances, where such developments are served by roads that are currently operating at LOS "E" or better;*
 - e. *The unacceptable LOS exists on a City-maintained road or federal or state highway located within a city unless the applicable city has formally adopted and is implementing a general plan policy, ordinance, or a reciprocal traffic impact mitigation fee agreement with the County regarding development in the city that is intended to improve the LOS of County-maintained local roads and federal and state highways located within the unincorporated area of the county;*
 - f. *Allow LOS "F" for Wendy Drive and maintain as two-lane road; and*
 - g. *If the LOS effects of a County-approved Specific/Area Plan are determined acceptable pursuant to Policies CTM-1.3 and CMT-1.4, the LOS effects of*

any subsequent development that is consistent with the approved Specific/Area Plan shall be exempt from this Policy.

General Plan Policy CTM-2.18 (Complete Streets Standards in Existing Communities): *The County shall require discretionary development in designated Existing Communities to construct roadways to urban standards and Complete Streets principles, including curb, gutter, sidewalks, and bike lanes when there is a nexus for improvement. The County shall rely on the guidelines and design standards for Complete Streets design established by the California Manual on Uniform Traffic Control Devices (CAMUTCD), Caltrans in the Highway Design Manual, and Complete Streets Guidelines (pursuant to Deputy Directive-64-R2), Federal Highway Administration, American Association of State Highway and Transportation Officials.*

General Plan Policy CTM-2.27 (Discretionary Development and Conditions of Approval to Minimize Traffic impacts): *The County shall require that discretionary development be subject to permit conditions of approval, where feasible, to minimize traffic impacts by incorporating pedestrian and bicycle pathways, bicycle racks and lockers, ridesharing programs, transit improvements (bus turnouts, shelters, benches), and/or transit subsidies for employees or residents of the proposed development.*

General Plan Policy CTM-3.10 (Bicycle Storage Facilities): *The County shall require adequate bicycle storage facilities (e.g., bicycle racks, lockers) for discretionary development as determined by allowable land uses at a given site.*

The proposed project is a Minor Modification to Conditional Use Permit (CUP) 4035 to change the use of an existing building from “office” to “residential care facility for seven or more persons.” No building footprint expansion is proposed. The proposed care facility provides services on a voluntary basis, the clients must comply with the facility’s schedule, daily chores, and rules if they want to remain in the program. Clients are not free to come and go from the facility, rather they are monitored by staff 24 hours per day and leave the facility only with an approved therapeutic pass. Clients are transported to the facility in a Jackson House van or can be dropped off by others.

As stated above, no building footprint expansion is proposed. Therefore, the project was determined not to have significant effect on the environment pursuant to CEQA Guidelines Section 15301 (Existing Facilities). Further, the project would not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. While this project is exempt from CEQA, the projects was screened to identify any potential VMT impacts. The California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles travelled (VMT). Based on guidance provided by the Office of Planning and Research (OPR), certain projects may be screened out of requiring VMT analysis,

because their impacts are known to be less than significant. Screened projects include those that generate fewer than 110 average daily vehicle trips. As proposed, the project would not generate more than 110 additional average daily trips. If this project were subject to CEQA, it would be exempt from a VMT analysis.

The County Public Works Agency, Roads and Transportation Department reviewed the proposed project and determined it will not generate more than 110 additional Average Daily Trips (ADT) and cause no net increase in ADT on local public roads and the Regional Road Network. Therefore, the proposed project is not required to contribute to the traffic impact mitigation fee program. Additionally, no building footprint expansion is proposed, and no roadway improvements are required for the proposed change of use pursuant to General Plan Policy CTM-2.18 (Complete Streets Standards in Existing Communities). Further, as stated above, the proposed project ADT will be less than existing ADT and no net traffic increases would occur. Therefore, no roadway improvements are required for the proposed change of use pursuant to General Plan Policy CTM-2.18 (Complete Streets Standards in Existing Communities). As stated above, while receiving services at the facility, clients are not allowed store or use bicycles offsite as they are required to be transported by van or by others. Therefore, no bike facilities are required pursuant to General Plan Policy CTM-3.10 (Bicycle Storage Facilities).

Based upon the above discussion, the proposed project is consistent with Ventura County General Plan Circulation, Transportation, and Mobility Policies CTM-1.1, CTM-1.5, CTM-1.7, CTM-2.18, CTM-2.27, and CTM-3.10.

Public Facilities, Services, and Utilities

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

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

General Plan Policy PFS-4.2 (Onsite Wastewater Treatment Systems): *The County may allow the use of onsite wastewater treatment systems that meet the State Water Resources Control Board Onsite Wastewater Treatment System Policy, Ventura County Sewer Policy, Ventura County Building Code, and other applicable County standards and requirements.*

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

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

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

North Ventura Ave Area Plan Policy NV-1.15 (Water Policy Procedures): *Water service shall be provided by the City to the North Ventura Avenue Community (within its Sphere of Influence), subject to the provisions of the City's Water Policy (see City policy resolution No. 82-151 in Appendix). Development proposals shall receive a "Preliminary Will Serve" (water availability) letter from the City prior to the filing planning applications with the County. The provision and/or expansion of water systems shall meet the City's standards. Applications which do not contain a "Preliminary Will Serve" letter will be considered incomplete. After obtaining all appropriate County approvals, applicants pursuing development will enter into a "Water Service Agreement" with the City and the City will then issue a "Final Will Serve" letter.*

The proposed project will continue to be served by City of Ventura. This is evidenced by a water bill dated August 12, 2021. The City of Ventura staff has stated that a Water Will Serve will not be provided prior to the recording of an "Extraterritorial Water Service Agreement" from Ventura Water. The Permittee is in process of obtaining the Extraterritorial Water Service Agreement which can take up to 5 months, however a Water Will serve letter will be required, pursuant to Condition No. 43 in Exhibit 6, prior to issuance of Zoning Clearance for construction.

The current septic system was built in 1977 and consists of a septic tank and leach lines. The existing leach lines are located within 100 feet of a redline stream that

is located along the eastern side of the property (County Environmental Health Division regulations require a setback distance of 100 feet from a significant drainage course.). The project proposes to abandon the current septic system and install a new system that consists of a 3,000-gallon treatment tank and three seepage pits that is located on the northwestern portion of the property setback 150 feet from the redline stream. County Environmental Health Division reviewed the proposed project and concluded that it is consistent with County and State policies concerning wastewater disposal.

The proposed project will need to comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance pursuant to Condition No. 18 in Exhibit 6.

Based upon the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities and Services Policies PFS-1.7, PFS-4.1, and PFS-4.2; Conservation and Open Space Policy COS-1.12; Water Resources Policies WR-1.11 and WR-3.2; and Ojai Valley Area Plan Policies OV-24.1, OV-26.3, and OV-64.2.

