



Planning Director Staff Report Hearing on June 27, 2024

County of Ventura • Resource Management Agency

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

FENCE FACTORY PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL23-0026

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Planned Development (PD) permit (Case No. PL23-0026) to supersede an existing Development Plan (DP) permit (DP-194) for the continued use of an existing 11,440 square foot building for manufacturing of metal and plastic to fabricate fences and gates and for storage of equipment, materials, fences, and gates (Manufacturing Industries—Metal Products, Fabricated and Warehousing and Storage pursuant to Section 8105-5 of the Ventura County Non-Coastal Zoning Ordinance), and for the construction of a new 4,753 square foot accessory sales office building to replace the existing 1,100 square foot sale office building for Fence Factory.
2. **Applicant:** Steven Bennett, 821 Maulhardt Avenue, Oxnard, CA 93030
3. **Property Owner:** Myrna Bennett, Trustee of RG & MC Benett Trust, 444 Valley Vista Drive, Camarillo, CA 93010
4. **Applicant's Representative:** Onyx Creative, 2300 Knoll Drive, Suite A., Ventura, CA 93003
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-5 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested PD Permit.
6. **Project Site Size, Location, and Parcel Number:** The 1.3 acre project site is located at 1606 Los Angeles Avenue, near the intersection of Los Angeles Avenue and County Drive, in the community of Saticoy, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers (APNs) for the parcels that constitute the project site are 090-0-110-175 and 090-0-110-385 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Industrial
 - b. Saticoy Area Plan Land Use Map Designation: Industrial
 - c. Zoning Designation: M2-10,000 sq ft (Limited Industrial zone, 10,000 sq. ft. minimum lot size)

8. Table 1 - Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	M1-10,000 sq ft (Industrial Park zone, 10,000 sq. ft. minimum lot size); M2-10,000 sq ft	Commercial and industrial operations and government (Ventura County) facilities.
East	M2-10,000 sq ft	Vacant lot
South	M3-10,000 sq ft (General Industrial zone, 10,000 sq. ft. minimum lot size)	Los Angeles Avenue/SR 118. Commercial and industrial operations.
West	M2-10,000 sq ft	Commercial and industrial operations.

9. History: The permit history and background are provided below:

- Development Plan DP-194 was approved by the Planning Director on September 23, 1977, for an office and yard for fencing sales, display and storage.
- A modification was approved to DP-194 (DP-194-1) on December 15, 1994, by the Development Advisory Committee authorizing an expansion of the existing office building and an expansion of the existing storage building. An expiration date of December 15, 2004, was also imposed.
- A Permit Adjustment to DP-194-1 (LU11-0010) was approved on March 28, 2011, to remove the expiration date that was imposed as a condition of DP-194-1. Other minor changes to parking and storage were also approved.
- Development Plan Permits are no longer provided as a permit type in the NCZO. Therefore, the applicant's request for a PD permit would supersede the existing DP permit to allow for the existing manufacturing and storage facility to remain in addition to authorizing the construction of a new sales office to replace the existing sales office.

10. Project Description: The applicant requests a PD Permit (Case No. PL23-0026) for the continued use of an existing 11,440 square foot building for the assembly and light manufacturing of metal and plastic to fabricate fences and gates. Occasional small scale assembly-line work occurs on the existing project site. Sales of fences and gates would continue on-site. Storage of equipment, materials, fences, and gates would also continue on site (inside of structures and in open yard). No changes in the type or scale of the operations or uses are proposed.

The applicant proposes demolition of existing structures and new construction at the project site. The applicant would remove an office showroom building, pole sign, vehicle parking spaces, storage yard fencing, small structures, and asphalt and concrete.

The applicant proposes a new, 4,753 sq. ft. office building (with showroom and storage area), covered trash enclosure, and other new smaller structures. During the construction phase, two temporary office structures (with accessible ramps) and separate accessible temporary restroom/portable toilets with hand washing station would be temporarily installed and removed after completion of construction. See Table 2 (below) for structural details.

The proposed office building with showroom and storage area would include a parapet to screen solar panels and mechanical units placed on the roof. The building would have two signs, one at the front and one at the side. A smaller, freestanding, on-site monument sign is also proposed near the front property line. A proposed trash enclosure and adjacent electrical and storage enclosures are proposed. A proposed metal fence and gate (eight feet tall and approximately 75 feet long) with access controls and Knox access would extend from the eastern end of the new office building to the eastern property line. A proposed solid fence (height subject to Ventura County Non-Coastal Zoning Ordinance Section 8106-8.1 and length approximately 440 feet) would extend along the length of the eastern property line.

The applicant proposes a new parking lot and concrete walkway connecting to the public right of way leading up to the main entrance. Parking blocks/wheel stops would be installed in parking spaces N1 through N8 to prevent vehicles from intruding into the proposed concrete walkway.

New landscaping in the parking area as well as landscaping at the front of the parcel (APN: 090-0-110-385) are proposed. Existing storm drains would remain.

There would be no increase in the number of employees (the current number of employees is 19). Typically, 15 of the 19 employees work off site. The hours of operation (6:00 a.m. to 7:00 p.m., daily) are to remain the same.

Water service is provided by and would continue to be provided by Ventura Water. Sewer service is provided by and would continue to be provided by Saticoy Sanitary District. An on-site driveway provides access to Los Angeles Avenue.

Table 2 – Project Components

Component	Quantity	Total Area
(E) Warehouse/storage/manufacturing building	1	11,440 sf
(R) Office/showroom building	1	1,100 sf
(R) Demolish existing pole sign permitted under ZC-77947	1	NA
(R) Storage yard front fencing	NA	NA
(R) Remove existing asphalt and concrete	NA	NA
(P) Office building with showroom and storage area	1	4,753 sf
(P) Covered trash enclosure and electrical/storage rooms	1	257 sf

(P) Metal bin/container for storage	1	216 sf
(T) Office structures with accessible ramps	2	160 sf
(T) Bathroom with hand washing station	1	56 sf

E = Existing to remain

R = To be removed

P = Proposed

T = Temporary—during construction phase only

NA = Not applicable

sf = square feet

(Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project is exempt pursuant to Section 15301 (Existing Facilities), Section 15302 (Replacement or Reconstruction), and Section 15303 (New Construction of Small Structures) of the CEQA Guidelines because the project involves existing structures and uses; the replacement of an existing 1,110 square foot accessory showroom and office building with a new, 4,753 square foot accessory showroom and office building; and the construction of small structures such as a three-foot tall monument sign and a 257 sq. ft. trash enclosure with storage rooms. No expansion of the existing operations is proposed. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

Therefore, this project is categorically exempt pursuant to Sections 15301, 15302, and 15303 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN AND SATICOY AREA PLAN

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

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County NCZO. Pursuant to Ventura County NCZO Section 8105-5, the proposed use is allowed in the

M2 zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project will comply with this requirement.

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

Table 3 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10,000 sq. ft.	Yes, the two APNs that constitute the project site are a single legal lot that combined is approximately 56,627 square feet
Maximum Percentage of Building Coverage	50%	Yes
Setback from Street	15 feet	Yes
Setback for each Interior Yard	5 ft if adjacent to an R-zone; otherwise as specified by permit.	Yes. The lot is not adjacent to an R Zone. Existing warehouse, storage, and manufacturing building is at the northwestern interior lot line and would be allowed under the requested PD Permit.
Maximum Building Height	30 feet (Height may be increased to 60 feet with Decision-Making Authority approval)	Yes

The applicant’s proposed construction and request to authorize the continued manufacturing and sales of fence and gates are subject to the special use and zone standards of the Ventura County NCZO. Table 4 lists the applicable special use and zone standards and a description of whether the proposed project complies with the special use standards.

Table 4 – Special Use and Zone Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-14.1 - Temporary Offices During Construction Temporary structures acceptable to the Building and Safety Division may be used as temporary offices on a construction site, or on an adjoining lot if owned by the same developer or same property owner, in accordance with Article 5, provided that a building permit for such construction is in full force and effect on the same site, or if a land use permit or subdivision has been approved on the site and a Zoning Clearance for grading or use inauguration has been issued. The units shall be connected to a water supply and sewage disposal system approved by the Environmental Health Division. The units shall be removed from the site within 45 days after a clearance for occupancy for the permitted use is issued by the Building and Safety Division or,</p>	<p>Yes. The project is subject to the requirements of Section 8107-14-1 as described in the conditions of approval (Condition No. 24 of Exhibit 4).</p>

Table 4 – Special Use and Zone Standards Consistency Analysis

Special Use Standard	Complies?
<p>in the case of a phased residential or commercial project, upon conclusion of the development program. A surety or bond for removal of the temporary structure(s) may be required at the discretion of the Planning Director.</p>	
<p>Section 8109-0.6.4b. – Landscaping, M-Zones Trees shall be planted along the street line of each site. Such street trees may also be located on private property and grouped or clustered as appropriate.</p>	<p>Yes. Plans provided by the applicant demonstrate compliance with this requirement and will be subject to a condition of approval relating to Landscaping and Screening (Condition No. 19, Exhibit 4).</p>
<p>Section 8109-0.6.4d. – Landscaping, M-Zones At least five percent of any permit area in the M2 or M3 zone shall be landscaped.</p>	<p>Yes. Plans provided by the applicant demonstrate compliance with this requirement and will be subject to a condition of approval relating to Landscaping and Screening (Condition No. 19, Exhibit 4).</p>
<p>Section 8109-3.1.1 - Undergrounding of Utilities Utility lines, including electric, communications, street lighting and cable television, shall be placed underground by the applicant, who shall make the necessary arrangements with the utility companies for the installation of such facilities. This requirement may be waived by the Planning Director where it would cause undue hardship or constitute an unreasonable requirement, provided that such waiver is not in conflict with California Public Utilities Commission rules, requirements or tariff schedules. This section shall not apply to utility lines which do not provide service to the area being subdivided. Appurtenant structures and equipment such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets may be placed aboveground.</p>	<p>Yes. The Planning Division would impose a condition requiring the applicant to underground all new electric, cable, phone, and gas lines within the subject property (Condition No. 25, Exhibit 4).</p>
<p>Section 8109-3.1.3 - Industrial Performance Standards Industrial performance standards are the permitted levels of operational characteristics resulting from processes or other uses of property. Continuous compliance with the following performance standards shall be required of all uses, except as otherwise provided for in these regulations:</p> <p>a. Objectionable Factors - The following shall be maintained at levels which are appropriate for the zone and geographic area and are not objectionable at the point of measurement when the use is in normal operation:</p> <ul style="list-style-type: none"> (1) Smoke, odors, vapors, gases, acids, fumes, dust, dirt, fly ash or other forms of air pollution; (2) Noise, vibration, pulsations or similar phenomena; (3) Glare or heat; (4) Radioactivity or electrical disturbance. 	<p>Yes. The Planning Division would impose a condition requiring the applicant's proposed project to be subject to these standards (Condition No. 31, Exhibit 4).</p>

Table 4 – Special Use and Zone Standards Consistency Analysis

Special Use Standard	Complies?
<p>The point of measurement for these factors shall be at the lot or ownership line surrounding the use.</p> <p>b. Hazardous Materials - Land or buildings shall not be used or occupied in any manner so as to create any fire, explosive or other hazard. All activities involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local and national safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment in compliance with Ventura County Fire Prevention Regulations. The burning of waste materials in open fires without written approval of the Fire Department is prohibited.</p> <p>c. Liquid and Solid Wastes - Liquid or solid wastes discharged from the premises shall be properly treated prior to discharge so as not to contaminate or pollute any watercourse or groundwater supply or interfere with bacterial processes in sewage treatment. The disposal or dumping of solid wastes, such as slag, paper and fiber wastes, or other industrial wastes shall not be permitted on any premises.</p> <p>d. Exceptions - Exceptions to these regulations may be made during brief periods for reasonable cause, such as breakdown or overhaul of equipment, modification or cleaning of equipment, or other similar reason, when it is evident that such cause was not reasonably preventable. These regulations shall not apply to the operation of motor vehicles or other transportation equipment unless otherwise specified.</p>	
<p>Section 8109-3.2.1 – M1 Zone (as applicable) Uses involving the following kinds of activities and elements are not considered appropriate in the M1 zone:</p> <p>a. High temperature processes; b. Yards for the storage of materials, unless it is determined by the decision-making body that such activity will not create a nuisance or create significant adverse visual impacts in the project area; c. Storage of chemicals in excess of that needed as accessory to the main use. This does not apply to accessory recyclable household/CESQG hazardous waste collection facilities; d. Explosives in any form; e. Obnoxious or dangerous gases, odors, fumes, or smoke; f. Assembly-line construction operations.</p>	<p>Yes. The Planning Division would impose a condition requiring the applicant’s proposed project to be subject to these standards, as applicable, for projects within the M2 Zone—see the row below which includes additional information from Section 8109-3.3.1 (Condition No. 32, Exhibit 4).</p>
<p>Section 8109-3.3.1 – M2 Zone The same criteria given for the M1 Zone (Section 8109-3.2.1 above) apply to the M2 Zone, except that the latter allows uses which may involve moderate levels of noise, small-scale assembly-line processes and light metal work.</p>	<p>Yes. The Planning Division would impose a condition requiring the applicant’s proposed project to be subject to these standards, as applicable for projects within the M2 Zone—see also the row above which includes Section 8109-3.2.1 (Condition No. 32, Exhibit 4).</p>

Table 4 – Special Use and Zone Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8109-3.3.2 – M2 Zone Principal buildings constructed of metal shall be faced along any street side with masonry, stone, concrete or similar material, such facing treatment to extend along the interior side yards of such building a distance of at least ten feet. The metal portion of the principal building and all metal accessory buildings shall have exterior surfaces constructed or faced with a stainless steel, aluminum, painted, baked enamel, or similarly finished surface.</p>	<p>Yes. The applicant's plans demonstrate that the design and placement of the buildings would comply with these requirements.</p>
<p>Section 8109-3.3.3 – M2 Zone Outside storage and operations yards shall be confined to the area to the rear of a line which is an extension of the front wall of the principal building and shall be screened from view from any street by appropriate walls, fencing, earth mounds or landscaping. Outside storage located in a required yard shall not exceed a height of 15 feet.</p>	<p>Yes. The applicant's plans demonstrate compliance with the requirements for the location and screening of the outside storage and operations yard. The Planning Division would impose a condition requiring the applicant to screen and limit the height of outside storage and operations (Condition No. 33, Exhibit 4).</p>

E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

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

- 1. 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 Section D and Exhibit 5 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan, the Saticoy Area Plan, and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

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

The existing project site is located within the M2 industrial zone and is surrounded by properties located within all Ventura County industrial zones (M1, M2, and M3). The adjacent properties include commercial and industrial operations and government (Ventura County) facilities. The design of the proposed replacement office and showroom building would include natural colors, masonry veneer facing

treatment, metal ribbed siding, and glass compliant with NCZO standards and compatible with the neighboring buildings. Visual impacts of the remaining proposed buildings from Los Angeles Avenue/SR 118 would not be significant. Visual impacts of the proposed and existing development would be reduced through the installation of new landscaping along the front of the property adjacent to Los Angeles Avenue, the undergrounding of electrical and utility lines, the installation of new fencing that would screen the existing storage and operation yard, and through compliance with sign and lighting requirements.

In addition, the applicant has designed a new parking area which provides sufficient parking spaces for the proposed development and complies with the NCZO parking requirements. The applicant would install a new, designated on-site walkway which would connect to the public sidewalk and will separate customers from vehicle parking areas. Furthermore, the applicant would connect the proposed project to Los Angeles Avenue for vehicle access, to existing drainage facilities for safe and compliant drainage, to the existing sewer facility (operated by the Saticoy Sanitary District), to existing power and communication facilities, and to other applicable existing infrastructure and be subject to the applicable fees for making these connections.

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

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

The proposed project would be subject to hazardous materials and waste permit requirements applied by Ventura County and the state for the proper handling, storage, and disposal of such materials (Condition No. 34, Exhibit 4). Potentially hazardous conditions that could occur would be reduced or eliminated through the applicant's compliance with the County's industrial performance and operational requirements. The applicant's compliance with, and Ventura County Department of Environmental Health's (EHD) monitoring and enforcement of, applicable state and local regulations would avoid exposing the public to a significant risk of injury, loss of life, or property damage, and would not disproportionately impact a Designated Disadvantaged Community. In addition, the proposed project would not introduce new significant noise effects to sensitive uses (i.e., dwellings, schools, hospitals, libraries, churches).

The Ventura County Public Works Agency's Roads & Transportation Department determined that the proposed project's impact on local roads would be less than significant. Also, the Roads & Transportation Department will collect a Traffic Impact Mitigation Fee from the applicant to address the cumulative impacts of traffic from the proposed development on the Regional Road Network.

The Ventura County Fire Protection District (VCFPD) reviewed the proposed project and determined that the proposed project would not present any unusual

hazards due to emergency access. The project site is within one mile of the City of Ventura Fire Station No. 6. Ventura Water would continue to provide water service to the project site. A new water meter for fire protection would be required for the proposed project. All proposed structures must be provided with an automatic fire sprinkler system in accordance with current VCFPD Ordinance at time of building permit application. The applicant must verify that the water purveyor can provide the required volume and duration at the project site pursuant to VCFPD requirements prior to obtaining building permits.

The Ventura County Air Pollution Control District (APCD) determined that the proposed project's regional air quality impacts would be less than significant because project-generated emissions would not exceed the APCD's recognized thresholds of significance. The APCD imposed specific project conditions related to ensuring public health and comfort, controlling fugitive dust and particulate matter during construction activities, and ensuring that all asbestos containing material from the structures to be demolished are removed in accordance with APCD rules.

The applicant would provide adequate drainage to reduce the risk of flooding and erosion and would implement stormwater controls to prevent contamination of local water. Stormwater runoff would be controlled by a proposed detention basin and the implementation of best management practices (during and after construction) that would reduce significant adverse impacts to flood control facilities and surface waters. The proposed project would not have a direct connection to the Santa Clara River. The proposed project would be subject to the requirements of the Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, and national and state standards ensuring safe and compliant drainage.

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].

The applicant's landscape and irrigation plans are subject to the California Water Efficient Landscape Ordinance (WELO) requirements. Additional water conservation will be achieved because 50% of the landscape plants must be native pursuant to the NCZO requirements. Also, the plumbing fixtures in the proposed replacement office and showroom building would be subject to the Ventura County Building Code which requires low-flow plumbing fixtures.

The city of Ventura (Ventura Water) provides water service to the fence manufacturing and sales operation. The proposed development will require a new water meter from Ventura Water for fire protection purposes. The County has applied a condition of approval requiring the applicant to obtain a new Water Service Agreement-Out of Agency Service Agreement from Ventura Water prior to

construction of the new development. The County will also require approval of the Water Service Agreement-Out of Agency Service Agreement by the Ventura County Local Agency Formation Commission. The Watershed Protection—Water Resources Division reviewed the proposed project and did not identify any adverse impacts from the proposed project to the quantity of water in the underlying groundwater basins or subbasins. Local surface water would not be used for the proposed project.

The project site is developed and does not contain vegetation that could serve as critical habitat for the tricolored blackbird and coastal California gnatcatcher that are in the area. The proposed project would be subject to a condition that requires avoidance of nesting birds during ground disturbance and construction activities. Also, no evidence exists that the proposed project would have any adverse effects on cultural, historical, paleontological, and/or archaeological resources.

As mentioned above, the VCFPD determined that the proposed project would not present any unusual hazards due to emergency access. The project site is within one mile of the City of Ventura Fire Station No. 6. The VCFPD would require the applicant to provide compliant fire flow (Condition 50), sprinklers for applicable buildings (Condition 51 and 52), fire alarms (Condition 53), and obtain all applicable fire code permits (Condition 56).

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

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

The proposed development requires a PD Permit. A Conditional Use Permit is not required for the proposed development. Therefore, item E.5 (NCZO Section 8111-1.2.1.1a.e) is not applicable to the proposed project.

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

The two APNs constitute one legal lot as identified as Parcel 1 of Book 23, Page 98 of Parcel Maps recorded on October 6, 1977.

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 indicated in Section B of this staff report and the entirety of the record for the subject application, the proposed project has been reviewed in accordance with CEQA and other applicable laws. The Planning Division has made the

determination that the project is exempt from CEQA environmental review per Sections 15301, 15302, and 15303 of the CEQA Guidelines.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and Ventura County NCZO (Section 8111-3.1). On June 14, 2024, the Planning Division mailed notice in English and Spanish to owners of property within 1,100 feet of the property on which the project site is located. On June 14, 2024, the Planning Division placed a legal ad in the *Ventura County Star*.

On April 1, 2024, the Saticoy Municipal Advisory Council (MAC) considered the proposed project and recommended to the Planning Director that additional screening of the project (i.e., fencing) be installed along the side (eastern) property line (Condition No. 1, Exhibit 4). The Council voted unanimously in favor of approving the proposed project (Exhibit 6).

The project site is located within the City of Ventura's Area of Interest. Therefore, on April 4, 2023, the Planning Division notified the City of Ventura of the proposed project and requested the City of Ventura to submit any comments that the City might have on the proposed project. On April 20, 2023, City staff identified several policies (related to community character, aesthetic views, industrial development, etc.) that they believed to be applicable to the proposed project (Exhibit 7). Planning staff considered the identified policies and determined that the proposed project would be consistent with such policies because the applicant will install landscape screening (Condition 19), underground electric, cable, and phone lines (Condition 25), install new signage compliant with NCZO Article 10 standards (Condition 20), install new lighting that is shielded and downward-directed (Condition 21), limit the height and visibility of open storage (Condition 33), and be required to operate at appropriate levels for the M2 Zone in which the project is located (Conditions 31 and 32).

In addition, on June 21, 2023, Planning staff notified Gold Coast Transit of the proposed project. Gold Coast Transit reviewed the proposed project and recommended to Planning (on June 21, 2023) that the proposed walkway connect to the public sidewalk. Revised plans and project information provided by the agent indicate the proposed on-site accessible walking path would connect to the public sidewalk along Los Angeles Avenue.

G. RECOMMENDED ACTIONS

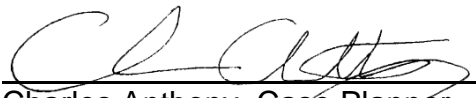
Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities), Section 15302 (Replacement or Reconstruction), and Section 15303 (New Construction of Small Structures) of the CEQA Guidelines;
3. **MAKE** the required findings to grant a PD Permit pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** PD Permit (Case No. PL23-0026), subject to the conditions of approval (Exhibit 4); and,
5. **SPECIFY** that the Clerk of the Planning Division is the custodian and 800 S. Victoria Avenue, Ventura, CA 93009 is the location of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact Charles Anthony at (805) 654-3683 or Charles.Anthony@ventura.org.

