



Planning Director Staff Report Hearing on October 24, 2024

County of Ventura • Resource Management Agency

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

REDEMPTION CHURCH OF OJAI MINOR MODIFICATION TO CONDITIONAL USE PERMIT (CUP) AND VARIANCE NO. 2550 CASE NO. PL23-0035

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Minor Modification to Conditional Use Permit (CUP) and Variance No. 2550 to allow construction of an accessory structure for a church (Case No. PL23-0035).
2. **Applicant / Property Owner:** Redemption Church of Ojai – Pastor Ron Triggs, 190 East El Roblar Dr., Ojai, CA 93023
3. **Applicant's Representative:** Nichole Garner, Jensen Design and Survey, 1672 Donlon St., Ventura, CA 93003
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4, Section 8111-1.2 et seq., and Section 8111-6.1.1), the Planning Director is the decision-maker for the requested Minor Modification to the CUP / Variance.
5. **Project Site Size, Location, and Parcel Number:** The 2.78-acre project site is located at 190 East El Roblar Drive, approximately 200 feet east of the intersection of El Roblar Drive and Felix Drive, in the community of Meiners Oaks, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 017-0-090-325 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Residential Planned Development
 - b. Ojai Valley Area Plan Land Use Map Designation: Urban Residential, 6-10 units per acre
 - c. Zoning Designation: RPD-9du/ac/TRU/DKS (Residential Planned Development, with a maximum density of 9 dwelling units per acre, with Temporary Rental Unit Regulation and Dark Sky overlay zones)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	<u>RPD-8 du/ac / TRU / DKS</u> Residential Planned Development, 8 units per acre / Temporary Rental Unit Regulation / Dark Sky	Mobile home park
East	<u>RPD-9 du/ac / TRU / DKS</u> Residential Planned Development, 9 units per acre / Temporary Rental Unit Regulation / Dark Sky	Vacant
South	<u>CPD / TRU / DKS</u> Commercial Planned Development / Temporary Rental Unit Regulation / Dark Sky	Single-family dwellings Spa / massage studio Medical office Ceramic studio Pest control business
West	<u>RPD-10 du/ac / TRU / DKS</u> Residential Planned Development, 10 units per acre / Temporary Rental Unit Regulation / Dark Sky	Single-family dwelling; residential accessory structures

8. History: The subject lot is comprised of a one existing legal lot of record which is part of Tract 7 of the Bard Subdivision of Rancho Ojai shown on a map recorded in Book 5, 25 ½ of Miscellaneous Records. On May 14, 1966, Variance and Special Use Permit¹ No. 2550 approved the construction of an 11,255 square foot (sq. ft.) church, recreational buildings and a variance to allow a driveway width to be 21 feet wide instead of the required 24-foot width. Additional entitlements approved by the County are noted in Table 1 (below).

Table 1 Permit History			
Date	Permit Type	Permit #	Authorization
5/14/1966	SUP / Variance	SUP / Variance 2550	Church, parking lot, and recreational buildings; variance to allow driveway width of less than 24 feet.
6/7/1967	Permit Modification	SUP / Var 2550 – Modification No. 1	Time extension for use inauguration.
3/5/1996	Permit Adjustment	SUP / Var 2550 – PAJ No. 1	23' x 28' shade cover over existing patio.
10/4/2010	Permit Adjustment	LU10-0098	Modification to allow use of a commercial coach for storage.

¹ Special Use Permits are currently referred to as a Conditional Use Permits.

			Withdrawn 4/7/2011.
4/23/2013	Permit Violation	PV13-0009	Violation for storage structures.
12/18/2013	Permit Adjustment	PL13-0096	PAJ to allow storage structures and trailers for storage.
1/14/2014	Certificate of Compliance	SU14-0026 / CC # 13-11-867	Certificate of Compliance

9. Project Description: The applicant requests a Minor Modification to Conditional Use Permit (CUP) and Variance No. 2550 be granted to authorize the continued operation of an assembly use (Redemption Church of Ojai) for a period of 20 years and the construction of a 5,500 square foot (sq. ft.) metal accessory building. The proposed accessory building will consist of four Sunday School rooms, two Americans with Disabilities Act (ADA)-compliant restrooms, and storage space. The proposed accessory building will be used in support of the Redemption Church of Ojai and its related programs and ministries. Among these programs are the following:

- The storage area in the proposed building will be used for donated goods collected as part of CityServe, a program that supplies churches with items including non-perishable foods (i.e., dry goods), furniture, apparel, and household necessities. Materials are picked-up by church volunteers from an off-site location on a monthly or bi-monthly basis and will be stored in the proposed building. Volunteers then deliver materials to people in need throughout the Ojai area. All deliveries will occur during non-peak hours.
- The Sunday School rooms will be used for various assembly activities associated with the Redemption Church of Ojai, including youth groups, Sunday School, Bible study, and prayer groups.
- The Sunday School rooms will also be available for use by Heritage Christian School, a Private School Satellite Program (PSP) serving up to 70 students, Monday through Thursday between 8:15 am and 2:15 pm and on Fridays between 8:15 am and 12:00 pm. All students participating in the homeschooling program come from the Ojai area. Instruction is provided by tutors and parents.

The church presently uses its existing facilities to operate these programs, which fall within the parameters of the original CUP and Variance. The proposed Minor Modification would not increase the intensity of the existing operations already authorized under the CUP and Variance.

The following site improvements are proposed: (1) reconfigure the parking lot to increase the number of spaces from 113 to 115; the parking lot reconfiguration will require the removal of one ornamental tree; (2) a 6-foot-tall block wall along the eastern boundary of the parking lot; (3) replace the monument sign with a new three-foot-tall backlit monument sign with two faces which will need to

comply with the sign standards in NCZO Sec. 8110-5.1 (Exhibit 5, Condition of Approval No. 23); (4) an outdoor kitchen / sink area; and (5) the addition of security lighting in the parking lot and grass field area. Six sheds totaling 601 sq. ft. and two semi-truck trailers will be removed.

The site is presently developed with an 11,225 sq. ft. church structure, which includes a sanctuary, four Sunday School rooms, a library, a multipurpose room, kitchen, and three offices. Additional development includes a 600 sq. ft. shade structure, a 960 sq. ft. shade structure, a playground area, and a fenced garden area.

Access is provided by East El Roblar Drive, a public road. Meiners Oaks Water District provides water to the project site and Ojai Valley Sanitary District provides sewer services. (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 Natural 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 development is a request to construct an accessory building for use as part of the existing church ministries. The proposed project qualifies for a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption, because the proposal consists entirely of “[a]ccessory (appurtenant) structures including garages [and] carports...” (CEQA Guidelines, Section 15303(e)). The accessory structure would be located in a previously disturbed area at the rear of the lot that is currently vegetated with turf and compacted dirt along the perimeter. No hazardous substances are proposed to be used, and all necessary public services and facilities are available. Therefore, the project is determined not to have a significant effect on the environment pursuant to CEQA Guidelines Section 15303.

Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. The project site has been developed and is located in an Existing Community. The area is not in an environmental sensitivity area, there are no nearby scenic highways, hazardous waste sites, or historical resources, and there are no unusual circumstances present. 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 AN OJAI VALLY AREA PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan and Ojai Valley Area Plan policies. A consistency analysis which evaluates the project’s consistency with the policies of the General Plan is included as Exhibit 4 of this staff report.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the requirements of the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the RPD zone district with the granting of a CUP. Upon the granting of the Minor Modification to CUP and Variance No. 2550, the proposed project will comply with the requirements of the Ventura County NCZO.

Pursuant to the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the RPD zone district with the granting of a CUP. Upon the granting of the Minor Modification to CUP and Variance No. 2550, the proposed project will comply with this requirement.

The proposed project includes the construction and use of a building that is subject to the development standards of the Ventura County NCZO (Section 8106-1.1). 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	Proposed	Complies?
Minimum Lot Area (Gross) <i>(NCZO § 8106-1.1)</i>	As Specified by Permit	2.78 acres	Yes , the lot size has not been changed since the Conditional Use Permit was issued.
Maximum Percentage of Building Coverage <i>(NCZO § 8106-1.4.1.1.5)</i>	50 percent	4 percent	Yes , existing development has 11 percent lot coverage, and the addition of the proposed accessory structure will result in an additionally 4 percent for a total lot coverage of 15 percent, which does not exceed the maximum percentage of building coverage.
Minimum Front Setback <i>(NCZO § 8109-1.2.2)</i>	10 ft.	575 ft.	Yes , the front setback of the existing church exceeds the minimum 10 ft.

Table 1 –Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Proposed	Complies?
Minimum Side Setback <i>(NCZO § 8109-1.2.2)</i>	Sum of side yards = 6 ft.	48 ft.	Yes , the proposed accessory structure is 48 ft. from the east property line and 21 ft. from the west property line.
Minimum Rear Setback <i>(NCZO § 8109-1.2.2)</i>	10 ft.	20 ft.	Yes , the proposed accessory structure is a 20 ft. from the rear property line.
Minimum Setback Between Structures <i>(NCZO § 8109-1.2.2)</i>	6 ft.	412 ft.	Yes , the proposed accessory structure exceeds the 6 ft. minimum setback from the existing church.
Maximum Building Height <i>(NCZO § 8106-1.1)</i>	35 ft.	16 ft.	Yes , the proposed accessory structure is below the maximum building height.
Minimum Number of Off-Street Parking Spaces <i>(NCZO § 8108-4.7)</i>	98 spaces	Restriping the parking area of 113 spaces and adding 2 spaces. Total: 115	Yes , the proposed parking exceeds the minimum required spaces.
Minimum Number of Short-Term Bicycle Parking Spaces <i>(NCZO § 8108-4.3)</i>	10 spaces	0	Yes . Condition of Approval No. 20 requires 10 short term bicycle parking spaces be added to the final plan set.

The proposed project is located within a Temporary Rental Unit and Dark Sky Overlay Zones and therefore is subject to the standards of the Ventura County NCZO (Sections 8109-4.6 and 8109-4.7, respectively).

NCZO Section 8109-4.6 Temporary Rental Unit Regulation Overlay Zone restricts a dwelling, property or any portion thereof to be rented for a term of less than thirty consecutive days in the Temporary Rental Unit Regulation (TRU) overlay zone. Renting for periods of less than thirty days pursuant to purported longer-term leases or by other means intended to evade compliance with this Section is prohibited.

Staff Analysis: The application does not include any proposed short-term rentals. The accessory building will be used for tutoring services and storage.

NCZO Section 8109-4.7 Dark Sky Overlay Zone (DKS) applies to areas found by the County to have a unique character which warrant special requirements and standards necessary to prevent light pollution and preserve the natural darkness of the night sky. The project is required to comply with the DKS General Standards listed in NCZO Section 8109-4.7.4.

Staff Analysis: There is existing, new and unpermitted lighting on site. The existing legally permitted lighting was installed prior to November 1, 2018. These lights may remain until the light fixtures are replaced. Existing lighting that has adjustable mountings will be directed downward and turned off during dark hours. All new lighting shall comply with NCZO Sec. 8109-4.7.4 (Exhibit 5, Condition of Approval No. 22).

E. CUP PERMIT FINDINGS AND SUPPORTING EVIDENCE

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

1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1a.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 with 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 project involves the continued use of a church and the construction of an accessory building that will be used for Sunday school and storage. The surrounding development is comprised primarily of residential and commercial uses. The north property line of the subject property abuts an existing mobile home park. East of the project site is vacant and there is no pending application. South and west of the project site are existing residences and commercial uses such as a medical office and ceramic studio. The proposed accessory structure will be in the rear of the property behind the parking area and church and will be setback 20 ft. from the northern property line. To provide a buffer between the mobile home park and the proposed accessory structure a vegetative screen will be planted between the proposed accessory building and the northern property line. (Exhibit 5, Condition of Approval No. 21)

The accessory structure will not result in an expansion of use. The church currently participates in the CityServe program and currently offers Sunday school, both uses which are incidental to the use of the church.

