



Planning Director Staff Report – Hearing on October 8, 2015

County of Ventura • Resource Management Agency • Planning Division

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

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a modified conditional use permit (CUP) be granted to authorize the continued operation and expansion of an existing salvage (reuse) facility with indoor and outdoor storage for an additional 10-year period (Case No. PL15-0065).
2. **Applicant:** Ted Teetsel, MARS, 11175 Nardo Street, Ventura, CA 93004
3. **Property Owner:** Taai Properties, LLC
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-4/§8105-5 and §8111-1.2 et seq.) the Planning Director is the decision-maker for the requested Conditional Use Permit.
5. **Project Site Location and Parcel Number:** The project site is located at 11175 Nardo Street within the community of Saticoy (APN's: 090-0-141-11, and -14) (Attachment A – Location Map). The parcel is 1.0 acre (approx. 43,831 sq. ft.) in size.
6. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: The proposed project has a General Plan land use designation of Existing Community - Urban Reserve. The proposed project is located within the Saticoy area plan with a land use designation of Residential Mixed Use (RMU). (Exhibit 3).
 - b. Zoning Designation: The proposed project has a zoning designation of M2-10,000 sq. ft. minimum lot size (Limited industrial, 10,000 sq. ft. minimum lot size).
7. **Adjacent Zoning and Land Uses/Development (Exhibit 3):**

Table 1 -- Adjacent Zoning and Land Uses

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	M2-10,000 SF	Industrial Businesses
South	M2-10,000 SF & R2-7,000 SF	Industrial Businesses & Residential
East	R2-7,000 SF	Residential

Location in Relation to the Project Site	Zoning	Land Uses/Development
West	M2-10,000 SF & CPD	Industrial and Commercial Businesses

8. **History:** On December 21, 2011, the Planning Director granted conditional use permit LU11-0007 which authorized the operation of a salvage (reuse) facility that includes indoor and outdoor storage for a 10-year period. The existing MARS facility and yard accepts and salvages for reuse a wide variety of separated, non-hazardous discards, including household fixtures, appliances and furniture.

The items accepted at the facility are stored inside an existing 16,200 square foot warehouse. A portion of the existing warehouse (1,475 sq. ft.) is used for retail sales of the re-conditioned/salvaged items.

On April 28, 2015, the applicant submitted an application to request that a minor modification to CUP LU11-0007 be granted to authorize the continued use and expansion of the existing reuse salvage facility for a 10-year period.

9. **Project Description:** The applicant requests that a modified conditional use permit (CUP) be granted to authorize the continued operation and expansion of an existing salvage (reuse) facility for an additional 10-year period.

The proposed project includes the use of the eastern portion of the property for outdoor storage. It is also proposed to expand the permit area to allow additional open storage on an adjoining 7,873 square foot area located north of the existing building and within the VCTC railroad right of way. The accumulations of materials stored outdoors along Alelia Avenue and within the VCTC lease area would be limited to a maximum height of 6-feet. No new development or impervious surfaces are proposed.

A total of 22 existing onsite parking spaces will continue to be provided. Mature landscaping exists along Nardo Street and Alelia Avenue and also in the existing parking area. The existing landscaping on the property would continue to be maintained by the permittee. Additional landscaping would be required north of the building outside of the VCTC right of way along Alelia Avenue to soften public views of the new open storage area.

Security would continue to be provided by exterior cameras and a six-foot high chain link fence with barbwire strands. Water and sewer would continue to be provided to the site by the City of Ventura.

Operating hours (including the operation of forklifts and truck traffic) would continue to be from 8:00 am to 5:00 pm, Monday through Friday, 9:00 a.m. to

3:00 pm on Saturday, and closed on Sunday. The facility would continue to be operated by an average of 8 employees.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code §21000 et seq.) and the State CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, §15000 et seq.), the subject application is a “project” that is subject to environmental review.

On December 21, 2011, the Planning Director adopted a Negative Declaration (ND) that evaluated the environmental impacts of the operation of an existing salvage (reuse) facility that includes indoor and outdoor storage. The permit was granted for a 10-year period ending on December 11, 2021. This ND is attached as Exhibit 7.

The CEQA Guidelines [§ 15164(b)] state that the lead agency shall prepare an addendum to an adopted ND if: (1) minor changes or additions are necessary, but (2) none of the conditions described in the CEQA Guidelines (§ 15162) calling for the preparation of a subsequent ND have occurred. The Addendum to the ND (Exhibit 6) includes a description of the changes or additions that are necessary to the ND and a discussion of why none of the conditions described in the CEQA Guidelines exist, which require the preparation of an EIR or subsequent ND. In summary, the proposed project involves minor changes in the operation of an existing permitted facility. No additional impacts have been identified.

Based on the information provided in the Addendum and in light of the whole record, staff recommends that the decision-maker find that there is no substantial evidence to warrant the preparation of an EIR or subsequent ND, that the Addendum to the ND (Exhibit 6) satisfies the environmental review requirements of CEQA, and that the Addendum reflects the County’s independent judgment and analysis.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan *Goals, Policies and Programs* (April 6, 2015, Edition, page 4) states:

...in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.

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

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan:

1. **Resources Policy 1.1.2-1:** *All General Plan amendments, zone changes and discretionary development shall be evaluated for their individual and cumulative impacts on resources in compliance with the California Environmental Quality Act.*

As discussed in Section B (above) for the project, the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA.

Based on the above discussion, the proposed project will be consistent with Policy 1.1.2-1.

2. **Resources Policy 1.1.2-2:** *Except as otherwise covered by a more restrictive policy within the Resources Chapter, significant adverse impacts on resources identified in environmental assessments and reports shall be mitigated to less than significant levels or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.*

As discussed in Section B (above), the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA. No significant adverse environmental impacts have been identified to result from the proposed project.

Based on the above discussion, the proposed project will be consistent with Resources Policy 1.1.2-2.

3. **Scenic Resources Policy 1.7.2-1:** *Notwithstanding Policy 1.7.2-2, discretionary development which would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.*

The proposed project involves the continued use and operation of an existing re-use/recycling facility on a developed commercial/industrial property. The visual character of the project site will not substantially change from the existing condition. The proposed addition of outdoor storage areas would not substantially degrade visual resources because of the required landscaping and the limitation on material pile height of 6 feet.

Thus, the visual character of the project site will not substantially change from the existing condition. The project will not obstruct, degrade, alter or obscure the views of any visual resources.

Based on the above discussion, the project will be consistent with Scenic Resources Policy 1.7.2-1.

4. **Employment and Commerce/Industry Policy 3.4.2-4:** *Commercial and industrial developments shall be designed to provide adequate buffering (e.g., walls, landscaping, setbacks), and on-site activities (e.g., hours of operation, scheduling of deliveries) shall be regulated to minimize adverse impacts (e.g., noise, glare, odors) on adjoining residential areas.*

Sufficient onsite parking (22 spaces) exists on the project site. The existing mature landscaping located along Nardo Street and Alelia Avenue and in the parking area will be required to remain. This landscaping will be augmented with vines growing on the perimeter security fencing to enhance visual screening of the outdoor storage and the loading dock areas from residential uses. This landscaping provides adequate buffering from residential uses. The hours of operation, noise generation and lighting will be regulated by the conditions of approval to minimize adverse impacts on nearby residential uses. In addition, security is provided by exterior cameras and a six-foot high chain link fence with barbwire strands (Exhibit 8, Condition Nos 1, 2, 4, 8, 11, 13, 14, 15, 16, 17, 18, 19 and 20).

Based on the above discussion, the project will be consistent with Policy 3.4.2-4.

5. **Employment and Commerce/Industry Policy 3.4.2-7:** *Commercial and industrial uses shall be designed and conducted in a manner that is compatible with surrounding land uses such that potential impacts are mitigated to less than significant levels, or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.*

The proposed project will involve the ongoing operation and expansion of an existing commercial/industrial facility. Existing buildings and outdoor storage areas will be utilized to operate the proposed recycling and reuse center. The existing mature landscaping located along Los Angeles Avenue, Nardo Street and in the parking area will be required to remain. New landscaping is proposed along Alelia Avenue adjacent to the proposed outdoor storage area. This landscaping will provide additional visual screening of the outdoor storage and the loading dock areas from residential uses (Exhibit 8, Condition No. 18). This facility has sufficient parking to accommodate the proposed use. The proposed use will be in character with adjacent similar uses on other industrially-zoned land in the vicinity.

Based on the above discussion, the project will be consistent with Policy 3.4.2-7.

Saticoy Area Plan

6. **Land Use Policy LU-1.3:** *As set forth in the Old Town Saticoy Development Code, all discretionary development within Old Town shall be designed to help reduce the incidence and fear of crime through one or more of the following environmental design strategies:*

- *Natural surveillance (e.g., windows facing the street, front porches, etc.);*
- *Access control (e.g., locate building or facility entrances where they are easily visible from a public street);*
- *Mixed-uses that span daytime and evening hours (e.g., mixture of commercial and residential use); and*
- *Lighting (e.g., street lights, porch lights).*

Existing buildings and outdoor storage areas will be utilized to operate the proposed recycling and reuse center. Security would continue to be provided by exterior cameras and a six-foot high chain link fence topped with barbwire strands. Operating hours (including the operation of forklifts and truck traffic) would continue to be from 8:00 am to 5:00 pm, Monday through Friday, 9:00 a.m. to 3:00 pm on Saturday, and closed on Sunday. As required in the Old Town Saticoy Development Code, the existing recycling facility is designed to help reduce the incidence and fear of crime.

Based on the above discussion, the project is consistent with Policy LU-1.3.

7. **Land Use Policy LU-3.3:** *Potential use conflicts between industrial and residential use in Old Town Saticoy, shall be minimized through temporary or permanent methods such as building enclosures, building location and orientation, noise walls or landscape buffers, site and building design techniques.*

Existing buildings and outdoor storage areas will be utilized to operate the proposed recycling and reuse center. The existing mature landscaping located along Los Angeles Avenue, Nardo Street and in the parking area will be required to remain. New landscaping is proposed along Alelia Avenue adjacent to the proposed outdoor storage area. This landscaping will provide additional visual screening of the outdoor storage and the loading dock areas from residential uses (Exhibit 8, Condition No. 18). This facility has sufficient parking to accommodate the proposed use. The proposed use will be in character with adjacent similar uses on other industrially-zoned land in the vicinity. The outdoor storage area along Alelia Avenue would be limited to a maximum height of six feet. Therefore, the proposed open storage on the property would not be prominently visible from public streets or parks within Old Town Saticoy. Potential use conflicts between industrial and residential use in Old Town Saticoy would be minimized through the imposition of conditions of approval requiring installation of new landscaping along Alelia Avenue. No amplified music would be

allowed in the outdoor storage area along Alelia Avenue or along Nardo Street as well.

Based on the above discussion, the project is consistent with Policy LU-3.3.

- 8. Resources Policy RES-4.2:** *When open storage on commercial or industrial properties is visible from public streets or parks within Old Town Saticoy, such areas shall be screened from public view by the use of enclosed structures, fences, walls, vegetated berms or landscaping.*

The changes in the facility operation to add outdoor storage areas will not substantially change the visual character of the existing facility with the additional landscaping required along Alelia Avenue. The outdoor storage area along Alelia Avenue would be limited to a maximum height of six feet. Therefore, the proposed open storage on the property would not be prominently visible from public streets or parks within Old Town Saticoy.

Based on the above discussion, the project is consistent with Policy RES-4.2.

