



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

Quality Paving Service and Storage Yard

Case No. PL15-0063

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Planned Development (PD) permit be granted to authorize the operation and maintenance of a contractor service and storage yard (Case No. PL15-0063).
2. **Applicant:** Quality Paving, 1516 Lirio Avenue, Ventura, CA 93004
3. **Property Owner:** Don Walker, 152 Stanislaus Street, Ventura, CA 93004
4. **Applicant's Representative:** Planning Services / Steve Perlman, 7811 Marin Lane, Ventura, CA 93001
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (§ 8105-5), the Planning Director is the decision-maker for the requested PD.
6. **Project Site Size, Location, and Parcel Number:** The 1.27 acre property is located at 1516 Lirio Avenue, near the intersection of Lirio Street and Nardo Street in the community of Saticoy, in the unincorporated area of Ventura County. The contractor service and storage yard encompasses a 19,800 square foot portion of the subject parcel. The Tax Assessor's parcel number for the parcel that constitutes the project site is 128-0-030-195 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: Existing Community Urban Reserve (Exhibit 2)
 - b. Saticoy Area Plan Land Use Map Designation: Industrial (Exhibit 2)
 - c. Zoning Designation: M3 10,000 SF (Heavy Industrial 10,000 square feet minimum lot size) (Exhibit 2)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	M3 10,000 SF	Industrial development
East	M3 10,000 SF	Industrial development
South	M2 10,000 SF (Limited Industrial 10,000 square feet minimum lot size)	Industrial development
West	M3 10,000 SF	Industrial development

9. History: The project site is developed with an existing contractor service and storage yard in the southeastern portion of the parcel. Other industrial operations currently on the subject parcel include a wood fabrication facility and another contractor service and storage yard. Discretionary Permits onsite include:

- Planned Development Permit No. 205 for the addition of an equipment storage building. This permit has since expired.
- Planned Development Permit No. 1525 for a recycling buyback facility. This permit was granted on December 6, 2000 and superseded by PD No. 1983.
- Planned Development Permit No. 1983 for a contractor service and storage yard. This permit was granted on December 3, 2003 by the Planning Director. The permit expired on October 1, 2013 and prior to the submittal of the PD application currently under review.
- Planned Development Permit No. 1984 for a wood fabrication facility. This permit was approved on December 3, 2003 by the Planning Director.
- Permit Adjustment to PD No. 1983 (Case No. LU04-0079) for the reduction of the area encompassed by the CUP Boundary. This permit was granted on October 21, 2004 by the Planning Director.
- Permit Adjustment to PD No. 1983 (Case No. LU08-0096) for the reduction of the area encompassed by the CUP Boundary and relocation of equipment. This permit was granted on November 10, 2011 by the Planning Director.
- Permit Adjustment to PD No. 1983 (Case No. LU08-0091) for the installation of a trailer and four cargo containers onsite. This permit was approved on May 21, 2009 by the Planning Director.

10. Project Description: The applicant requests that a Planned Development Permit be granted to authorize the continued operation and maintenance of a contractor service and storage yard. The applicant also requests the installation and use of following equipment and structures be legalized:

- One, 576 square foot equipment shade structure
- One, 72 square foot Tuff shed
- One, 152 square foot petroleum tank

Existing structures permitted on the project site include a 480 square foot office structure and three sea cargo containers that encompass a total area of 640 square feet. The hours of operation will continue to be seven days per week, 5:30 am to 7:30 pm, with no increase in the amount of vehicle trips (34 peak hour trips daily). The facility will continue to operate with two employees. No additional impervious area will be added to the site. Water service will continue to be provided by the City of Ventura. The Saticoy Sanitation District will continue to provide sewer service to the site. Access to the site is provided by a private driveway connected to Lirio Avenue (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code § 21000 et seq.) and the 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.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project is eligible for exemption from CEQA pursuant to the Section 15301 of the State CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, §15301). This section allows for an exemption from CEQA for the continued operation of an existing facility where there is no substantial expansion of the use beyond that existing at the time of the lead agency’s determination.

The proposed project involves the continued operation of an existing contractor service and storage yard and the legalization of an existing 576 square foot equipment shade structure and 72 square foot shed within the existing CUP area. Therefore, the proposed project does not involve a substantial alteration of the use, aerial extent or appearance of the site. No new environmental impacts have been identified that would result from the proposed project.

Based on the above discussion, staff recommends that the decision-maker find that this project is categorically exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan *Goals, Policies and Programs* (2015, 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 NCZO (§ 8111-1.2.1.1.a) states that in order to be approved, a PD 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 Goals, Policies and Programs and the Saticoy Area Plan.

1. Ventura County General Plan Goals, Policies and Programs 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), the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA.

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

2. Ventura County General Plan Goals, Policies and Programs Water Resources

Policy 1.3.2-2: *Discretionary development shall comply with all applicable County and State water regulations.*

Ventura County General Plan Goals, Policies and Programs Water Resources

Policy 1.3.2-4: *Discretionary development shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.*

Saticoy Area Plan Water Resources Policy 1.2.2-2: *In order to protect groundwater quality, all discretionary development for new uses shall connect to a sewer system (see Policy 4.3.2-3).*

Saticoy Area Plan Water Resources Policy 1.2.2-3: *In order to protect groundwater quantity, water consumption (including landscaping) for new discretionary development shall not exceed 1.12 acre feet of water per year per gross acre of land. This Policy would not apply if liquid wastes from the development are treated and recharged into the local aquifer consistent with the policies contained within Section 4.3.2 of this Plan.*

Saticoy Area Plan Water Resources Policy 1.2.2-4: *New commercial or industrial uses that could seriously degrade groundwater by the release of industrial wastewater, hazardous materials, or hazardous wastes shall be prohibited*

Water to the site is provided by City of Ventura and wastewater disposal is handled by the Saticoy Sanitation District. These water and sanitation services are operated in compliance with established State regulations. Such utilities must meet regulatory standards for potable water quality and for the quality of wastewater discharge and do not have the potential to substantially degrade either surface or groundwater quality.

The existing landscaping will be maintained along the parcel frontage adjacent to Lirio Avenue. An increase in the water demand is not expected.

Given the availability of public utility services and the lack of new water demand, the proposed project would not result in a significant impact on the quantity or quality of water resources.

Based on the above discussion, the proposed project is consistent with the Policies listed above.

- 3. Ventura County Goals, Policies and Programs Mineral Resources Policy 1.4.2-6:** *All General Plan amendments, zone changes, and discretionary developments shall be evaluated for their individual and cumulative impacts on access to and extraction of recognized mineral resources, in compliance with the California Environmental Quality Act.*

Ventura County Goals, Policies and Programs Mineral Resources Policy 1.4.2-8: *Discretionary development within a Mineral Resource Area (see Resource Protection Map) shall be subject to the provisions of the Mineral Resource Protection (MRP) Overlay Zone, and is prohibited if the use will significantly hamper or preclude access to or the extraction of mineral resources.*

A portion of the project site is located within the Mineral Resource Zone 2 (MRZ-2) designated by the State Mining and Geology Board. These zones are designated where significant mineral deposits are present. The site also subject to a Mineral Resource Protection (MRP) overlay zone included in the NCZO. The proposed project would not result in any new obstruction or limitation on access to mineral resources.