3. **General Plan Policy PFS-5.3 (Solid Waste Capacity):** *The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development.*

General Plan Policy PFS-5.9 (Waste Reduction Practices for Discretionary Development): *The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

The proposed project is to change the use of an existing building from “office” to “residential care facility for seven or more persons”. Changes to the project site are limited to interior remodel, exterior painting, changing windows, abandonment of existing septic, new septic system in a new location on the northwestern portion of the property, re-paving and re-striping the parking lot, new hardscape to create patio area, new landscaping to complement existing landscaping, new outdoor lighting, and relocating the trash enclosure. No building footprint expansion is proposed. The project site will continue to use commercial garbage and recycling pickup services. Pursuant to Condition No. 39 in Exhibit 6, the Permittee shall adhere to the County’s Space Allocation Guidelines which include space requirements for refuse, recycling, and organic waste in gated trash enclosures.

As required by California Public Resources Code (PRC) 41701, Ventura County’s Countywide Siting Element (CSE), adopted in June 2001 and updated annually, Ventura County has at least 15 years of disposal capacity available for waste

generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by the state PRC, the proposed project will have less than a significant project-specific impact upon Ventura County's solid waste disposal capacity.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities and Services Policy PFS-5.3 and PFS-5.9.

Conservation and Open Space

4. General Plan Policy COS-1.1 (Protection of Sensitive Biological Resources):

The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.

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

The proposed project is to change the use of an existing building from "office" to "residential care facility for seven or more persons". Changes to the project site are limited to interior remodel, exterior painting, changing windows, abandonment of existing septic, new septic system in a new location on the northwestern portion of the property, re-paving and re-striping the parking lot, new hardscape to create patio area, new landscaping to complement existing landscaping, new outdoor lighting, and relocating the trash enclosure. Proposed changes to the project site will occur in areas already denuded of any vegetation and already paved. No building footprint expansion is proposed. The subject property is not located in a critical habitat area or designated wildlife corridor (Ventura County RMA GIS, 2022). As a result, there is no potential for the project to impact biological resources.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Policies COS-1.1 and COS-1.4.

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

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

The project site has a red line stream running across the eastern border of the property. The existing building is setback approximately 138 feet from the stream, which exceeds the 100-foot setback requirement for discretionary development near wetland habitats. No changes to the existing structure is proposed. The existing septic system, which is within 100 feet from the redline stream is proposed to be abandoned and the new system is proposed to be installed 150 feet away from the redline stream.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Policies COS-1.10 and COS-1.11.

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

General Plan Policy COS-4.2b (Cooperation for Tribal Cultural Resource Protection): *For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known*

tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.

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

The proposed project is to change the use of an existing building from “office” to “residential care facility for seven or more persons”. Changes to the project site are limited to interior remodel, exterior painting, changing windows, abandonment of existing septic, new septic system in a new location on the northwestern portion of the property, re-paving and re-stripping the parking lot, new hardscape to create patio area, new landscaping to complement existing landscaping, new outdoor lighting, and relocating the trash enclosure. Proposed changes to the project site will occur in areas already denuded of any vegetation and already paved. No building footprint expansion is proposed. The project site is located within a very sensitive area for archaeological resources (Ventura County RMA GIS, 2022). On January 1, 2022, the project was distributed to South Central Coastal Information Center (SCCIC) for review. The reviewing agency, SCCIC, determined no archaeological work is needed prior to approval of the project plans. However, they indicated that customary caution and a halt-work condition should be in place for all ground disturbing activities. As a result, the project has been conditioned pursuant to Condition No. 22 in Exhibit 6 to halt work and submit a report providing recommendations for the proper disposition of potential artifacts found at the project site. As such, no adverse impacts to paleontological or cultural resources are expected.

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

Hazards and Safety

- 7. General Plan Policy PFS-6.1 (Food Control and Drainage Facilities):** *Required for Discretionary Development The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The*

County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.

General Plan Policy COS-1.7 (Balancing Resource Preservation and Flood Protection): *The County shall require that discretionary development and County-initiated projects balance the preservation of streams, wetlands, and riparian habitats with the need to adequately protect public safety and property from flooding hazards by incorporating natural or nature-based flood control infrastructure, (e.g., wetland restoration, soil conservation, vegetated levees), when feasible.*

General Plan Policy HAZ-2.5 (Recordation of a Notice of Flood Hazard): *The County shall require the recordation of a Notice of Flood Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding as determined by the Federal Emergency Management Agency on the latest available Digital Flood Insurance Rate Maps (DFIRMs).*

The proposed project is to change the use of an existing building from “office” to “residential care facility for seven or more persons”. Changes to the project site are limited to interior remodel, exterior painting, changing windows, abandonment of existing septic, new septic system in a new location on the northwestern portion of the property, re-paving and re-striping the parking lot, new hardscape to create patio area, new landscaping to complement existing landscaping, new outdoor lighting, and relocating the trash enclosure. No building footprint expansion is proposed. The project site is located within a 100-year floodplain (Ventura County RMA GIS, 2022). The project may require contributions to funds for the development and/or maintenance of flood control facilities (Condition No. 35, Exhibit 6). Prior to the issuance of Zoning Clearance for Use Inauguration, the Permittee shall obtain a Floodplain Development Permit issued by the Public Works Agency Floodplain Manager (Condition No. 40, Exhibit 6) and obtain a watercourse/encroachment permit issued by the Ventura County Watershed Protection District (Condition No. 41, Exhibit 6).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities, Services and Infrastructure policy PFS-6.1; Conservation and Open Space Policy COS-1.7 and COS-4.4; and Hazards and Safety policy HAZ-2.5.

- 8. General Plan Policy HAZ-1.1 (Fire Prevention Design and Practices):** *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited*

to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.

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

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

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

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

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

The proposed project is to change the use of an existing building from “office” to “residential care facility for seven or more persons”. Changes to the project site are limited to interior remodel, exterior painting, changing windows, abandonment of existing septic, new septic system in a new location on the northwestern portion of the property, re-paving and re-stripping the parking lot, new hardscape to create patio area, new landscaping to complement existing landscaping, new outdoor lighting, and relocating the trash enclosure. No building footprint expansion is proposed. The project site is located within a high fire severity hazard area (Ventura County RMA GIS, 2022). The nearest fire station, Ventura County Fire Station 1 located at 717 North Ventura Ave, Ventura is approximately 4 miles from the project site – a distance identified in the County Initial Study Assessment Guidelines as resulting in no significant impact related to the provision of fire protections services. The Ventura County Fire Protection

District (VCFPD) reviewed the project and applied conditions of approval (Condition Nos. 46 through 51, Exhibit 6). Conditions include the following requirements: to provide vertical clearance of 13'6" along all access roads/driveways, provide fire flow certification from Ventura Water prior to building, and submit copy of approved building plans to VCFPD prior to Zoning Clearance for construction; install automatic fire sprinklers; install fire alarm system and submit VCFPD Form #126 before issuance of Zoning Clearance for use inauguration. VCFPD found no significant issues with respect to access or fire flow. Finally, the Planning Division applied Condition No. 25 in Exhibit 6 requiring the Permittee to record with the Office of the County Recorder a "Notice of Fire Hazard" which will also be included in the CUP project file.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Policy HAZ-1.1 and HAZ-1.4; Circulation, Transportation, and Mobility Policy CTM-2.28; and Public Facilities and Services Policies PFS-11.4, PFS-12.3, and PFS-12.4.

