

MINUTE ITEM
This Calendar Item No. 07
was approved as Minute Item
No. 7 by the State Lands
Commission by a vote of 3
to 0 at its 10/7/88
meeting.

CALENDAR ITEM

C 07

10/07/88
W 23901 PRC 7255
Lipphardt

A 35

S 18

GENERAL PERMIT - PUBLIC AGENCY USE

APPLICANT: Ventura County Fire
Protection District
395 Willis Avenue
Camarillo, California 93010

AREA, TYPE LAND AND LOCATION:
An approximate .213-acre parcel of filled tide
and submerged land, located near Sea Cliff,
Ventura County.

LAND USE: Installation and maintenance of a paved parking
and utility area to serve adjacent fire station.

TERMS OF PROPOSED PERMIT:
Initial period: 25 years beginning November 1,
1988.

CONSIDERATION: The public health and safety; with the State
reserving the right at any time to set a
monetary rental if the Commission finds such
action to be in the State's best interest.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:
Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee and processing costs have been
received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

CALENDAR ITEM NO. C 07 (CONT'D)

B. Cal. Adm. Code: Title 2, Div. 3; Title 14,
Div. 6.

AB 884:

03/ /89.

OTHER PERTINENT INFORMATION:

1. The Applicant operates a fire station on lands adjacent to the subject State-owned parcel and proposes to upgrade and expand the fire station. As part of the proposed construction, Applicant wishes to locate a portion of a parking lot and storage area on filled tide and submerged lands. These sovereign lands became filled as the result of the construction of a portion of State Highway Route 101 in 1970. The parcel is subject to an existing drainage easement to the State Department of Transportation (DOT) and to two existing oil and gas leases; one to Chevron USA, Inc. and one to Bush Oil Company. Staff has contacted DOT, Chevron, and Bush Oil, and none object to the proposed use.
2. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. However, the Commission has declared that all tide and submerged lands are "significant" by nature of their public ownership (as opposed to "environmental significant"). Since such declaration of significance is not based upon the requirements and criteria of P.R.C. 6370, et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by 2 Cal. Adm. Code 2954 is not applicable.
3. Ventura County, as Lead Agency, has determined this project to be exempt from the requirements of the CEQA and has filed a Notice of Exemption. The county has determined that the project is exempt

CALENDAR ITEM NO. C 07 (CONT'D)

under Class 2, Replacement or
Reconstruction, 14 Cal. Adm. Code 15302.

APPROVALS OBTAINED:

County of Ventura Planning Department.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. County of Ventura Notice of Final Decision.

IT IS RECOMMENDED THAT THE COMMISSION:

1. CONCUR WITH THE COUNTY OF VENTURA THAT THE PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO 14 CAL. ADM. CODE 15302, REPLACEMENT OR RECONSTRUCTION.
2. AUTHORIZE ISSUANCE TO VENTURA COUNTY FIRE PROTECTION DISTRICT OF A 25-YEAR GENERAL PERMIT - PUBLIC AGENCY USE BEGINNING NOVEMBER 1, 1988; IN CONSIDERATION OF THE PUBLIC HEALTH AND SAFETY, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; FOR INSTALLATION AND MAINTENANCE OF A PAVED AREA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

W 23901

A parcel of tide and submerged land near Seacliff, Ventura County, California, described as follows:

BEGINNING at the northerly terminus of the second course in the Quitclaim Deed to the County of Ventura recorded June 17, 1975, as Document No. 38414, Book 4419, Page 306, Official Records of Ventura County, said course being recited as N 32°50'17" W, 360.84 feet; thence from said point of beginning, along Boundary Line Agreement No. 117, on file with the State Lands Commission, S 32°50'17" E, 118.17 feet to a point on a 200 foot radius nontangent curve concave to the northeast, the centerpoint of said curve bearing N 11°59'28" W from said point, thence northwesterly along said curve through a central angle of 48°00'48" a distance of 167.60 feet; thence nontangent to said curve N 50°32'05" E, 116.14 feet to a point on said Boundary Line Agreement; thence S 32°50'17" E, 10.01 feet more or less to the point of beginning.