Prepared by:



Charles Anthony, Case Planner
Commercial & Industrial Permits Section
Ventura County Planning Division

Reviewed by:



John Novi, Manager
Commercial & Industrial Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Plans
- Exhibit 4 Conditions of Approval
- Exhibit 5 General Plan & Area Plan Consistency Analysis
- Exhibit 6 Saticoy MAC Meeting Minutes
- Exhibit 7 City of Ventura comments



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 04-09-2024
This aerial imagery is under the
Source: Vexcel 2022



County of Ventura
Planning Director Hearing
Case No. PL23-0026
Exhibit 2 - Maps
General Plan, Area Plan, Zoning

0 62.5 125 Feet

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 and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



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Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 04--09-2024
This aerial imagery is under the
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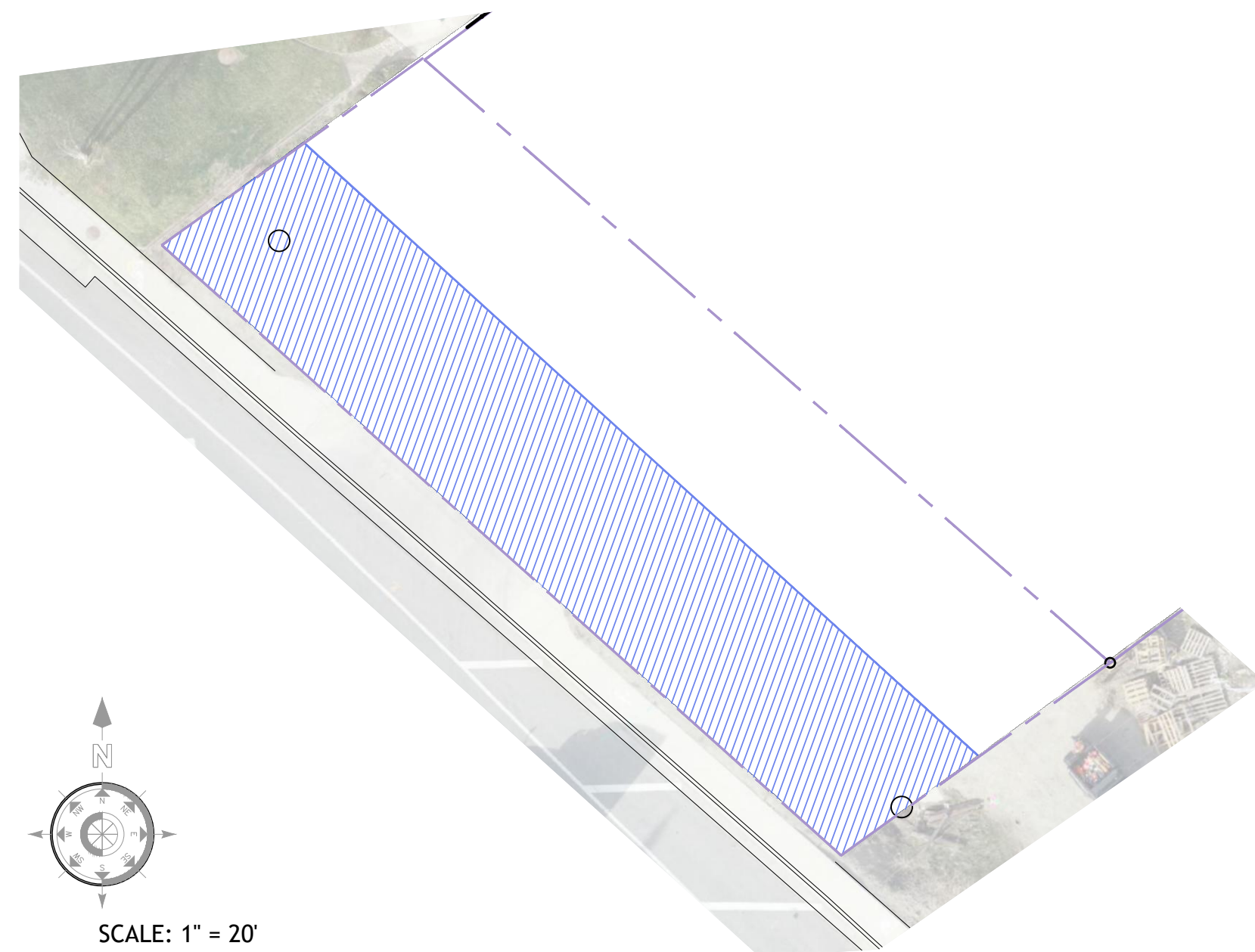


**County of Ventura
Planning Director Hearing
Case No. PL23-0026
Exhibit 2 - Maps
Aerial Photo**



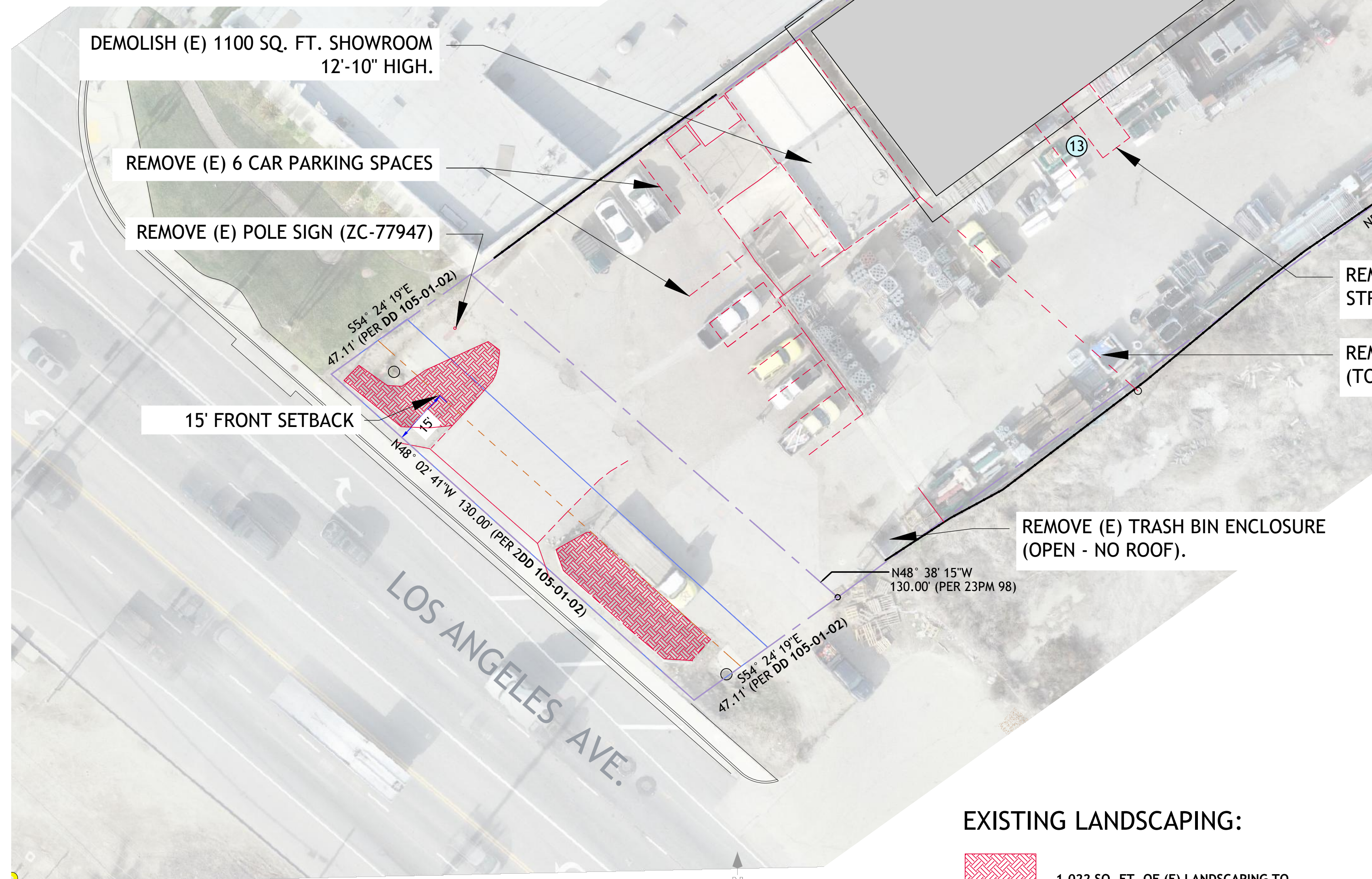
Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no warrant the accuracy of this map and no decision involving a risk of economic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





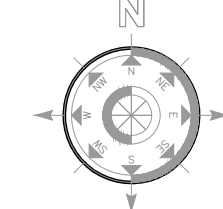
EXISTING DRAINAGE EASEMENT EXHIBIT

RESERVING UNTO THE STATE OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR DRAINAGE PURPOSES, UPON, OVER, ACROSS AND THROUGH THAT PORTION OF THE HEREIN ABOVE DESCRIBED PARCEL OF LAND LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEASTERLY TERMINUS OF THAT CERTAIN LINE DESCRIBED ABOVE AS S 54° 24' 19" W, 47.11 FEET; THENCE ALONG LAST SAID CERTAIN LINE S 54° 24' 19" W, 24.18 FEET TO THE POINT OF BEGINNING; THENCE N 47° 41' 17" W, 223.92 FEET TO THAT CERTAIN LINE DESCRIBED ABOVE AS N 8° 23' 37" W, 49.76 FEET, DISTANT THEREON N 8° 23' 37" W, 37.27 FEET FROM ITS SOUTHERLY TERMINUS AND END OF HEREIN DESCRIBED LINE.

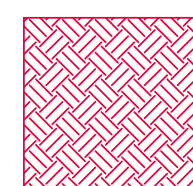


EXISTING SITE PLAN

SCALE: 1" = 20'



EXISTING LANDSCAPING:



1,022 SQ. FT. OF (E) LANDSCAPING TO BE REMOVED.

EXISTING USE PARKING CALCULATIONS:

TYPE OF USE:	MINIMUM NUMBER OF OFF STREET PARKING SPACES	AREA CALCULATIONS
STORAGE / LIGHT INDUSTRIAL MANUFACTURING AND ASSOCIATED APPURTENANT OFFICES	PER PERMIT:	11,400 SQ. FT. STORAGE / MANUFACTURING FACILITY
	PER LU11-0010 APPROVED EXHIBIT DATED 03/28/11, THE PARKING WAS MODIFIED FROM THE ORIGINAL DP-194 USE PERMIT TO APPROVE A 1100 SQ. FT. OFFICE/SHOWROOM AND AN 11,400 SQ. FT. STORAGE/MANUFACTURING FACILITY TO BE SERVED BY 13 EMPLOYEE PARKING SPACES (INCLUDING ONE ACCESSIBLE PARKING SPACE) AND 6 PARKING SPACES (INCLUDING ONE ACCESSIBLE PARKING SPACE) FOR THE PUBLIC.	1100 SQ. FT. OFFICE/SHOWROOM
TOTALS	TOTAL: 19 SPACES REQUIRED/PROVIDED	

County of Ventura
 Planning Director Hearing
 Case No. PL23-0026
 Exhibit 3 - Plans



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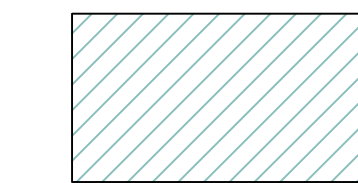
Project No.: 18223
 Drawn By: BT/JH

Date	Issue
01.06.23	PLANNING
04.05.23	PLANNING
05.01.23	PLANNING
09.20.23	PLANNING

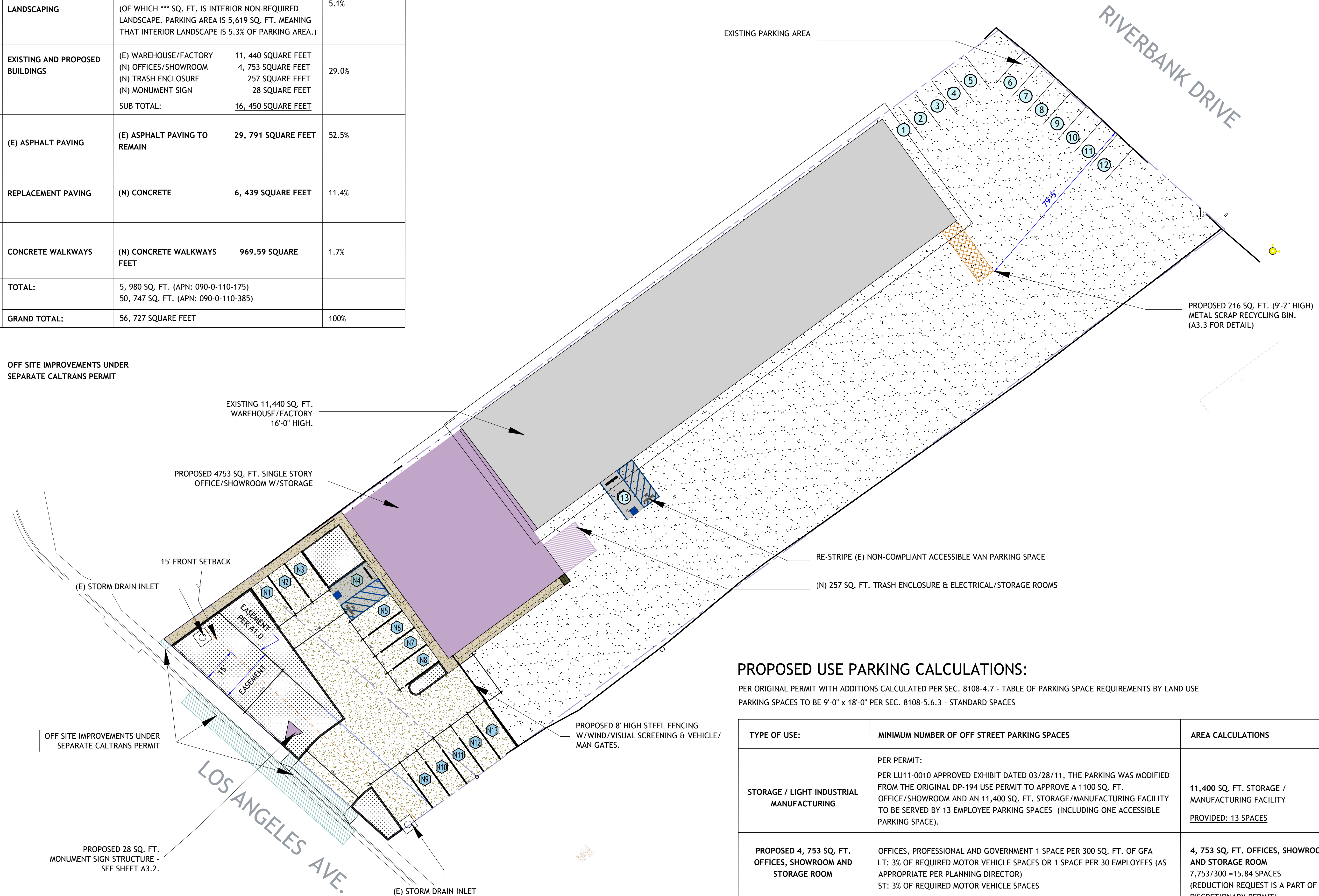
HATCHING	TYPE OF USE:	AREA (SQ. FEET):	AREA (%):
	LANDSCAPING	(N) LANDSCAPE 2, 886 SQUARE FEET (OF WHICH *** SQ. FT. IS INTERIOR NON-REQUIRED LANDSCAPE. PARKING AREA IS 5,619 SQ. FT. MEANING THAT INTERIOR LANDSCAPE IS 5.3% OF PARKING AREA.)	5.1%
	EXISTING AND PROPOSED BUILDINGS	(E) WAREHOUSE/FACTORY 11, 440 SQUARE FEET (N) OFFICES/SHOWROOM 4, 753 SQUARE FEET (N) TRASH ENCLOSURE 257 SQUARE FEET (N) MONUMENT SIGN 28 SQUARE FEET SUB TOTAL: 16, 450 SQUARE FEET	29.0%
	(E) ASPHALT PAVING	(E) ASPHALT PAVING TO REMAIN 29, 791 SQUARE FEET	52.5%
	REPLACEMENT PAVING	(N) CONCRETE 6, 439 SQUARE FEET	11.4%
	CONCRETE WALKWAYS	(N) CONCRETE WALKWAYS FEET 969.59 SQUARE FEET	1.7%
	TOTAL:	5, 980 SQ. FT. (APN: 090-0-110-175) 50, 747 SQ. FT. (APN: 090-0-110-385)	
	GRAND TOTAL:	56, 727 SQUARE FEET	100%

OPEN STORAGE CONDITIONS AND SETBACKS

OPEN STORAGE SHALL NOT BE LOCATED WITHIN THREE FEET OF THE PROPERTY LINE. COMBUSTIBLE OPEN STORAGE WITHIN 3-10 FEET OF THE PROPERTY LINE SHALL NOT EXCEED 6 FEET IN HEIGHT. NON-COMBUSTIBLE MATERIAL BETWEEN 3-10 FEET OF THE PROPERTY LINE SHALL NOT EXCEED 8 FEET IN HEIGHT. ALL OTHER STORAGE SHALL NOT EXCEED 20 FEET IN HEIGHT.



OFF SITE IMPROVEMENTS UNDER SEPARATE CALTRANS PERMIT



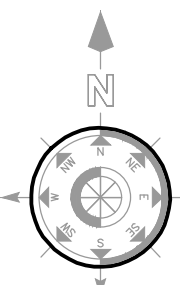
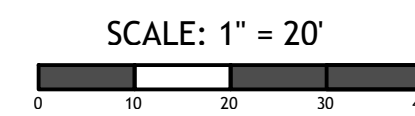
PROPOSED USE PARKING CALCULATIONS:

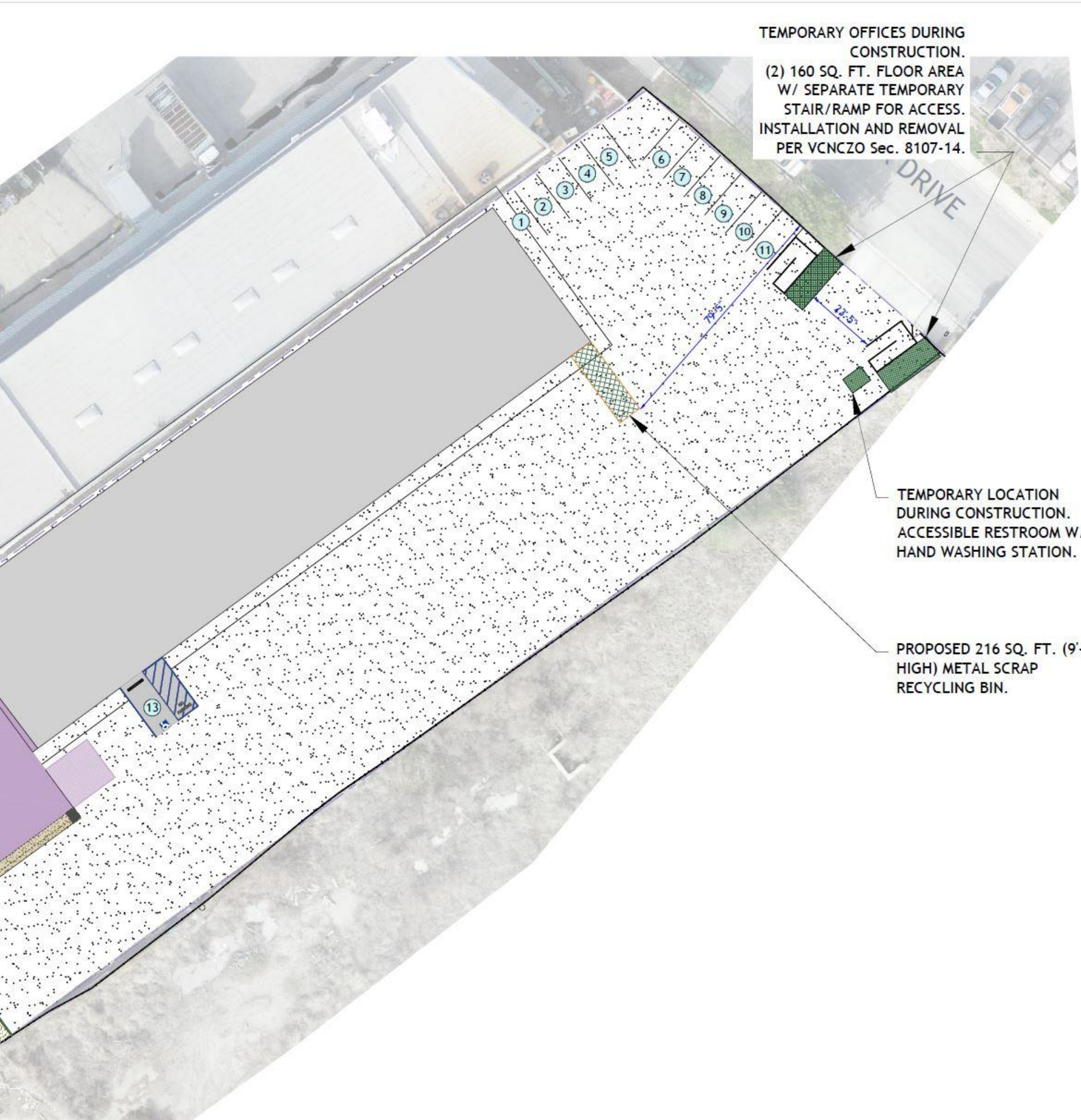
PER ORIGINAL PERMIT WITH ADDITIONS CALCULATED PER SEC. 8108-4.7 - TABLE OF PARKING SPACE REQUIREMENTS BY LAND USE
PARKING SPACES TO BE 9'-0" x 18'-0" PER SEC. 8108-5.6.3 - STANDARD SPACES

TYPE OF USE:	MINIMUM NUMBER OF OFF STREET PARKING SPACES	AREA CALCULATIONS
STORAGE / LIGHT INDUSTRIAL MANUFACTURING	PER PERMIT: PER LU11-0010 APPROVED EXHIBIT DATED 03/28/11, THE PARKING WAS MODIFIED FROM THE ORIGINAL DP-194 USE PERMIT TO APPROVE A 1100 SQ. FT. OFFICE/SHOWROOM AND AN 11,400 SQ. FT. STORAGE/MANUFACTURING FACILITY TO BE SERVED BY 13 EMPLOYEE PARKING SPACES (INCLUDING ONE ACCESSIBLE PARKING SPACE).	11,400 SQ. FT. STORAGE / MANUFACTURING FACILITY PROVIDED: 13 SPACES
PROPOSED 4, 753 SQ. FT. OFFICES, SHOWROOM AND STORAGE ROOM	OFFICES, PROFESSIONAL AND GOVERNMENT 1 SPACE PER 300 SQ. FT. OF GFA LT: 3% OF REQUIRED MOTOR VEHICLE SPACES OR 1 SPACE PER 30 EMPLOYEES (AS APPROPRIATE PER PLANNING DIRECTOR) ST: 3% OF REQUIRED MOTOR VEHICLE SPACES	4, 753 SQ. FT. OFFICES, SHOWROOM AND STORAGE ROOM 7,753/300 = 15.84 SPACES (REDUCTION REQUEST IS A PART OF THE DISCRETIONARY PERMIT) PROVIDED: 13 SPACES
TOTALS	TOTAL: 26 SPACES PROVIDED	

PROPOSED SITE PLAN

SCALE: 1" = 20'





TEMPORARY OFFICES DURING CONSTRUCTION.
 (2) 160 SQ. FT. FLOOR AREA
 W/ SEPARATE TEMPORARY
 STAIR/RAMP FOR ACCESS.
 INSTALLATION AND REMOVAL
 PER VCNCZO Sec. 8107-14.

TEMPORARY LOCATION
 DURING CONSTRUCTION.
 ACCESSIBLE RESTROOM W/
 HAND WASHING STATION.

PROPOSED 216 SQ. FT. (9'-2"
 HIGH) METAL SCRAP
 RECYCLING BIN.



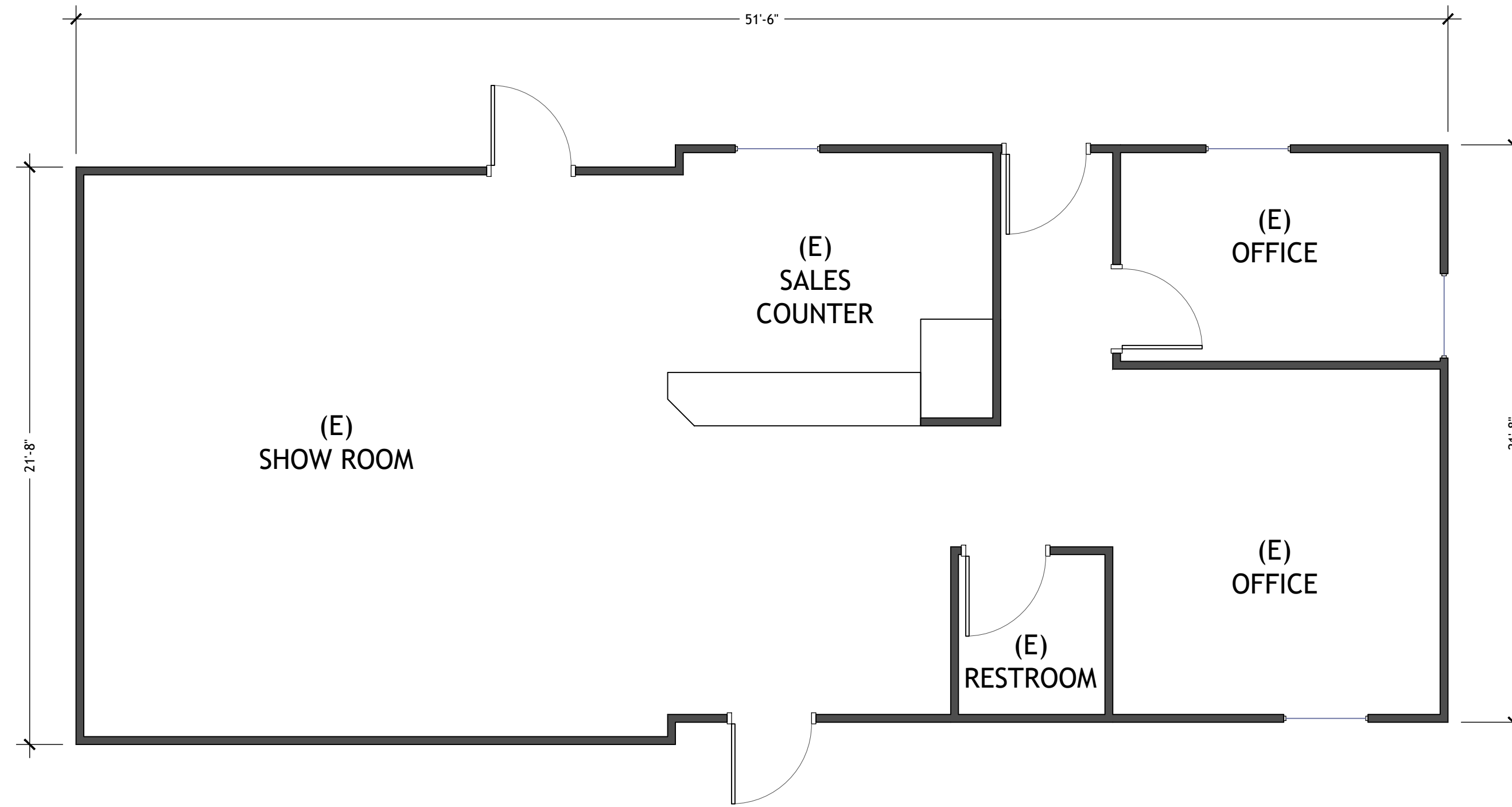
Design and construction documents are instruments of service and are given in confidence and remain the property of Onyx Creative. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Onyx Creative.