The proposed project site is not located within a known petroleum resource area. However, two major pipelines are located approximately 325-feet east of the project site. These pipelines run underground through several properties along Lirio

Avenue. There are no oil extraction sites or access roads leading to an oil extraction facility in the vicinity of the project site.

Based on the above discussion, the proposed project is consistent with the above-listed Policies.

- 4. Ventura County Goals, Policies and Programs 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.*

Ventura County Goals, Policies and Programs Scenic Resources Policy 1.7.2-4: *The Planning Division shall continue to implement the landscaping requirements of the Zoning Ordinance and the "Guide to Landscape Plans" to enhance the appearance of discretionary development.*

The proposed project site is not located in a Scenic Resource Protection overlay zone and no scenic resources exist onsite. The project site is not visible from State Route 118, which is located about 886 feet north of the project site. In any case, the project site will continue to be screened from view by a perimeter chain link fence with slats and a landscaped area along Lirio Avenue. Based on the location of the project site, the proposed project will not result in a substantial effect on scenic resources.

Based on the above discussion, the proposed project is consistent with the above-listed Policies.

- 5. Ventura County Goals, Policies and Programs Energy Resources Policy 1.9.2-1:** *Discretionary development shall be evaluated for impact to energy resources and utilization of energy conservation techniques.*

The proposed project involves the continued operation and maintenance of an existing contractor service and storage yard. The amount of electricity and motor fuels needed to operate the facility would not change. Thus, the proposed project would not involve a substantial increase in energy demand.

Based on the above discussion, the proposed project will be consistent with Policy 1.9.2-1.

- 6. Ventura County Goals, Policies and Programs Fire Hazards Policy 2.13.2-1:** *All discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.*

Ventura County Goals, Policies and Programs Fire Hazards Policy 2.13.2-4: *All applicants for subdivisions, multi-unit residential complexes, and commercial and industrial complexes shall be required to obtain, prior to permit approval, certification from the Fire Protection District that adequate fire protection is available, or will be available prior to occupancy.*

Saticoy Area Plan Fire Hazards Policy 2.2.2-1: *All public and private roads shall conform to the standards of the Fire Protection District.*

Saticoy Area Plan Fire Hazards Policy 2.2.2-3: *Adequate tactical access and fire flow improvements shall be completed to the satisfaction of the Fire Protection District prior to combustible construction.*

The Ventura County Fire Protection District (VCFPD) reviewed the project and determined that adequate access and water supply for fire suppression are available to serve the project. The response time to the site from Station No. 26 in Saticoy meets established standards.

Based on the above discussion, the proposed project is consistent with the above-listed Policies.

7. **Ventura County General Plan Goals, Policies and Programs Hazardous Material and Waste Policy 2.15.2-2:** *Site plans for discretionary development that will generate hazardous wastes or utilize hazardous materials shall include details on hazardous waste reduction, recycling and storage.*

Ventura County General Plan Goals, Policies and Programs Hazardous Material and Waste Policy 2.15.2-3: *Any business that handles a hazardous material shall establish a plan for emergency response to a release or threatened release of a hazardous material. The County Fire Protection District is designated as the agency responsible for implementation of this policy.*

Ventura County General Plan Goals, Policies and Programs Hazardous Material and Waste Policy 2.15.2-5: *Commercial or industrial uses which generate, store or handle hazardous waste and/or hazardous materials shall be located in compliance with the County Hazardous Waste Management Plan's siting criteria.*

The Ventura County Environmental Health Division (EHD) comments that the project may include the use of hazardous materials. The applicant will be required to store, handle and dispose of hazardous materials and waste in compliance with applicable state and local regulations (Exhibit 4, Condition No. 25). These regulations require the Permittee to prepare and file with the VCFPD a Hazardous Materials Business Plan (HMBP) that identifies the type and quantity of such materials maintained on

the project site. The HMBP also includes material handling and emergency procedures.

Based on the above discussion, the proposed project is consistent with the above-listed Policies.

8. Ventura County General Plan Goals, Policies and Programs Noise Policy

2.16.2-1: *All discretionary development shall be reviewed for noise compatibility with surrounding uses. Noise compatibility shall be determined from a consistent set of criteria based on the standards listed below. An acoustical analysis by a qualified acoustical engineer shall be required of discretionary developments involving noise exposure or noise generation in excess of the established standards. The analysis shall provide documentation of existing and projected noise levels at on-site and off-site receptors, and shall recommend noise control measures for mitigating adverse impacts.*

- (1) Noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that:
 - a. Indoor noise levels in habitable rooms do not exceed CNEL 45.*
 - b. Outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.**
- (2) Noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that:
 - a. Guidelines (1)a. and (1)b. above are adhered to.*
 - b. Outdoor noise levels do not exceed L10 of 60 dB(A).**
- (3) Noise sensitive uses proposed to be located near airports:
 - a. Shall be prohibited if they are in a CNEL 65 or greater, noise contour.*
 - b. Shall be permitted in the CNEL 60 to CNEL 65 noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 or less.**
- (4) Noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:
 - a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.*
 - b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.*
 - c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.**

Section 2.16.2(4) is not applicable to increased traffic noise along any of the roads identified within the 2020 Regional Roadway Network (Figure 4.2.3) Public Facilities Appendix of the Ventura County General Plan (see 2.16.2-1(1)). In addition, State and Federal highways, all railroad line operations, aircraft in flight, and public utility

facilities are noise generators having Federal and State regulations that preempt local regulations.

The proposed project involves the continued operation of an existing facility. Thus, no new noise would be generated. In any case, some noise would be generated by vehicles operating on the project site and adjacent roadway. This noise would be similar to that generated by the operation of other surrounding industrial facilities. No noise sensitive uses would be affected.

Based on the above discussion, the proposed project is consistent with Policy 1.16.2-1.

- 9. Ventura County General Plan Goals, Policies and Programs Employment and Commerce Policy 3.4.2-3:** *Commercial and industrial developments shall be designed to be generally compact, grouped and consolidated into functional units providing for sufficient off-street parking and loading facilities, maximizing pedestrian and vehicle safety and minimizing the impacts on traffic congestion.*

Ventura County General Plan Goals, Policies and Programs Employment and Commerce 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.*

The applicant will be required to maintain adequate on-site parking and loading areas in accordance with the requirements of the Ventura County Non-Coastal Zoning Ordinance (Article 8) [Exhibit 4, Condition No. 23].