- 9. Resources Policy RES-5.1:** *Discretionary development in Old Town Saticoy shall be consistent with the applicable Development Code and Design Guidelines.*

The proposed project includes the use of an existing office and warehouse buildings that are subject to the development standards of the Ventura County Non-Coastal Zoning Ordinance (§8106-1.2). The proposed project complies with the development standards listed in Table 2 (below). The changes in the facility operation to add outdoor storage areas will not substantially change the visual character of the existing facility with the additional landscaping required along Alelia Avenue. The outdoor storage area along Alelia Avenue would be limited to a maximum height of six feet.

Based on the above discussion, the project is consistent with Policy RES-5.1.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County Non-Coastal Zoning Ordinance.

Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-5), the proposed use is allowed in the M2-10,000 sq. ft. zone district with the granting of a Conditional Use Permit. Upon the granting of the Minor Modification to CUP PL15-0065, the Permittee would be in compliance with this requirement.

The proposed project includes the use of an existing office and warehouse buildings that are subject to the development standards of the Ventura County Non-Coastal

Zoning Ordinance (§8106-1.2). Table 2 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 2 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10,000 SF	Yes
Maximum Percentage of Building Coverage	50% (Per Saticoy Area)	Yes
Front Setback (from the street)	15 feet	Yes
Interior Yard Setback	5 feet if Adjacent to an R-zone, otherwise as specified by permit.	Yes
Maximum Building Height	30 feet (May be increased to 60' with Planning Director approval)	Yes

E. CONDITIONAL USE PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant the requested permit pursuant to Section 8111-1.2.1.1 of the Ventura County Non-Coastal Zoning Ordinance. The ability of the decision-maker to make these 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 [§8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

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

The proposed project will involve the ongoing operation and expansion of an existing commercial/industrial facility. Existing buildings and outdoor storage areas will be utilized to operate the proposed recycling and reuse center. This facility is adequately landscaped and has sufficient parking to accommodate the proposed use. In addition to maintenance of the existing landscaping, the Permittee proposes to install 300 square feet of new landscaping along Alelia Avenue. This landscaping will be augmented with vines growing on the perimeter security fencing to enhance visual screening of the outdoor storage and the loading dock areas from residential uses (Exhibit 8, Condition No. 18). The facility will be compatible with nearby industrial and residential land uses.

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

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

No adverse effects on neighboring properties or uses have been identified for the continued operation of and proposed changes to the existing facility. This facility is adequately landscaped and has sufficient parking to accommodate the proposed and existing uses. In addition to maintenance of the existing landscaping, the Permittee proposes to install 300 square feet of new landscaping along Alelia Avenue. This landscaping will be augmented with vines growing on the perimeter security fencing to enhance visual screening of the outdoor storage and the loading dock areas from residential uses (Exhibit 8, Condition No. 18 and 18).

The hours of operation, noise generation, odor emissions, and lighting will be regulated by the conditions of approval to minimize adverse impacts on the adjacent industrial and residential uses (Exhibit 8, Condition Nos 1, 2, 4, 8, 11, 13, 14, 15, 16, 17, 18, 19 and 20).

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

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

As indicated in Section B of this staff report, no significant environmental effects have been identified that would result from the proposed project. No aspect of the project has been identified that would be detrimental to the public interest, health, safety or welfare.

Based on the above discussion, 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 [§8111-1.2.1.1.e].

As discussed under finding 2 above, the continued operation of the existing facility will be compatible with the current land uses in the area. However, the project site is proposed to be re-designated for Residential Mixed Use (RMU) in Saticoy Community Plan (SCP) approved by the County Board of Supervisors on September 22, 2015. The existing facility could not be re-permitted when the current permit expires. Because the CUP that authorizes the subject facility carries an expiration date, there will be no incompatible land uses in the future as the project site would have to be developed consistent with any updated Saticoy Area Plan.

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

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

The project is located on three separate legal lots. The original lot, Block 48 as shown on a map recorded in Book 5, Page 36 of Miscellaneous Records (Maps), was subsequently divided into three legal lots by conveyances (deed recorded December 10, 1946 in Book 772, Page 29, after deed recorded November 20, 1950 in Book 965, Page 460 (creating a 142' x 100' lot, and a 45' x 100' lot); and deed recorded October 3, 1947 in Book 804, Page 497 (creating a 213' x 100' lot). The lots were created prior to regulation by the Subdivision Map Act and Ventura County Subdivision Ordinance.

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

F. PLANNING DIRECTOR HEARING NOTICE AND PUBLIC COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§65091), Ventura County Non-Coastal Zoning Ordinance (§8111-3.1. The Planning Division mailed notice to owners of property within 300 feet of the subject project site and the City of Ventura. In addition, a legal ad in the Ventura County Star was published. As of the date of this document, a telephone call and email was received from a neighbor across the street who commented on his concerns with the proposed project with regards to truck traffic, hours of operations, noise, trash blowing off-site, and outside storage pile heights. The neighbors email and Staff's response to comment are attached to this Staff Report.

G. RECOMMENDED ACTIONS

Based on the 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**, based on the whole of the record, that there is no substantial evidence that the project will have a significant effect on the environment and that the Addendum to the Negative Declaration reflects the Planning Director's independent judgment and analysis; and
3. **APPROVE** the Addendum (Exhibit 6) to Negative Declaration as meeting the environmental review requirements of CEQA;
4. **MAKE** the required findings to grant a conditional use permit based on the substantial evidence presented in Section E of this staff report;

5. **GRANT** modified Conditional Use Permit PL15-0065, subject to the attached conditions of approval (Exhibit 8); and,
6. **SPECIFY** the Planning Division as the custodian of the documents pertaining to the subject CUP and of the environmental document, and that the location of those documents shall be in the Planning Division files.

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 Becky Linder at (805) 654-2469 or via e-mail at becky.linder@ventura.org,

Prepared by:

Reviewed by:



Becky Linder, Case Planner
Commercial and Industrial Permits
Section



Brian R. Baca, Manager
Commercial and Industrial Permits

EXHIBITS

- Exhibit 2 -Vicinity Map
- Exhibit 3 -Aerial Map, General Plan and Zoning
- Exhibit 4 -Site Plan and Office Floor Plan for PL15-0065
- Exhibit 5 -Office and Warehouse Elevations PL15-0065
- Exhibit 6 - Addendum to Negative Declaration for PL11-0007
- Exhibit 7 - Negative Declaration for PL11-0007
- Exhibit 8 -Conditions of Approval for PL15-0065



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 09-16-2015



County of Ventura
Planning Director Hearing
PL15-0065
Exhibit :2
Location Map

0 8,000 16,000 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 the map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 09-16-2015
This aerial imagery is under the
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Source: Pictometry, Jan. 2015



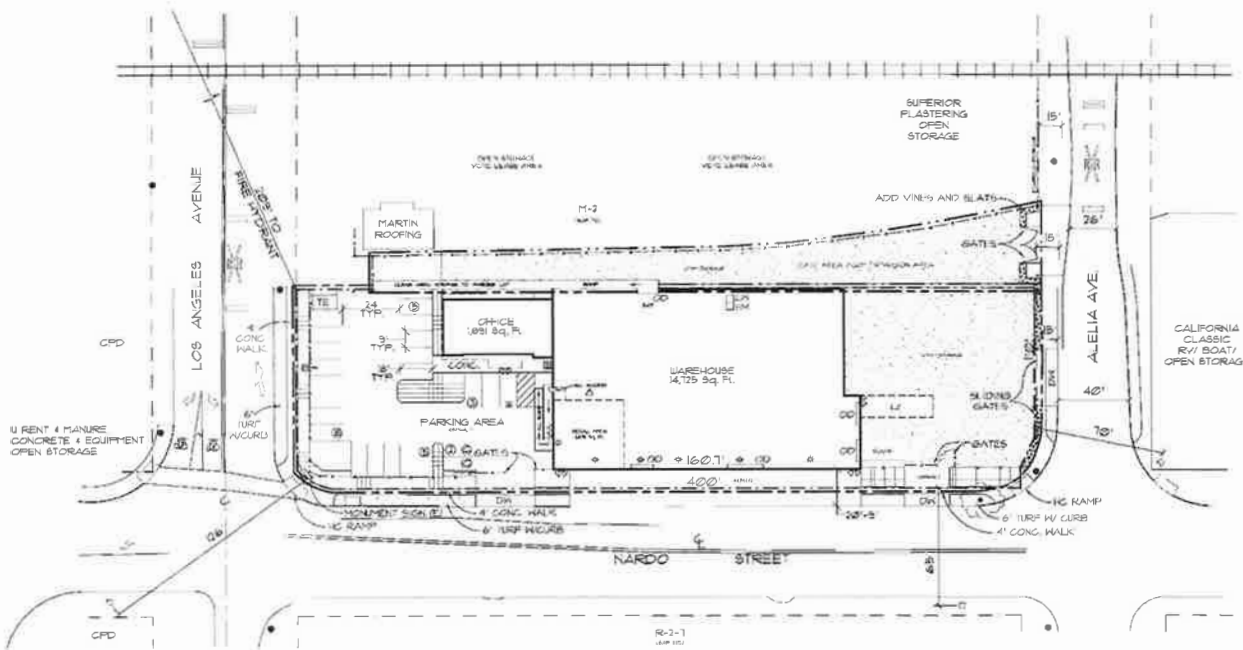
County of Ventura
Planning Director Hearing
PL15-0065
Exhibit:3
General Plan & Zoning Map

0 55 110 Feet

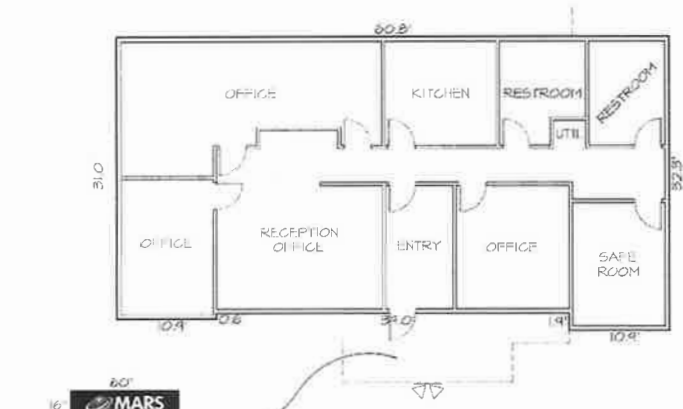
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RH



SITE PLAN
SCALE: 1" = 30'-0"



OFFICE FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED	EXISTING
ENTIRE CUP AREA	ENTIRE CUP LEASED AREA
LOT SIZE (ENTIRE CUP)	10 ACRES (43,831 Sq. Ft., 0.318)
LEASED AREA (UPPER LEVEL)	0.2 ACRES (8,400 Sq. Ft., 0.019)
EXISTING + EXPANSION	12 ACRES (52,231 Sq. Ft., 100.028)

REQ. PARKING	18,500 Sq. Ft.	10
WAREHOUSE	1,750 Sq. Ft.	6
RETAIL	1,300 Sq. Ft.	6
OFFICE	1,031 Sq. Ft.	22
TOTAL		23
PARKING PROVIDED		23
EXISTING BUILDINGS		
WAREHOUSE	4,725 Sq. Ft.	
RETAIL	1,470 Sq. Ft.	
OFFICE	1,031 Sq. Ft.	
LOT COVERAGE / GFA	41.2%	(100%) Sq. Ft.
OPEN STORAGE	11,419 Sq. Ft.	
LANDSCAPING		
SITE	3,374 Sq. Ft.	0.4%
PARKING AREA	2,424 Sq. Ft.	19.4%

LEGEND

- 6 CHAIN LINK FENCE W/ BARS WIRE STRANDS
- 48" TYP. PROPERTY LINE
- DOUBLE YELLOW STRIPPING
- WHITE STRIPES
- PARKING LOT LIGHT
- BUILDING FLOOD LIGHTS
- WIRE MOUNTED
- POWER POLE
- WALL LIGHTS
- COMPACT PARKING SPACES
- EXISTING DRIVEWAY
- OVERHEAD DOOR (OD)
- LOADING ZONE DOCK HEIGHT (LD)
- EXISTING PARKWAY
- OPEN STORAGE
- EXISTING LANDSCAPING (LS)
- EXISTING 6' CHAIN LINK FENCE GATES WITH GREEN SLATS AND VINES
- NEW LANDSCAPING TO MATCH SUPERIOR

Land Use Matrix: Reuse Salvage Facilities (Indoor or Outdoor): A facility or yard that accepts, salvages, and sells or distributes a variety of separated, nonhazardous materials including building materials, household fixtures, and furniture, and which requires some outdoor storage and which may conduct minor repair or upgrading of the materials.