FENCE FACTORY
 1606 & 1600 LOS ANGELES AVE.
 VENTURA, CA 93004
 APN: 090-0-110-175 & 090-0-110-385

Project No.: 18223
 Drawn By: BT/JH

Date	Issue
04.05.23	PLANNING
09.20.23	PLANNING

NOTE:
 ALL DIMENSIONS ARE TO FACE OF FRAMING. DIMENSIONS ARE ROUNDED TO THE NEAREST INCH. VERIFY LAYOUT WITH CLIENT AND DESIGNER PRIOR TO CONCRETE POURING AND FRAMING.



NOTE:
 BUILDING TO BE DEMOLISHED AND REPLACED WITH NEW OFFICES/SHOWROOM PER A2.1

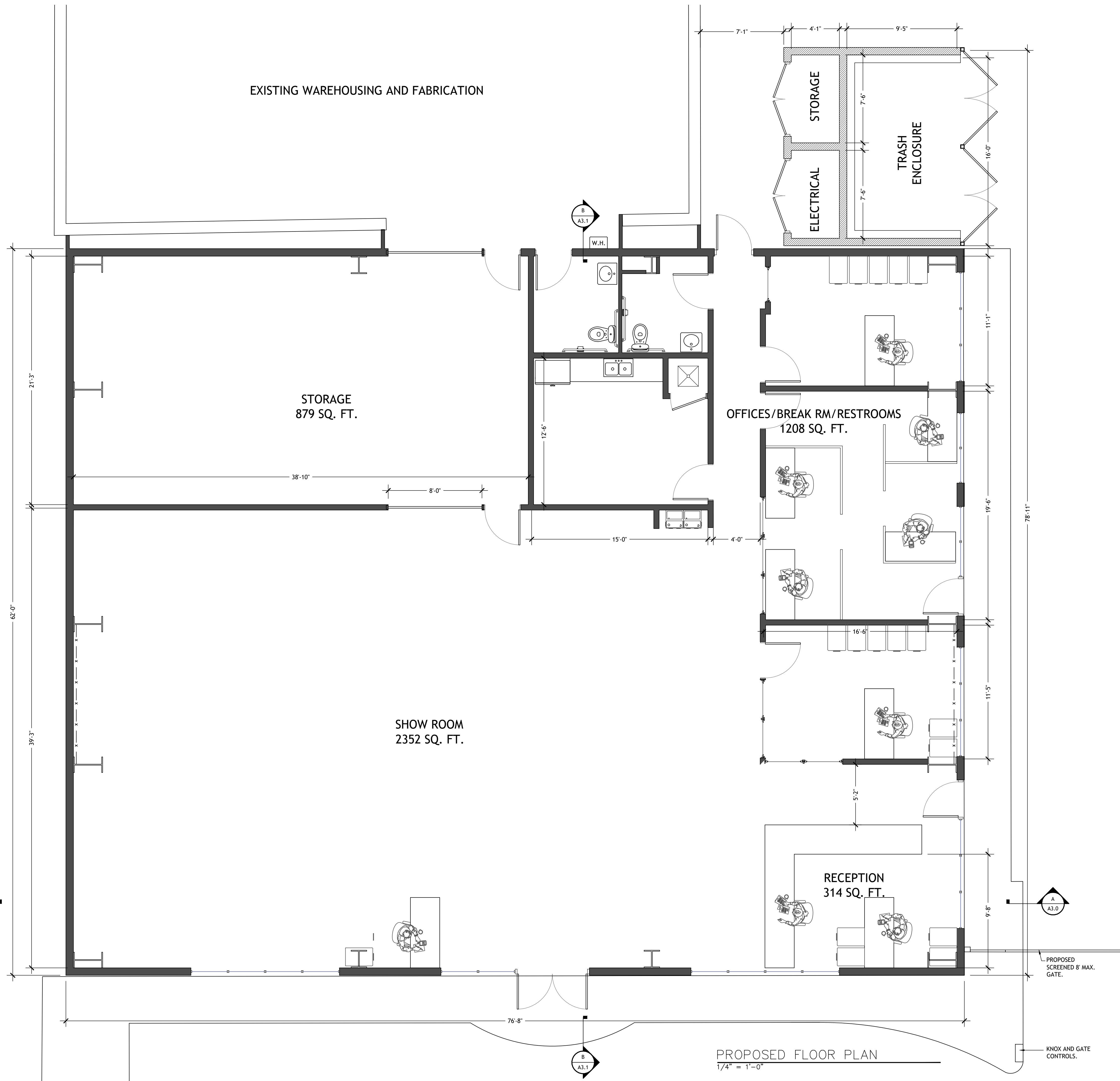
EXISTING/DEMO FLOOR PLAN
 1/4" = 1'-0"



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Project No.:	18223
Drawn By:	BT/JH
Date	Issue
01.06.23	PLANNING
09.20.23	PLANNING

A2.0



NOTE:
 ALL DIMENSIONS ARE TO FACE OF FRAMING. DIMENSIONS ARE ROUNDED TO THE NEAREST INCH. VERIFY LAYOUT WITH CLIENT AND DESIGNER PRIOR TO CONCRETE POURING AND FRAMING.

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



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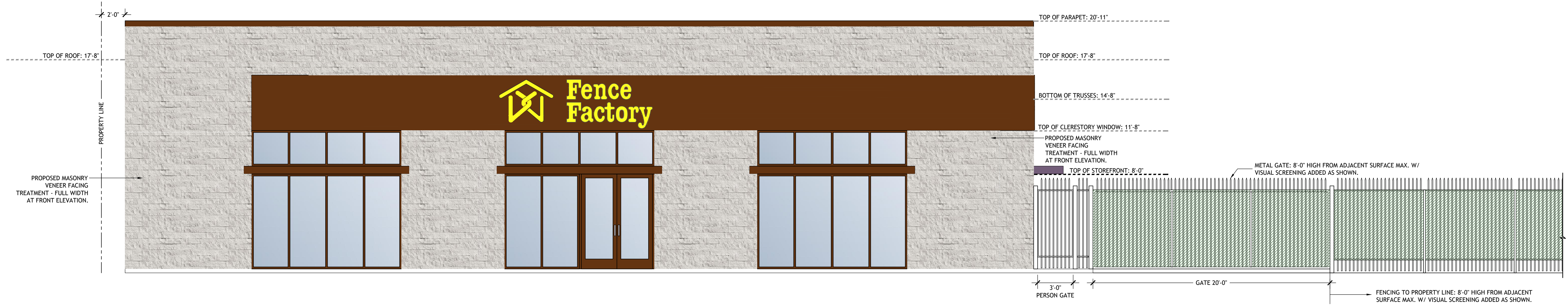
FENCE FACTORY
 1606 & 1600 LOS ANGELES AVE.
 VENTURA, CA 93004
 APN: 090-0-110-175 & 090-0-110-385

Project No.: 18223
 Drawn By: BT/JH

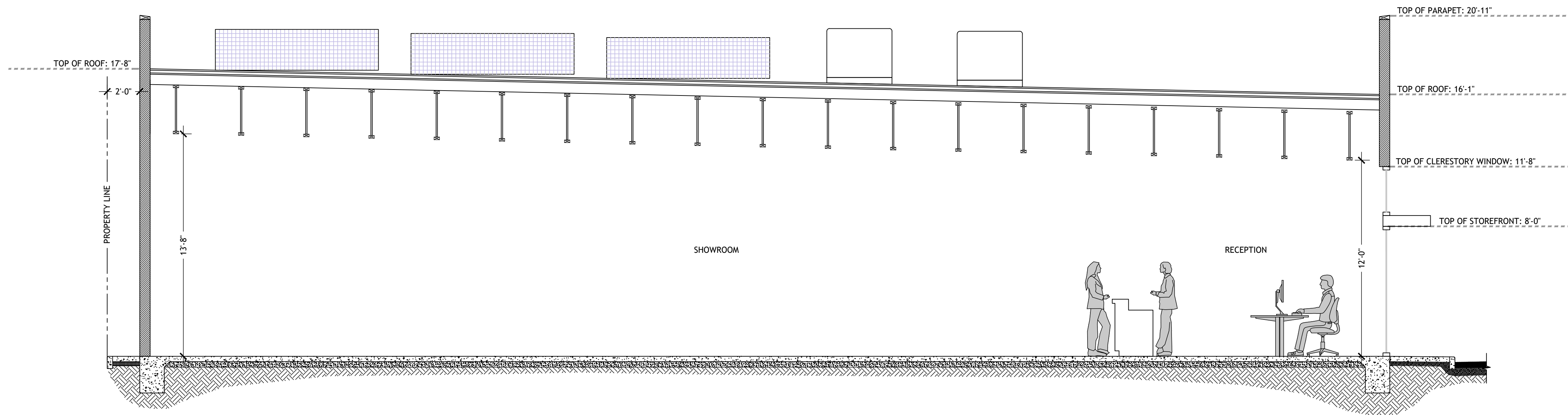
Date	Issue
01.06.23	PLANNING
05.01.23	PLANNING
08.01.23	TEAM
09.20.23	PLANNING

A2.1

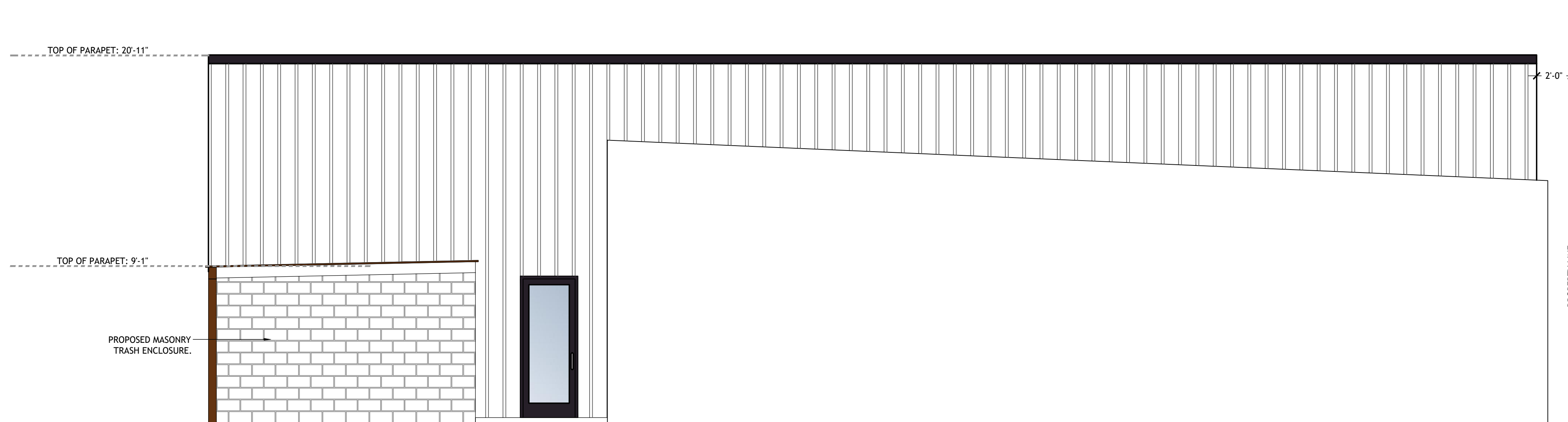
(N) SHOWROOM/OFFICES



PROPOSED S-WEST (FRONT) ELEVATION
1/4" = 1'-0"



PROPOSED SECTION A
1/4" = 1'-0"



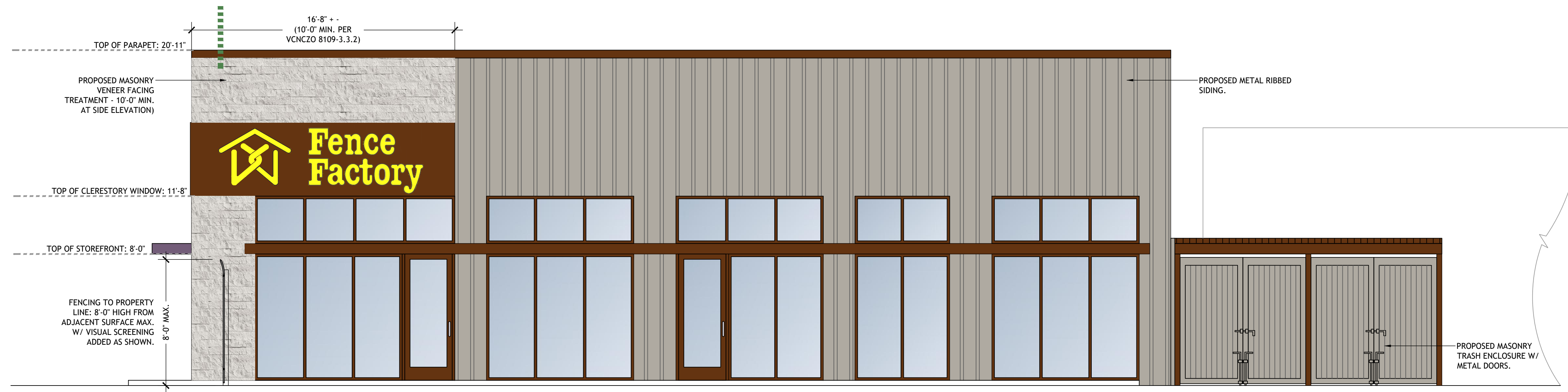
PROPOSED N-EAST (REAR) ELEVATION
1/4" = 1'-0"



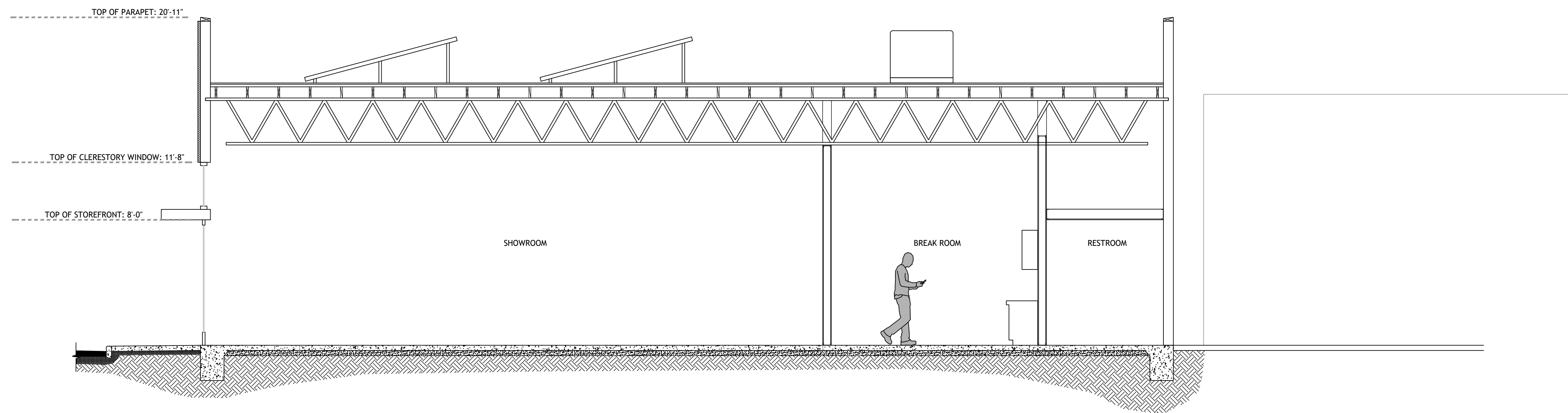
Design and construction documents are instruments of service and are given in confidence and remain the property of Onyx Creative. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Onyx Creative.

Project No.: 18223
Drawn By: BT/JH

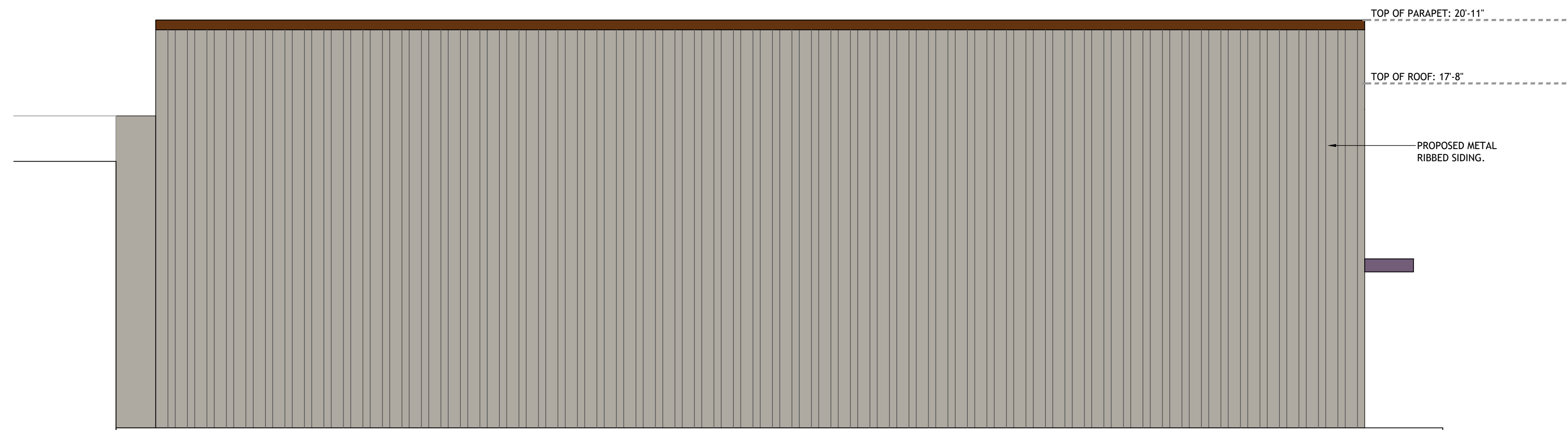
Date	Issue
01.06.23	PLANNING
08.01.23	TEAM
09.20.23	PLANNING



PROPOSED S-EAST (SIDE) ELEVATION
1/4" = 1'-0"



PROPOSED SECTION B
1/4" = 1'-0"



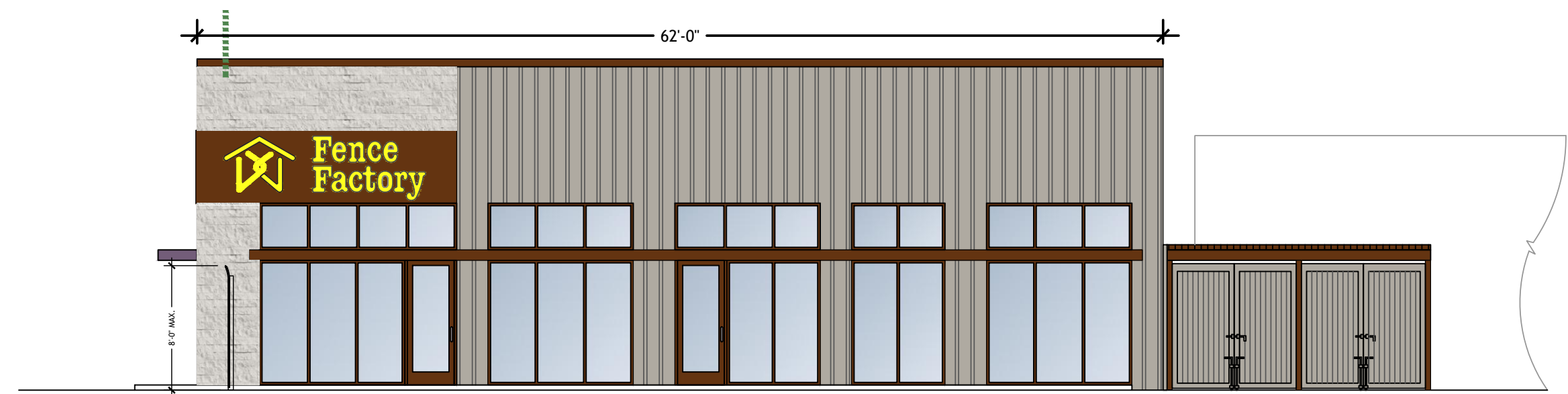
PROPOSED N-WEST (SIDE) ELEVATION
1/4" = 1'-0"



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Project No.: 18223
Drawn By: BT/JH

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01.06.23	PLANNING
08.01.23	TEAM
09.20.23	PLANNING



PROPOSED S-EAST (SIDE) ELEVATION
1/8" = 1'-0"

DEFINITIONS PER 8110-1 OF VNCZO:

C. GEOMETRIC UNFRAMED FIGURE - WHERE THE LETTERED OR ILLUSTRATIVE MATERIAL IS NOT PLACED OR FRAMED IN THE MANNER DESCRIBED IN A. OR B. ABOVE, BUT IS COMPOSED EITHER VERTICALLY, HORIZONTALLY, DIAGONALLY OR OTHERWISE, ESSENTIALLY IN THE FORM OF A RECTANGLE, TRIANGLE OR SIMILAR GEOMETRIC FIGURE, THE AREA OF THE GEOMETRIC FIGURE WITHIN WHICH SUCH MATERIAL COULD BE ENCLOSED SHALL BE THE SIGN AREA; EXCEPT THAT WHEN THE SPACE BETWEEN THE ELEMENTS COMPRISING THE SIGN EXCEEDS 1.5 TIMES THE AVERAGE SIZE OF THE ELEMENTS THEMSELVES, THE AREA OF THE ELEMENTS MAY BE MEASURED SEPARATELY AS PROVIDED IN D. BELOW.

ATTACHED COMMERCIAL/INDUSTRIAL UNFRAMED SIGN CALCULATION:

PER SEC. 8110-5.1 OF VNCZO (SIGN STANDARDS TABLE)

EACH WALL OR BUILDING FACE IS PERMITTED ONE SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF WALL LENGTH; MAXIMUM 120 SQUARE FEET, REGARDLESS OF THE NUMBER OF SIGNS.

