



Planning Director Staff Report Hearing on July 20, 2023

County of Ventura • Resource Management Agency

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

JONES PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL22-0142

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Planned Development (PD) Permit for construction of a detached garage, which will result in more than 2,000 square feet (sq. ft.) of non-habitable structures accessory to a primary dwelling (Case No. PL22-0142).
2. **Applicant/Property Owner:** Brian and Amanda Jones, 13723 Nightsky Drive, Camarillo, CA 93012
3. **Applicant's Representative:** Sue Hrychuk, Nextects Architects, 144 W. Los Angeles Avenue, Unit 106, No. 369, Moorpark, CA 93021
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested PD Permit.
5. **Project Site Size, Location, and Parcel Number:** The 20.1-acre project site is located at 13723 Nightsky Drive, approximately 1,200 feet west of Lexington Hills Drive, between the City of Moorpark and the Existing Community of Santa Rosa Valley, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 519-0-170-025 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Open Space
 - b. Zoning Designation: OS-40 ac. (Open Space with 40-acre minimum parcel size)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	City of Moorpark: RPD-4.5 u (Residential Planned Development, 4.5 units per acre)	Subdivision of single-family dwellings (Tract 2865, Unit 5)

Location in Relation to the Project Site	Zoning	Land Uses/Development
East	OS-10 ac. (Open Space, 10-acre minimum parcel size)	Open space (Moorpark Watershed, Parks, Recreation, and Conservation Authority)
South	OS-40 ac. (Open Space, 40-acre minimum parcel size)	Single-family dwelling
West	OS-40 ac. (Open Space, 40-acre minimum parcel size)	Single-family dwelling with avocado orchard

- 8. History:** The subject parcel was created in 1982 through recordation of Tract 2880, Unit 8 (Book 94, Page 22 of Miscellaneous Records). The subject lot includes easements along its northern boundary (155 feet wide) and eastern boundary (180 feet wide) that accommodate two 66-kilovolt Southern California Edison power transmission lines.

The project site has been developed with a single-family dwelling and accessory uses. The permit history on the project site includes the following entitlements:

Year	File No.	Description
<i>Zoning Clearances</i>		
1998	ZC No. 78371	Construction of a single-family dwelling with an attached garage.
1998	ZC No. 78898	Construction of a pool and spa.
2008	ZC08-1073	Construction of an attached covered patio.
2013	ZC13-0396	Construction of a residential addition.
2013	ZC13-0584	Construction of two retaining walls, a freestanding wall, pilasters, and a gate.
2014	ZC14-0020	Construction of a spa and a deck.
2016	ZC16-0669	Installation of a ground-mounted solar array.
2021	ZC21-1015	Construction of a residential addition.
2021	ZC21-1245	Installation of a flagpole.
2021	ZC21-1343	Construction of a detached covered patio. (Results in 760 sq. ft. of non-habitable space.)
<i>Grading Permits</i>		
1998	GP No. 9096	Grading for a driveway and building pad.

- 9. Project Description:** Request for a Planned Development (PD) Permit to authorize construction of a 1,744 sq. ft. detached garage, accessory to an existing single-family dwelling. Once the garage is constructed, the total area of detached non-habitable accessory structures on the site will total 2,504 sq. ft. The proposed

two-story detached garage would include 912 sq. ft. on the lower floor and 832 sq. ft. on the upper floor and would have a height of 26 feet, 7 inches. The garage would be constructed on a hillside, with the lower floor of the garage accessed from an existing interior maintenance road that extends to the rear of the parcel and the upper floor accessed from the existing residential driveway. There will be no interior access between the two floors. An exterior stairway would be constructed along the southern façade.

As part of the project the applicant also proposes to construct retaining walls and freestanding walls to facilitate extension of the maintenance road to the lower floor of the garage and the residential driveway to the upper floor of the garage. Retaining wall heights would vary from six inches to 10 feet. The applicant proposes to plant five evergreen trees (Japanese Privet Trees) north of the proposed garage to help screen the structure and walls. The project would include the removal of three palm trees and a pepper tree, none of which qualify as protected trees.

The proposed garage will not include plumbing fixtures but will have fire sprinklers. Camrosa Water District provides water service to the parcel. Wastewater is handled with an onsite wastewater treatment system. The project site accesses Nightsky Drive, a private road. Nightsky Drive reaches Santa Rosa Road, the nearest County-maintained road, by way of Lexington Hills Drive. (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project involves the construction of an accessory detached two-story garage on a parcel that is currently developed with a single-family dwelling. Therefore, the project is determined not to have a significant impact on the environment pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). 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 15303 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The proposed project has been analyzed to and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project’s consistency with the policies of the General Plan is included as Exhibit 5 of this Staff Report.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the Open Space zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project will comply with this requirement.

The proposed project includes the construction and use of a structure that is subject to the development standards of the Ventura County NCZO (Section 8106-1.1/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)	10 acres	Yes (20.1 acres).
Maximum Percentage of Building Coverage	5 percent	Yes (<1 percent).
Front Setback	20 feet	Yes (215 feet).
Side Setback	20 feet ¹	Yes. (32 feet).
Rear Setback	20 feet ¹	Yes. (155 feet).
Maximum Building Height	27 feet, 6 inches ²	Yes. (26 feet, 7 inches).

E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

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

¹ NCZO Section 8106-7.4 requires minimum 20-foot setbacks from all property lines for accessory structures that exceed 15 feet in height.

² NCZO Section 8106-7.4 allows accessory structures to exceed the 15-foot height limit, provided they are no taller than the principal structure. Therefore, the height of the existing residence would be the maximum allowable height.

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 8111-1.2.1.1a.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 8111-1.2.1.1a.b].

The proposed project site is a 20-acre parcel located along a north-facing slope of a minor ridgeline in the hills between the Santa Rosa Valley and the City of Moorpark. The site is already developed with an existing single-family dwelling. The subject parcel has a land use designation of Open Space and is zoned OS-40 ac. (Open Space, 40-acre minimum parcel size). Surrounding development to the west and south is similar in character – comprised primarily of residential development on 20-acre parcels with accessory structures and some animal husbandry and crop production activities. The Moorpark city limits lie along the subject parcel's northern boundary, beyond which is a residential subdivision with parcel sizes varying from 12,000 sq. ft. to one acre. East of the project site is an 80-acre undeveloped open space parcel owned by the Moorpark Watershed, Parks, Recreation, and Conservation Authority.

The proposed project involves the construction of a detached garage, which will be accessory to the existing principal single-family dwelling use. Detached garages are common in the area and function in a manner that is incidental and subordinate to the principal residential use. No change in use that could create land use conflicts is proposed. Therefore, the project would not conflict with the surrounding residential and open space uses. Furthermore, the proposed garage is of a similar design, size, and scale to nearby residential development. The proposed garage would not be visible from a County road but it would be visible from a public residential street in the City of Moorpark (Ransom Road). To minimize the apparent mass of the structure and associated walls, five evergreen trees will be planted downslope from the garage. Based on the elevation of planting and the anticipated tree height at maturity, these trees are expected to fully screen the retaining walls and the lower floor of the garage.

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

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

The proposed garage will be compatible with surrounding residential and open space uses on properties located in the vicinity. As discussed in Sections B and

C, the project's potential for resulting in environmental impacts was considered, and no significant environmental effects are anticipated. Because the project results in an accessory structure to be used in support of the existing single-family dwelling, there would be no net increase in traffic generation. Existing public services are adequate to serve the proposed development without affecting existing development on neighboring properties. Additionally, as discussed in Section D of this staff report, the proposed project will comply with the maximum building height, maximum building coverage, and minimum setback standards for the Open Space zone. Therefore, the proposed project will not be obnoxious, harmful, or impair the utility of neighboring properties or uses.

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

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

As discussed in Section C and D of this staff report, adequate public resources and infrastructure exist to serve the proposed project. Camrosa Water District supplies water to the project site. Adequate fire flow, access, and response times exist for fire protection services. Ventura County Fire Protection District (VCFPD) reviewed the project and provided recommended conditions of approval (Exhibit 4, Condition Nos. 23 through 29).

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

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

The proposed use, a non-habitable detached building that is accessory to a single-family dwelling, does not require Conditional Use Permit approval. Therefore, this finding does not apply to the proposed project.

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

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

The proposed project site is comprised of one existing legal lot of record (Lot 202), which was established through recordation of Unit 8 of Tract Map No. 2880 (Book 94, Page 22 of Miscellaneous Records).

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 [Section 8111-1.2.1.1a.g].

As discussed in Section B, above, the proposed project meets the criteria for a Class 3 categorical exemption (CEQA Guidelines § 15303). A Class 3 categorical exemption applies to construction of small structures, such as a garage. As the project is categorically exempt from CEQA, preparation of an Initial Study was not necessary.

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 7, 2023, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On July 7, 2023, the Planning Division placed a legal ad in the *Ventura County Star*.

On November 17, 2022, the Santa Rosa Valley Municipal Advisory Committee (MAC) considered the proposed project and unanimously recommended approval, subject to a written approval by the Lexington Hills Homeowners' Association (LHHOA) or its architectural review committee. LHHOA issued an approval letter on February 21, 2023.

The project site is located within the City of Moorpark's Area of Interest. Therefore, on September 14, 2022, the Planning Division notified the City of Moorpark of the proposed project and requested the City of Moorpark to submit any comments that the City might have on the proposed project. Deputy Community Development Director Douglas Spondello, AICP responded on September 20, 2022 that the City had no concerns or comments on the project.

G. RECOMMENDED ACTIONS

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

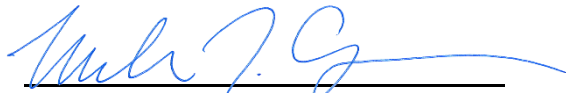
1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15303 (Construction or Conversion of Small Structures) of the CEQA Guidelines.
3. **MAKE** the required findings to grant a PD Permit 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** PD Permit Case No. PL22-0142, subject to the conditions of approval (Exhibit 4).
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 Michael Conger at (805) 654-5038 or Michael.Conger@ventura.org.

Prepared by:



Michael T. Conger, AICP, Case Planner
Residential Permits Section
Ventura County Planning Division

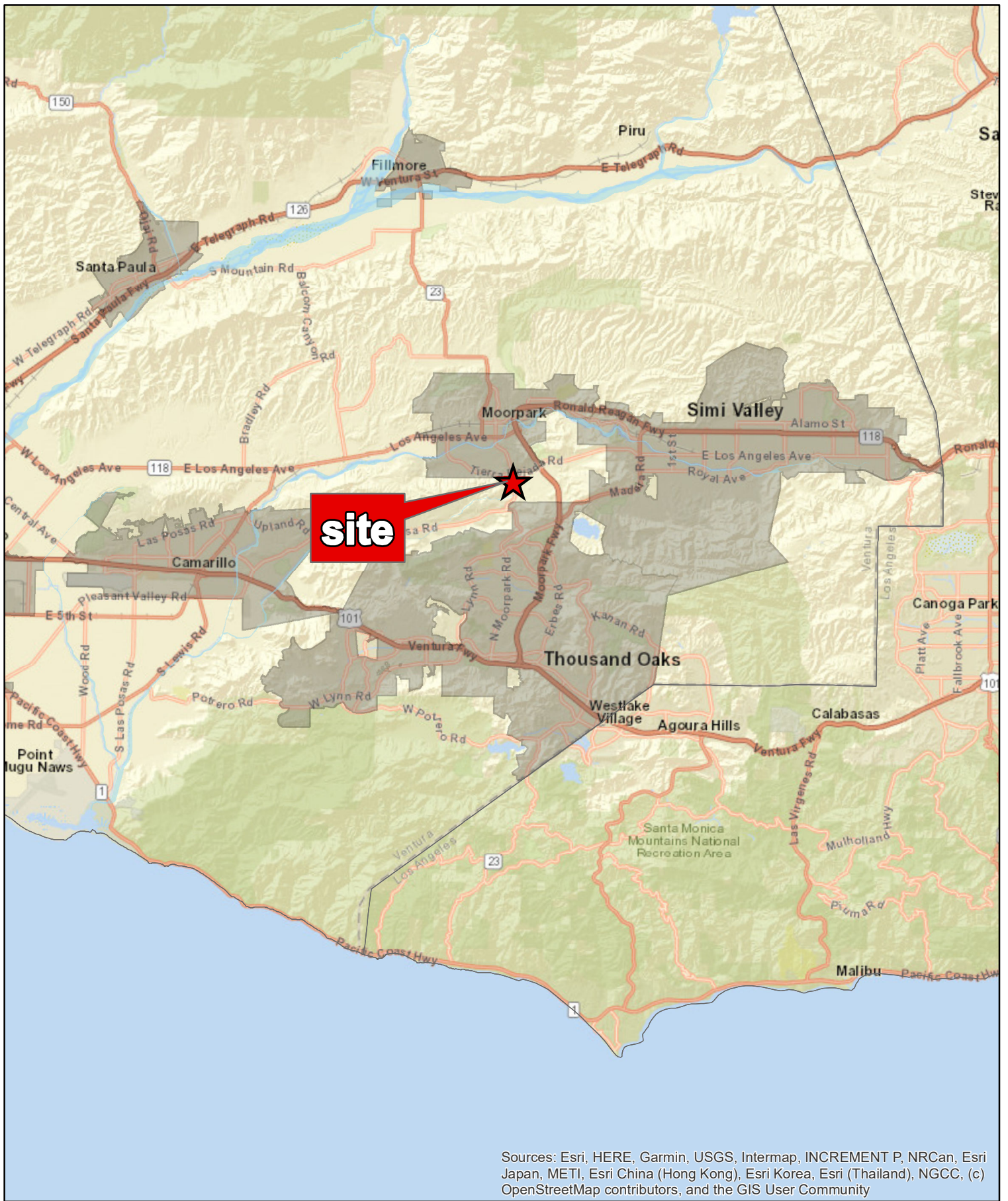
Reviewed by:



Jennifer Trunk, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Plans
- Exhibit 4 Conditions of Approval
- Exhibit 5 General Plan Consistency Analysis



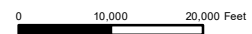
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 02-23-2023