OWNER: TIAN PROPERTIES, LLC
ATTN: TED TEESEL
1175 NARDO STREET
SATICOY, CA 93004

REPRESENTATIVE: STEVE PENLAND
201 HANSEN LANE
VENTURA, CA 93004
805-645-6425

GENERAL PLAN: INDUSTRIAL

ZONING: M-2, LIMITED INDUSTRIAL

APN: 050-0-141-115 (45) 1.0 ACRES 43,831 Sq. Ft.
APN: 050-0-141-01 0.2 ACRES 8,400 Sq. Ft.

**SITE PLAN
PROPOSED CUP EXPANSION AREA**

Store up to 4 drums on these Poly Spill Containment Pallets that help you meet containment regulations.

Catch drips and spills before they ever hit your floor!

Intelligent and robust fluid control systems for use in a variety of applications. This is a complete spill containment system that is not required and is not subject to any other regulations. It is designed to catch and contain any spill or leak from a drum or other container before it reaches the floor. It is made of 100% virgin polypropylene and is resistant to most acids, alkalis, and solvents. It is also resistant to UV radiation and is easy to install and maintain.

CONTAINMENT FOR HAZARDOUS MATERIALS (PORTABLE)

CONTAINMENT FOR HAZY LIQUID CONTAINMENT PALLETS 4 TIE-UP EACH PRIMARY CONTAINMENT IS 55 GALLON 8-MONTHLY REMOVAL OR AS NECESSARY

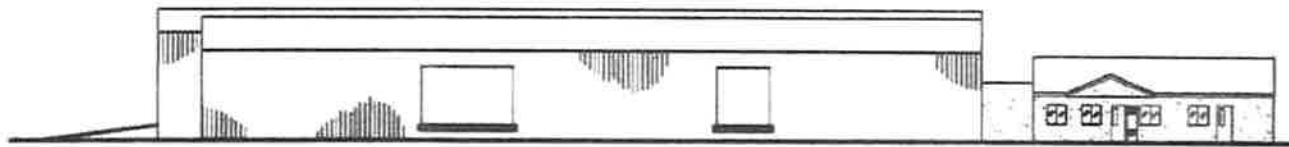
Revisions		
No.	Description	Date

TED TEESEL, OWNER
(805) 671-9394
APN: 050-0-141-115, 45

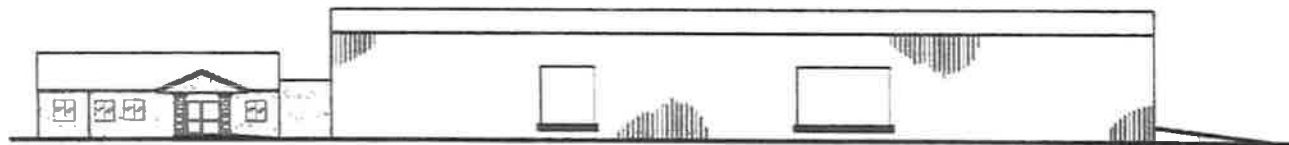
MAJOR APPLIANCE RECYCLING SERVICE (MARS)
1175 NARDO STREET
SATICOY, CA 93004
APN: 090-0-141-115, 145

Job No:	
Drawn By	Date
CHS	4-15-15
Drawn No.	6-24-15
Mars-Nardo SP-1	Scale:
Sheet	NOTED
SP-1	

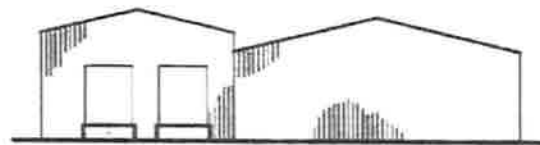
Site Plan for PL15-0065 Exhibit 4



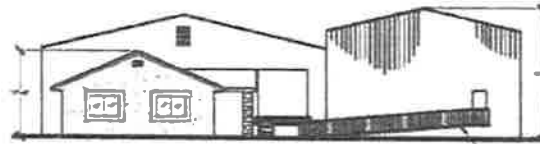
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

VENTURA COUNTY PLANNING DIVISION CERTIFICATION OF APPROVAL	
Permit No.	LUII-0007
Exhibit No.	"6"
Date Approved	12-21-11
Approval Body	BOS
Authorized Signature	Becky Lind 12/21/11
Date	

EXISTING ELEVATIONS
LUII-0007

Revision	By	Sample	Date

TED TEETSEL, OWNER
(805) 611-9394
APN: 090-0-141-115,145

MAJOR APPLIANCE RECYCLING SERVICE (MARS)
11175 NARDO STREET
SATICOY, CA 93004
APN: 090-0-141-115,145

Drawn By	Date
C/S	2-2-11
Drawing Name	Elevations
Drawing No.	15-0065
Scale	1/8" = 1'-0"
Sheet	1 of 1

PL15-0065 Elevations

Exhibit 5

county of ventura

NEGATIVE DECLARATION (ND) ADDENDUM

MARS FACILITY

Case No. PL15-0065

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** A Minor Modification of Conditional Use Permit (CUP) No. LU11-0007 for the continued use and expansion of a reuse salvage facility with indoor and outdoor storage for a period of 10-years (Case No. PL15-0065).
2. **Applicant:** Ted Teetsel, MARS, 11175 Nardo Street, Ventura, CA 93004
3. **Property Owner:** Taai Properties LLC
4. **Location and Assessor's Parcel Numbers:** This facility is located at 11175 Nardo Street at the northeast corner of Nardo Street and Los Angeles Avenue, in the community of Saticoy in the unincorporated area of Ventura County. This lot has an assessor's parcel number of 0900141115. The CUP boundary includes a strip of land owned by Ventura county Transportation Commission which is leased to the applicant located at 1322 Los Angeles Avenue, Saticoy. It has an assessor's parcel number of 090014101.
5. **Lot Size:** 1 acre (approx. 43,831 sq. ft.)
6. **General Plan Land Use Designations:** The proposed project has a General Plan land use designation of Existing Community - Urban Reserve. The proposed project is located within the Saticoy area plan and is designated as industrial.
7. **Zoning Designation:** The proposed project has a zoning designation of M2-10,000 sq. ft. minimum lot size (General Industrial, 10,000 sq. ft. minimum lot size).
8. **Project Description:** The applicant requests that a Minor Modification of CUP LU11-0007 be granted to authorize the continued operation and expansion of an existing salvage (reuse) facility with indoor and outdoor storage for an additional 10-year period ending August 2025.

The request also includes removal of condition nos. 22 and 23 in order to allow outdoor storage in a designated storage yard and to expand the CUP area to encompass an additional 7,873 sq. ft. of outdoor storage space located north of the existing building within the VCTC right of way. No new development or impervious surfaces are proposed.



The operating business is known as Major Appliance Recycling Service (MARS). MARS has been operating as a facility and yard that accepts and salvages for reuse, a wide variety of separated, non-hazardous discards, including building materials, household fixtures, appliances and furniture for 10-years. Additional outdoor storage is proposed in an existing loading and storage yard on the site. The previous use of the subject property was a lemon packing facility won the adjacent property with an accessory office.

A total of 22 existing parking spaces are provided on-site. Mature landscaping exists along Nardo Street and Alelia Street and also in the existing parking area. The existing landscaping on the property would continue to be maintained by the permittee. Additional landscaping would be required north of the building outside of the VCTC right of way along Alelia Street to soften public views of the additional outside storage space.

Security would continue to be provided by exterior cameras and a six-foot high chain link fence with barbwire strands. Water and sewer would continue to be provided to the site by the City of Ventura. No new development or impervious surfaces are proposed.

Operating hours would continue to be from 8:00 am to 5:00 pm, Monday through Friday, 9:00 a.m. to 3:00 pm on Saturday, and closed on Sunday. The facility would continue to be operated by an average of 8 employees.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On December 27, 2011, the Planning Director granted CUP No. LU11-0007 to authorize the operation of a salvage (reuse) facility with indoor and outdoor storage for a 10-year period. The existing facility and yard accepts and salvages for reuse of a wide variety of separated, non-hazardous discards, including household fixtures, appliances and furniture. As part of this action, the Planning Director adopted a Negative Declaration (ND) as meeting the requirements of CEQA.

On April 28, 2015, the applicant submitted an application to request that a minor modification to CUP LU11-0007 be granted to authorize the continued use of the existing reuse salvage facility for a period of 10-years ending August 2025. The modification request includes removal of condition nos. 22 and 23 in order allow outdoor storage in a designated storage yard. The proposed expansion of the CUP area would allow for an additional 7,873 sq. ft. of outdoor storage space adjacent to the existing building and within the VCTC right-of-way. Outdoor storage space would encompass a total 17,473 square feet.

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted ND if: (1) only minor technical changes or additions are necessary; and, (2)

none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of an Environmental Impact Report (EIR) or subsequent negative declaration have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent negative declaration, are provided below, along with a discussion as to why an EIR or subsequent negative declaration is not required:

1. Substantial changes are proposed in the project which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§15162(a)(1)];

The requested modified CUP would authorize the continued operation of the existing reuse salvage facility for a 10-year period ending August 2025. The requested permit would also authorize an additional 7,873 sq. ft. of land to be used for outdoor storage.

The project was previously analyzed for its potential impacts on the environment. The proposed changes in the approved facility will not substantially change the character of the operation or its visual appearance from public viewing places. The proposed expanded facility would continue to be located in an area surrounded by other industrial uses. The new open storage facilities would be substantially screened from public view with landscaping installed along Nardo Street and Alelia Street. Thus, the new components of the project would not be prominently visible from public view points.

Based on the above discussion, no substantial changes in the project are proposed that require major revisions of the ND.

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND [§15162(a)(2)]; or,

The requested modified CUP would authorize the continued operation of the existing reuse salvage facility for a 10-year period ending August 2025. The requested permit would also authorize an additional 7,873 sq. ft. of land to be used for outdoor storage. The existing recycling/reuse facility would have the same purpose and use as is currently permitted. No new structures or development is proposed.

The baseline conditions that existed when the potential impacts of the facility on the environment were evaluated during the preparation of the ND have not changed. No significant environmental effects have been identified for the proposed project.

Based on the above discussion, major revisions to the ND are not required.

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Planning Director certified the previous ND, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous ND [§15162(a)(3)(A)];

The requested modified permit would authorize only minor changes in an existing recycling/reuse facility. The existing facility would continue to operate in the same manner as currently permitted under LU11-0007. The additional outdoor storage space would conform to the requirements of the NCZO for setbacks and material height.

In addition, no new information of substantial importance has been identified that relates to potential environmental effects of the proposed project.

Based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent ND. The decision-making body shall consider this addendum to the adopted ND prior to making a decision on the project.

C. PUBLIC REVIEW:

Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the ND does not need to be circulated for public review, and shall be included in, or attached to, the adopted ND.