WALL LENGTH @ SOUTH EAST ELEVATION (SIDE) = 62'-0"

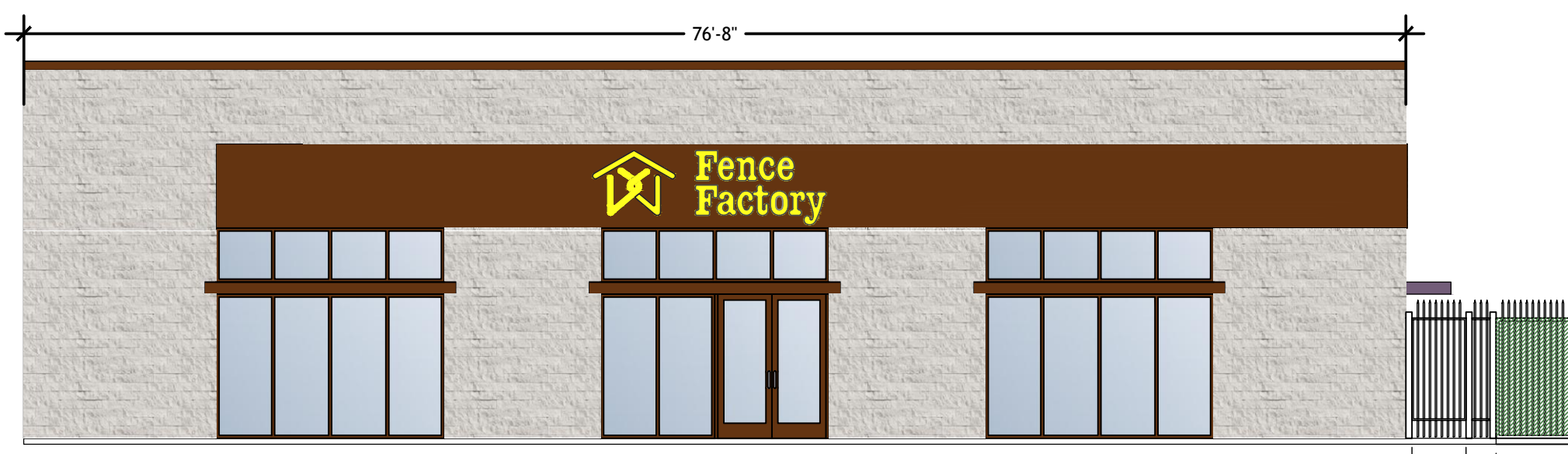
62 SQUARE FEET OF SIGNAGE PER WALL PERMITTED

SIGN AREA = 13'-0" X 4'-8" = 60.66 SQUARE FEET @ SOUTH EAST ELEVATION (SIDE)

WALL LENGTH @ SOUTH WEST ELEVATION (FRONT) = 76'-8"

76.75 SQUARE FEET OF SIGNAGE PER WALL PERMITTED

SIGN AREA = 13'-0" X 4'-8" = 60.66 SQUARE FEET @ SOUTH WEST ELEVATION (FRONT)



PROPOSED S-WEST (FRONT) ELEVATION
1/4" = 1'-0"

DEFINITIONS PER 8110-1 OF VNCZO:

A. AREA OF SIMULTANEOUSLY VISIBLE FACES - WHERE THE LETTERED OR ILLUSTRATIVE MATERIAL OF A SIGN IS PLACED UPON A SIGN BOARD OR OTHER SIGN STRUCTURE HAVING A CONTINUOUS OR ESSENTIALLY CONTINUOUS SURFACE OR FACE (WHETHER PLANE, CURVED, ANGULATED OR OTHERWISE), THE BACKGROUND OR FACE AREA OF SIMULTANEOUSLY VISIBLE FACES OF SUCH SIGN BOARD OR SIGN STRUCTURE SHALL BE THE SIGN AREA. FOR PURPOSES OF COMPUTATION, SINGLE AND DOUBLE FACED SIGNS ARE CONSIDERED TO HAVE THE SAME AREA; IN OTHER WORDS, A DOUBLE-FACED SIGN HAVING TWO SQUARE FEET OF SIGN COPY ON EACH FACE IS CONSIDERED TO HAVE TWO SQUARE FEET OF SIGN AREA. THE PLANNING DIRECTOR MAY REQUIRE LANDSCAPING OR OTHER SCREENING AT THE OPEN END OF A DOUBLE-FACED SIGN WHOSE FACES ARE NOT PARALLEL. (AM. ORD. 3730 - 5/7/85; AM. ORD. 3810 - 5/5/87)

DOUBLE FACED (NON-SIMULTANEOUSLY VISIBLE FACES) FREESTANDING SIGN CALCULATION:

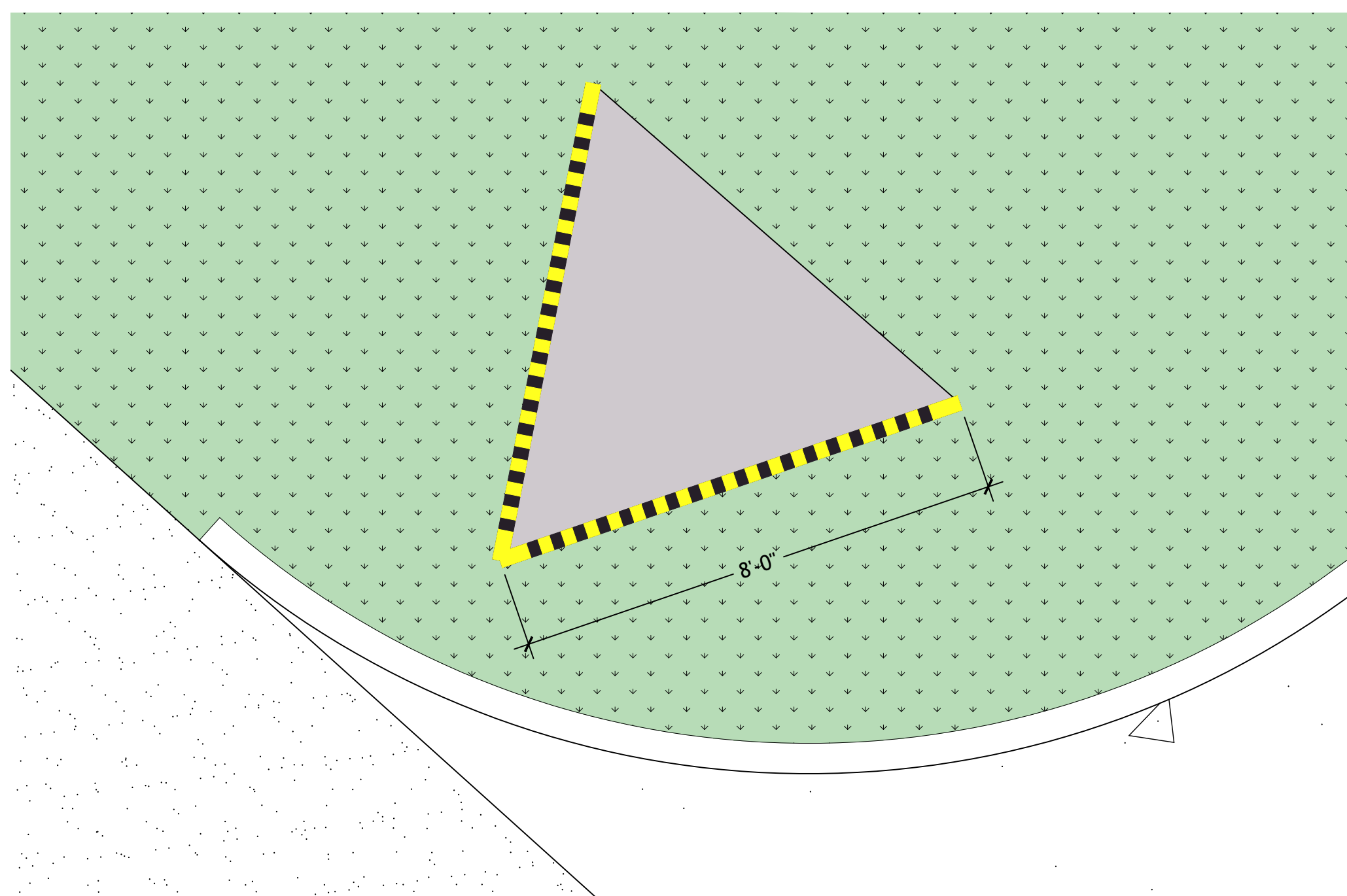
PER SEC. 8110-5.1 OF VNCZO (SIGN STANDARDS TABLE)

FREESTANDING SIGN ON SITE = GREATER OF 10 OR LOT FRONTAGE/5 TO MAX. OF 200 SQ. FT.

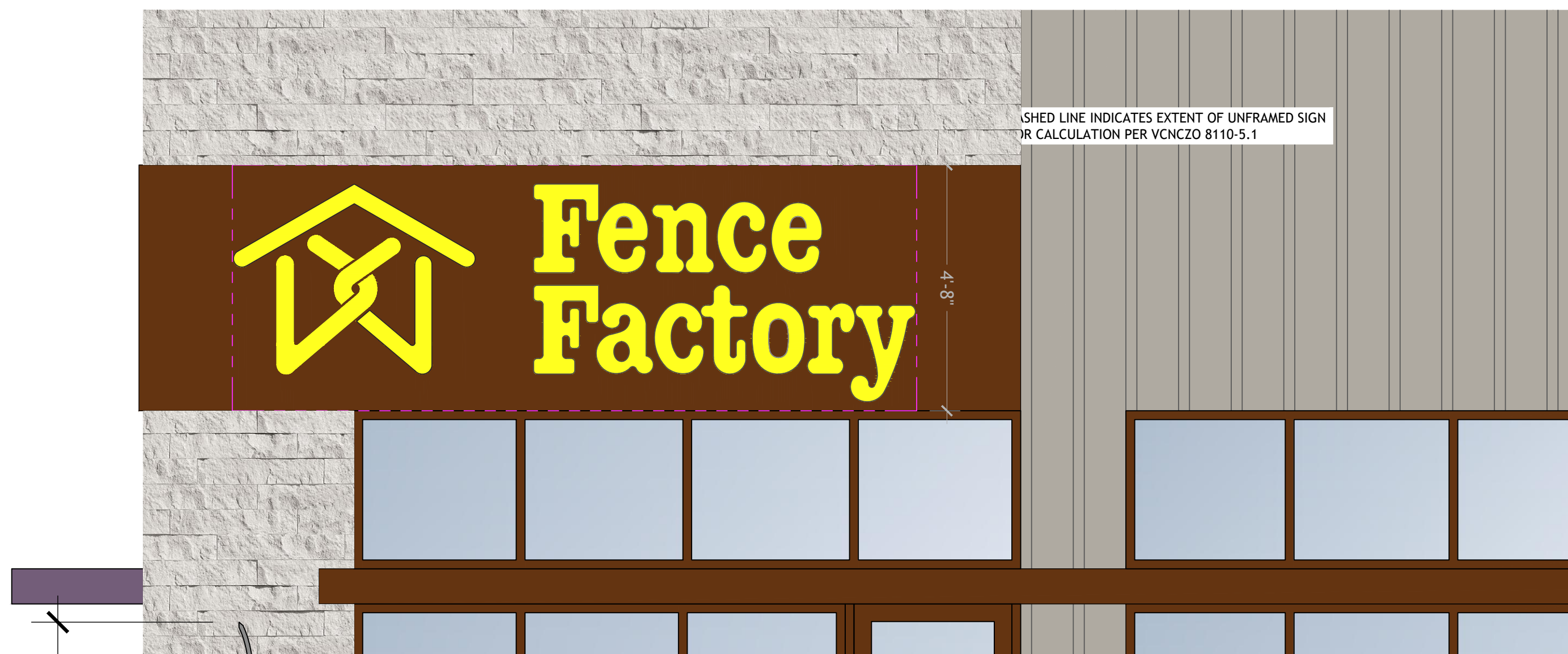
LOT FRONTAGE = 130'-0"

130/5 = 26 SQUARE FEET MAXIMUM PER NON-SIMULTANEOUSLY VISIBLE FACE

SIGN AREA = 8'-0" X 3'-0" = 24.0 SQUARE FEET



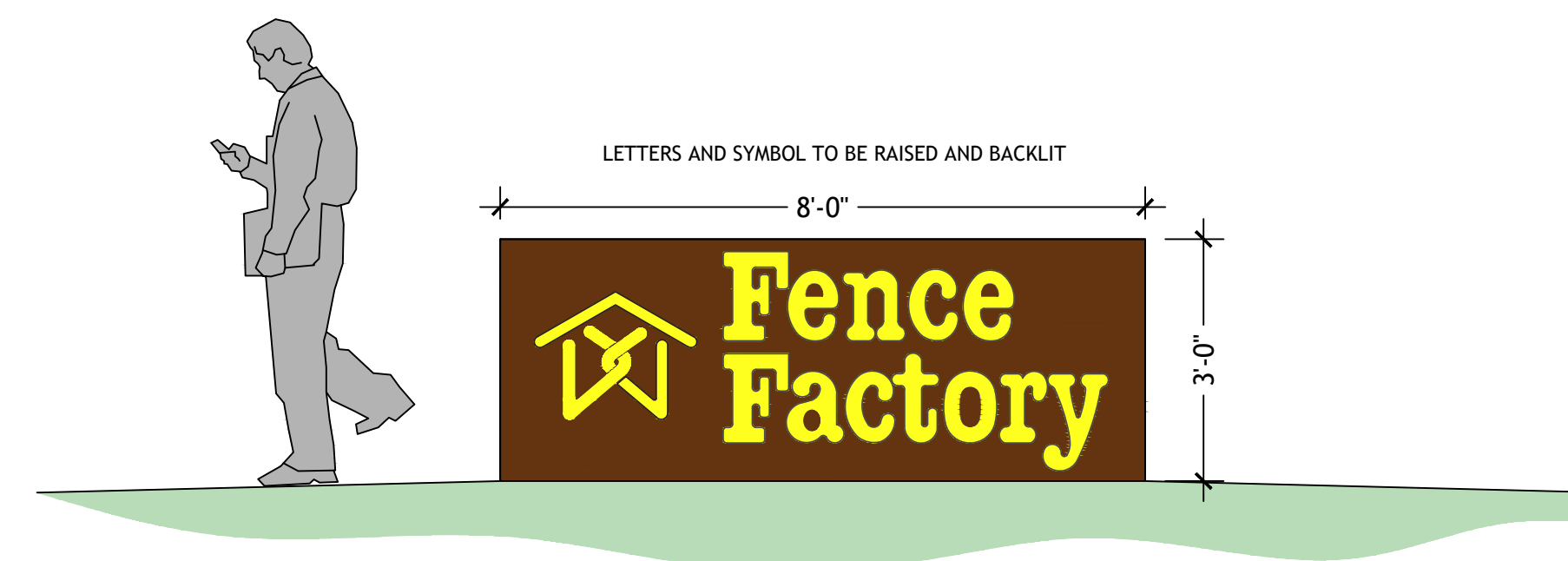
PROPOSED MONUMENT SIGN PLAN
1/2" = 1'-0"



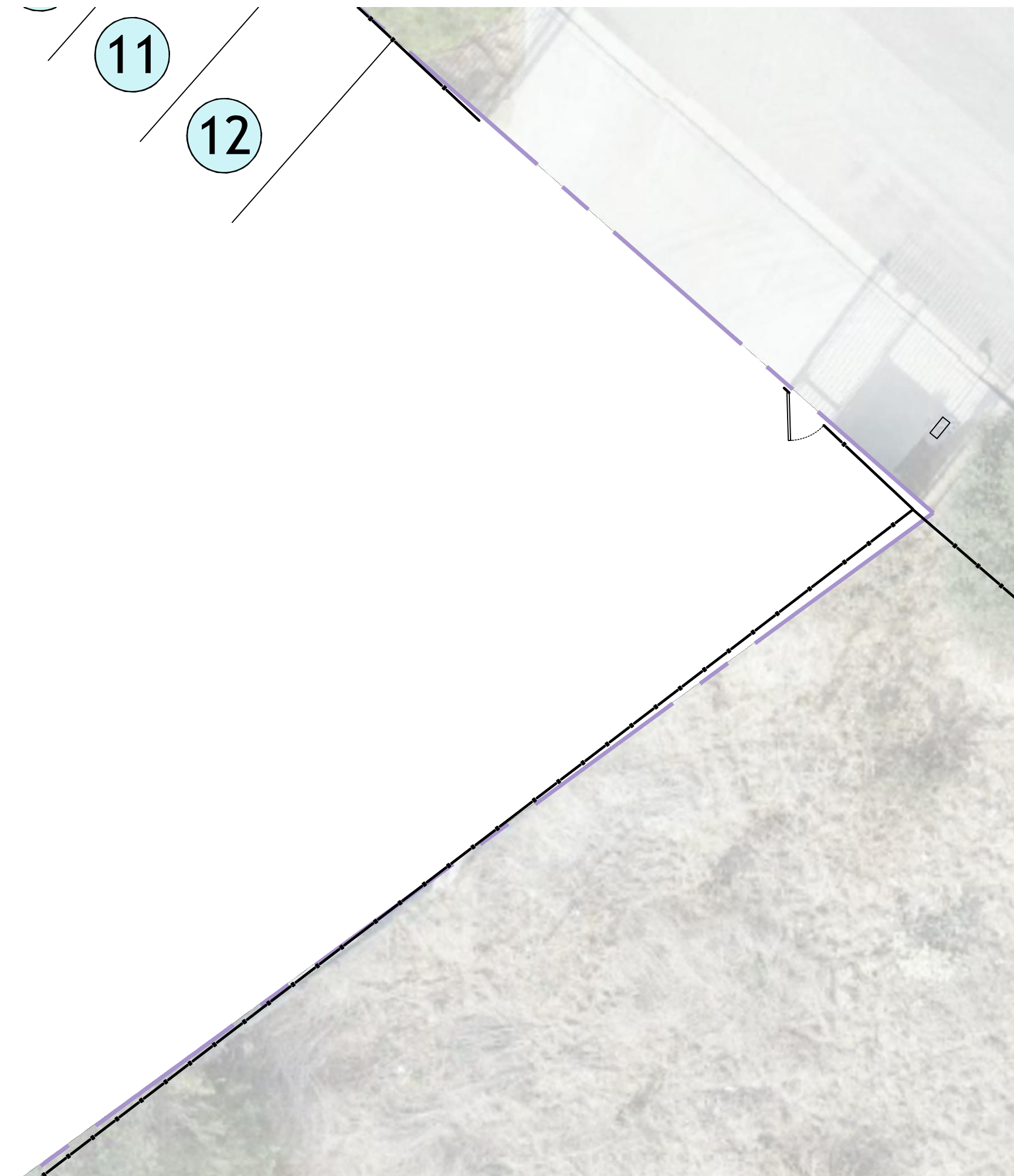
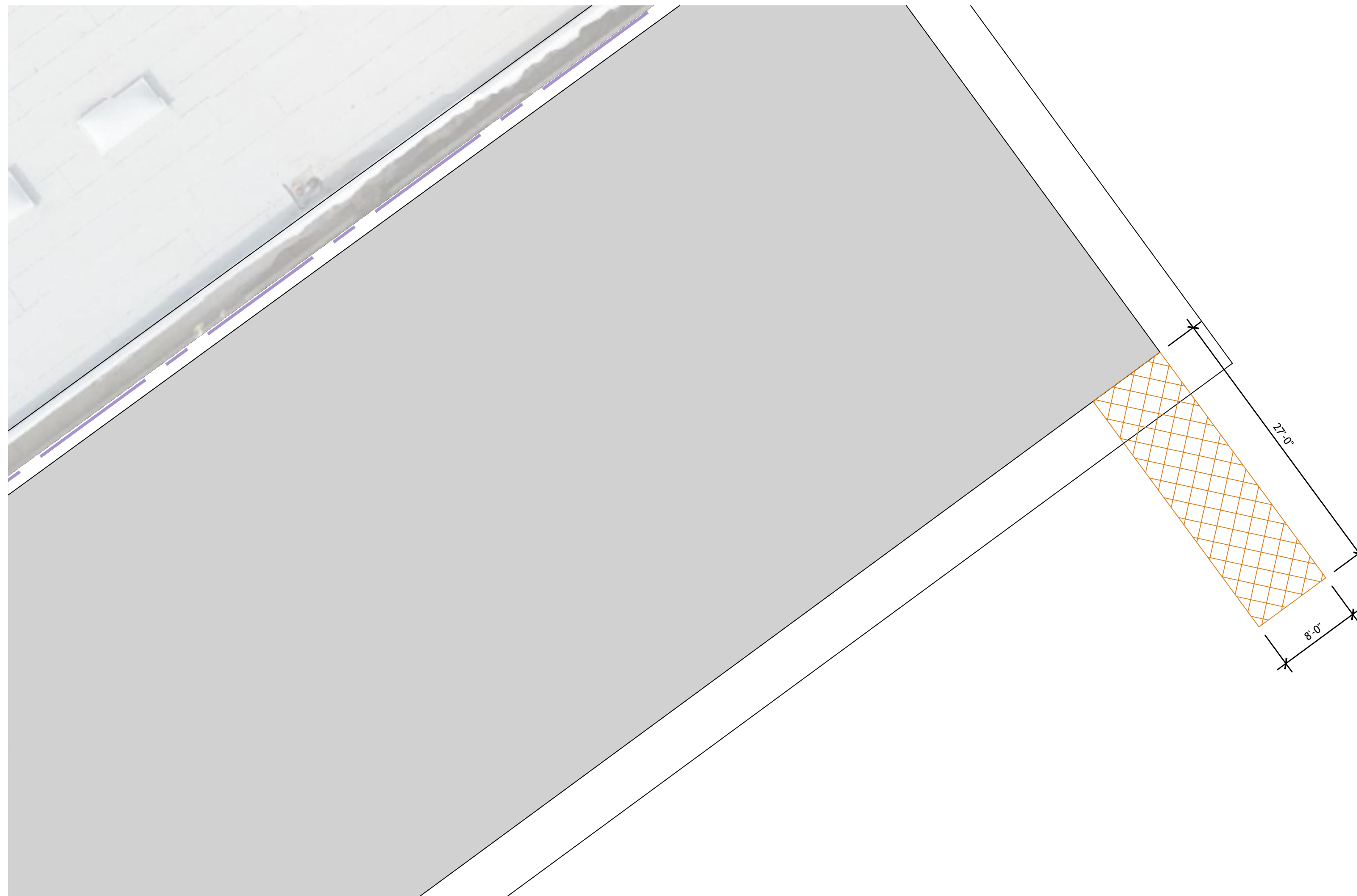
PROPOSED S-EAST (SIDE) SIGN ELEVATION
1/2" = 1'-0"



PROPOSED S-WEST (FRONT) SIGN ELEVATION
1/2" = 1'-0"



PROPOSED MONUMENT SIGN FACE
1/2" = 1'-0"



PROPOSED RECYCLING BIN
 1/8" = 1'-0"



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Project No.: 18223
 Drawn By: BT/JH

Date	Issue
04.05.23	PLANNING
09.20.23	PLANNING

EXHIBIT 4 - CONDITIONS OF APPROVAL FOR PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL23-0026

The following conditions of approval supersede all previously approved discretionary permit conditions for the Project (the operation of a fence manufacturing and sales business and related structures) on Assessor Parcel Numbers 090-0-110-175 and 090-0-110-385.

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Planned Development (PD) Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 through 7 of the Planning Director hearing on June 27, 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:

A PD Permit (Case No. PL23-0026) for the continued use of an existing 11,440 square foot building for the assembly and light manufacturing of metal and plastic to fabricate fences and gates. Occasional small scale assembly-line work occurs on the existing project site. Sales of fences and gates also occur on-site. Storage of equipment, materials, fences, and gates is also authorized on site (inside of structures and in open yard). No changes in the type or scale of the existing operations or uses are proposed.

The applicant proposes demolition of existing structures and new construction at the project site. The applicant will remove an office showroom building, pole sign, vehicle parking spaces, storage yard fencing, small structures, and asphalt and concrete.

The applicant proposes a new, 4,753 sq. ft. office building (with showroom and storage area), covered trash enclosure, and other new smaller structures. During the construction phase, two temporary office structures (with accessible ramps) and separate accessible temporary restroom/portable toilets with hand washing station will be temporarily installed and removed after completion of construction. See Table 1 (below) for structural details.

The proposed office building with showroom and storage area will include a parapet to screen solar panels and mechanical units placed on the roof. The building will have two signs, one at the front and one at the side. A smaller, freestanding, on-site monument

sign is also proposed near the front property line. A proposed trash enclosure and adjacent electrical and storage enclosures are proposed. A proposed metal fence and gate (eight feet tall and approximately 75 feet long) with access controls and Knox access will extend from the eastern end of the new office building to the eastern property line. A proposed solid fence (height subject to Ventura County Non-Coastal Zoning Ordinance Section 8106-8.1 and length approximately 440 feet) will extend along the length of the eastern property line.

The applicant proposes a new parking lot and concrete walkway connecting to the public right of way leading up to the main entrance. Parking blocks/wheel stops will be installed in parking spaces N1 through N8 to prevent vehicles from intruding into the proposed concrete walkway.

New landscaping in the parking area as well as landscaping at the front of the parcel (APN: 090-0-110-385) are proposed.