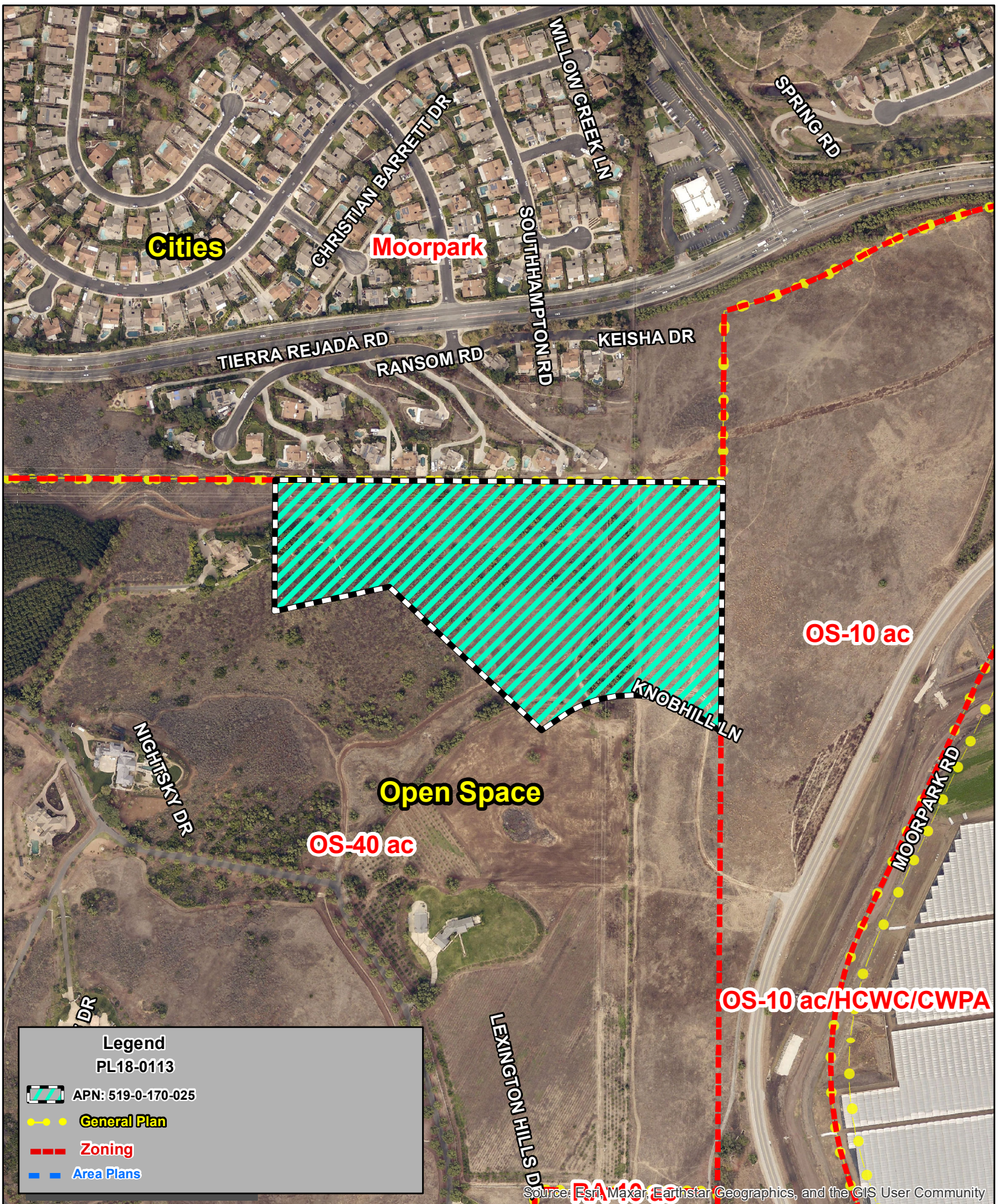


County of Ventura
Planning Director Hearing
Case No. PL22-0142
Exhibit 2 - Maps



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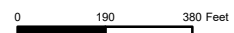




Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
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County of Ventura
Planning Director Hearing
PL22-0142
General Plan & Zoning Map



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County of Ventura
Planning Director Hearing
PL22-0142
Aerial Photography



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RH

ABBREVIATIONS

air conditioning
anchor bolt
above
acoustical
area drain
addendum
adhesive
adjacent
adjustable
aggregate
aluminum
alternate
anchor
anodized
approximate
architectural

board
below
between
bituminous
building
block
block
bench mark
bottom of framing
bottom
both sides
built-up roofing
beveled

compact car
cabinet
cabin basin
cement
ceramic
counter flashing
cubic foot
cast iron
counterpane
control joint
corking
center line
chain link fence
clear(ance)
concrete masonry unit
combination
composition
connection
construction
continue or continuous
contract(or)
corrugated
carpet
chromium
countersink
cosement
ceramic tile
cubic yard

drain
double
demolish
dent
drinking fountain
double-flung
diameter
diagonal
dimension
down
damp-proofing
damper
door
downspout
downspout
drawing
crafter

east
expansion bolt
each face
elevator
electrical(al)
elevator
emergency
educ.
equipment
estimate
excavate
existing
exposed
exterior

fire alarm
fabricated
fastener
face brick
floor drain
fire extinguisher
finish floor elevation
fire proof
finish grade elevation
fiberglass
flat head machine screws
flat head wood screws
finish
flashing
floor(ing)
fluorescent
flexible
foundation
face of concrete
face of masonry
face of stud
finish surface elevation
foaming
furring(ing)
future
fixed glass

gage, gauge
gvanized
glass block
general contract(or)
grade, grading
galvanized iron
gasket
glass glazing
glue laminated beam
gravel
gypsum board

handicap car stall
hose bib
header
hardware
heavy metal
horizontal
high point
height
heating
heating/ventilating/air cond.
hardware
hot water heater

inside diameter
include
information
insulate(d)
interior
invert

joist

laboratory
material(s)
lavatory
lag bolt
lag hole
low point
light
lift
lightweight
cover

masonry
material(s)
maximum
outside bolt
member
medicine cabinet
mechanical
medium
membrane
manufacturer
manhole
minimum
mirror
miscellaneous
moulding
mount(ed)
masonry opening
movable
marble
metal
mullion
millwork

north
natural
not in contract
number
raining
not to scale

overall
obscure
on center
outside diameter
outside face
overhead
opening
opposite
owner will supply

planting area
particle board
pull chain
perimeter
plate glass
parking
property line
plate
plastic laminate
plaster
plumbing
panel
painted
pounds per square foot
pounds per square inch
point
partition
plywood
pole & shelf

riser
return air
radius
roof drain
redwood
reference
rebar
required
resilient
revision
roofing
right hand
room
rough opening

south
supply air
solid core
schedule
storm drain
section
sheet
sheathing
similar
separate line item
sealant
spacing
specifications
square
stainless steel
see structural drawings
standard
steel
structural
suspended
symmetrical (ical)
system

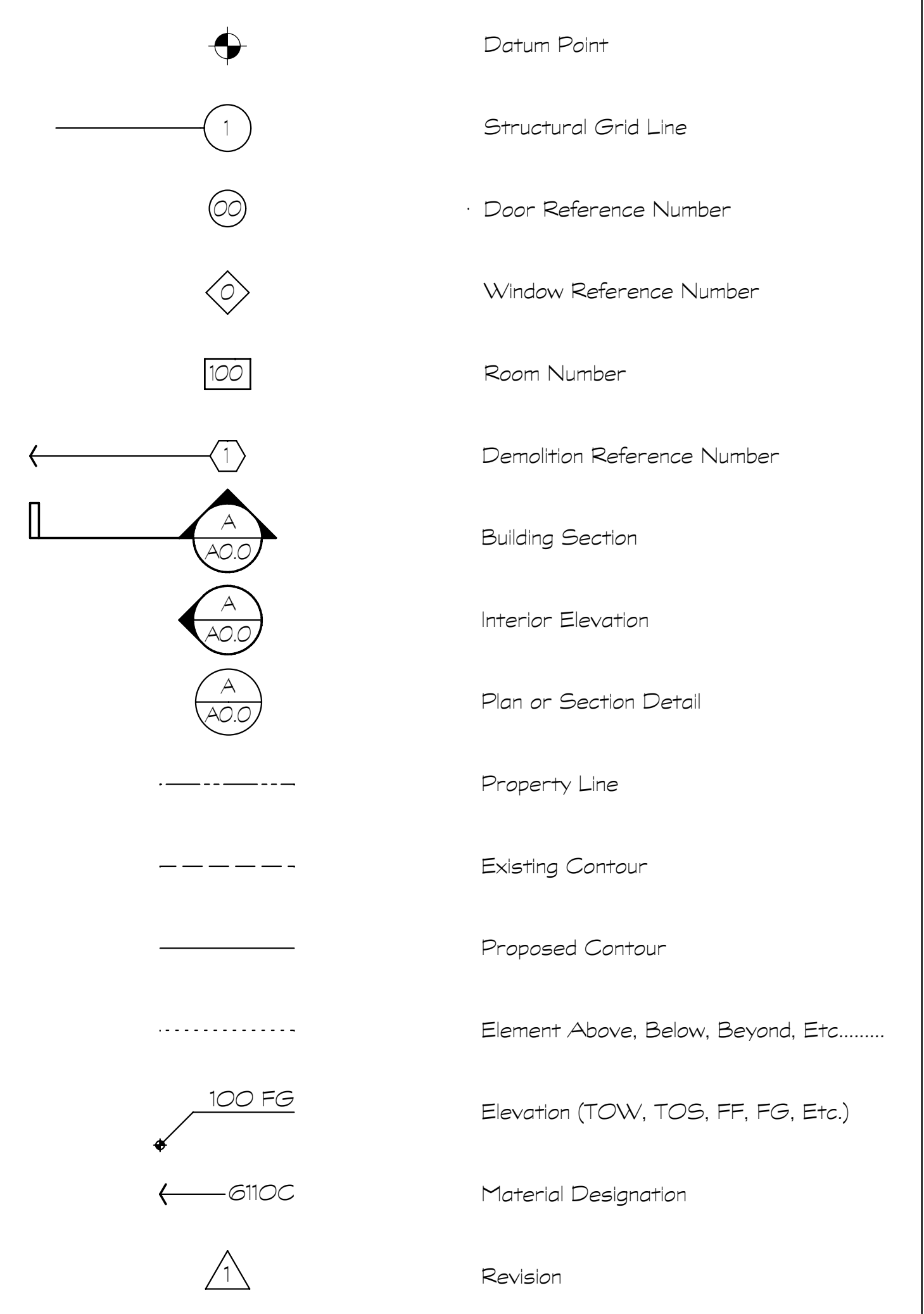
tread
tree groe
top of curb elevation
telephone
temperature
tempered glass
thickness
threshold
tolerance
top of slope elevation
top of wall elevation
tube section
television
typical
tongue and groove

unfinished
unless noted otherwise

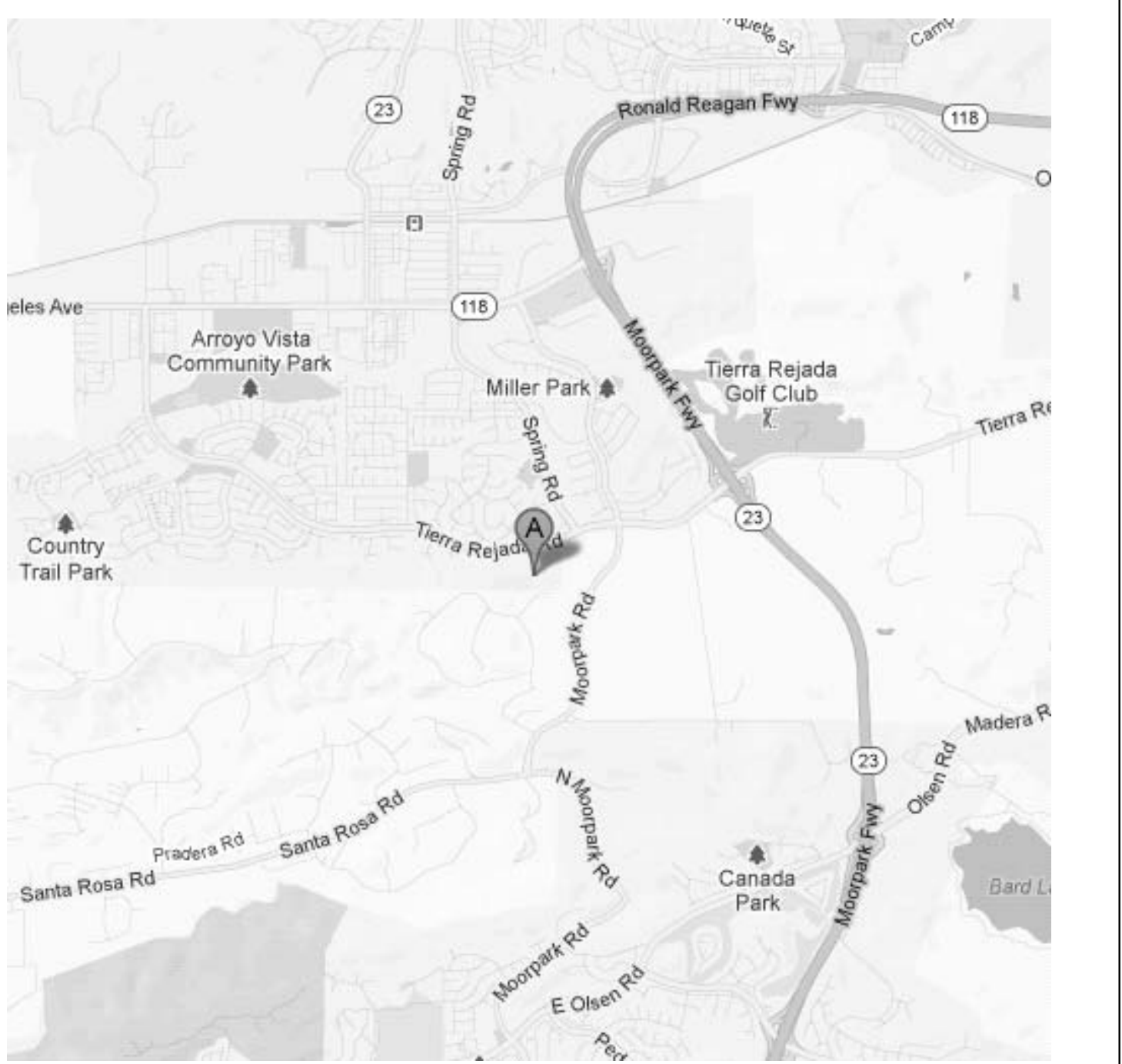
vapor barrier
vertical
vertical grain
verge
vinyl tile

west
with
without
water closet
wood
wire glass
wrought iron
window
water proofing
working point
water repellent
wainscot
weight