Prepared by:



Becky Linder, Case Planner
Commercial and Industrial Permits
Section
Ventura County Planning Division

Reviewed by:



Brian R. Baca, Manager
Commercial and Industrial Permits
Section
Ventura County Planning Division

The Planning Director finds that this Addendum has been completed in compliance with the California Environmental Quality Act.

Kim L. Prillhart, Director
Ventura County Planning Division

Date

county of ventura

DRAFT NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: LU11-0007

Applicant: Ted Teetsal

Location: The project site is located at 11175 Nardo Street within the community of Saticoy

Assessor Parcel No(s): The Assessor's Parcel Numbers are 060-0-141-11, and -14)

Parcel Size: The parcel is 1.0 acres (approx. 43,831 sq. ft.) in size.

General Plan Designation: The current General Plan designation is "Existing Community-Urban Reserve". The proposed project is designated in the Saticoy Area Plan as "Commercial". The project proposes no changes to the existing zoning, General Plan or Area Plan designations.

Existing Zoning: The current zoning designation is "M2, 10,000 sq. ft." (Limited Industrial, 10,000 minimum square feet)

Responsible and/or Trustee Agencies: None

Project Description: The applicant requests approval of a Conditional Use Permit (Application No. LU11-0007) to authorize the operation of a salvage (reuse) facility with indoor and outdoor storage areas. An established business, Major Appliance Recycling Service (MARS), would initially use the proposed facility. The proposed MARS facility and yard would accept and salvage for reuse a wide variety of separated, non-hazardous discards, including household fixtures, appliances and furniture. The operation would conform with Sections 8102 and 8105-5 of the *Ventura County Non-Coastal Zoning Ordinance (NCZO)*. Reuse Salvage Facilities (Indoor or Outdoor)" are defined in Section 8102 of the NCZO as:

"A facility or yard that accepts, salvages, and sells or distributes a variety of separated, nonhazardous discards including building materials, household fixtures, and furniture, and which requires some outdoor storage and which may conduct minor repair or upgrading of the materials".

The items accepted at the facility will be stored inside an existing 16,200 square



October 12, 2011

foot warehouse. A portion of the warehouse (1,475 sq. ft.) will be used for retail sales of the re-conditioned/salvaged items (Attachment C – *Office/Warehouse Elevations*). The proposed salvage facility includes the use of an existing 1,891 sq. ft. office building and 9,600 sq. ft. of outdoor storage space (Attachment B – *Site Plan/Office Floor Plan*).

A total of 22 existing parking spaces are provided on-site. Mature landscaping exists along Nardo Street and Alelia Street and also in the existing parking area (Attachment B – *Site Plan/Office Floor Plan*). In addition, security is provided by exterior cameras and a six-foot high chain link fence with barbwire strands.

Water and sewer would continue to be provided to the site by the City of Ventura. No new buildings or impervious surfaces are proposed.

The materials, fixtures, appliances and furniture accepted at the facility are retrieved and diverted from landfill disposal. These items are collected, sorted, cleaned and offered for resale. Materials that cannot be reused, such as some electronic appliances, will not be accepted at the site. Stored items include: household cleaning products; soap and detergent products; usable household batteries, and; usable light bulbs.

No used oil, paint or similar products will be stored at the site. MARS keeps a list of local businesses that accept such waste materials available for customers.

Operating hours will be 8:00 am to 5:00 pm, Monday through Friday, 9:00 a.m. to 3:00 pm Saturday, closed on Sunday. The facility is expected to be operated by an average of 8 employees.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that this project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

C. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in a newspaper of general circulation.

Document Posting Period: October 12, 2011 through November 1, 2011

Public Review: The Initial Study prepared for this proposed project has determined that the project will not have adverse environmental impacts. The Initial Study/Negative Declaration is available for public review on-line at

October 12, 2011


www.ventura.org/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Negative Declaration no later than 5:00 p.m. on the last day of the above posting period to the case planner, Becky Linder, at the County of Ventura Resource Management Agency, Planning Department, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the case planner at becky.linder@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Negative Declaration and all comments received during public review. That body shall approve the Negative Declaration if it finds that the project will not have a significant effect on the environment.

Prepared by:


Becky Linder, Case Planner
(805) 654-2469

Reviewed for Release to the Public by:


Brian R. Baca, Manager
Commercial and Industrial Permits Section

**Recommended for Approval by
Lead Agency by:**

Kim L. Prillhart, Director
Ventura County Planning Division

CONDITIONAL USE PERMIT NO. LU11-0007

Ted Teetsel (MARS Recycling)

Section A. Project Description

1. **Project Number:** LU11-0007

2. **Name of Applicant:** Ted Teetsel

3. **Project Location (including map):**

The project site is located at 11175 Nardo Street within the community of Saticoy (APN's: 060-0-141-11, and -14) (Attachment A – Location Map). The parcel is 1.0 acres (approx. 43,831 sq. ft.) in size.

4. **Specific Description of the Nature and Purpose of the Project:** The applicant requests approval of a Conditional Use Permit (Application No. LU11-0007) to authorize the operation of a salvage (reuse) facility with indoor and outdoor storage areas. An established business, Major Appliance Recycling Service (MARS), would initially use the proposed facility. The proposed MARS facility and yard would accept and salvage for reuse a wide variety of separated, non-hazardous discards, including household fixtures, appliances and furniture. The operation would conform with Sections 8102 and 8105-5 of the *Ventura County Non-Coastal Zoning Ordinance (NCZO)*. Reuse Salvage Facilities (Indoor or Outdoor)" are defined in Section 8102 of the NCZO as:

"A facility or yard that accepts, salvages, and sells or distributes a variety of separated, nonhazardous discards including building materials, household fixtures, and furniture, and which requires some outdoor storage and which may conduct minor repair or upgrading of the materials".

The items accepted at the facility will be stored inside an existing 16,200 square foot warehouse. A portion of the warehouse (1,475 sq. ft.) will be used for retail sales of the re-conditioned/salvaged items (Attachment C – Office/Warehouse Elevations). The proposed salvage facility includes the use of an existing 1,891 sq. ft. office building and 9,600 sq. ft. of outdoor storage space (Attachment B – Site Plan/Office Floor Plan).

A total of 22 existing parking spaces are provided on-site. Mature landscaping exists along Nardo Street and Alelia Street and also in the existing parking area (Attachment B – Site Plan/Office Floor Plan). In addition, security is provided by exterior cameras and a six-foot high chain link fence with barbwire strands.

Water and sewer would continue to be provided to the site by the City of Ventura. No new buildings or impervious surfaces are proposed.

The materials, fixtures, appliances and furniture accepted at the facility are retrieved and diverted from landfill disposal. These items are collected, sorted, cleaned and offered for resale. Materials that cannot be reused, such as some electronic appliances, will not be accepted at the site. Stored items include: household cleaning products; soap and detergent products; usable household batteries, and; usable light bulbs.

No used oil, paint or similar products will be stored at the site. MARS keeps a list of local businesses that accept such waste materials available for customers.

Operating hours will be 8:00 am to 5:00 pm, Monday through Friday, 9:00 a.m. to 3:00 pm Saturday, closed on Sunday. The facility is expected to be operated by an average of 8 employees.

5. **Existing and Proposed General Plan Designation and Zoning of the Project Site:** The current zoning designation is "M2, 10,000 sf" (Limited Industrial, 10,000 minimum square feet). The current General Plan designation is "Existing Community-Urban Reserve". The proposed project is designated in the Saticoy Area Plan as "Commercial". The project proposes no changes to the existing zoning, General Plan or Area Plan designations.
6. **Description of the Physical Alterations/Improvements Caused by the Project (including site plan, elevations, off-site improvements, etc.):** The existing office, warehouse and parking lot will be utilized for the proposed project. Outdoor storage is proposed in an existing loading and storage yard. The site was previously used as a citrus packing house with an office. No new buildings or impervious surfaces are proposed.
7. **Description of the Public Facilities (e.g., roads, water supply, sewers, utilities) that must be Extended or Expanded to Serve the Project:**
Water and sewer are provided by the City of Ventura. No new buildings or impervious surfaces are proposed.
8. **List of Responsible Agencies:** None

Section B
Initial Study Checklist and Discussion of Responses
PROJECT NO. LU11-0007 – Ted Teetsal (MARS)

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS- M	PS	N	LS	PS- M	PS

RESOURCES:

1. Air Quality (APCD)

	X				X		
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Based on information provided by the applicant and the Traffic Study, which indicates that the project would generate 80 ADTs, air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Therefore, the project will have a Less than Significant (LS) impact on regional air quality.

Memo from Ventura County Air Pollution Control District, May 3, 2011.

2. Water Resources (PWA):

a. Groundwater Quantity

	X				X		
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Project-specific and cumulative impacts related to Groundwater Quantity would be Less than Significant (LS) because the project annual water usage will not cause an increase in groundwater use. Domestic water service will be provided by the City of San Buenaventura Water Department. In Saticoy area, where the project is located, the main source of supply water is groundwater, refer to Item 28b. However, because this proposed project will not require significant increase in annual water usage, the proposed project will not result in any significant project-specific impacts related to groundwater quantity, or contribute to cumulative impacts related to groundwater quantity.

Memo from WSP Groundwater Section, September 9, 2011

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
b. Groundwater Quality		X				X		

1. Groundwater Quality is deemed Less than Significant (LS) because the potential project specific and cumulative impacts are reduced with the imposition of specific conditions required by the County of Ventura Watershed Protection District (WPD). These conditions require the installation of a Containment Area for Repair and Reconditioning of Electrical Machinery and Appliances and coverage under NPDES General Industrial Stormwater Permit from the Regional Water Quality Control Board-Los Angeles Region. These conditions are designed to further reduce the potential impacts to groundwater quality. As such, neither the individual project nor the cumulative threshold for significance would be exceeded and the project would have a **Less than Significant (LS)** impact on surface water quality.

Memo from WSP Groundwater Section, September 9, 2011

c. Surface Water Quantity	X				X			
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The project would have a Less than Significant (LS) Impact on Surface Water Quantity because no surface water usage or surface water diversion is proposed for the project. Therefore, the proposed project will not result in any project-specific impacts related to surface water quantity, or contribute to cumulative impacts related to surface water quantity.

Memo received from WSP Groundwater Section, September 9, 2011.

d. Surface Water Quality		X				X		
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The proposed project water quality impacts are not expected to result in a violation of any water quality standards as defined in the Los Angeles Basin Plan. In accordance with the State Water Resources Control Board General Water Quality Order No. 97-03-DWQ (NPDES General Industrial Permit No. CAS000001), the proposed salvage facility is required to comply with the waste discharge requirements for discharges of storm water runoff associated with industrial activities. This requirement is intended to ensure that ongoing operation of the salvage facility and temporary onsite storage of latex paint, batteries and household hazardous wastes does not negatively impact storm water runoff from the site and surface water quality in receiving water. Neither the individual project nor cumulative threshold for significance is being exceeded. Therefore, the project is expected to have less than significant impact (LS) on surface water quality.

Memo received from Watershed Protection District, April 28, 2011

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3. Mineral Resources (PIng.):								
a. Aggregate	X				X			

The subject property is not located on or adjacent to land classified as MRZ-2 or containing an aggregate mining site. In addition, the subject property is not located adjacent to a road used as a principal means of access to an existing mining facility. Therefore, the project would have No Impact on the extraction of aggregate resources.

(Ventura County Initial Study Assessment Guidelines, 2010)

b. Petroleum		X				X		
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The project site is not located on or adjacent to any known petroleum resource area or principal access road that serves an existing petroleum production facility. Thus, the project would have a Less than Significant (LS) impact on petroleum resources. (Ventura County Initial Study Assessment Guidelines, 2010)

4. Agricultural Resources:								
a. Soils (PIng.)	X				X			

The evaluation pertains to loss of agricultural soils. The Important Farmlands Inventory lists the entire site as "Developed". Loss of such "Developed" land is not considered significant under the Ventura County Initial Study Guidelines. Therefore the project has No Impact on this resource.