- 9. General Plan Policy HAZ-4.1 (Projects in Earthquake Fault Zones):** *The County shall prohibit new structures for human occupancy and subdivisions that contemplate the eventual construction of structures for human occupancy in Earthquake Fault Zones unless a geologic investigation is performed to delineate any hazard of surface fault rupture and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.*

General Plan Policy HAZ-4.3 (Structural Design): *The County shall require that all structures designed for human occupancy incorporate engineering measures to reduce the risk of and mitigate against collapse from ground shaking.*

General Plan Policy HAZ-4.8 (Seismic Hazards): *The County shall not allow development of habitable structures or hazardous materials storage facilities within areas prone to the effects of strong ground shaking, such as liquefaction, landslides, or other ground failures, unless a geotechnical engineering investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.*

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

The project site is located in a liquefaction area, but not located in an area with potential landslides and is not within the Alquist-Priolo Special Fault Hazard Area. Ground shaking potential is considered strong (Ventura County RMA GIS, 2022).

The project involves the change in use to an existing structure. The structures on the project site have been legally established and permitted in accordance with the building codes then in place. No new structural development is proposed. As such, the project would not create or contribute significantly to geologic instability or destruction of the site or surrounding areas.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Policies HAZ-4.1, HAZ-4.3, HAZ-4.8 and HAZ-4.13.

10. General Plan Policy HAZ-4.5 (Soil Erosion and Pollution Prevention): *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

General Plan Policy HAZ-4.6 (Vegetative Resource Protection): *The County shall require discretionary development to minimize the removal of vegetation to protect against soil erosion, rockslides, and landslides.*

General Plan Policy HAZ-4.7 (Temporary Revegetation on Graded Areas): *The County shall require, as necessary, the use of soil stabilization methods on graded areas to reduce the potential for erosion, particularly during the construction phase.*

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

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

General Plan Policy WR-2.2 (Water Quality Protection for Discretionary Development): *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to*

minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.

General Plan Policy WR-3.3 (Low-Impact Development): *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County’s Stormwater Permit.*

The proposed project is to change the use of an existing building from “office” to “residential care facility for seven or more persons”. Changes to the project site are limited to interior remodel, exterior painting, changing windows, abandonment of existing septic, new septic system in a new location on the northwestern portion of the property, re-paving and re-striping the parking lot, new hardscape to create patio area, new landscaping to complement existing landscaping, new outdoor lighting, and relocating the trash enclosure. Proposed changes to the project site will occur in areas already denuded of any vegetation and already paved. No building footprint expansion is proposed. No vegetation removal is being proposed. To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No.CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., “Development Construction Program” of the Permit. Prior to permit issuance, the Permittee shall submit to the Watershed Protection – County Stormwater Program (CSP) for review and approval a completed and signed SW-HR form (Best Management Practices for Construction at High Risk Sites) (Condition No. 42, Exhibit 6).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policies HAZ-4.5, HAZ-4.6, and HAZ-4.7; and Water Resources Element Policies WR-1.2, WR-1.12, WR-2.2, and WR-3.3.

11. General Plan Policy HAZ-9.1 (Limiting Unwanted Noise): *The County shall prohibit discretionary development which would be impacted by noise or generate project-related noise which cannot be reduced to meet the standards prescribed in Policy HAZ-9.2. This policy does not apply to noise generated during the construction phase of a project.*

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

1. *New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels*

in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.

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

The proposed project includes the development of a noise-sensitive land use located near a highway. The project site is within the CNEL 60 dB(A) noise contour of Highway 33, which is the nearest noise generator located approximately 200 feet west of the project site. The Permittee shall either install noise attenuation features in the residential care facility (e.g. dual-paned windows and sound dampening exterior doors) so that interior noise levels do not exceed the maximum acceptable interior noise levels set forth in Ventura County General Plan Hazards and Safety Policy HAZ-9.2(1); or submit documentation for review and approval to the Planning Division demonstrating that that noise attenuation features in the

residential care facility are not necessary as the maximum acceptable interior noise levels set forth Policy HAZ-9.2(1) are not exceeded (Condition No. 24, Exhibit 6).

While the proposed residential care facility is not considered a noise-generating use, construction noise generated during the development phase of the proposed project will be conditioned (Condition No. 23, Exhibit 6) to address potential affects to surrounding residential uses. The Condition requires that the Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. The Permittee shall also post a sign in an outdoor visible area providing the telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. Finally, the Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Policies HAZ-9.1 and HAZ-9.2.

12. General Plan Policy HAZ-10.11 (Air Quality Assessment Guidelines): *In evaluating air quality impacts, the County shall consider total emissions from both stationary and mobile sources, as required by the California Environmental Quality Act. The County shall evaluate discretionary development for air quality impacts using the Air Quality Assessment Guidelines as adopted by the Ventura County Air Pollution Control District (APCD), except that emissions from APCD-permitted sources shall also be included in the analysis. The County shall revise the Initial Study Assessment Guides to implement this policy.*

General Plan Policy HAZ-10.12 (Conditions for Air Quality Impacts): *The County shall require that discretionary development that would have a significant adverse air quality impact shall only be approved if it is conditioned with all feasible mitigation measures to avoid, minimize or compensate (offset) for the air quality impact. The use of innovative methods and technologies to minimize air pollution impacts shall be encourage in project design.*

General Plan Policy HAZ-10.13 (Construction Air Pollutant Best Practices): *Discretionary development projects that will generate construction-related air emissions shall be required by the County to incorporate best management practices (BMPs) to reduce emissions. These BMPs shall include the measures*

recommended by VCAPCD in its Air Quality Assessment Guidelines or otherwise to the extent applicable to the project.

General Plan Policy HAZ-10.14 (Fugitive Dust Best Management Practices):

The County shall ensure that discretionary development which will generate fugitive dust emissions during construction activities will, to the extent feasible, incorporate appropriate BMPs to reduce emissions to be less than applicable thresholds.

The proposed project is to change the use of an existing building from “office” to “residential care facility for seven or more persons”. Changes to the project site are limited to interior remodel, exterior painting, changing windows, abandonment of existing septic, new septic system in a new location on the northwestern portion of the property, re-paving and re-striping the parking lot, new hardscape to create patio area, new landscaping to complement existing landscaping, new outdoor lighting, and relocating the trash enclosure. Proposed changes to the project site will occur in areas already denuded of any vegetation and already paved. No building footprint expansion is proposed. To ensure that fugitive dust and particulate matter that may result from site preparation and construction activities are minimized to the greatest extent feasible, Condition No. 44 in Exhibit 6 will be applied.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Policies HAZ-10.11 through HAZ-10.14.



January 25, 2022

Jennifer Butler
Residential Permits Section
Ventura County Planning Division
800 S. Victoria Ave., L #1740, Ventura, CA 93009

RE: Project Review New Project Application
Project Name: Jackson House Recovery Section
Project Number: Conditional Use Permit Case No. PL21-0125
Project Location: 180 Cañada Larga Road, Ventura, CA 93001; APN 063-0-060-180

Dear Ms. Butler

Thank you for sharing new project application for review on January 11, 2022 for a Conditional Use Permit request to change the use of an existing 2-story, 7,228 square foot (sq. ft.) office structure, approved in 1981 under CUP 4035, to a residential care facility. The City Staff has reviewed the submitted materials and has prepared the following advisory comments based on the information provided.