Bearings in this description are based on the California Coordinate System of 1927, Zone 5.

END OF DESCRIPTION

REVISED AUGUST 16, 1988, BY BIU 1.

0758b

CALNDAR PAGE	46
MINUTE PAGE	2959

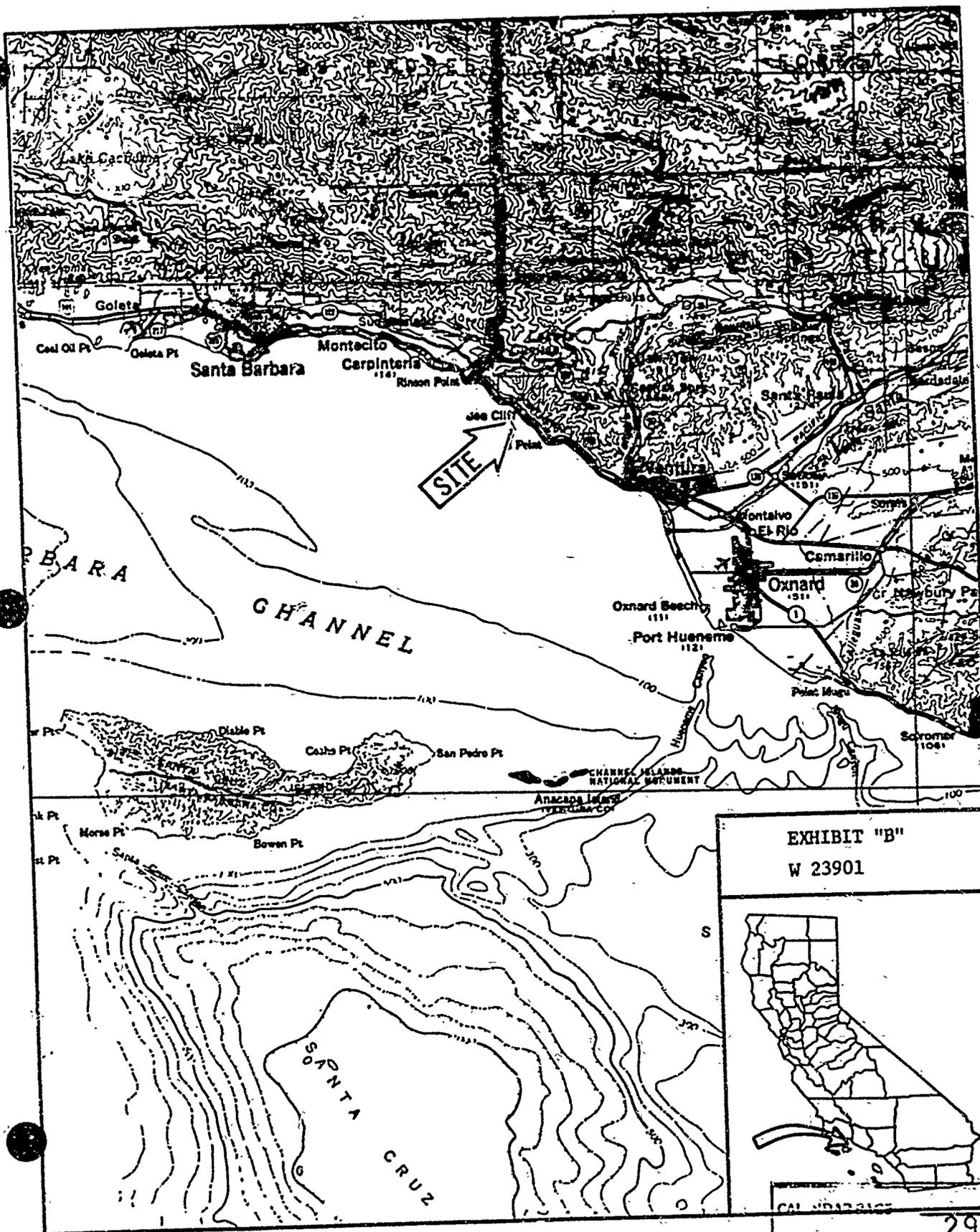


EXHIBIT "B"
W 23901



RESOURCE MANAGEMENT AGENCY
county of ventura

Planning Division

Thomas Berg

August 30, 1988

NOTICE OF FINAL DECISION

California Coastal Commission
925 De La Vina Street
Lower Level
Santa Barbara, CA 93101

On Aug. 30, 1988, the Planning Director approved Planned Development Permit No. 1246 (Ventura County Firehouse No. 25). That decision is now final, and will be effective at the end of the appeal period if no appeals are filed. The permit is described as follows:

Applicant Name and Address: Ventura County Fire Protection District

Location: 7674 West Pacific Coast Highway (Rincon), Ventura, California

Assessor's Parcel Nos: 060-0-100-385

Date Filed: April 11, 1988

Description of Request: Remove existing Ventura County Fire Station No. 25 and reconstruct a new fire station in its place.

Conditions: The following conditions will apply to the proposed projects.

See attached Conditions

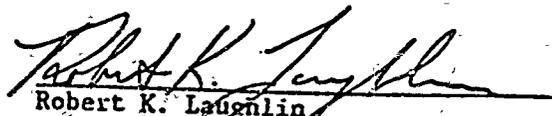
County Appeals:

If you disagree with the Planning Director regarding the outcome of this application, you may appeal the decision to the Planning Commission. If the project is "appealable" to the Coastal Commission, no fee will be charged for appealing the Planning Director's decision.

- (1) This project is "appealable" to the Coastal Commission under Section 8181-9.5 of the Coastal Zoning Ordinance.

Any inquiries regarding this Notice of Final Decision should be directed to Judith Ward at (805) 654-3588.

Date: August 30, 1988


Robert K. Laughlin
Coastal Administrative Officer

RKL:ms/H41

cc: Applicant

