



Planning Director Staff Report – Hearing on April 14, 2016

County of Ventura • Resource Management Agency • Planning Division

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

Conditional Use Permit for a Care Taker Dwelling and Minor Modification of a Planned Development Permit for Montgomery Self Storage Facility

Case No. PL15-0155

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the individual leasing of existing offices accessory to an existing self-storage facility, and the continued use of the existing caretaker dwelling for a 20-year period. The applicant also requests that a modified Planned Development Permit (PDP) be granted to authorize the continued operation of the self-storage facility without a permit expiration date. (Case No. PL15-0155)
2. **Applicant/ Property Owner:** John Ferro, Montgomery Self Storage, LLC. 5725 Ralston Avenue, Ste. 200, Ventura, Ca
3. **Applicant's Representative:** Jeffrey Conrad, Architect, 4761 Beaumont Avenue, Oxnard, CA 93033
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (§ 8105-5 and § 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested CUP and Modified PD.
6. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: The proposed project has a General Plan land use designation of Existing Community/Urban Reserve. The project parcel is located within the El Rio/Del Norte Area Plan boundary and has an area plan land use designation of Industrial. (Exhibit 3)
 - b. Zoning Designation: The proposed project has a zoning designation of M2-10,000 sq. ft. (Limited Industrial, 10,000 sq. ft. minimum lot size) (Exhibit 3).

SITE INFORMATION

7. **Project Site Size, Location, and Parcel Number:** The project site is located at 183 Montgomery Av, Oxnard, CA 93036, at the south west corner of the intersection of Vineyard Road and Montgomery Avenue, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the property that comprises the project site is 1330032070. The parcel is 2.19 acres in size.
8. **Project Site Land Use and Zoning Designations:**
- a. Countywide General Plan Land Use Map Designation: The proposed project has a General Plan land use designation of Existing Community/Urban Reserve. The project parcel is located within the El Rio/Del Norte Area Plan boundary and has an area plan land use designation of Industrial.
- b. Zoning Designation: The proposed project has a zoning designation of M2-10,000 sq. ft. (Limited Industrial, 10,000 sq. ft. minimum lot size).
9. **Adjacent Zoning and Land Uses/Development:**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North and South	M2-10,000 sq. ft.	Industrial
Northwest	City of Oxnard	Industrial and detention ponds
East	AE-40 acre	Agriculture-Row Crops
West	M2-10,000 sq. ft.	Industrial

The project site is surround by industrial land uses to the north, west, and south. To the east is SR 232 and agricultural land uses further east.

10. **History:** On December 7, 2007, the Planning Director granted PDP No. LU06-0163 for the construction and operation of a self-storage facility comprised of eight (8) total buildings, including a residence for the facility manager, office space related to the self-storage business, office space to be used by the property owner and an accessory leasable office space for a 10-year period expiring December 7, 2017. In addition, a Negative Declaration was prepared as the appropriate environmental document for this project and was certified by the Planning Director.
11. **Project Description:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the individual leasing of existing offices accessory to an existing self-storage facility, and the continued use of the existing caretaker dwelling for a 20-year period. The applicant also requests that a modified

Planned Development Permit (PDP) be granted to authorize the continued operation of the self-storage facility without a permit expiration date. No physical changes are proposed to the self-storage facility as part of the request.

Water to the property would continue to be provided by Vineyard Mutual Water Company. Sewer Service would continue to be provided by the County of Ventura Community Service District 34. The existing self-storage facility and offices would continue to have a direct access driveway off of Montgomery Avenue. Two parking areas are located on the property for a total of 23 parking spaces. One of the parking areas is gated at Montgomery and the second parking area is gated where it enters the storage areas of the facility. (Case No. PL15-0155)

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

On December 7, 2007, the Planning Director adopted a Negative Declaration (ND) that evaluated the environmental impacts of the construction and operation of the self-storage facility. The permit was granted for a 10-year period expiring December 7, 2017. This ND is attached as Exhibit 8.

The CEQA Guidelines [§ 15164(b)] state that the lead agency shall prepare an addendum to an adopted ND if: (1) minor changes or additions are necessary, but (2) none of the conditions described in the CEQA Guidelines (§ 15162) calling for the preparation of a subsequent ND have occurred. The Addendum to the ND (Exhibit 7) includes a description of the changes or additions that are necessary to the ND and a discussion of why none of the conditions described in the CEQA Guidelines exist, which require the preparation of an EIR or subsequent ND. In summary, the proposed project involves minor changes in the operation of an existing permitted facility. No additional impacts have been identified.

Based on the information provided in the Addendum and in light of the whole record, staff recommends that the decision-maker find that there is no substantial evidence to warrant the preparation of an EIR or subsequent ND, that the Addendum to the ND (Exhibit 7) satisfies the environmental review requirements of CEQA, and that the Addendum reflects the County's independent judgment and analysis.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan *Goals, Policies and Programs* (April 6, 2010, Edition, page 4) states:

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

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (§8111-1.2.1.1.a) states that in order to be approved, a Conditional Use Permit must be found consistent with all applicable policies of the Ventura County General Plan. The project site is also adjacent to the City of Oxnard sphere of influence.

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

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

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

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

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

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

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

3. **Water Resources Policy 1.3.2-2 and -4:**

2. Discretionary development shall comply with all applicable County and State water regulations.

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

The project does not involve a substantial change in land use or operations at an existing storage facility. No substantial change in water consumption is anticipated.

Water to the property would continue to be provided by Vineyard Mutual Water Company. Sewer Service would continue to be provided by the County of Ventura Community Service District 34.

Based on the above discussion, the project is consistent with Water Resources Policies 1.3.2-2 and -4.

- 4. Farmland Resources Policy 1.6.2-6:** *Discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.*

The proposed project does not involve a change in land use that would result in any new effect on adjacent agricultural lands or operations. The project would not result in the removal of any agriculturally-zoned land from agricultural use.

Based on the above discussion, the project is consistent with the Farmland Resources Policy 1.6.2-6.

- 5. 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.*

A sign program was submitted by the applicant concurrently with the proposed project for review and approval by the Planning Director. Freestanding off-site advertising signs would be prohibited. All on-site freestanding signs would be limited to a maximum of five feet in height.

Implementation of a condition of approval for continued maintenance of the existing landscaping for the existing self-storage facility would ensure the proposed project would not significantly degrade visual resources or significantly alter or obscure public views of visual resources. The proposed project involves the continuation of an existing use with no new construction. Therefore, no new effect on public views would occur.

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

6. **Fire Hazard 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.*

According to the VCFPD, the existing water supply and access are adequate for fire protection. The conditions of approval (Exhibit 9, CUP Conditions of Approval Nos 17 through 21 and Exhibit 10, PDP Conditions of Approval Nos. 19 through 23) ensure that this adequate situation will be maintained.

Based on the above discussion, the proposed project is consistent with Fire Hazard Policy 2.13.2-1.

El Rio / Del Norte Area Plan Consistency

7. **Scenic Resources Policy No. 1.5.2-1:** *Discretionary development on parcels adjacent to U.S. 101, Ventura Boulevard, Highway 118, State Route 232, Rose Avenue, Santa Clara Avenue and Central Avenue (within the El Rio/Del Norte Area Plan boundary) shall be subject to the following development standards:*

- a) *A sign program shall be submitted concurrently with a discretionary permit for all commercial and industrial development. Freestanding off-site advertising signs shall be prohibited. All on-site freestanding signs shall be limited to five feet in height.*
- b) *Outside open storage shall be landscaped and/or screened from public view to the maximum extent feasible.*
- c) *The architectural design and building material of development shall be designed to enhance the visual quality of the surrounding areas.*

The project site is surrounded by industrial uses on three sides and irrigated agriculture on the fourth side east of Highway 232. Outside open storage is not allowed at the self-storage facility. The architectural design and building material of the self-storage facility were approved with the granting of the original permit (LU06-0163). A sign program was submitted by the applicant concurrently with the proposed project for review and approval by the Planning Director. Freestanding off-site advertising signs would be prohibited. All on-site freestanding signs would be limited to a maximum of five feet in height.

Implementation of a condition of approval for continued maintenance of the existing landscaping for the existing self-storage facility would ensure the proposed project would not significantly degrade visual resources or significantly alter or obscure public views of visual resources. The proposed project involves the continuation of an existing use with no new construction. Therefore, no new effect on public views would occur.

Based on the above discussion, the proposed project is consistent with the El Rio/Del Norte Scenic Resources Policy Nos 1.5.2-1.

8. **Agricultural Resources Policy No. 3.2.2-3:** *Discretionary development located adjacent to Agricultural designated land shall be conditioned to ensure that impacts on the agricultural uses are minimized.*

The proposed project does not involve a change in land use that would result in any new effect on adjacent agricultural lands or operations. The project would not result in the removal of any agriculturally-zoned land from agricultural use.

Based on the above discussion, the proposed project is consistent with the El Rio/Del Norte Scenic Resources Policy Nos 3.2.2-3.

9. **Industrial Land Use Policy 3.8.2-2 and -3:**

2. *Industrial development shall be subject to either a Planned Development Permit or Conditional Use Permit to assure compatibility with neighboring uses. Such review shall give careful attention to aesthetics, landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, operating hours, fencing, and mitigation of nuisance factors.*
3. *New or expanding industrial uses adjacent to residential, commercial, open space and agricultural areas shall provide buffers to protect these uses from nuisances and visual, audio and any air-borne intrusion, as well as minimizing truck traffic through residential areas.*

Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-5), the proposed uses are allowed in the M2-10,000 sq. ft. zone district with the granting of a modified Planned Development Permit and a new Conditional Use Permit. Upon the granting of the modified Planned Development Permit and a new Conditional Use Permit, the Permittee would be in compliance with this requirement.

The project site is surrounded by industrial uses on three sides and irrigated agriculture on the fourth side east of Highway 232. Implementation of conditions of approval (Exhibit 9, CUP Condition Nos 4, 6, 8, 13, 14, and 15 and Exhibit 10, PDP Condition Nos 1, 6, 8, 14, 17 and 18) which include maintenance of existing landscaping, lighting, signage, on-site parking and circulation, and operating hours will ensure that the existing facility will be operated in a manner compatible with the neighboring agricultural and industrial operations.

Based on the above discussion, the proposed project is consistent with the El Rio/Del Norte Industrial Land Use Policy Nos 3.8.2-2 and -3.

D. ZONING COMPLIANCE

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

Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-5), the proposed uses are allowed in the M2-10,000 sq. ft. zone district with the granting of a modified PDP and a new CUP. Upon the granting of the modified PDP and a new CUP, the Permittee would be in compliance with this requirement.

The proposed project involves a modification to an existing self-storage facility to remove the expiration date that was established as a condition of PDP LU06-0163 and remove the existing caretaker unit from LU06-0163. The project also involves a new CUP to convert accessory offices of the existing self-storage facility to stand alone professional offices that can be leased individually. The CUP would entitle the office use in a building noted as Building 5 on the approved plans (LU06-0163) as well as the existing caretaker dwelling that is also located in Building 5 for the self-storage facility. These uses are subject to the development standards of the Ventura County Non-Coastal Zoning Ordinance (§8106-1.2). Table 2 lists the applicable development standards and a description of whether the proposed projects are designed in conformance with the development standards. As described in Table 2 (below), the proposed projects are consistent with the development standards of the M2- 10,000 sq. ft. zone.