1. The General Plan Land-Use Designation is of Commerce and the property is adjacent to neighborhood-low.
2. The project lies within the very high fire severity zone; therefore, it is recommended to implement the required fire safety measures throughout the site.
3. As the residential care facility aims to provide support through various indoor and outdoor measures. The Applicant is encouraged to explore the opportunity to provide more interactive outdoor spaces. For example, the open green space towards the east portion of the site has the potential to have small trails and patterned walk paths. While the front of the site is more activity-oriented, the rear may have more calmer elements.
4. The Applicant is encouraged to combine the two on-site parking areas such that it clears-up either of the areas for landscaping. For example, if the seven parking

spaces from the north are move towards the southern edge of the property, the northern part of the site can be totally used as an additional green space.

5. The Applicant is encouraged to also increase the outside patio area as the proposed design of the patio area looks too cramped right now.
6. For the Applicant's information, the Historical Cañada Larga Aquaduct passes through the site. The Mission Aqueduct was built in 1782 and was designated in January 1976 as a State Landmark. This landmark is a 100-foot remnant of an elaborate seven-mile aqueduct built by Chumash at the direction of mission priests to bring river water to the mission. The aqueduct served the mission and community until it was damaged by the floods in 1862. The aqueduct remains at Cañada Larga, and its attendant settling tank built at the same time at Valdez Alley near the present mission, are said to be the oldest 13 standing man-made structures in Ventura County.

If you have any questions or would like to discuss any items in this letter, please contact me via email at fzaidi@cityofventura.ca.gov.

Sincerely,



Falak Fatima Zaidi
Associate Planner

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP) 4032
AS MODIFIED BY CASE NO. PL21-0125**

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Conditional Use Permit is based on and limited to compliance with the project description stated in this condition below, the Planning Director hearing on August 4, 2022 (Case No. PL21-0125, Exhibits 1 through 6) and the Permit Adjustment to CUP 4035 on May 30, 2006 (Case No. LU06-0043, Exhibits C through D) and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

Minor Modification to Conditional Use Permit (CUP) 4035 to change the use of an existing building from "office" to "residential care facility for seven or more persons." The existing 9,162 sq. ft. two-story building will accommodate staff offices, meeting rooms breakrooms, a kitchen, dining room, laundry room, nurse station, workstations, four restrooms, 15 bedrooms with 29 beds. Site improvements include, exterior painting, window replacement, parking lot re-striping, outdoor patio area, new trash enclosure, and abandoning the existing septic and installing a new septic system in a new location. The existing 552 sq. ft. storage building will remain. No building footprint expansion is being proposed (Site Plan, Exhibit 3).

In partnership with Ventura County Behavioral Health, the proposed project aims to develop a sub-acute, voluntary program aimed at helping people struggling with substance abuse and behavioral issues that do not rise to a level requiring inpatient hospitalization. Typical client stays range from 24 hours to 30 days, with an average of 14 day stays.

All Jackson House staff is either a licensed or certified therapist, a peer support specialist, or a mental health technician. Trained staff are onsite 24 hours per day. There are three shifts per day. Day and evening shifts have 6-10 staff members and overnight shifts have 2-3 staff on site.

Although the facility will provide services on a voluntary basis, the clients must comply with the facility's schedule, daily chores, and rules if they want to remain in the program. Clients are not free to come and go from the facility, rather they are monitored by staff 24 hours per day and leave the facility only with an approved therapeutic pass. Clients are transported to the facility in a Jackson House van or can be dropped off by others.

The applicant is proposing 17 parking spaces, two of which will be dedicated for American Disabilities Act (ADA) compliance.

Water to the project site is currently provided by the City of Ventura. At this time, the City of Ventura has stated that a Water Will Serve will not be provided prior to the recording of an "Extraterritorial Water Service Agreement".¹ The applicant is in process of obtaining the Extraterritorial Water Service Agreement which can take up to 5 months, however a Water Will serve letter will be required (Condition No. 43, Exhibit 6) prior to issuance of a Zoning Clearance for construction.

Wastewater will be served by a new septic system located on the western portion of the property and will consist of a treatment tank and seepage pits.

Access to the project site will continue to be provided by a paved driveway via Canada Larga Road.

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 plans approved at the Planning Director hearing in support of the project.

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including septic replacement, fencing, paving, parking, and landscaping are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

Documentation: The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped

¹ California Government Code § 56133(b) permits a city to provide new or extended services by agreement outside its jurisdictional boundaries but within its sphere of influence.

approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

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

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

3. Site Maintenance

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

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

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

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

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

4. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this 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:

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

Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

5. Construction Activities

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

6. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

7. Time Limits

- a. Use inauguration:

- (1) The approval decision for this CUP Permit becomes effective upon the expiration of the 10 day appeal period following the approval decision on which the Planning Director rendered the decision on the, 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 set forth in Condition No. 1.

This CUP Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the date the approval decision of this CUP becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

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 Permit.

- b. Permit Life or Operations Period: This CUP will expire on August 20, 2031. 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 § 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to August 20, 2031; 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 § 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

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

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

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP Permit) to verify that the

Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

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

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

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

9. Notice of CUP Permit Requirements and Retention of CUP Permit Conditions On Site

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

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

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 throughout the life of the Project.

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

10. Recorded Notice of Land Use Entitlement

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

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning

Division and the conditions of this CUP, with the deed of the property that is subject to this CUP.

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

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this CUP, prior to 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" form and conditions of this CUP to Planning Division staff to be included in the Project file.

11. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Coastal Zoning Ordinance (§ 8183-5) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. **Establishment of Revolving Compliance Account:**

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

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

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

c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

12. Defense and Indemnification

a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.

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.

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.

13. Invalidation of Condition(s)

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.

14. Consultant Review of Information and Consultant Work

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

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this 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. 12 above, if the County hires a consultant to review any

work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

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

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any 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 approval 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 and regulatory licenses for the operation of the residential care facility.

16. Contact Person

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

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this 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 Project 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 Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to

periodically confirm the contact information consistent with the requirements § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

17. Change of Permittee

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

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

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

18. Landscaping and Screening

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

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

Landscaping Objectives: The Permittee must install and maintain landscaping and screening that serves the following functions:

- a. Screens undesirable views, incompatible land uses or uses in natural settings. The Permittee must install landscaping and screening to screen the parking area.

- b. Provides visual relief and visual integration. The Permittee must install landscaping that softens the building edges, breaks up the expanses of building facades or walls, and blends structures with their surroundings.
- c. Ensures compatibility with community character. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community.
- d. For projects that require greater than 500 square feet of new landscaping or require greater than 2,500 square feet of rehabilitated landscape with a building

(see:

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/MWEL0%202015%20Revision%20Fact%20Sheet.pdf>).

Compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. The Permittee must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>.

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

- a. Use Available Non-Potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.
- b. Protection of Solar Access. The Permittee must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells or impair the function of a nearby building using passive solar heat collection.
- c. Protection of Existing Vegetation. Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).
- d. Create Viable Growing Environment. The 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. Crime Deterring. The landscape design must deter crime by allowing unobstructed views of vulnerable doors and windows from the street and other properties, avoiding blind spots, and hiding spaces, and creating pedestrian walkways that are safe.
- g. Use Native or Non-Invasive Plant Species.
- k. In accordance with § 8107-35.3.6 of the Ventura County Non-Coastal Zoning Ordinance, invasive plants identified by the California Invasive Plant Council are not permitted.