800 South Victoria Avenue, Ventura, CA 93009

EXHIBIT "C"

SEARCHED	INDEXED
SERIALIZED	FILED
AUG 31 1988	
FBI - VENTURA	
48	2961

CONDITIONS FOR: Planned Development Permit
No. 1246

APPLICANT: Ventura Co. Fire
Station No. 25

HEARING DATE: June 10, 1988

PAGE: 1

APPROVAL DATE: August 30, 1988

A. PLANNING DIVISION CONDITIONS.

1. Permitted Land Uses

- a. This Planned Development Permit is granted for the use of the land as a Ventura County Fire Station.
- b. This Planned Development Permit is granted for the buildings and structures shown on the Plot Plan labeled Exhibit "A".
- c. The elevations of all buildings and structures shall be as shown on the Elevations Plan labeled Exhibit "B".
- d. The locations of buildings, parking areas, landscaped areas, roadways, fences, walls, and all other structures, shall be as shown on Plot Plan labeled Exhibit "A".
- e. Prior to the issuance of a Zoning Clearance, the final design of buildings, walls, fences, and other structures, including materials and colors, is subject to the approval of the Planning Director or the Planning Director's designee.
- f. All previous Planning Division permits on this land are null and void.

2. Lot Line Elimination

Prior to the issuance of a Zoning Clearance, the applicant shall obtain a Parcel Map Waiver/Lot Line Elimination.

3. Permit Renewal

Upon the filing of a renewal application 6 months prior to the expiration of the permit, the permit shall continue in force until the request is acted upon and all administrative appeals are heard even though the permit being renewed has expired. The permittee/operator of record is solely responsible for the timely renewal of this permit. Failure of the County to notify said parties of the permit's imminent expiration shall not be grounds for the uses continued operation after the expiration of the permit.