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 project involves the development of a proposed accessory building used for Sunday school, tutoring services, and storage. The applicant also requests approval of two shade structures. The CityServe program that stores items at the church for distribution to those in need and Sunday school currently occur at the church and would be relocated to the proposed accessory structure. 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 in the RHD zone. The church has not received any recorded violations to date. According to the Public Works Agency, Roads and Transportation Division, the addition of the accessory structures is not anticipated to increase traffic generation. Existing public services (i.e. water service provided by Meiners Oaks Water District and sewer service provided by Ojai Valley Sanitation District) are adequate to serve the proposed development without affecting existing development on neighboring properties.

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 Sections C and D of the staff report, adequate public resources and infrastructure exist to serve the proposed project. Meiners Oaks Water District provides water to the project site and Ojai Valley Sanitary District provides sewer services. The proposed project is not expected to generate additional traffic, noise, or an increase in water or sanitation services than what has been previously approved. The Ventura County Fire Protection District (VCFD) reviewed the proposed project and has conditioned the project to provide adequate fire flow and fire safety equipment such as fire sprinklers and fire alarm systems to the proposed project.

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].

Redemption Church is considered an assembly use. Pursuant to NCZO Section 8105-4, assembly uses in the RPD zone require a CUP. On May 14, 1966, Variance and Special Use Permit No. 2550 approved the construction of a church and incidental structures. Pursuant to NCZO Section 8111-6.1.2, the proposed project exceeds the criteria of a Permit Adjustment and is deemed a minor modification to the CUP. As stated in Sections B, C and D of this report, the proposed accessory structure would not have a significant effect on the environment and is consistent with the intent and provisions of the County's General Plan and NCZO. Therefore, the requested modification to the CUP is

compatible with existing and potential land uses in the general area where the development is to be located.

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 subject lot is comprised of a one existing legal lot of record which is part of Tract 7 of the Bard Subdivision of Rancho Ojai shown on a map recorded in Book 5, 25 ½ 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 is categorically exempt from CEQA based upon CEQA Guidelines section 15303 (New Construction and Conversion of Small Structures). None of the exemptions to the categorical exceptions apply.

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

8. Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.4 and Article 9].

As discussed in Section D of this staff report, the proposed project complies with all applicable standards of the Dark Sky Overlay Zone and the Temporary Rental Unit Regulation (TRU) Overlay Zone. Upon granting the Major Modification, the Permittee will be in compliance with the Ventura County NCZO.

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 / Commission hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On October 14, 2024, the Planning Division mailed notice to owners of property within 300 feet. On October 14, 2024, the Planning Division placed a legal ad in the *Ventura County Star*.

Redemption Church Sunday services are held at 8:30 am and 10:30 am. Office hours are Monday through Thursday from 9:00 am to 12:00 pm and 1:00 pm to 5:00 pm. The church activities and programs occur at these times and can extend to the evening hours. On February 26, 2024, the Ojai Valley Municipal Advisory Committee (MAC) considered the proposed project. The MAC recommended approval on the condition that activities and programs held at the church end by 9:00 pm on weekdays and 10:00 pm on weekends (Exhibit 5, Condition of Approval No. 2).

The project site is located immediately adjacent but just outside of the City of Ojai's Sphere of Influence. On May 2, 2023 the Planning Division notified the City of Ojai of the proposed project and requested comments. As of the date of this staff report date, the City of Ojai has not submitted comments on this 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 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a Minor Modification to CUP and Variance No. 2550 pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** Minor Modification of CUP and Variance No. 2550, Case No. PL23-0035, subject to the conditions of approval (Exhibit 5).
5. **SPECIFY** that the Clerk of the Planning 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.

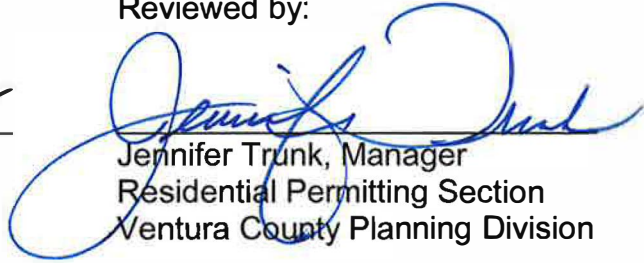
If you have any questions concerning the information presented above, please contact Aubrie Richardson at (805) 654-5097 or Aubrie.Richardson@ventura.org.

Prepared by:



Aubrie Richardson, Case Planner
Residential Permitting Section
Ventura County Planning Division

Reviewed by:



Jennifer Trunk, Manager
Residential Permitting Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Plans
- Exhibit 4 General Plan Consistency Analysis
- Exhibit 5 Conditions of Approval
- Exhibit 6 Solar Shade Study



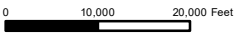
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 02-15-2024



County of Ventura
Planning Director Hearing
Case No. PL23-0035
Exhibit 2 - Maps



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map nor does it make any decision involving a risk of economic loss or physical injury should be made in reliance thereon.

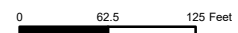




Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 2-15-2024
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County of Ventura
 Planning Director Hearing
 APN: 017-0-090-320
 PL23-0005



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RH

General Plan & Zoning Map



ASH LN

FELIX DR

017-0-090-320

EL ROBLAR DR



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 02-15-2024
Source: Vexcel 2022



County of Ventura
Planning director Hearing
APN: 017-0-090-320
PL23-0035
Aerial Photography



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County of Ventura
Resource Management Agency
Development & Mapping Services
Map created on 1-29-2024
Source: Matlilja U.S.G.S.
7.5 Minutes Quadrangle
Contour Interval = 20 ft



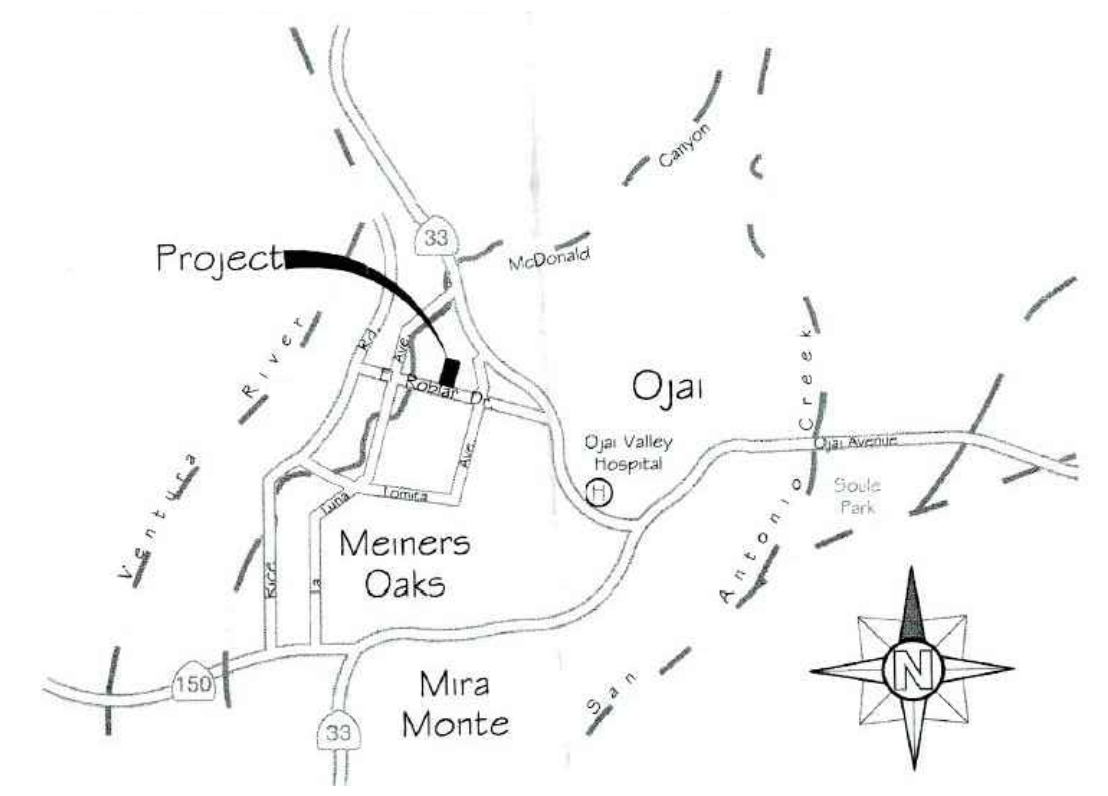
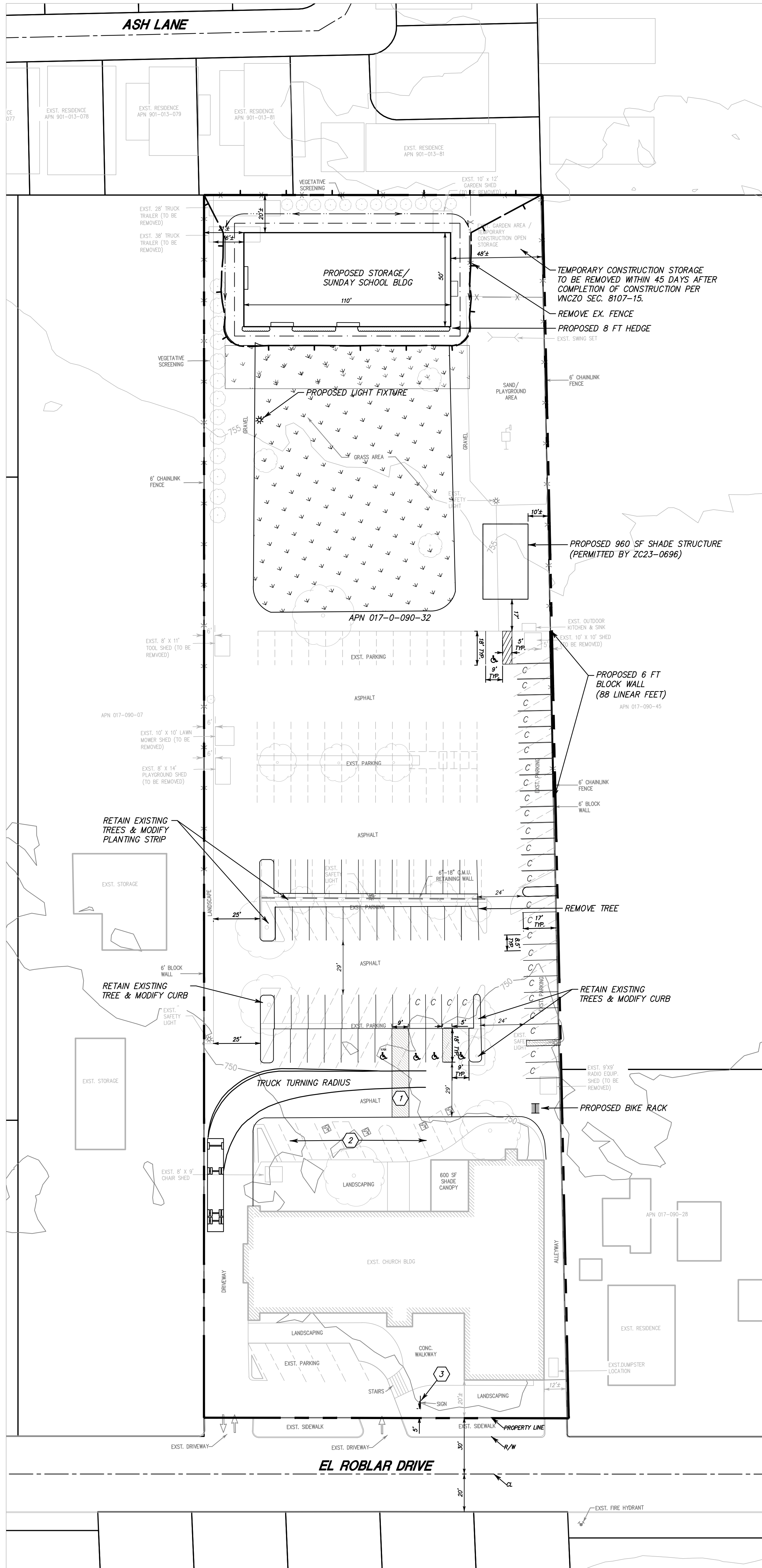
**County of Ventura
Planning Planning Hearing
APN: 017-0-090-320
PL23-0035
Topo Map**