Table 2 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	In Conformance?
Minimum Lot Area (Gross)	10,000 sq. ft.	Yes
Maximum Percentage of Building Coverage	50%	Yes
Front Setback	15 feet	Yes
Interior Setbacks	As per approved permit	Yes
Maximum Building Height	30 feet (Building height may be increased to 60' with Planning Director approval)	Yes

Lot coverage resulting from the existing (and proposed) self-storage facility is approximately 47,060 sq. ft., or approximately 45% of the lot area. Therefore, the proposed project would not exceed the maximum building coverage allowed on the subject lot, which is approximately 51,866 sq. ft., or 50% of the lot area [Ventura County General Plan, §8106-1.2 of the Ventura County Non-Coastal Zoning Ordinance (2015), and El Rio/Del Norte Area Plan (2011)].

E. CONDITIONAL USE PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant the requested permit pursuant to Section 8111-1.2.1.1 of the Ventura County Non-Coastal Zoning Ordinance. The ability of the decision-maker to make these findings is evaluated below.

1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [§8111-1.2.1.1.a].

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

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

The proposed project involves minor operational changes in an existing storage facility. No new development of the site is proposed. No new adverse effect on the surrounding legally established uses has been identified.

The project site is surrounded by industrial uses on three sides and irrigated agriculture on the fourth side east of Highway 232. Implementation of conditions of approval (Exhibit 9, CUP Condition Nos 4, 6, 8, 13, 14, and 15 and Exhibit 10, PDP Condition Nos 1, 6, 8, 14, 17 and 18) will ensure that the existing facility will be operated in a manner compatible with the neighboring agricultural and industrial operations. Thus, the proposed project would be compatible in character with 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 minor operational changes in an existing storage facility. No new development of the site is proposed. No new adverse effect on the neighboring property or uses has been identified. The facility will continue to be similar in character and compatible with the adjacent industrial uses. The

continued use of the subject facility will not result in an adverse effect of the agricultural uses located across SR 232 to the east.

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

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

As indicated in Section B of this staff report, no significant environmental effects have been identified that would result from the proposed project. Similarly, no adverse effects on the public interest, health, safety, convenience or welfare have been identified that would result from 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 minor operational changes in an existing storage facility. No new development of the site is proposed. No new adverse effect on the neighboring property or uses has been identified. The facility will continue to be similar in character and compatible with the adjacent industrial uses. The continued use of the subject facility will not result in an adverse effect of the agricultural uses located across SR 232 to the east. Changes in land use in this area are not foreseeable at this time. The industrial areas are fully developed and not anticipated to be changed. The agriculturally-zoned areas are underlain by prime soils and have been farmed for decades. These lands are not anticipated to be converted to another use.

In summary, the self-storage facility is expected to remain compatible with the adjacent industrial and agricultural uses.

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

6. **The proposed development will occur on a legal lot [Sections 8101-3.4 and 8111-1.2.1.1f].**

The subject property (represented by Assessor's Parcel Number 1330032070) represents two legal lots that were created legally by voluntary merger (SD06-0080) No. 11535 Record of Survey, for land zoned for industrial development. They are shown as Lots 1 and 2 on the map filed in Book 32, Page 10 of Records of Survey 'in the Office of the County Recorder of Ventura County.

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

F. PLANNING DIRECTOR HEARING NOTICE AND PUBLIC COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§65091), Ventura County Non-Coastal Zoning Ordinance (§8111-3.1). The Planning Division mailed notice to owners of property within 300 feet of the subject project site and the City of Oxnard. In addition, a legal ad in the Ventura County Star was published. As of the date of this document, no other comments have been received.

G. RECOMMENDED ACTIONS

Based upon the preceding analysis and information provided, 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**, based on the whole of the record, that there is no substantial evidence that the project will have a significant effect on the environment and that the Addendum to the Negative Declaration satisfies the environmental review requirements of CEQA and reflects the Planning Director's independent judgment and analysis; and
3. **APPROVE** the Addendum (Exhibit 7) to Negative Declaration as meeting the environmental review requirements of CEQA;
4. **MAKE** the required findings to grant a Conditional Use Permit (CUP) in accordance with Section 8111-1.2.1.1 and 8109-3.3 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
5. **GRANT** CUP No. PL15-0155, subject to the conditions of approval (Exhibit 9);
6. **MAKE** the required findings to grant a Planned Development Permit (PDP) in accordance with Section 8111-1.2.1.1 and 8109-3.3 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
7. **Grant** PDP No. PL15-0155, subject to the conditions of approval (Exhibit 10);
6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved or denied (or on the following workday if the 10th day falls on a weekend or

holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Becky Linder at (805) 654-2469 or becky.linder@ventura.org.

Prepared by:



Becky Linder, Case Planner
Commercial and Industrial Permits

Reviewed by:



Brian R. Baca, Manager
Commercial and Industrial Permits

EXHIBITS

- Exhibit 2 - Location Map
- Exhibit 3 - General Plan and Zoning Designation Map
- Exhibit 4 - Site Plan for PL15-0155
- Exhibit 5 - Floor Plan for PL15-0155
- Exhibit 6 - Elevations for PL15-0155
- Exhibit 7 - ND Addendum for PL15-0155
- Exhibit 8 - ND for LU06-0163
- Exhibit 9 - CUP Conditions of Approval for PL15-0155
- Exhibit 10 - PDP Conditions of Approval for PL15-0155



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 03-08-2016

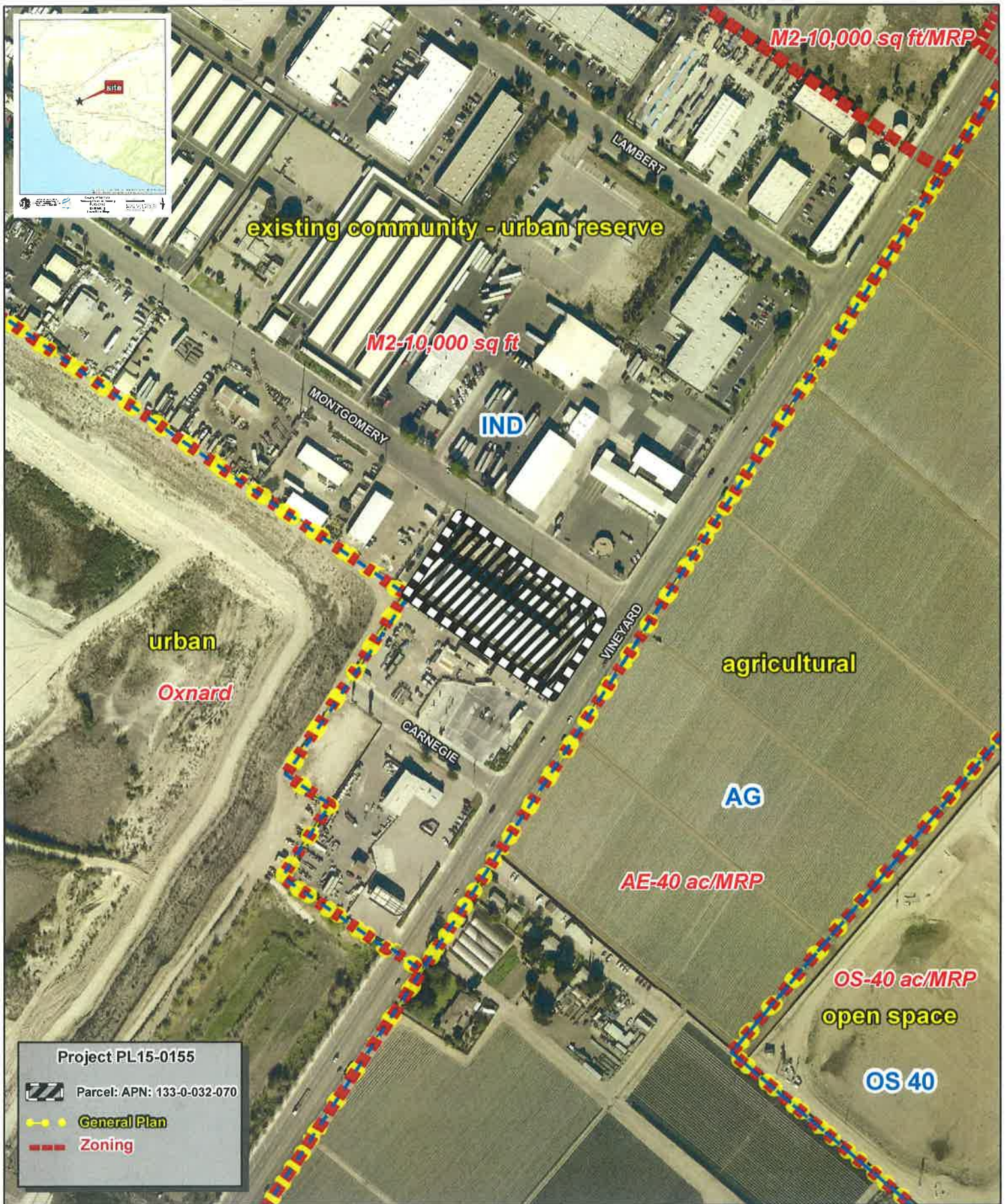


County of Ventura
Planning Director Hearing
PL15-0155
Exhibit: 2
Location Map

0 8,000 16,000 Feet

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





Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 03-08-2016
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County of Ventura
Planning Director Hearing
PL15-0155
Exhibit 3
General Plan & Zoning Map

0 150 300 Feet

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RH

OFFICE:	5
CASE TACKER UNIT:	0-3
TYPE OF CONSTRUCTION:	Y-0
BASIC ALLOWABLE AREA:	9,000.00 SF
ADDITIONAL AREA "THRU-BUILDING":	27,000.00 SF
NUMBER OF SPINDS:	3
(ELEVATOR IS NOT REQUIRED PER CBC 1108.1.1 SECTION 2)	
AREA OF STRUCTURE INCLUDING WE:	
FIRST FLOOR:	2,166.69 SF (BACHMAN) (2)
SECOND FLOOR:	
OFFICE AREA:	1,997.39 SF (BACHMAN) (2)
CASE TACKER UNIT:	768.69 SF (BACHMAN) (2)
TOTAL:	4,932.77 SF (BACHMAN) (2)
OCCUPANCY LOAD:	
OFFICE 1 ST FLOOR: (2,163 / 100) =	20 PEOPLE
OFFICE 2 ND FLOOR: (1,997 / 100) =	20 PEOPLE
EXITS REQUIRED:	
FIRST FLOOR:	2 EXITS 2 PROVIDED
SECOND FLOOR:	2 EXITS 2 PROVIDED
BUILDINGS 1, 2, 3, 4, 6, 7 AND 8:	MINI HIGHRISES/CORE
ALL ARE STRUCTURES 1 THRU 8 ARE TWO (2) YEARS OLD.	