The existing landscape area located adjacent to Lirio Avenue will continue to be maintained for the life of the permit. (Exhibit 5, Condition No. 20). Operations will also be limited to the hours between 5:30 am to 7:30 pm, seven days per week (Exhibit 4, Condition No. 2).

Based on the above discussion, the proposed project is consistent with the above-listed Policies.

- 10. Ventura County General Plan Goals, Policies and Programs Public Facilities and Services Policy 4.1.2-2:** *Development shall only be permitted in those locations where adequate public services are available (functional), under physical construction or will be available in the near future.*

Adequate public services are available to the proposed project site. Access to the site is available from Lirio Avenue and State Route 118. The proximity to a full-time, paid fire station allows for adequate emergency response time. The City of Ventura

currently provides water to the project site and there is no anticipated water supply issues related to the proposed project. Wastewater disposal services would continue to be provided by the Saticoy Sanitation District.

Based on the above discussion, the proposed project is consistent with Policy 4.1.2-2.

11. Ventura County General Plan Goals, Policies and Programs Public Facilities and Services Policy 4.4.2-6: *Applicants for discretionary development shall be encouraged to employ practices that reduce the quantities of wastes generated and shall be requested to engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

The Integrated Waste Management Division (IWMD) has recommended conditions of approval that ensure the recyclable material generated by the project will be diverted from the landfill. These conditions would require the applicant to provide a bi-monthly report to the IWMD on waste management (Exhibit 4, Condition No. 28). In addition, the project design is subject to the County's Space Allocation Guidelines. These Guidelines outline the requirements for collection and loading areas for refuse and recyclables referenced in the Public Resources Code 42900-42901, the Solid Waste Reuse and Recycling Access Act of 1991 (Exhibit 4, Condition Nos. 28 to 31).

Based on the above discussion, the proposed project will be consistent with Policy 4.4.2-6

12. Saticoy Area Plan Land Use Policy 3.1.2-2: *Discretionary development shall be reviewed and conditioned to assure compatibility with adjacent land uses. Careful attention shall be focused on the provisions of open areas, landscaping, circulation, site and building design, drainage, on-site parking, and utilization of water conservation methods.*

The proposed project involves the continued operation and maintenance of a contractor service and storage yard and the legalization of a shed and shade cover. Aside from a residential care facility located about 268 feet southwest of the project site, the site is predominantly surrounded by industrial uses and operations. Thus, the proposed use will involve no change in the character of the surrounding area. As a result, the effect of the subject facility on the character of the surrounding agricultural and industrial uses will be minimal. Furthermore, the use would blend into the surrounding landscape with:

- A landscape buffer area that will that will continue to be maintained on the parcel frontage along Lirio Avenue; and,
- A chain link perimeter fence with slats that would screen the storage yard from public view.

Access to and from the project site will be maintained by a driveway off of Lirio Avenue. Adequate parking will be provided with a total of 2 parking spaces onsite.

Existing landscaping will continue to be maintained along the parcel frontage adjacent to Lirio Avenue. An increase in the water demand for the existing landscaping is not expected.

Based on the above discussion, the proposed project will be consistent with Policy 3.1.2-2.

- 13. Saticoy Area Plan Water Supply Policy 4.2.2-2:** *Discretionary development shall be required to incorporate water conservation measures including water-conserving landscaping, low-flush toilets and low-flow showers.*

Saticoy Area Plan Water Supply Policy 4.2.2-3: *Discretionary development shall be required to be served by a publicly accountable water supplier. In areas where no such water service is currently available, a water service master plan and funding program shall be prepared by the developer and approved by the County before any discretionary development is approved.*

Saticoy Area Plan Water Supply Policy 4.2.2-2: *In order to protect groundwater quantity, water consumption (including landscaping) for new discretionary development shall not exceed 1.12 acre feet of water per year per gross acre of land. This Policy would not apply if liquid wastes from the development are treated and recharged into the local aquifer consistent with the policies contained within Section 4.3.2 of the Plan.*

The project site is currently served water by the City of Ventura. Existing landscaping will continue to be maintained along the parcel frontage adjacent to Lirio Avenue. The maintenance of this existing landscaping is not expected to involve an increase in water demand. In any case, this landscaping can be maintained with the application rate of 1.12 acre-feet of water per acre per year.

Based on the above discussion, the proposed project is consistent with the Policies discussed above.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County NCZO (§ 8105-5), the proposed use is allowed in the M3 10,000 SF zone district with the granting of a PD. Upon the granting of the PD, the proposed project will comply with this requirement.

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

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10,000 square feet	Yes
Maximum Percentage of Building Coverage	50%	Yes
Front Setback	15 feet	Yes
Side Setback	As specified by permit	Yes
Rear Setback	As specified by permit	Yes
Maximum Building Height	30 feet	Yes

The proposed contractor service and storage yard is subject to the special use standards of the Ventura County NCZO (§ 8109-3.3). Table 2 lists the applicable special use standard and a description of whether the proposed project complies with the special use standards.

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
Sec. 8109-0.6.4 (d): At least five percent of any permit area in the M2 or M3 zone shall be landscaped.	Yes.
Sec. 8109-3.3.3: Outside storage and operations yards shall be confined to the area to the rear of a line which is an extension of the front wall of the principal building and shall be screened from view from any street by appropriate walls, fencing, earth mounds or landscaping. Outside storage located in a required yard shall not exceed a height of 15 feet.	Yes.

E. PD FINDINGS AND SUPPORTING EVIDENCE

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

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [§ 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 involves the continued operation and maintenance of a contractor service and storage yard and the legalization of an existing shade canopy and shed. Aside from the residential care facility about 268 feet southwest of the project site, the site is predominantly surrounded by industrial uses and operations. Thus, the proposed facility will be compatible with the character of the surrounding development.

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].

The proposed project involves the continued operation and maintenance of a contractor service and storage yard and the legalization of an existing shade canopy and shed. No aspects of the facility that are obnoxious or harmful to neighboring properties have been identified. The facility is designed to blend into the industrial character of the area. It will be substantially screened from public view by existing landscaping and a perimeter chain link fence with slats.

The proposed use is in character with the similar industrial uses that exist in the Lirio Avenue area. Thus, the noise levels generated by the project would be similar to the existing ambient noise.

The project will be conditioned to include a contact person (Exhibit 4, Condition Nos. 16 & 17) for the timely resolution of complaints involving the use of the site during operation days.

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].

No substantial change in existing land use is proposed. No substantial effect detrimental to the public interest, health, safety or welfare has been identified for the proposed project.

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].

The proposed project involves the continued operation of an existing contractor service and storage yard located in the industrially-zoned section of the community of Saticoy. The proposed use is compatible with the other similar uses in the vicinity. A change in the industrial nature of the Lirio Avenue area is not foreseeable at this time. In fact, the industrial zoning of the area is retained in the Saticoy Community Plan update under preparation by the County.