0 250 500 Feet



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VICINITY MAP
NOT TO SCALE

LAND USE DATA

APN:	017-0-090-32
ADDRESS:	190 E. EL ROBLAR DRIVE, OJAI CA
GENERAL PLAN DESIGNATION:	"UR" PER OJAI VALLEY AREA PLAN
ZONING:	RD-9 DU/AC/TRU/DKS
PARCEL AREA:	2.78 AC (121,097 S.F.)
EXISTING STRUCTURE DATA:	
1. CHURCH BUILDING	11,225 S.F.
2. SHADE STRUCTURES	1,560 S.F.
3. STORAGE SHEDS	72 S.F.
TOTAL:	12,857 S.F.
PROPOSED STRUCTURE DATA:	
1. STORAGE/SUNDAY SCHOOL BLDG	5,500 S.F.
GRAND TOTAL:	18,357 S.F. (15% LOT COVERAGE)

LEGEND

	PROPERTY BOUNDARY
	FENCE
	CENTER LINE
	EDGE OF PAVEMENT
	C.M.U. RETAINING WALL

PARKING

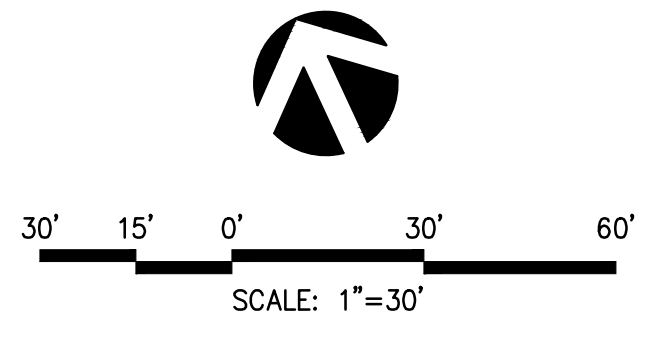
EXISTING PARKING:	
STANDARD SPACES	109
ADA SPACES	4
TOTAL:	113
PROPOSED PARKING:	
STANDARD SPACES	81
COMPACT SPACES	29
ADA SPACES	5
TOTAL:	115

County of Ventura
Planning Director Hearing
Case No. PL23-0035
Exhibit 3 - Plans

County of Ventura
Planning Director Hearing
Case No. PL23-0035
Exhibit 2- Plans

NOTES

1. PROPOSED PARKING STRIPING IN ACCORDANCE WITH VENTURA COUNTY FIRE ACCESS, VCNZO STANDARDS AND CALIFORNIA ADA STANDARDS.
2. REMOVE ADA PARKING AND EXTEND EXISTING PAVED COURTYARD TO DRIVE AISLE.
3. EXISTING MONUMENT SIGN TO BE REPLACED AND SET BACK 5 FEET FROM EDGE OF EXISTING WALL CONSTRUCTED ALONG THE PROPERTY LINE.
4. PROPOSED LANDSCAPING PER SEPARATE PERMIT.



NOTE:
INFORMATION SHOWN HEREON, SUCH AS ASSESSOR'S PARCEL LINES & NUMBERS ARE PROVIDED BY THE COUNTY OF VENTURA GEOGRAPHIC INFORMATION SYSTEMS AND IS NOT BASED ON A FIELD SURVEY. ADDITIONAL EASEMENTS OF RECORD NOT SHOWN ON THIS MAP MAY EXIST AS A TITLE REPORT WAS NOT PROVIDED FOR THIS PROJECT. THIS DATA IS FOR CONCEPTUAL AND VISUAL PURPOSES ONLY AND IS NOT TO BE USED FOR MAPPING AND/OR FINAL DESIGN.

JENSEN DESIGN & SURVEY, INC.
1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979
www.jdsurvey.com

SCALE: 1" = 30'
DATE: 11/13/2023
J.N.: OAG16449
DWG. NAME: 6449 CUP SITE PLAN.dwg

CUP 2550 MINOR MODIFICATION
FOR
REDEMPTION CHURCH
190 EAST EL ROBLAR AVENUE
City of Ojai
COUNTY OF VENTURA STATE OF CALIFORNIA

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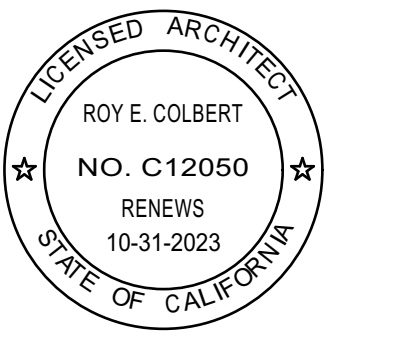
REVISIONS	DATE	BY
△	18 JAN 23	REC
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ROY E COLBERT

**ARCHITECTURE
PLANNING
DESIGN**

2590 EAST MAIN STREET
SUITE 100
VENTURA, CA 93003

805 / 650 .9590 PH
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CALIFORNIA C12050
N.C.A.R.B.
www.roycolbertarchitect.com



This project has been designed by me, or under my direct supervision.

PROJECT
Addition to the
REDEMPTION CHURCH
190 East El Roblar
Ojai, CA 93023

OWNER
REDEMPTION CHURCH
190 East El Roblar
Ojai, CA 93023

PROJECT DIRECTORY

SOILS ENGINEER / SEPTIC SYSTEM
XXXXX

CIVIL ENGINEER
XXXXX

STRUCTURAL ENGINEER
XXXXX

ELECTRICAL ENGINEER
XXXXX

MECHANICAL ENGINEER
XXXXX

LANDSCAPE ARCHITECT:
XXXXX

WATER SYSTEM / FIRE PROTECTION SYSTEM
XXXXX

FLOOR PLAN
APN: 017-0-090-325

SHEET NAME

DATE

AS SHOWN

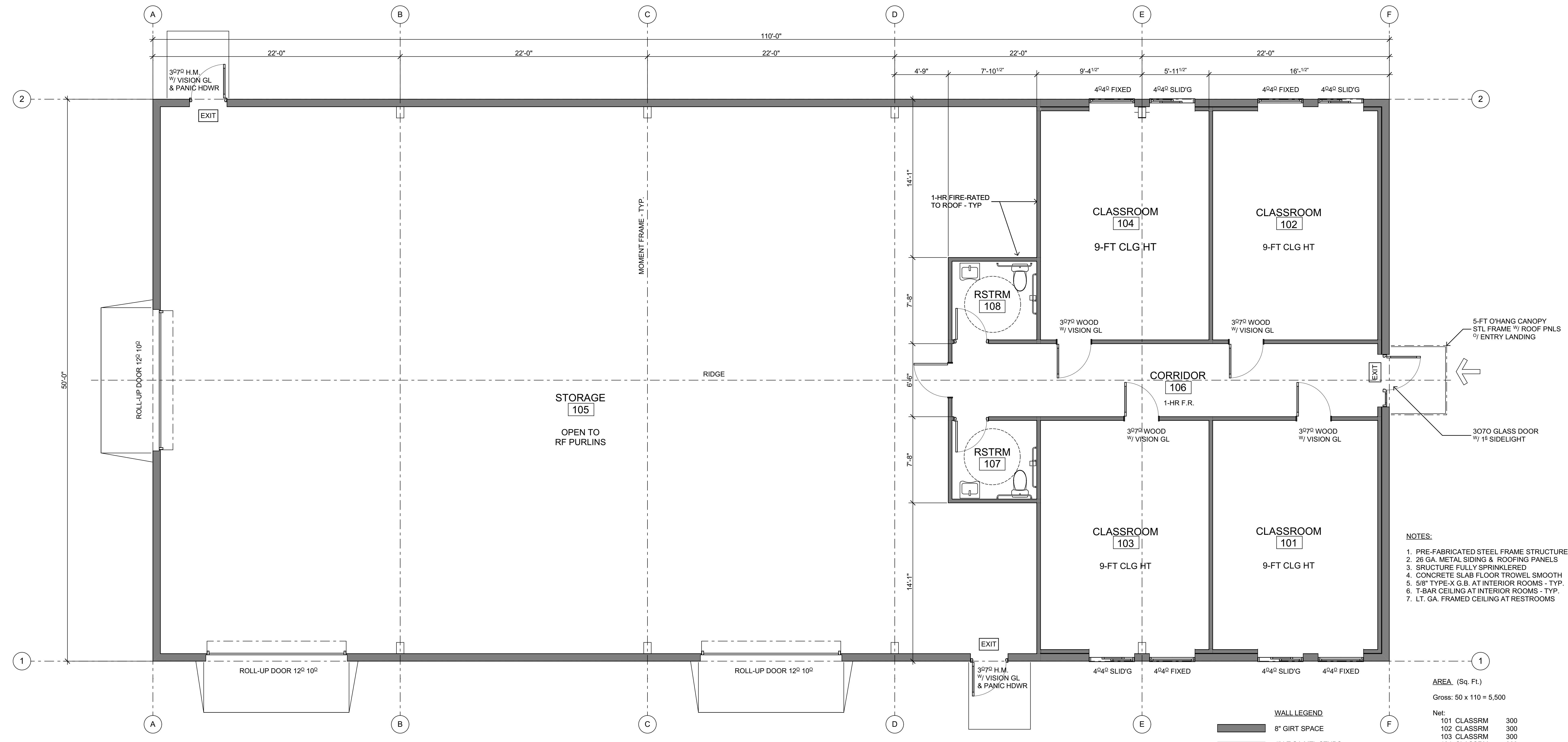
SCALE

C 23 - 000

PROJECT

A-201

SHEET NUMBER OF 02 SHEETS



- NOTES:**
1. PRE-FABRICATED STEEL FRAME STRUCTURE
 2. 26 GA. METAL SIDING & ROOFING PANELS
 3. STRUCTURE FULLY SPRINKLERED
 4. CONCRETE SLAB FLOOR TROWEL SMOOTH
 5. 5/8" TYPE-X G.B. AT INTERIOR ROOMS - TYP.
 6. T-BAR CEILING AT INTERIOR ROOMS - TYP.
 7. LT. GA. FRAMED CEILING AT RESTROOMS

AREA (Sq. Ft.)