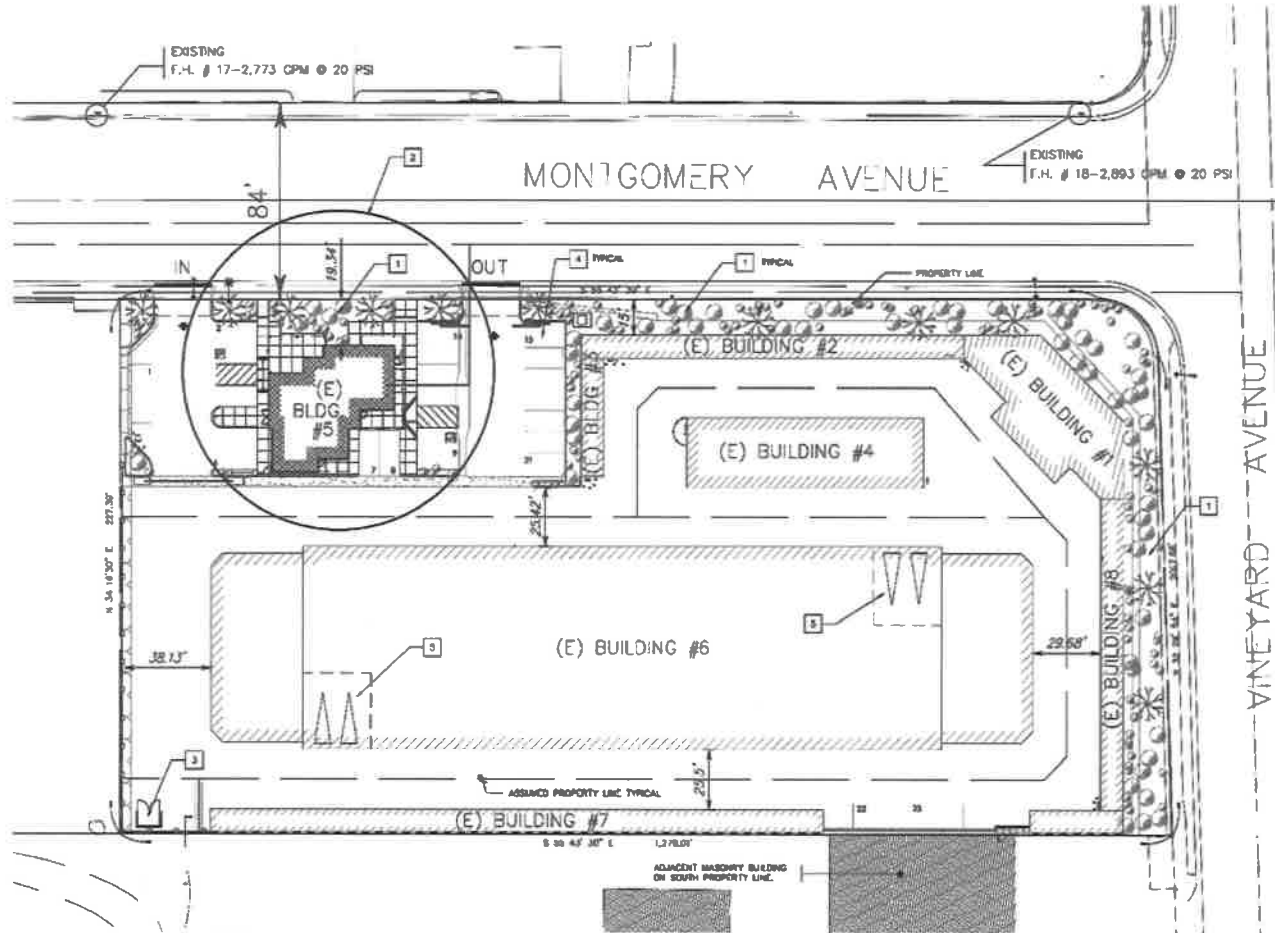
APR	130-00-000
DISKING SCHEDULE	MO 20-24, 28 (COWINGS)
DISKING USE PERIODS	1004-1005, 1006-1005
	2: 00-000
PROPERTY SIZE	10,733.6 SF (DISKING) 000
HARVEST ALLOWABLE COVERAGE (H%)	0.000 (0.00% COWINGS)
DISKING COVERAGE	0.000 (0.00% COWINGS) 000
DISKING LANDSCAPE (%)	1.000 (1.00% COWINGS) 1.00
DISKING LAWN (%)	0.000 (0.00% COWINGS) 000
	1000
DISKING OFF-GREEN PARKING	
NO PARKING	4 SPACES
CARE TAKEN RESPONSE	2 SPACES
ORCA (1,100-00 / 200)	17 SPACES
TOTAL ESTIMATE:	23 SPACES
DISKING OFF-GREEN PARKING:	
ON SITE OFF STREET PARKING:	23 SPACES (DISKING) 000
LOADING ZONES (LOCATED 800-00-00)	4 PROVIDED (DISKING) 000
ACCESSIBLE PARKING SPACES	2 PROVIDED (DISKING) 000

1. EXISTING LANDSCAPING PER ORIGINAL USE PERMIT UNCHANGED.
2. AREA OF CIP APPLICATION.
3. EXISTING DUMPSTER LOCATION.
4. EXISTING ON-STREET PARKING.
5. EXISTING LOADING AREA.

AGRICULTURAL
FIELD

AGRICULTURAL ROAD

AGRICULTURAL FIELD



EXISTING SITE PLAN

SCALE 1/16" = 1'-00"



JEFFREY S. CONRAD,
ARCHITECT CLIR/6

Jeffrey S. George, NCARB, AIA
N.A.A.S.P. Accredited Educator

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Oxnard, CA 93033
jponas@jcaarchitect.com



CUBA:
MONROVIA SELF-STORAGE
JES BALSON JR. STE 200

PROJECT FILE:

**MONTGOMERY
SELF-STORAGE LLC**

PROJECT ADDRESS:
185 MONTECITO AVE.
CHICAGO, CA 90266

SHEET TITLE:

(E) SITE PLAN
(BUILDING #5)

PLAN CHECK NUMBER:

CONCLUSIONS

2000

Abstract

2005

REVIEWED BY

5/1/2010 11:01 AM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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410 333 6676

2004-11-05



JEFFREY S. CONRAD,
ARCHITECT C11916

JEFFREY S. CONRAD, ARCHITECT
Phone: (605) 368-9077
4781 Beaumont Avenue
Oxnard, CA 93033
jeffconrad@comcast.net



CLERIC
MONTGOMERY & BOWMAN
875 WILSON ST., 2ND FLOOR
Oxnard, CA 93033

PROJECT TITLE:

MONTGOMERY
SELF-STORAGE LLC

PROJECT ADDRESS:
180 MONTGOMERY AVE.
OXNARD, CA 93033

SHEET TITLE:

EXISTING FLOOR
PLANS
(BUILDING #5)

PLANS CHECKED BY:

DATE OF CHECK:



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

AS NOTED BY:

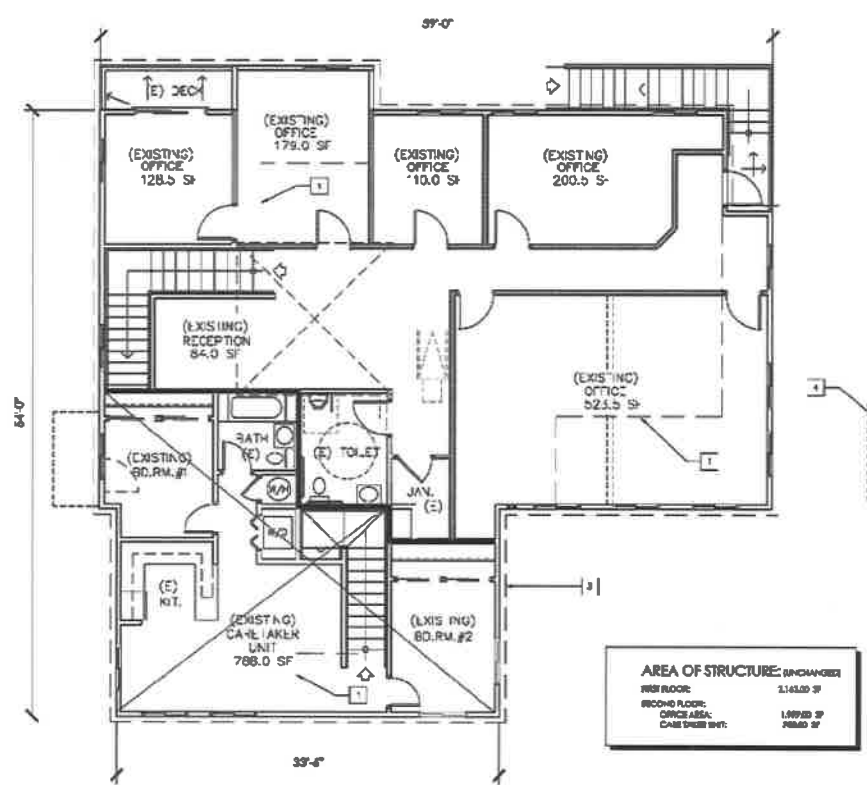
REVISION	DATE	BY	DESCRIPTION
1	01-08-2015	JE	ISSUED FOR PERMIT
2	01-08-2015	JE	ISSUED FOR PERMIT
3	01-08-2015	JE	ISSUED FOR PERMIT
4	01-08-2015	JE	ISSUED FOR PERMIT
5	01-08-2015	JE	ISSUED FOR PERMIT
6	01-08-2015	JE	ISSUED FOR PERMIT
7	01-08-2015	JE	ISSUED FOR PERMIT
8	01-08-2015	JE	ISSUED FOR PERMIT
9	01-08-2015	JE	ISSUED FOR PERMIT
10	01-08-2015	JE	ISSUED FOR PERMIT

A2.0

DATE: 01-08-2015

KEY NOTES:

1. LINE OF EXTERIOR WALL BELOW.
2. LINE OF EXTERIOR WALL ABOVE.
3. EXTERIOR WALL OVERHANG.
4. EXTERIOR DOOR CANYON.

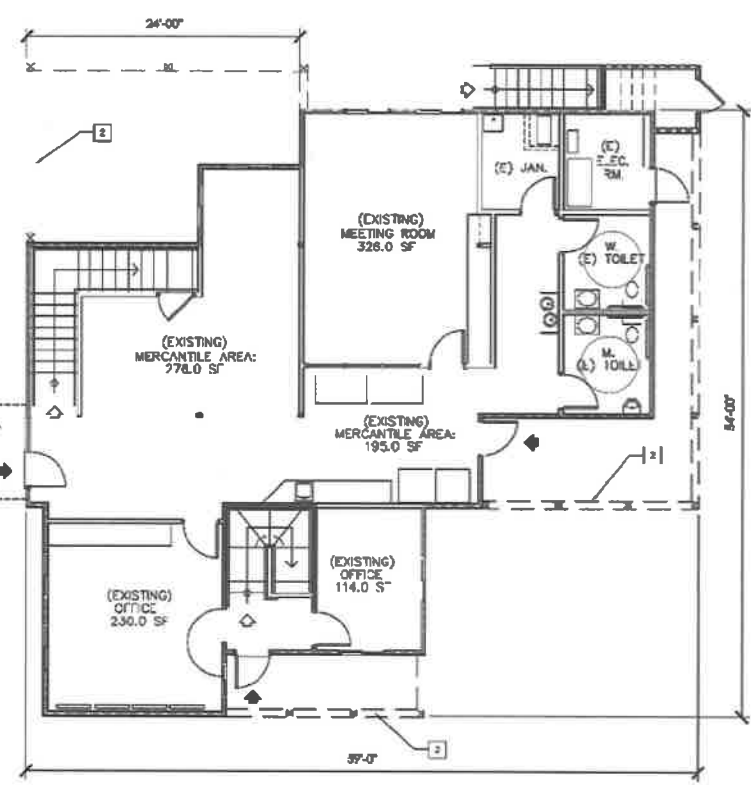


AREA OF STRUCTURE: RANCHER
NEW ROOM: 2143.0 SF
EXISTING ROOM: 1199.0 SF
TOTAL AREA: 3342.0 SF



EXISTING SECOND FLOOR PLAN

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

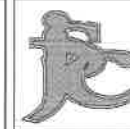


EXISTING FIRST FLOOR PLAN

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



PL15-0155 Planning Director Hearing
Exhibit: 6 Elevations



JEFFREY S. CONRAD,
ARCHITECT C11918

Jeffrey S. Conrad, MARS/INLA
N.C.A.R. & Certificate Holder

Phone: (925) 563-9077
4761 Seaburn Avenue
Oakland, CA 94618
jconrad@jeffconrad.com