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

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

Pursuant to a preliminary legal lot determination prepared by the County of Ventura Public Works Agency, County Surveyor and dated December 16, 1988, the subject parcel consists of one legal lot. The lot was created by a deed on March 20, 1964, as referenced in document number 2504-00-247 recorded in the County of Ventura.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§ 65091), and Ventura County NCZO (§ 8111-3.1). The Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*. As of the date of this document, no public comments were received.

The project site is located within the City of Ventura's Sphere of Influence. Therefore, on May 19, 2015 the Planning Division notified the City of Ventura of the proposed project and requested the City of Ventura to submit any comments that the City might have on the proposed project. On May 27, 2015, the City of Ventura recommended (Exhibit 5, Letter from Maggie Ide of the City of Ventura to Kristina Boero, dated May 27, 2015) that the proposed project address six Actions that are outlined in the City of Ventura's General Plan and in the Saticoy and Wells Community Plan. These include:

City of Ventura's General Plan Actions

- a. *Enhance the appearance of districts, corridors and gateways through controls of building placement, design elements and signage (Action 3.2).*
- b. *Require low impact and green design stormwater treatment measures with new development to treat stormwater and reduce the amount of urban*

pollutant runoff in the Ventura and Santa Clara Rivers and other water courses (Action 5.29).

- c. Require new development to maximize and preserve permeable land surfaces to the extent feasible, for water quality protection, groundwater recharge, flood prevention and watershed health (Action 5.31).*

Saticoy and Wells Community Plan Actions

- d. Intensify land uses in the Saticoy Industrial District to capitalize on the transit and agricultural location in collaboration with the Ventura County Resource Management Agency (Action 11.2.2).*
- e. Require new development to utilize low impact and green design techniques to treat stormwater and mitigate air quality and urban heat island effects (Action 11.3.27).*
- f. Require new development to minimize impervious surfaces through compact design, parking reduction strategies, street design and the use of alternative parking surface where available (Action 11.3.28).*

On September 8, 2015, Staff responded to the City of Ventura's comments regarding the proposed project (Exhibit 6, email from Kristina Boero to Maggie Ide, dated September 8, 2015). Staff explained that the proposed project consists of the continued operation of an existing contractor service and storage yard. The site would be fully contained within a 19,800 square foot portion of the 1.27 acre parcel with six foot high perimeter fencing and sliding entrance gate. No activity would occur within the bed and banks of the Brown Barranca, which is about 384-feet south of the project site. In addition, the applicant will be required (Exhibit 4, Condition No. 20) to maintain the existing landscaping for the life of the permit. Finally, the project site will not be visible from public view as landscape and a perimeter fence with slats would screen the project site. Therefore, no equipment or structures would be discernibly visible from public view. The identification signage that is proposed at the entrance of the project site would not be create an obstruction or be a nuisance to the public. The applicant would be required (Exhibit 4, Condition No. 22) to install signage that is consistent with the Ventura County NCZO Sign standards (Article 10) regarding size, color and type of material to be used to construct the signage. Although the shed and canopy structures already exist onsite, these structures are not permanent and do not require grading or excavation in order to be located onsite. Therefore, the proposed project will not create impermeable surface that will significantly impact groundwater quality and quantity.

H. RECOMMENDED ACTIONS


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

1. **CERTIFY** that the Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a PD pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** PD Case No. PL15-0063, subject to the conditions of approval (Exhibit 4).
5. **SPECIFY** that the Clerk of the Planning is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact Kristina Boero at (805) 654-2467 or kristina.boero@ventura.org.

Prepared by:

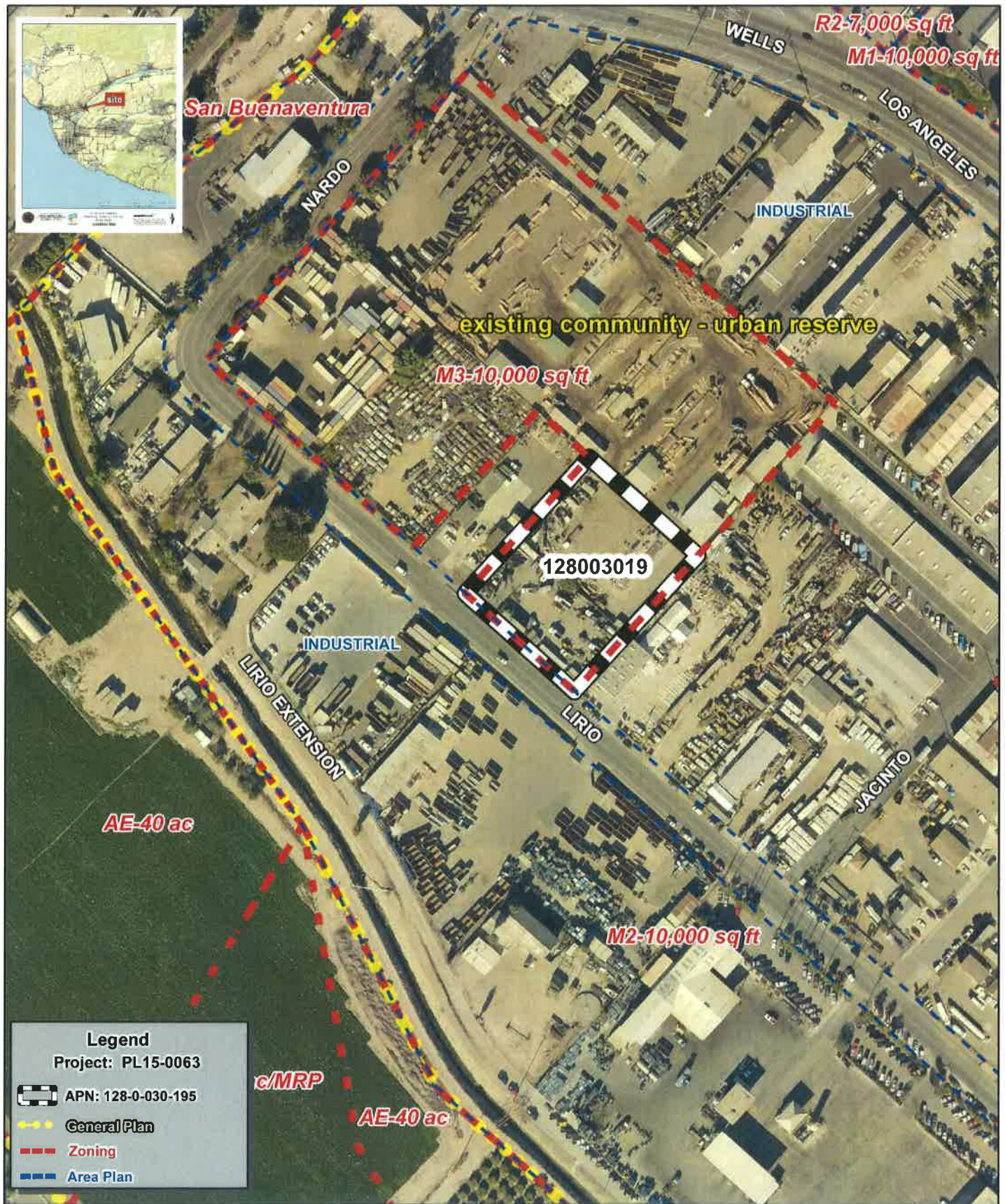

Kristina Boero, Case Planner
Commercial & Industrial Permits Section
Ventura County Planning Division