4. Responsibilities Prior to Construction

- a. Prior to construction, a Zoning Clearance shall be obtained from the Planning Division and a Building Permit shall be obtained from the Building and Safety Division.
- b. Prior to the issuance of a Zoning Clearance, the following Conditions shall be met:

1e	=	Final Design
2	=	Lot Line Elimination
6a	=	Landscaping
10	=	Roof Mounted Equipment
13a	=	Light Standards
15b&c	=	Utilities

CONDITIONS FOR: Planned Development Permit
No. 1246

APPLICANT: Ventura Co. Fire
Station No. 25

HEARING DATE: June 10, 1988

PAGE: 2

APPROVAL DATE: August 30, 1988

5. Permit Expiration

- a. Unless a Zoning Clearance is obtained within one year after approval of this Permit, this Permit shall automatically expire on that date. At the discretion of the Planning Director, a one year extension to obtain a Zoning Clearance may be granted, if there have been no changes in the adjacent areas and the permittee has diligently worked toward inauguration of use.
- b. The Permit shall expire when the use for which it is granted is discontinued for a period of 365 consecutive days or more.

6. Permit Modification

- a. Land uses and facilities other than those specifically approved by this Permit shall require a modification of the Permit.
- b. Any minor changes to this Permit shall require the submittal of an application for a minor modification and any major changes to this Permit shall require the submittal of a Major Modification application.
- c. Changes that do not alter any findings pursuant to Sections 8111-2.1.2 and 8111-2.1.3 of the Ventura County Ordinance Code may be approved as a Permit Adjustment.

7. Landscaping Requirements

- a. Prior to the issuance of a Zoning Clearance, three sets of Landscaping and Irrigation Plans, together with a maintenance program, shall be prepared by a State licensed Landscape Architect, in accordance with the Ventura County Guide to Landscape Plans, and submitted to the Planning Division for approval.
- b. Prior to the issuance of an Occupancy Permit, all landscaping and irrigation system installation shall be completed, and approved by the Planning Director or the Planning Director's designee.
- d. Continued landscape maintenance shall be subject to periodic inspection by County Planning staff. The permittee shall be required to remedy any defects within two weeks after notification by County Planning staff.

8. Parking Requirements

- a. Parking shall be provided in accordance with the Ventura County Ordinance Code, Article 8, Section 8101-1.
- b. A minimum of 9 parking spaces shall be provided.
- c. Handicapped parking spaces and ramps shall be provided to serve all buildings and shall be appropriately posted.
- d. Parking lots shall be landscaped in accordance with the Ventura County Guide to Landscape Plans.
- e. No parking space shall be located within ten feet of a vehicular entrance of the property.
- f. Driveways shall be as follows:
 - (1) One-lane curb cuts and driveways shall be a minimum of 16 feet wide.
 - (2) Two-lane curb cuts and driveways shall be a minimum of 25 feet wide.

E296

CALIFORNIA	50
MINUTE PAGE	2963

CONDITIONS FOR: Planned Development Permit
No. 1246

APPLICANT: Ventura Co. Fire
Station No. 25

HEARING DATE: June 10, 1988

PAGE: 3

APPROVAL DATE: August 30, 1988

g. Parking lots shall be surfaced with asphalt or concrete and shall include striping, wheel blocks, or curbs in parking areas adjacent to landscaped areas.

9. Outside Storage

a. Outside storage and operation yards shall be screened from any street by walls, fences, earth mounds or landscaping.

c. Yards, parking areas, storage areas and other open uses on the site shall be maintained in a neat and orderly manner at all times.

10. Color Scheme

a. All buildings and other structures shall be painted or surfaced as appropriate for the site, subject to approval by the Planning Director or the Planning Director's designee.

b. All storage and accessory buildings shall be painted or surfaced in the same color or texture as the parent building.