SYMBOLS

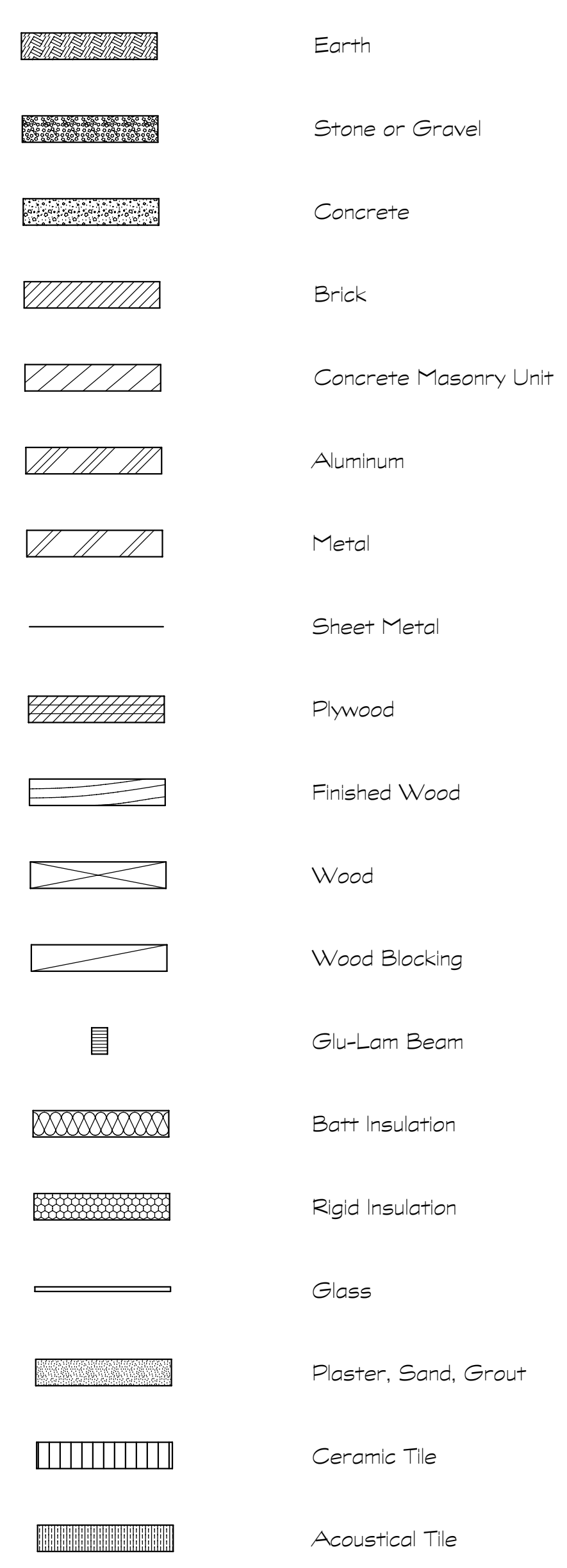


VICINITY MAP



County of Ventura
Planning Director Hearing
Case No. PL22-0142
Exhibit 3 - Plans

MATERIAL DESIGNATIONS



PROJECT DESCRIPTIONS

OWNER: BRIAN & AMANDA JONES
13723 NIGHTSKY DRIVE
CAMARILLO, CA 93010

PROJECT ADDRESS: 13723 NIGHTSKY DRIVE
CAMARILLO, CA 93010

LEGAL DESCRIPTION: LOT 202 / TRACT 2880-08

CONSTRUCTION TYPE: TYPE V WOOD FRAMED - SPRINKLERED

PROJECT DESCRIPTION: PROPOSED ONE STORY DETACHED GARAGE WITH BASEMENT

ZONING: OS-40

PARCEL NO. 518-0-110-025

EXISTING AREA CALCULATIONS:
EX. FIRST FLOOR: 5,388 SQ. FT.
EX. SECOND FLOOR: 700 SQ. FT.
EX. GARAGE: 982 SQ. FT.

DETACHED GARAGE AREA CALCULATIONS:
LOWER GARAGE: 912 SQ. FT.
UPPER GARAGE: 832 SQ. FT.
TOTAL: 11,744 SQ. FT.

SHEET INDEX

ARCHITECTURAL PLANS
A 0.0 COVER
A 0.1 SITE PLAN (SITE WALLS)
A 0.2 SITE PLAN (BASEMENTS)

A 1.0 PLANS

A 2.0 EXTERIOR ELEVATIONS

MATERIAL LEGEND

220 A Existing grade
220 B Finish grade (min 2% slope away from building)
2220 (Gravel backfill)
2230 Unit pavers on mortar bed (slope mortar or cement bedding board min. 1/4" per ft.)
2820 Concrete also - refer to structural or landscape plans for reinforcing
2100 Reinforced found. drain pipe per civil / soil engineer
2120 A Surface runoff collector - refer to civil engineer's plans
2720 B Deck drain - refer to civil engineer's plans
2830 Fountain - refer to landscape plans
2830 Ornamental iron fence and gates - refer to landscape
3250 A Expansion joint and back up rod
330 A Concrete foundation - refer to structural plans
330 B Cast in place conc. - refer to structural plans
331 Concrete also over vapor barrier - refer to structural plans
3450 A Precast concrete roll / balustrade
3450 B Precast concrete trim
3450 C Cast column
3520 Lightweight insulating concrete
4100 Brick masonry
4230 Reinforced C-M.U. - refer to structural plans
4280 Ceramic veneer - terra cotta
4285 Masonry veneer
4270 Glass unit masonry
440 Stone veneer
4450 Brick veneer - 4" min. thick
5100 Miscellaneous metals - painted
5120 Structural steel - painted - refer to structural plans
5800 Metal railings - painted
5720 Ornamental handrails and railings
6050 Metal connectors
6050 Pressure treated wood
610 A Wood blocking
610 B Wood framing - furring
610 C Wood wall framing - refer to structural plans
610 D Wood floor framing
610 E Wood roof framing
610 F Wood structural member - selected for appearance where exposed - refer to structural plans
610 G Wood structural member - selected for appearance where exposed - refer to structural plans
615 A Plywood sheathing
615 B 1/2" T&G sheathing
615 C 2x6 T&G sheathing
615 D Wood blocking
6220 A Wood door or window framing
6220 B Wood shim (as required)
6220 C Wood trim
6220 D Decorative wood moulding
6220 E Wood casing
6220 F Wood base
6265 Moulded wood ornament
640 A Wood cabinets
640 B Closet pole and / or shelving
6430 Horizontal or vertical system per plan
6440 Wood ornament
710 Membrane waterproofing
710 A Protection board
750 Damp-proofing
780 A 15# building felt
780 C SBC membrane
780 C SBC building felt
780 C SBC membrane
780 A R-15 foil faced batt insulation
780 B R-30 foil faced batt insulation
780 C R-30 foil faced batt insulation
780 A Fiberglass wool wrap R-5
780 B Fiberglass wool wrap R-5
780 A Fiberglass shingles - refer to roof plan
7820 A Concrete roof tiles
7820 B Clay roof tiles - refer to roof plan
7820 C Slate roof tiles - refer to roof plan
7820 D Flat cement roof tiles - refer to roof plan
7820 E Fiberglass roof shingles - refer to roof plan
7820 F Asphalt roof shingles - refer to roof plan
7820 G Built up bituminous roofing - refer to roof plan
7460 Copper coating
7820 B 2" continuous cop sheet
7840 Epistomeric roofing - refer to roof plan
7820 A G.I. flashing - painted
7820 B Fabricated sheet metal chimney apron
7830 A 26 ga. G.I. gutter and downspout - painted to match adjacent surface
7830 B G.I. roof vents - painted to match adjacent surface
7820 Metal framed skylight - refer to roof plan
790 A Gasket
790 B Sealant
820 A Interior door - refer to schedule
820 B Exterior door - refer to schedule
8360 Section overhead door - refer to schedule
840 Aluminum entrance and storefront - refer to schedule
8520 Aluminum framed window
880 Wood framed window
870 A Threshold
870 B Sill
870 C Weatherstripping
880 Glass glazing - refer to schedule
8840 Plastic glazing - refer to schedule
9200 Alcantara finish material - ref. to ext. elevation
9200 Blinterior finish material - ref. to schedule
9205 Paper Backed Wire Lath
9205 B Embedded metal lath
9205 Interior gypsum plaster and lath
9220 A 1/2" exterior cement plaster - Painted
9220 B Stripped stucco over metal
9220 C Weep screed
9220 D 1/2" stucco, 1/2" moulding
9220 E Stucco screed
9220 F Stucco metal corner
9220 G Stucco slurry finish coat
9250 A 1/2" gypsum board
9250 B 5/8" type X gypsum board
9250 C 1/4" gypsum board - 3 layers cut and wet to bare
9270 A Metal trim - painted
9310 B Bulbcase moulding - painted
930 Ceramic tile - refer to schedule
930 Acoustical tile suspended ceiling system - refer to ceiling plan
9330 Acoustical insulation
9360 Wood flooring - refer to schedule
938 Epoxy tie - refer to schedule
9380 Carpet - refer to schedule
10305 B Metal fire and spark arrester - as required by governing ordinance
10344 Ornamental metal sign or weather-vane
10426 Copper signage and logo
1452 Kitchen appliances - refer to plan
1230 Casework - refer to plan
1320 Alcove room - high density wall panels
1420 Dumbwaiter - refer to plan
1420 Electric passenger elevator - refer to plan
15440 Plumbing fixture - refer to plan
15450 H.V.A.C. equipment - refer to plan
15500 refer to Title 24 report
1630 Electrical fixtures - refer to plan

NEXTects architects
 Larry Brisley ARCHITECT
 a professional corporation
 165 East High Street, Suite 201, Camarillo, CA 93021
 Tel: (805) 529-8885 Fax: (805) 529-8886
 NEXTects.com



Detached Garage
 For
 Brian & Amanda Jones
 13723 NIGHTSKY DRIVE
 CAMARILLO, CA 93010

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11-7-22
 Date

 Drawn

 Job

 AS NOTED
 Scale

COVER SHEET / MATERIAL LEGEND / DESCRIPTION

A0.0



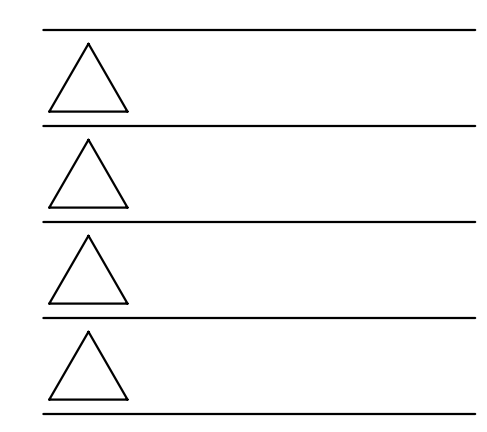
TRACT NO. 203
94 M.R. 2880-8
22-26

INGRESS, EGRESS AND PUBLIC UTILITY
EASEMENT PER
TRACT NO. 2880-5

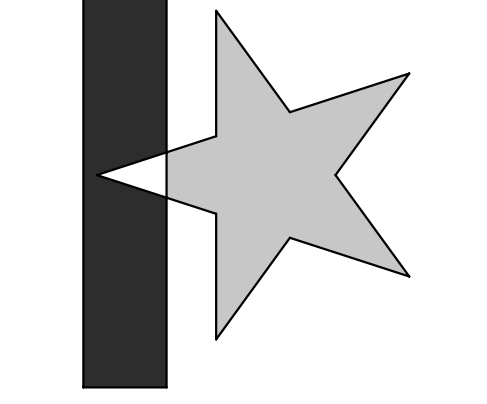
C/L RANSOM ROAD

$N 77^{\circ} 53' 25'' E$
385.98'

Site Plan
0 10 20
1"=20'-0"



NEXTects architects
Larry Brisley ARCHITECT
a professional corporation
165 East High Street, Suite 201, Pompano, CA 93021
Tel: (805) 529-8885 Fax: (805) 529-5685 NEXTects.com



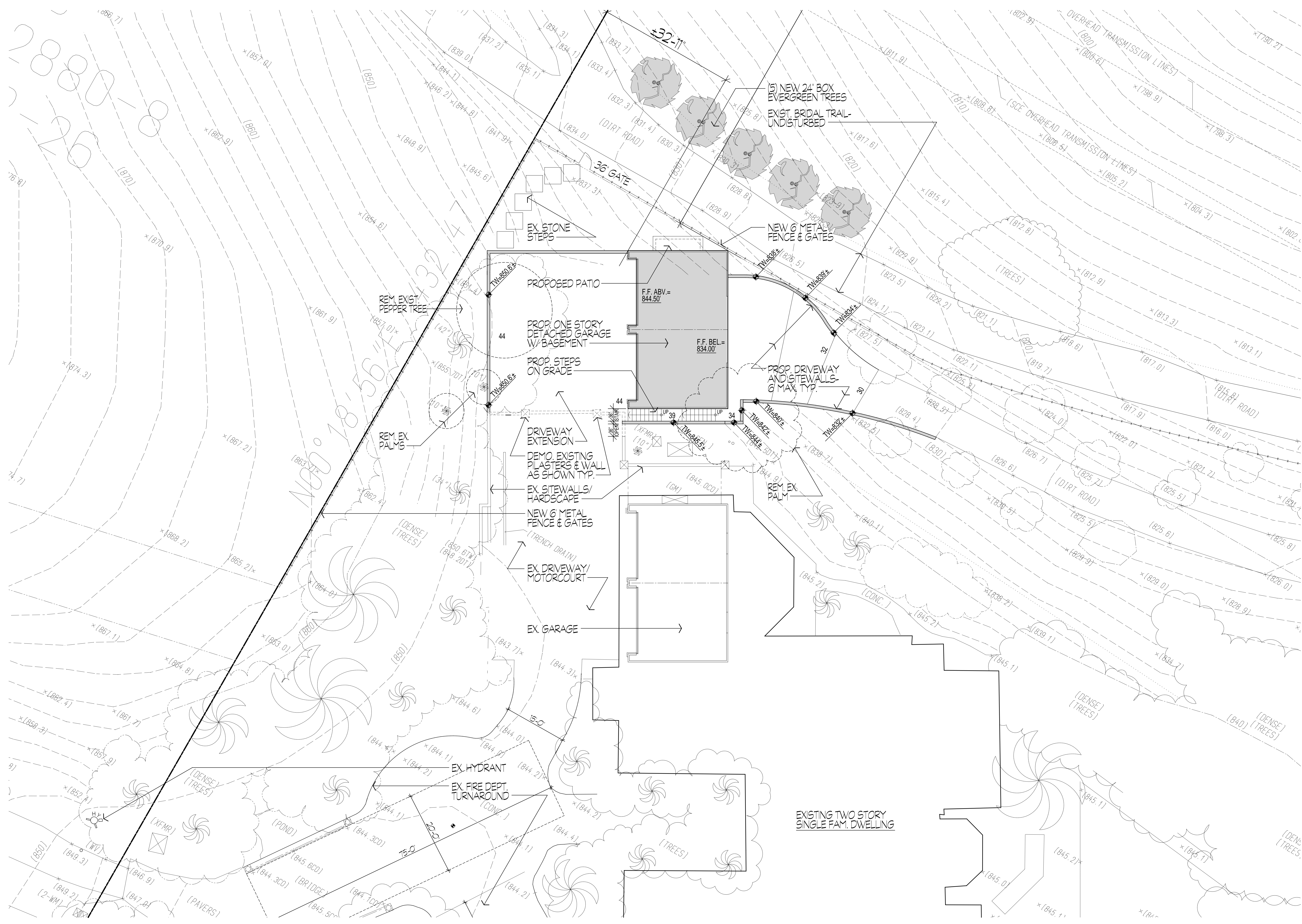
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Brian & Amanda Jones
13723 Nighthsky Drive
Camarillo, CA 93010