Reviewed by:


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

EXHIBITS

- Exhibit 2 - Aerial Location, General Plan and Zoning Designations, and Land Use Maps
- Exhibit 3 - Site Plans
- Exhibit 4 - Conditions of Approval
- Exhibit 5 - Letter from Maggie Ide of the City of Ventura to Kristina Boero, dated May 27, 2015
- Exhibit 6 - Email from Kristina Boero to Maggie Ide, dated September 8, 2015



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 08-18-2015
 This aerial imagery is under the
 copyrights of Pictometry
 Source: Pictometry, Jan, 2015



County of Ventura
 Planning Director Hearing
 PL15-0063
 Exhibit 2 – Maps

0 85 170 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services. GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



RH



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 09-14-2015
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Source: Pictometry, Jan, 2015



County of Ventura
Planning Director Hearing
PL15-0063
Aerial Photography

0 50 100 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and compiled solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no disclaimer involving a risk of economic loss or physical injury should be made in reliance thereon.



AUG 4 15 PM 2:38



NOT A PART
(A & P CONTRACTORS)

GOLDENWOOD TRUSS

APN: 128-030-19
1.27 AC
LLD: 12-9-88

PARKING:	1 SPACE / 250 SQ. FT. OFFICE
REQUIRED:	2 SPACES
PROVIDED:	2 SPACES
LOT SIZE:	15,400 SQ. FT.
LOT COVERAGE MAX:	50% (M-3)
OFFICE (M):	480 SQ. FT.
CONTAINERS (M):	640 SQ. FT.
SHED (M):	250 SQ. FT.
SHADE COVER (M):	516 SQ. FT.
PORTABLE TANK (M):	152 SQ. FT.
TOTAL:	1,838 SQ. FT.
LOT COVERAGE PROPOSED:	12%
(E) EXISTING (M) MOVED (N) NEW	

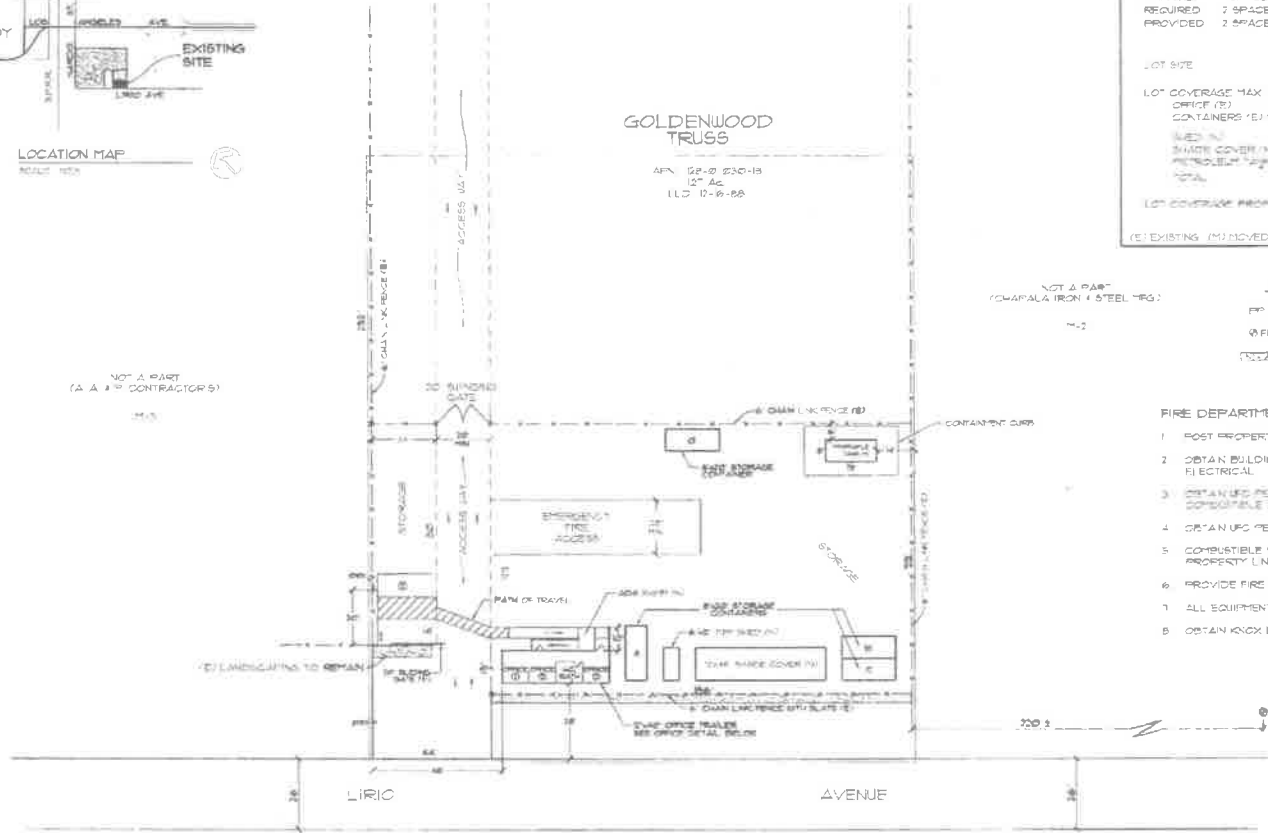
NOT A PART
(CONTRACTORS & STEEL TRUSS)

LEGEND

- PP - POWER POLE
- PH - FIRE HYDRANT
- LANDSCAPE AREAS (E)

FIRE DEPARTMENT NOTES:

1. POST PROPERTY ADDRESS AT STREET
2. OBTAIN BUILDING & SAFETY PERMITS FOR ALL ELECTRICAL
3. OBTAIN UFG PERMITS FOR ALL FLAMMABLE AND COMBUSTIBLE LIQUIDS OVER THE EXISTING APPOINT
4. OBTAIN UFG PERMIT FOR ANY BUILDING
5. COMBUSTIBLE STORAGE TO BE 6 FEET FROM PROPERTY LINE
6. PROVIDE FIRE EXTINGUISHERS
7. ALL EQUIPMENT IN MOBILE AND RANDOMLY PARKED
8. OBTAIN KNOX LOOK FOR SLIDING GATE