(Ventura County Initial Study Guidelines 2010)

b. Land Use Incompatibility (Ag.)		X				X		
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. There are no agricultural lands within 300 feet of the project site. Therefore, project and cumulative effects for this impact are considered Less than Significant.

(Ventura County Initial Study Guidelines 2010)

5. Scenic Resources (PIng)	X				X			
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The proposed project is adjacent to Los Angeles Avenue which is an eligible Scenic Highway. No new construction is proposed and the project will use the existing office and warehouse buildings. Therefore, the proposed project will not substantially obstruct, degrade, or obscure the *scenic vista*, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects. As such the project will have No Impact to scenic resources.

(Ventura County Initial Study Assessment Guidelines, 2010)

6. Paleontological Resources							
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The project site is located in an area that is undetermined for paleontological resources as shown on Ventura County Planning Division data base. No new construction or ground disturbance is proposed. As such, the project will have No (N) Impact on paleontological resources.

(Ventura County Initial Study Assessment Guidelines, 2010)

7. Cultural Resources:							
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a. Archaeological	X				X		
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The project site is located in an area that has been determined to have no archaeological resources as shown on Ventura County Planning Division data base. No new construction or ground disturbance is proposed. As such, the project will have No (N) Impact on archaeological resources.

b. Historical (Plng.)	X				X		
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The proposed project is located in an area that has been surveyed by CalTrans Historic Property Survey for Saticoy in 1985. No new construction or changes to the exterior of the existing buildings is proposed. As such, the project will have No (N) Impact on historical resources.

8. Coastal Beaches & Sand Dunes	X				X		
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The project is not located near, and does not have the potential to impact any coastal beaches or sand dunes. Therefore, the project will have No Impacts on coastal beaches and sand dunes.

(Ventura County Initial Study Assessment Guidelines, 2010)

HAZARDS:

9. Fault Rupture (PWA)	X				X		
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There are no known active or potentially active faults that cross the site based on information available from the State of California Earthquake Fault Zone Maps and the Ventura County General Plan Hazards Appendix –Figure 2.2.3b. Thus, there is No Impact (N) from potential fault rupture hazard. Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Memo from PWA – Development and Inspection Services Division, May 3, 2011.

10. Ground Shaking (PWA)		X			X		
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The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building code adopted from the California Building Code, dated 2007, Chapter 16, Division IV requires the structures be designed to withstand this ground shaking. The

requirements of the building code will reduce the effects of ground shaking to less than significant (LS). Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Memo from PWA – Development and Inspection Services Division, May 3, 2011

11. Liquefaction (PWA)	X				X			
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The site is not located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the County. There is No Impact (N) related to liquefaction.

Memo from PWA – Development and Inspection Services Division, May 3, 2011

12. Seiche & Tsunami (PWA)	X				X			
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The site is not located adjacent to a closed or restricted body of water based on aerial photograph review (photos dated January 2011) and would not be subject to a seiche hazard. The project is also not located within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. There is No Impact (N) related to potential hazards from seiche and tsunami.

Memo from PWA – Development and Inspection Services Division, May 3, 2011

13. Landslides/Mudslides (PWA)	X				X			
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The site is not located on a mapped landslide, hillside, or potential seismically induced landslide zone, based on analysis conducted by the California Geological Survey. Thus, there is No Impacts (N) related to potential landslide hazards. Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Memo from PWA – Development and Inspection Services Division, May 3, 2011

14. Expansive Soils (PWA)		X			X			
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Any future development of new buildings or legalization of the existing structures will be subject to the design provisions of the County of Ventura Building Code (VCBC) in effect at time of the construction. Section 1802.2.2 that require design recommendation to address potential adverse effects of expansive soils. The expansive soil design procedures in the VCBC are intended to safeguard against major structural damage. There are no new structures proposed with this application and the expansive soil potential hazard to the existing structures is considered Less than Significant (LS).

Seismic and geologic hazards are project and location specific and in this regard,

there are no cumulative impacts associated with seismic and geologic hazards.

Memo from PWA – Development and Inspection Services Division, May 3, 2011

15. Subsidence (PWA)	X				X			
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The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (January 27, 2004). No hazard from oil, gas or groundwater withdrawal has been identified. Therefore, No Impacts related to subsidence are anticipated for the proposed project. Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Memo from PWA – Development and Inspection Services Division, May 3, 2011

16. Hydraulic Hazards:								
a. Non-FEMA (PWA)	X				X			

The proposed project is a change of use of a developed site from a citrus packing house to a recycling center. No new site development is proposed. In addition, there will be no cumulative impacts from the proposed project. Runoff will be handled on-site with existing drainage facilities. Therefore, there are no adverse impacts (N) relating to Non-FEMA Flooding.

Memo from PWA – Development and Inspection Services Division, May 2, 2011,

b. FEMA (WPD)		X				X		
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The subject property is not located within a 1% annual chance floodplain. The subject property is located in an 'X Shaded Zone' floodplain (outside the 100-year but within the 500-year floodplain) as indicated on the latest "Effective" Digital Flood Insurance Rate Map (DFIRM) issued by FEMA (January 20, 2010) (Panel 770 of 1275, Map # 06111C0770E). A Floodplain Development Permit is, therefore, not required. A Floodplain Clearance will be required prior to the issuance of a Building Permit and/or a Grading Permit for any new development. As the project does not involve any new development, project and cumulative effects for this impact are considered Less than Significant.

Memo from WPD – Advanced Planning Section, April 13, 2011.

17. Fire Hazards (Fire)	X				X			
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The project will have No (N) Impact. The existing buildings meet VCFPD standards for fire protection. Any new construction will be required to comply with the 2009 International Fire Code as adopted and amended by VCFPD Current Ordinance for Fire Hazard Abatement and also the Building Code for required building standards.

Memo from Fire Department, August 30, 2011.

18. Aviation Hazards (Airports)	X					X			
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Since the project is not located within two miles of any public airport, there will be No (N) Impacts relative to air traffic safety.

Ventura County General Plan and the Ventura County Initial Study Assessment Guidelines, 2010

19. Hazardous Materials/Waste:									
a. Hazardous Materials (EH/Fire)		X					X		

The proposed project includes the use of hazardous materials. Improper storage, handling, and disposal of these material(s) could result in the creation of adverse impacts to public health. Compliance with existing State regulations will reduce potential impacts to a level considered Less than Significant.

Memo from RMA-Environmental Health Division, June 7, 2011.

Any hazardous material use and storage will be required to comply with the Fire Code as adopted and amended by the VCFPD Current Ordinance. Therefore, project and cumulative effects for this impact are considered Less than Significant.

Memo from Fire Department, August 30, 2011

b. Hazardous Waste (EH)		X					X		
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The proposed project may generate hazardous waste. Improper storage, handling, and disposal of these materials could result in the creation of adverse impacts from hazardous wastes. Compliance with existing State regulations will reduce potential impacts to a level considered Less than Significant.

Memo from RMA-Environmental Health Division, June 7, 2011.

20. Noise and Vibration		X					X		
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The project has the potential to generate noise during normal business hours due to 5 to 7 company vehicles loading and unloading material daily into the warehouse or the outside storage area. Any noise generated during the day by loading or unloading is reduced by the location of the loading dock and the outside storage area which are at the northeast side the warehouse that faces Alelia Street away from adjacent residences on Nardo Street. Therefore, with the project hours of operations of Monday through Friday, 8:00 am to 5:00 pm, Saturday, 9:00 am to 3:00 pm, and closed on Sunday, the project and cumulative effects for this impact are considered Less than Significant.

(Ventura County Initial Study Assessment Guidelines, 2010)

21. Daytime Glare	X				X			
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Since the project involves the use of an existing building, there will be no new effects on glare. Therefore, the project will have No Impacts, project specific or cumulative, relating to glare.

(Ventura County Initial Study Assessment Guidelines, 2010)

22. Public Health (EH)		X				X		
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The project may have impacts on public health due to potential release of hazardous materials used and stored on site. Compliance with applicable state regulations enforced by the Environmental Health Division will reduce potential impacts to a level considered Less than Significant.

Memo from RMA-Environmental Health Division, June 7, 2011.

23. Greenhouse Gases (APCD)		X				X		
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The Ventura County Air Pollution Control District (APCD) has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. The project will generate less than significant impacts to regional and local air quality (see Impact 1, above) and project construction and operations is required to be conducted in compliance with all APCD Rules and Regulations. Furthermore, the amount of greenhouse gasses anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state. Therefore, the project specific and cumulative impacts to greenhouse gases are Less than Significant.

(Ventura County Air Pollution Control District)

LAND USE:

24. Community Character (Plng.)		X				X		
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The project is located in an area that is designated as "Existing Community-Urban Reserve" by the General Plan and is designated as "Industrial by the Saticoy Area Plan. The development consists of a reuse salvage yard with retail sales in a mixed industrial and residential neighborhood. The adjacent residents, which are sensitive to community character impacts, live in homes located approximately 50 feet to the south of the proposed project. No new construction is proposed. The outside project storage area and the existing warehouse/office structures are visible to residences facing the southern property line of the project. The storage areas and existing warehouse and office buildings have an industrial look (Attachments A and B) in what is a mixed industrial/residential area. However, the existing landscaping along the southern property line and in the parking area is well maintained and thriving. The landscaped areas help to screen and soften the industrial look of the site. There are no residences located directly to the north or west of the project.

Significance Finding –Project Specific Impacts: The conditions of approval will

include requirements for continued maintenance of the existing landscape screening, and hours of operations that would be compatible with residential uses. With these requirements, impacts on community character will be less than significant.

(Ventura County Initial Study Assessment Guidelines, 2010)

Significance Finding -- Cumulative Impacts: there are no other structures or uses in on Nardo Street which have been identified as inconsistent or potentially inconsistent with the character of the community. The new use will have fewer daily vehicle trips, fewer employees and shorter hours of operations than the previous use the lemon packing house. As such, the proposed project does not contribute to any cumulative community character impacts.

(Ventura County Initial Study Assessment Guidelines, 2010)

25. Housing (PIng.)	X				X			
The project would not eliminate any existing dwelling units and would not have the potential to have any impact on housing. Therefore, the project would have No Impacts to housing.								

(Ventura County Initial Study Assessment Guidelines, 2010)

PUBLIC FACILITIES AND SERVICES:								
26. Transportation/Circulation:								
a. Roads and Highways:								
(1) Level of Service (PWA)		X				X		

Based on the applicant's information and applicable trip generation rates from the Institute of Transportation (ITE) Trip Generation Manual (TGM) for similar land uses, the proposed project will generate approximately 79 trips at the new location which is lower than the average daily trips generated by the lemon packing house.

The Transportation Department comments that the proposed project will generate additional traffic on the local public roads and the Regional Road Network. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246 and General Plan (GP) Policy 4.2.2 require that the Transportation Department of the Public Works Agency collect a TIMF from developments. This project is subject to this Ordinance. With payment of the TIMF, the level of service (LOS) and safety of the existing roads would remain consistent with the County's GP. Therefore, this project would not have any significant site specific impacts on local roads that would require any road improvements. Adverse traffic impacts relating to LOS will be a Less than Significant.

Memo from PWA -- Traffic, Advance Planning & Permits Division, July 13, 2011.

(2) Safety/Design of Public Roads		X				X		
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The Transportation Department comments that the project is a facility authorized by a Conditional Use Permit that is located on two parcels bordered by three County roads on the west, east, and south. Access to the site will continue to be provided by two existing driveways located at the south and east frontage. The three County roads meet the current County Road Standard and no further road improvement is required. Therefore, adverse traffic impacts relating to safety/design will be a Less Than Significant.