There will be no increase in the number of employees (the current number of employees is 19). Typically, 15 of the 19 employees work off site. The hours of operation (6:00 a.m. to 7:00 p.m., daily) are to remain the same.

Water service is provided by and will continue to be provided by Ventura Water. Sewer service is provided by and will continue to be provided by Saticoy Sanitary District. An on-site driveway provides access to Los Angeles Avenue.

Table 1 – Project Components

Component	Quantity	Total Area
(E) Warehouse/storage/manufacturing building	1	11,440 sf
(R) Office/showroom building	1	1,100 sf
(R) Demolish existing pole sign permitted under ZC-77947	1	NA
(R) Storage yard front fencing	NA	NA
(R) Remove existing asphalt and concrete	NA	NA
(P) Office building with showroom and storage area	1	4,753 sf
(P) Covered trash enclosure and electrical/storage rooms	1	257 sf
(P) Metal bin/container for storage	1	216 sf
(T) Office structures with accessible ramps	2	160 sf
(T) Bathroom with hand washing station	1	56 sf

R = To be removed
 P = Proposed
 T = Temporary—during construction phase only
 NA = Not applicable
 sf = square feet

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas, landscape areas, fencing, and fence screening materials shall conform to the project description above and all approved

County land use hearing exhibits in support of the Project and conditions of approval below.

2. Required Improvements for PD Permit

Purpose: To ensure the project site conforms to the plans approved at the Planning Director hearing in support of the project, and with the recommendations of the Saticoy Municipal Advisory Council.

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including but not limited to structures, paving, parking, fencing, and landscaping, are completed in conformance with the approved plans stamped as hearing exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

Documentation: The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

Timing: Prior to the issuance of a Zoning Clearance for construction the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to Certificate of Occupancy or final Building Permit sign off. 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 Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

3. Site Maintenance

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

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

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

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

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

4. PD Modification

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

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

5. Construction Activities

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

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this PD Permit and/or commencement of construction and/or operations under this PD Permit shall constitute the Permittee's formal agreement to comply with all conditions of this PD Permit. Failure to abide by and comply with any condition of this PD 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 PD Permit conditions listed herein;
- d. Recordation of a “Notice of Noncompliance” on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this PD Permit.

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

7. Time Limits

a. Use inauguration:

- (1) The approval decision for this PD Permit becomes effective upon the expiration of the 10 day appeal period following the approval date 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 use inauguration in order to initiate the land uses set forth in Condition No. 1.
- (2) This PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the date the approval decision of this PD becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
- (3) In regard to the new development set forth in Condition No. 1, this PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within two years from the date the approval decision of this PD becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for construction if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
- (4) Prior to receiving the Certificate of Occupancy or final Building Permit sign off from the Ventura County Resource Management Agency—Building & Safety Division (Building & Safety) for the new development set forth in Condition No. 1, the Permittee shall obtain Planning staff’s signature on Building & Safety’s Final Agency Clearance List form. Planning will not sign the Final Agency Clearance List form until the Permittee has satisfied the applicable condition requirements in this Conditions of Approval document.

- (5) Prior to the issuances of the Zoning Clearances for use inauguration and 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 issuances of the Zoning Clearances for use inauguration and construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this PD Permit.

8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this PD 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 PD 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 PD Permit) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

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

Timing: Upon request of the Planning Director, the documentation shall be submitted to the Planning Division.

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

9. Notice of PD Permit Requirements and Retention of PD Permit Conditions Onsite

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

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

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

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

10. Recorded Notice of Land Use Entitlement

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

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

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

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

11. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (Section 8114-3) related to this PD Permit. 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. The Planning Division created Condition Compliance Case No. CC10-0038 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding modified Development Plan Permit No. DP-194-1. The Planning

Division will continue to use Condition Compliance Case No. CC10-0038 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 11.a (above), and any duly-imposed civil administrative penalties regarding this PD Permit.

Within 10 calendar days of the effective date of the final decision approving this PD Permit, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC10-0038, 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 PD Permit. The Permittee shall have the right to challenge any charge or penalty prior to payment.

12. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this PD Permit. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this PD Permit, regardless of how a court

apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

- d. Neither the issuance of this PD Permit, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this PD Permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

13. Invalidation of Condition(s)

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

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

14. Consultant Review of Information and Consultant Work

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

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

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

15. Relationship of PD Permit Conditions, Laws, and Other Entitlements

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

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

The Permittee shall obtain a business tax certificate and any required regulatory licenses for the continued operation of the fence manufacturing and sales business.

16. Contact Person

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

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this PD Permit. The designated contact person shall be available, via telecommunication, at all times that the business is open.

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

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide

Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

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

17. Change of Permittee

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

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

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

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 Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

18. Water Service Agreement-Out of Agency Service Agreement

Purpose: To ensure compliance with the requirements of Ventura Water and the Ventura Local Agency Formation Commission (LAFCo) for additional water supply. The existing project (a fence manufacturing and sales business) currently receives domestic water from Ventura Water. An additional water supply is necessary because the proposed development requires a new water meter from Ventura Water for fire protection purposes.

Requirement: The Permittee shall obtain a new Water Service Agreement-Out of Agency Service Agreement from Ventura Water prior to construction of the new development. The County will also require approval of the Water Service Agreement-Out of Agency Service Agreement by LAFCo. According to LAFCo, LAFCo approval is required for the increased water supply for protection purposes.

Documentation: A new Water Service Agreement-Out of Agency Service Agreement from Ventura Water. Also, documentation of a recorded Water Service Agreement-Out of Agency Service Agreement, which has been approved by LAFCo, shall be provided.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide Planning staff with a copy of a recorded Water Service Agreement-Out of Agency Service Agreement issued by Ventura Water and approved by LAFCo. Planning staff's acceptance and/or verification of the approved Water Service Agreement-Out of Agency Service Agreement is required prior to issuance of the Zoning Clearance for construction.

Monitoring and Reporting: The copy of the approved and recorded Water Service Agreement-Out of Agency Service Agreement shall be kept on file with LAFCo and the Planning Division.

19. Landscaping and Screening

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

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

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

- a. Screens undesirable views, incompatible land uses or uses in natural settings. The Permittee must install landscaping and screening to screen the proposed parking area, proposed trash enclosure, existing outside storage area, and existing outside operations area from Los Angeles Avenue/SR 118.
- b. Ensures compatibility with community character. The Permittee must install landscaping that visually integrates the development with the character of the surrounding Saticoy community.
- c. Shades and improves the aesthetics of paved areas that the public and employees use. The Permittee must install landscaping in the proposed parking area and adjacent to public sidewalks.
- d. Revegetates slopes. The Permittee must revegetate cut slopes in excess of 5 feet and fill slopes in excess of 3 feet.
- e. Compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. The Permittee must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>.

Landscaping Design: The Permittee shall design 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 Criteria and the California Department of Water Resources Model Water Efficient Landscape Ordinance and must achieve the following design objectives:

- a. Use Available Non-Potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.
- b. Protection of Solar Access. The Permittee must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells or impair the function of a nearby building using passive solar heat collection.
- c. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.
- d. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.
- e. Use Native and Non-Invasive Plant Species. In accordance with Section 8106-8.2.3.(e.)(3) of the Ventura County Non-Coastal Zoning Ordinance, 50% of the plant types in the landscape plans must be native.
- f. To Provide Year-Round Food Resources for Pollinator Diversity. The landscape plans must include at least eight different plant species [pursuant to Section 8106-8.2.3. (e.)(4) of the NCZO] in the landscape area with bloom times that are sequential or overlap throughout the year (e.g., two to three plant species for each spring, summer/fall, and winter).
- g. Preventing Obstruction of Motorists Views. Plant types shall not exceed three feet in height in the landscape area in the front setback area adjacent to Los Angeles Avenue [pursuant to Section 8108-5.14.3(a.) and Section 8106-8.2.3. (d.)(6)].

Permittee Responsible for Landscape Installation and Maintenance

Permittee is solely responsible for the installation and maintenance of the landscaping and irrigation installed pursuant to this condition. Some of the required landscaping may be installed in the California Department of Transportation's ("Caltrans") right of way for Los Angeles Avenue/State Route 118. Caltrans may require the County to enter into a Landscape Maintenance Agreement. Should Caltrans inform the County that this landscaping and irrigation cannot be installed and maintained in the right of way unless and until the County itself enters into a landscape maintenance agreement with the Caltrans in the form attached hereto as Attachment 1 ("Caltrans Landscape Maintenance Agreement"), the Landscape Maintenance Agreement will be requirement of this

condition. In order to implement this condition of approval, County will enter into the Caltrans Landscape Maintenance Agreement based on Permittee's agreement to assume all duties and obligations of County under the Caltrans Landscape Agreement. Permittee's agreement with the County in this regard will be set forth in the Assignment and Assumption Agreement (example attached hereto as Attachment 2) or similar agreement document acceptable to and executed by the County. Permittee is required to remain a party to and comply with the Assignment and Assumption Agreement or similar agreement document acceptable to and executed by the County, as may be amended pursuant to the terms thereof, for the life of the Project.

Documentation: The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above), Section 8106-8.2 (General Landscaping and Water Conservation Requirements), and Section 8108-5.14 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.

Permittee is responsible for maintaining the landscaping for the life of the Project and is likewise required to remain a party to and comply with the above-described Assignment and Assumption Agreement (or similar agreement document acceptable to and executed by the County), if necessary and as may be amended pursuant to the terms thereof, for the life of the Project.

Permittee shall accept and sign the Assignment and Assumption Agreement, or similar agreement document acceptable to the County, which acknowledges the Permittee's acceptance of the assignment of the County's right, title, and interest in and obligations, duties, and responsibilities under the Caltrans Landscape Maintenance Agreement. The Assignment and Assumption Agreement, or similar agreement document acceptable to the County, will be furnished by the County to the Permittee.

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. Caltrans' Landscape Maintenance Agreement (between Caltrans and the County), the Assignment and the Assumption Agreement (between the County and the Permittee), and all related documentation or instruments must be completed and signed prior to issuance of the Zoning Clearance for construction.

Landscaping installation shall occur prior to Certificate of Occupancy or final Building Permit inspection for the new development identified in Condition No. 1. Landscape

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.

20. Sign Plan

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

Requirement: The Permittee shall submit two copies of a sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction. The sign plan shall include the proposed size, colors, materials, and lighting details. The Permittee shall bear the total cost of such review and approval. The Permittee also shall be responsible for obtaining a Zoning Clearance for any new or 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 a Zoning Clearance for construction.

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 Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

21. Lighting Plan

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

- a. avoids interference with reasonable use of adjoining properties;
- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes energy consumption; and

- f. includes devices that are compatible with the design of the permitted facility.

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

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

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

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

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

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

22. 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 26 motor vehicle parking spaces (including accessible spaces) remain continuously available for their intended parking use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to, the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures.

Documentation: A stamped copy of the approved site plan.

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

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

23. Trash and Recycling Storage Area

Purpose: In order to comply with Section 8106-8.7 of the Ventura County Non-Coastal Zoning Ordinance.

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

Documentation: The Permittee shall submit the following for the Planning Division's review and approval:

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

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

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

24. Temporary Offices During Construction

Purpose: In order to comply with Section 8107-14.1 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: Two temporary office structures (approx. 160 sq. ft. each) acceptable to the Building and Safety Division may be used as temporary offices on the Project site during construction in accordance with Article 5, provided that a building permit for such construction is in full force and effect on the same site, or if a land use permit has been approved on the site and a Zoning Clearance for construction has been issued. The structures shall be connected to a water supply and sewage disposal system approved by the Environmental Health Division, if required. The units shall be removed from the site within 45 days after a clearance for occupancy for the permitted use is issued by the Building and Safety Division or upon conclusion of the development program. A surety or bond for removal of the temporary structure(s) may be required at the discretion of the Planning Director.

Documentation: The temporary office structures must be installed in accordance with the approved plans of the PD Permit. All required permits, certifications, or approvals shall be obtained from the Building & Safety Division, Environmental Health Division, or other applicable agency or district.

Timing: The Permittee shall obtain a Zoning Clearance for construction and all other required permits, certifications, or approvals prior to construction or installation of the two temporary office structures. The structures shall be removed from the site within 45 days after a clearance for occupancy for the permitted use is issued by the Building and Safety Division or upon conclusion of development.

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

25. 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 proposed 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 are 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.

26. 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.

27. Paleontological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

Requirement: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

- a. Cease operations and assure the preservation of the area in which the discovery was made;
- b. Notify the Planning Director in writing, within three days of the discovery;
- c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;
- d. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and
- e. Implement the agreed upon recommendations.

Documentation: The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

Timing: If any paleontological 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 paleontological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist 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 paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

28. 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.

29. Avoidance of Nesting Birds

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

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

- a. Timing of land clearing or construction: Prohibit land clearing or construction activities during the breeding and nesting season (February 1 – September 1), in which case the following surveys are not required; or
- b. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing or construction activities during the breeding and nesting season (February 1 – September 1) and avoid occupied bird nests. A County-approved

biologist shall conduct surveys to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

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

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

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

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

30. Notice of Dam Inundation

Purpose: To comply with the 2040 Ventura County General Plan Policy HAZ-2.6 to inform existing and future owners of the subject property that the site, in whole or in part, is currently mapped by California Department of Water Resources (DWR) as being within a dam failure inundation area and subject to potential flooding hazard (<https://fmds.water.ca.gov/maps/damim/>).

Requirement: The Permittee shall, with the assistance of the Ventura County Resource Management Agency (RMA) Planning Division, record a Notice of Dam Inundation Hazard with the County Recorder.

Documentation: A Notice of Dam Inundation Hazard will be prepared by the Planning Division and provided to the Permittee. The Permittee shall record the Notice with the County Recorder.

Timing: The Notice of Dam Inundation Hazard shall be recorded with the County Recorder prior to issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Notice of Dam Inundation Hazard shall be maintained in the files of the County Recorder and a copy shall be provided to the Planning Division by the Permittee and maintained in the case file.

31. Industrial Performance Standards

Purpose: In order to comply with Section 8109-3.1.3 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: Industrial performance standards are the permitted levels of operational characteristics resulting from processes or other uses of property. Continuous compliance with the following performance standards shall be required of all uses, except as otherwise provided for in these regulations:

a. Objectionable Factors - The following shall be maintained at levels which are appropriate for the zone and geographic area and are not objectionable at the point of measurement when the use is in normal operation:

- (1) Smoke, odors, vapors, gases, acids, fumes, dust, dirt, fly ash or other forms of air pollution;
- (2) Noise, vibration, pulsations or similar phenomena;
- (3) Glare or heat;
- (4) Radioactivity or electrical disturbance.

The point of measurement for these factors shall be at the lot or ownership line surrounding the use.

b. Hazardous Materials - Land or buildings shall not be used or occupied in any manner so as to create any fire, explosive or other hazard. All activities involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local and national safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment in compliance with Ventura County Fire Prevention Regulations. The burning of waste materials in open fires without written approval of the Fire Department is prohibited.

c. Liquid and Solid Wastes - Liquid or solid wastes discharged from the premises shall be properly treated prior to discharge so as not to contaminate or pollute any watercourse or groundwater supply or interfere with bacterial processes in sewage treatment. The disposal or dumping of solid wastes, such as slag, paper and fiber wastes, or other industrial wastes shall not be permitted on any premises.

d. Exceptions - Exceptions to these regulations may be made during brief periods for reasonable cause, such as breakdown or overhaul of equipment, modification or cleaning of equipment, or other similar reason, when it is evident that such cause was not reasonably preventable. These regulations shall not apply to the operation of motor vehicles or other transportation equipment unless otherwise specified.

Documentation: The Planning Director shall determine compliance with the performance standards identified in the Requirements section of this condition by considering the operational characteristics of the Project described in Condition 1 and the approved plans (Exhibit 3).

Timing: During the operations of the Project and during the life of the PD Permit, the Permittee shall comply with the performance standards identified in the Requirements section of this condition.

Monitoring and Reporting: The Planning Division maintains a copy of the approved site plan in the Project file. The Planning Division has the authority to inspect the site to ensure compliance with the performance standards identified in the Requirements section of this condition pursuant to the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

32. Specific M2 Zone Requirements

Purpose: In order to comply with Sections 8109-3.2.1 and 8109-3.3.1 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: While moderate levels of operational noise, small-scale assembly-line processes, and light metal work are allowed, the following kinds of activities and elements are not considered appropriate in the zone (M2) in which the Project is located:

- a. High temperature processes;
- b. Yards for the storage of materials, unless it is determined by the decision-making body that such activity will not create a nuisance or create significant adverse visual impacts in the project area;
- c. Storage of chemicals in excess of that needed as accessory to the main use. This does not apply to accessory recyclable household/CESQG hazardous waste collection facilities;
- d. Explosives in any form;
- e. Obnoxious or dangerous gases, odors, fumes, or smoke;

Documentation: The Planning Director shall determine compliance with the performance standards identified in the Requirements section of this condition by considering the operational characteristics of the Project described in Condition 1 and the approved plans (Exhibit 3).

Timing: During the operations of the Project and during the life of the PD Permit, the Permittee shall comply with the requirements identified in the Requirements section of this condition.

Monitoring and Reporting: The Planning Division maintains a copy of the approved site plan in the Project file. The Planning Division has the authority to inspect the site to ensure compliance with the requirements identified in the Requirements section of this condition pursuant to Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

33. Outside Storage and Operations

Purpose: In order to comply with Section 8109-3.3.3 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: Outside storage and outside operations are subject to the following requirements and limits:

- a. Outside storage and operations yards shall be confined to the area to the rear of a line which is an extension of the front wall of the principal building and shall be screened from view from any street by appropriate walls, fencing, earth mounds or landscaping;
- b. Outside storage located in storage yards shall not exceed a height of 15 feet.

Documentation: Planning Division staff shall determine compliance with the requirements identified in the Requirements section of this condition.

Timing: During the operations of the Project and during the life of the PD Permit, the Permittee shall comply with the requirements identified in the Requirements section of this condition.

Monitoring and Reporting: The Planning Division maintains a copy of the approved site plan in the Project file. The Planning Division has the authority to inspect the site to ensure compliance with the of this condition pursuant to Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Environmental Health Division (EHD) Conditions

34. Hazardous Materials/Waste Management (CUPA Permit)

Purpose: To comply with the California Code of Regulations Title 22, Division 4.5, California Health and Safety Code chapter 6.95; and Ventura County Ordinance Code, and to ensure the safe storage, handling, and disposal of any potentially hazardous material and/or waste.

Requirement: The Permittee shall submit a Hazardous Materials Business Plan (HMBP) to the Environmental Health Division/Certified Unified Program Agency (Ventura CUPA) for storage of hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid). If hazardous wastes are generated, an EPA ID number issued by the California Department of Toxic Substances Control must be obtained and maintained in active status. Wastes identified as "non-hazardous" may require waste determination analysis to confirm if wastes are listed hazardous wastes, exhibits a hazardous characteristic through testing, or application of general knowledge.

Documentation: A completed HMBP must be submitted to the Ventura CUPA electronically through the California Environmental Reporting System (CERS). Maintain all records of hazardous waste determination testing and disposal and make available for review by this Ventura CUPA staff upon request.

Timing: HMBP must be submitted through CERS annually, and whenever there is a change to the type, quantity, or location of the hazardous materials. EPA ID number must be renewed annually.

Monitoring and Reporting: Verification of hazardous materials inventory as well as ongoing compliance with requirements shall be accomplished through field inspection by Ventura CUPA staff. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency website: <https://vcrma.org/cupa>

35. Employee Portable Toilets

Purpose: To ensure employees are provided with toilet facilities which are clean and sanitary, and to prevent a public health concern. To ensure septage from portable toilets is disposed of in accordance with California Health and Safety Code sections 117400 117450.

Requirement: Sanitary facilities, consisting of an adequate number of toilets and hand washing facilities (with potable water from an approved source) shall be available to employees to supplement existing restrooms. Septage from portable toilets must be removed by a Ventura County Environmental Health Division (EHD) permitted pumper truck and must be disposed of properly at an approved septage disposal site.

Documentation: Permittee shall maintain copies of the portable toilet service provider contract and septage disposal receipts for review upon request.

Monitoring: EHD staff ensures chemical pumper truck companies are under permit and that septage from portable toilets is properly disposed of at an approved septage disposal site.

PUBLIC WORKS AGENCY (PWA)

Development and Inspection Services Conditions

36. 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 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 proposed 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 proposed grading to verify that the work is done in compliance with the approved plans and reports.

Land Development Services Division Conditions

37. Drainage Plan

Purpose: To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, national and state standards.

Requirement: The Permittee shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a civil engineer registered in the State of California, to the Public Works Agency's Land Development Services Division for review and

approval.

Documentation: Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. Detention facilities shall be provided such that proposed developed condition stormwater peak discharge rates do not exceed existing/pre-development conditions. The hydrologic and hydraulic calculations shall demonstrate that structure pads will be protected from flooding based on a 1% annual chance storm.

Timing: All documentation, as specified above, must be submitted for review and approval by Public Works Agency prior to issuance of a Zoning Clearance for development.

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

Integrated Waste Management Division (IWMD) Conditions

38. Collection and Loading Areas for Refuse and Recyclables and Organic Waste

Purpose: To comply with the California Solid Waste Reuse and Recycling Access Act of 1991 (California Public Resources Code, Sections 42900-42901) and VCOC Section 4774.

Requirement: The Permittee shall adhere to the Ventura County Space Allocation Guidelines which include minimum space requirements for refuse, recycling, and organic waste bins and recommend aesthetic, gated, trash enclosures. Please review the Ventura County Space Allocation Guidelines at:
www.vcpublicworks.org/wsd/iwmd/businessrecycling/#SpaceAllocation.

Documentation: The Permittee shall submit a site plan to the IWMD indicating the location of a trash enclosure, or a designated area on the Project site, with sufficient space to accommodate refuse and recycling bins necessary to meet the needs of the Project.

Timing: Prior to issuance of a Zoning Clearance for construction or use inauguration (whichever occurs first), the Permittee must submit a site plan to the IWMD for review/approval that indicates the location of a trash enclosure or a designated area for refuse and recycling bins on the property.

Monitoring & Reporting: Upon request, the Permittee shall allow IWMD staff to verify

the location of a trash enclosure or a designated area for trash and recycling bins on the property.

39. Waste Diversion and Recycling Requirement

Purpose: To ensure the project complies with Ventura County Ordinance Code (VCOC) Section 4770 et seq. VCOC Section 4770 pertains to the diversion of recyclable materials and organic waste generated by this project (e.g., paper, cardboard, wood, metal, greenwaste, soil, concrete, plastic containers, beverage containers, and food waste) from local landfills through recycling, reuse, or salvage.

Requirement: VCOC Section 4770-4 requires the Permittee to work with a County-franchised solid waste collection company which will determine the level of service required to divert recyclables and organic waste generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to: <https://www.vcpublishworks.org/wsd/iwmd/businessrecycling/#Collectors-Rates-Agreements>

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

Timing: Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

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

40. 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.vcpbublicworks.org/wsd/iwmd/businessrecycling/#Collectors-Rates-Agreements>

A list of local facilities permitted to recycle soil, wood, and greenwaste is available at:
<https://www.vcpbublicworks.org/wsd/iwmd/construction/#solid-waste-collectors>

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.

41. 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.vcpbublicworks.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.

Roads & Transportation Department Conditions

42. Traffic Impact Mitigation Fee

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, TIMF Ordinance 4246 and County General Plan (GP) 4.2.2 require that the VCPWA-RT collect a Traffic Impact Mitigation Fee (TIMF).

Requirement: The applicant/permittee shall deposit with the VCPWA-RT a TIMF. The trip generation rate and TIMF will be calculated based on the applicant's information. The applicant/permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The

TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the applicant's information:

a. The TIMF due to the County would be:

Total TIMF For Proposed Additional 3653 sq. ft. Showroom/Office

$$\$690.42 = 3.653 \text{ TSF} \times \$189^{(1)} / \text{TSF}$$

Notes:

1. County of Ventura TIMF for a General Industrial in the Ventura District #10.
2. The traffic generated by the project/development is below the threshold for the City of Ventura, therefore the City of Ventura TIMF will not be collected.

Documentation: The applicant/permittee shall come to the VCPWA-RT counter, fill out the TIMF form, and pay the TIMF.

Timing: This condition shall be met prior to the issuance of the Zoning Clearance.

Monitoring and Reporting: The VCPWA-RT will review and approve the payment of the TIMF.