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

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

Monitoring and Reporting: Landscaping shall be maintained for the life of the permit. Landscaping approval/installation and verification shall occur after the Permittee submits the Certificate of Completion for the landscape installation. County staff shall then conduct an onsite inspection to verify that the landscaping was installed as required by the approved landscape plan as set forth in § 8106-8.2.3(a) of the Non-Coastal Zoning Ordinance/§ 8178-8.9.2(a)(2). Monitoring activities, and enforcement activities shall occur according to the procedures set forth in § 8106.8.2.8 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file.

19. Lighting Plan

Purpose: 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 Ordinance and to ensure the following objectives are met that lighting:

- a. avoids interference with reasonable use of adjoining properties;

- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption; and
- g. includes devices that are compatible with the design of the permitted facility.

Requirement: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing such plan. The lighting plan must comply with the following:

- a. the lighting plan shall be prepared by an electrical engineer registered by the State of California;
- b. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs);
- c. the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways, and outdoor patio area throughout the development;
- d. in order to minimize light and glare on the project property, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,
- e. light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to a minimum to maintain the normal night-time light levels in the area, but not inhibit adequate and safe working light levels.

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 construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the Project.

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 Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

20. Availability of Parking Spaces

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

Requirement: The Permittee shall ensure that the required 17 motor vehicle parking spaces (including accessible spaces), remain continuously available for their intended parking use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee 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: A stamped copy of the approved site plan.

Timing: The Permittee shall install all components of the required parking area as indicated on the approved site plan prior to occupancy, and shall maintain the required parking area as illustrated on the approved site plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee 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. Planning Division staff 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.

21. 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 submit the following for the Planning Division’s review and approval:

- a. a site plan that identifies the location of the enclosure; and
- b. building elevation plans for the enclosure.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the site and building elevation plans to the Planning Division for review and approval. The Permittee shall install the trash enclosures prior to occupancy.

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 inspect 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.

22. Archaeological Resources Discovered During Grading

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

Requirement: The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
 - (1) Cease operations and assure the preservation of the area in which the discovery was made;
 - (2) Notify the Planning Director in writing, within three days of the discovery;
 - (3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
 - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
 - (5) Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
 - (1) Cease operations and assure the preservation of the area in which the discovery was made;
 - (2) Immediately notify the County Coroner and the Planning Director;

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

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

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

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

23. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan Policy HAZ-9.2 Noise Compatibility Standards.

Requirement: The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. The Permittee shall also post a sign in an outdoor visible area providing the telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event

that the Permittee receives noise complaints. Finally, the Permittee must submit the “Complaint Log” to the Planning Division upon the Planning Director’s request

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to issuance of Zoning Clearance for construction or ground disturbance activities.

Timing: The Permittee shall install the sign prior to the issuance of a Zoning Clearance for construction or ground disturbance activities and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the “Complaint Log” to the Planning Division, the Permittee shall submit the “Complaint Log” within one day of receiving the Planning Director’s request.

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

24. Noise Attenuation Features

Purpose: In order to ensure interior noise levels do not exceed the maximum acceptable noise levels set forth in the Ventura County General Plan Hazards and Safety Policy HAZ-9.2(1) Noise Compatibility Standards.

Requirement: The Permittee shall either install noise attenuation features in the residential care facility (e.g. dual-paned windows and sound dampening exterior doors) so that interior noise levels do not exceed the maximum acceptable interior noise levels set forth in Ventura County General Plan Hazards and Safety Policy HAZ-9.2(1); or submit documentation for review and approval to the Planning Division demonstrating that that noise attenuation features in the residential care facility are not necessary as the maximum acceptable interior noise levels set forth Policy HAZ-9.2(1) are not exceeded.

Documentation: The Permittee shall submit building plans and any other documentation (e.g., manufacturer’s specifications for windows and doors) which demonstrate that noise attenuation features do not exceed the maximum acceptable interior noise levels pursuant to Policy HAZ-9.2(1); or submit documentation to the Planning Division demonstrating that that noise attenuation features in the residential care facility are not necessary as interior noise levels do not exceed the standards set forth in Policy HAZ-9.2(1).

Timing: Prior to issuance of a Zoning Clearance for Construction, the Permittee shall provide the building plans and other documentation demonstrating compliance with Policy HAZ-9.2(1) to the Planning Division for review and approval.

Monitoring and Reporting: Prior to occupancy, the Planning Division has the authority to inspect the site to ensure permitted development was constructed as approved. The Planning Division also has the authority to conduct inspections to ensure that the any noise attenuation features installed are in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

25. Notice of Fire Hazard

Purpose: To comply with the Ventura County General Plan Hazards and Safety Element Policy HAZ-1.4 the Permittee shall record a “Notice of Fire Hazard” form for this CUP with the deed for the subject property that notifies the current and future Property Owner(s) that the parcel(s), in whole or in part, are currently mapped by the California Department of Forestry and Fire Protection (CAL FIRE) as a High Fire Hazard Severity Zone.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a “Notice of Fire Hazard” form furnished by the Planning Division for this CUP, with the deed of the property that is subject to this CUP.

Documentation: Recorded “Notice of Fire Hazard” form for this CUP.

Timing: The Permittee shall record the “Notice Fire Hazard” form for this CUP, prior to issuance of a Zoning Clearance for Use Inauguration.

Monitoring and Reporting: The Permittee shall return a copy of the recorded “Notice of Fire Hazard” form and conditions of this CUP to Planning Division staff to be included in the Project file.

26. Vegetative Screen

Purpose: In order to minimize potential conflicts between agricultural operations within 300 feet of the project boundary and the proposed use, the Permittee must maintain a vegetative screen compliant with the Ventura County Agricultural/Urban Buffer policy along the eastern property boundary.

Requirement: The Permittee shall install and maintain a vegetative screen meeting the physical characteristics outlined in the Ventura County Agricultural/Urban Buffer Policy. The Permittee shall retain a licensed landscape architect to prepare a landscape plan that complies with the requirements of this condition, the state Model Water Efficiency Landscape Ordinance (MWELo), Section 8106-8.2.2 of the Ventura County NCZO, and the Ventura County Agricultural/Urban Buffer Policy.

Landscape Design: The Permittee shall install and maintain a vegetative screen along the eastern portion of the project site where the proposed use is adjacent to or within 150 feet from the classified farmland. In addition, a reinforced 8-foot-chain link fence with top bar is required to be installed on site that meets the minimum standards for vegetative screening as specified in the Ventura County Agricultural/Urban Buffer Policy standards and the general landscaping and water conservation requirements of Section 81.6-8.2 et seq. of the Ventura County NCZO. The vegetative screen shall consist of:

- Two staggered rows of trees and shrubs located five feet apart, with each row planted with trees separated by 10 feet on center characterized by foliage that extends from the base of the plant to the crown;
- Native non-invasive trees and shrubs that are vigorous, drought tolerant and at least six feet in height at the time of installation, with a mature height of 15 feet;
- Plants that have 50% to 70% porosity;
- Plant height that varies to capture pesticide drift within four feet of ground applications

Documentation: The Permittee shall submit three sets of a landscape plans to the Planning Division for review and approval, in consultation with the Department of Agriculture/Weights & Measures (VCDAWM). A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above). The landscape architect responsible for the work shall stamp the plan. The landscape plans shall be submitted to the Building and Safety Division for plan check and issuance of a Building Permit prior to installation. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. In addition, the Permittee shall submit dated photographs of the installed landscaping as depicted on the approved landscape plan. Any changes to the landscape plan that affect the character or quantity of the plant material or irrigation system design shall be approved by the Planning Director in consultation with VCDAWM.