Therefore, traffic impacts relating to safety/design will be a Less than Significant.

Memo from PWA -- Traffic, Advance Planning & Permits Division, July 13, 2011.

(3) Safety/Design of Private Access	X					X		
-------------------------------------	---	--	--	--	--	---	--	--

The project will have No (N) Impact. Current Fire District Access Standards are maintained by this project.

Memo from Fire Department, August 30, 2011

n	X					X		
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The project will have No (N) Impact. Current Fire District Access Standards are maintained by this project.

Memo from Fire Department, August 30, 2011

b. Pedestrian/Bicycle (PWA/Plng.)		X				X		
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The Transportation Department comments that the project may generate pedestrians (customers) around the facility. The Transportation Department comments that the proposed project would not involve the generation of significant bicycle traffic. The three County roads fronting the proposed project site have pedestrian facilities. Therefore, the Transportation Department considers that the adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be a Less than Significant.

Memo from PWA -- Traffic, Advance Planning & Permits Division, July 13, 2011.

c. Bus Transit	X					X		
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The project will not interfere with existing bus transit facilities or routes, and will not create an increased demand for additional or new bus transit facilities/services. Therefore, the project will have No (N) Impact on transportation and circulation – bus transit.

(Ventura County Initial Study Assessment Guidelines, 2010)

d. Railroads	X				X			
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The project site is located adjacent to an abandoned rail line or crossing and will not have the potential to impact any railroads. Therefore, the project will have No (N) Impact on transportation and circulation – railroads.

(Ventura County Initial Study Assessment Guidelines, 2010)

e. Airports (Airports)	X				X			
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The project site is not located within the sphere of influence of any airport within the county. Therefore, the project would have No (N) Impact on transportation and circulation – airports.

(Ventura County Initial Study Assessment Guidelines, 2010)

f. Harbors (Harbors)	X				X			
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The project site is not adjacent to any harbor, will not affect the operations of a harbor in any way, and will not increase the demands on harbor facilities. Therefore, the project will have No (N) Impact on transportation circulation – harbors.

(Ventura County Initial Study Assessment Guidelines, 2010)

g. Pipelines	X				X			
--------------	---	--	--	--	---	--	--	--

The project site is not located over any identified minor or major pipelines or routes, therefore the project will not have the potential to impact any pipelines. Therefore, the project will have No (N) Impact on transportation and circulation – pipelines.

(Ventura County Initial Study Assessment Guidelines, 2010)

27. Water Supply:								
a. Quality (EH)	X				X			

The public water system serving domestic water to this project is regulated by the State Department of Health Services. The quality of domestic water must be in compliance with applicable State drinking water standards. Design and construction of the project must conform with applicable State and Building Code requirements pertaining to water systems. Therefore, the project will not adversely impact the quality of water supplied by the public water system.

Memo from RMA-Environmental Health Division, June 7, 2011.

b. Quantity (PWA)		X				X		
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Water Supply is deemed Less than Significant (LS) because domestic water service is provided by the City of San Buenaventura Water Department. The main source of domestic water in the proposed project area is from groundwater. The City of San Buenaventura Water Department is considered to have the ability to provide a permanent supply of water. Therefore, the proposed project will have a Less than

Significant (LS) effect, both project-specific and cumulative, on Water Supply – Quantity.

Memo from WSP Groundwater Section, September 9, 2011.

c. Fire Flow (Fire)	X				X			
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The project will have No (N) Impact. Existing water supply for fire protection is required to meet VCFPD Standards and Current Ordinance. No new structures are proposed at this time.

Memo from Fire Department, August 30, 2011

28. Waste Treatment/Disposal:

a. Individual Sewage Disposal System	X				X			
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The project does not utilize an on-site sewage disposal system. Public sewer service is available from the City of Ventura Sanitation District. The district has indicated that adequate sewer capacity is available for this project. Therefore, the project will not create any adverse environmental impacts relative to on-site sewage disposal.

Memo from RMA-Environmental Health Division, June 7, 2011

b. Sewage Collection/Treatment		X				X		
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The project is served by the City of Ventura Sanitation District which has capacity to serve the project and that sewer is available for this project. Therefore the project has a Less than Significant impact on Sewage Collection/Treatment Facilities.

Memo from RMA-Environmental Health Division, June 7, 2011

c. Solid Waste Management (PWA)		X				X		
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The Integrated Waste Management Division (IWMD) has reviewed the project, and has determined that the effect on permitted solid waste disposal facilities in Ventura County due to this project will be Less than Significant.

Pursuant to the IWMD's factors determining the significance of project impacts on solid waste facilities within Ventura County, any discretionary development project generating solid waste will impact the County's remaining solid waste disposal capacity. Additionally, as required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June of 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Therefore, because the County currently exceeds the minimum disposal capacity required by state PRC, no individual project of this type and magnitude will significantly impact the County's remaining solid waste disposal capacity.

Memo from PWA – Integrated Waste Management Division, May 2, 2011.

d. Solid Waste Facilities (EH)	X				X			
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The project does not include a solid waste facility. Therefore, the project will not create any adverse impacts relating to solid waste facilities.

Memo from RMA-Environmental Health Division, June 7, 2011.

29. Utilities	X				X			
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The project site will be served by Southern California Edison Company from existing lines. Natural gas will be supplied by the Southern California Gas Company, also from existing lines on Nardo Street. Project demand for these resources will be minimal. Thus, the project would not have an impact on utilities.

(Ventura County Initial Study Assessment Guidelines, 2010)

30. Flood Control/Drainage:								
a. WPD Facilities/Watercourses		X				X		

The site is located approximately 1,400 feet easterly of Brown Barranca, the nearest District jurisdictional red line channel. The proposed project would not involve the installation of any new impervious surfaces.

District staff finds that the project design mitigates the direct and indirect project-specific and cumulative impacts on flood control facilities and watercourses. Therefore, impacts on red line channels under the jurisdiction of the Watershed Protection District would be Less than Significant (LS).

Memo from WPD – Planning and Regulatory Division, May 3, 2011.

b. Other Facilities/Watercourses	X				X			
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The proposed project does not involve any new development of structures or other impervious surfaces. Any future new development will be subject to the requirements of the Ventura County Building Code. Cumulative impacts from the project will be less than significant, as any other projects will be required to mitigate the increased runoff between undeveloped and developed as well. Therefore, there are No (N) adverse impacts, relating to drainage facilities.

Memo from PWA – Development and Inspection Services Division, May 2, 2011

31. Law Enforcement/Emergency		X				X		
--------------------------------------	--	---	--	--	--	---	--	--

The project is surrounded by a six foot chain-link fence with barbwire strands on top and will have a security alarm system. These features result in a Less than Significant increase in the demand for law enforcement resources.

(Ventura County Initial Study Assessment Guidelines, 2010)

32. Fire Protection (Fire):

a. Distance/Response Time	X				X			
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The project will have No (N) Impact. Distance from a full-time, paid fire station is adequate and the operation of the proposed facility would not require the acquisition of additional equipment.

Memo from Fire Department, August 30, 2011

b. Personnel/Equipment/Facilities	X				X			
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The project will have No (N) Impact. Distance from a full-time, paid fire station is adequate and the operation of the proposed facility would not require the acquisition of additional equipment.

Memo from Fire Department, August 30, 2011

33. Education:

a. Schools	X				X			
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The project is not located adjacent to any school facilities and will not have an impact on the demand for schools. Therefore, the project will have No (N) Impact on schools.

(Ventura County Initial Study Assessment Guidelines, 2010)

b. Libraries (Lib. Agency)	X				X			
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The project is not located adjacent to any library facilities and will not have an impact on the demand for public libraries. Therefore, the project will have No (N) Impact on library facilities.

(Ventura County Initial Study Assessment Guidelines, 2010)

34. Recreation (GSA):	X				X			
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The project site is not located near any parks or recreational facilities and will not have the potential to impact any recreational facilities. Therefore, the project will have No (N) Impact on recreational facilities.

(Ventura County Initial Study Assessment Guidelines, 2010)

Degree of Effect:

N = No Impact.
LS = Less Than Significant
PS-M = Potentially Significant Impact Unless Mitigation Incorporated.
PS = Potentially Significant Impact.

Agencies:

Airports - Department Of Airports
EH - Environmental Health Division
Harbors - Harbor Department
PWA - Public Works Agency

Ag. Dept. - Agricultural Department
Fire - Fire Protection District
Lib. Agency - Library Services Agency
Sheriff - Sheriff's Department

APCD - Air Pollution Control District
GSA - General Services Agency
Ping. - Planning Division
WPD - Watershed Protection District

Section C. - Mandatory Findings of Significance

Based on the information contained within Sections B and C:	Yes/ Maybe	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant).		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

Section D. - Determination of Environmental Document

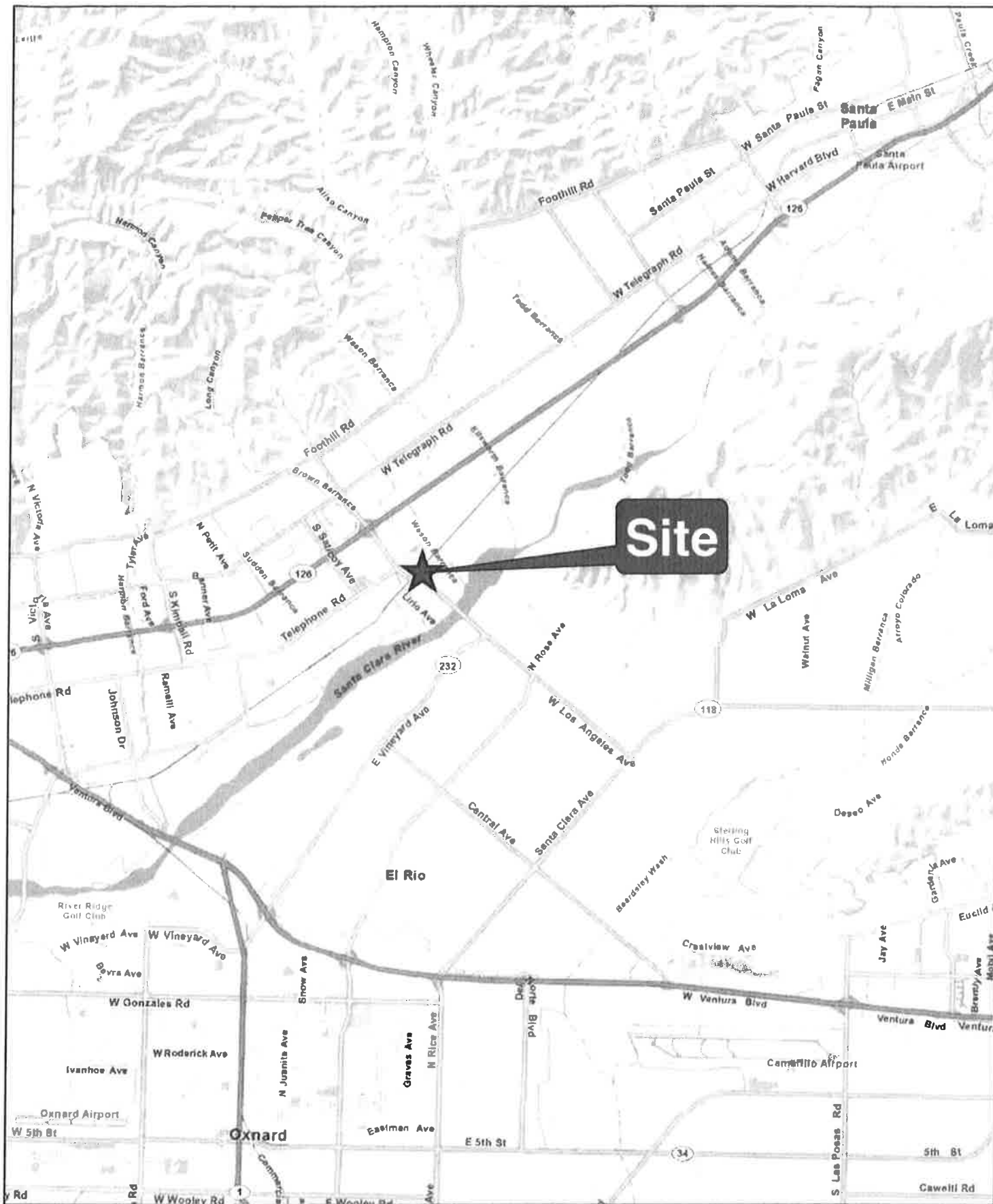
On the basis of this initial evaluation:

<input checked="" type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in section C of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report is required.*
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required .