Gross: 50 x 110 = 5,500

Net:

101 CLASSRM	300
102 CLASSRM	300
103 CLASSRM	300
104 CLASSRM	300
105 STORAGE	3,622
106 RESTRM	53
107 RESTRM	53
108 CORRIDOR	246

WALL LEGEND

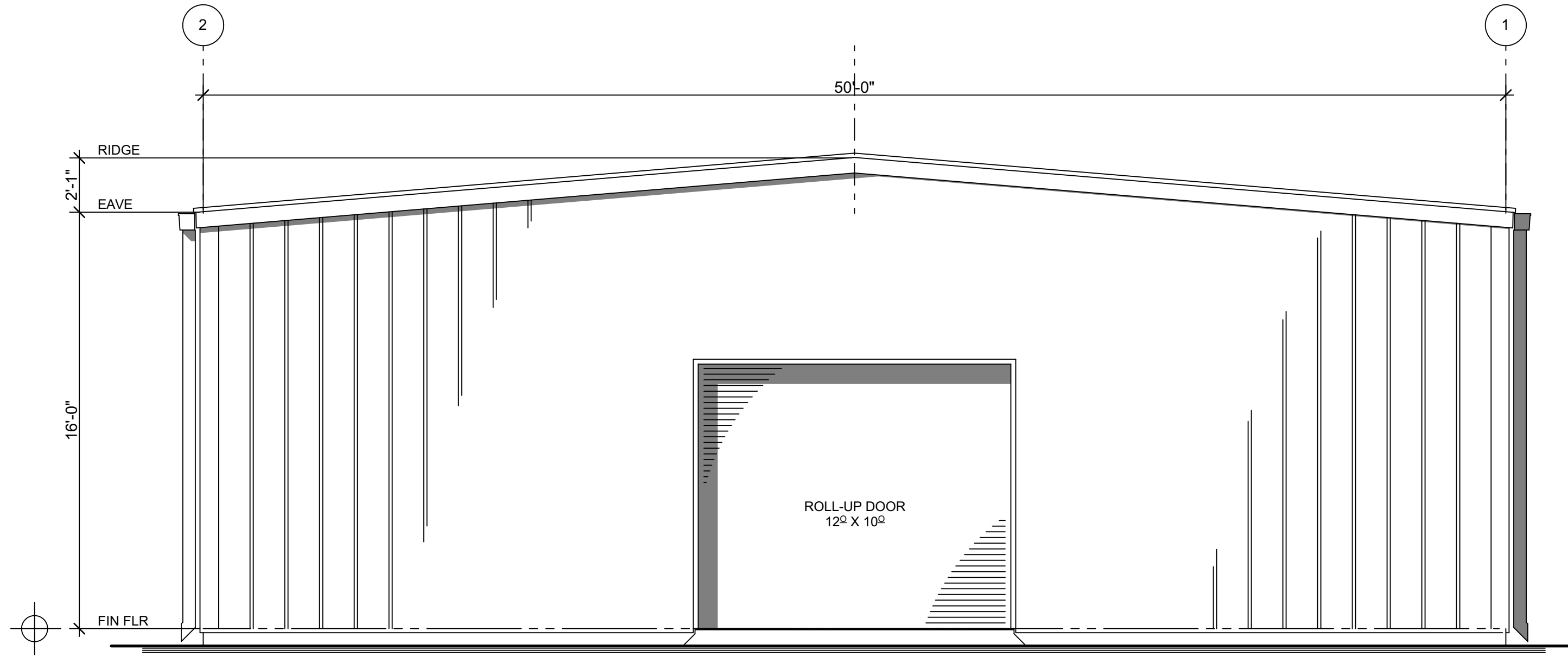
(Thick line)	8" GIRT SPACE
(Thin line)	4" LT GA MTL STUDS

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

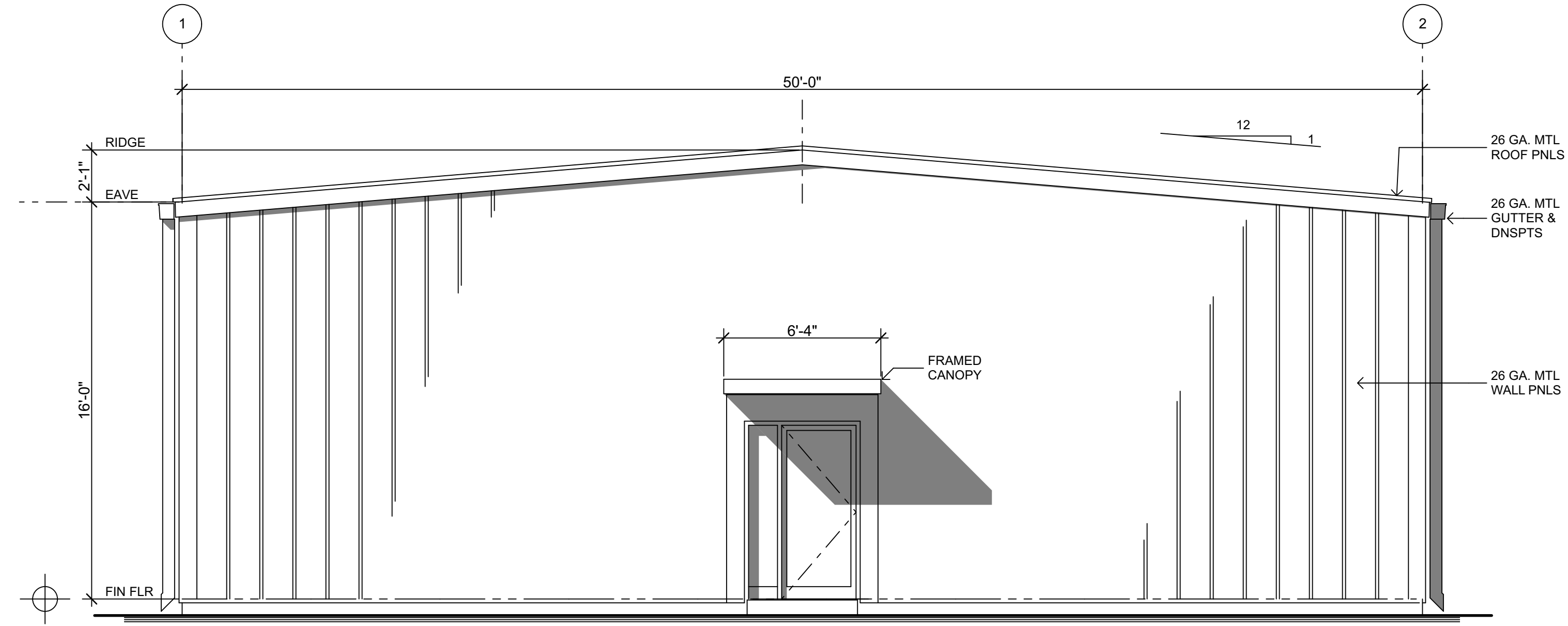
County of Ventura
Planning Director Hearing
Case No. PL23-0035
Exhibit 2- Plans

This project record document, drawings and specifications, have been prepared on the basis of data compiled and furnished by others. Roy E. Colbert, Architect, will not be responsible for errors or omissions resulting from that data being incorporated into this document. These drawings and specifications, and the incorporated ideas and designs, constitute an instrument of professional service and are the sole property of Roy E. Colbert, Architect. These documents in whole, or in part, shall not be used for any other project without the written authorization of Roy E. Colbert, Architect.

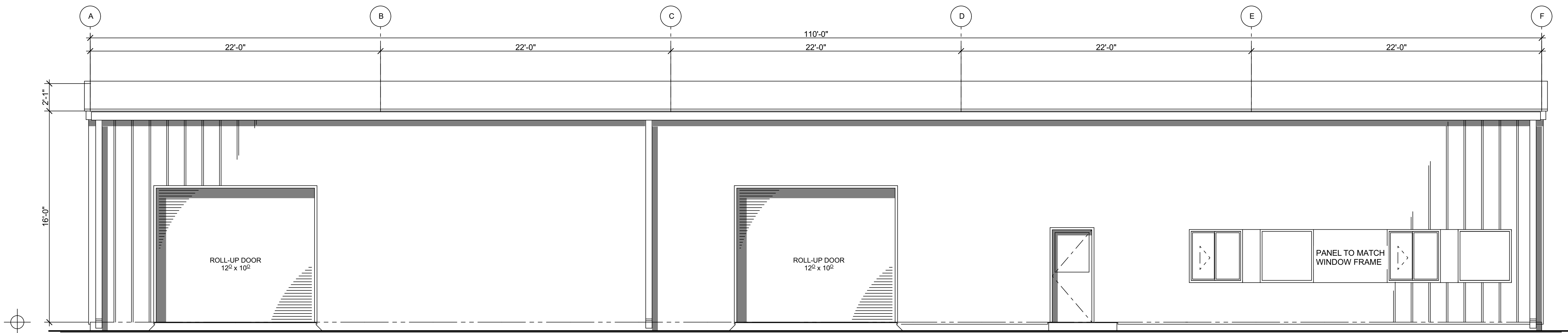
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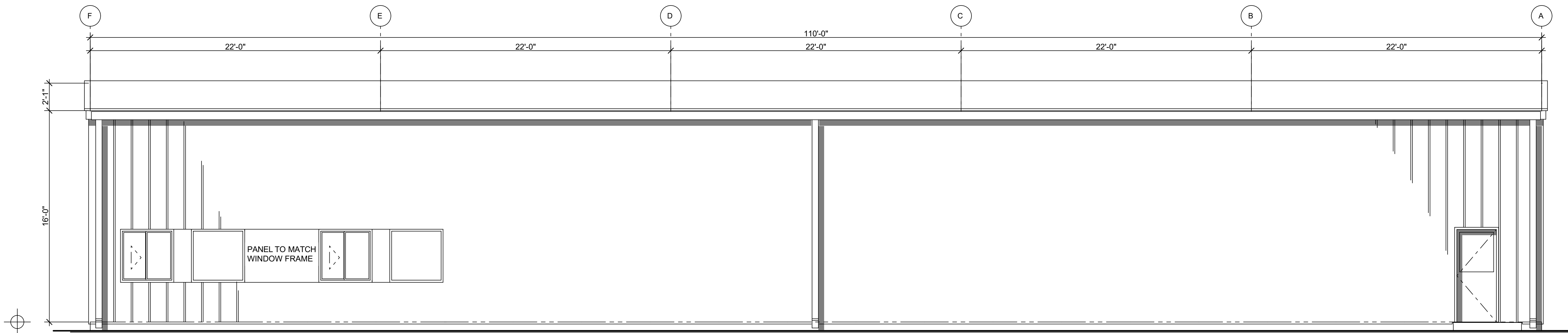
WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



SOUTH ELEVATION @ GRID LINE 1
SCALE: 1/4" = 1'-0"



NORTH ELEVATION @ GRID LINE 2
SCALE: 1/4" = 1'-0"

County of Ventura
Planning Director Hearing
Case No. PL23-0035
Exhibit 2- Plans

REVISIONS	DATE	BY
△	18 JAN 23	REC
△		
△		
△		

ROY E COLBERT

ARCHITECTURE
PLANNING
DESIGN

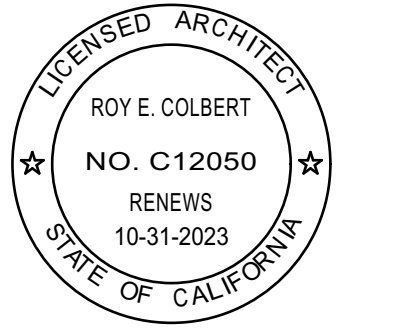
2590 EAST MAIN STREET
SUITE 100
VENTURA, CA 93003

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PROJECT DIRECTORY

- SOILS ENGINEER / SEPTIC SYSTEM
XXXXX
- CIVIL ENGINEER
XXXXX
- STRUCTURAL ENGINEER
XXXXX
- ELECTRICAL ENGINEER
XXXXX
- MECHANICAL ENGINEER
XXXXX
- LANDSCAPE ARCHITECT:
XXXXX
- WATER SYSTEM / FIRE PROTECTION SYSTEM
XXXXX