CLIENT:
MONTGOMERY SELF-STORAGE
3729 RAYSON ST., STE 200
VENICE, CA 90330

PROJECT TITLE:

MONTGOMERY
SELF-STORAGE LLC

PROJECT ADDRESS:
183 MONTGOMERY AVE.
OAKLAND, CA 94612

SHEET TITLE:

EXISTING
ELEVATIONS
(BUILDING #5)

PLAN CHECK NUMBER:

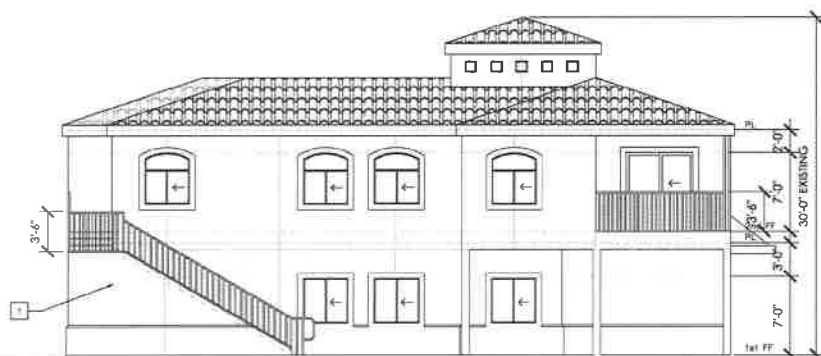
DESCRIPTION OF REVISIONS:
1. EXISTING ROOFING, ONE PIECE "S" MISSION TILE, MULTIPLE BLINDS.
2. EXISTING ALUMINUM WINDOWS AND DOORS, BRONZE.

REVIEWED BY:

REVISIONS	DATE	BY	APP'D
1	04-10-2015	JSC	
2	04-10-2015	JSC	
3	04-10-2015	JSC	
4	04-10-2015	JSC	
5	04-10-2015	JSC	
6	04-10-2015	JSC	
7	04-10-2015	JSC	
8	04-10-2015	JSC	
9	04-10-2015	JSC	
10	04-10-2015	JSC	

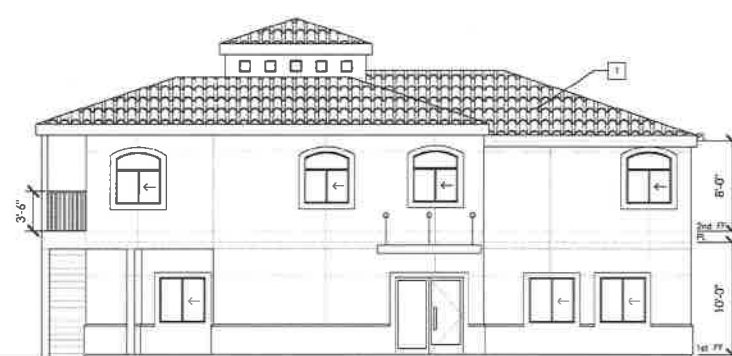
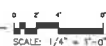
ALSO SEE PLANS
2007-04-10-10
2004-11-10-10

A3.0
10" SHEETS



NORTH ELEVATION (BUILDING No.5)

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



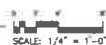
WEST ELEVATION (BUILDING No.5)

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



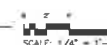
SOUTH ELEVATION (BUILDING No.5)

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



EAST ELEVATION (BUILDING No.5)

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



KEY NOTES:

- EXISTING COLORS, TEXTURE AND MATERIALS
- EXISTING ROOFING, ONE PIECE "S" MISSION TILE, MULTIPLE BLINDS
- EXISTING ALUMINUM WINDOWS AND DOORS, BRONZE



PARTIAL EAST ELEVATION

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



PARTIAL SOUTH ELEVATION

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

county of ventura

NEGATIVE DECLARATION (ND) ADDENDUM

Case No. PL15-0155

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Minor Modification of Planned Development Permit (PDP) No. LU06-0163 and a new Conditional Use Permit (CUP) (Case No. PL15-0155).
2. **Applicant/Property Owner:** John Ferro, Montgomery Self Storage, LLC. 5725 Ralston Avenue, Ste. 200, Ventura, Ca
3. **Location:** The project site is located at 183 Montgomery Av, Oxnard, CA 93036, at the south west corner of the intersection of Vineyard Road and Montgomery Avenue, in the unincorporated area of Ventura County. The parcel is 2.19 acres in size.
4. **Assessor's Parcel Numbers:** The Tax Assessor's parcel number for the property that comprises the project site is 1330032070.
5. **Lot Size:** The parcel is 2.19 acres in size.
6. **General Plan Designation:** The proposed project has a General Plan land use designation of Existing Community/Urban Reserve. The project parcel is located within the El Rio/Del Norte Area Plan boundary and has an area plan land use designation of Industrial.
7. **Zoning Designation:** The proposed project has a zoning designation of M2-10,000 sq. ft. (Limited Industrial, 10,000 sq. ft. minimum lot size).
8. **Project Description:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the individual leasing of existing offices accessory to an existing self-storage facility, and the continued use of the existing caretaker dwelling for a 20-year period. The applicant also requests that a modified Planned Development Permit (PDP) be granted to authorize the continued operation of the self-storage facility without a permit expiration date. No physical changes are proposed to the self-storage facility as part of the request.

Water to the property would continue to be provided by Vineyard Mutual Water Company. Sewer Service would continue to be provided by the County of Ventura Community Service District 34. The existing self-storage facility and offices would continue to have a direct access driveway off of Montgomery Avenue. Two parking areas are located on the property for a total of 23 parking spaces. One of the parking areas is gated at Montgomery and the second parking area is gated where it enters the storage areas of the facility. (Case No. PL15-0155).



B. STATEMENT OF ENVIRONMENTAL FINDINGS:

The project site was previously used as a scaffolding facility and yard. On December 7, 2007, the Planning Director granted (PDP) LU06-0163 for the construction and operation of a self-storage facility comprised of eight (8) total buildings, including a residence for the facility manager, office space related to the self-storage business, office space to be used by the property owner and an accessory leasable office space for a 10-year period expiring December 7, 2017. In addition, a Negative Declaration was prepared as the appropriate environmental document for this project and was certified by the Planning Director.

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted ND if: (1) only minor technical changes or additions are necessary; and, (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of an Environmental Impact Report (EIR) or subsequent negative declaration have occurred.

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

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

The proposed project consists of the continued operation of an existing self-storage facility with offices and an existing caretaker dwelling. The existing self-storage facility would have the same purpose and use as was previously approved. There would be no changes to the facility.

In summary, no substantial changes in the approved facility beyond what was previously analyzed in the ND are proposed.

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

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

The existing commercial facility was previously analyzed for potential impacts on the environment. The circumstances (baseline conditions) under which the project was analyzed for environmental impacts have not changed since the ND

was adopted. No significant environmental effects have been identified for the proposed project. Therefore, major revisions to the ND are not be required.

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

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

No new information of substantial importance has been identified that indicates the project will have a significant environmental effect not discussed in the adopted ND. The existing facility would continue to be used in the same manner as it was previously permitted under LU06-0163.

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

C. PUBLIC REVIEW:

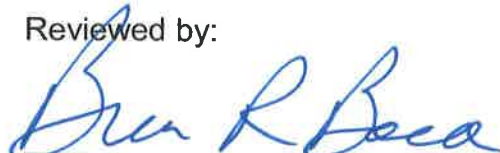
Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the ND does not need to be circulated for public review, and shall be included in, or attached to, the adopted ND.

Prepared by:



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

Reviewed by:



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

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

Kim L. Prillhart, Director
Ventura County Planning Division

Date

DRAFT NEGATIVE DECLARATION**A. PROJECT DESCRIPTION:**

1. **Entitlement:** LU06-0163 (Planned Development Permit)
2. **Applicant:** Jeffery Conrad
3. **Location:** 183 Montgomery Avenue, at the intersection of Montgomery Avenue and Vineyard Avenue in the El Rio area of unincorporated Ventura County
4. **Assessor Parcel No(s):** 133-0-032-06 & 133-0-032-05
5. **Parcel Size:** 2.19 acres
6. **General Plan Designation:** Existing Community/ Urban Reserve
7. **Existing Zoning:** M-2 (Limited Industrial)
8. **Responsible and/or Trustee Agencies:** CA Dept. of Transportation- Dist. #7
9. **Project Description:** The applicant is seeking a Planned Development Permit (PD) for a self-storage facility proposed on two existing parcels along Montgomery Avenue in the El Rio area of Oxnard. A voluntary merger has been approved allowing the lots to be consolidated into one. The proposed PD boundary is for APNs 133-0-032-06 and 133-0-032-05 consisting of 8 buildings that amount to 46,732 SF of lot coverage. Building 5 is proposed to be two stories and building 6 is proposed to be three stories. The two parcels are currently occupied by various industrial uses. All existing uses and permits are to be terminated and 100% of the existing structures on the subject site will be demolished. The site is currently has its water provided by United Water Conservation District and sanitation services are provided by Ventura Regional Sanitation District.

The primary proposed use is self-storage units. A reception area, office space associated with the self storage business, as well as a residence for an on-site manager of the facility are also proposed in building five as indicated on the site-plan. Also proposed within building 5 is additional office space to be used by the property owner for the operation of an "interior design business" as well as 300 sq ft of leasable office space. The remaining 7 buildings are to be used for various self-storage purposes.

Vehicular access to the site will gained by two proposed entrances from Montgomery Avenue.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

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



September 17, 2007

C. PUBLIC REVIEW:

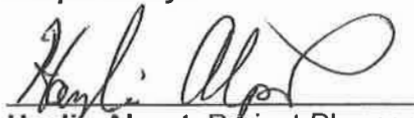
1. **Legal Notice Method:** Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in a newspaper of general circulation.
2. **Document Posting Period:** September 24, 2007 to October 23, 2007
3. **Public Review:** The Initial Study prepared for this proposed project has determined that the project will not have adverse environmental impacts. The Initial Study/Negative Declaration is available for public review at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday during the above posting period
4. **Comments:** The public is encouraged to submit written comments regarding this Negative Declaration no later than 5:00 p.m. on the last day of the above posting period to Haylin Alpert at the County of Ventura Resource Management Agency, Planning Department, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the Case Planner at haylin.alpert@ventura.org

D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

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

Attachments: Initial Study

Prepared by:



Haylin Alpert, Project Planner
(805) 654-2403

Reviewed for Release to the Public by:



Pat Richards, Manager
Land Use Permits Section

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

KIMBERLY L. RODRIGUEZ, Director
Planning Division

Attachments:

1. URBEMIS 2002 v8 Air Quality Modeling
2. Site Plan
- 3-3i. Elevations
4. Vicinity Map

FILED

DATE: SEP 19 2007

PHILIP J. SCHMIT, County Clerk

By: Josie Pano, Deputy

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A NEGATIVE DECLARATION & NOTICE OF A PUBLIC HEARING

The County of Ventura Planning Division, as the Lead Agency, has reviewed the following proposed project:

1. **Entitlement:** LU06-0163 (Planned Development Permit)
2. **Applicant:** Jeffery Conrad
3. **Location:** 183 Montgomery Avenue, at the intersection of Montgomery Avenue and Vineyard Avenue in the El Rio area of unincorporated Ventura County
4. **Assessor Parcel No(s):** 133-0-032-06 & 133-0-032-05
5. **Parcel Size:** 2.19
6. **General Plan Designation:** Existing Community/ Urban Reserve
7. **Existing Zoning:** M-2 (Limited Industrial)
8. **Responsible and/or Trustee Agencies:** CA Dept. of Transportation- Dist. #7
9. **Project Description:**

POSTED
SEP 19 2007 - / /
PHILIP J. SCHMIT, County Clerk

By: _____, Deputy

The applicant is seeking a Planned Development Permit (PD) for a self-storage facility proposed on two existing parcels along Montgomery Avenue in the El Rio area of Oxnard. A voluntary merger has been approved allowing the lots to be consolidated into one. The proposed PD boundary is for APNs 133-0-032-06 and 133-0-032-05 consisting of 8 buildings that amount to 46,732 SF of lot coverage. Building 5 is proposed to be two stories and building 6 is proposed to be three stories. The two parcels are currently occupied by various industrial uses. All existing uses and permits are to be terminated and 100% of the existing structures on the subject site will be demolished. The site is currently has its water provided by United Water Conservation District and sanitation services are provided by Ventura Regional Sanitation District.