AURORA MODULAR INDUSTRIES	
GRAPHIC NUMBER	2754-3
DATE/REVISION & NUMBER	7/23



OFFICE DETAIL

ORTIC TRUCKING

- TUFF SHED (N): OFFICE PAPER PRODUCTS
- SHADE COVER (N): EQUIPMENT
- PETROLEUM TANK (N): PORTABLE

- SEA CONTAINER STORAGE (M):
 - 1. hand tools and ice per OSHA requirements (no hazardous or flammable materials)
 - 2. machine tools and tool boxes (no hazardous or flammable materials)
 - 3. miscellaneous tools and tool containers (no hazardous or flammable materials)
 - 4. office paper work and record storage (no hazardous or flammable materials)

BUSINESS OWNER:
DOUG SMITH
121 WESTFIELD COURT
SATICOY, CA 93004
(805) 450-0123

REPRESENTATIVE CONTRACT:
STEVE REISMAN
141 HARBOR LANE
VENTURA, CA 93004
(805) 650-0123
sre@stevereisman.com

SITE PLAN

SCALE: 1" = 30'-0"



PD SITE PLAN

Revisions

No.	Description	Date

DOUG SMITH
121 WESTFIELD COURT
SATICOY, CA 93004
(805) 450-0123

QUALITY PAVING
1516 LIRIO AVENUE
SATICOY, CA 93004
APN: 128-030-19 (0.46 ACRES)

Job No

Drawn By: CHS
Date: 4/15/2015

Drawing No: Quality Paving
Scale: 1" = 20'

Sheet: SP 1

EXHIBIT 4- DRAFT CONDITIONS OF APPROVAL FOR PLANNED DEVELOPMENT NO. PL15 0063

RESOURCE MANAGEMENT AGENCY CONDITIONS

I. Planning Division (PL) Conditions

1. Project Description

This PD 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 2 to 6, dated October 8, 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 California Environmental Quality Act (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.

The project description is as follows:

This permit is granted to the continued operation and maintenance of a contractor service and storage yard. The applicant also requests the installation and use of following equipment and structures be legalized:

- One, 576 square foot equipment shade structure
- One, 72 square foot Tuff shed
- One, 152 square foot petroleum tank

Existing structures permitted on the project site include a 480 square foot office structure and three sea cargo containers that encompass a total area of 640 square feet. The hours of operation will continue to be seven days per week, 5:30 am to 7:30 pm, with no increase in the amount of vehicle trips (34 peak hour trips daily). The facility will continue to operate with two employees. No additional impervious area will be added to the site. Water service will continue to be provided by the City of Ventura. The Saticoy Sanitation District will continue to provide sewer service to the site. Access to the site is provided by a private driveway connected to Lirio Avenue.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below. (PL-1)

2. Days and Hours of Operation

Purpose: In order to be compatible with surrounding uses it is necessary to limit the days and hours of operation of the approved use.

Requirement: The operation of the approved use shall be limited to:

Monday to Sunday, 5:30 am to 7:30 pm

The Permittee shall post the hours of operation in an obvious location that can be seen by customers, vendors, and/or truck hauling operators. The signage must be made of weatherproof and permanent material, and comply with the *Ventura County Non-Coastal Zoning Ordinance* (Article 10).

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

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

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. (PL-2)

3. Site Maintenance

Purpose: To ensure that the PD area is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside the PD 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 PD, shall be stored on the property during the life of this PD.

Documentation: Pursuant to Condition No. 1 (Permitted Land Uses), the CUP/PD 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*. (PL-4)

4. PD Modification

Prior to undertaking any operational or construction-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 PD. The Planning Director may, at the Planning Director's sole discretion, require the

Permittee to file a written and/or mapped description of the proposed activity in order to determine if a PD modification is required. If a PD modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and,
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, § 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, § 15000-15387), as amended from time to time. (PL-5)

5. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency. (PL-6)

6. Acceptance of Conditions and Schedule of Enforcement Responses

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

The Permittee is responsible for being aware of and complying with the PD conditions and all applicable federal, state, and local laws and regulations. (PL-7)

7. Time Limits

- a. Use inauguration and Zoning Clearance for construction :

The approval decision for this PD becomes effective upon the expiration of the 10 day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for construction in order to initiate the land uses provided in Condition No. 1 (Project Description).

This PD shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year (see the *Ventura County Non-Coastal Zoning Ordinance 2005, § 8111-4.7*) from the granting or approval of this PD. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for construction if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to inaugurate the permitted land use, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

Prior to the issuance of the Zoning Clearance for construction, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this PD.

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

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

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this PD) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the project.

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

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

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

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

Purpose: To ensure full and proper notice of permit requirements and conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors regularly dealing with the daily operation of the proposed activities, of the pertinent conditions of this PD.

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

Timing: Prior to issuance of a Zoning Clearance for construction and until expiration of the PD.

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*. (PL-10)

10. 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 deed of the subject property that describes the responsibilities of the Property Owner and Permittee for compliance with applicable permit conditions and regulations.

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 tax assessor's parcel that is subject to this PD.

Documentation: Recorded Notice of Land Use Entitlement.

Timing: Prior to the issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Permittee shall return a copy of the recorded Notice of Land Use Entitlement to the Planning Division for the project file. (PL-11)

11. 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 11.b. Specifically, the Permittee shall bear the full costs of the following:
 - i. 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,

- ii. monitoring and enforcement costs required by the *Ventura County Non-Coastal Zoning Ordinance (2011, § 8114-3)*. 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 (which may include weekday and/or weekend inspections), public reports, penalty hearings, forfeiture of securities, and suspension of this PD. 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)*.
- b. Establishment of Revolving Compliance Accounts: Within 10 calendar days of the effective date of the decision on this PD, the Permittee, or the Permittee's successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
 - i. a payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs incurred for Condition Compliance review (Condition 11.a, above), monitoring and enforcement (Condition 11.c, below). The \$500.00 deposit may be modified to a higher amount by mutual agreement between the Permittee and the Planning Director; and,
 - ii. a signed and fully executed County RMA reimbursement agreement, which is subject to the Permittee's right to challenge any charges obligating the Permittee to pay all Condition Compliance review, monitoring, and enforcement costs.
- c. Monitoring and Enforcement Costs: The \$500.00 deposit and reimbursement agreement (Condition 11.b, above) 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 PD 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 PD. The Permittee shall have the right to challenge any charge prior to payment. (PL-12)

12. Defense and Indemnity

As a condition of PD issuance and use including adjustment, modification, or renewal thereof, the Permittee agrees to:

- a. Defend, at the Permittee's sole expense, any action brought against the County by a third party challenging either the County's decision to issue this PD or the manner in which the County is interpreting or enforcing the conditions of this PD; and
- b. Indemnify the County against any settlements, awards, or judgments, including attorney's fees, arising out of, or resulting from, any such legal action. Upon written demand from the County, the Permittee shall reimburse the County for any and all court costs and/or attorney's fees which the County may be required by a court to pay as a result of any such legal action the Permittee defended or controlled the defense thereof pursuant to Section 13(a) above. The County may, at its sole discretion, participate in the defense of any such legal action, but such participation shall not relieve the Permittee of the Permittee's obligations under this condition.