EXTERIOR ELEVATIONS

SHEET NAME

DATE

AS SHOWN

SCALE

C 23 - 000

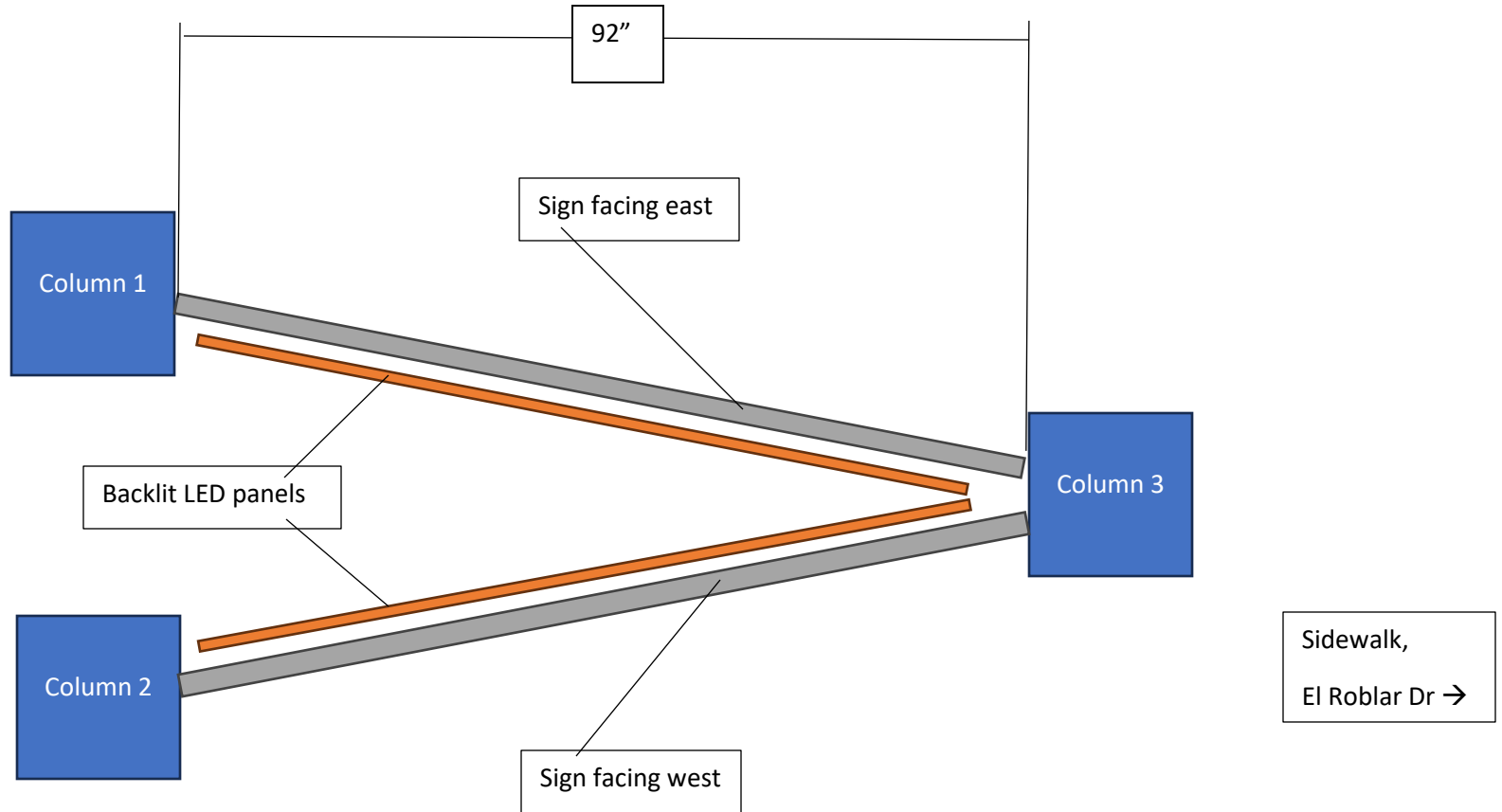
PROJECT

A-701

SHEET NUMBER OF 02 SHEETS

THIS PLAN IS BASED UPON DATA COMPILED AND FURNISHED BY OTHERS.

Redemption Street Sign Aerial View



Each sign is 96" by 24" cut from steel to be mounted on 3 columns and backlit.

County of Ventura
Planning Director Hearing
Case No. PL23-0035
Exhibit 2- Plans

REDEMPTION CHURCH SIGN | 190 E El Roblar Dr, Ojai CA 93023 | (805) 646-1296 | redemptionojai.org

Contact: Ron Triggs

MATERIAL: carbon steel (looking for a rust-like patina)

QUANTITY: 2

DETAILS: letters to be cut out of steel. Will add white acrylic to backs of each sign offset by 2" with LED lighting in-between

MOUNTING: tabs at ends to attach to concrete block pillars, tabs bent at angle to face pillars

County of Ventura
Planning Director
Hearing
Case No.
PL23-0035
Exhibit 2- Plans

96" wide



24" high



34" grade to top

60" sign to ledge

**EXHIBIT 4 - CONSISTENCY WITH THE GENERAL PLAN AND
OJAI VALLEY AREA PLAN FOR REDEMPTION CHURCH OF OJAI
MINOR MODIFICATION TO CONDITIONAL USE PERMIT (CUP) AND VARIANCE
NO. 2550, CASE NO. PL23-0035**

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

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

Furthermore, the Ventura County 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 Minor Modification to Conditional Use Permit (CUP) and Variance No. 2550 be granted to authorize the continued operation of an assembly use (Redemption Church of Ojai) for a period of 20 years, the construction of a 5,500 square foot (sq. ft.) metal accessory building, a 600 sq. ft. shade structure, a 960 sq. ft. shade structure, a playground area, and a fenced garden area.

The site is presently developed with an 11,225 sq. ft. church structure, which includes a sanctuary, four Sunday School rooms, a library, a multipurpose room, kitchen, and three offices. The church presently uses its existing facilities to conduct church services and operate the CityServe program, Heritage Christian School, Sunday School, and various assembly activities associated with the church. The proposed Minor Modification would not increase the intensity of the existing operations already authorized under the CUP and Variance and instead provide additional space for existing programs.

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

Land Use and Community Character

1. Land Use, Design, and Community Character

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

General Plan Policy LU-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.*

General Plan Policy COS-4.6 (Architectural Design to Reflect Historic and Cultural Traditions): *The County shall require discretionary development to incorporate architectural designs and features that reflect the historical and cultural traditions characteristic to the area or community.*

Ojai Valley Area Plan Policy OV-17.1 (Community Compatibility): *The County shall require all discretionary development projects to be reviewed and conditioned to ensure that they are compatible with their surroundings, are of high quality and good design, are consistent with the character of the Ojai Valley, and are beneficial to the community as a whole.*

Staff Analysis: The project site is located on a 2.78-acre parcel located in the Meiners Oaks community. The site is developed with an existing church and incidental accessory structures. The surrounding development is comprised primarily of residential and commercial development; to the north is a mobile home park, west a commercial business, east a vacant lot and a single-family dwelling, and to the south E. Roblar Drive and residential development.

The existing site has been developed as a church since 1967. The proposed detached accessory structure is a metal prefabricated building. The building would be tan and will not reflect or generate glare. A vegetative screen would be planted between the proposed accessory building and adjoining mobile home park. A sounce will be installed on the southern, eastern, and western portion of the building; no exterior lights are proposed on the northern elevation of the structure.

Redemption Church Sunday services are held at 8:30 am and 10:30 am. Office hours are Monday through Thursday from 9:00 am to 12:00 pm and 1:00 pm to 5:00 pm. The church activities and programs occur at these times and can extend to the evening hours. The project has been conditioned to end activities and programs held at the church by 9:00 pm on weekdays and 10:00 pm on weekends (Exhibit 5, Condition of Approval No. 2). The proposed Minor Modification would not increase the intensity of the existing operations already authorized under the CUP and Variance and instead provide additional space for existing programs.

Based on the above discussion, the proposed project is consistent with General Plan Land Use and Community Character Element Policies LU-16.1, LU-16.8, LU-16.9, and LU-16.10; Conservation and Open Space Policy COS-4.6; and Ojai Valley Area Plan Policy OV-17.1.

2. Preservation of Natural Features and Scenic Resources

General Plan Policy COS-3.2 (Tree Canopy): *The County shall encourage the planting of trees and the protection of existing urban forests and native woodlands, savannahs, and tree canopy throughout the county, including along State or County designated scenic roadways and in residential and commercial zones throughout the county, especially those located within designated disadvantaged communities.*

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 PFS-7.4 (Discretionary Development Utility Service Line Placement): *The County shall require discretionary development to place new utility service lines underground if feasible. If undergrounding is determined by the County to be infeasible, then new utility service lines shall be placed in parallel to existing utility rights-of-way, if they exist, or sited to minimize their visual impact.*

Ojai Valley Area Plan Policy OV-41.1 (Scenic Views and Vistas from Public Roads or Publicly-Owned Land): *The County shall prohibit discretionary development/grading which will significantly degrade or destroy a scenic view or vista from public roads or publicly-owned land, unless the development/grading is a public project, or a private project for which there is a substantial public benefit, and overriding considerations are adopted by the decision-making body.*

Staff Analysis: Public views of the site are from East Roblar Drive. The proposed accessory structure would be located in the rear, and behind the existing church. The existing church is 35 feet tall, and the proposed building will be 16 feet tall. The project includes restriping the parking lot and incorporating trees into the overall parking area. Additionally, a vegetative screen will be planted between the accessory structure and the rear property line creating a buffer between the proposed building and the adjoining mobile home park. The Solar Shade study (Exhibit 6) indicates the shadow casted from the proposed accessory structure will not encroach onto the neighboring residences. Utilities that will serve the accessory structure will be required to be installed underground (Exhibit 5, Condition of Approval No. 19).

Based on the above discussion, the proposed project is consistent with General Plan Conservation and Open Space Element Policies COS-3.2 and COS-3.6; Public Facilities, Services, and Infrastructure Element Policy PFS-7.4; and Ojai Valley Area Plan Policy OV-41.1.

Environmental Conservation

3. Biological Resources

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.

Ojai Valley Area Plan Policy OV-36.5 (Locally Important Plant Community Replacement):

The County shall require discretionary development which would result in a significant adverse impact to a Locally Important Plant Community to replace such Locally Important Plant Community proposed for removal on at least a 1:1 basis and will be required to monitor the success of such planting for a minimum of seven years. In lieu of replacement, developers may dedicate without compensation, acreage containing such Locally Important Plant Community to a government agency or non-profit organization (e.g., a homeowners' association, a land conservancy) provided such entity will provide assurances that the dedicated Locally Important Plant Community acreage will be retained in a permanent undeveloped state. The County shall require such dedicated lands to be at least two times the acreage of the Locally Important Plant Community which is proposed for removal. The form of such dedication may be fee title, conservation easement or other instrument approved by the County.

Staff Analysis: The project site has been developed as a church since 1967. Areas of open space are dedicated to parking and a recreation field that are highly disturbed and do not exhibit sensitive biological resources or Locally Important Plant Communities. The proposed accessory structure would be located in areas that are currently planted in turf and unimproved, disturbed, ground surface. No biological resources will be impacted due to the development of the proposed accessory structure.

Based on the above discussion, the proposed project is consistent with General Plan Conservation and Open Space Element Policy COS-1.1 and Ojai Valley Area Plan Policy OV-36.5.

4. Archaeology, Paleontology, and Tribal Cultural Resources

General Plan Policy COS-4.2(b) (Cooperation for Tribal Cultural Resource Preservation): *For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.*

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

Ojai Valley Area Plan Policy OV-44.1 (Archaeological Resource Review): *The County shall require all discretionary development permits involving construction or earth movement within the Ojai Valley to be reviewed by the County's designated archaeological resource review organization.*

- a. *Whenever such discretionary development requires a field reconnaissance study, the County shall require such study to be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains.*
- b. *The County shall require a qualified archaeological monitor to be present to monitor significant trenching or earth movement at any such site if deemed to be needed by the study. If the archaeological monitor is not a Native American and Native American cultural resources are found at the site, the County shall require a Native American monitor.*
- c. *In the event that artifacts of historical or archaeological significance are uncovered, the County shall empower the qualified archaeological monitor to halt construction in the immediate vicinity of such unearthed artifacts until disposition of the site has been determined by the County Planning Division.*

Staff Analysis: Maps maintained by the Resource Management Agency's Geographic Information Systems (RMA-GIS) staff show that the project site is located within an area that is likely to contain archaeological or paleontological resources. The proposed project will occur on a disturbed portion of the and was also referred to the South-Central Coastal Information Center, who determined future grading activities would be subject to a condition of approval to ensure protection of any subsurface resources that are inadvertently encountered during grading (Exhibit 5, Condition No. 26).

Based on the above discussion, the proposed project is consistent with General Plan Conservation and Open Space Element Policies COS-4.2(b) and COS-4.4, and Ojai Valley Area Plan Policy OV-44.1.

5. Water Conservation

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

Ojai Valley Area Plan Policy OV-64.1 (Water Conservation Techniques in New Development): *The County shall condition discretionary development to utilize all feasible water conservation techniques.*

Ojai Valley Area Plan Policy OV-64.2 (Retrofits to Limit Water Demand): *The County shall require new discretionary development to retrofit existing plumbing fixtures or provide other means so as not to add any net increased demand on the existing water supply. The County shall apply this policy until such time as a groundwater basin study is completed and it is found that the available groundwater, or other sources of water, could adequately provide for cumulative demand without creating an overdraft situation.*

Staff Analysis: Meiners Oaks Water District provides water to the project site and has determined the District has the capacity to serve the proposed accessory building, and additional infrastructure will not be required. The proposed accessory structure will be subject to permitting under the 2021 Ventura County Building Code, which includes the Title 24 energy standards. The Title 24 standards ensure efficiency by requiring that accessory structures meet specific standards for mechanical, electrical, and plumbing systems. The Building and Safety Division ensures compliance with these standards prior to issuing a construction permit and a certificate of occupancy.