The primary proposed use is self-storage units. A reception area, office space associated with the self storage business, as well as a residence for an on-site manger of the facility are also proposed in building five as indicated on the site-plan. Also proposed within building 5 is additional office space to be used by the property owner for the operation of an "interior design business" as well as 300 sq ft of leasable office space. The remaining 7 buildings are to be used for various self-storage purposes.

Vehicular access to the site will gained by two proposed entrances from Montgomery Avenue.



In accordance with Section 15070 of the California Code of Regulations, the Ventura County Planning Department has determined that this proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

The public review period is from **September 24, 2007 to October 23, 2007**. The Initial Study/Negative Declaration is available for public review at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Haylin Alpert, no later than 5:00 p.m. on **October 22, 2007** to the address listed above. In the alternative, you may fax your comments to (805) 654-2503 or e-mail the case planner at haylin.alpert@ventura.org

Following the review period, consideration of the project will be given at a Planning Director public hearing to be held **Thursday, November 15, 2007, at 10:30 A.M.** in Room 311 of the Hall of Administration, Ventura County Government Center, 800 South Victoria Avenue, Ventura, CA 93009.



Pat Richards, Manager
Commercial and Industrial Land Use Permits

9-18-07
Date



Ventura County
Resource Management Agency
GIS Development & Mapping Services
Map created on 09/14/2007
This aerial imagery is under the
copyrights of AirPhotoUSA
Source: AirPhotoUSA, June 2006



LU06-0163
133-0-032-050 & 060
AERIAL PHOTOGRAPHY

Attachment 4

0 100 200 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.



SITE ANALYSIS FOR PHASE I:

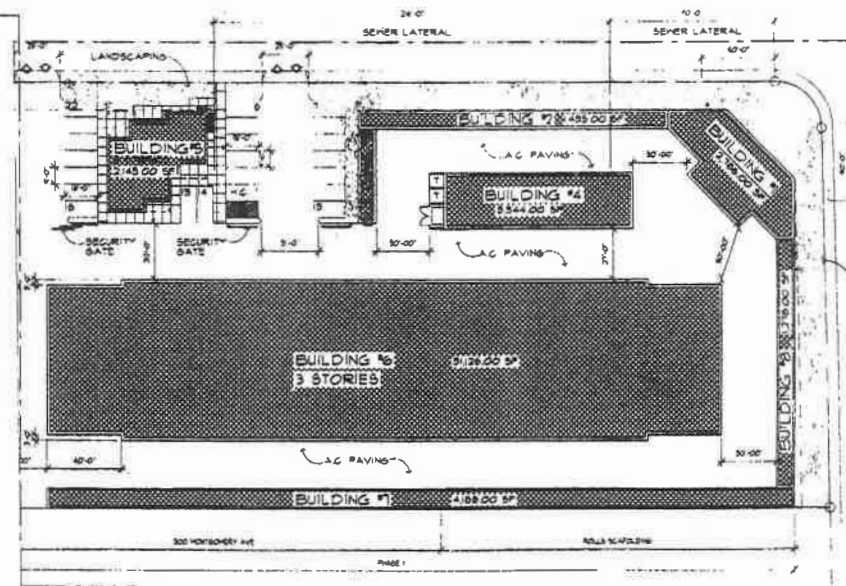
APN	193-0-092-00 03, 04 AND 05
EXISTING ZONING	M2 (MAX 30% COVERAGE)
APPROXIMATE SITE AREA	105,155 SF
MAXIMUM ALLOWABLE COVERAGE (30% AREA)	31,546 SF
PROPOSED AREA COVERAGE (30% AREA)	46,740 SF
PROPOSED LANDSCAPE (5% FTS)	17,474.00 SF (16%)
REQUIRED OFFSTREET PARKING SPACES	
MINI WAREHOUSE OFFICE (300 SF)	4 SPACES
CARE TAKER RESIDENCE (1000 SF)	2 COVERED SPACES
OFFICES (3300 SF)	14 SPACES (1 SPACE/250 SF)
TOTAL REQUIRED	20 SPACES
TOTAL H.G. REQUIRED	1 SPACE
PROPOSED OFFSTREET PARKING SPACES	22 SPACES INCLUDING 1 H.G. PARKING
PROPOSED COVERED PARKING SPACES (LOCATED IN BUILDING # 6)	2
PROPOSED LOADING SPACES (LOCATED IN BUILDING # 6)	0
TOTAL PROVIDED	20

BUILDING ANALYSIS:

PHASE I	GROUND FLOOR	SECOND & THIRD FLS
BUILDING #1	2,700.00 SF	
BUILDING #2	1,435.00 SF	
BUILDING #3	445.00 SF	
BUILDING #4	3,344.00 SF	
BUILDING #5 (2 STORIES)	2,145.00 SF	2,775.00 SF
BUILDING #6 (3 STORIES)	5,136.00 SF	62,252.00 SF
BUILDING #7	4,188.00 SF	
BUILDING #8	1,270.00 SF	
PHASE I, 5G FTG.	46,745.00 SF	65,025.00 SF
PHASE I TOTAL		111,770.00 SF

THIRD FLR

MONTGOMERY AVENUE



SCALE 1/8" = 1'-00"



JEFFREY S. CONRAD,
ARCHITECT, C11916

Jeffrey S. Conrad, NCARB/AA
NCARB Certificate #0008

Phone (805) 983-0055
Fax (805) 988-4951
167 Lamberi St., Suite 111
Oxnard, CA 93036 1044



PROJECT TITLE:

MONTGOMERY
SELF-STORAGE,
LLC

83 MONTGOMERY AVE
OXNARD, CA 93036

SHEET TITLE

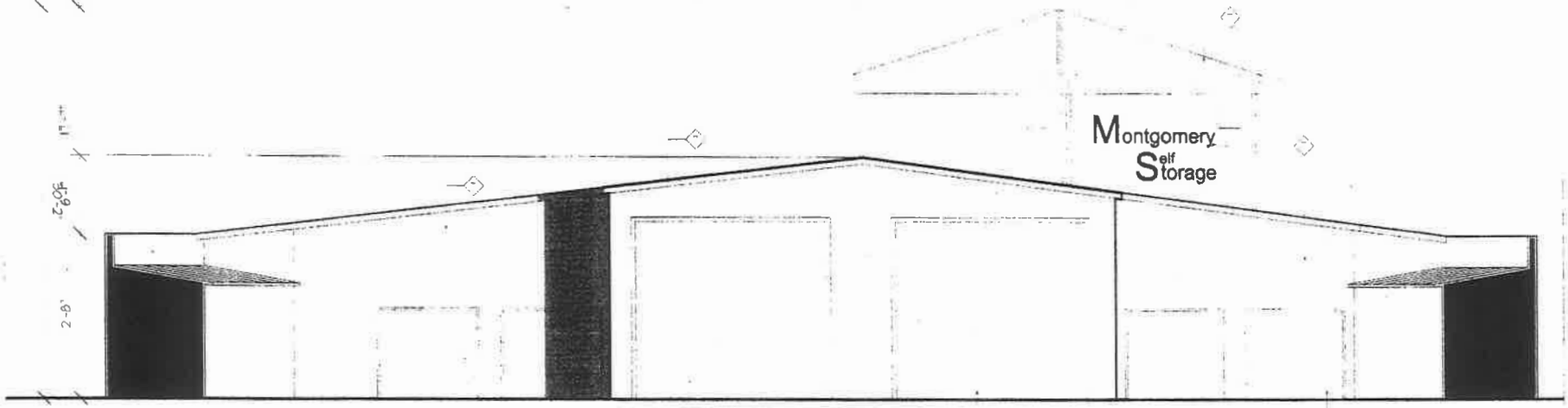
SITE PL

OWNER OF PROJECT
THE DOCUMENT AND THE LAND AND BUILDING
RECORDS OF THE CITY AND COUNTY OF
OXNARD, CALIFORNIA, ARE HEREBY
CERTIFIED TO BE TRUE AND CORRECT
AND TO BE A TRUE AND CORRECT
REPRODUCTION OF THE ORIGINAL
DRAWING BY THE ARCHITECT.
JULY 1, 2006

REVIEWED BY:

REVISIONS	BY	DATE
1	JSC	08-3-2006
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98	JSC	
99	JSC	
100	JSC	

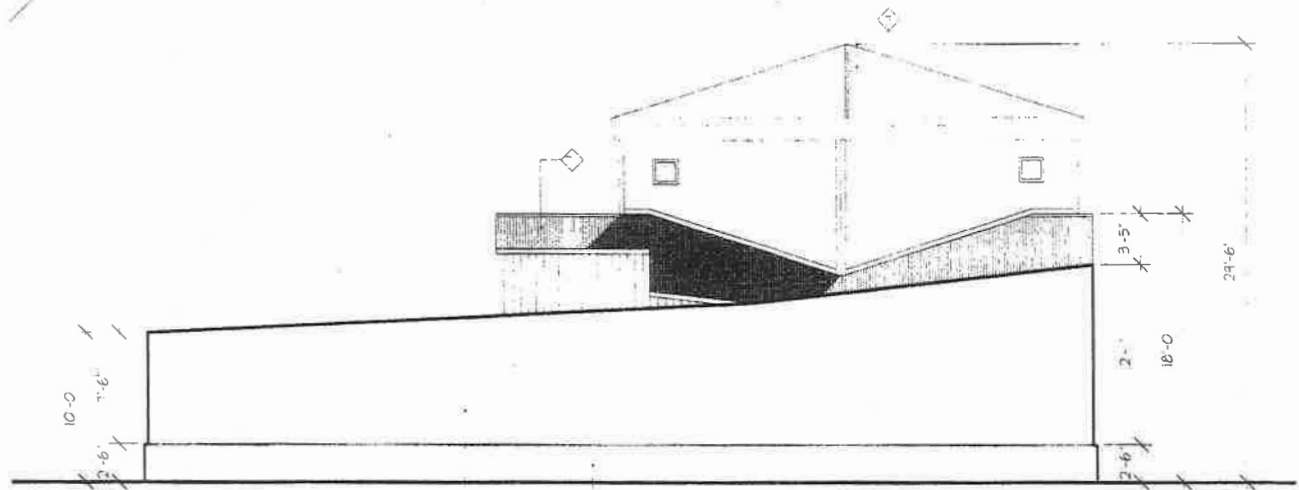
Attachment 2



BLDG. #
SOUTH ELEVATION
SCALE: 1/4" = 1'-00"