Timing: The Permittee shall submit the landscape plan to the Planning Division for review and approval, in consultation with VCDAWM, prior to issuance of a first Zoning Clearance for construction. The permittee shall submit the landscape plans to the Building and Safety Division for plan check review and issuance of a Building Permit for the proposed landscaping. All landscaping shall be installed prior to the issuance of the Certificate of Occupancy. Any requested deviations / waivers of the screening requirement must be approved by the Planning Division and VCDAWM prior to Certificate of Occupancy.

Monitoring: Landscaping monitoring activities shall occur according to the requirements set forth in Section 8106-8.2.8 of the Ventura County NCZO. The Planning Division maintains the landscape plans, photographs of installed landscaping, and statement by the landscape architect in the Project file. The Planning Division and VCDAWM have the authority to conduct site inspections consistent with the requirements of Section 8114-3

of the Ventura County NCZO to ensure that the Permittee installs and maintains the landscaping in accordance with the approved landscape plan, the requirements of this condition, the landscape regulations of the Ventura County NCZO, MWELo, and the Agricultural/Urban Buffer Policy. VCDAWM will notify the Planning Division of any reports of the Permittee's failure to comply with this condition.

27. Agricultural Resources-Land Use Incompatibility

Purpose: The purpose of this condition is to ensure compliance with the Ventura County Agricultural/Urban Buffer Policy to minimize potential incompatibility between the new Residential Care Facility on APN 063-0-060-180 and the adjacent off-site agricultural uses on APN 035-0-210-265 by providing staff and clients of the project notice of adjacent agricultural operations.

Requirement: The Permittee shall prepare and submit for review and approval a Notification and Response Plan which at minimum includes:

1. A Disclosure Notice to clients and staff that the property is adjacent to active agriculture operations and that residents and staff accept such inconveniences arising from agricultural operations as a normal or necessary aspect of living adjacent to agricultural production.
2. A designated point of contact to receive notifications of normal agricultural activities from the owners and/or operators of adjacent agricultural operations. The point of contact will notify clients and staff of such operations via posted notices on bedroom doors, voicemail, email and any other method which assures that all clients and staff have been provided notification prior to the proposed application date.

Documentation: The Permittee shall submit a Notification and Response Plan for review and approval by the Planning Division, in consultation with the Department of Agriculture/Weights & Measures (VCDAWM).

Timing: The Notification and Response Plan shall be approved prior to issuance of a Zoning Clearance for Construction.

Monitoring and Reporting: The Planning Division, in consultation with VCDAWM, shall review and approve the Disclosure Notice. The Permittee shall provide a copy of the approved Disclosure Notice to the Planning Division for the project file.

28. Posting of Right-to-Farm Ordinance on Site

Purpose: The purpose of this condition is to ensure compliance with the Ventura County Agricultural/Urban Buffer Policy through full and proper notice of Right-to-Farm policies affecting the use of the subject property.

Requirement: The "Right to Farm" Ordinance shall be posted throughout the proposed use where it is easily accessible to all clients in the facility.

Documentation: The Permittee shall post the “Right to Farm” Ordinance at the project site.

Timing: The Permittee shall post signs prior to occupancy and ensure that they remain posted throughout the life of the Project.

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

Environmental Health Division (EHD) Conditions

29. OWTS Septic Tank Abandonment

Purpose: To demonstrate compliance with State and local regulations related to the proper removal/abandonment of a septic tank.

Requirements: Permittee shall obtain the approval of the Ventura County Environmental Health Division (EHD) before the septic tank is removed or abandoned/filled with slurry.

Documentation: Submit all applicable documentation, including permit to construct application and site plan to EHD for review and approval.

Timing: The septic tank shall be properly removed/abandoned at the same time the new onsite wastewater treatment system is certified by EHD.

Monitoring: EHD shall review and approve the permit to construct application and conduct site inspections, to assure compliance with state and local requirements.

30. CSA 32 for Commercial OWTS or Alternate OWTS

Purpose: To assure protection of groundwater quality and prevent public health hazards from failing onsite wastewater treatment systems (OWTS), also known as septic systems or individual sewage disposal systems.

Requirement: The Permittee shall execute an offer to grant easement agreement to County Service Area 32 (CSA 32), an OWTS monitoring and maintenance district.

Documentation: The Permittee shall submit an application for CSA 32 to the Environmental Health Division (EHD) for review and approval.

Timing: Prior to issuance of a Zoning Clearance for construction, or at the time of OWTS certification, the Permittee shall obtain written confirmation from EHD that the condition has been satisfied.

Monitoring and Reporting: EHD shall review and approve the adequacy of the CSA 32 application to assure compliance with this condition.

31. OWTS - Regional Water Quality Control Board Regulated

Purpose: To assure compliance with the Los Angeles Regional Water Quality Control Board (LA RWQCB) and the Ventura County Local Agency Management Program for Onsite Wastewater Treatment Systems (OWTS) regarding wastewater discharges.

Requirement: The LA RWQCB is responsible for OWTS discharges from package treatment plants, systems with a projected flow of 5,000-gallons per day or more, systems serving commercial food facilities with a biochemical oxygen demand of 900 mg/L or more, and systems serving housing regulated by the California Department of Housing and Community Development. The Permittee must complete and submit Form 200 to the LA RWQCB for new discharges or if there is a change in design or operation and change in quantity/type of discharge. Please contact the LA RWQCB directly at 213/576-6600 for more information regarding waste discharge requirements (WDR).

Documentation: Submit WDR Form 200 to the LA RWQCB.

Timing: Prior to issuance of a Zoning Clearance for use inauguration of the proposed facilities served by the subject OWTS.

Monitoring: EHD staff shall verify Form 200 has been received by LA RWQCB.

32. New OWTS Installation

Purpose: To demonstrate the feasibility for the installation of an onsite wastewater treatment system (OWTS), also known as a septic system or individual sewage disposal system. To demonstrate compliance with state and local regulations related to the design and installation of an OWTS. Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the on-site sewage disposal system.

Requirement: Permittee shall submit a soils/geotechnical report and OWTS system design satisfactory to the Ventura County Environmental Health Division, Liquid Waste Program (EHD) staff. Permittee shall also obtain the approval of EHD staff to install an OWTS on the property. During the ministerial permitting process, the proposed OWTS will be required to meet all current building code, system design, and system installation/construction standards at the time of submittal.

Documentation: Submit soils/geotechnical report, OWTS design, and OWTS application to the EHD for review and approval. Submit all applicable documentation, including permit application, site plan, system design, bedroom and fixture unit equivalent worksheet, etc., to EHD for review and approval.