11. Roof Mounted Equipment

Prior to the issuance of a Zoning Clearance, all roof mounted equipment (vents, stacks, blowers, air conditioning equipment, etc.) shall be shown on the plot plan and shall be enclosed on all sides by suitable screening, of similar color and material used in the construction of the parent building.

12. Trash Enclosures

Trash disposal areas shall be screened from view with a six foot high solid wall or fence constructed of the same material as the parent building.

13. Concrete Block-Fences

Perimeter masonry fences over three feet in height, and fences of similar height constructed of composite materials wherein masonry is the principal structural element, shall be designed in accordance with Building and Safety Division standards. Permits shall be obtained prior to construction, and all work shall be inspected and approved by Building and Safety.

14. Light Standards

a. Prior to the issuance of a Zoning Clearance, all exterior light fixtures and locations shall be shown on the plot plan, light standard shall not be located within the setback and shall have a maximum height of 20 feet.

b. Light standards in the parking lot shall be shielded and directed downward to avoid light and glare on neighboring properties.

15. Signs

a. All signs are subject to the Ventura County Ordinance Code, Article 10, Section 8110 et seq.

b. All signs currently not in conformance with Article 10 of the Ventura County Ordinance Code shall be removed.

E296

COPIES	51
PAGE	2964
DATE	GF

CONDITIONS FOR: Planned Development Permit
No. 1246

APPLICANT: Ventura Co. Fire
Station No. 25

HEARING DATE: June 10, 1988

PAGE: 4

APPROVAL DATE: August 30, 1988

16. Utilities

- a. All utility connections on the site shall be placed underground from the property line.
- b. Prior to the issuance of a Zoning Clearance, the transformer location shall be shown on the plot plan, and shall be screened with landscaping or a wall.
- c. Prior to the issuance of a Zoning Clearance, cross connection control devices shall be shown on the plot plan, and shall be screened with landscaping or a wall.

17. Archaeology

- a. During any grading or excavation activities on the parcel, the permittee shall obtain the services of a qualified archaeological consultant who shall monitor the grading or excavation activities for evidence of archaeological or historical artifacts. Monitoring shall cover all locations where grading or excavation activities are conducted. A field report shall be produced by the consultant indicating work performed and exact location of monitoring.
- b. If any archaeological or historical artifacts are uncovered during grading or excavation operations, the permittee shall assure the preservation of the site; shall obtain the services of a qualified archaeologist to recommend proper disposition of the site; and shall obtain the Planning Director's written concurrence of the recommended disposition before resuming development.
- c. Should human burial remains be encountered during any grading or excavation activities, the permittee shall cease operation and shall notify Planning Division staff. Following notification, the permittee shall obtain the services of a qualified archaeological consultant and Native American Monitor(s) who shall assess the parcel(s) and recommend proper disposition of the site.

18. Permit Requirements of Other Agencies

- a. The design, maintenance and operation of this Permit shall comply with all applicable requirements and enactments of the Federal Government, the State of California and the County of Ventura, and that all such requirements and enactments shall, by reference, become conditions of this Permit.
- b. No condition of this Permit shall be interpreted as permitting or requiring any violation of law, or any unlawful rules or regulations or orders of an authorized governmental agency. In instances where more than one set of rules apply, the stricter ones shall take precedence.

B. ENVIRONMENTAL HEALTH DIVISION CONDITIONS

19. Water Supply

Prior to the issuance of a Building Permit, a "Will-Serve" letter for domestic water service, issued by a water purveyor licensed by the County Environmental Health Division, or the State of California Department of Public Health Services, shall be submitted to the County Division of Building and Safety.