Neither the issuance of this PD, nor compliance with the conditions thereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this PD serve to impose any liability upon the County of Ventura, its officers, or employees for injury or damage to persons or property.

Except with respect to the County's sole negligence or intentional misconduct, the Permittee shall indemnify, defend, and hold harmless the County, its officers, agents, and employees from any and all claims, demands, costs, and expenses, including attorney's fees, judgments, or liabilities arising out of the construction, maintenance, or operations described in Condition No. 1 (Permitted Land Uses), as it may be subsequently modified pursuant to the conditions of this PD. (PL-13)

13. Invalidation of Condition(s)

If any of the conditions or limitations of this PD are held to be invalid, that holding shall not invalidate any of the remaining PD 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 in 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 PD 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 PD, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this PD may be revoked. (PL-14)

14. 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 PD, 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.

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. 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. (PL-15)

15. Relationship of PD Conditions, Laws and Other Permits

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

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

A business tax certificate shall be obtained for operation of the contractors service and storage yard. (PL-16)

16. Contact Person

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

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

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

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide 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*. (PL-17)

17. Resolution of Complaints

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

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 16 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about the use as it is occurring may directly contact the Contact Person;
- b. If a written complaint about this PD is received by the County, Planning staff may 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. (PL-18)

18. Reporting of Major Incidents

Purpose: To ensure that the Planning Director is notified of major incidents within the PD area.

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 PD 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 PD file. (PL-19)

19. Change of Owner and/or Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of ownership or change of Permittee affecting the PD site.

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

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

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

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance. (PL-20)

20. Landscaping and Screening

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

Requirement: The existing interior and perimeter landscaping is adequate, and shall be maintained through the life of the subject PD permit. Any changes to the existing landscaping that substantially affect the character or quantity of the plant material or irrigation system design must be approved by the Planning Director prior to installation.

Documentation: The landscaping, which was approved in the landscape plan for Permit Adjustment No. LU08-0091 (Adjustment to PD No. 1983) [approved May 21, 2009], shall be maintained throughout the life of the subject PD permit. The Permittee shall submit to the County of Ventura Planning Division for review and approval color photo documentation of the existing landscaping.

Timing: The Permittee shall submit the color photo documentation to the Planning Division for review and approval prior to issuance of a Zoning Clearance for construction

Monitoring and Reporting: The Permittee shall obtain the Planning Division's approval for any changes in the landscaping that substantially deviate from the landscape plan and photometric documentation attached hereto. (PL-21)

21. Lighting Plan

Purpose: 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* and:

- a. avoids interference with reasonable use of adjoining properties;
- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption; and,
- g. includes devices that are compatible with the design of the permitted facility and minimize energy consumption.

Requirement: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing the lighting plan. The Permittee shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs) in the lighting plan. An electrical engineer registered by the State of California shall prepare the lighting plan. The plan must include illumination information within parking areas, pathways, streetscapes, and open spaces proposed throughout the development. In order to minimize light and glare from the Project, all parking lots, exterior structure light fixtures, and freestanding light standards must be high cut-off type that divert 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: A stamped copy of the approved Lighting Plan.

Timing: The Permittee shall submit a lighting plan for review and approval by the Planning Division prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the permit.

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*. (PL-22)

22. Sign Plan

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

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

Documentation: A stamped copy of the approved sign plan.

Timing: The Permittee shall submit the sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved sign plan in the project file. The Permittee shall be responsible for obtaining a Zoning Clearance for any new or replacement sign to assure that the signage for the project continues to comply with the approved sign plan and *Chapter 1, Article 10 of the Ventura County Non-Coastal Ordinance*. 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*. (PL-23)

23. Availability of Parking Spaces

Purpose: To ensure compliance with all applicable provisions in § 8108-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: The Permittee shall ensure that the required 2 motor vehicle parking spaces (including accessible spaces), remain continuously available for their intended

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

Documentation: A stamped copy of the approved site plan.

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

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. 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*. (PL-24)

24. Trash and Recycling Storage Area

Purpose: In order to comply with § 8106-8.7 and § 8108-5.13 of the *Ventura County Non-Coastal Zoning Ordinance*.

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

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall illustrate the enclosures on all development plans for review and approval by the Planning Division. The Permittee shall install the trash enclosures prior to occupancy.

Documentation: A copy of the approved site plan.

Monitoring and Reporting: The Planning Division maintains a copy of the approved site plan in the project file. The Planning Division has the authority to inspect the site to ensure that the enclosures are constructed as illustrated on the approved plans prior to occupancy. The Planning Division has the authority to periodically inspecting the site to ensure that the trash enclosures are maintained consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. (PL-30)

Environmental Health Division

25. Hazardous Materials Management

The storage, handling, and disposal of any potentially hazardous material must be in compliance with applicable state regulations. (EHD 10)

PUBLIC WORKS AGENCY CONDITIONS

Transportation Department

26. Baseline Traffic

The baseline peak hour Average Daily Trip (ADT) generation is 34 daily trips, as noted in the traffic counts and indicated in the traffic letter, prepared on March 19, 2009 by RBF Consulting. Any increase in peak hour traffic from the base level established herein will be required to pay the applicable Traffic Impact Mitigation Fee (TIMF) at the time of the increase and mitigate any additional impacts that may occur to State Route 118 and other County roads in the area.

27. Road Improvements

Purpose: Road improvements shall be required when the existing road does not meet the current applicable County Road Standard Plate.

Requirement: Road improvements are required in accordance with the County Road Standards, GP 4.2.2; Ordinance 1607 dated November 10, 1964; the "Paveout Policy" dated January 16, 1968; and Code of Ordinances Division 8, Chapter 4 – Urban Area Development. Lirio Avenue has an existing road width of 36 feet. The minimum required road width is 40 feet per Road Standard Plate B-3 [D].

- a. Construct 2 feet of road pavement (half of minimum road width required) along the parcel's frontage in accordance with Road Standard Plate B-3 [D]. Submit road improvement plans prepared by a Registered Civil Engineer to the PWA – Transportation Department for review and approval. Enter into an agreement with the County to complete the road improvements. Submit the agreement to the PWA – Transportation Department for review and approval. Post sufficient surety guaranteeing the construction of the road improvements. Submit proof to the PWA – Transportation Department that the surety has been posted.
- b. In lieu of condition above, the road improvements on Lirio Avenue may be postponed for up to 15 years or the length of the PD, whichever is less, or at such time as the County improves the road. The applicant/permittee or property owner shall pay a pro-rata share of the road improvements along the property frontage if the County decides to improve the road within the time specified above. Prior to issuance of a Zoning Clearance for construction, the applicant/permittee or property owner shall provide a written acknowledgement of this condition. A copy of the written acknowledgement shall be submitted to the Transportation Department as proof of compliance.