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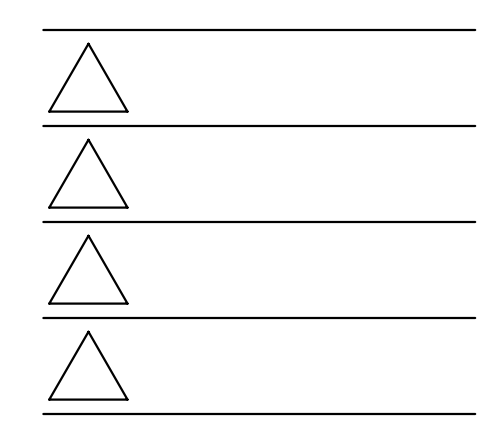
11-8-22
Date
Drawn
Job
AS NOTED
Scale

SITE PLAN

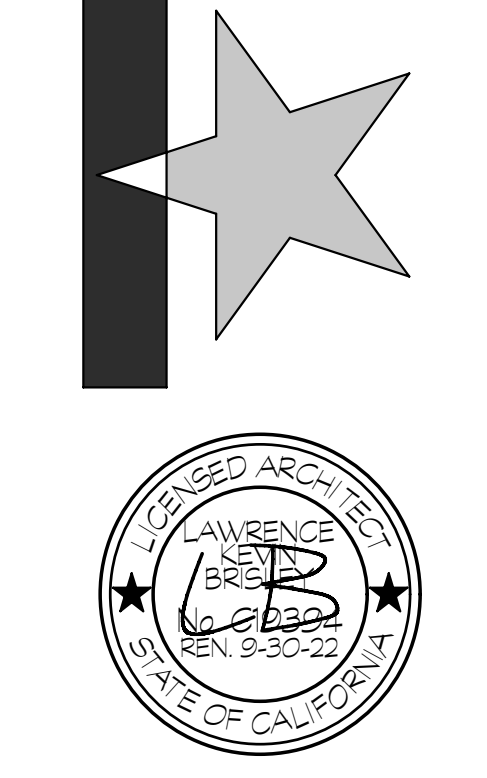
AO.1



Site Plan (Site Walls)



NEXTects architects
 Larry Brisley ARCHITECT
 a professional corporation
 169 East High Street, Suite 201, Moorpark, CA 93021
 Tel: (805) 529-8885 Fax: (805) 529-8885 NEXTects.com



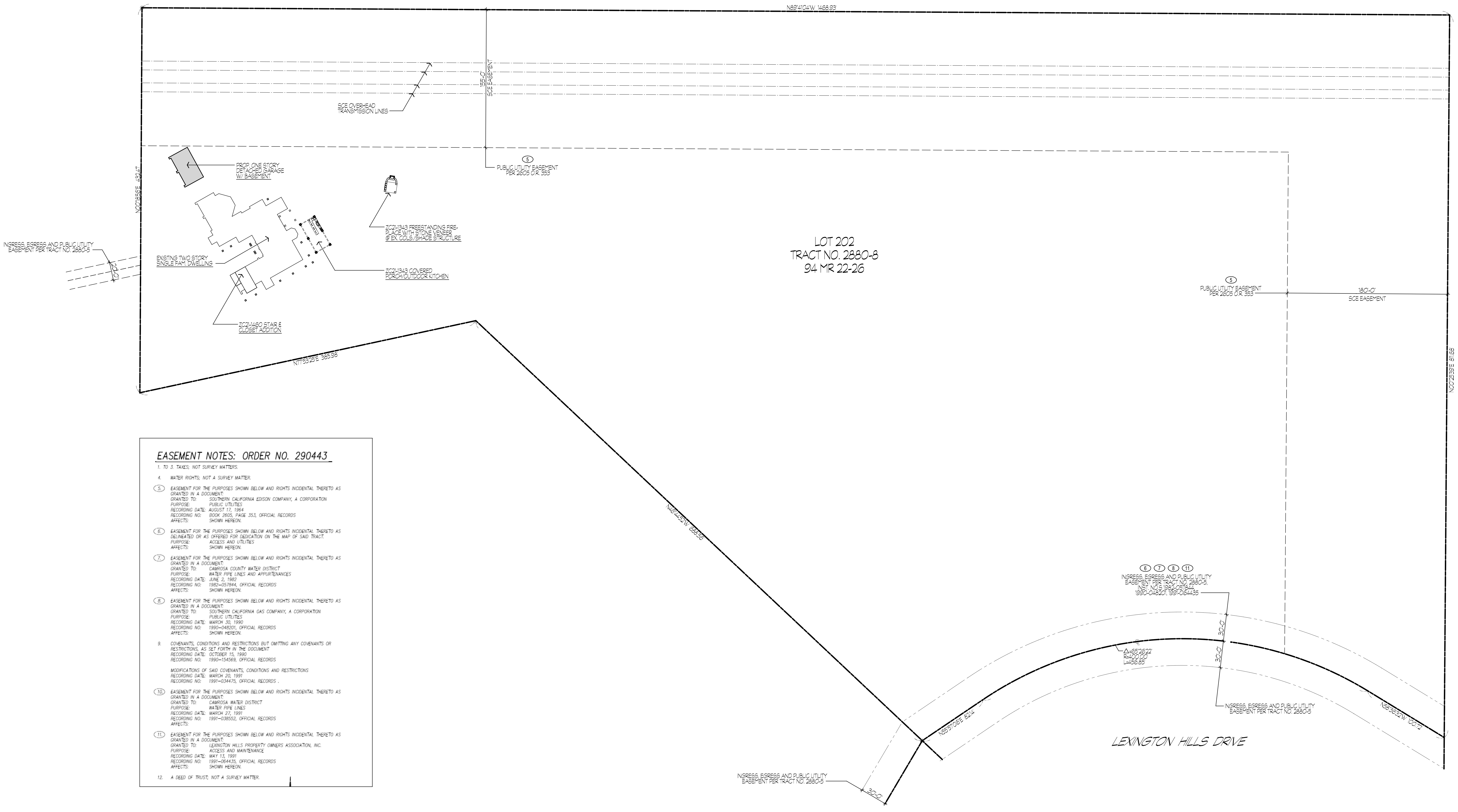
Detached Garage
 For
 Brian & Amanda Jones
 13723 Nightsky Drive
 Camarillo, CA 93010

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 Date
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 Job
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 Scale

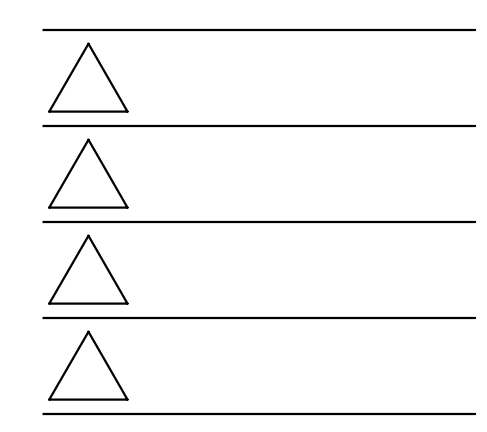
SITE PLAN

AO.11

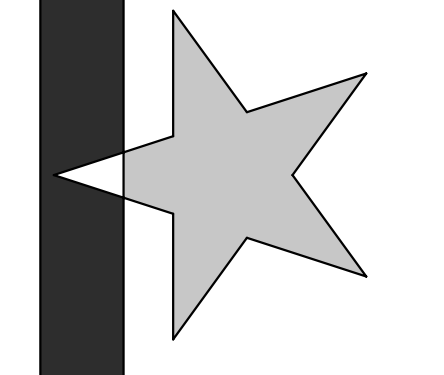


- EASEMENT NOTES: ORDER NO. 290443**
1. TO 3. TAXES; NOT SURVEY MATTERS.
 4. WATER RIGHTS; NOT A SURVEY MATTER.
 5. EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
 GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: AUGUST 17, 1984
 RECORDING NO.: BOOK 2665, PAGE 353, OFFICIAL RECORDS
 AFFECTS: SHOWN HEREON.
 6. EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION ON THE MAP OF SAID TRACT.
 PURPOSE: ACCESS AND UTILITIES
 AFFECTS: SHOWN HEREON.
 7. EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
 GRANTED TO: CAMAROSA COUNTY WATER DISTRICT
 PURPOSE: WATER PIPE LINES AND APPURTENANCES
 RECORDING DATE: JUNE 2, 1982
 RECORDING NO.: 1382-037844, OFFICIAL RECORDS
 AFFECTS: SHOWN HEREON.
 8. EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
 GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: MARCH 30, 1990
 RECORDING NO.: 1390-048201, OFFICIAL RECORDS
 AFFECTS: SHOWN HEREON.
 9. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, AS SET FORTH IN THE DOCUMENT.
 RECORDING DATE: OCTOBER 15, 1990
 RECORDING NO.: 1390-048201, OFFICIAL RECORDS
 MODIFICATIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
 RECORDING DATE: MARCH 20, 1991
 RECORDING NO.: 1991-034475, OFFICIAL RECORDS.
 10. EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
 GRANTED TO: CAMAROSA WATER DISTRICT
 PURPOSE: WATER PIPE LINES
 RECORDING DATE: MARCH 27, 1991
 RECORDING NO.: 1991-038532, OFFICIAL RECORDS
 AFFECTS: SHOWN HEREON.
 11. EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
 GRANTED TO: LEXINGTON HILLS PROPERTY OWNERS ASSOCIATION, INC.
 PURPOSE: ACCESS AND MAINTENANCE
 RECORDING DATE: MAY 13, 1991
 RECORDING NO.: 1991-064433, OFFICIAL RECORDS
 AFFECTS: SHOWN HEREON.
 12. A DEED OF TRUST; NOT A SURVEY MATTER.

Site Plan (Easements)
 0 20 40
 1"=40'-0"



NEXTects architects
 Larry Brisley ARCHITECT
 a professional corporation
 169 East High Street, Suite 201, Pompano, CA 93021
 Tel: (805) 529-8885 Fax: (805) 529-8885 NEXTects.com



Detached Garage
 For
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 Camarillo, CA 93010

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11-7-22
 Date
 Drawn
 Job
 AS NOTED
 Scale

SITE PLAN

- ROOF PLAN LEGEND**
- LINE OF BUILDING BELOW
 - ← ROOF SLOPE - U.N.O.
 - CRCKET - SLOPE TO DRAIN MIN. 1/4"12
 - GUTTER AND DOWNSPOUT - VERIFY EXACT LOCATIONS AND QUANTITIES N.F.P. AND PER S.O.V. SECTIONS T.B.D. BY GENERAL CONTRACTOR TYP.
 - R RIDGE
 - V VALLEY
 - H HP
 - (A) GLASS 'A' CLAY TILE ROOFING TO MATCH EXISTING OR BORAL ROOFING CO # ESR-108 OR APPROVED EQUAL. INSTALL PER ARCH. SPECS. SECT. 7300 & MANUFACTURERS SPECS.
 - (B) GLASS 'A' CLAY TILE ROOFING TO MATCH EXISTING OR BORAL ROOFING CO # ESR-108 OR APPROVED EQUAL. TRACK DOWN ROOFING MEMBRANE INSTALL PER ARCH. SPECS. SECT. 7300 & MANUFACTURERS SPECS.
 - (C) SOLAR TUBE SKYLIGHT SYSTEM (S) LOCATIONS ICC # ESR-2253