CONDITIONS FOR: Planned Development Permit
No. 1246

APPLICANT: Ventura Co. Fire
Station No. 25

HEARING DATE: June 10, 1988

PAGE: 5

APPROVAL DATE: August 30, 1988

20. Sewer Systems

- a. Prior to the issuance of a Building Permit, a "Will-Serve" letter for community sewer service must be submitted to and approved by the County Division of Building and Safety.
- b. Prior to connecting the new facility to a public sewer system, the on-site sewage disposal system shall be abandoned in accordance with all appropriate building codes.

21. Hazardous Materials/Wastes

- a. Prior to removal of underground hazardous materials storage tanks, a permit to abandon tanks shall be obtained from the County Environmental Health Division.
- b. Prior to installation of underground hazardous materials storage tanks, a permit to construct shall be obtained from the Hazardous Materials Section of the County Environmental Health Division.

C. PUBLIC WORKS AGENCY CONDITIONS

22. Grading Plan

Prior to the issuance of a Building Permit, the developer shall submit to the Public Works Agency for review and approval, a Grading Plan prepared by a Registered Civil Engineer, and shall obtain a Grading Permit.

23. Encroachment Permits

Prior to any work being conducted within the State right-of-way, the developer shall obtain an Encroachment Permit from the appropriate Agency.

D. FIRE DEPARTMENT CONDITIONS:

24. Fire Hydrants

- a. Prior to construction, the applicant shall submit plans to the Ventura County Bureau of Fire Prevention for the approval of the location of fire hydrants. Existing hydrants within 300 feet of the development shall be shown on the Plan.
- b. Fire hydrants shall be installed and in service prior to combustible construction and shall conform to the minimum standards of the County Water Works Manual.
 - i. Each hydrant shall be a 6 inch wet barrel design, and shall have one 4 inch and two 2½ inch outlet(s).
 - ii. The required fire flow shall be achieved at no less than 20 psi residual pressure.
 - iii. Fire hydrants shall be spaced 500 feet on center and so located that no structure will be farther than 150 feet from any one hydrant.
 - iv. Fire hydrants shall be recessed from curb face 24 inches at center.

CONDITIONS FOR: Planned Development Permit
No. 1246

APPLICANT: Ventura Co. Fire
Station No. 25

HEARING DATE: June 10, 1988

PAGE: 6

APPROVAL DATE: August 30, 1988

25. Fire Flow Requirements

- a. The minimum fire flow required is determined by the type of building construction, proximity to other structures, fire walls, and fire protection devices provided, as specified by the I.S.O. Guide for Determining Required Fire Flow. Given the present plans and information, the required fire flow is approximately 1,250 GPM. The applicant shall verify that the water purveyor can provide the required quantity at the project to the Ventura County Bureau of Fire Prevention.
- b. A minimum individual fire flow of 1,250 GPM shall be provided at this location.

26. Fire Extinguishers

Fire extinguishers shall be installed in accordance with the National Fire Protection Association Pamphlet #10. The placement of extinguishers shall be reviewed and approved by the Ventura County Bureau of Fire Prevention.

27. Sprinklers and Fire Alarm

- a. If any building(s) is to be protected by an automatic sprinkler system, plans shall be submitted to the Ventura County Bureau of Fire Prevention for review with payment for plan check.
- b. Any structure greater than 5,000 square feet in area and/or five miles from a fire station shall be provided with an automatic fire system in accordance with Ventura County Ordinance #14.

28. Addresses and Street Signs

Address numbers, a minimum of six inches high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Where structures are set back more than 250 feet from the street, larger numbers will be required. In the event a structure is not visible from the street, the address numbers shall be posted adjacent to the driveway entrance.

29. Roofing Material

Roofing material shall be any fire retardant roofing as defined by the Uniform Building Code.

F. SHERIFF'S DEPARTMENT CONDITIONS:

30. Construction Site Security

- a. A licensed security guard is recommended during the construction phase.
- b. A 6' high chainlink fence shall be erected around the construction site.
- c. Construction equipment, tools, etc., shall be properly secured during non-working hours.