Timing: Prior to issuance of a Zoning Clearance for construction, OWTS design approval and permit to construct the OWTS shall be obtained from EHD.

Monitoring: To assure compliance with this condition, EHD staff shall review and verify all relevant documentation, including but not limited to: geotechnical report, system design calculations, building codes, and historic geological data for the area. Once the OWTS design has been evaluated to the satisfaction of EHD staff, the OWTS plans will be approved and EHD staff shall issue a permit to construct, conduct site inspections, and give final approval of the OWTS.

Ongoing Maintenance: Once the OWTS has been installed and finalized by EHD, it is the owner's responsibility to properly maintain the system to prevent OWTS failure or an unauthorized sewage release, and from creating a public nuisance, health concern, or impact the environment. The septic tank shall be serviced, as needed, by a septic pumper truck registered and permitted by EHD, and all pumping activities shall be reported to EHD. All septage wastes must be disposed of in an approved manner. EHD staff will also receive and respond to any complaints related to OWTS and/or unauthorized sewage releases.

33. Medical Waste Management

Purpose: To protect public health and safety and the environment from potential exposure to disease causing agents, and to comply with the California Medical Waste Management Act and Ventura County Ordinance Code.

Requirement: All medical waste generators are required to register with Ventura County Environmental Health Division (EHD). Medical waste includes bio hazardous waste, pathology waste, chemotherapy waste, sharps waste, or pharmaceutical waste.

Monitoring: Once registered, ongoing compliance with requirements shall be accomplished through generator reporting as well as field inspections by EHD Medical Waste Program staff.

34. Commercial/Retail Food Facilities - New Facility

Purpose: To ensure that food facilities are designed, constructed, and operated in compliance with all applicable State and local Environmental Health Division (EHD) requirements.

Requirement: The Permittee shall have a plan review and/or obtain a Permit to Operate from Ventura County EHD, Community Services Section for the food service operations.

Documentation: Submit the required applications and plans to Ventura County EHD, Community Services Section for food facility plan review and approval.

Timing: Prior to issuance of a Zoning Clearance for use inauguration for any food facilities included in the project, the Permittee shall obtain a Permit to Construct a Food Facility from Ventura County EHD, Community Services Section. Prior to operation of any food facilities included in the project, the Permittee shall obtain a Permit to Operate a

Food Facility from Ventura County EHD, Community Services Section.

PUBLIC WORKS AGENCY (PWA)

Development and Inspection Services Conditions

35. Land Development Fee for Flood Control Facilities (AKA: Flood Acreage Fee (FAF))

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

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

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

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

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

Integrated Waste Management Division (IWMD) Conditions

36. Refuse, Organic Waste, and Recycling Requirement

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code pertaining to the diversion of recyclables and organic waste materials generated by this project from local landfills through recycling, reuse, salvage, or compost.

Requirement: Ventura County Ordinance Code Division 4, Chapter 7, Article 3, Section 4770-4 requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables and organic waste generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to: <https://www.vcpublicworks.org/wsd/iwmd/construction/#solid-waste-collectors>.

Documentation: The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match

the address of the permitted business.

Timing: Upon request, the Permittee must provide Ventura County Public Works Agency's Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow Water & Sanitation staff to perform a free, on-site, waste audit to verify recyclable materials and organic waste generated by their business are being diverted from the landfill. (IWMD -1)

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

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code (VCOC). Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to Ventura County Public Works Agency, Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) for any Covered Project as defined in Division 4, Chapter 7, Article 3, Section 4741 24 of the VCOC, meaning all proposed construction and/or demolition projects that require a building permit, except certain exempted projects as defined in Section 4773 4.

Documentation: The Form B – Recycling Plan A copy of Form B is available at: <https://www.vcpublicworks.org/wsd/iwmd/construction/>. A list of local facilities permitted to recycle soil, wood, and green waste is available at: <https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>. A complete list of County franchised solid waste haulers is available at: <https://www.vcpublicworks.org/wsd/iwmd/construction/#solidwastecollectors>

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

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division's issuance of final permit. (IWMD-2)

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

Purpose: Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code, Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by

their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a Form C – Reporting Form to Ventura County Public Works Agency, Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) for approval upon issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at <https://www.vcpbublicworks.org/wsd/iwmd/construction/>

Documentation: The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify minimum landfill diversion requirements are met.

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

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division’s issuance of final permit. (IWMD–3)

39. Collection and Loading Areas for Refuse, Recyclables, and Organic Waste

Purpose: To comply with the California Solid Waste Reuse and Recycling Access Act of 1991 (CA Public Resources Code 42900-42901) and Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code (VCOC).

Requirement: The Permittee shall adhere to the County’s Space Allocation Guidelines which include minimum space requirements for refuse, and recycling, and organic waste (inclusive of food waste and green waste) bins/carts and recommend aesthetic, gated, trash enclosures.

In accordance with Section 4774 of Division 4, Chapter 7, Article 3 of the VCOC, newly constructed non-residential buildings, non-residential additions resulting in an increase of 30 percent or more in floor area, and Multi-Family Dwelling housing with 5 or more units should provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste and metals.

If the Permittee offers temporary events with food service for < 2,000 attendees, the Permittee must provide adequate refuse, recycling, and food waste collection containers on the premise. The Permittee must ensure all food waste, refuse, and recyclables are removed from the premise following each event.

Documentation: The Permittee shall submit a site plan to Ventura County Public Works

Agency, Water & Sanitation Department indicating the location of enclosure(s) or a designated area with sufficient space to accommodate refuse and recycling bins necessary to meet the needs of the project.

Timing: Prior to Issuance of a Zoning Clearance for Construction, the Permittee must submit a site plan to Ventura County Public Works Agency, Water & Sanitation Department for approval indicating the location of a trash enclosure or designated area on the property for refuse and recycling bins.

Monitoring & Reporting: Upon request, the Permittee shall allow Ventura County Public Works Agency, Water & Sanitation Department staff to verify an adequately sized enclosure area has been constructed on the premises.(IWMD-4.1)

Watershed Protection District (WPD) Conditions

40. Compliance with County Ordinance 4521 and County General Plan policies.

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies HAZ-2.1, HAZ-2.2, HAZ-2.3 and HAZ-2.5.

Requirement: The Permittee shall obtain a Floodplain Development Permit from the Ventura County Public Works Agency Floodplain Manager.

Documentation: A Floodplain Development Permit issued by the Public Works Agency Floodplain Manager. Additional documentation required may include but is not limited to an Elevation Certificate, Floodproofing Certificate, and/or VE Zone Certificate.

Timing: The Floodplain Development Permit shall be obtained by the Permittee prior to Zoning Clearance for Construction. Other required documentation shall be provided in accordance with the requirements of Ordinance 4521 and the Permit conditions.

Monitoring and Reporting: A copy of the approved Floodplain Development Permit shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

41. Compliance with Ordinance WP-2.

Purpose: To comply with the Ventura County Watershed Protection District Ordinance WP 2, and mitigate potential impacts such as obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water to jurisdictional channels by designing and constructing appropriate surface drainage and flood control facilities to protect life and property from damage or destruction from flood and storm waters. Facilities requiring permits may include, but are not limited to, channel improvements and lateral storm drain connections. Permits are also required for any activities in, on, over, under, or across a jurisdictional red line channel or within Watershed Protection right of way.