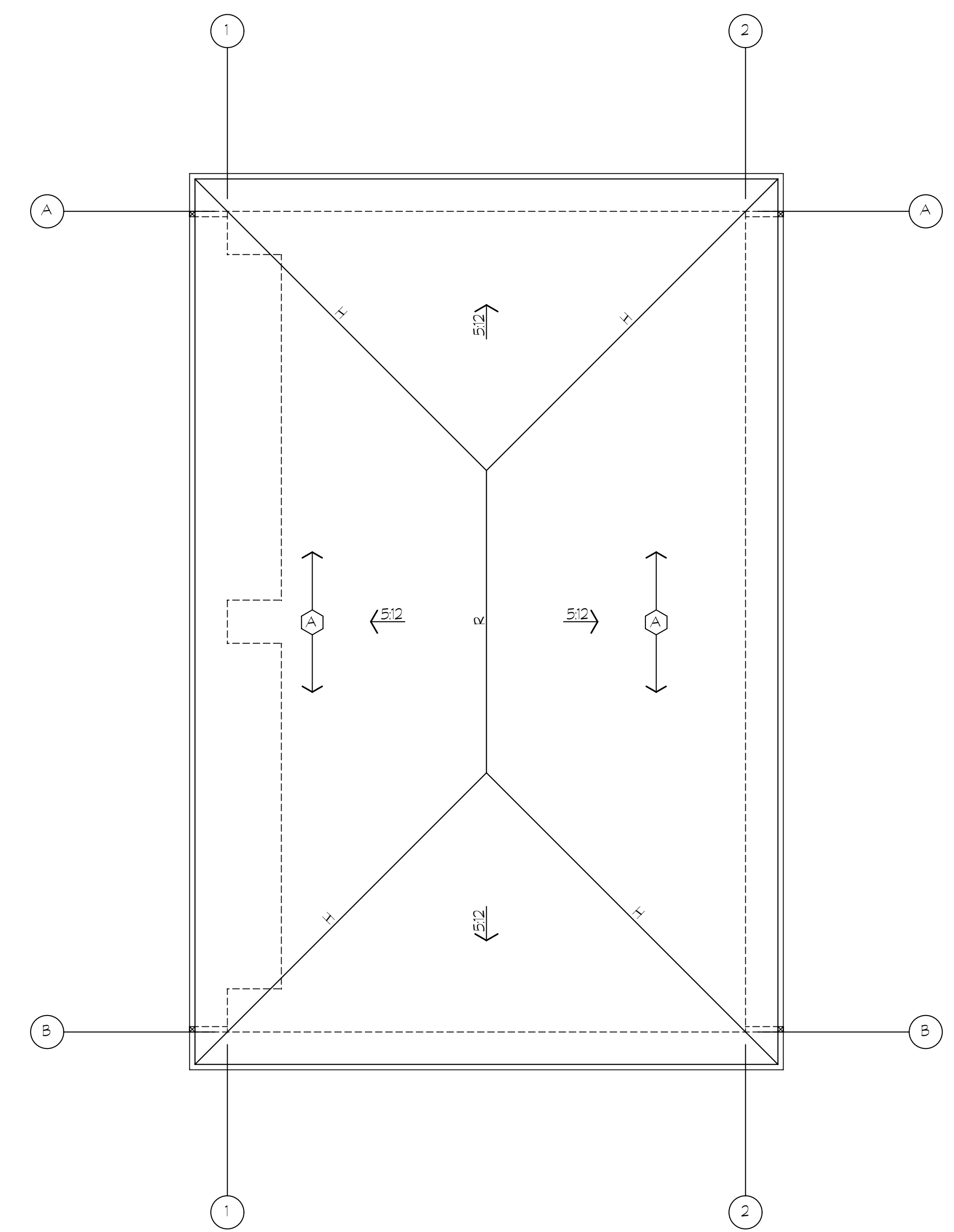
ATTIC AND ROOF VENTILATION

The net free ventilating area shall be not less than 1/50 of the area of the space ventilated, except that the area may be 1/2000 provided at least 50% of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated, or least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. The openings in vents shall be covered with corrosion-resistant metal mesh with mesh openings of 1/4 inch in dimension.

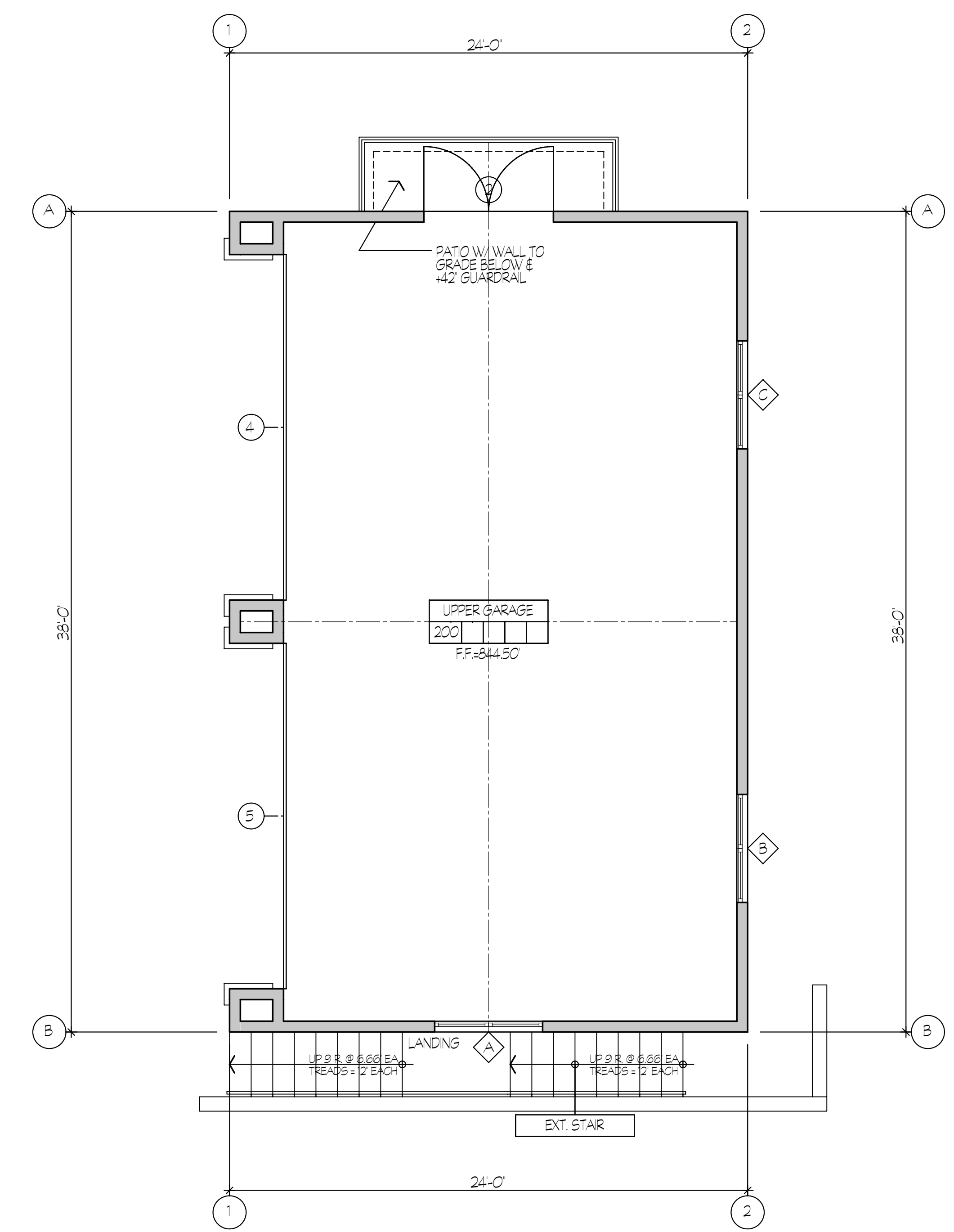
- ROOM FINISH LEGEND**
- | ROOM NUMBER | FLOOR FINISH | WALL FINISH | CEILING FINISH |
|-----------------|--|--|--|
| 01-10014-1002-1 | CARPET O/PAD
SHEET VINYL OR VINYL TILES
CERAMIC OR QUARRY TILE
STONE TILE OR SLAB
CONCRETE SLAB
CONCRETE ON CONCRETE
HARDWOOD FLOORING
EXISTING OR UNFINISHED | WOOD - PAINTED
WOOD - STAINED OR NATURAL
VINYL COVE
CERAMIC OR QUARRY TILE
STONE TILE OR SLAB
WOOD PANELING
EXISTING OR NONE | WOOD - PAINTED
WOOD - STAINED OR NATURAL
VINYL COVE
CERAMIC OR QUARRY TILE
STONE TILE OR SLAB
WOOD PANELING
EXISTING OR UNFINISHED |
| 01-10014-1003-1 | WOOD - PAINTED
WOOD - STAINED OR NATURAL
VINYL COVE
CERAMIC OR QUARRY TILE
STONE TILE OR SLAB
WOOD PANELING
EXISTING OR UNFINISHED | WOOD - PAINTED
WOOD - STAINED OR NATURAL
VINYL COVE
CERAMIC OR QUARRY TILE
STONE TILE OR SLAB
WOOD PANELING
EXISTING OR UNFINISHED | WOOD - PAINTED
WOOD - STAINED OR NATURAL
VINYL COVE
CERAMIC OR QUARRY TILE
STONE TILE OR SLAB
WOOD PANELING
EXISTING OR UNFINISHED |

STRUCTURAL PLANS AND INFORMATION

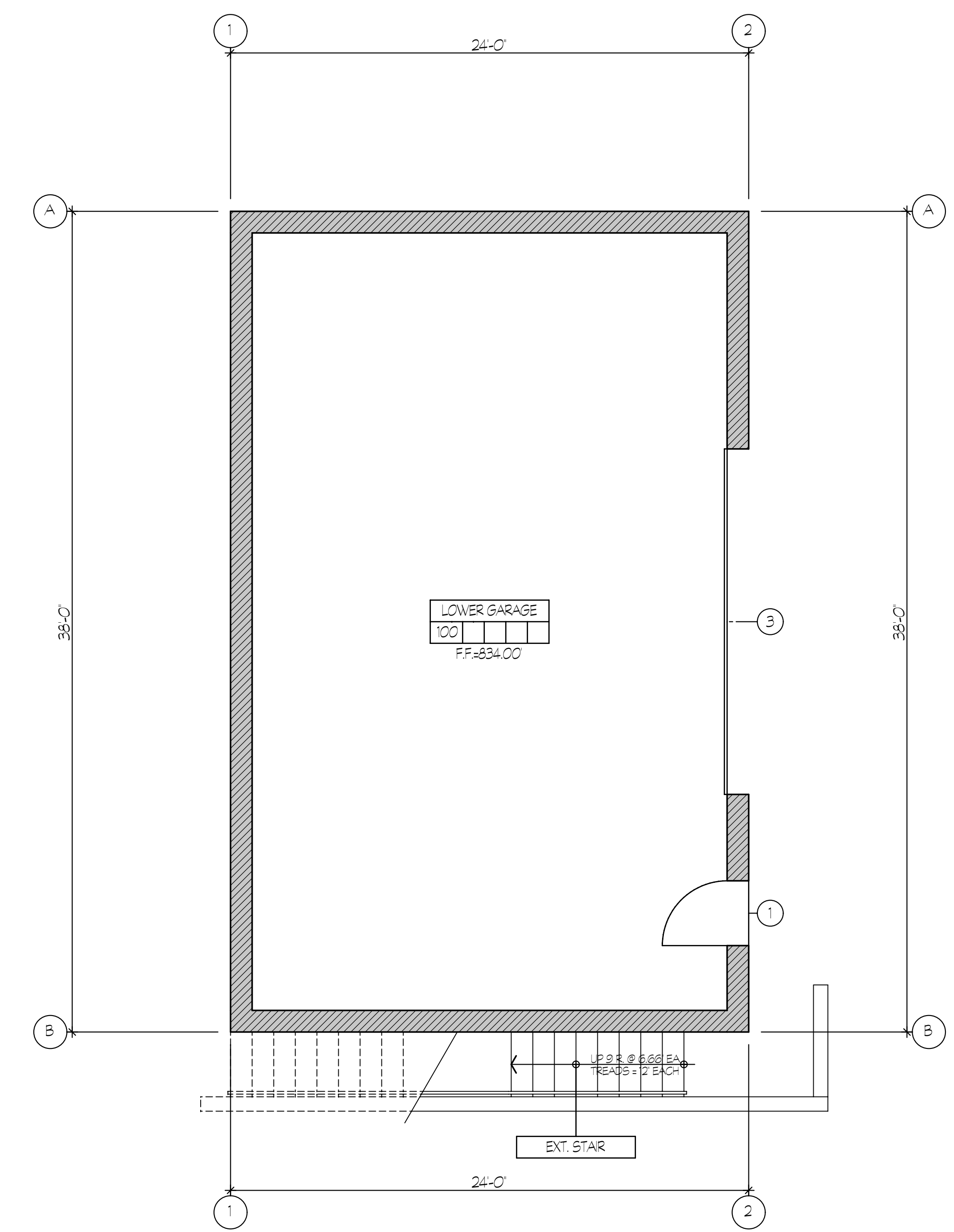
Refer to Structural Plans and information prepared by Others not employed by the architect for coordination of all Work regarding structural foundations, wall, floor, roof structure, overall bracing, hardware and accessories. The Work is prepared by Others not employed by the Architect and is not a part of the Work of the Architect, who takes no responsibility for its accuracy.



Roof Plan
0 2 4 1/4"=1'-0"



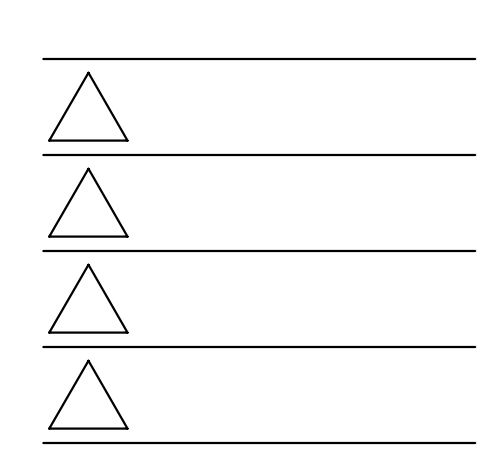
Upper Floor Plan
0 2 4 1/4"=1'-0"



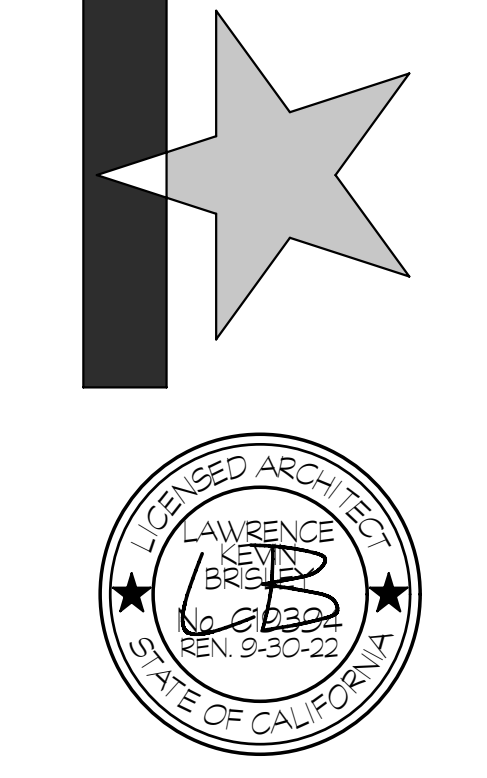
Lower Floor Plan
0 2 4 1/4"=1'-0"

- STARWAY NOTES**
- STAIRS SHALL HAVE A MAXIMUM RISE OF 7.75" AND A MINIMUM TREAD OF 10" WITH MAXIMUM 3/8" VARIANCE (R317.4.3)
 - WHERE TREAD DEPTH IS LESS THAN 11" A NOBING BETWEEN 19" & 125" SHALL BE PROVIDED (R317.4.3)
 - MINIMUM WIDTH OF 36" (MAX 4.5" HANDRAIL PROJECTION IS PERMITTED ON EACH SIDE) (R317.1)
 - MINIMUM HEADROOM OF 6'-8" (R317.1)
 - ALL STARWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUN OF NOT LESS THAN ONE FOOT CANDLE (1 LUX) (R303.6)
 - WINDER TREADS SHALL HAVE A MIN. TREAD DEPTH OF 10" @ A POINT 12" FROM THE NARROW SIDE, AND A MINIMUM TREAD DEPTH OF 8" (R317.4.2)
 - PROVIDE A MIN. OF ONE CONTINUOUS HANDRAIL ON STARWAYS WITH 2 OR MORE RISERS AND AT ALL OPEN SIDES (R317.7)
 - HANDRAIL HEIGHT SHALL BE 34" - 38" ABOVE THE NOBING OF THE TREADS (R317.7.1)
 - OPENINGS BETWEEN INTERMEDIATE BALLUSTERS SHALL NOT BE OVER 18" HORIZONTAL AND 4" DIA. (R317.7.1)
 - IF THE TREAD AND BOTTOM RAIL SHALL NOT ALLOW THE PASSAGE OF A 6" DIA. SPHERE (R317.7.1)
 - HANDRAIL GRIPS SHALL BE EITHER TYPE 1 OR TYPE 2 SPECIFIED IN SECTION (R317.7.3)
 - REQUIRED HANDRAILS TO NEWEL POSTS OR WALL (R317.7.4)
 - PROVIDE GUARDRAILS WHERE THE OPEN SIDE IS MORE THAN 30" ABOVE THE FLOOR OR GRADE AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE (R317.2)
 - GUARDRAIL HEIGHT SHALL BE A MINIMUM OF 42" HIGH (R317.2)
 - REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIA. (R317.2)

- FLOOR PLAN LEGEND**
- (N) STUD WALL
 - (E) STUD WALL TO REMAIN
 - (R) STUD WALL / ITEM TO BE REMOVED
 - COMBINATION SMOKE DETECTOR & CARBON MONOXIDE ALARM - INTERCONNECTED HARDWIRED BATTERY BACKUP & SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 TYP.