31. Lighting Requirements

- a. Parking lots shall be well lighted with a minimum maintained one-foot candle of light at ground level.
- b. Lighting devices shall be protected against the elements and constructed of vandal resistant materials.

E296

CALIFORNIA PAGE	54
MINUTE OF	2967

CONDITIONS FOR: Planned Development Permit
No. 1246

APPLICANT: Ventura Co. Fire
Station No. 25

HEARING DATE: June 10, 1988

PAGE: 7

APPROVAL DATE: August 30, 1988

- c. Lighting devices shall be high enough as to eliminate anyone on the ground from tampering with them.

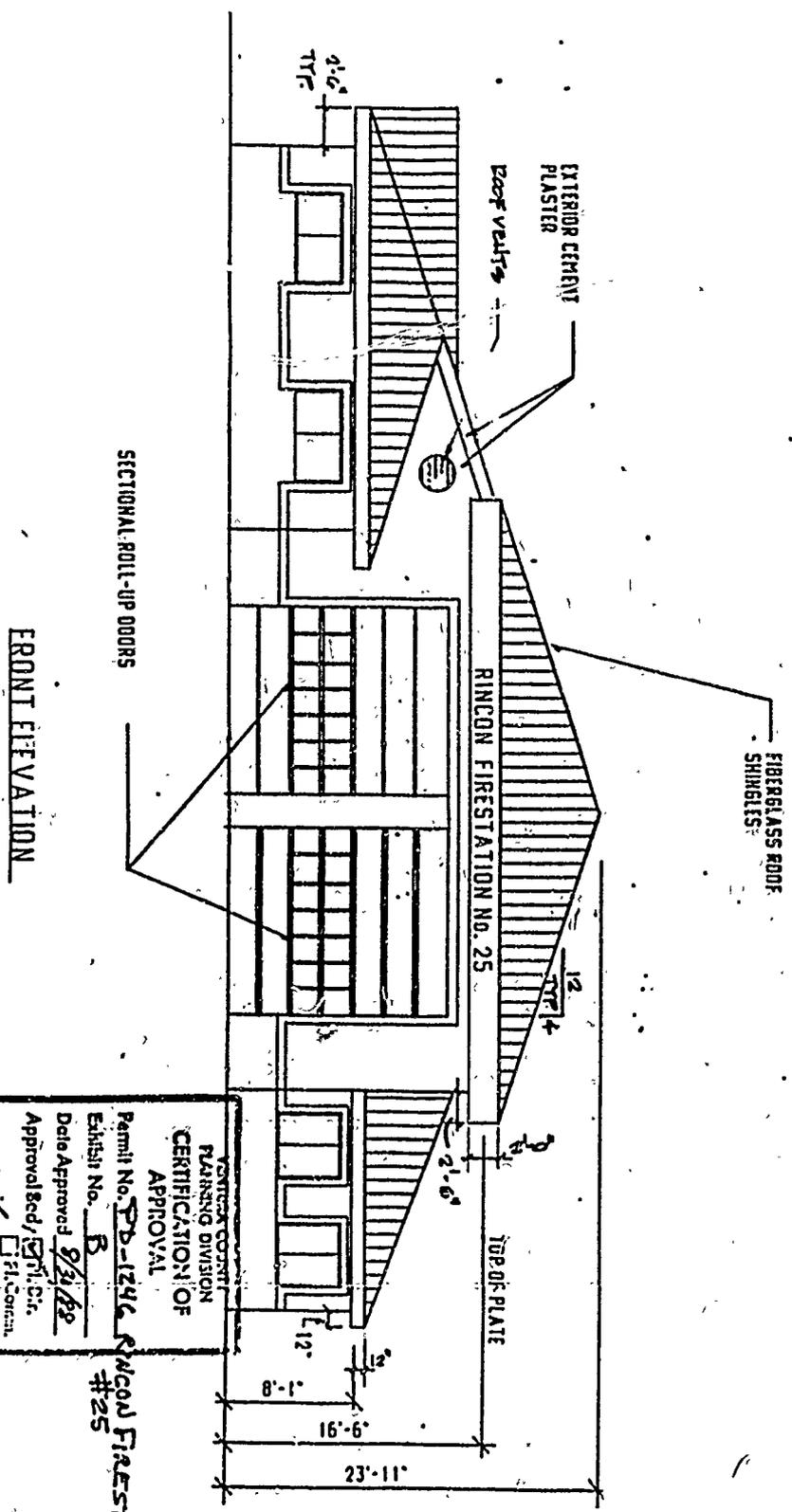
32. Landscaping

- a. Landscaping shall not cover any exterior door or window.
- b. Landscaping at entrances/exits or at any intersection within the parking lot shall not block or screen the view of a seated driver from another moving vehicle or pedestrian.