Watershed Protection District (WPD) Conditions

Planning and Permits Section

43. Flood Zone Clearance

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

Requirement: The Applicant shall obtain a Flood Zone Clearance from the Ventura County Public Works Agency Floodplain Manager.

Documentation: A Flood Zone Clearance issued by the Public Works Agency Floodplain Manager.

Timing: The Flood Zone Clearance shall be obtained by the Applicant prior to obtaining a building permit.

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

County Stormwater Program Section

44. 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 proposed 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 proposed project shall meet performance criteria defined in Section III of Part 4.E of the Permit and in the TGM.

Documentation: The Project is directly adjacent to and within the drainage area of a stormwater capture project currently under construction, for which the County of Ventura (County) intends to provide long-term maintenance. There is potential for runoff from the Applicant Property (i.e., APN 090-0-110-175) to be captured by this project to achieve alternative compliance with the Permit requirements. Access to the adjacent project site for maintenance is anticipated to be difficult and could be significantly improved by an access easement with the Applicant Property.

The Permittee shall submit one of the following documentation packages (as defined in items a and b below) to the Public Works Agency - County Stormwater Program (CSP) for review and approval:

- a) Documentation of PCSMP, including the items listed below; or
 - 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 proposed 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.
 - iv. 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.
 - v. 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.
 - vi. 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>).
- b) Documentation of an alternative compliance plan, including the items listed below.
- 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 alternative compliance:
 - (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 proposed 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) Description of the alternative compliance approach and proposed treatment control measures.
- 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 treatment control measures.
 - iii. A fully executed access easement granting the County access to the property (i.e., APN 090-0-110-175) as a means of accessing an adjacent property for maintenance purposes.

Timing: The above listed items (a.i. through a.v. and b.i. through b.iii.) 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 (a.vi.) 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 the TGM. Building inspectors 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 proposed project. The Maintenance Plan shall be kept on-site for periodic review by CSP staff.

45. Stormwater Development Construction Program

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

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F., "*Development Construction Program*", of the Permit through the inclusion of an effective combination of construction best management practices (BMPs) during all ground disturbing activities.

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.

Groundwater Program Section

46. Will Serve Letter/Water Service Agreement

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

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

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

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

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

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (APCD) Conditions

47. Nuisance

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

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

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

Documentation: There is no documentation required for this condition.

Timing: Throughout the period of the CUP.

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

48. Fugitive Dust

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

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

Documentation: The 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. Reclaimed water should be used, if available.
- III. All trucks shall cover their loads as required by California Vehicle Code Section 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.

49. Demolition Activities

Purpose: To ensure that the owner or operator of a facility shall remove all asbestos-containing material from a facility being demolished.

Requirement: Project demolition activities shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 62.7, *Asbestos – Demolition and Renovation*.

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

- I. The applicant shall submit an AB3205 Form to APCD for approval. In addition, the contractor shall notify APCD 10 business days prior to the abatement commencement, if applicable, by submitting a Notification of Demolition or Renovation Form. Demolition and/or renovation activities shall be conducted in compliance with APCD Rule 62.7, *Asbestos – Demolition and Renovation*.

Timing: Prior to issuance of a demolition permit(s) by Building & Safety or the applicable jurisdiction agency.

Reporting and Monitoring: An AB3205 form must be submitted to and approved by APCD. Building & Safety Compliance Checklist includes AB3205 requirement prior to issuance of a demolition permit. The Notification of Demolition or Renovation Form must be submitted to APCD. Enforcement of notification requirements for both forms and compliance with the APCD Asbestos Rule will be enforced by APCD Asbestos Inspectors or on a complaint-driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

50. Fire Flow

The minimum fire flow required 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 (with ever 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.

51. Fire Sprinklers

All structures shall be provided with an automatic fire sprinkler system in accordance with current VCFPD Ordinance at time of building permit application.

52. Fire Sprinkler System Retro-fit

Automatic fire sprinklers shall be installed within the entire structure, which includes all existing and new areas in accordance with current VCFPD Ordinance at time of building permit application.

53. Fire Alarm/Sprinkler Monitoring Plans

Plans for any fire alarm system or sprinkler monitoring system shall be submitted, with payment for plan check, to the Fire District for review and approval prior to installation.

54. Building Plan Review

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.

55. Fire Department Clearance

Applicant shall obtain VCFD Form #610B "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.

56. Fire Code Permits

Applicant and / or tenant shall obtain all applicable International Fire Code (IFC) permits prior to occupancy or use of any system or item requiring an IFC permit.

OTHER NON-COUNTY AGENCIES

57. Caltrans Encroachment Permit

Purpose: Authorization from the California Department of Transportation ("Caltrans") is required for any demolition or construction work within Caltrans' right of way for Los Angeles Avenue/State Route 118.

Requirement: Any demolition or construction work within Caltrans' right of way for Los Angeles Avenue/State Route 118 will require a Caltrans Encroachment Permit.

Demolition and/or construction within the Caltrans right of way for Los Angeles Avenue/State Route 118 may require the Permittee to dedicate land and provide sidewalk improvements to ADA/State standards. Other improvements may also be required by Caltrans.

Documentation: A Caltrans Encroachment Permit.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide Planning staff with an approved Caltrans Encroachment Permit. Planning staff's acceptance and/or verification of the approved Caltrans Encroachment Permit is required prior to issuance of the Zoning Clearance for construction.

Monitoring: The copy of the approved Caltrans Encroachment Permit shall be kept on file with the Planning Division.

Conditions for PD Permit Case No. PL23-0026
Date of Public Hearing: June 27, 2024
Date of Approval:

Permittee: Steven Bennett
Location: 1606 Los Angeles Avenue
Page 40 of 40

EXHIBITS

Attachment 1 – Caltrans Landscape Maintenance Agreement
Attachment 2 – Assignment and Assumption Agreement - Example

**LANDSCAPE MAINTENANCE AGREEMENT
WITH THE CITY/COUNTY OF _____**

THIS AGREEMENT is made effective this _____ day of _____, 20____, by and between the State of California, acting by and through the Department of Transportation, hereinafter referred to as "STATE" and the CITY/COUNTY of _____; hereinafter referred to as "CITY/COUNTY" and collectively referred to as "PARTIES".

1. The PARTIES hereto mutually desire to identify the maintenance responsibilities of CITY/COUNTY for newly constructed or revised improvements within STATE's right of way by Cooperative Agreement(s)¹ number _____ dated _____, [And/Or]² Permit Number(s) _____.
2. This Agreement addresses CITY/COUNTY responsibility for the ³_____ (collectively the "LANDSCAPING") placed within State Highway right of way on State Route _____, as shown on Exhibit A, attached to and made a part of this Agreement.
3. Maintenance responsibilities that includes, but is not limited to, inspection, providing emergency repair, replacement, and maintenance, (collectively hereinafter "MAINTAIN/MAINTENANCE") of LANDSCAPING as shown on said Exhibit "A."
4. The degree or extent of maintenance work to be performed, and the standards, therefore, shall be in accordance with the provisions of Section 27 of the Streets and Highways Code and the then current edition of the State Maintenance Manual.
5. When a planned future improvement is constructed and/or a minor revision has been effected with STATE's consent or initiation within the limits of the STATE's right of way herein described which affects PARTIES' division of maintenance responsibility as described herein, PARTIES will agree upon and execute a new dated and revised Exhibit "A" which will be made a part hereof and will thereafter

supersede the attached original Exhibit "A" to thereafter become a part of this Agreement.

5.1. The new exhibit can be executed only upon written consent of the PARTIES hereto acting by and through their authorized representatives. No formal amendment to this Agreement will be required.

6. CITY/COUNTY agrees, at CITY/COUNTY expense, to do the following:

6.1. CITY/COUNTY may install, or contract, authorizing a licensed contractor with appropriate class of license in the State of California, to install and thereafter will MAINTAIN LANDSCAPING conforming to those plans and specifications (PS&E) pre-approved by STATE.

6.2. CITY/COUNTY will submit the final form of the PS&E, prepared, stamped and signed by a licensed landscape architect, for LANDSCAPING to STATE's District Permit Engineer for review and approval and will obtain and have in place a valid necessary encroachment permit prior to the start of any work within STATE'S right of way. All proposed LANDSCAPING must meet STATE's applicable standards.

6.2.1. CITY/COUNTY contractors will be required to obtain an Encroachment Permit prior to the start of any work within STATE's right of way.

6.2.2. An Encroachment Permit rider may be required for any changes to the scope of work allowed by this Agreement prior to the start of any work within STATE's right of way

6.3. CITY/COUNTY shall ensure that LANDSCAPED areas designated on Exhibit "A" are provided with adequate scheduled routine MAINTENANCE necessary to MAINTAIN a neat and attractive appearance including providing for water, and fertilizer necessary to sustain healthy plant growth during the entire life of this Agreement.

6.3.1. To prune shrubs, tree plantings, and trees to control extraneous growth and ensure STATE standard lines of sight to signs and corner sight distances are always maintained for the safety of the public.

6.3.2. To replace unhealthy or dead plantings when observed or within 30 days when notified in writing by STATE that plant replacement is required.

6.3.3. To expeditiously MAINTAIN, replace, repair or remove from service any LANDSCAPING system component that has become unsafe or unsightly.

- 6.4. To furnish electricity for irrigation system controls, and lighting system controls for all street lighting systems installed by CITY/COUNTY.
 - 6.5. To MAINTAIN, repair and operate the irrigation systems in a manner that prevents water from flooding or spraying onto STATE highway, spraying parked and moving automobiles, spraying pedestrians on public sidewalks/bike paths, or leaving surface water that becomes a hazard to vehicular or pedestrian/bicyclist travel.
 - 6.6. To control weeds at a level acceptable to the STATE. Any weed control performed by chemical weed sprays (herbicides) shall comply with all laws, rules, and regulations established by the California Department of Food and Agriculture. All chemical spray operations shall be reported quarterly (Form LA17) to the STATE to: District__ Maintenance at⁴ _____.
 - 6.7. CITY/COUNTY shall ensure LANDSCAPING within the Agreement limits provide an acceptable walking and riding surface, and will provide for the repair and removal of dirt, debris, graffiti, weeds, and any deleterious item or material on or about the LANDSCAPING in an expeditious manner.
 - 6.8. To MAINTAIN all parking or use restrictions signs encompassed within the area of the LANDSCAPING.
 - 6.9. To remove LANDSCAPING and appurtenances and restore STATE owned areas to a safe and attractive condition acceptable to STATE in the event this Agreement is terminated as set forth herein.
7. STATE may provide CITY/COUNTY with timely written notice of unsatisfactory conditions that require correction by the CITY/COUNTY. However, the non-receipt of notice does not excuse CITY/COUNTY from maintenance responsibilities assumed under this Agreement.
 8. STATE shall Issue encroachment permits to CITY/COUNTY and CITY/COUNTY contractors at no cost to them.
9. LEGAL RELATIONS AND RESPONSIBILITIES:
 - 9.1. Nothing within the provisions of this Agreement is intended to create duties or obligations to or rights in third parties not party to this Agreement, or affect the legal liability of either PARTY to this Agreement by imposing any standard of care respecting the design, construction and maintenance of these STATE highway improvements or CITY/COUNTY facilities different from the standard of care imposed by law.
-

9.2. If during the term of this Agreement, CITY/COUNTY should cease to MAINTAIN the LANDSCAPING to the satisfaction of STATE as provided by this Agreement, STATE may either undertake to perform that MAINTENANCE on behalf of CITY/COUNTY at CITY/COUNTY's expense or direct CITY/COUNTY to remove or itself remove LANDSCAPING at CITY/COUNTY's sole expense and restore STATE's right of way to its prior or a safe operable condition. CITY/COUNTY hereby agrees to pay said STATE expenses, within thirty (30) days of receipt of billing by STATE. However, prior to STATE performing any MAINTENANCE or removing LANDSCAPING, STATE will provide written notice to CITY/COUNTY to cure the default and CITY/COUNTY will have thirty (30) days within which to affect that cure.

9.3. Neither CITY/COUNTY nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by STATE under or in connection with any work, authority or jurisdiction arising under this Agreement. It is understood and agreed that STATE shall fully defend, indemnify and save harmless CITY/COUNTY and all of its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, including, but not limited to, tortious, contractual, inverse condemnation and other theories or assertions of liability occurring by reason of anything done or omitted to be done by STATE under this Agreement with the exception of those actions of STATE necessary to cure a noticed default on the part of CITY/COUNTY.

9.4. Neither STATE nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by CITY/COUNTY under or in connection with any work, authority or jurisdiction arising under this Agreement. It is understood and agreed that CITY/COUNTY shall fully defend, indemnify and save harmless STATE and all of its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, including, but not limited to, tortious, contractual, inverse condemnation or other theories or assertions of liability occurring by reason of anything done or omitted to be done by CITY/COUNTY under this Agreement.

9.5. PREVAILING WAGES:

9.5.1. Labor Code Compliance- If the work performed under this Agreement is done under contract and falls within the Labor Code section 1720(a)(1) definition of a "public works" in that it is construction, alteration, demolition, installation, or repair; or maintenance work under Labor Code section 1771. CITY/COUNTY must conform to the provisions of Labor

Code sections 1720 through 1815, and all applicable provisions of California Code of Regulations found in Title 8, Chapter 8, Subchapter 3, Articles 1-7. CITY/COUNTY agrees to include prevailing wage requirements in its contracts for public works. Work performed by CITY/COUNTY'S own forces is exempt from the Labor Code's Prevailing Wage requirements.

9.5.2. Requirements in Subcontracts - CITY/COUNTY shall require its contractors to include prevailing wage requirements in all subcontracts when the work to be performed by the subcontractor under this Agreement is a "public works" as defined in Labor Code Section 1720(a)(1) and Labor Code Section 1771. Subcontracts shall include all prevailing wage requirements set forth in CITY/COUNTY's contracts.

10. INSURANCE⁵ - CITY/COUNTY and its contractors shall maintain in force, during the term of this agreement, a policy of general liability insurance, including coverage of bodily injury liability and property damage liability, naming the STATE, its officers, agents and employees as the additional insured in an amount of \$1 million per occurrence and \$2 million in aggregate and \$5 million in excess. Coverage shall be evidenced by a certificate of insurance in a form satisfactory to the STATE that shall be delivered to the STATE with a signed copy of this Agreement.

10.1. SELF-INSURED⁶ - CITY/COUNTY is self-insured. CITY/COUNTY agrees to deliver evidence of self-insured coverage providing general liability insurance, coverage of bodily injury liability and property damage liability, naming STATE, its officers, agents and employees as the additional insured in an amount of \$1 million per occurrence and \$2 million in aggregate and \$5 million in excess. Coverage shall be evidenced by a certification of self-insurance letter ("Letter of Self-Insurance"), satisfactory to STATE, certifying that CITY/COUNTY meets the coverage requirements of this section. This Letter of Self-Insurance shall also identify the _____ location as depicted in EXHIBIT A. CITY/COUNTY shall deliver to STATE the Letter of Self-Insurance with a signed copy of this AGREEMENT. A copy of the executed Letter of Self-Insurance shall be attached hereto and incorporate as Exhibit B.

10.2. SELF-INSURED⁷ using Contractor - If the work performed under this AGREEMENT is done by CITY/COUNTY's contractor(s), CITY/COUNTY shall require its contractor(s) to maintain in force, during the term of this AGREEMENT, a policy of general liability insurance, including coverage of

bodily injury liability and property damage liability, naming STATE, its officers, agents and employees as the additional insured in an amount of \$1 million per occurrence and \$2 million in aggregate and \$5 million in excess. Coverage shall be evidenced by a certificate of insurance in a form satisfactory to the STATE that shall be delivered to the STATE with a signed copy of this Agreement.

11. TERMINATION - This Agreement may be terminated by timely mutual written consent by PARTIES, and CITY/COUNTY's failure to comply with the provisions of this Agreement may be grounds for a Notice of Termination by STATE.

12. TERM OF AGREEMENT -This Agreement shall become effective on the date first shown on its face sheet and shall remain in full force and effect until amended or terminated at any time upon mutual consent of the PARTIES or until terminated by STATE for cause.

PARTIES are empowered by Streets and Highways Code Section 114 & 130 to enter into this Agreement and have delegated to the undersigned the authority to execute this Agreement on behalf of the respective agencies and covenants to have followed all the necessary legal requirements to validly execute this Agreement.

IN WITNESS WHEREOF, the PARTIES hereto have set their hands and seals the day and year first above written.

THE CITY/COUNTY OF

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

By: _____
Mayor/Chairmen

TONY TAVARES
Director of Transportation

Initiated and Approved

By: _____
City/County Manager

By: _____
Deputy District Director Division
of Maintenance District 7

ATTEST:

By: _____
City/County Clerk

8

By: _____
City/County Attorney

EXHIBIT A

(Plan map identifying the applicable STATE Routes (Freeway proper) and
CITY/COUNTY road(s) and facilities)

EXHIBIT B – LETTER OF CERTIFICATE OF CITY/COUNTY STATEMENT OF SELF INSURANCE

Insert (CT District) addressee information _____ 20__
ATTN: (name of CT representative)

City/County _____
Department of Finance

RE: Statement of Self Insurance for _____ Related to _____
Maintenance Agreement with State of California Department of
Transportation ("STATE") for the _____ along Highway _____ at

Dear _____

The purpose of this letter is to certify that the CITY/COUNTY is self-insured and self-funded covering third-party claims arising out of its general operations (for example, commercial general liability and automobile liability insurance). Further the CITY/COUNTY is self-insured covering workers' compensation claims and has received the consent of the State Department of Industrial Relations to do so.

Each fiscal year, as a part of its budgetary process, the CITY/COUNTY appropriates funds specifically to satisfy valid third-party claims and workers' compensation claims, which may be brought against the CITY/COUNTY.

The CITY/COUNTY certifies its self-insured, general liability coverage for bodily injury liability and property damage liability, meets the required coverage amounts in section 10.1 (INSURANCE) of the Maintenance Agreement, specifically general liability insurance, coverage of bodily injury liability and property damage liability in an amount of \$1 million per occurrence and \$2 million in aggregate and \$5 million in excess. The CITY/COUNTY further represents that regarding any claims made in connection with the Maintenance Agreement by the STATE, the STATE will be first-in-line regarding the reserved, self-insured amounts.

If you need any additional information regarding this letter, please direct those inquires through my office.

Sincerely,

FINANCE MANAGER

ASSIGNMENT AND ASSUMPTION AGREEMENT

This Assignment and Assumption Agreement (“Agreement”) is made and entered into as of August 12, 2021, by and between the County of Ventura (“County”) and Taylor Megdal (“Permittee”).

RECITALS

WHEREAS, on August 20, 2018, County approved Planned Development Permit Case No. 17-0065 (“Permit”) authorizing Permittee to demolish an existing coffee and bakery shop, and to construct and operate a new Class II eating establishment at 11534 North Ventura Avenue/State Route 33 in unincorporated Ventura County (“Project”);

WHEREAS, the Permit was approved subject to conditions of approval, including condition number 20 that requires Permittee, at his sole expense, to among other things, install and maintain new landscaping adjacent to the public sidewalk in the California Department of Transportation’s (“Caltrans”) right of way for Ventura Avenue/State Route 33. A true and correct copy of the Permit’s conditions of approval are attached as Exhibit A hereto and incorporated herein by this reference. Caltrans has informed County and Permittee that this landscaping cannot be installed and maintained in the right of way unless and until the County itself enters into a landscape maintenance agreement with the Caltrans in the form attached as Exhibit B hereto and incorporated herein by this reference (“CalTrans Landscape Agreement”);

WHEREAS, in order to implement the aforementioned Permit condition of approval pursuant to which Permittee is solely responsible for the installation and maintenance of said landscaping and improvements, Permittee wishes to assume all duties and obligations of County under the Caltrans Landscape Agreement, and County wishes to assign all such duties and obligations to Permittee; and

WHEREAS, on July 28, 2020, County Board of Supervisors authorized the Director of the County Resource Management Agency or designee to execute this Agreement on behalf of County;

NOW THEREFORE, in consideration of the foregoing recitals which by this reference are incorporated herein, the County and the Permittee agree as follows:

AGREEMENT

1. **Assignment by County.** County hereby conveys, assigns and transfers to Permittee all of County’s right, title and interest in and obligations, duties and responsibilities under the CalTrans Landscaping Agreement.

2. **Acceptance and Assumption by Permittee.** Permittee hereby accepts the assignment of County's right, title and interest in and obligations, duties and responsibilities under the CalTrans Landscape Agreement, and shall be bound by all of the terms and conditions of the CalTrans Landscape Agreement in County's place and stead. Permittee assumes and shall faithfully perform in County's stead, as and when due, any and all obligations and responsibilities of County under the CalTrans Landscape Agreement and pursuant to the terms and conditions thereof. All activities and work subject of this Agreement and the CalTrans Landscape Agreement shall be performed at the sole expense and risk of Permittee. Permittee agrees to defend, indemnify and save harmless County, including all of its boards, agencies, departments, officers, employees, agents and volunteers, against any and all third party claims, lawsuits (whether against Permittee, County or others) judgments, fines, debts, demands and liability (including, without limitation, reasonable attorneys fees), including those arising from injuries or death of persons and for damages to property, arising directly or indirectly out of the construction, operation and maintenance of the landscaping and other improvements subject of this Agreement and the CalTrans Landscape Agreement, save and except claims or litigation arising through the sole negligence or wrongdoing and/or sole willful misconduct of County.

3. **General Provisions.**

a. **Notices.** Any notices required to be given under this Agreement shall be in writing and may be personally delivered, sent by nationally recognized overnight courier or sent by registered or certified mail, postage prepaid, return receipt requested and shall be effective upon receipt at the appropriate address. Any notice given to County or Permittee shall be sent to the respective address set forth below, or to such other address as such party may designate for service of notice.

County of Ventura
Planning Division
Commercial & Industrial Planning Manager
800 South Victoria Avenue
Ventura, CA 93009

Permittee
Taylor Megdal
The Megdal Companies, Inc.
252 South Beverly Drive, Suite C
Beverly Hills, CA 90212

b. **Termination.** County may terminate this Agreement for any reason upon provision of 30 days written notice to Permittee.

c. **Governing Law.** This Agreement is governed by the laws of the State of California and the venue for any dispute resolution proceeding shall be in Ventura County.

d. **Construction and Interpretation.** This Agreement contains the entire understanding between the parties regarding the subject matter hereof. No party has been induced to enter into this Agreement by, nor is any party relying on, any representation or warrant outside those expressly set forth in this Agreement. Any amendment to this Agreement shall not be valid or binding unless in writing and signed by each of the parties hereto.

e. **Counterparts.** This Agreement may be executed in one or more counterparts (including multiple signature pages), all of which shall be deemed to be one instrument. True and correct copies may be used in lieu of the original.

IN WITNESS WHEREOF, County and Permittee have executed this Agreement as of the date set forth above.