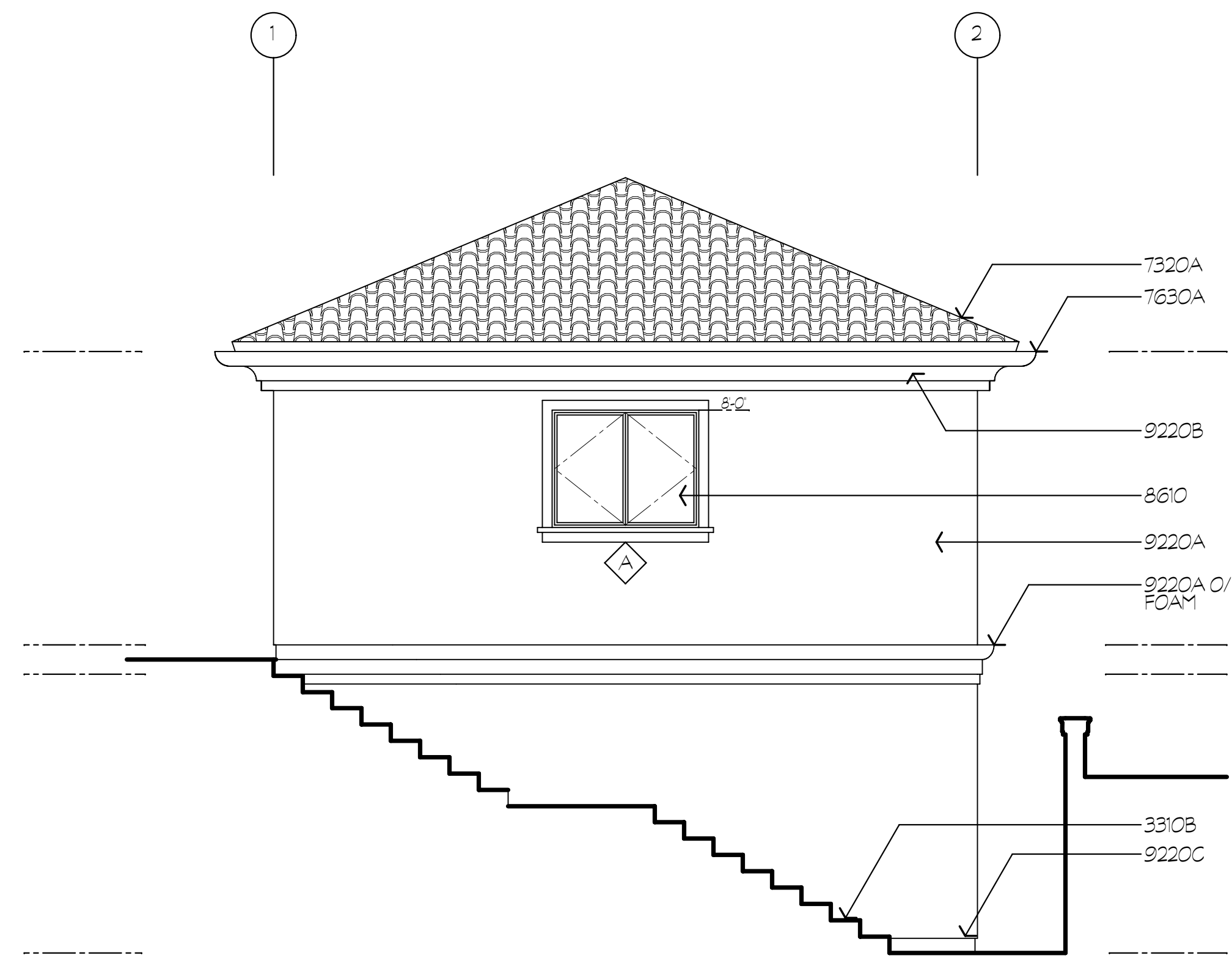
NEXTects architects
Larry Brisley ARCHITECT
 a professional corporation
 1695 East High Street, Suite 201, Moorpark, CA 93021
 Tel: (805) 529-6665 Fax: (805) 529-6666 NEXTects.com



Detached Garage
 For
Brian & Amanda Jones
 13723 Nightsky Drive
 Camarillo, CA 93010

11-8-22
 Date
 Drawn
 Job
 AS NOTED
 Scale
 PLANS

A1.0



NOTE: ALL MATERIALS, COLORS, WINDOWS, DOORS, ROOFING ETC. TO MATCH EXISTING TYPICAL

Right Side Elevation

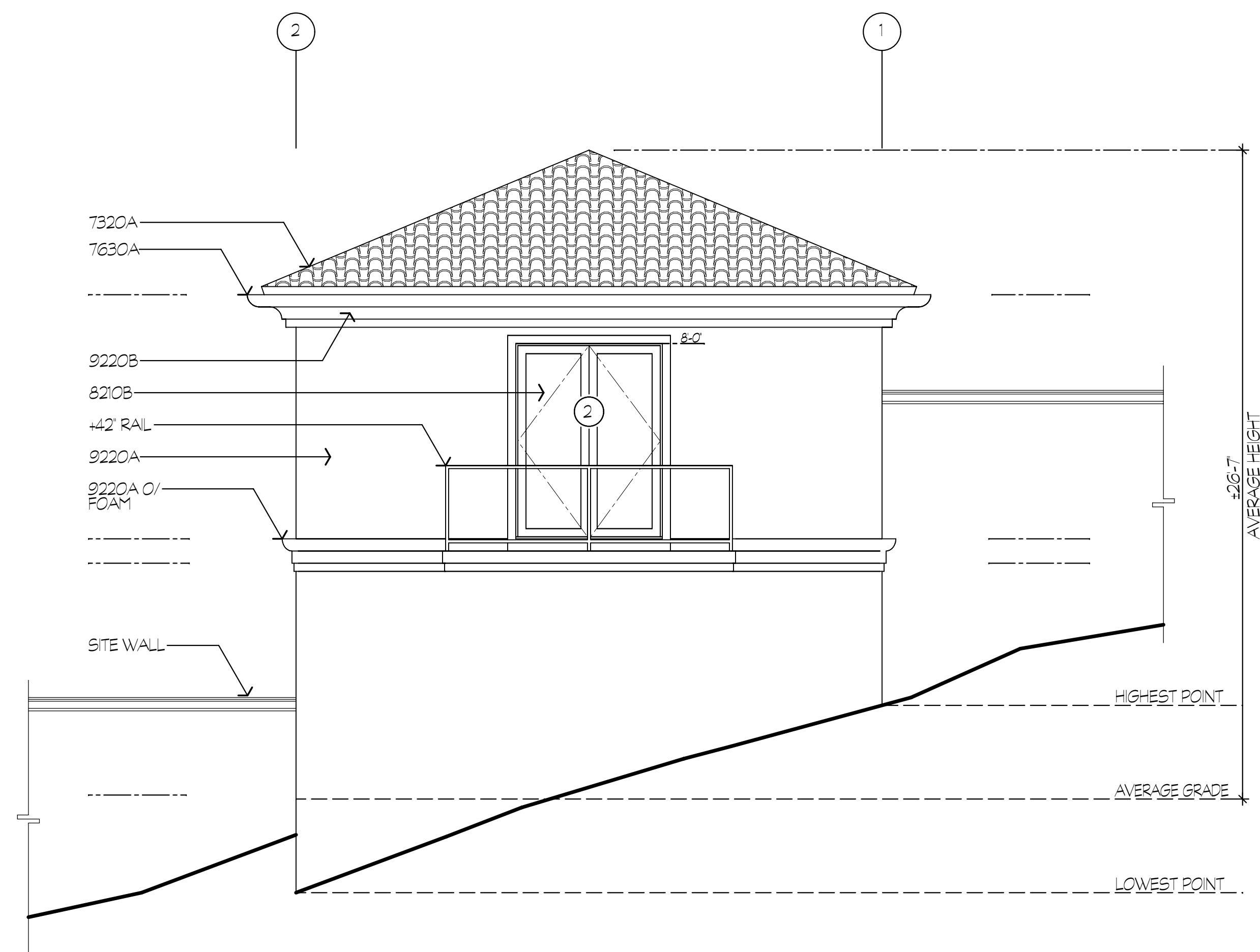
0 2 4 1/4"=1'-0"



NOTE: ALL MATERIALS, COLORS, WINDOWS, DOORS, ROOFING ETC. TO MATCH EXISTING TYPICAL

Rear Elevation

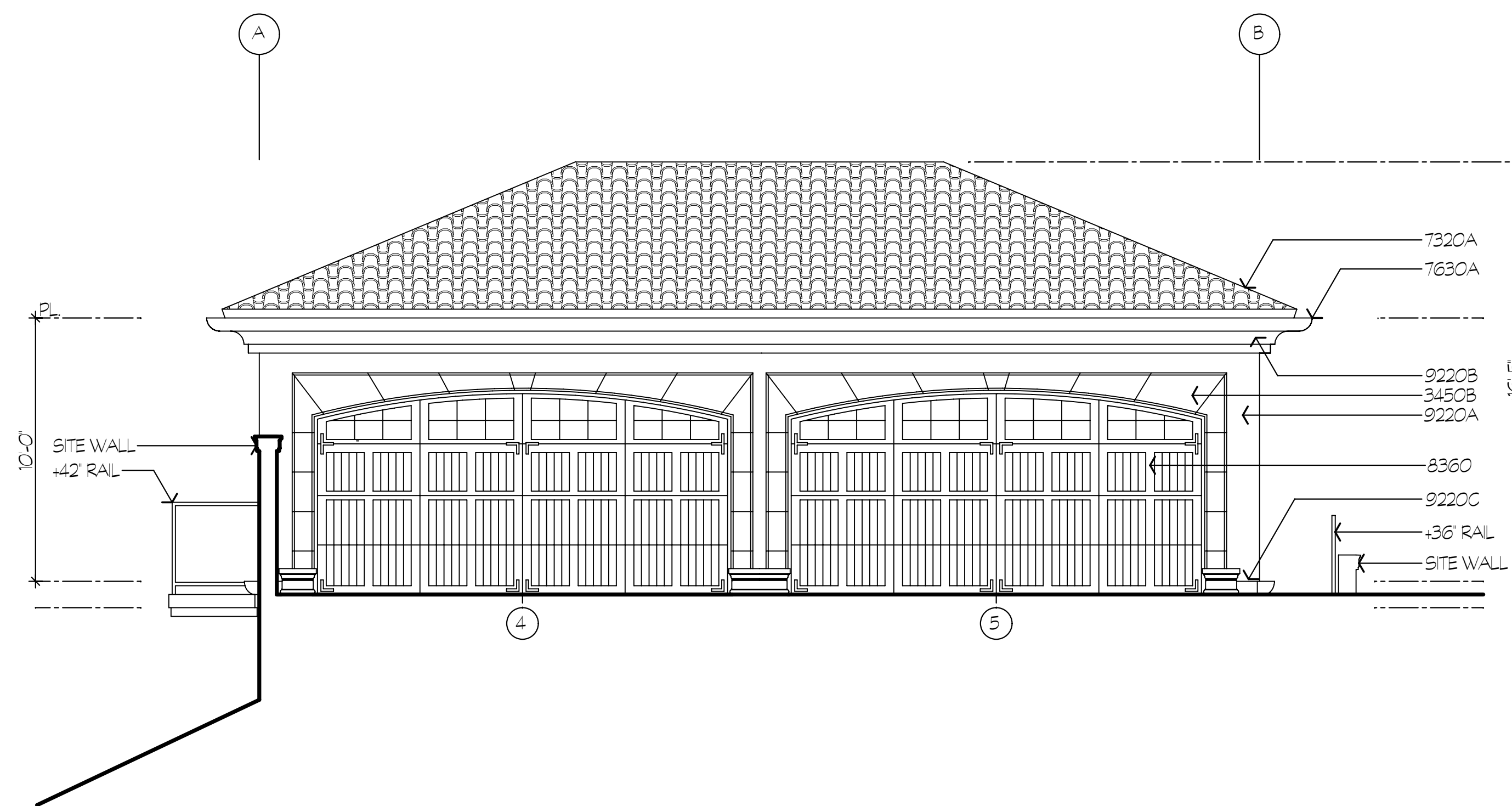
0 2 4 1/4"=1'-0"



NOTE: ALL MATERIALS, COLORS, WINDOWS, DOORS, ROOFING ETC. TO MATCH EXISTING TYPICAL

Left Side Elevation

0 2 4 1/4"=1'-0"