Documentation: If "a" is chosen, submit road improvement plans, an agreement, and proof of posting the surety. If "b" is chosen, submit the written acknowledgement.

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

Monitoring and Reporting: The PWA – Transportation Department will review the improvement plans, agreement, and surety for conformance with the project conditions. (TD – 6, RMA – 140)

Integrated Waste Management Division

28. 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 landfills through recycling, reuse, or salvage. Ordinance 4445 can be reviewed at www.vcpublishworks.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.vcpublishworks.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. (IWMD 1)

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

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Please review Ordinance 4421 at: www.vcpublishworks.org/ord4421.

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the IWMD for any proposed construction and/or demolition projects that require a building permit.

Documentation: The Form B – Recycling Plan must ensure a minimum of 60% of the recyclable C&D debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at: www.vcpublishworks.org/formsB&C. A comprehensive list of permitted recyclers, County franchised haulers, and solid waste & recycling facilities in Ventura County is available at: www.vcpublishworks.org/C&D. A list of local facilities permitted to recycle soil, wood, and greenwaste is available at: www.vcpublishworks.org/greenwaste. A complete list of

County franchised solid waste haulers is available at:
www.vcpublishworks.org/commercialhaulers.

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

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division's issuance of final permit. (IWMD-2)

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

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage. Please review Ordinance 4421 at: www.vcpublishworks.org/ord4421.

Requirement: The Permittee must submit a Form C – Reporting Form to the IWMD for approval prior to issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at: www.vcpublishworks.org/formsB&C.

Documentation: The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 60% of the recyclable C&D debris generated by their project was diverted from the landfill.

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

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division's issuance of final permit. (IWMD-3)

31. 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.vcpublishworks.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. (IWMD 4)

OTHER VENTURA COUNTY AGENCIES CONDITIONS

Ventura County Fire Protection District

32. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for his / her project.

Requirement: The Permittee shall obtain VCFD Form #126 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction"

Timing: The Permittee shall submit VCFPD Form #126 Application to the Fire Prevention Bureau for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final onsite inspection of the project to ensure compliance with all conditions and applicable codes / ordinances. (VCFPD 51)

33. Fire Code Permits

Purpose: To comply with the requirements of the Ventura County Fire Code.

Requirement: The Permittee and/or tenant shall obtain all applicable Fire Code permits.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development. (VCFPD 53)

May 27, 2015



County of Ventura Planning Division
Kristina Boero, Case Planner
800 South Victoria Avenue, L #1740
Ventura, CA 93009

Subject: Request for Project Review: PL 15-0063 (Planned Development Permit)
1516 Lirio Street

Dear Kristina:

Thank you for the opportunity to comment on the Planned Development Permit PL 15-0063 application to continue use of a Contractor Service and Storage Yard, located at 1516 Lirio Street, originally permitted by Permit No. 1983 and modified by LU04-0079. The site is located within the City of Ventura Sphere of Influence in the Saticoy & Wells Community Plan Area which may be the subject of eventual annexation. The proposed project site is designated "Industry" in the City's Land Use Element of the 2005 General Plan. The City equivalent of the site's County Zoning designation, M3, is City of Ventura zoning designation, M-2- General Industrial Zone.

Based on the project description, the land use type employed at the site fits under the "Construction Sales and Services: Building Contractor Yards" use categories of the City of Ventura M-2 Zone and is consistent with City zoning.

The City of Ventura recommends that the proposed project address the following actions to be consistent with the adopted policies in the 2005 General Plan:

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

As the proposed project is in proximity of the Brown Barranca and Santa Clara River, the City also recommends the following policies to ensure compliance with the local MS4-NPDES permit requirements mandated for inclusion in the Ventura General Plan:

Action 5.29: Require low impact and green design storm water treatment measures within new development to treat storm water and reduce the amount of urban pollutant runoff in the Ventura and Santa Clara Rivers and other watercourses.

Action 5.31: Require new development to maximize and preserve permeable land surfaces, to the extent feasible, for water quality protection, groundwater recharge, flood prevention, and watershed health.

The proposed project is also located in the Saticoy & Wells Community Plan area of the 2005 Ventura General Plan and our recommendations for development according to the Community Plan are as follows:

Action 11.2.2: Intensify land uses in the Saticoy Industrial District to capitalize on the transit and agricultural location in collaboration with the Ventura County Resource Management Agency.

Action 11.3.27: Require new development to utilize low impact and green design techniques to treat stormwater and mitigate air quality and urban heat island effects.

Action 11.3.28: Require new development to minimize impervious surfaces through compact design, parking reduction strategies, street design and the use of alternative paving surfaces where applicable.

If you have questions regarding the above comments, please contact me at (805) 654-7727.

Sincerely,



Margaret Ide
Associate Planner

Boero, Kristina

From: Boero, Kristina
Sent: Tuesday, September 08, 2015 11:45 AM
To: Ide, Maggie
Subject: RE: PL15-0063

Hi Maggie,

I wanted to provide some comments to your letter regarding this project's consistency with the City of Ventura's General Plan and Saticoy/ Wells Community Plan. The proposed project consists of the continued operation of an existing contractor service and storage yard. The site would be fully contained within a 19,800 square foot portion of the 1.27 acre parcel with six foot high perimeter fencing and sliding entrance gate. No activity would occur within the bed and banks of the Brown Barranca, which is about 384-feet south of the project site. In addition, the applicant will be required to maintain the existing landscaping for the life of the permit. The project site will not be visible from public view as landscape and a perimeter fence with slats would screen the project site. Therefore, no equipment or structures would be discernibly visible from public view. The identification signage that is proposed at the entrance of the project site would not create an obstruction or be a nuisance to the public. The applicant would be required to install signage that is consistent with the Ventura County NCZO Sign standards (Article 10) regarding size, color and type of material to be used to construct the signage. Although the shed and canopy structures already exist onsite, these structures are not permanent and do not require grading or excavation in order to be located onsite. Therefore, the proposed project will not create impermeable surface that will significantly impact groundwater quality and quantity.

Should you have any further questions, please contact me. Thanks!

Kristina Roodsari Boero, MPPA | Associate Planner
Commercial & Industrial Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
www.ventura.org/rma/planning



For online permits and property information, visit [VC Citizen Access](#)

From: Ide, Maggie [mailto:mide@ci.ventura.ca.us]
Sent: Thursday, May 28, 2015 3:59 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: PL15-0063

Hi Kristina:
Attached please find comments regarding PL-15-0063.

Best,
Maggie

Maggie Ide

City of Ventura Community Development Department Advance Planning Section

501 Poli St., Room 125, P.O. Box 99, Ventura, CA 93002

805.654.7727

mide@cityofventura.net

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