◇ MATERIALS SCHEDULE

- ◇ (A) 7/8" SMOOTHS S'XCCO / L'VNEA WHITE
- ◇ (B) 7/8" SMOOTHS S'XCCO / DESERT SAND
- ◇ (C) PAINT
- ◇ (D) PARTIAL ARCHED CASEMENT WINDOWS WITH DARK BRONZE ANODIZED ALUMINUM FRAMES
- ◇ (E) CASEMENT WINDOWS WITH DARK BRONZE ANODIZED ALUMINUM FRAMES
- ◇ (F) FIXED WINDOWS WITH DARK BRONZE ANODIZED ALUMINUM FRAMES
- ◇ (G) MCA 18304 SIERRA BLEND STYLE
- ◇ (H) DECORATIVE CLAY TILE BLUE
- ◇ (I) DECORATIVE CLAY TILE GREEN
- ◇ (J) STAINED WOOD
- ◇ (K) EXTERIOR SLUING EXTERIOR
- ◇ (L) 26 GA BAKED ENAMEL METAL PANEL
- ◇ (M) 3/4" SLIDING DOUBLE DOORS WITH DARK BRONZE ANODIZED ALUMINUM FRAMES
- ◇ (N) 3/4" SLIDING SINGLE DOOR WITH DARK BRONZE ANODIZED ALUMINUM FRAMES
- ◇ (O) 3/4" SLIDING GLASS DOOR WITH DARK BRONZE ANODIZED ALUMINUM FRAMES
- ◇ (P) STORM DOOR
- ◇ (Q) METAL ROLL-UP DOOR
- ◇ (R) DECORATIVE RAFTER FAS
- ◇ (S) PROPOSED RAILING AND FENCE



BLDG. #
EAST ELEVATION
SCALE: 1/4" = 1'-00"



J. P. & S. CONRAD
ARCHITECTS
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PROJ. #

MONTGOMERY
SELF STORAGE
LLC

88 MONTGOMERY AVE
OXNARD, CA 93036

SHEET 1 OF 1

BLDG. #
ELEVATIONS
(2 STORES)

NOTES:
1. THE ARCHITECT AND THE OWNER HAVE REVIEWED THE EXISTING CONDITIONS AND HAVE AGREED TO THE NECESSARY CHANGES TO THE EXISTING CONDITIONS.
2. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE EXISTING CONDITIONS.
3. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE EXISTING CONDITIONS.
4. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE EXISTING CONDITIONS.

REVIEWED BY:

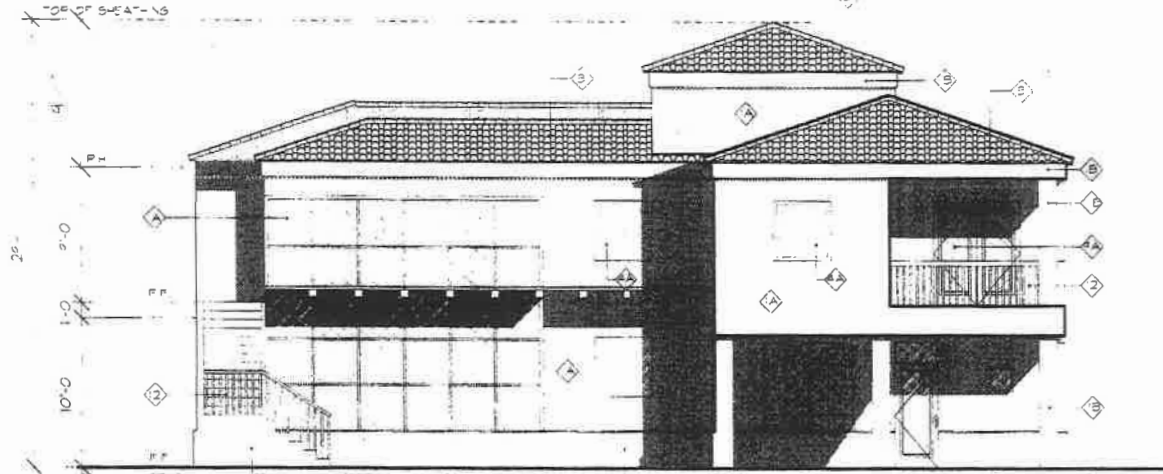
REVISION	DATE
1	08-2-2008
2	08-2-2008
3	08-2-2008
4	08-2-2008
5	08-2-2008
6	08-2-2008
7	08-2-2008
8	08-2-2008
9	08-2-2008
10	08-2-2008

43.0
SHEETS

Attachment 3

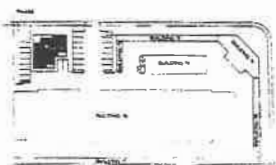
WATER FALLS ELEVATION

- 1. 1/2" x 6" x 8" VENEER
- 2. 1/2" x 6" x 8" DESERT SAND
- 3. PAINT
- 4. PARTIAL ARCHED CASEMENT WINDOWS WITH DARK BRONZE AND ZED ALUMINUM FRAMES
- 5. CASEMENT WINDOWS WITH DARK BRONZE AND ZED ALUMINUM FRAMES
- 6. 1/2" x 6" x 8" VENEER
- 7. 1/2" x 6" x 8" DESERT SAND
- 8. 1/2" x 6" x 8" VENEER
- 9. 1/2" x 6" x 8" DESERT SAND
- 10. 1/2" x 6" x 8" VENEER
- 11. 1/2" x 6" x 8" DESERT SAND
- 12. 1/2" x 6" x 8" VENEER
- 13. 1/2" x 6" x 8" DESERT SAND
- 14. 1/2" x 6" x 8" VENEER
- 15. 1/2" x 6" x 8" DESERT SAND
- 16. 1/2" x 6" x 8" VENEER
- 17. 1/2" x 6" x 8" DESERT SAND
- 18. 1/2" x 6" x 8" VENEER
- 19. 1/2" x 6" x 8" DESERT SAND
- 20. 1/2" x 6" x 8" VENEER
- 21. 1/2" x 6" x 8" DESERT SAND
- 22. 1/2" x 6" x 8" VENEER
- 23. 1/2" x 6" x 8" DESERT SAND
- 24. 1/2" x 6" x 8" VENEER
- 25. 1/2" x 6" x 8" DESERT SAND
- 26. 1/2" x 6" x 8" VENEER
- 27. 1/2" x 6" x 8" DESERT SAND
- 28. 1/2" x 6" x 8" VENEER
- 29. 1/2" x 6" x 8" DESERT SAND
- 30. 1/2" x 6" x 8" VENEER
- 31. 1/2" x 6" x 8" DESERT SAND
- 32. 1/2" x 6" x 8" VENEER
- 33. 1/2" x 6" x 8" DESERT SAND
- 34. 1/2" x 6" x 8" VENEER
- 35. 1/2" x 6" x 8" DESERT SAND
- 36. 1/2" x 6" x 8" VENEER
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- 47. 1/2" x 6" x 8" DESERT SAND
- 48. 1/2" x 6" x 8" VENEER
- 49. 1/2" x 6" x 8" DESERT SAND
- 50. 1/2" x 6" x 8" VENEER
- 51. 1/2" x 6" x 8" DESERT SAND
- 52. 1/2" x 6" x 8" VENEER
- 53. 1/2" x 6" x 8" DESERT SAND
- 54. 1/2" x 6" x 8" VENEER
- 55. 1/2" x 6" x 8" DESERT SAND
- 56. 1/2" x 6" x 8" VENEER
- 57. 1/2" x 6" x 8" DESERT SAND
- 58. 1/2" x 6" x 8" VENEER
- 59. 1/2" x 6" x 8" DESERT SAND
- 60. 1/2" x 6" x 8" VENEER
- 61. 1/2" x 6" x 8" DESERT SAND
- 62. 1/2" x 6" x 8" VENEER
- 63. 1/2" x 6" x 8" DESERT SAND
- 64. 1/2" x 6" x 8" VENEER
- 65. 1/2" x 6" x 8" DESERT SAND
- 66. 1/2" x 6" x 8" VENEER
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- 68. 1/2" x 6" x 8" VENEER
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- 72. 1/2" x 6" x 8" VENEER
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- 74. 1/2" x 6" x 8" VENEER
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- 82. 1/2" x 6" x 8" VENEER
- 83. 1/2" x 6" x 8" DESERT SAND
- 84. 1/2" x 6" x 8" VENEER
- 85. 1/2" x 6" x 8" DESERT SAND
- 86. 1/2" x 6" x 8" VENEER
- 87. 1/2" x 6" x 8" DESERT SAND
- 88. 1/2" x 6" x 8" VENEER
- 89. 1/2" x 6" x 8" DESERT SAND
- 90. 1/2" x 6" x 8" VENEER
- 91. 1/2" x 6" x 8" DESERT SAND
- 92. 1/2" x 6" x 8" VENEER
- 93. 1/2" x 6" x 8" DESERT SAND
- 94. 1/2" x 6" x 8" VENEER
- 95. 1/2" x 6" x 8" DESERT SAND
- 96. 1/2" x 6" x 8" VENEER
- 97. 1/2" x 6" x 8" DESERT SAND
- 98. 1/2" x 6" x 8" VENEER
- 99. 1/2" x 6" x 8" DESERT SAND
- 100. 1/2" x 6" x 8" VENEER



BUILDING #3 - FRONT ELEVATION

SCALE 1/4" = 1'-00"



Site Plan



BUILDING #3 - SIDE ELEVATION

SCALE 1/4" = 1'-00"



JEFFREY S. CONRAD
ARCHITECT, C1916

Jeffrey S. Conrad, NCARB #111
NCARB Certificate Holder

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MONTGOMERY
SELF STORAGE
... C

183 MONTGOMERY AVE
OXNARD, CA 93036

SHEET TITLE

BUILDING #3
ELEVATIONS

CONTRACTOR'S NOTES
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DESIGNED BY