To satisfy Policy OV-64.2, the applicant will be required to supply information on historical water usage and estimated water uses during construction and at full buildout. If the project will result in greater water demand, the applicant will be required to offset that increased demand (Exhibit 5, Condition of Approval No. 25). Water offsets can be accomplished through such means as off-site plumbing retrofits, irrigation retrofits, and/or replacement of landscaping.

Landscaping is proposed for the parking area and to screen the accessory structure. The landscape plan is required to comply with MWEL0, including but not limited to, utilizing alternative sources of water if available, and employing water conservation techniques (Exhibit 5, Condition of Approval No. 21).

Based on the above discussion, the proposed project is consistent with General Plan Water Resources Element Policy WR-3.2 and Ojai Valley Area Plan Policies OV-64.1 and OV-64.2.

Infrastructure and Services

6. Transportation and Circulation

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.*

General Plan Policy CTM-1.7 (Pro Rata Share of Improvements): *The County shall require discretionary development that would generate additional traffic pays its pro rata share of the cost of added vehicle trips and the costs of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance.*

Ojai Valley Area Plan Policy OV-22.2 (Evaluation of Level of Service (LOS) Impacts Based on Land Use Changes): *The County shall evaluate Area Plan land use designation changes, zone changes, and discretionary development for individual and cumulative impacts on existing and future roads, with special emphasis on the following:*

- a. *Whether they would cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable Level of Service (LOS) to function below an acceptable LOS;*
- b. *Whether they would worsen traffic conditions on existing roads within the Regional Road Network that are currently functioning below an acceptable LOS; and*
- c. *Whether they could cause future roads planned for addition to the Regional Road Network or the Local Road Network to function below an acceptable LOS.*

Staff Analysis: Ventura County Publics Works Agency, Roads and Transportation Department reviewed the project and determined the project would not exceed the VMT threshold or LOS. The proposed Minor Modification would not increase the intensity of the existing operations already authorized under the CUP and instead provide additional space for existing programs. Church service and Sunday school are held on Sundays. Heritage Christian School, a Private School Satellite Program (PSP) takes place Monday through Thursday between 8:15 am and 2:15 pm and on Fridays between 8:15 am and 12:00 pm. The tutoring services are considered secondary uses to the existing church and students and parents who attend are visiting from the regional Ojai area, outside of peak hours. The CityServe program will conduct all deliveries on a monthly or bi-monthly basis outside of peak hours.

Based on the above discussion, the proposed project is consistent with General Plan Circulation, Transportation, and Mobility Element Policies CTM-1.1, CTM-1.4, and CTM-1.7, and Ojai Valley Area Plan Policies OV-22.2 and OV-31.1.

7. Public Utilities, Facilities, and Services

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.*

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.*

Ojai Valley Area Plan Policy OV-24.1 (Adequate Public Facilities and Services): *The County shall require discretionary development to demonstrate that there are adequate public facilities and services available to serve the needs of the proposed*

development.

Ojai Valley Area Plan Policy OV-26.1 (Sewer System Connections Requirement): *The County shall require discretionary development within the service boundaries of the Ojai Valley Sanitation District to either connect directly to the existing sewer system or install necessary off-site pipelines to connect with the sewer system.*

Staff Analysis: Meiners Oaks Water District and Ojai Valley Sanitary District currently provide water and sewer services to the project site, respectively, Meiners Oaks Water District has determined that the proposed accessory structure will not cause an increase in the capacity of the water service line or meter supplying the property. The new building will connect to the existing sewer line.

Based on the above discussion, the proposed project is consistent with General Plan Public Facilities, Services, and Infrastructure Element Policy PFS-1.7, Water Resources Element Policy WR-1.11, and Ojai Valley Area Plan Policies OV-24.1 and OV-26.1.

Hazards and Safety

8. Air Quality

General Plan Policy HAZ-10.1 (Air Pollutant Reduction): *The County shall strive to reduce air pollutants from stationary and mobile sources to protect human health and welfare, focusing efforts on shifting patterns and practices that contribute to the areas with the highest pollution exposures and health impacts.*

General Plan Policy HAZ-10.2 (Air Quality Management Plan Consistency): *The County shall prohibit discretionary development that is inconsistent with the most recent adopted Air Quality Management Plan (AQMP), unless the Board of Supervisors adopts a statement of overriding considerations.*

General Plan Policy HAZ-10.3 (Air Pollution Control District Rule and Permit Compliance): *The County shall ensure that discretionary development subject to Ventura County Air Pollution Control District (VCAPCD) permit authority complies with all applicable APCD rules and permit requirements, including the use of Best Available Control Technology (BACT) as determined by the VCAPCD.*

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

General Plan Policy HAZ-10.13 (Construction Air Pollutant Best Management Practices): *Discretionary development projects that will generate construction-related air emissions shall be required by the County to incorporate best management practices (BMPs) to reduce emissions. These BMPs shall include the measures recommended by VCAPCD in its Air Quality Assessment Guidelines or otherwise to the extent applicable to the project.*

General Plan Policy HAZ-10.14 (Fugitive Dust Best Management Practices): *The County shall ensure that discretionary development which will generate fugitive dust emissions during construction activities will, to the extent feasible, incorporate appropriate BMPs to reduce emissions to be less than applicable thresholds.*

Staff Analysis: The proposed project has been reviewed by the Ventura County Air Pollution Control District (APCD). The APCD has determined the project would have less than significant effects on air quality. Additionally, the project will be subject to a standard condition of approval requiring that certain best practices be employed to control the emission of fugitive dust (Exhibit 5, Condition No. 38).

Based on the above discussion, the proposed project is consistent with General Plan Hazards and Safety Element Policies HAZ-10.1, HAZ-10.2, HAZ-10.3, HAZ-10.12, HAZ-10.13, and HAZ-10.14.

9. Drainage, Stormwater, and Flood Control

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

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

General Plan Policy PFS-6.5 (Stormwater Drainage Facilities): *The County shall require that stormwater drainage facilities are properly designed, sited, constructed, and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge.*

General Plan Policy WR-2.2 (Water Quality Protection for Discretionary Development): *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and*

groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.

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

Staff Analysis: The project was reviewed by the Ventura County Watershed Protection District's Stormwater Program Section. The applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance with the Los Angeles Regional Water Quality Control Board National Pollutant Discharge Elimination System NPDES Municipal Stormwater Permit, No. CAS004002. Additionally, the applicant is required to comply with post construction stormwater management plans to prevent pollution (Exhibit 5, Condition of Approval Nos. 29 and 30).

Based on the above discussion, the proposed project is consistent with General Plan Hazards and Safety Element Policy HAZ-4.5; Public Facilities, Services, and Infrastructure Policies PFS-6.1 and PFS-6.5; and Water Resources Element Policies WR-2.2 and WR-3.3.

10. Geologic Hazards

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

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

Ojai Valley Area Plan Policy OV-52.1 (Seismic and Geologic Hazards): *The County shall require developers to provide all necessary information relative to seismic and geologic hazards which may affect their project. The County shall require the developer to specify how they intend to alleviate any and all identified hazards.*

Staff Analysis: The proposed project has been sited and designed in a manner that ensures stability and structural integrity. It would neither create nor contribute to geologic instability or destruction of the site or surrounding areas. The California Geologic Survey (CGS) does not show the site as being within an Alquist-Priolo fault zone (i.e., within 50 ft. of certain faults), a liquefaction hazard zone, or a landslide hazard zone. As Southern California is a seismically active area, however, the project site “will be subjected to moderate to strong ground shaking” in the event of an earthquake. The project will be subject to the 2021 Ventura County Building Code, which incorporates the seismic standards. These standards are designed to minimize risk of damage resulting from earthquakes. The applicant will need to demonstrate compliance with the building code standards and the recommendations in the geotechnical report to receive a construction permit.

Based on the above discussion, the proposed project is consistent with General Plan Hazards and Safety Element Policies HAZ-4.3 and HAZ-4.8, and Ojai Valley Area Plan Policies OV-52.1.

11. Fire Safety

General Plan Policy HAZ-1.1 (Fire Prevention Design and Practices): *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

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

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

General Plan Policy HAZ-1.5 (Discouragement of Home-Building in Very High Fire Severity Zones): *The County should discourage the building of homes in Very High Fire Severity Zones.*

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

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

Ojai Valley Area Plan Policy OV-34.1 (Compliance with Fire Protection District and Sheriff's Department Requirements): *The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.*

Ojai Valley Area Plan Policy OV-35.1 (Adequate Water for Firefighting): *The County shall require adequate water supplies and delivery system for firefighting purposes to serve any discretionary development in accordance with the standards of the Fire Protection District.*

Ojai Valley Area Plan Policy OV-48.1 (Adequate Water and Access for Firefighting): *The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes as determined by the Fire Protection District. The County shall require adequate access and fire flow improvements to be completed prior to combustible construction.*

Staff Analysis: The subject property is not located within a fire severity zone. The project will be required to comply with the Ventura County Building and Fire Code requirements. The Ventura County Fire Protection District (VCFPD) has reviewed the project for consistency with fire safety standards. Based on this review, VCFPD recommended that certain conditions of approval be applied to the project. The conditions address fire flow, sprinklers, building code standards, and fire safety clearance review (Exhibit 5, Condition Nos. 34 through 37).

Based on the above discussion, the proposed project is consistent with General Plan Hazards and Safety Element Policies HAZ-1.1, HAZ-1.2, HAZ-1.4, and HAZ-1.5; Public Facilities, Services, and Infrastructure Element Policies PFS-12.3 and PFS-12.4; and Ojai Valley Area Plan Policies OV-34.1, OV-35.1, OV-47.1, OV-48.1, OV-49.1, and OV-49.3.

12. Noise

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

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

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

Ojai Valley Area Plan Policy OV-54.1 (Noise Impact Mitigation Requirement): *The County shall prohibit discretionary development which would create significant noise impacts to locate near residences and other noise sensitive uses (dwellings, schools, hospitals, nursing homes, churches and libraries) unless the impact is mitigated to an insignificant level, as defined in the Noise section of the Countywide General Plan Hazards and Safety Element.*

General Plan Consistency for Minor Modification to CUP
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Permittee: Redemption Church of Ojai

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Staff Analysis: The nearest noise sensitive land uses (i.e., residents) is the mobile home park located approximately 7 feet northern property line. The accessory structure is setback 20 feet from the rear property line, ten feet more than what is required. The northern elevation of the structure contains windows facing the mobile home. A vegetative screen would be planted to act as a buffer between the mobile home park and the accessory structure. The project has been condition to cease activities on the weekdays by 9:00 pm and on the weekends by 10:00 pm (Exhibit 5, Condition of Approval No. 2). Further, should neighbors experience nuisance noise, the project has been conditioned to identify a contact person and phone number, who is available during hours of operation to immediately address complaints (Exhibit 5, Condition of Approval 17).

Based on the above discussion, the proposed project is consistent with General Plan Hazards and Safety Element Policies HAZ-9.1 and HAZ-9.2 and Ojai Valley Area Plan Policy OV-54.1.