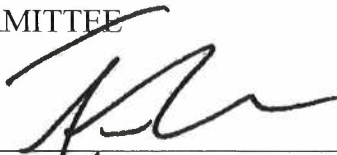
COUNTY OF VENTURA

By: _____



Dave Ward, Director
Planning Division

PERMITTEE



Taylor Megdal

Policy Number	Policy Name	Policy Language	Consistency Analysis
COS-1.12	Discretionary Development and Landscaping	The County shall require landscaping associated with discretionary development, or subject to the California Water Efficient Landscape Ordinance (WELO), to be water-efficient and include native, pollinator-friendly plants consistent with WELO guidelines, as applicable. The planting of invasive and watch list plants as inventoried by the California Invasive Plant Council shall be prohibited, unless planted as a commercial agricultural crop or grown as commercial nursery stock.	Los Angeles Avenue/State Route 118 is an eligible County scenic highway. Planning staff reviewed the conceptual landscape and irrigation plans provided by the applicant to determine whether the plans comply with County landscaping standards and whether the visual character of scenic resources are protected. The existing project site does not include landscaping that softens or screens of the parking area, work yard, or buildings. Nevertheless, the applicant would install new landscaping along the front of the property to soften and partially screen the views of the project’s parking areas, open storage yards, and buildings from Los Angeles Avenue/SR 118. The landscaping would include native, pollinator-friendly plant species and the irrigation system would be subject to WELO. Invasive and watch list plants are excluded from the landscaping plans. When the new landscaping is installed, Planning staff will inspect and monitor the new landscaping and the new irrigation system to ensure it complies with County landscaping and irrigation standards and partially screens views of the proposed project from Los Angeles Avenue/State Route 118. The applicant would be responsible for maintaining the landscaping and irrigation for the life of the permit (Condition 19).
COS-3.1	Scenic Roadways	The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.	
LU-1.1	Saticoy Area Plan Land Use Policy	Discretionary development shall be designed to conserve water used for landscaping by implementing the requirements of the Ventura County Landscape Design Criteria, as amended. Water conservation techniques include, but are not limited to the following: a. Replace lawns with drought-tolerant ground cover or other drought-tolerant plants; b. Utilize drought-tolerant trees or plants mixed with hardscapes for areas that require landscaping and, when feasible, use native plants;	

**County of Ventura
 Planning Director Hearing
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 Exhibit 5 - General Plan &
 Area Plan Consistency Analysis**

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		<p>c. Install irrigation systems designed to use the minimum amount of water necessary to maintain landscapes; and, d. Use recycled or “gray” water for landscaping.</p>	<p>In addition, the proposed project design includes new fencing with screening material that would reduce the visibility of the existing storage and operation yard.</p> <p>Therefore, the proposed project is consistent with these policies.</p>
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.	<p>The project site is developed with impervious surfaces and has been highly disturbed for several decades. According to the RMA-GIS Viewer, the site is not located within an archaeologically sensitive area. Also, according to the RMA-GIS Viewer, the site is within an area considered to be of undetermined paleontological importance. The Planning Division would apply conditions that if any archaeological or paleontological resources would be found during construction activities (Conditions 27 and 28), such resources would be preserved and the proper disposition of such resources would be determined by qualified experts and the Planning Director. The existing 1,100 sq. ft. office and showroom building is less than 50 years old. The site is within the boundary of the Saticoy Area Plan. The Saticoy Area Plan (Appendix C, Figure C.1.) does not identify the project site as a Cultural Heritage Site. The proposed project does not involve an expansion of the operations outside of their existing boundaries. No evidence exists that the proposed project would have any adverse</p>
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.	
COS-4.7	Cultural Heritage Board Review	Prior to environmental review of discretionary development projects, the County shall initiate a records search request with the South Central Coastal Information Center and coordinate with the Cultural Heritage Board to identify sites of potential archaeological, historical, tribal cultural and paleontological significance, to ensure that all known resources have been properly identified. Should a site of archaeological, tribal, architectural, or historical significance be identified, the County shall provide an opportunity for the Cultural Heritage Board to include recommendations specific to the discretionary project and identified resource(s). If it is determined during the review that a site has	

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		<p>potential archaeological, tribal, architectural, or historical significance, information shall be provided to the County Cultural Heritage Board for evaluation. Recommendations identified by the Cultural Heritage Board shall be provided to the appropriate decision-making body.</p>	<p>effects on cultural, historical, paleontological, and/or archaeological resources.</p> <p>Therefore, the proposed project is consistent with these policies.</p>
CTM-1.3	County Level of Service (LOS) Standards	<p>The County shall maintain LOS standards for use as part of the County's transportation planning including the traffic impact mitigation fee program, and the County's review and consideration of proposed land use legislation and discretionary development. For purposes of County transportation planning and review and consideration of proposed land use legislation and discretionary development, the County shall use the following minimum acceptable Level of Service (LOS) for road segment and intersection design standards within the Regional Road Network and all other County-maintained roadways:</p> <ul style="list-style-type: none"> a. LOS-'C' for all Federal functional classification of Minor Collector (MNC) and Local roadways (L); and b. LOS-'D' for all Federal functional classifications except MNC and L, and Federal and State highways in the unincorporated area, except as otherwise provided in subparagraph (c and d); c. LOS-'E' for State Route 33 between the northerly end of the Ojai Freeway and the city of Ojai, Santa Rosa Road, Moorpark Road north of Santa Rosa Road, State Route 34 north of the city of Camarillo, and State Route 118 between Santa Clara Avenue and the city of Moorpark; d. LOS 'F' for Wendy Drive between Borchard Drive to Lois Avenue; and e. The LOS prescribed by the applicable city for all federal highways, state highways, city thoroughfares and city-maintained local roads located within that city, if the city has formally adopted and is implementing a General Plan policy, 	<p>According to Figure 4.1 of the 2040 General Plan, the standard for Los Angeles Avenue/State Route (SR 118) in the area of the project site is LOS E which is considered an acceptable LOS. The project site is outside of the SR 118 Traffic Impact Area. The Ventura County Public Works Agency – Roads & Transportation Department evaluated the proposed project’s potential for increased average daily trips on local roads. The Roads & Transportation Department determined that the proposed replacement office-showroom building would generate 18 additional average daily trips (using 11th Edition Institute of Transportation Engineers Land Use 140 for Manufacturing Trip Generation rate of 4.5 trips per thousand square feet). No evidence was provided by the Roads & Transportation Department that the proposed development would cause local roads to function below an acceptable LOS. The Roads & Transportation Department determined that the proposed project’s impact on local roads would be less than significant. Also, the Roads & Transportation Department will collect a Traffic Impact Mitigation Fee from the applicant to</p>

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		<p>ordinance, or a reciprocal agreement with the County regarding development in the city that is intended to improve the LOS of County-maintained local roads and federal and state highways located within the unincorporated area of the county.</p> <p>f. At any intersection between two or more roads, each of which has a prescribed minimum acceptable LOS, the lower LOS of the roads shall be the minimum acceptable LOS for that intersection.</p>	<p>address the cumulative impacts of traffic from the proposed development on the Regional Road Network.</p> <p>Regarding Vehicle Miles Traveled (VMT), the Roads & Transportation Department determined that the proposed project would not result in adverse traffic impacts to County roads because the proposed project is located in an Industrial Land Use within a low VMT generating area and it incorporates similar features to the existing land use within the area. The proposed development would also include required amenities (i.e., pedestrian access, fencing and landscape).</p>
CTM-1.4	Level of Service (LOS) Evaluation	<p>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:</p> <p>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;</p> <p>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</p> <p>c. Could cause future roads planned for addition to the Regional Road Network or County maintained roadways to function below an acceptable LOS.</p> <p>d. The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.</p>	<p>Therefore, the proposed project is consistent with these policies.</p>
CTM-1.7	Pro Rata Share of Improvements	<p>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.</p>	

Policy Number	Policy Name	Policy Language	Consistency Analysis
RES-1.1	Saticoy Area Plan Resource Policy	Discretionary development should be designed to reduce vehicle miles traveled by: a. Providing a mixture of residential/commercial or industrial/commercial uses; and, b. Incorporating multimodal connections and amenities.	
CTM-2.28	Emergency Access	The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by project basis to guarantee continued emergency service operations and service levels.	The Ventura County Fire Protection District (VCFPD) reviewed the proposed project and determined that the proposed project will not present any unusual hazards due to emergency access. The existing access driveways to Los Angeles Avenue/State Route 118 are adequate to provide emergency vehicular access to, and evacuation from, the project site, in the event of an emergency. Therefore, the proposed project will be consistent with this policy.
HAZ-10.14	Fugitive Dust Best Management Practices	The County shall ensure that discretionary development which will generate fugitive dust emissions during construction activities will, to the extent feasible, incorporate appropriate BMPs to reduce emissions to be less than applicable thresholds.	The Ventura County Air Pollution Control District (APCD) evaluated the proposed project's potential for air quality impacts. The APCD determined that the proposed project's regional air quality impacts would be less than significant because project-generated emissions would not exceed the APCD's recommended thresholds of 25 lbs./day for reactive organic compounds and nitrogen oxides. The proposed project is not expected to generate significant
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.	

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RES-1.2	Saticoy Area Plan Resource Policy	Fugitive dust and particulates shall be minimized during construction through compliance with all Ventura County Air Pollution Control District rules and regulations including, but not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).	<p>local air quality impacts (dust, odors, carbon monoxide, and toxics) because the APCD has imposed specific project conditions related to ensuring public health and comfort, controlling fugitive dust and particulate matter during construction activities, and ensuring that all asbestos containing material from the structures to be demolished are removed in accordance with APCD rules. The APCD determined that the proposed project’s total greenhouse gas emissions would be well below the APCD’s recognized thresholds of significance of 10,000 and 3,000 metric tons carbon dioxide equivalent per year.</p> <p>In addition, the APCD determined that the proposed project would not conflict or obstruct with implementation of the most recent AQMP adopted.</p> <p>Therefore, the proposed project is consistent with these policies.</p>
HAZ-2.6	Recordation of a Notice of Dam Inundation Hazard	The County shall require the recordation of a Notice of Dam Inundation Hazard with the County Recorder for new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. Evidence of a federally held flowage easement can be used as well.	According to the RMA-GIS Viewer, the proposed project site is located within an area subject to flooding from a dam breach. The Planning Division has included a condition requiring the applicant to record a Notice of Dam Inundation Hazard with the County Recorder to inform existing and future owners of the subject property that the site is subject to flooding from a dam breach (Condition 30).

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			Therefore, the proposed project is consistent with this 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.	The proposed project involves the construction of an office and showroom building and two small temporary office structures that will be used for human occupancy. According to the Resource Management Agency—Geographic Information System Viewer, the proposed development is not located within an Earthquake Fault Hazard Zone. The County Geologist from the Ventura County Public Works Agency—Land Development Services Division reviewed the geotechnical report provided by the applicant. The County geologist determined that while the site is located within a liquefaction zone, there is no significant liquefaction potential. The proposed structures will be subject to the Ventura County Building Code, which includes requirements to reduce the risk of and mitigate against collapse from ground shaking.
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.	Therefore, the proposed project is consistent with these policies.
HAZ-4.5	Soil Erosion and Pollution Prevention	The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.	The proposed project site is located approximately 800 feet north of, and would not have a direct connection to, the Santa Clara

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			<p>River (a Watershed Protection jurisdictional redline channel). The proposed development includes grading activities and a proposed stormwater detention basin to mitigate an increase in runoff due to added impervious area. The proposed project will be subject to the requirements of the Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, and national and state standards. Detention facilities will be provided such that the stormwater discharge flow rates from the project site after new development do not exceed existing development or pre-development discharge rates. The Public Works Agency—Land Development Services Division and Watershed Protection District staff determined that the proposed project design subject to the above-mentioned requirements would mitigate potential impacts to flood control facilities and watercourses to less than significant levels.</p> <p>The proposed project is subject to the construction and post-construction requirements for surface water quality and stormwater runoff of the Los Angeles Regional Water Quality Control Board National Pollution Discharge Elimination System Municipal Stormwater Permit, No. CAS004002. The applicant will be required to implement</p>

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			<p>construction best management practices (BMPs) that include erosion and sediment control measures during all ground disturbing activities. In addition, the project design would include post-construction BMPs ensuring stormwater runoff is treated during the operations of the project. Watershed Protection—County Stormwater Program determined that the proposed project would not individually or cumulatively degrade the quality of surface water and that potential water quality impacts are deemed to be less than significant.</p> <p>Therefore, the proposed project is consistent with this policy.</p>
HAZ-5.2	Hazardous Materials and Waste Management Facilities	The County shall require discretionary development involving facilities and operations which may potentially utilize, store, and/or generate hazardous materials and/or wastes be located in areas that would not expose the public to a significant risk of injury, loss of life, or property damage and would not disproportionately impact Designated Disadvantaged Communities.	<p>The fence manufacturing and sales operation has operated in its current location for several decades. According to the Resource Management Agency—Environmental Health Division (EHD), the proposed project involves the continued use and storage of hazardous materials such as acetylene, paint, cement, and propane typically associated with fence production. EHD reviewed the proposed project to assess the risks associated with the continued use and storage of hazardous materials. The applicant maintains an active permit to operate (permit number (FA0005861) issued by the EHD/Certified Unified Program Agency. The applicant renews their Hazardous</p>
HAZ-5.8	Siting Criteria for Hazardous Waste Generators	The County shall require commercial or industrial uses which generate, store, or handle hazardous waste and/or hazardous materials to locate, operate, and maintain hazardous waste and/or hazardous materials in a manner that does not endanger public health and safety and is located based on objective criteria that do not disproportionately impact Designated Disadvantaged Communities.	

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			<p>Materials Business Plan annually for reportable hazardous materials. The applicant is required to comply with local and state requirements for the proper storage, handling, and disposal of hazardous materials. The applicant's compliance with applicable state and local regulations will reduce potential project specific hazardous materials impacts to less-than-significant levels.</p> <p>EHD states that the fence production operation currently does not generate hazardous wastes which require an EHD/Certified Unified Program Agency permit. Nevertheless, the applicant has obtained an EPA ID number (CAL000207668) issued by the California Department of Toxic Substances Control. No project specific or cumulative impacts related to hazardous waste are expected.</p> <p>The proposed project includes the addition of separate accessible temporary restroom/portable toilets during the construction phase of the project. EHD staff would ensure that chemical pumper truck companies are under permit and that septage from portable toilets is properly disposed of at an approved septage disposal site.</p> <p>The applicant's compliance with, and EHD's monitoring and enforcement of applicable state</p>

Policy Number	Policy Name	Policy Language	Consistency Analysis
			<p>and local regulations would avoid exposing the public to a significant risk of injury, loss of life, or property damage, and would not disproportionately impact a Designated Disadvantaged Community.</p> <p>Therefore, the proposed project is consistent with these policies.</p>
HAZ-9.2	Noise Compatibility Standards	<p>The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:</p> <p>...</p> <p>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:</p> <p>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.;</p> <p>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</p> <p>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.</p> <p>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).</p>	<p>The existing fence and gate manufacturing and sales operation has functioned on the subject property for several decades and, therefore, is not a new noise generator. According to the Background Report for the Ventura County General Plan (September 2020, Table 11-8), the subject property and contiguous properties are located in an area where the existing ambient noise levels are relatively high (70 CNEL/dBA) due to the high volume of existing traffic from Los Angeles/SR 118. While the proposed replacement office-showroom building would be larger than the existing office-showroom building, the operating noise of the activities within the replacement building would be contained inside of the building. In addition, the applicant does not plan to increase the overall operations of the fence and gate manufacturing business or the number of employees.</p> <p>The project site is located within an industrial zone and is surrounded by industrially zoned</p>

Policy Number	Policy Name	Policy Language	Consistency Analysis
			<p>properties and industrial and commercial uses. There are no known noise-sensitive uses (i.e., dwellings, schools, hospitals, libraries, churches) within 500 feet of the project site. Any noise from the existing fence and gate manufacturing operation and proposed structures is considered compatible with the surrounding industrial and commercial uses.</p> <p>During the construction phase of the project, some noise is expected to be generated. However, the construction phase would be temporary. Also, construction noise-generating activities would be limited to daytime and early evening hours. The applicant would be required to limit noise-generating construction and ground disturbance activities to specific hours (i.e., 7:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 7:00 p.m., Saturday, Sunday, and local holidays).</p> <p>Therefore, the proposed project is consistent with this policy.</p>

Policy Number	Policy Name	Policy Language	Consistency Analysis
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.	The proposed project requires the granting of a Planned Development Permit by the Planning Director. The existing project site is located within the Saticoy Area Plan (but outside of Old Town Saticoy) and within the M2 industrial zone and is surrounded by properties located within industrial zones (M1, M2, and M3). The adjacent properties include commercial and industrial operations and government (Ventura County) facilities. The surrounding physical character is one of functional commercial and industrial building design (some buildings reaching two stories in height), parking lots, roads, and one empty lot. The design of the proposed replacement office and showroom building would include natural colors, masonry veneer facing treatment, metal ribbed siding, and glass compliant with Ventura County Non-Coastal Zoning Ordinance (NCZO) standards and compatible with the neighboring buildings. The remaining proposed buildings would not be visible from Los Angeles Avenue/SR 118. The applicant intends to install new landscape plants and trees compliant with the NCZO so that visibility of the project site from Los Angeles Avenue/SR 118 would be reduced. The existing pole sign with the company's name would be replaced by a ground-mounted monument sign not exceeding three feet in height. The applicant would provide a new walkway on the project site that connects to
ED-13.3	Discretionary Review of Industrial Development	The County shall subject industrial development to either a Planned Development Permit or Conditional Use Permit to assure compatibility with neighboring uses. Such review shall give careful attention to aesthetics, landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, operating hours, fencing, and mitigation of nuisance factors.	

Policy Number	Policy Name	Policy Language	Consistency Analysis
			<p>the existing public sidewalk along Los Angeles Avenue/SR 118. The applicant has provided adequate and compliant parking for the proposed project.</p> <p>The applicant would connect the proposed project to Los Angeles Avenue, existing drainage facilities, the existing sewer facility, existing power and communication facilities, and other applicable existing infrastructure and be subject to the applicable fees for making these connections.</p> <p>Therefore, the proposed project is consistent with these policies.</p>
LU-17.2	Siting of Uses	<p>Within designated disadvantaged communities, the County shall consider environmental justice issues as they relate to potential health impacts associated with land use decisions to reduce the adverse health effects of hazardous materials, industrial activities, and other uses that may negatively impact health or quality of life for affected county residents.</p>	<p>The fence manufacturing and sales operation has been operating in its current location for several decades. While the applicant proposes a replacement office and sales building, a trash enclosure and attached rooms for electrical and storage, and additional landscaping, the applicant does not propose any expansion in the scale or scope of manufacturing at the site.</p>
LU-17.4	New Incompatible Land Uses	<p>The County shall not approve new discretionary projects within or in the immediate vicinity of existing residential areas, especially designated disadvantaged communities, introducing a new incompatible land use that could have substantial adverse health impacts on an area’s residents.</p>	<p>As mentioned above, the existing project site is located within an industrial zone and surrounded by industrial zones and uses. There are no known residential dwellings or other sensitive uses (e.g., hospitals, schools, etc.) within 500 feet of the project site. As mentioned above, the current and future business operations are subject to the permit</p>

Policy Number	Policy Name	Policy Language	Consistency Analysis
			<p>requirements of the Ventura County EHD and the California Department of Toxic Substances Control which ensure the proper storage, handling, and disposal of hazardous materials and wastes on site. EHD stated that there would be no significant public health impacts from the proposed project. EHD and California Department of Toxic Substances Control will continue regulating the facility to ensure compliance with hazardous materials and waste requirements that reduce or eliminate health risks.</p> <p>Therefore, the proposed project is consistent with these policies.</p>
LU-18.4	Variety of Public Communication Methods	<p>Within designated disadvantaged communities, the County shall continue to share public information across a variety of media, technological, and traditional platforms, and languages based on the demographics of the community.</p>	<p>The project site is located within a designated disadvantaged community. Planning staff presented a PowerPoint presentation about the proposed project at the Saticoy Municipal Advisory Council meeting on April 1, 2024, at the José Flores Community Center in Saticoy (11168 Violeta Street). Community members and Council members were provided the opportunity to comment and advise about the project. Council members voted unanimously to recommended approval of the proposed project. Postcards providing notice of the Planning Director hearing were sent to property owners within 1,100 feet of the project site. These notices were provided in English and Spanish. The Spanish version included contact</p>

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			<p>information for Planning Division Spanish-speaking staff who could provide information on the project or instructions on how to participate in the Planning Division hearing, including the option to request interpretive services for the hearing.</p> <p>Therefore, the proposed project is consistent with this policy.</p>
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.	As mentioned above, the applicant would connect the proposed project to Los Angeles Avenue, existing drainage facilities, the existing sewer facility, existing power and communication facilities, and other applicable existing infrastructure and be subject to the applicable fees for making these connections.
PFS-3.2	Fair Share of Improvement Costs	The County shall require development to pay its fair share of community improvement costs through impact fees, assessment districts, and other mechanisms.	Therefore, the proposed project is consistent with this policy.
PFS-4.1	Wastewater Connections Requirement	The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.	<p>The project site is currently connected to an existing off-site wastewater collection and treatment facility under the authority of the Saticoy Sanitary District. The proposed development will also be connected to the existing wastewater facility. The proposed project will not utilize an on-site wastewater treatment system.</p> <p>Therefore, the proposed project is consistent with this policy.</p>

Policy Number	Policy Name	Policy Language	Consistency Analysis
PFS-11.4	Emergency Vehicles Access	The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.	<p>The existing project site has a southern access driveway to Los Angeles Avenue/State Route 118 and a second northern access driveway to Riverbank Drive. The VCFPD reviewed the proposed project and stated that roads are in full compliance with the County Public Road Standards and/or VCFPD Private Road Guidelines. The project site is within one mile of the City of Ventura Fire Station No. 6. Ventura Water will continue to provide water service to the project site. A new water meter for fire protection would be required for the proposed project. All proposed structures must be provided with an automatic fire sprinkler system in accordance with current VCFPD Ordinance at time of building permit application. The applicant must verify that the water purveyor can provide the required volume and duration at the project site pursuant to VCFPD requirements prior to obtaining building permits.</p> <p>Therefore, the project is consistent with these policies.</p> <p>As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available</p>
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.	
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.	
PFS-Q	Adequate Fire Flow – New Development	The County shall continue to review all new development to ensure that an adequate level of water for fire flow and fire protection can be provided.	
HAZ-1.2	Saticoy Area Plan Hazards Policy	New discretionary development shall only be approved upon demonstration that adequate tactical access and fire flow are available as determined by the VCFPD.	
PFS-5.3	Solid Waste Capacity	The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development.	

Policy Number	Policy Name	Policy Language	Consistency Analysis
PFS-5.9	Waste Reduction Practices for Discretionary Development	The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.	<p>for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC, the proposed project will have less than a significant project-specific impacts upon Ventura County's solid waste disposal capacity.</p> <p>In addition, the proposed project is subject to the requirements of the Ventura County Public Works—Integrated Waste Management Division that require the diversion of project-generated recyclable materials and organic waste from local landfills through recycling, reuse, and/or salvage during demolition, construction, and regular operations.</p> <p>Therefore, the proposed project is consistent with these policies.</p>
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.	The Ventura County Public Works Agency—Watershed Protection Planning & Permits Division determined that the proposed project site is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of moderate flood hazard (Zone X shaded). Watershed Protection Planning & Permits Division would require the applicant to obtain a flood zone clearance. With the applicant's satisfaction of this condition requirement, the proposed development would be less than significant for hydraulic hazards - FEMA.

Policy Number	Policy Name	Policy Language	Consistency Analysis
			<p>As mentioned above, the proposed development was reviewed by the Ventura County Public Works Agency—Land Development Services and the Watershed Protection District for potential impacts to flood control and drainage facilities. The proposed project site is located approximately 800 feet north of, and would not have a direct connection to, the Santa Clara River (a Watershed Protection jurisdictional redline channel). The proposed project will be subject to the requirements of the Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, and national and state standards. The applicant will provide detention facilities such that the stormwater discharge flow rates from the proposed project site do not exceed existing development or pre-development discharge rates. The Public Works Agency—Land Development Services Division and Watershed Protection District staff determined that the proposed project design subject to the above-mentioned requirements would mitigate potential impacts to flood control facilities and watercourses to less than significant levels.</p> <p>Therefore, the proposed project is consistent with this policy.</p>
PFS-U	Review Future Projects for	Future discretionary projects shall be reviewed by the County Sheriff's Department to determine whether the project includes adequate security	Existing and proposed project security measures include:

Policy Number	Policy Name	Policy Language	Consistency Analysis
	Incorporation of Law Enforcement Security Measures	measures and access so as not to exacerbate the need for new law enforcement/emergency services. Security measures considered adequate include but are not limited to: nighttime security lighting; cameras; alarms; fencing; window and door locks; private security patrols or special event security assistance; treatment of vulnerable surfaces with community supported murals (e.g. endorsed via petition by neighbors), anti-graffiti coating, or landscaping; removal of graffiti within a specified time period and/or other design measure to create defensible space.	<ul style="list-style-type: none"> • Existing storage yard security cameras and proposed security cameras on the new replacement office and showroom building • The proposed replacement office and showroom building will include an alarm system • The applicant also proposes bollard lights at the new walkways and downward directed flood lighting at the yard for security • A new eight feet tall metal fence and gate with access controls (including Knox access) are proposed <p>On-site driveways would provide access to Los Angeles Avenue and Riverbank Drive.</p> <p>The Ventura County Sheriff’s Office reviewed and analyzed the proposed project’s security measures and means of access. The Sheriff’s Office determined that the security measures were appropriate and had no other recommendations for the proposed project.</p> <p>Therefore, the proposed project is consistent with this policy.</p>
WR-1.11	Adequate Water for	The County shall require all discretionary development to demonstrate an adequate long-term supply of water.	The project site currently receives water service from the City of Ventura (Ventura Water) which

Policy Number	Policy Name	Policy Language	Consistency Analysis
	Discretionary Development		is considered to be a long-term supply of water by the Ventura County Watershed Protection—
PF-1.1	Saticoy Area Plan Public Facilities Policy	Discretionary development shall be served by a publicly accountable water supplier.	<p>Water Resources Division. The proposed development will require a new water meter from Ventura Water for fire protection purposes. The County has applied a condition of approval to the requested Planned Development Permit requiring the applicant to obtain a new Water Service Agreement-Out of Agency Service Agreement from Ventura Water prior to construction of the new development. The County will also require approval of the Water Service Agreement-Out of Agency Service Agreement by the Ventura County Local Agency Formation Commission.</p> <p>The Water Resources Division did not identify any adverse impacts from the proposed project to underlying groundwater basins or subbasins. Local surface water would not be used for the proposed project. The Water Resources Division stated that the proposed project would not, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the quantity of water supply.</p> <p>Therefore, the proposed project is consistent with this policy.</p>

Policy Number	Policy Name	Policy Language	Consistency Analysis
WR-1.12	Water Quality Protection for Discretionary Development	The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.	As mentioned above, the proposed project site is located approximately 800 feet north of, and would not have a direct connection to, the Santa Clara River (a Watershed Protection jurisdictional redline channel). The proposed development was reviewed by the Watershed Protection—County Stormwater Program for potential impacts to surface water quality and stormwater runoff. The proposed project is subject to the construction and post-construction requirements for surface water quality and stormwater runoff of the Los Angeles Regional Water Quality Control Board National Pollution Discharge Elimination System Municipal Stormwater Permit, No. CAS004002. The applicant will be required to implement construction best management practices (BMPs) that include erosion and sediment control measures during all ground disturbing activities. In addition, the project design would include post-construction BMPs ensuring stormwater runoff is treated during the operations of the project. Watershed Protection—County Stormwater Program determined that the proposed project would not individually or cumulatively degrade the quality of surface water and that potential water quality impacts are deemed to be less than significant. In addition, the proposed project would be connected to a public sewer system (the Saticoy Sanitary District) and would
WR-1.2	Watershed Planning	The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.	
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.	
PF-2.3	Saticoy Area Plan Public Facilities Policy	Discretionary development shall be designed to adequately protect groundwater quality as determined by the Watershed Protection District.	