- c. Landscaping (trees) shall not be placed directly under any overhead lighting which could cause a loss of light at ground level.

JW:ms/E296

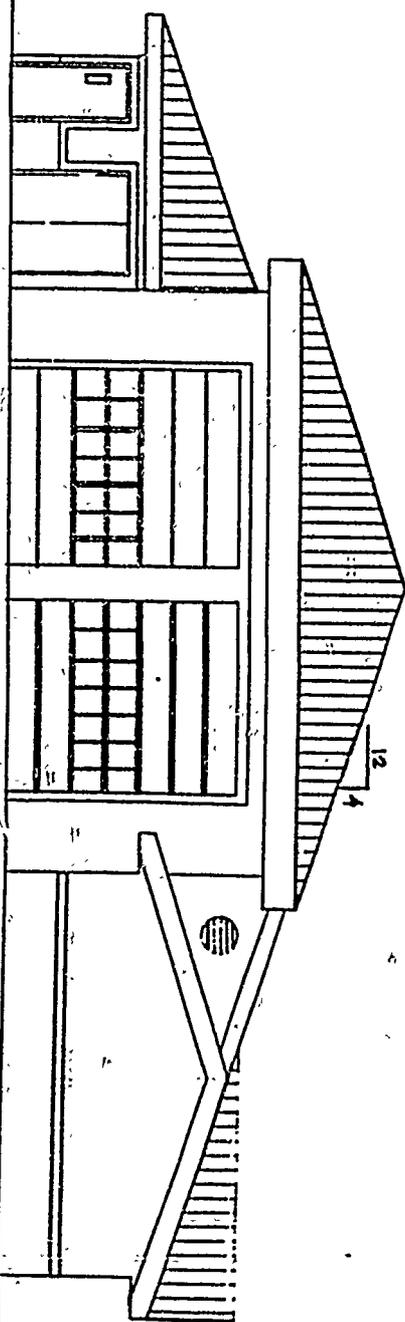
E296

...PAGE	55
...2968	2968



YONKERS COUNTY
 PLANNING DIVISION
**CERTIFICATION OF
 APPROVAL**
 Permit No. **PB-1246 RINCON FIRESTATION**
 Exhibit No. **B**
 Date Approved **8/31/82**
 Approved by **[Signature]** P.L. Council
 Authorized Signatory **[Signature]** 700

#25



REAR ELEVATION

EXTERIOR ELEVATIONS 1/8" = 1'-0"

DATE: 8/30/88

YANTINA COUNTY PLANNING DIVISION	
CERTIFICATION OF APPROVAL	
Permit No. PD-1246	Rincon Firestation
Exhibit No. 12	#25
Date Approved: 8/30/88	
Approval Body: <input checked="" type="checkbox"/> Pl. Dir.	
	<input type="checkbox"/> Pl. Comm.
 Authorized Signature Date: 8/30/88	

CORRIDOR FACE	57
MINUTEFACE	2970