EXHIBIT 5 - DRAFT CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP) MAJOR MODIFICATION CASE NO. PL23-0035

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Minor Modification to Conditional Use Permit (CUP) and Variance No. 2550 is based on and limited to compliance with the project description stated in this condition below, Exhibit 1 of the Planning Director hearing on October 24, 2024, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

Minor Modification to Conditional Use Permit (CUP) and Variance No. 2550 to authorize the continued operation of an assembly use (Redemption Church of Ojai) for a period of 20 years and the construction of a 5,500 square foot (sq. ft.) metal accessory building. The accessory building will consist of four Sunday School rooms, two Americans with Disabilities Act (ADA)-compliant restrooms, and storage space. The accessory building will be used in support of the Redemption Church of Ojai and its related programs and ministries. Among these programs are the following:

- The storage area in the proposed building will be used for donated goods collected as part of CityServe, a program that supplies churches with items including non-perishable foods (i.e., dry goods), furniture, apparel, and household necessities. Materials are picked-up by church volunteers from an off-site location on a monthly or bi-monthly basis and will be stored in the proposed building. Volunteers then deliver materials to people in need throughout the Ojai area. All deliveries will occur during non-peak hours.
- The Sunday School rooms will be used for various assembly activities associated with the Redemption Church of Ojai, including youth groups, Sunday School, Bible study, and prayer groups.

- The Sunday School rooms will also be available for use by Heritage Christian School, a Private School Satellite Program (PSP) serving up to 70 students, Monday through Thursday between 8:15 am and 2:15 pm and on Fridays between 8:15 am and 12:00 pm. All students participating in the homeschooling program come from the Ojai area. Instruction is provided by tutors and parents.

The church presently uses its existing facilities to operate these programs, which fall within the parameters of the original CUP and Variance. The proposed Minor Modification would not increase the intensity of the existing operations already authorized under the CUP and Variance.

The following site improvements are proposed: (1) reconfigure the parking lot to increase the number of spaces from 113 to 115; the parking lot reconfiguration will require the removal of one ornamental tree; (2) a 6-foot-tall block wall along the eastern boundary of the parking lot; (3) replace the monument sign with a new three-foot-tall backlit monument sign with two faces which will need to comply with the sign standards in NCZO Sec. 8110-5.1 (Exhibit 5, Condition of Approval No. 23); (4) an outdoor kitchen / sink area; and (5) the addition of security lighting in the parking lot and grass field area. Six sheds totaling 601 sq. ft., and two semi-truck trailers will be removed.

The site is presently developed with an 11,225 sq. ft. church structure, which includes a sanctuary, four Sunday School rooms, a library, a multipurpose room, kitchen, and three offices. Additional development includes a 600 sq. ft. shade structure, a 960 sq. ft. shade structure, a playground area, and a fenced garden area.

Access is provided by East El Roblar Drive, a public road. Meiners Oaks Water District provides water to the project site and Ojai Valley Sanitary District provides sewer services. (Exhibit 3).

The grading, development, use, and maintenance of the property, location of structures, parking areas, and landscape areas 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. Days and Hours of Operation

Purpose: In order to comply with a recommendation of the Ojai Valley municipal Advisory Committee and as to not become a nuisance to the surrounding neighborhood it is necessary to limit the days and hours of operation of the approved use.

Requirement: Church hours of operation are from 8:00 am to 9:00 p.m. Monday through Friday and from 8:00 am to 10:00 p.m. on Saturday and Sunday. The Permittee shall post

the hours of operation in an obvious location that can be seen by patrons and truck loading/delivery operators. The signage must be made of weatherproof and permanent material, and comply with the Ventura County Non-Coastal Zoning Ordinance (Article 10)

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

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

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

3. Required Improvements for CUP

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

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, paving, parking, and landscaping are completed in conformance with the approved plans stamped as hearing Exhibit 1. 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 occupancy. The Permittee shall maintain the required improvements for the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this

condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

4. 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.

5. CUP Modification

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

- 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.

6. 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.

7. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

8. Time Limits

- a. Use inauguration:

The approval decision for this CUP Permit becomes effective upon the expiration of the 10-day appeal period following the approval decision on which the Planning Director rendered the decision on the Project, 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 CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year, see the Ventura County Non-Coastal Zoning Ordinance (§ 8111-4.7) from the date the approval decision of this CUP becomes effective. The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the Zoning Clearance for 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 construction, any final billed processing fees must be paid within 30 days of the billing date, or the County may revoke this CUP Permit.
- b. Permit Life or Operations Period: This CUP will expire on October 25, 2025. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:
 - (1) The Permittee has filed a permit modification application pursuant to § 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to October 25, 2024; and
 - (2) The County decision-maker grants the requested modification.

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

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

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

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

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.

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

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

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

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

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.

11. Recorded Notice of Land Use Entitlement

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

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this CUP, with the deed of the property that is subject to this CUP.

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

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this CUP.

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

12. Financial Responsibility for Compliance Monitoring and Enforcement

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

b. Establishment of Revolving Compliance Account:

Pursuant to the requirements of "Special Use Permit (SUP) Case No. 2250 the Resource Management Agency created Condition Compliance Case No. CC13-0041 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding SUP Case No. 2250. The Planning Division will continue to use Condition Compliance Case No. CC13-0041 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 12.b (above), and any duly-imposed civil administrative penalties regarding this CUP Permit.

Within 10 calendar days of the effective date of the final decision approving this CUP Permit, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC13-0041, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

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

13. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

14. Invalidation of Condition(s)

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

challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

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

15. Consultant Review of Information and Consultant Work

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

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 15 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.

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

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

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

17. Contact Person

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

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

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.

18. Change of Permittee

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

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

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

of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

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

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

19. Undergrounding of All Electric, Cable, Phone, Internet, and Gas Lines

Purpose: To provide adequate utility services to the site in keeping with the County's scenic qualities.

Requirement: Pursuant to General Plan Policy PFS-7.4, the undergrounding of all electric, cable, phone, and gas lines shall be required. The Permittee shall submit grading and building plans denoting utility service lines to the Planning Division for review and approval.

Documentation: Project plans submitted for the Zoning Clearance shall include an exhibit depicting the location of utility service lines, points of connection, and alignment to the structures. These plans shall also depict tree protection zones. Utility lines shall be routed to avoid tree protection zones to the extent feasible. The Permittee shall obtain the Planning Division's stamped approval on the project plans and submit them to the County for inclusion in the project file.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit to the Planning Division for review and approval final development plans showing that all electric, cable, phone, and gas lines to be undergrounded. Prior to the issuance of a Zoning Clearance for construction, the location of utility service lines shall be noted on all building and grading plans for review and approval by the Planning Division. Prior to final inspection by RMA Building and Safety Division, the project site shall be inspected by the Planning Division to ensure all electric, cable, phone, and gas lines have been undergrounded.

Monitoring and Reporting: The Planning Division has the authority to ensure that all electric, cable, phone, and gas lines have been undergrounded. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

20. Availability of Parking Spaces

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

Requirement: The Permittee shall ensure that the required, ten short-term bicycle spaces remain continuously available for their intended parking use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to, the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures.

Documentation: A stamped copy of the approved site plan.

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

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the Project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

21. Landscaping and Screening

Purpose: To comply with the County's landscaping requirements pursuant to NCZO 8108-5.14, 8108-5.14.2, 8108-5.14.3, 8108-5.14.4, 8108-5.14.5, 8108-5.14.6

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

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

- a. Screens undesirable views, incompatible land uses or uses in natural settings.
 - i. The Permittee must install a vegetative screen using native non-invasive plant materials that at maturity will screen the metal building (approximately 16 feet in height). The vegetative screen will be planted within the 20-foot rear yard setback and in-between the accessory structure and the adjoining mobile home park to the rear of the property.

- ii. The parking lot shall include landscaping in accordance with NCZO Section 8108-5.14 8108-5.14.2, 8108-5.14.3, 8108-5.14.4, 8108-5.14.5, 8108-5.14.6.
- b. Ensures compatibility with community character. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community.

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

- a. **Use Available Non-Potable Sources of Water.** The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.
- b. **Create Viable Growing Environment.** The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.
- c. **Species Diversity.** The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.
- d. **Required revegetation or landscaping plans shall incorporate indigenous plant species where feasible in order to restore habitat in already disturbed areas.**

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

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

Monitoring and Reporting: Landscaping shall be maintained for the life of the permit. Landscaping approval/installation and verification shall occur after the Permittee submits

the Certificate of Completion for the landscape installation. County staff shall then conduct an onsite inspection to verify that the landscaping was installed as required by the approved landscape plan as set forth in Section 8106-8.2.3(a) of the Non-Coastal Zoning Ordinance. Monitoring activities, and enforcement activities shall occur according to the procedures set forth in Section 8106.8.2.8 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file.

22. Lighting Plan

Purpose: Existing lights must be retrofitted in accordance with NCZO Section 8109-4.7 when they are replaced. Additionally, existing lights with adjustable mountings with the ability to be redirected shall be redirected downward, to the extent feasible.

To ensure new lighting on the subject property is provided in compliance with Section 8106-8.6 / 8108-5.12 / 8109-4.1.5 / 8109-4. of the Ventura County Non-Coastal Zoning Ordinance and to ensure the following objectives are met that lighting:

- a. avoids interference with reasonable use of adjoining properties;
- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption; and
- g. includes devices that are compatible with the design of the permitted facility.
- h. complies with the general standards listed in Section 8109-4.7.4 for all new and replaced outdoor lighting.

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

- a. the lighting plan shall be prepared by an electrical engineer registered by the State of California;
- b. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs). The Permittee shall also include the lighting color and maximum lumens for each light fixture;
- c. the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways/driveways, streetscapes, and open spaces throughout the development;

- d. in order to minimize light and glare on the project property, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,
- e. The outdoor lighting shall maintain the maximum light trespass levels identified in Table 1 of NCZO Section 8109-4.7.4.

The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

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

Timing: The Permittee shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. The Permittee shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Non-Coastal Zoning Ordinance.

23. Sign Plan

Purpose: To ensure signage on the property complies with Chapter 1, Article 10 of the Ventura County NCZO and Ojai Valley Area Plan.

Requirement: Except for signs exempt from a permit pursuant to NCZO § 8110-3, the Permittee shall submit two copies of a sign plan to the Planning Division for review and approval prior to the issuance of the Zoning Clearance for any new or replacement signs. The sign plan shall include the size, colors, materials, and lighting details of new signs. The Permittee shall bear the total cost of such review and approval. The Permittee also shall be responsible for obtaining a Zoning Clearance for any replacement sign to ensure that the signage for the Project continues to comply with the approved sign plan.

Documentation: A stamped copy of the approved sign plan.

Timing: The Permittee shall submit the sign plan to the Planning Division for review and approval prior to the issuance of the Zoning Clearance for new or replacement signs(s).

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved sign plan in the Project file. 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 NCZO

25. Water Offsets

Purpose: To ensure compliance with Ojai Valley Area Plan Policy OV-64.2 and to mitigate potentially significant impacts to surface water and groundwater quantity to less-than significant levels.

Requirement: The Permittee shall submit historical water usage quantities and estimated water usage during all phases of construction and at full project build-out to the WPD for review and approval. If water demand for the proposed project will be greater than existing demand, the Permittee shall submit a water offset post-implementation report to the WPD for review and approval prior to the issuance of a Zoning Clearance for construction. The post-implementation report shall include a water savings analysis to offset the total calculated water demand required to service the permitted use within the Meiners Oaks Water District service area.

Documentation: Documentation of existing and projected water demand and a copy of the post-implementation water offset report.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit water usage quantities and, if necessary, the post-implementation water offset report.

Monitoring and Reporting: The Planning Division maintains copies of the approved water offset plan and post-implementation water offset report.

26. Archaeological Resources Discovered During Grading

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

Requirement: The Permittee shall implement the following procedures:

a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:

- (1) Cease operations and assure the preservation of the area in which the discovery was made;

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

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

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

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful

implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

27. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(5) and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

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

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

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

PUBLIC WORKS AGENCY (PWA)

Engineering Services

28. Grading Permit

Purpose: In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code

Requirement: The Permittee shall submit a removal and recompaction grading plan showing existing and proposed elevations to the Public Works Agency's Development and Inspection Services Division for review and approval. If a grading permit is required, a State licensed civil engineer must prepare and submit the grading plans, geotechnical and hydrology reports as necessary, to Development and Inspection Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the approved grading.

Documentation: If a grading permit is required, all materials detailed on Public Works Agency Grading Permit Submittal Checklist, must be submitted to Development and Inspection Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be submitted for review prior to issuance of a zoning clearance for development.