Policy Number	Policy Name	Policy Language	Consistency Analysis
			<p>not utilize an on-site wastewater treatment system (i.e., septic system). Neither the EHD nor the Water Resources Division identified any adverse impacts to groundwater quality.</p> <p>Therefore, the proposed project is consistent with these policies.</p>
WR-3.2	Water Use Efficiency for Discretionary Development	<p>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.</p>	<p>As mentioned above, the applicant’s landscape and irrigation plans are subject to the California WELO requirements which will be enforced at the time of installation. Additional water conservation will be achieved because 50% of the landscape plants must be native pursuant to the NCZO. Also, the plumbing fixtures in the proposed replacement office and showroom building would be subject to the Ventura County Building Code which requires low-flow plumbing fixtures.</p>
PF-2.1	Saticoy Area Plan Public Facilities Policy	<p>Discretionary development shall be designed to protect water quality and maximize the use of water conservation measures through the use of techniques such as:</p> <ul style="list-style-type: none"> a. Water-conserving landscaping and irrigation systems (See LU-1.1); b. Low impact development practices; c. Runoff and stormwater capture for treatment and groundwater recharge; d. Use of dual flush toilets and other water-saving appliances; and/or, e. Installation of gray water systems. 	<p>Therefore, the proposed project is consistent with this policy.</p>
WR-3.3	Low-Impact Development	<p>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.</p>	<p>As mentioned above, the proposed project would include a stormwater detention basin system that would mitigate potential impacts to flood control facilities and watercourses to less than significant levels. The proposed project would also include construction and post-construction BMPs ensuring that stormwater is treated and controlled in a manner that does</p>

Policy Number	Policy Name	Policy Language	Consistency Analysis
			<p>not result in adverse impacts to surface water quality.</p> <p>Therefore, the proposed project is consistent with this policy.</p>
WR-F	Discretionary Development Review for Adequate Water and Wastewater	The County shall verify that all discretionary development proposals demonstrate an adequate long-term supply of water, adequate methods for sewage disposal, provide adequate drainage to avoid flooding, prevent erosion, and prevent contamination of local water.	<p>Based on the above information, it has been demonstrated that there is an adequate long-term supply of water and an adequate method for sewage disposal for the proposed project. Also, the proposed project would provide adequate drainage to avoid flooding, prevent erosion, and prevent the contamination of local water.</p> <p>Therefore, the proposed project is consistent with this policy.</p>



SATICOY MUNICIPAL ADVISORY COUNCIL

Serving the Unincorporated Area of Saticoy

Boundary Sections

*Wason Barranca, Brown Barranca, Aster Street, Campanula Avenue,
Rosal Lane, Los Angeles Avenue*

ADOPTED Summary of Minutes: April 1, 2024

**The approval by the Saticoy MAC Council took place in person at the
José Flores Community Center on **Monday, May 6, 2024****

Monday, April 1, 2024, at 6:00 PM

José Flores Community Center, 11168 Violeta Street

Persons who require accommodation for any audio, visual, or other disability to review an agenda, or to participate in a meeting of the Saticoy Municipal Advisory Council, per the American Disabilities Act (ADA), may obtain assistance by requesting such accommodation in writing addressed to County Supervisor Matt LaVere at 800 S. Victoria Avenue # L1900, Ventura, CA 93009-1740 or by calling (805) 654- 2703. Any accommodation requests should be made at least *48 hours* before the meeting for which assistance is requested.

YOU MAY PROVIDE PUBLIC COMMENT AT TIME OF THE MEETING OR SEND AN EMAIL to
SATICOYMAC@VENTURA.ORG.

YOU MAY PROVIDE PUBLIC COMMENT By 5:00 P.M. on the Day of the Meeting to Lourdes Solorzano
via
Phone: 1-(805)-654-2703 or Email: LOURDES.SOLORZANO@VENTURA.ORG.

PLEASE NOTE THE MEETING WILL BEGIN AT 6:00 PM

I. *Call to Order*

TIME called to order by Chair Sunner at 6:04 PM

II. *Roll Call*

Present

Chair – Sky Sunner

Members of the Council

Joshua Addison

Laura Dunbar

Jacqueline Flores

Miguel Hernandez

Terri Hernandez

Alternate Member: Dan Feliz

Absent: Vice Chair

**County of Ventura
Planning Director Hearing
Case No. PL23-0026
Exhibit 6 - Saticoy MAC Minutes**

III. **Pledge of Allegiance**

Led by Council Member Josh Addison

IV. **Inspirational**

*Chair Sky Sunner invited the public and council members to share inspirational words. Alternate Councilmember Dan Feliz shared a couple of inspirational words to the audience, and Chair Sunner shared a quote: **The reward of our work is not what we get, but what we become**, Paulo Coelho (Brazilian Lyricist and novelist).*

V. **Approval of Draft Minutes of the Meeting Held Monday, March 11, 2024**

- 1. March 11, reviewed by council. No comments.*
- 2. Motion to approve minutes as written by Council Member Jacqueline Flores and. Seconded by Council Member Laura Dunbar.*
- 3. All in Favor, Motion Carried.*

VI. **Public Comments on Items Not on the Agenda**

- ❖ Sierra Dohr: Asked for the staff from County Supervisor LaVere's Office, District 1 to update the council quarterly on any progress and/or of any completed projects in Saticoy.*

VII. **Community/Government Reports and Announcements**

- 1. Beat Report from California Highway Patrol in Ventura County*
 - CHP Ventura Officers introduced themselves and stated they are part of a community effort and engagement program from CHP Ventura to ensure communication with constituencies in their jurisdictions in and around Ventura County. They reported on several efforts made by their colleagues to ensure traffic safety, reduce speeding, and address parking violations.*
 - For any non-emergency concerns regarding speeding, RV parking, and other traffic concerns or questions regarding any violations please contact CHP Ventura by email at 765_COPS@CHP.ca.gov or call their office at 805-662-2640. Additional information: Address: 4656 Valentine Road Ventura, CA 93003-5740 Hours: Monday - Thursday: 8:00 AM – 5:00 PM.*
- 2. Beat Report from County of Ventura Sheriff's Office*
 - Deputy Officer Ricardo Turrubiarres reported no increase in violations and thanked County Parks for the lighting at Saticoy Park, stating that it has helped with their patrol of the park and the reduction of suspicious activity.*
 - For non-emergency concerns regarding suspicious activity please contact Deputy Officer Ricardo Turrubiarres at 1-805-654-9154 or via email at Ricardo.Turrubiarres@ventura.org*

3. *Presentation by OPAC (Oxnard Performing Arts Center Nonprofit Corporation) on a Proposed "Fence-installation: Weekend Weaving Project" at the Saticoy Train Depot from Carolyn Merino Mullin, OPAC's Executive Director.*
 - *Carolyn Mullin, OPAC Executive Director gave a presentation regarding the proposal of a "Fence Installation" Art Project at the Saticoy Train Depot. The introduction of the project allowed the council to discuss further setting up a community workshop to decide on an art piece that the community would like to view. As proposed by Carolyn Mullin, the OPAC Executive Director, the council agreed that the train depot needs positive attention.*
 - *For more information on the Fence – Installation project or ways to participate in art activities at the OPAC please contact Carolyn Mullin at Caroly@TheOPAC.org or visit the OPAC website at www.TheOPAC.org*
4. *Presentation by the City of Ventura Active Transportation Plan and Ventura County Transportation Commission regarding the City of Ventura's Santa Paula Branch Line Trail "Rails with Trails."*
 - *Breanne Dunn and Eric Berg, lead consultants of the City of Ventura's Santa Paula Branch Line Trail "Rails with Trails" project presented the council with an update on the conceptual design near and around the Saticoy Train Depot. A community meeting is set for May at the Jose Flores Community Center. More details of the meeting and flyers in English and Spanish will be distributed throughout the neighborhood in the coming weeks.*
 - *For more information about the Santa Paula Branch Line Project in Saticoy please visit: <https://www.cityofventura.ca.gov/2584/Santa-Paula-Branch-Line> or contact Breanne Dunn at breanne@pc-ld.com*

VIII. Council Action Items

1. *Project PL24-0015 – Minor Modifications of Conditional Use Permit to Continue Operation of a Medical Waste Transfer Facility: Industrial (Ojai Area Plan) Located at 1607 Los Angeles Avenue, Suite H, Ventura CA 93004 (APN: 128-0-030-085). Presented by Resource Management Agency Commercial and Industrial Permitting Planner, Benjamin Reinert.*

Description: The Applicant is requesting a renewal of a Conditional Use Permit (CUP) for a medical waste transfer facility within an existing industrial building.

Resource Management Agency Commercial and Industrial Permitting Planner, Benjamin Reinert presented to the council as titled above of the CUP for the continual operation of a medical waste transfer facility located at 1607 Los Angeles Avenue, Suite H, Ventura Ca in the unincorporated area of Ventura County known as Saticoy.

- *The council reviewed the CUP process, and a public question was heard regarding flooding that did not apply to the project.*
- *The motion to approve the CUP for Project PL24-0015, as written after discussion by the council was motioned by Council Member Josh Addison and seconded by Alternate Council Member Dan Feliz.*
- *All in Favor, Motion Carried*

2. *Project PL23-0026 – Application for a Planned Development Permit for the continued operation of and new construction at the Fence Factory site located at 1606 Los Angeles Avenue, Ventura CA 93004, presented by Resource Management Agency Senior Planner, Charles Anthony.*

Resource Management Agency Senior Planner Charles Anthony presented Project PL23-0026 Planned Development Permit for the continued operation of and new construction at the Fence Factory located at 1606 Los Angeles Avenue in the unincorporated area of Ventura County known as Saticoy.

- *The council reviewed the Planned Development Permit for the continued operation of and new construction at the Fence Factory located at 1606 Los Angeles Avenue in the unincorporated area of Ventura County known as Saticoy. The new construction of the project was discussed by the council, and it was softly recommended that the Planning Director review the project with **landscape screening fencing** of the operation on the side of the site abutting an empty parcel on Los Angeles Avenue.*
- *The motion to approve the Planned Development Permit for the continued operation of and new construction at the Fence Factory Project PL23-0026, as written after discussion by the council was motioned by Alternate Council Member Dan Feliz and seconded by Council Member Terry Hernandez.*
- *All in Favor, Motion Carried*

IX. Future MAC Agenda Items and/or Events: *The chair will give an update on various items as shown below:*

1. *City of Ventura Clean Water Presentation: Representatives from the City of Ventura, and the County of Ventura*
 - *Chair Sunner updated the council on the progress of the process to increase water services to the community in Saticoy. The City of Ventura Council is scheduled to hear the item on April 23rd. An invitation to the council and audience was mentioned.*
 - *The weed abatement at the 3 parcels owned by the County and the Beautification event were mentioned. The weed abatement by Ventura County Public Works Agency will begin in April, and the Beautification Event by EJ Harrison is programmed for Saturday, August 3rd from 9 AM to 1 PM.*

X. Adjourn

The meeting was adjourned by Chair Sunner at 7:55 PM. Announcing to the public in attendance that the next meeting will be held Monday, May 6th in person at 6 PM at the Jose Flores Community Center.

-End

Zendejas, Daniela

From: Levi Hill <lhill@cityofventura.ca.gov>
Sent: Thursday, April 20, 2023 9:18 AM
To: Anthony, Chuck
Subject: RE: -EXT- Proposed office building project within City of Ventura Sphere of Influence (VC Planning Division Case No. PL23-0026)
Attachments: New_Project_Referral_Form_CaseNo_PL23-0026.pdf

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Hello Charles,

I've attached the form with the Planning fields completed. Nikhil in Ventura Water said that he's already completed their fields and returned the form to you. The assigned planner also provided some additional language below from City Plans pertaining to the area.

Thanks,
Levi

General Plan Designations

The property and project site area are located within the Saticoy Community and have a 2005 General Plan land use designation of Industry.

Saticoy Community

Includes the Telephone/Cachuma and Saticoy neighborhood centers and the Saticoy district. Developed originally as a rural town in the late 1800s, Saticoy has the full range of transect characteristics: from the Santa Clara river and the rural eastern edge, to its neighborhood centers, and a mix of housing types at various intensities. Its major civic uses are the Fritz Huntsinger Youth Sports Complex, Saticoy Regional Golf Course and the Saticoy neighborhood park.

2005 General Plan – Districts, Corridors, and Neighborhood Centers

Future uses should consider consistency with the following policies of the 2005 General Plan that pertain to the Saticoy Community and Saticoy District of the 2005 General Plan:

Districts

Districts consist of streets or areas emphasizing specific types of activities and exhibiting distinct characteristics. A neighborhood or parts of neighborhoods can form a district. A thoroughfare may also be a district, such as when a major shopping avenue runs between adjoining neighborhoods.

Saticoy District – A mix of homes, older industrial and agricultural operations, and the planned site for the County maintenance yard. The Saticoy Village Specific Plan governs a small portion of this area. A larger effort should ensure Saticoy's seamless connection with adjacent areas, including a greenspace and circulation plan.

General Plan Action 3.2: Enhance the appearance of districts, corridors and gateways (including views from highways) through controls on building placement, design elements, and signage.

**County of Ventura
Planning Director Hearing
Case No. PL23-0026
Exhibit 7 - Ventura Comments**

Saticoy & Wells Community Plan

The subject property is located within the Southeast Neighborhood of the Saticoy & Wells Community Plan. The Community Plan was adopted in 2009 as an amendment to the 2005 General Plan to efficiently coordinate new infill and existing development the Saticoy and Well communities. Six distinct, yet interconnected, walkable neighborhoods were created to provide direction at the neighborhood level. One major intent of the Plan is to extend bike and pedestrian trails and create street linkages where the circulation systems are presently disjointed. One principle of the Saticoy & Wells Community Plan is to create opportunities for people to live near transit and that the area around the depot in Old Town Saticoy should allow more density over the long-term.

In order to remain a viable industrial base for the City, the Community Plan recognizes the existing Industry designated lands should be preserved in order to continue to accommodate industrial uses, but the Plan also designates other land within the same area as residential in order to place housing next to possible future transit hubs. The Saticoy & Wells Community Plan describes the area that the proposed development is located as follows:

Southeast Neighborhood - The south-eastern neighborhood centers around historic Old Town Saticoy, which is located immediately north and south of the existing rail tracks. Several historic sites can be found here, including the Farmers & Merchants Bank, Walnut Growers Association Warehouse, and the Saticoy Bean Warehouse.

The existing development pattern of this area reveals its historic urbanism through a network of rectilinear streets that run north-south and east-west, generating a clear pattern of blocks that are typically 400 feet long and 300 feet wide with alleys delineating fronts and backs. This network of streets is made up of sporadic and discontinuous retail and commercial uses, and gradually dissolves into a disconnected block-street network with several dead-ends. However, the existing street network provides the opportunity to redevelop the grid pattern into a more urban environment.

Under this Plan, Old Town Saticoy is recognized as the historic town center for the area and as such, is intended to serve as the primary location for civic uses with office and retail uses for the entire Saticoy & Wells Plan Area and for eastern Ventura, allowing the communities to benefit from the concentration of existing commercial and industrial uses. In addition, proximity to Highway 126, Highway 118 (Wells Road), and the rail system provide excellent regional connectivity. Tremendous opportunity exists for new development and employment in the Saticoy Industrial District.

Action 11.4.8: Require, through new development or redevelopment, the installation of sidewalks.

In 2009, the City of Ventura adopted the Saticoy & Wells Community Plan (Community Plan) which included proposed urban design for the unincorporated Old Town Saticoy area, including the proposed project site. The Community Plan included Policy 11.3.5 – *Seek joint adoption of the Saticoy & Wells Community Plan and accompanying development code with the County of Ventura until the City annexes unincorporated areas.* While joint adoption became infeasible in the years that followed, the County did ultimately adopt the revised 2015 Saticoy Area Plan.

As the City is in the midst of a General Plan Update effort, long-range planning efforts completed for the Saticoy Area Plan in combination with the land use designations of the 2005 General Plan will be revisited.

The City would request notification regarding further updated permit review and associated conditions for the case, particularly during the public review of any additional environmental review.

From: Anthony, Chuck <Chuck.Anthony@ventura.org>

Sent: Tuesday, April 4, 2023 3:37 PM

To: Levi Hill <lhill@cityofventura.ca.gov>

Subject: -EXT- Proposed office building project within City of Ventura Sphere of Influence (VC Planning Division Case No. PL23-0026)

Hello Levi,

Ventura County Planning Division has received a request for a discretionary permit for new development within the City of Ventura Sphere of Influence. Please review the attached New Project Referral Form and complete items 1 through 4 on page 3 and return to me. FYI: Nikhil Dhir of Ventura Water indicated to VC Planning in November of 2022 that the applicant should apply for an Out of Agency Service Agreement (OASA) to obtain water service for the proposed project.

Please confirm receipt of this email. Planning looks forward to your response.

Sincerely,

Charles Anthony | Senior Planner
Charles.Anthony@ventura.org

Ventura County Resource Management Agency
Planning Division
P. (805) 654-3683
800 S. Victoria Ave., L #1700 | Ventura, CA 93009-1700
Visit our website at vcrma.org
For online permits and property information, visit [VC Citizen Access](#)



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>> Please verify all links and attachments before opening them! <<



New Project Referral Form

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • www.vcrma.org/divisions/planning

Purpose:

Pursuant to the Guidelines for Orderly Development (G.O.D.)¹ and the Ventura County General Plan,² applicants for land use permits or entitlements for urban development on property that is located within a City's sphere of influence shall be: (1) encouraged to apply to the City to achieve their development goals; and (2) discouraged from applying to the County. In addition, certain policies³ of the Ventura Local Agency Formation Commission (LAFCo) require the annexation of property prior to receiving municipal services for development of the property. The purpose of this form is to facilitate communication between the applicant, City staff, LAFCo staff, and County staff to determine whether the applicant should apply to the City to achieve the applicant's development goals for the Subject Property (described below), pursuant to the G.O.D., Ventura County General Plan, and LAFCo requirements.

Instructions to Applicant:

Please contact City contact and LAFCo staff, in order to schedule appointments at which to discuss your proposed project. At the meeting, please: (1) present this form to City and LAFCo staff; (2) have City and LAFCo staff complete their respective sections of this form (below); and (3) return the completed form to Mr. Winston Wright, the Discretionary Permit Coordinator for the Ventura County Planning Division, prior to submitting an application to the County for development of the Subject Property.

If County staff processes the application for the land use permits or entitlements for the proposed project, County staff will notify and request any comments or recommendations from City and LAFCo staff regarding the proposed project. Notification will occur after County staff accepts the application for processing, and will include (but will not be limited to) California Environmental Quality Act and public hearing notices.

If you have any questions about the information to be presented in this form, please contact Mr. Winston Wright, Discretionary Permit Coordinator, at (805) 654-2468 or winston.wright@ventura.org.

¹ For information regarding the G.O.D., see the brochure that is available on-line at: http://docs.vcrma.org/images/pdf/planning/brochures/Guidelines_for_Orderly_Development.pdf

² See Land Use Policy 3.1.2-11 of the Ventura County General Plan *Goals, Policies and Programs* (2015, page 55), which is available on-line at: <http://docs.vcrma.org/images/pdf/planning/plans/Goals-Policies-and-Programs.pdf>

³ See the Ventura LAFCo Commissioner's Handbook Policies of the Ventura LAFCo, which is available on-line at: <http://www.ventura.lafco.ca.gov/wp-content/uploads/Ventura-LAFCo-Commissioners-Handbook-Revised-4.20.2016.pdf>.

Subject Property:

The Subject Property consists of the following:

1. Tax Assessor's Parcel Number(s) (APNs): *090-0-110-175 and 090-0-110-385*
2. Street Address(es): *1600 and 1606 Los Angeles Ave., Ventura, CA 93004*
3. Lot size (in square feet/acreage): *1.3 acres (approx.)*
4. Subject Property Owner Name/Applicant: *Steven Bennett*

Proposed Project Description:

Please provide a brief description of the proposed project (e.g., proposed use and description of the proposed physical development of the Subject Property). Please describe the proposed method of sewage disposal (e.g., private septic system or public sewer system) and water provision (e.g., private water well or public water system).

Demolish an existing 1,100 sq. ft. office and showroom building and replace with a new, approx. 5,000 sq. ft. office building with showroom. Also, construct a new 257 sq. ft. trash enclosure and install a temporary office during the construction phase. Ventura Water says an OASA would be required. Saticoy Sanitary District issued a Will Serve Letter.

LAFCo Staff Response: *(This section for LAFCo staff use only.)*

LAFCo review and approval may be required if the proposed development involves a new or extended municipal service(s), including, but not limited to, water and/or sewer service.

Based on the project description provided above, the proposed project:

- Will** require LAFCo approval for the provision of the following service(s): _____ .
Therefore:
 - Because annexation to the City of _____ appears feasible, the project proponent should seek project approval from, and annexation to, the City of _____ .
 - Because annexation to the City of _____ does not appear feasible, the applicant and/or City should seek LAFCo approval of an Out of Agency Service Agreement.
- Will not** require LAFCo approval because:

LAFCo Staff Signature

Date

City Staff Response: *(This section for City staff use only.)*

1. The proposed project will involve the following urban development (check all that apply):

- The proposed project will require the expansion of water service.
- The proposed project will require the establishment of a new community sewer system.
- The proposed project will require the significant expansion of an existing community sewer system.

The existing community sewer system is _____.

The expansion of the sewer system will be significant because:

- The proposed project will result in the creation of residential lots less than two acres in size.
- The proposed project will result in the establishment of commercial or industrial uses which are neither agriculturally-related nor related to the production of mineral resources.
- The proposed use is / is not consistent with the City's general plan land use designation.

2. The Subject Property is / is not contiguous to an existing City boundary.

3. The Subject Property is located approximately _____ feet from an existing sewer system.

4. The applicant should / should not apply to the (a) City for the land use permits or entitlements, and (b) LAFco to annex the Subject Property into the City, in order to allow the proposed project. The reason(s) for this determination is/are as follows:

Not contiguous to a City boundary (Would create an island)

5. The applicant should should not apply to the City for an Out of Agency Service Agreement (OASA) to obtain water service. A recorded OASA is required to provide water service to properties outside the City limits, meeting current City ordinances and regulations. Ventura Water's signature on the form does not guarantee water service.

City Staff Signature

Date

Ventura Water Staff Signature (when applicable)

Date