Becky Linder
Signature of Person Responsible for Administering the Project

10-6-11
Date

Attachment A - Location Map
Attachment B - Site Plan and Office Floor Plan
Attachment C - Office/ Warehouse Building Elevations



Ventura County
Resource Management Agency
Information Systems Department
Map created on 10/03/2011

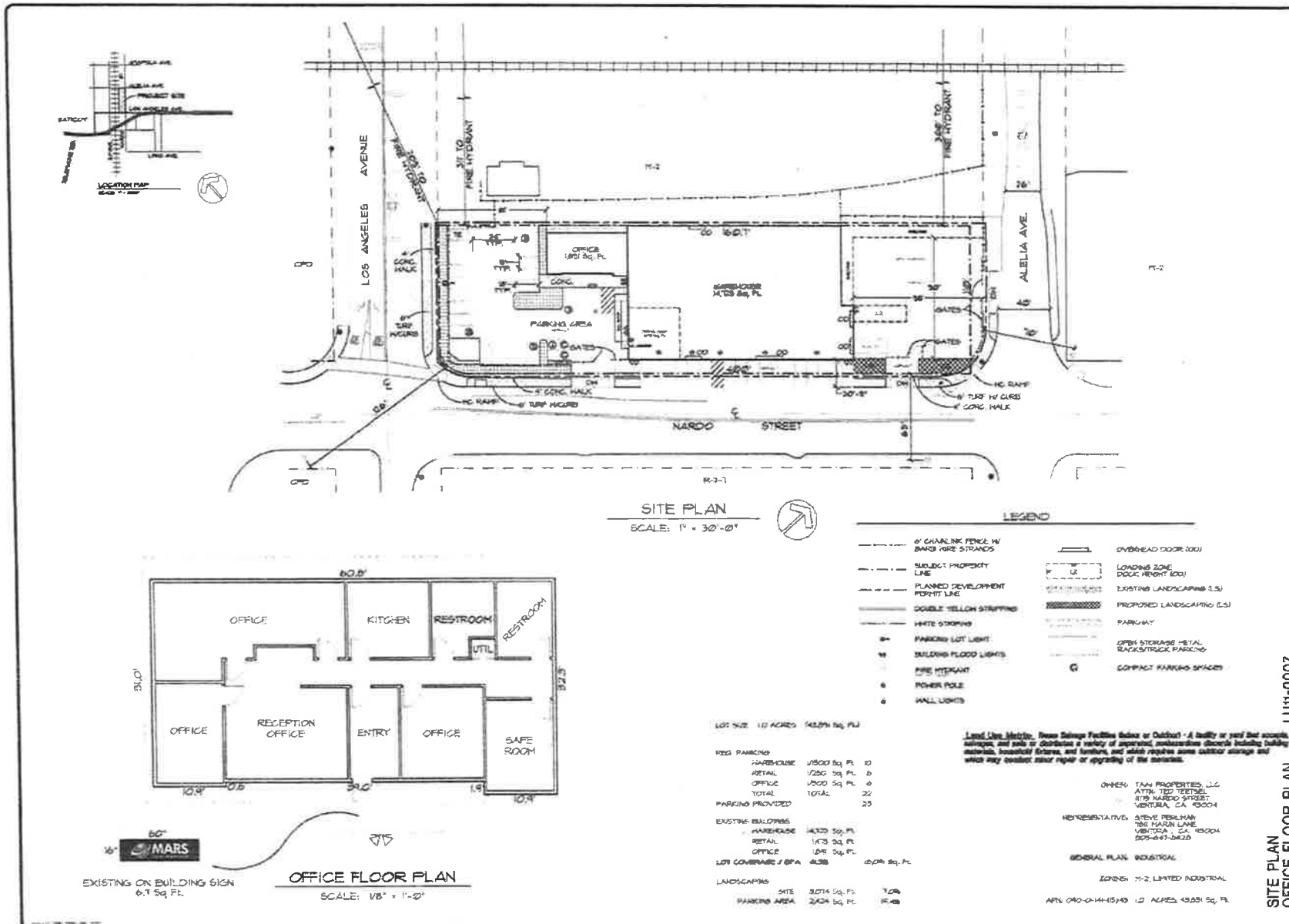


Attachment A LU11-0007 Location Map

0 2,000 4,000 8,000 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 therein.





Revisions		
No.	Description	Date

TED TEETSEL, OWNER
(805) 671-9394
APN: 090-0-141-115-145

MAJOR APPLIANCE RECYCLING SERVICE (MARS)
11175 NARDO STREET
SATICOY, CA 93004
APN: 090-0-141-115-145

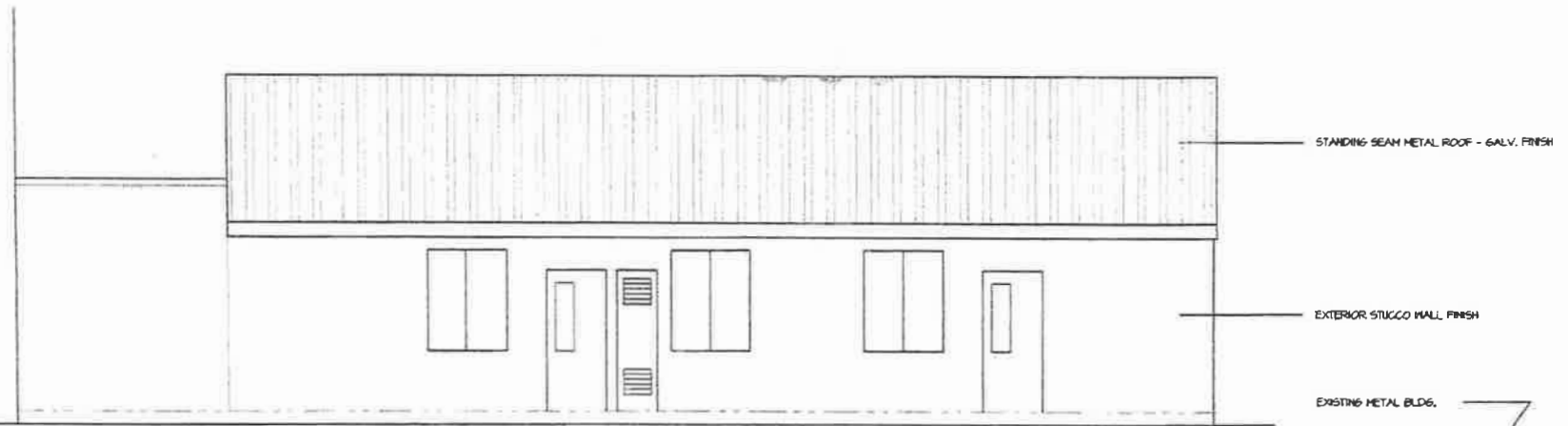
LU11-0007
SITE PLAN
OFFICE FLOOR PLAN

Job No.	
Drawn By	Date
CRS	3-20-06
Drawing Name	Site Plan
Drawing No.	Mars-Nardo - dwp
Scale	NOTED
Sheet	

Attachment B - Site Plan & Office Floor Plan

LU11-0007

EXISTING METAL WAREHOUSE



NORTH ELEVATION - REAR



WEST ELEVATION

Attachment C - Office/Warehouse Elevations

LU11-0007

Conditions of Approval for **MARS Recycling Facility**

Conditional Use Permit PL15-0065

The conditions of approval for CUP LU11-0007 are no longer valid and are hereby replaced with the new set of conditions for PL15-0007 (below).

RESOURCE MANAGEMENT AGENCY CONDITIONS

Planning Division

1. Project Description

This Conditional Use Permit is based on and limited to compliance with the project description found in this condition below, all County land use hearing exhibits in support of the project marked Exhibit No's. 4 through 7 dated October XX, 2015 and conditions of approval set forth below. Together, these 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 original approval. Project deviations may require Planning Director approval for changes to the permit or further CEQA environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) constitutes a violation of the conditions of this permit.

Project Description:

This permit authorizes a modified conditional use permit (CUP) be granted to authorize the continued operation and expansion of an existing salvage (reuse) facility for an additional 10-year period.

The proposed project includes the use of the eastern portion of the property for outdoor storage. It is also proposed to expand the permit area to allow additional open storage on an adjoining 7,873 square foot area located north of the existing building and within the VCTC railroad right of way. The accumulations of materials stored outdoors would be limited to a maximum height of 6-feet along Alelia Avenue and within the VCTC lease area. No new development or impervious surfaces are proposed.

A total of 22 existing onsite parking spaces will continue to be provided. Mature landscaping exists along Nardo Street and Alelia Avenue and also in the existing parking area. The existing landscaping on the property would continue to be maintained by the permittee. Additional landscaping would be required north of the building outside of the VCTC right of way along Alelia Avenue to soften public views of the new open storage area.

Exhibit 8

Security would continue to be provided by exterior cameras and a six-foot high chain link fence with barbwire strands. Water and sewer would continue to be provided to the site by the City of Ventura.

Operating hours (including the operation of forklifts and truck traffic) would continue to be from 8:00 am to 5:00 pm, Monday through Friday, 9:00 a.m. to 3:00 pm on Saturday, and closed on Sunday. The facility would continue to be operated by an average of 8 employees.

2. CUP Modification

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

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

3. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of inauguration and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in the *Ventura County Non-Coastal Zoning Ordinance* (2011, Article 14), which shall include, but is not limited to, the following:

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

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

4. Time Limits

- a. Use inauguration:

Exhibit 8

1. The approval decision for this CUP becomes effective upon the expiration of the 10 day appeal period following the approval decision, or when any appeals of the decision are finally resolved. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Use Inauguration within 180-days from the granting or approval of this CUP (*Ventura County Non-Coastal Zoning Ordinance, 2011, §8111-4.7*).
 2. The Planning Director may grant a 180-day 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 inaugurate the permitted land use (above), and the Permittee has requested the time extension in writing at least 30 days prior to the 180-day expiration date.
 3. Prior to issuance of the Zoning Clearance for Use Inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for Inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.
- b. Operations Period:
This CUP will expire on October XX, 2025. The expiration date of this permit can be modified to a date in the future at the sole discretion of the Planning Director if water resources adequate to support the type of development envisioned for the project site in the adopted 2015 Saticoy Area Plan are unavailable.
1. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:
 - a)The Permittee has filed a permit modification application pursuant to Section 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to October XX, 2025; and
 - b)The County decision-maker grants the requested modification.
 2. The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with Section 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

5. Site Maintenance

Purpose: To ensure that the CUP area is maintained in a neat and orderly manner so as not to create any hazardous conditions, trash blowing off-site or unsightly conditions which are prominently visible from outside the CUP area.