Requirement: The Permittee shall obtain a watercourse/encroachment permit issued by

the Ventura County Watershed Protection District.

Documentation: An issued permit from Watershed Protection. A Watershed Protection permit application package shall be prepared and signed by the permittee or authorized agent and submitted to the Watershed Protection Permit Section. The Permit Section can be reached by calling 805 650 4060 or by emailing Sonnette.Aquino@ventura.org.

Timing: The Permittee shall obtain a watercourse/encroachment permit prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: Prior to permit closure, Watershed Protection staff will inspect the improvements to assure that construction was completed, in accordance with the approved plans and the permit requirements.

County Stormwater Program Section

42. Compliance with Stormwater Development Construction Program

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

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

Documentation: The Permittee shall submit to the Watershed Protection – County Stormwater Program (CSP) for review and approval a completed and signed SW-HR form (Best Management Practices for Construction at High Risk Sites), which can be found at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>.

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

Monitoring and Reporting: CSP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs and record keeping of conducting required inspections by the project proponents Qualified SWPPP Developer, Qualified SWPPP Practitioner, or CPESC. (CSP-3)

Groundwater Program Section

43. Will Serve Letter

Purpose: To ensure new development does not exceed available water resources in accordance with the Ventura County General Plan Goals, Policies, and Programs Policies WR 1.1, WR 1.6, and WR 1.11.

Requirement: The Permittee shall confirm a permanent water supply for the project by obtaining a “Will Serve Letter” or “water service agreement” from the water service purveyor (City of Ventura).

Documentation: A valid Will Serve Letter or water service agreement from the City of Ventura.

Timing: The Permittee shall submit its Will Serve Letter or water service agreement to the Planning Director for review and approval prior to the issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division maintains copies of the Will Serve Letter or water service agreement in the project file.

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (APCD) Conditions

44. Fugitive Dust

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

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

Documentation: The Permittee shall ensure compliance with the following provisions:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. Pre grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.

- IV. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally safe dust control agents may be used in lieu of watering.
- V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.
- VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout the construction phases of the project.

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

45. Nuisance

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

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

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

Documentation: There is no documentation required for this condition.

Timing: Throughout the period of the CUP.

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

Ventura County Fire Protection District (VCFPD) Conditions

46. Vertical Clearance

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

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

Documentation: A stamped copy of the approved access plan.

Timing: Prior to the issuance of a Zoning Clearance for Construction, the Permittee shall submit a stamped copy of the approved access plan from VCFPD. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development. (VCFPD-11.a)

47. Fire Sprinklers

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

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

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

Timing: Prior to the issuance of a Zoning Clearance for Construction, the Permittee shall submit a stamped copy of the approved fire sprinkler plans from VCFPD.

Monitoring and Reporting: A copy of the approved fire sprinkler plans shall be kept on file with the VCFPD. The VCFPD shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development. (VCFPD-40)

48. Fire Alarm System

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

Requirement: The Permittee shall be responsible to have a fire alarm system installed in all structures. The fire alarm system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire alarm plans.

Timing: Prior to the issuance of a Zoning Clearance for Construction, the Permittee shall submit a stamped copy of the approved fire alarm plans from VCFPD.

Monitoring and Reporting: A copy of the approved fire alarm plans shall be kept on file with the VCFPD. The VCFPD shall conduct on-site inspections to ensure that the fire alarm system is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire alarm system for the life of the development. (VCFPD-40.a)

49. Fire Flow (Commercial, Industrial, Multi-family buildings)

Purpose: To ensure that adequate water supply is available to the project for firefighting purposes.

Requirement: The Permittee shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be determined as specified by the current adopted edition of the Ventura County Fire Code and the applicable Water Manual for the jurisdiction (whichever is more restrictive). Given the present plans and information, the required fire flow is approximately 1,250 gallons per minute at 20 psi for a minimum two-hour duration. A minimum flow of 1,000 gallons per minute shall be provided from any one hydrant.

Documentation: A signed copy of the water purveyor's fire flow certification.

Timing: Prior to the issuance of a Zoning Clearance for Construction, the Permittee shall submit a signed copy of the water purveyor's certification.

Monitoring and Reporting: A copy of the fire flow certification shall be kept on file with the VCFPD. (VCFPD-32)

50. Building Plan Review

Purpose: To comply with California Building Code requirements.

Requirement: The Permittee shall submit building plans of all A, E, I, H, R-1, R-2 or R-4 occupancies.

Documentation: A stamped copy of the approved building plans.

Timing: The Permittee shall submit a full set of building plans (architectural, electrical, mechanical and plumbing) to the VCFPD for approval before the issuance of building permits.

Monitoring and Reporting: A copy of the approved building occupancy plans shall be kept on file with the VCFPD. The VCFPD shall conduct on-site inspections to ensure that the occupancy is constructed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the occupancy requirements for the life of the development. (VCFPD-43)

51. Fire Department Clearance

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

Requirement: The Permittee shall obtain VCFD Form #126 “Requirements for Construction” for any new structures or additions to existing structures before issuance of building permits.

Documentation: A signed copy of the Ventura County Fire Protection District’s Form #126 “Requirements for Construction.”

Timing: Prior to the issuance of a Zoning Clearance for Construction, the Permittee shall submit an approved VCFPD Form #126 Application.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the VCFPD. The VCFPD will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances. (VCFPD-51)

Transportation Department Conditions

52. TRAFFIC IMPACT MITIGATION FEE:

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Area Plan Goals and Policies, and Ventura County Ordinance Code, Division 8, Chapter 6 require that the VCPWA-RT collect a Traffic Impact Mitigation Fee (TIMF).

Requirement: The Permittee shall deposit with the VCPWA-RT a TIMF. The TIMF is calculated based on the applicant’s information. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the applicant’s information:

Proposed Trip Generation

$$87 \text{ ADT}_{(1)} = (3 \text{ ADT} / \text{Bed})_{(2)} \times 29 \text{ Bed}$$

Existing Trip Generation

$$106 \text{ ADT} = (7.4 \times 1000 \text{ SF}) \times (14.39 \text{ ADT} / 1000 \text{ SF})^{(3)}$$

Net Difference

The proposed ADT is less than the Existing ADT, therefore there is not net increase in trip generation. No TIMF is required for this project.

Notes:

1. The trips generated by the project shall be used as a baseline level so that the TIMF may be computed for future increases to the trip generation. Based on the applicant's information, the new baseline level will be 87 ADT, 29 beds for the facility at 3 ADT per bed. (TD - 4, RMA - 138).
2. Land Use Hospital sub-category Convalescent/Nursing in the SANDAG Traffic Generation Rates version from April 2002
3. Land use 712 Small Office Building in the Institution of Transportation Engineering Trip Generation Manual 11th edition

Documentation: This memo shall stay as documentation as the calculation of the proposed use versus the existing use.

Timing: Not Applicable

Monitoring and Reporting: This document is to be included in the project file for future monitoring and reporting.