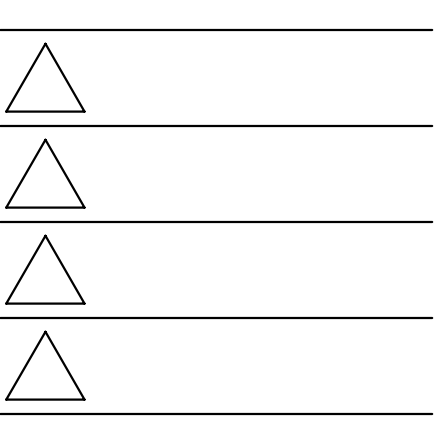
NOTE: ALL MATERIALS, COLORS, WINDOWS, DOORS, ROOFING ETC. TO MATCH EXISTING TYPICAL

Front Elevation

0 2 4 1/4"=1'-0"

MATERIAL LEGEND

- 220 A Existing grade
- 220 B Finish grade (min 2% slope away from building)
- 2220 Gravel backfill
- 255B Unit covers on mortar bed (slope mortar or cement backing board min. 1/4" per ft.)
- 2820 Concrete also - refer to structural or landscape plans for reinforcing
- 270 Reinforced found drain pipe per civil / soil engineer
- 2740 A Surface runoff collection - refer to civil engineer's plans
- 2720 B Deck drain - refer to civil engineer's plans
- 2820 Fountain - refer to landscape plans
- 2830 Ornamental iron fence and gates - refer to landscape plans
- 3250 A Expansion joint and back up rod
- 3310 A Concrete foundation - refer to structural plans
- 3310 B Cast in place conc. - refer to structural plans
- 3311 Concrete also over vapor barrier - refer to structural plans
- 3450 A Precast concrete rail / balustrade
- 3450 B Precast concrete trim
- 3450 C Cast column
- 3520 Lightweight insulating concrete masonry
- 4100 Brick masonry
- 4230 Reinforced C+U - refer to structural plans
- 4280 Ceramic veneer - terra cotta
- 4285 Masonry veneer
- 4270 Glass unit masonry
- 4450 Brick veneer - 4" min. thick
- 5100 Miscellaneous metals - painted
- 5120 Structural steel - painted - refer to structural plans
- 5800 Ornamental handrails and railings
- 6050 Metal connectors
- 6108 Pressure treated wood - refer to structural plans
- 610 A Wood blocking
- 610 B Wood framing / furring
- 610 C Wood wall framing - refer to structural plans
- 610 D Wood floor framing
- 610 E Wood roof framing
- 610 F Wood structural member - selected for appearance where exposed - refer to structural plans
- 610 G Wood ceiling frame - refer to structural plans
- 615 A Plywood sheathing - refer to structural plans
- 615 B 1/2" T&G sheathing - refer to structural plans
- 615 C 2x6 T&G sheathing
- 615 D Wood decking - refer to structural plans
- 6220 A Wood door or window framing
- 6220 B Wood shim (as required)
- 6220 C Wood trim
- 6220 D Decorative wood moulding
- 6220 E Wood casing
- 6220 F Wood base
- 6265 Molded wood ornament
- 6410 A Wood cabinets
- 6410 B Closet pole and / or shelving
- 6430 Handrail or guardrail system per plan
- 6440 Wood ornament
- 710 Membrane waterproofing
- 710 A Protection board
- 7150 Dimpleproofing
- 730 A 15ft building felt
- 730 B 30ft building felt
- 730 C Butyl membrane
- 730 A R-15 foil faced batt insulation
- 730 B R-15 foil faced batt insulation
- 730 C R-30 foil faced batt insulation
- 730 A 1/2" x 1/2" insulated wrap R-5
- 730 B Fiber board or wood cement strip
- 730 A Fiberglass shingles - refer to roof plan
- 7320 A Concrete roof tiles - refer to roof plan
- 7320 B Clay roof tiles - refer to roof plan
- 7320 C Slate roof tiles - refer to roof plan
- 7320 D Flat cement roof tiles - refer to roof plan
- 7320 E Fiberglass roof shingles - refer to roof plan
- 7320 F Asphalt roof shingles - refer to roof plan
- 7320 G Built up bituminous roofing - refer to roof plan
- 7460 Copper roofing
- 7520 B 2 continuous cop sheet
- 7540 Systematic roofing - refer to roof plan
- 7620 A 5/8" flashing - painted
- 7620 B Flashback sheet metal chimney shroud
- 7630 A 26 ga. G1 gutter and downspout - painted to match adjacent surface
- 7630 B 5/8" roof vents - painted to match adjacent surface
- 7820 Metal framed skylight - refer to roof plan
- 7910 A Gasket gasket
- 7910 B Beeslot
- 8210 A Interior door - refer to schedule
- 8210 B Exterior door - refer to schedule
- 8360 Sectional overhead door - refer to schedule
- 8410 Aluminum entrance and storefront - refer to schedule
- 8520 Aluminum framed window
- 8610 Wood framed window
- 8710 A Threshold
- 8710 B Sill
- 8710 C Weatherstripping
- 8810 Glass glazing - refer to schedule
- 8840 Plastic glazing - refer to schedule
- 9200 Exterior finish material - ref. to ext. elevation
- 9202 B Interior finish material - ref. to schedule
- 9205 A Paper Backed Wire Lath
- 9205 B Expanded metal lath
- 9210 Interior gypsum plaster and lath
- 9220 A 1/2" exterior cement plaster - Painted
- 9220 B Stripped stucco eave detail
- 9220 C Weep screed
- 9220 D 1/2" stucco J molding
- 9220 E Stucco screed
- 9220 F Stucco metal corner
- 9220 G Stucco slurry finish coat
- 9250 A 5/8" gypsum board
- 9250 B 1/2" type X gypsum board
- 9250 C 1/4" gypsum board - 3 layers cut and wet to band
- 9270 A Metal trim - painted
- 9310 B Bulbcase molding - painted
- 9310 C Ceramic tile - refer to schedule
- 9510 Acoustical tile suspended ceiling system - refer to ceiling plan
- 9530 Acoustical insulation
- 9560 Wood flooring - refer to schedule
- 9610 Epoxy tile - refer to schedule
- 9680 Carpet - refer to schedule
- 10305 A Metal pre-fab fireplace with glass doors - refer to schedule
- 10305 B Metal flue and spark arrester - refer to schedule
- 10344 Ornamental metal signs or weather-vane
- 10426 Copper signage and logo
- 11452 Kitchen appliances - refer to plan
- 12310 Casework - refer to plan
- 13130 Ambient rooms - high density wall panels
- 1420 Dumbwater - refer to plan
- 14210 Electric passenger elevator - refer to plan
- 15440 Plumbing fixture - refer to plan
- 15450 Plumbing equipment - refer to plan
- 15800 H.V.A.C. equipment - refer to T1E 24 report
- 16310 Electrical fixtures - refer to plan



NEXTects architects
 a professional corporation
Larry Brisley ARCHITECT
 165 East High Street, Suite 201, Camarillo, CA 93021
 Tel: (805) 529-6665 Fax: (805) 529-6666



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T1-E-22
 Date
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 Job
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 Scale

EXTERIOR ELEVATIONS



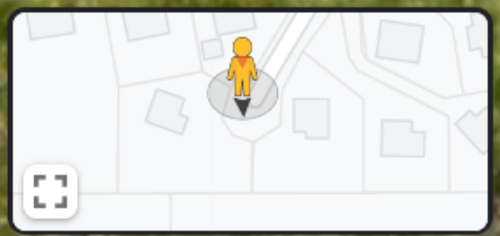
EXISTING GARAGE

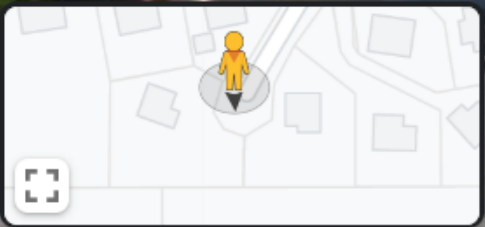
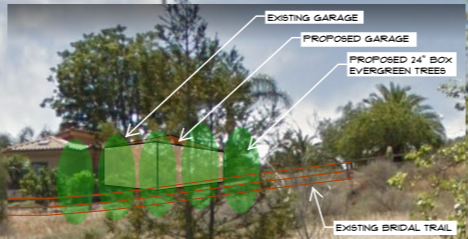
PROPOSED GARAGE

PROPOSED 24\"/>EVERGREEN TREES

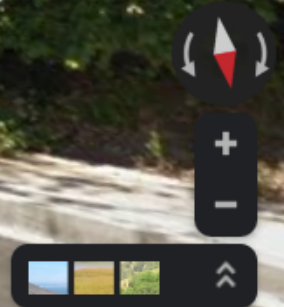
EXISTING BRIDAL TRAIL

VIEW FROM RANSOM ROAD CUL-DE-SAC





VIEW FROM RANSOM ROAD CUL-DE-SAC



DRAFT
CONDITIONS OF APPROVAL FOR PLANNED DEVELOPMENT (PD) PERMIT
CASE NO. PL22-0142

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

Planning Division (PL) Conditions

1. Project Description

This Planned Development Permit is based on and limited to compliance with the project description stated in this condition below, Exhibit 3 of the Planning Director hearing on July 20, 2023, 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:

Request for a Planned Development (PD) Permit to authorize construction of a 1,744 sq. ft. detached garage, accessory to an existing single-family dwelling. Once the garage is constructed, the total area of detached non-habitable accessory structures on the site will total 2,504 sq. ft. The proposed two-story detached garage would include 912 sq. ft. on the lower floor and 832 sq. ft. on the upper floor and would have a height of 26 feet, 7 inches. The garage would be constructed on a hillside, with the lower floor of the garage accessed from an existing interior maintenance road that extends to the rear of the parcel and the upper floor accessed from the existing residential driveway. There will be no interior access between the two floors. An exterior stairway would be constructed along the southern façade.

As part of the project the applicant also proposes to construct retaining walls and freestanding walls to facilitate extension of the maintenance road to the lower floor of the garage and the residential driveway to the upper floor of the garage. Retaining wall heights would vary from six inches to 10 feet. The applicant proposes to plant five evergreen trees (Japanese Privet Trees) north of the proposed garage to help screen the structure and walls. The project would include the removal of three palm trees and a pepper tree, none of which qualify as protected trees.

The proposed garage will not include plumbing fixtures but will have fire sprinklers. Camrosa Water District provides water service to the parcel. Wastewater is handled with

an onsite wastewater treatment system. The project site accesses Nightsky Drive, a private road. Nightsky Drive reaches Santa Rosa Road, the nearest County-maintained road, by way of Lexington Hills Drive. (Exhibit 3).

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 PD

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

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, paving, 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 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 final inspection. 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. PD 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 PD. 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 PD modification is required. If a PD modification is required, the modification shall be subject to:

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

5. Construction Activities

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

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this PD and/or commencement of construction and/or operations under this PD shall constitute the Permittee's formal agreement to comply with

all conditions of this PD. Failure to abide by and comply with any condition of this PD shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (Article 14), which shall include, but is not limited to, the following:

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

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

7. Time Limits

a. Use inauguration:

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

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

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 PD.

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

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

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

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency. (PL-9)

9. Notice of PD Requirements and Retention of PD Conditions On-Site

Purpose: To ensure full and proper notice of these PD 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 PD.

Documentation: The Permittee shall maintain a current set of CUP/PD conditions and exhibits at the project site or present to the Planning Division staff copies of the conditions, upon Planning Division staff's request.

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

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

10. Recorded Notice of Land Use Entitlement

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

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 PD, with the deed of the property that is subject to this PD.

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this PD.

Timing: The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this PD prior to issuance of a Zoning Clearance for construction.

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

11. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this PD. 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. **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 PD. The Permittee shall have the right to challenge any charge or penalty prior to payment. (PL-12)

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 PD. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this PD, 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 PD, 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 PD 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 PD 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 PD 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 PD, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This PD 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 PD, 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 PD 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 PD, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

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

15. Relationship of 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 PD condition contained herein is in conflict with any other PD condition contained herein, when principles of law do not provide to the contrary, the PD condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this PD 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 PD, nor compliance with the conditions of this PD, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

16. Contact Person

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

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

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

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

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

17. Change of Permittee

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

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

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

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. Avoidance of Nesting Birds

Purpose: In order to prevent impacts to birds protected under the Migratory Bird Treaty Act, land clearing and construction activities shall be regulated.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, “land clearing activities”), and construction in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

- a. Timing of land clearing or construction: Prohibit land clearing or construction activities during the breeding and nesting season (February 1 – September 1), in which case the following surveys are not required; or
- b. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing or construction activities during the breeding and nesting season (February 1 – September 1) and avoid occupied bird nests. A County-approved biologist shall conduct surveys to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

The County-approved biologist shall conduct an initial breeding and nesting bird survey 30 days prior to the initiation of land clearing or construction activities. The County-approved biologist shall continue to survey the Project site on a weekly basis, with the last survey completed no more than 3 days prior to the initiation of land clearing activities. The nesting bird survey must cover the development footprint and 300 feet from the development footprint. If occupied (active) nests are found, land clearing activities within a setback area surrounding the nest shall be postponed or halted. Land clearing activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Land clearing activities can also occur outside of the setback areas. Pursuant to the recommendations of the California Department of Fish and Wildlife, the required setback is 300 feet for most birds and 500 feet for raptors.

This setback can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid nesting birds and results.

Timing: If land clearing or construction activities will occur between February 1 – September 1, the County-approved biologist shall conduct the nesting bird surveys 30 days prior to initiation of land clearing or construction activities, and weekly thereafter. The last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing or construction activities. The Permittee shall submit the Survey Report documenting the results of the first nesting bird survey and the signed contract to the Planning Division prior to issuance of a zoning clearance for construction. The Permittee shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing or construction activities.

Monitoring and Reporting: The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file.

Environmental Health Division (EHD) Conditions

19. OWTS Certification – Setback to Structures

Purpose: To verify the appropriate setbacks to the septic tank(s) and disposal area(s) are met. 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 obtain setback certification approval of the Ventura County Environmental Health Division (EHD) prior to the addition of structures that do not contain bedroom equivalents and/or plumbing fixtures (structures which contain plumbing fixtures and/or will add bedroom equivalents are required to complete a full certification).

Documentation: Submit all applicable documentation, including the Certification of Existing Onsite Wastewater Treatment System (OWTS) application, plot plan, floor plan, etc., to EHD for review and approval.