Requirement: The Permittee shall maintain the project site in compliance with the described uses outlined in Condition No. 1 (Permitted Land Uses). Only equipment and/or materials which the Planning Director determines to substantially comply with Condition No. 1 (Permitted Land Uses), or which are authorized by any subsequent amendments to this CUP, shall be allowed as outdoor storage on the property during the life of this CUP. In addition, any trash blown off-site shall be picked up as soon as possible within the same day.

Exhibit 8

Documentation: Pursuant to Condition No. 1 (Permitted Land Uses), the CUP and any amendments thereto.

Timing: Prior to occupancy and for the life of the permit.

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

6. Consolidation of All Approved Exhibits and Permits

Purpose: In order to assure that the facility is operated in compliance with other federal, state or local government regulatory requirements, the Permittee shall obtain all necessary permits or other documentation.

Requirement: The Permittee shall comply with all applicable federal, state and local regulatory requirements.

Documentation: The Permittee shall provide copies of permits or other correspondence to the County Planning Division for review and approval that demonstrates compliance with the other agency requirements.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for Use Inauguration or as required by the permitting agency.

Monitoring and Reporting: The Planning Division shall maintain the documentation provided by the Permittee in the project file. In the event that a permit is modified by any other agency, the Permittee shall submit revised documentation within 30 days of the modification.

7. Notice of CUP Requirements and Retention of CUP Conditions On-Site

Purpose: In order to assure compliance, all relevant parties shall be informed of permit requirements.

Requirement: The owners of record, the contractors, and all other parties that participate in the daily operation of the proposed activities shall be informed, in writing, by the Permittee of the pertinent conditions of this CUP. The Permittee shall retain a copy of the CUP on the site available for inspection by all interested parties.

Documentation: The Permittee shall provide a copy of a letter that informs all relevant parties of the applicability of the CUP to the subject operation and facility. This letter shall also specify the location of the copy of the CUP to be retained onsite.

Timing: Prior to the issuance of the Zoning Clearance for Use Inauguration, the informational letter shall be provided to the Planning Division. The copy of the CUP shall be retained onsite until expiration of this CUP.

Exhibit 8

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

8. Recorded Notice of Land Use Entitlement

Purpose: In order to comply with §8111-8.3 of the *Ventura County Non-Coastal Zoning Ordinance*, a notice shall be recorded on the subject property that describes the responsibilities of the Property Owner and Permittee for compliance with applicable permit conditions.

Requirement: The Permittee and Property Owner of record 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, for the tax assessor's parcel that is subject to this CUP.

Documentation: The Permittee shall provide to the Planning Division a copy of the recorded Notice of Land Use Entitlement.

Timing: The required documentation shall be provided to the Planning Division prior to the issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The County Planning Division shall maintain a copy of the recorded Notice of Land Use Entitlement in the project file.

9. Condition Compliance, Enforcement, and Other Responsibilities

- a. Cost Responsibilities: The Permittee shall bear the full costs of all staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs as described below in Condition 8b. Specifically, the Permittee shall bear the full costs of the following:
- (1) Condition compliance costs which include, but are not limited to, staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
 - (2) Monitoring and enforcement costs required by the *Ventura County Non-Coastal Zoning Ordinance (2010, § 8114-3.4)*. The Permittee, or the Permittee's successors-in-interest, shall bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections, public reports, penalty hearings, forfeiture of securities, and suspension of this CUP. Costs will be billed at the contract rates in effect at the time enforcement actions are required. The Permittee shall be billed for said costs and penalties pursuant to the *Ventura County Non-Coastal Zoning Ordinance (§ 8114-3.4)*.

Exhibit 8

- b. Establishment of Revolving Compliance Accounts: The condition compliance account (CC12-0011) previously established for the life of this project shall remain in full force and effect.
- c. Monitoring and Enforcement Costs: The condition compliance account deposit and reimbursement agreement are required to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. All permits issued by the Planning Division may be reviewed and the sites inspected no less than once every three years, unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspections or the resolution of confirmed violations of the conditions of this CUP and/or the *Ventura County Non-Coastal Zoning Ordinance* that may occur.
- d. Billing Process: The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

10. Defense and Indemnification

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

Exhibit 8

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

11. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event the Planning Director determines that any condition contained herein is in conflict with any other condition contained herein, then where principles of law do not provide to the contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible.

In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee an action filed in a court of law, or threatened to be filed therein, which action is brought in the time period provided for by the *Code of Civil Procedures* (§1094.6), or other applicable law, this CUP shall be allowed to continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

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

12. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for this land use 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 manpower of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the costs of such work. Whenever feasible, the County will use the lowest bidder. 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.

Exhibit 8

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. 8 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.

13. Relationship of CUP Conditions, Laws and Other Permits

The Permittee shall design, maintain, and operate the CUP area and any facilities thereon in compliance with all applicable requirements and enactments of Federal, State, and County authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

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

14. Contact Person

Purpose: In order to facilitate responses to complaints, a contact person shall be designated.

Requirement: The Permittee shall designate a contact person(s) responsible to respond to complaints from citizens and the County regarding the uses permitted by this CUP. The designated contact person shall be available, via telecommunication, 24 hours a day.

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

Timing: Prior to the issuance of a Zoning Clearance for 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 the Planning Division 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 respective project file. The Planning Division has the authority to

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

15. Resolution of Complaints

The following process shall be used to resolve complaints related to the project:

- a) The Permittee shall post the office telephone number and hours of operations in a visible location on the site. The office phone number shall have an answering machine which shall accommodate voice mail messages on a 24-hour basis. Persons with concerns about the wireless facility operations may directly contact the Contact Person. The internal resolution of issues by the Permittee is encouraged;
- b) If a written complaint about this project/CUP is received by the County, Planning staff will contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and,
- c) If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this permit is confirmed, County enforcement actions pursuant to §8114-3 of the *Non-Coastal Zoning Ordinance* may be initiated.

16. Reporting of Major Incidents

Purpose: In order to safe operations, the Permittee shall report all major incidents that occur within the CUP area to the Planning Director.

Requirement: The Permittee shall immediately notify the Planning Director by telephone, email, FAX, and/or voicemail of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the CUP area.

Documentation: Upon request of any County agency, the Permittee shall provide a written report of any incident that shall include, but is not limited to: a description of the facts of the incident; the corrective measures used, if any; and, the steps taken to prevent a recurrence of the incident.

Timing: The Permittee shall provide the written report to the requesting County agency and Planning Division within seven days of the request.

Monitoring and Reporting: The Planning Division maintains any documentation provided by the Permittee related to major incidents in the CUP file.

17. Change of Owner and/or Permittee

Purpose: In order to facilitate County monitoring of the conditionally permitted use, the Permittee shall notify the Planning Division of any change of ownership or Permittee.

Requirement: The Permittee shall submit written notices to the Planning Division that discloses the identity and contact information of any new owner(s) or Permittee(s).

Documentation: The Permittee shall file with the Planning Division:

Exhibit 8

- a) An initial notice that discloses 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 responsible corporate, partnership or business officer(s);
- b) A final notice once the transfer of ownership and/or operational control has occurred; and,
- c) A letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

Timing: The Permittee shall provide the initial notice to the Planning Division at least 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 after the effective date of the transfer.

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

18. Landscaping

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

Requirement: The permittee shall install new landscaping adjacent to the permitted outside storage area along Alelia Avenue. Landscape screening that serves the following functions must be provided and maintained:

- i. Screens undesirable views that are prominently visible to residential uses along Nardo Street, incompatible land uses or uses in natural settings. Landscape screening must be provided to screen the open storage area and materials loading area of the project from adjacent residential uses.
- ii. Provides visual relief and ensures compatibility with community character.

The required landscape screening must be designed to require minimal amounts of water and to use required water efficiently, in accordance with the water efficiency requirements of the Landscape Design Criteria, and must achieve the following design objectives:

- i. Use Available Non-potable Sources of Water. The landscaping must integrate the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, where feasible.
- ii. Protection of Existing Vegetation. Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate or required by other regulations (such as the Tree Protection Ordinance).
- iii. Create Viable Growing Environment. Landscape design must address the needs of the plants to ensure their health, long-term viability and protection.
- iv. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors and textures, as appropriate given the size of the landscape.
- v. Use Native or Non-Invasive Plant Species.

Exhibit 8

Documentation: The Permittee shall submit to the County of Ventura Planning Division for review and approval a landscape plan showing the existing landscaping and the proposed landscaping along Alelia Avenue, demonstrating compliance with the above requirements, §8109-0.6 (Landscaping) of the *Non-Coastal Zoning Ordinance* and the County's *Landscape Design Criteria*. Any changes to approved landscape plans that affect the character or quantity of the plant material or irrigation system design must be approved by the Planning Director prior to installation.

Timing: The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for Use Inauguration. The Permittee shall install all required landscaping prior to issuance of a Zoning Clearance for Use inauguration.

Monitoring and Reporting: The Planning Division maintains the landscape plans provided by the Permittee in the project file and has the authority to periodically confirm that the landscaping is maintained by the Permittee in accordance with the approved plan consistent with the requirements of §8114-3 of the *Non-Coastal Zoning Ordinance*.

19. Lighting Plan

Purpose: In order to ensure lighting on the subject property is provided in compliance with §8106-8.6 and §8108-5.12 of the *Ventura County Non-Coastal Zoning Ordinance*, the Permittee shall prepare and operate in conformance with an approved lighting plan.

Requirement: The Permittee shall prepare a lighting plan that meets the following objectives:

- avoids interference with reasonable use of adjoining properties;
- avoids conflict with landscape features;
- minimizes on-site and eliminates off-site glare;
- provides adequate on-site lighting for security;
- minimizes energy consumption; and,
- includes devices that are compatible with the design of the permitted facility and minimize energy consumption.

In order to minimize light and glare from the Project, all parking lots, exterior structure light fixtures, and freestanding light standards must be high a cut-off type that directs lighting downward onto the property to avoid the casting of any direct light onto any adjacent property or roadway. 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 use inauguration. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the permit.

Exhibit 8

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

Note: the current lighting at this existing facility satisfies this requirement.

Environmental Health Division

20. Hazardous Materials Management

The storage, handling, and disposal of any potentially hazardous material must be in compliance with applicable state regulations.

PUBLIC WORKS AGENCY CONDITIONS

Engineering Services Department

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

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

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

Documentation: The Permittee shall provide a site plan including a calculation of the new impervious surface area being created by the project along with the impervious surface area for existing construction. Records do not show that the FAF was paid for this parcel.

Timing: Permittee shall pay the Flood Acreage Fee (FAF) to the Ventura County Public Works Agency prior to the issuance of the use inauguration.

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

Integrated Waste Management Division

Exhibit 8

22. Waste Diversion & Recycling Requirement

Purpose: To ensure the project complies with Ordinance No. 4445. Ordinance 4445 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, greenwaste, soil, concrete, plastic containers, beverage containers) from local landfill through recycling, reuse, or salvage. Ordinance 4445 can be reviewed at www.vcpbublicworks.org/ord4445.

Requirement: Ordinance 4445, Sec 4770-2.3, requires the Permittee to work with a County-franchised solid waste hauler who can determine the level of service required to divert recyclables generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to: www.vcpbublicworks.org/commercialhaulers.

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 generated by their business are being diverted from the landfill.

23. Collection and Loading Areas for Refuse and Recyclables

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

Requirement: The Permittee shall adhere to the County's Space Allocation Guidelines which include minimum space requirements for refuse and recycling bins and recommend aesthetic, gated, trash enclosures. Please review the County's Space Allocation Guidelines at: www.vcpbublicworks.org/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, 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.

Exhibit 8