Monitoring and Reporting: Public Works Agency engineers will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the approved grading to verify that the work is done in compliance with the approved plans and reports.

Integrated Waste Management Division (IWMD) Conditions

29. Construction and Demolition Debris Recycling Plan

Purpose: VCOC Section 4773 et seq. requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by the Project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a comprehensive recycling plan to the IWMD for any proposed construction and/or demolition projects that require a building permit, unless otherwise exempt under VCOC Section 4773-4.

Documentation: The recycling plan must ensure recyclable C&D debris generated by the Project will be diverted from the landfill by recycling, reuse, or salvage in at least the amount outlined within the current California Green Building Standards Code. More information about requirements for the Construction and Demolition Debris Recycling Program is available at: <https://www.vcpublishworks.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: <https://www.vcpublishworks.org/wsd/iwmd/businessrecycling/#Collectors> Rates Agreements

A list of local facilities permitted to recycle soil, wood, and greenwaste is available at: [https://www.vcpublishworks.org/wsd/iwmd/construction/#solid waste collectors](https://www.vcpublishworks.org/wsd/iwmd/construction/#solid%20waste%20collectors)

Timing: Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a recycling plan to the IWMD for approval.

Monitoring & Reporting: The Permittee is required to keep a notice of their pre-approved recycling plan until Building and Safety Division's issuance of final permit.

30. Construction and Demolition Debris Documentation

Purpose: VCOC Section 4773 et seq. 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.

Requirement: The Permittee must submit original recycling facility receipts and/or documentation to the IWMD for approval prior to issuance of their final Building and Safety Division permit. Instructions are available at <https://www.vcpublishworks.org/wsd/iwmd/construction/2/>

Documentation: The Permittee must submit original recycling facility receipts and/or documentation of reuse to verify recyclable C&D debris generated by their project was diverted from the landfill in at least the amount outlined within the current California Green Building Standards Code.

Timing: 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 notice of their final approval until Building and Safety Division's issuance of final permit.

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

31. Compliance with Post-Construction Stormwater Management Plan

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004002 (Permit), the project will be subject to post-construction requirements for surface water quality and stormwater runoff. In accordance with Part 4.E., "Planning and Land Development Program", of the Permit, the application must include performance criteria defined in Section III, Part 4.E of the Permit and in the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, 2018 Errata Update (TGM), or as amended.

Requirement: The project shall meet performance criteria defined in Section III of Part 4.E of the Permit and in the TGM.

- i. A drainage study or a water quality design report, prepared and stamped by a California-licensed civil engineer, that addresses the following items to meet TGM requirements for post-construction control measure design:
 - (1) Project location;
 - (2) Project description, including indication of the purpose of the facility and if the project is new development or redevelopment, as defined by the TGM;
 - (3) Disturbed area for construction;
 - (4) Amount of existing impervious surface, as defined by the TGM, and impervious surface to be created/added/replaced;
 - (5) Average existing slopes on-site to be graded;
 - (6) Post-construction stormwater management plan (PCSMP) output from the applicable sections of the TGM Tool; and
 - (7) Post-construction control measure sizing calculations.
- ii. A complete site plan, prepared and stamped by a California-licensed civil engineer or land surveyor, that accurately delineates drainage areas, environmentally sensitive areas, open space preservation areas, impervious areas, natural hydrologic features, locations of discharges, topography, potential pollutant areas, and the location and types of post-construction control measures. In addition, applicable post-construction control measure details and a drawing detail verifying that the installation of the PCSMP will meet performance criteria defined in Section III of the Part 4.E of the

Permit and in the TGM, prepared and stamped by a California-licensed civil engineer or architect.

- iii. A geotechnical report, prepared and stamped by a California-licensed geotechnical engineer or geologist, including infiltration testing results or technical infeasibility analysis, as defined in the TGM.

Timing: The above listed items shall be submitted to the CSP for review and approval prior to issuance of a grading permit.

Monitoring and Reporting: CSP staff will review the submitted materials for consistency with the Permit and the TGM. Grading inspector will conduct inspections during construction to ensure that the installation is consistent with the approved plans. CSP staff will conduct a final inspection to verify that post-construction stormwater management controls were installed in compliance with the PCSMP and other applicable standards, specifications, and regulations prior to approving and/or signing off for issuance of the certificate of occupancy for the project

32. Post-Construction Stormwater Management Plan (PCSMP) Management Plan and Agreement

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004002 (Permit) Part 4.E., "Planning and Land Development Program", and the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, 2018 Errata Update (TGM), or as amended.

Requirement: The Permittee shall provide a maintenance plan and annual verification of ongoing maintenance for the required post-construction stormwater management plan (PCSMP) controls, in accordance with Part 4.E., "Planning and Land Development Program" of the Permit and the TGM.

Documentation: The Permittee shall submit the following items to the Public Works Agency - County Stormwater Program Section (CSP) for review and approval:

- i. A maintenance agreement (i.e., the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" template, available at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>) signed by the property owner, including a signed statement accepting responsibility for maintenance of the PCSMP control(s). The statement must include written verification that all PCSMP controls will be properly maintained. At a minimum, this statement shall include the following:

- (1) Written conditions in the sales or lease agreement, which require the property owner or tenant to assume responsibility for the PCSMP control maintenance and annual inspection;

- (2) Written text in project covenants, conditions, and restrictions (“CCRs”) to the applicable homeowner’s association; or
 - (3) Any other legally enforceable agreement or mechanism that assigns PCSMP maintenance responsibility.
- ii. A maintenance plan (i.e., Exhibit C of the County’s “Covenant for Maintenance of Post-Construction Stormwater Management Control System” template, available at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>) for the proposed PCSMP shall be prepared in accordance with Section 7 and Appendix I of the TGM. The plan shall at a minimum include the following:
- (1) The location of each PCSMP control;
 - (2) The maintenance processes and procedures necessary to provide for continued operation and optimum performance;
 - (3) A checklist for device inspection and maintenance;
 - (4) A timeline for all maintenance activities; and
 - (5) Any technical information that may be applicable to ensure the proper functionality of the controls.
- iii. A completed and signed Annual Maintenance Verification Report (i.e., Exhibit D of the County’s “Covenant for Maintenance of Post-Construction Stormwater Management Control System” template, available at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>).

Timing: The above listed items (i and ii) shall be submitted to the CSP for review and approval prior to issuance of a zoning clearance for construction. In addition, the Annual Maintenance Verification Report (iii) shall be submitted to the CSP annually, prior to September 15th, each year after approval and/or sign-off for issuance of the certificate of occupancy.

Monitoring and Reporting: CSP staff will review the submitted materials for consistency with the Permit and TGM. Maintenance Plan shall be kept on-site for periodic review by CSP staff.

33. 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 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 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.

Documentation: The Permittee shall submit a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre) 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. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs. (CSP-3)"

OTHER VENTURA COUNTY AGENCIES

Ventura County Fire Protection District (VCFPD) Conditions

34. Fire Flow (Commercial, Industrial, and Multi-Family Buildings)

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

Requirement: The Permittee shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be determined as specified by the current adopted edition of the International Fire Code Appendix B with adopted Amendments and the applicable Water Manual for the jurisdiction (whichever is more restrictive). The applicant shall verify that the water purveyor can provide the required volume and duration at the project prior to obtaining a building permit.

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

Timing: Prior to building permit issuance, the Permittee shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow. If there is no map recordation, the Permittee shall submit a signed copy of the water purveyor's certification to the VCFPD for approval before the issuance of building permits.

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

35. Fire Sprinklers

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

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

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

Timing: The Permittee shall submit fire sprinkler plans to the VCFPD 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 VCFPD. The VCFPD shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development.

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

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

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

Timing: The Permittee shall submit fire alarm plans to the VCFPD for approval before the installation of the fire alarm system.

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

36. Building Plan Review

Purpose: To comply with California Building Code requirements.

Requirement: Building plans of all A, E, I, H, R-1, R-2 or R-4 occupancies shall be submitted, with payment for plan check, to the Fire District for review and approval prior to obtaining a building permit.

Documentation: A stamped copy of the approved building plans.

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

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

37. 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 #610B “Requirements for Construction” for any new structures or additions to existing structures before issuance of building permits.

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

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

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

Ventura County Air Pollution Control District

38. Fugitive Dust- Construction

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

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

Documentation: The project applicant shall ensure compliance with the following provisions:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;

- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.
- IV. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering.
- V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.
- VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout the construction phases of the project.

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

SOLAR SHADING STUDY

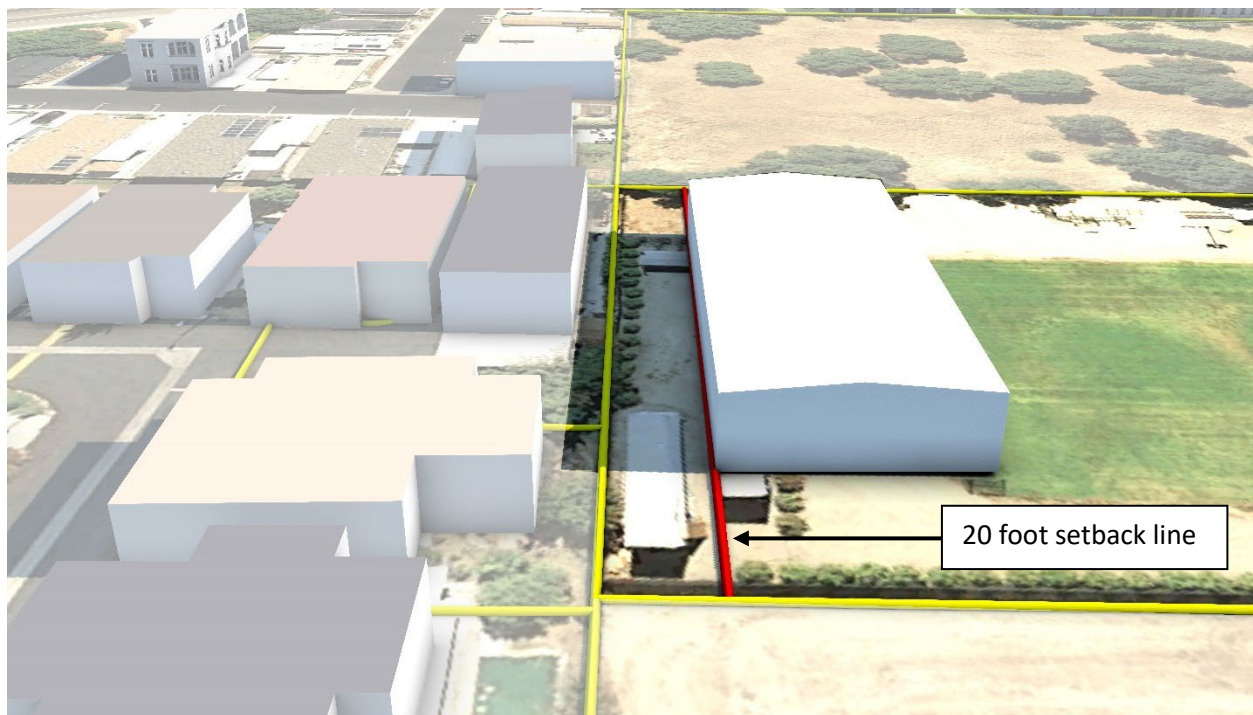
REDEMPTION CHURCH OF OJAI | CASE NO. PL23-0035

The following Solar Shading Study was prepared at the request of the County of Ventura Planning Division per their May 17, 2023 Incompleteness Letter for PL23-0035 in order to determine whether the proposed structure may cast a shadow on the adjacent residential uses to the north of the project site.

Proposed Structure: 5,500 square foot, 18'1" tall, 20 foot setback from rear property line

Sun Position: December 21st, 1:00pm – Winter Solstice

Method of Analysis: 3D Modeling in Sketchup and Autodesk Infraworks



Bird's eye view of proposed structure facing East.



Bird's eye view of APN: 017-0-090-32

County of Ventura
Planning Director Hearing
Case No. PL23-0035
Exhibit 6- Solar Shade Study