Timing: Prior to the issuance of a building permit, the Permittee shall obtain written confirmation from EHD that the condition has been satisfied.

Monitoring: EHD shall review and approve the OWTS setback certification application and conduct site inspections as needed to assure compliance with this condition.

PUBLIC WORKS AGENCY (PWA)

Integrated Waste Management Division (IWMD) Conditions

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

Purpose: Ventura County Ordinance No. 4590, 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, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance No. 4590 at: <https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to Ventura County Public Works Agency, Water & Sanitation Department for any Covered Project as defined in Section 4741-24 of Ordinance No. 4590, meaning all proposed construction and/or demolition projects that require a building permit, except certain

Documentation: The Form B – Recycling Plan must ensure a minimum of 65% of the recyclable C&D debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage. Form B may be filed online using Ventura County Citizen Access: <https://www.vcpublicworks.org/wsd/iwmd/construction-2/>

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

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

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

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

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

Requirement: The Permittee must submit a Form C – Reporting Form to the IWMD for approval upon issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at <https://www.vcpbublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>

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

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

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

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

22. 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 an effective combination of construction best management practices (BMPs) during all ground disturbing activities. In addition, Part 4.F requires additional inspections to be conducted by the Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer (QSD), Qualified SWPPP Practitioner (QSP), or a Certified Professional in Erosion and Sediment Control (CPESC).

Documentation: The Permittee shall submit a completed and signed SW-HR form (Best Management Practices for Construction at High Risk Sites) to the Public Works Agency - County Stormwater Program (CSP) for review and approval, a template for 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: The CSP will review the submitted materials for consistency with the Permit. Grading permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs and record keeping of the required inspections by the project proponent's QSD, QSP, or CPESC.

OTHER VENTURA COUNTY AGENCIES

Ventura County Fire Protection District (VCFPD) Conditions

23. Private Driveway Widths, Single Family Dwellings (Up to Four Parcels)

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 design all private driveways in accordance with Ventura County Fire Protection District access standards to a minimum of 15'-0" in width.

Parking is prohibited within the required width of access driveways and Fire Department turnarounds.

Documentation: A stamped copy of the approved access plan.

Timing: The access plan shall be approved prior to issuance of building permits. All required access shall be installed before the start of combustible construction.

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

24. Vertical Clearance

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

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

Documentation: A stamped copy of the approved access plan.

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

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

25. Turnarounds

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 an approved turnaround area for fire apparatus where dead-end Fire Department access roads / driveways exceed 150 feet. Required turnaround areas shall be designed such:

- a. Does not exceed a 5% cross-slope in any direction.
- b. Located within 150 feet of the end of the access road / driveway
- c. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards.
- d. Kept free of obstructions at all times.
- e. Located within a common lot or easement that is 5 feet wider than the required driveway and turnaround area widths (2 ½ feet on each side)

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit access plans to the Fire Prevention Bureau for approval before issuance of building permits. The plans shall indicate all access road/driveway locations and proposed turnaround location and design. All required turnarounds shall be installed before the start of combustible construction.

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

26. 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 new structures as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

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

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

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

27. Address Numbers (Single-Family Homes)

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

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

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

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

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

28. Hazardous Fire Area

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

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

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

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

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

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

29. 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 #610 "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 #610 "Requirements for Construction."

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

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



Exhibit 5 – General Plan Consistency Analysis

County of Ventura • Resource Management Agency • Planning Division

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GENERAL PLAN CONSISTENCY REVIEW FOR JONES PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL22-0142

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

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

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

The applicant requests a Planned Development Permit to allow the construction of a detached garage, which will result in more than 2,000 square feet (sq. ft.) of non-habitable structures accessory to a primary dwelling.

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

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

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

County of Ventura
Planning Department Hearing
Case No. PL22-0142
Exhibit 5 – General Plan Consistency Determination

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

General Plan Policy COS-3.5 (Ridgeline and Hilltop Preservation): *The County shall ensure that ridgelines and major hilltops remain undeveloped and that discretionary development is sited and designed to remain below significant ridgelines, except as required for communication or similar facilities.*

General Plan Policy COS-3.6 (Open Space Character): *The County shall require discretionary development outside of Existing Communities be planned and designed to maintain the scenic open space character of the surrounding area, including view corridors from highways. Discretionary development should integrate design, construction, and maintenance techniques that minimize the visibility of structures from public viewing locations within scenic vistas.*

General Plan Policy COS-9.1 (Open Space Preservation): *The County shall preserve natural open space resources through:*

- *the concentration of development in Urban Areas and Existing Communities;*
- *use of cluster or compact development techniques in discretionary development adjacent to natural open space resources;*
- *maintaining large lot sizes in agricultural areas, rural and open space areas;*
- *discouraging conversion of lands currently used for agricultural production or grazing;*
- *limiting development in areas constrained by natural hazards; and*
- *encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production or grazing.*

The project site is part of the Lexington Hills subdivision (Tract 2880, Unit 8), located in a rural area in the hills between the Santa Rosa Valley and the City of Moorpark. The subject parcel is in the OS-40 ac. (Open Space, 40-acre minimum lot size) zone. The purpose and intent of the OS zone is to provide for preservation of natural resources, the managed production of resources, outdoor recreation, and protection of public health and safety (NCZO Section 8104-1.1).

The Lexington Hills subdivision is characterized by custom homes on parcels varying in size from 5 to 25 acres. Residential development in the neighborhood incorporates a variety of architectural styles. Lots in the area are also developed with a wide range of accessory structures and uses, including accessory dwelling units, garages, pools, pool houses, tennis courts, barns, and riding arenas. Several parcels in the area also include crop production (e.g., orchards and vineyards). Most parcels are well below the maximum allowed building coverage.

The proposed detached garage is of a similar visual character to the existing residence, which uses Mediterranean revival elements. The garage would also have the same exterior features as the house: a stucco finish and a hip-style roof topped with Spanish tile. The size, scale, and property line setbacks are typical of other accessory structures in the area. Even with the proposed garage, buildings will cover less than one percent of the subject parcel; the Non-Coastal Zoning Ordinance (NCZO) allows up to five percent coverage. The proposed garage will have a height of 26 feet, 7 inches. To allow the garage to exceed the standard 15-foot height limit, a deeper side setback of 32 feet is proposed. While the subject parcel (at approximately 20 acres) is smaller than the zone's minimum 40-acre parcel size, it was legally created and is similar in size to surrounding lots in the Lexington Hills subdivision.

The proposed garage is approximately 0.4 miles west of Moorpark Road, which is designated as an eligible scenic highway. The proposed project would not be visible from Moorpark Road or any other roads in the Regional Road Network due to intervening topography. The proposed project would, however, be visible from Ransom Road, a cul-de-sac serving a residential subdivision in the City of Moorpark. The garage will be situated near the top of a small ridge above from Ransom Road. The ridge itself is not particularly significant, and its natural character has already been compromised by residential development. The proposed garage's tallest façade would be visible from the west end of Ransom Road. Additionally, retaining and garden walls up to ten feet in height would also be visible from this location. To reduce the apparent mass of the structure and associated walls, the project would include the planting of five Japanese Privet trees just downslope from the garage.

The garage will be adjacent to the existing residence. As a result, residential development will be clustered towards the western portion of the subject parcel, allowing the remainder to remain as passive open space. The garage employs a design that takes advantage in the change of topography by stepping down the hillside, which allows vehicles to access both the upper and lower stories at ground level. This design minimizes the structural footprint, area of disturbance, and the need for manufactured slopes.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Land Use and Community Character Element Policies LU-16.1, LU-16.8, and LU-16.10, and with Conservation and Open Space Element Policies COS-3.1, COS-3.5, COS-3.6, and COS-9.1.

Circulation, Transportation, and Mobility

- 2. General Plan Policy CTM-1.1 (Vehicle Miles Traveled (VMT) Standards and CEQA Evaluation):** *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their*

individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.

General Plan Policy CTM-1.4 (Level of Service (LOS) Evaluation): *County General Plan land use designation changes and zone changes shall be evaluated for their individual (i.e., project-specific) and cumulative effects, and discretionary developments shall be evaluated for their individual effects, on Level of Service (LOS) on existing and future roads, to determine whether the project:*

- a. Would cause existing roads within the Regional Road Network or County-maintained roadways that are currently functioning at an acceptable LOS to function below an acceptable LOS;*
- b. Would add traffic to existing roads within the Regional Road Network or County-maintained roadways that are currently functioning below an acceptable LOS; and*
- c. Could cause future roads planned for addition to the Regional Road Network or County-maintained roadways to function below an acceptable LOS.*
- d. The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.*

The California Natural Resources Agency has adopted new California Environmental Quality Act (CEQA) Guidelines that require the analysis of Vehicle Miles Travelled (VMT). Based on guidance provided by the Office of Planning and Research (OPR), projects generating fewer than 110 average daily vehicle trips are exempt from VMT analysis.

The proposed garage is an accessory structure to the principal single-family dwelling. No additional trip generation is anticipated to result from its construction and use. As the project would not increase trips, the project would have no effect on VMT generation or LOS.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Circulation, Transportation, and Mobility Element Policies / CTM-1.1 and CTM-1.4.

Public Facilities, Services, and Infrastructure

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

The project site is already provided with adequate public facilities, services, and infrastructure. The subject parcel is already connected to electric and gas utilities. Camrosa Water District provides water service to the project site. Though the proposed garage will have no plumbing fixtures, it will have fire sprinklers. Camrosa Water District has provided a letter dated June 29, 2023 indicating they are able to serve this use. Wastewater is handled with an onsite wastewater treatment system (OWTS). Paved road access that meets fire safety standards is available between the project site and the nearest County road (Moorpark Road).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities, Services, and Infrastructure Policy PFS-1.7.

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 project would involve approximately 3,350 sq. ft. of site disturbance on a 20-acre parcel. The proposed location for the garage is currently comprised of ornamental landscaping. A pepper tree and three palm trees, none of which are protected under the NCZO, will be removed to accommodate the garage. No protected trees will be removed or otherwise impacted by development. There is no designated critical habitat for sensitive species in the vicinity, and the project site is not part of an identified wildlife corridor. Given the lack of suitable habitat for sensitive species, the construction of the garage would not result in a potential impact to sensitive biological resources.

Though the garage's proposed site lacks biologically significant habitat, grading, tree removal, and other construction activities have the potential to disturb nesting birds protected under the Migratory Bird Treaty Act (MBTA). To avoid such impacts, the project will be conditioned to provide a nesting bird survey, unless all work is to occur outside the nesting season (Exhibit 4, Condition No. 18). Should nesting birds be

present, a buffer zone of 300 to 500 feet would be established until the young have fledged.

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

- 5. General Plan Policy COS-1.6 (Discretionary Development on Hillsides and Slopes):** *The County shall require discretionary development on hillsides and slopes, which have an average natural slope of 20 percent or greater in the area where the proposed development would occur, to be sited and designed in a manner that will minimize grading, alteration of natural landforms, and vegetation removal to avoid significant impacts to sensitive biological resources to the extent feasible.*

The proposed garage will be located along a hillside with a natural slope of approximately 33 percent. This location was chosen to take advantage of the grade change. As a result, the structure can be designed so that vehicles may access both the upper and lower levels at grade. This design also reduces the building's footprint and related ground disturbance. Ground disturbance will occur in areas previously disturbed and currently planted with ornamental landscaping. The garage has been sited close to existing residential development (i.e., "clustering") confining ground disturbance to the minimum necessary.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policy COS-1.6.

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

Proposed landscaping is limited to the planting of five Japanese Privet trees to reduce the apparent massing of the proposed garage when viewed from Ransom Road. Because the proposal would not exceed 500 sq. ft. of landscaping, it is exempt from WELo requirements. Japanese Privet trees are drought-tolerant and are not invasive.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policy COS-1.12.

- 7. 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.

Maps maintained by the Resource Management Agency's Geographic Information Systems (RMA-GIS) staff show that the project site is not in an archaeologically sensitive area or in an area likely to contain paleontological resources. The subject parcel is part of the Lexington Hills subdivision (Tract 2880, Unit 8). The Phase-I cultural resource study conducted as part of that subdivision did not identify any resources on the subject site. The soil underlying the project site is described as "Gilroy very rocky clay loam, 15 to 20 percent slopes" (GvF), which has no potential for paleontological resources. Based on these factors, no potentially significant impacts to archaeological or paleontological resources would result from the project's development.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policy COS-4.4.

- 8. General Plan Policy COS-5.2 (Erosion Control):** *The County shall encourage the planting of vegetation on soils exposed by grading activities, not related to agricultural production, to decrease soil erosion.*

The proposed project would involve grading and construction on a hillside with a natural slope over 20 percent. Ground disturbance as part of a construction project can create erosive conditions. The risk of erosion increases when development occurs on steeply sloping terrain. Because the project involves development on a hillside, the applicant will be required to install construction-phase Best Management Practices (BMPs) for a high-risk site (Exhibit 4, Condition No. 22). These BMPs typically include application of hydraulic mulch, hydroseeding, soil binders, straw mulch, geotextiles, and/or wood mulch. Sedimentation control measures are also required. Additionally, the Ventura County Building Code (Appendix J, Section J111.3) requires planting of grass or groundcover vegetation, shrubs, and trees to control erosion for projects requiring a grading permit. No erosive conditions are expected to result from this project, as the applicant will already be required to apply erosion control BMPs and re-vegetate graded slopes.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policy COS-5.2.

Hazards and Safety

- 9. General Plan Policy HAZ-1.2 (Defensible Space Clear Zones):** *The County shall require adherence to defensible space standards, or vegetation "clear zones," for all*

existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.

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

Emergency access to the project site is provided by Nightsky Drive and Lexington Hills Drive, which are paved private roads that meet County fire access standards. Lexington Hills Drive connects to the Regional Road Network at Moorpark Road. The proposed garage will include a sprinkler system supplied with water from the Camrosa Water District. The nearest fire station (Ventura County Fire Station No. 34) is located approximately 4.0 miles south at 555 East Avenida de los Arboles in the City of Thousand Oaks.

The Ventura County Fire Protection District reviewed this project and determined that there were no significant issues with respect to access or fire flow. The project will be required to meet fire safety clearance requirements prior to Zoning Clearance for construction of the project (Exhibit 4, Condition No. 29). To receive construction permits, the project will also need to meet California Building Code standards for development in a “Very High” fire hazard severity zone. This includes requirements for non-combustible roofs and siding materials.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policy HAZ-1.2, Public Facilities and Services Policy PFS-12.3, and Water Resources Policy WR-1.11.