REVISIONS BY DATE

1. JSC 08/2/2006

2. JSC 08/2/2006

3. JSC 08/2/2006

4. JSC 08/2/2006

5. JSC 08/2/2006

6. JSC 08/2/2006

7. JSC 08/2/2006

8. JSC 08/2/2006

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12. JSC 08/2/2006

13. JSC 08/2/2006

14. JSC 08/2/2006

15. JSC 08/2/2006

16. JSC 08/2/2006

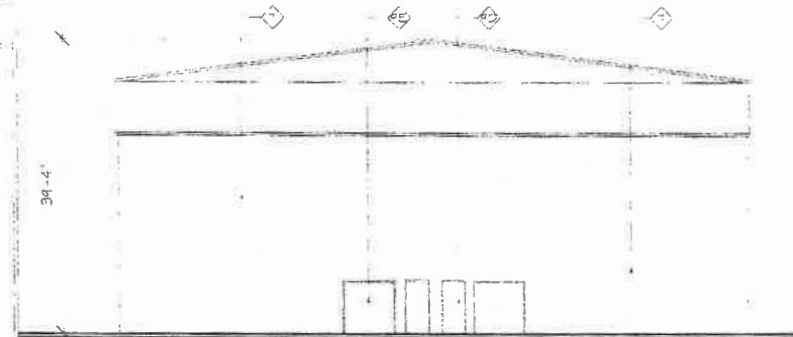
17. JSC 08/2/2006

18. JSC 08/2/2006

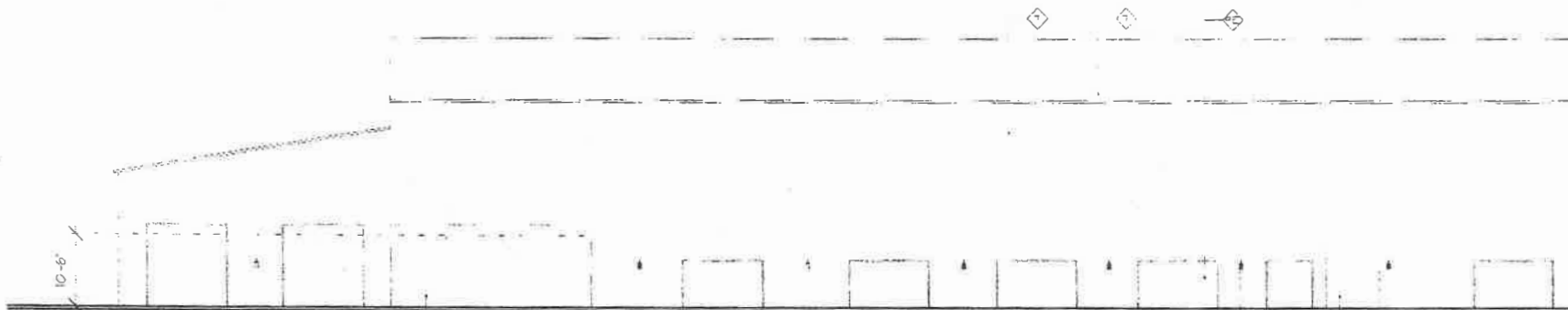
Attachment 3g

MATERIALS SCHEDULE

- | | |
|---|---|
| 1 1/8" 5000" 8" 1000" - MEN WHITE | 6 EXTERIOR LIGHTING FIXTURE |
| 2 1/8" 5000" 8" 1000" - DESERT SAND | 7 26 GA BAKED ENAMEL METAL PANEL |
| 3 PAINT | 8 3/4" LITE OUTSWING DOUBLE DOORS WITH DARK BRONZE ANODIZED ALUMINUM FRAMES |
| 4 PARTIAL ARCHED CASEMENT WINDOWS WITH DARK BRONZE ANODIZED ALUMINUM FRAMES | 9 3/4" LITE OUTSWING SINGLE DOOR WITH DARK BRONZE ANODIZED ALUMINUM FRAMES |
| 5 CASEMENT WINDOWS WITH DARK BRONZE ANODIZED ALUMINUM FRAMES | 10 3/4" LITE SLIDING GLASS DOOR WITH DARK BRONZE ANODIZED ALUMINUM FRAMES |
| 6 FIXED WINDOWS WITH DARK BRONZE ANODIZED ALUMINUM FRAMES | 11 1" LITE DOOR |
| 7 MCA #BBO4 SIERRA BLEND TILE | 12 METAL ROLL-UP DOOR |
| 8 DECORATIVE CLAY TILE / BLUE | 13 DECORATIVE RAFTER TAILS |
| 9 DECORATIVE CLAY TILE / GREEN | 14 WROUGHT IRON RAILING AND FENCE |
| 10 STAINED WOOD | |



BLDG. #6 WEST ELEVATION SCALE 1/8" = 1'-00"



BLDG. #6 NORTH ELEVATION SCALE 1/8" = 1'-00"



BLDG. #6 NORTH ELEVATION CONTINUED SCALE 1/8" = 1'-00"



JEFFREY S. CONNER
ARCHITECT ©1996

Jeffrey S. Conner NCARB/AA
NCARB Certificate #10899

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PROJECT # 1

MONTGOMERY
SELF-STORAGE
P.C.

188 MONTGOMERY AVE
OXNARD, CA 93036

SHEET TITLE:

BLDG. #6
ELEVATIONS
(TWO STORY)

OWNER'S COMMENT:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OXNARD AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OXNARD AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OXNARD AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

DESIGNED BY JEFFREY S. CONNER

REVIEWED BY:

REVISION	DATE
1	08/13/2008
2	08/13/2008
3	08/13/2008
4	08/13/2008
5	08/13/2008
6	08/13/2008
7	08/13/2008
8	08/13/2008
9	08/13/2008
10	08/13/2008

PRINTED: A3.6

OF SHEETS

Attachment 3h

1A	7/8 SMOOT-57JGCC-1 VARN N-T	1B	EXTERIOR - 6" X 6" X 1/2"
1B	7/8 SMOOT-57JGCC-1 DESERT SAND	1C	26 GA BAKED ENAMEL METAL PANEL
1C	PAINT	2A	3/4" TE GLASSING DOUBLE DOORS WITH DARK BRONZE ANODIZED ALUMINUM FRAMES
2A	PARTIAL ARCHED CASEMENT WINDOWS WITH DARK BRONZE ANODIZED ALUMINUM FRAMES	2B	3/4" TE GLASSING SINGLE DOOR WITH DARK BRONZE ANODIZED ALUMINUM FRAMES
2B	CASEMENT WINDOWS WITH DARK BRONZE ANODIZED ALUMINUM FRAMES	2C	3/4" LITE SLIDING GLASS DOOR WITH DARK BRONZE ANODIZED ALUMINUM FRAMES
2C	FIXED WINDOWS WITH DARK BRONZE ANODIZED ALUMINUM FRAMES	2D	7" X 7" DOOR
3	WCA-18304-SERRA BLEND S-T-E	3B	METAL ROLL-UP DOOR
4A	DECORATIVE GLAZING TILE - BLUE	4B	DECORATIVE RAFTER TIE - S
4B	DECORATIVE GLAZING TILE - GREEN		
5	STAINED WOOD		



ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01-21-2001 BY 60322 UCBAW



ETHEL S. CONRAD
ARCHTCT. CHICAGO

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PROJECT 411

MONTGOMERY
SELF-STORAGE
LLC

183 MONTGOMERY AVE
OXNARD CA 93036

SHEET 117.

BLDG. #
ELEVATIONS
SINGLE STORY

CAUTIONS OF DECLARATIONS

[illegible]

25 JUL 1963 BY

APPROVED BY DATE
CBE 2006
SWANN BY
SC
DATE
AS VOTED
PROJECT NO.
2004- SC
DEET

A3.7

OF SHEETS

Attachment 3:

SECTION A

PROJECT DESCRIPTION

PROJECT: Montgomery Self-Storage- LU06-0163

APPLICANT: Jeffery Conrad

LOCATION: 183 Montgomery Avenue, El Rio Area of Unincorporated Ventura County

Project Location

The project site is located in the El Rio area of unincorporated Ventura County. The site is situated on the Northwest corner of Vineyard Avenue (State Route 232) and Montgomery Avenue with a mailing address of 183 Montgomery Avenue. The project site is locally accessible by taking State Route (SR) 118 from the Northeast to Vineyard Avenue. From a south easterly direction HWY 101 also provides access to the site via Vineyard Avenue. Local roads including Central Avenue provide access to Vineyard Avenue.

Project Size and Physical Description

The project site consists of the following land use designations:

APN	133-0-032-06 & 133-0-032-05
ACRERAGE	2.19 Acres
ZONING	M-2- 10,000sq ft (Limited Industrial)
GENERAL PLAN LAND USE DESIGNATION	Existing Community Urban Reserve

The El Rio community is immediately east of the Oxnard city limits. The site consists of two legal lots that have been approved for a voluntary merger. The project site is approximately 2.19 acres with little to no elevation change across the site. Currently, the site is occupied by existing buildings and offices, including a scaffolding business. The existing structures, asphalt and concrete surface will be entirely removed and replaced with the proposed self-storage facility. Access to the site is currently and will remain from Montgomery Avenue.

Both adjacent and nearby parcels to the North, South and West are developed and characterized by light industrial and office/service uses. Parcels to the east, across Vineyard Avenue (approx 100ft wide) are actively used for agricultural purposes.

Project Description

The applicant is seeking a Planned Development Permit (PD) for a self-storage facility proposed on two existing parcels along Montgomery Avenue in the El Rio area of Oxnard. A voluntary merger has been approved allowing the lots to be consolidated into one. The proposed PD boundary is for APNs 133-0-032-06 and 133-0-032-05 consisting of 8 buildings that amount to 46,732 SF of lot coverage. Building 5 is proposed to be two stories and building 6 is proposed to be three stories. The two parcels are currently occupied by various industrial uses. All existing uses and permits are to be terminated and 100% of the existing structures on the subject site will be demolished. The site is currently has its water provided by United Water Conservation District and sanitation services are provided by Ventura

Regional Sanitation District.

The primary proposed use is self-storage units. A reception area, office space associated with the self storage business, as well as a residence for an on-site manger of the facility are also proposed in building five as indicated on the site-plan. Also proposed within building 5 is additional office space to be used by the property owner for the operation of an "interior design business" as well as 300 sq ft of leasable office space. The remaining 7 buildings are to be used for various self-storage purposes.

Vehicular access to the site will gained by two proposed entrances from Montgomery Avenue.

Project History

There is currently an active land use permit on each of the subject parcels that will be merged into one parcel. The western most parcel, 133-0-032-05 is subject to CUP 3177, where the primary use is a commercial office building, utilized by a variety of businesses. The parcel to the southeast, 133-0-032-06 is home to Rolls Scaffolding, a commercial scaffolding business. Planned Development permit PD-55 governs the use of this property. These existing land use permits are proposed to be terminated upon approval of the subject application.

SECTION B INITIAL STUDY CHECKLIST

PROJECT: Auto Repair facility- LU07-0058

APPLICANT: Jeffery Conrad

LOCATION: 183 Montgomery Ave, Oxnard Area

	ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS-M	PS	N	LS	PS-M	PS
GENERAL:	1. GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES (PLNG.)	X				X			
LAND USE:	2. LAND USE (PLNG.):								
	A. COMMUNITY CHARACTER		X				X		
	B. HOUSING		X				X		
	C. GROWTH INDUCEMENT	X				X			
RESOURCES:	3. AIR QUALITY (APCD):								
	A. REGIONAL		X				X		
	B. LOCAL		X				X		
	4. WATER RESOURCES (PWA):								
	A. GROUNDWATER QUANTITY		X				X		
	B. GROUNDWATER QUALITY		X				X		
	C. SURFACE WATER QUANTITY		X				X		
	D. SURFACE WATER QUALITY		X				X		
	5. MINERAL RESOURCES (PLNG):								
	A. AGGREGATE	X				X			
	B. PETROLEUM	X				X			
	6. BIOLOGICAL RESOURCES:								
	A. ENDANGERED, THREATENED, OR RARE SPECIES		X				X		
	B. WETLAND HABITAT		X				X		
	C. COASTAL HABITAT	X				X			
	D. MIGRATION CORRIDORS	X				X			
	E. LOCALLY IMPORTANT SPECIES/COMMUNITIES	X				X			

	ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS-M	PS	N	LS	PS-M	PS
	7. AGRICULTURAL RESOURCES (AG. DEPT.):								
	A. SOILS	X				X			
	B. WATER		X				X		
	C. AIR QUALITY/MICRO-CLIMATE		X				X		
	D. PESTS/DISEASES		X				X		
	E. LAND USE INCOMPATIBILITY		X				X		
	8. VISUAL RESOURCES:								
	A. SCENIC HIGHWAY (PLNG.)		X				X		
	B. SCENIC AREA/FEATURE		X				X		
	9. PALEONTOLOGICAL RESOURCES	X				X			
	10. CULTURAL RESOURCES								
	A. ARCHAEOLOGICAL	X				X			
	B. HISTORICAL (PLNG.)	X				X			
	C. ETHNIC, SOCIAL OR RELIGIOUS	X				X			
	11. ENERGY RESOURCES	X				X			
	12. COASTAL BEACHES & SAND DUNES	X				X			
HAZARDS:	13. SEISMIC HAZARDS (PWA):								
	A. FAULT RUPTURE	X				X			
	B. GROUND SHAKING		X				X		
	C. TSUNAMI	X				X			
	D. SEICHE	X				X			
	E. LIQUEFACTION		X				X		
	14. GEOLOGIC HAZARDS (PWA):								
	A. SUBSIDENCE		X				X		
	B. EXPANSIVE SOILS		X				X		
	C. LANDSLIDES/MUDSLIDES	X				X			
	15. HYDRAULIC HAZARDS (PWA/WPD):								
	A. EROSION/SILTATION		X				X		

	ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS-M	PS	N	LS	PS-M	PS
	B. FLOODING		X				X		
	16. AVIATION HAZARDS (AIRPORTS)	X				X			
	17. FIRE HAZARDS (FIRE)		X				X		
	18. HAZARDOUS MATERIALS/WASTE								
	A. ABOVE-GROUND HAZARDOUS MATERIALS (FIRE)	X				X			
	B. HAZARDOUS MATERIALS (EH)	X				X			
	C. HAZARDOUS WASTE (EH)	X				X			
	19. NOISE AND VIBRATION		X				X		
	20. GLARE		X				X		
	21. PUBLIC HEALTH (EH)	X				X			
	22. TRANSPORTATION/CIRCULATION:		X				X		
	A. PUBLIC ROADS AND HIGHWAYS								
	(1) LEVEL OF SERVICE (PWA)		X				X		
	(2) SAFETY/DESIGN (PWA)		X				X		
	(3) TACTICAL ACCESS (FIRE)		X				X		
	B. PRIVATE ROADS AND DRIVEWAYS (FIRE):								
	(1) SAFETY/DESIGN		X				X		
	(2) TACTICAL ACCESS		X				X		
	C. PEDESTRIAN/BICYCLE:								
	(1) PUBLIC FACILITIES (PWA)		X				X		
	(2) PRIVATE FACILITIES		X				X		
	D. PARKING (PLNG.)	X				X			
	E. BUS TRANSIT	X				X			
	F. RAILROADS	X				X			
	G. AIRPORTS (AIRPORTS)	X				X			
	H. HARBORS (HARBORS)	X				X			
	I. PIPELINES	X				X			
	23. WATER SUPPLY:								
PUBLIC FACILITIES & SERVICES									

ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
A. QUALITY (EH)	x				x			
B. QUANTITY (PWA)		x				x		
C. FIRE FLOW (FIRE)		x				x		
24. WASTE TREATMENT/DISPOSAL:								
A. INDIVIDUAL SEWAGE DISPOSAL	x				x			
B. SEWAGE	x				x			
C. SOLID WASTE MANAGEMENT (PWA)		x				x		
D. SOLID WASTE FACILITIES (EHD)	x				x			
25. UTILITIES:								
A. ELECTRIC	x				x			
B. GAS	x				x			
C. COMMUNICATION	x				x			
26. FLOOD CONTROL/DRAINAGE:								
A. WPD FACILITY (WPD)	x				x			
B. OTHER FACILITIES (PWA)	x				x			
27. LAW ENFORCEMENT/EMERGENCY SVS. (SHERIFF):								
A. PERSONNEL/EQUIPMENT	x				x			
B. FACILITIES	x				x			
28. FIRE PROTECTION (FIRE):								
A. DISTANCE/RESPONSE TIME		x				x		
B. PERSONNEL/EQUIPMENT/FACILITIES		x				x		
29. EDUCATION:								
A. SCHOOLS	x				x			
B. LIBRARIES (LIB. AGENCY)	x				x			
30. RECREATION (GSA):								
A. LOCAL PARKS/FACILITIES	x				x			
B. REGIONAL PARKS/FACILITIES	x				x			
C. REGIONAL TRAILS/CORRIDORS	x				x			

DEGREE OF EFFECT:

N = No Impact.

LS = Less Than Significant

PS-M = Potentially Significant Impact Unless Mitigation Incorporated

PS = Potentially Significant Impact

AGENCIES:

APCD - Air Pollution Control District **Airports** - Department Of Airports

PWA - Public Works Agency **Fire** - Fire Protection District

Plng. - Planning Division **Sheriff** - Sheriff's Department

GSA - General Services Agency **EH** - Environmental Health Division

WPD - Watershed Protection District

Ag. Dept. - Agricultural Department

Lib. Agency - Library Services Agency

SECTION C

INITIAL STUDY - DISCUSSION OF RESPONSES

PROJECT: LU06-0163

APPLICANT: Jeffery Conrad

LOCATION: 183 Montgomery Avenue, El Rio Area

GENERAL

1. GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES:

The *Ventura County General Plan* and the *El Rio Area Plan* contain a large number of goals, policies and programs which are used to evaluate proposed projects within the unincorporated area of the County. Many of these goals and policies do not apply to the proposed project either because of its location (i.e., it is outside the area considered by the General Plan goal or policy [coastal zone, dam inundation areas, etc.], or because the project is not a land use considered by the goal or policy. The General Plan programs are a coordinated set of measures to be implemented by County staff and other public agencies to carry out the goals and policies. As the proposed project does not violate or hinder implementation of any of these programs, the project is considered to be consistent with all the General Plan Environmental Goals and Policies.

To determine project consistency with the General Plan goals and policies, only the policies are normally evaluated unless: (1) a policy is so vague that a related goal needs to be evaluated so as to clarify the intent of the specific policy; (2) there is a specific feature about the project as it relates to a specific policy which requires evaluation of a specific goal; or (3) a goal addresses issues which are not covered by specific policies. Where a goal and a policy overlap, only the policy is evaluated. These principles are derived from the fact that the policies are considered to be specific, "guiding day-to-day actions" which are designed to implement the much more generalized goals.

Upon review of the *Ventura County General Plan* (2006a), using the principles discussed above, and the environmental analyses contained in this Initial Study, the proposed project is considered to be consistent with all applicable goals, policies, and programs of the *Ventura County General Plan* (2006a). The following analysis complies with General Resource Policies 1.1.2.1 and 1.2.2.2, which require an assessment of the proposed project's individual and cumulative impacts to resources in compliance with the California Environmental Quality Act (CEQA), and the identification of mitigation measures to avoid creating a significant impact to the environment.

The *Ventura County General Plan*, *General Land Use Map Figure 3.1*, designates the site as "Existing Community- Urban Reserve" and the *El Rio Area Plan* identifies the site as "Industrial." The subject site is zoned M-2 with a minimum lot size of 10,000 square feet. The existing zoning is compatible with the Saticoy Area Plan designation of "Industrial" and with the General Plan

designation of "Existing Community Urban Reserve." At 2.19 acres in size the subject property meets the minimum lot size requirement of 10,000 square feet. Additionally, with approximately 47,060 square feet of building coverage on a 103,733 square foot site, the proposed development is below the 50% maximum lot coverage permitted by the El Rio Area Plan. The proposed project site is located within the Sphere of Influence of the City of Oxnard. In accordance with the Guidelines for Orderly Development the project plans were forwarded to the City of Oxnard for their review. Therefore, the proposed project would be compatible with all applicable *Ventura County General Plan* and *El Rio Area Plan* goals, policies, and programs, as well as with the City of Oxnard General Plan and **no adverse impacts** have been identified.

Given the project consistency with the *Ventura County General Plan*, the project does not create any cumulative General Plan impacts.

LAND USE

2. LAND USE:

Item A - Community Character

The proposed project is a Planned Development Permit application for a self-storage facility. The site is located in the El Rio Area in the unincorporated area of the County on the corner of Vineyard Avenue and Montgomery Avenue.

The proposed development includes a total of eight buildings, building # 6 is a proposed to be three stories, building # 5 is proposed to be two stories and the remaining six buildings will be one-story. To the extent practicable the buildings will be screened from view from both Vineyard and Montgomery Avenue. Though, the two-story and three-story building, will be visible from the nearby roads. The applicant is proposing an architectural design for these buildings that incorporates features such as a roof structures with varying pitches, exterior material variety, and incorporating architectural elements such as a cupola, into the roof design to create relief, shading and to break up long uninterrupted lines.

The character of the surrounding uses is best described a mix of standard one and two-story commercial buildings used for office space and light industrial purposes. Many of the buildings are concrete tilt-up structures with flat roofs. The buildings vary in age but all generally exhibit the same architectural style. The proposed building will be similar to many existing buildings in the area, but will incorporate greater architectural detail. Landscaping and solid walls that will act as a buffer for travelers passing the project site via Vineyard Avenue will be established over much of the project boundary.

There are no residences in the immediate project site and the nearest residence is more than 1,000 feet away. There are agricultural uses immediate across Vineyard Avenue but will not be impacted by the proposed development. The proposed project will not disrupt or divide the existing physical arrangement of the surrounding community. This project was reviewed and evaluated as per the *Ventura County Initial Study Assessment Guidelines of February 2006*. The proposed project is expected to have a **less than significant** impact to community character.

Item B - Housing

The proposed grading and construction activities associated with the proposed buildings, structures, and driveway have the potential to generate employment opportunities for construction workers, thereby creating a demand for additional housing. However, construction workers' demand for housing is considered to be temporary and there currently exists a sufficient number of construction

workers within Ventura County and the Los Angeles metropolitan region to conduct the grading and construction activities (Ventura County 2006c, 12). Therefore, increased demand for construction worker housing is considered to be **less than significant**.

The proposed project would not remove existing housing. The impact will be **Less than significant** with regard to the removal of existing housing. The proposed development is a commercial use that could generate a small number of long-term employment opportunities. The applicant has represented that the total number of employees who will work at the facility is 11. These employees are currently employed at the offices that exist on-site and will move into the new offices upon completion of the project. Therefore, the impact to housing demand is considered to be **less than significant**.

Source Document: *Ventura County Initial Study Assessment Guidelines of February 2006, Project Description submitted by applicant*

Item C - Growth Inducement

As referenced above in Item (1), the proposed project is within an area planned for "Industrial" uses. Sewage disposal will be by means of public sewer system and will not require an expansion of this public utility. In addition, the water service for this site will be provided by the United Water Conservation District. Therefore, the project is expected to have **no impacts** to growth inducement.

Source Document: *Ventura County Initial Study Assessment Guidelines of February 2006, Planning GIS*

RESOURCES

3. AIR QUALITY:

Item A - Regional Air Quality Impacts

Based on information provided by the applicant and the URBEMIS 2002 v8.7.0 computer modeling program (see attached print-out), air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Therefore, the project will have a **less than significant** impact on regional air quality.

Source Document: *2000 Ventura County Air Quality Assessment Guidelines, Memo from A. Stratton (APCD) 1/24/07*

Item B - Local Air Quality Impacts

Based on information in the project application, and an analysis of the threshold for impacts to local air quality the subject project will generate local air quality impacts that are **less than significant**.

Although the project is not expected to result in any significant local air quality impacts, the Air Pollution Control District recommended the imposition of project conditions to minimize fugitive dust and particulate matter that may result from any construction activities on the site. The project conditions are:

- 1) All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour averaged over one hour) to prevent excessive amounts of fugitive dust.
- 2) All trucks that will haul excavated or graded material off site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
- 3) All unpaved on-site roads shall be periodically watered or treated with environmentally-safe dust suppressants to prevent excessive amounts of dust.
- 4) The area disturbed by clearing, grading earth moving, or excavation operations shall be minimized to prevent excessive amounts of fugitive dust.
- 5) All active portions of the site shall be either periodically watered or treated with environmentally-safe dust suppressants to prevent excessive amounts of dust.
- 6) On-site vehicle speeds shall not exceed 15 miles per hour.
- 7) Construction equipment engines shall be maintained in good condition and in proper tune as per manufacturers' specifications.
- 8) Material stockpiles shall be enclosed, covered, stabilized, or otherwise treated, to prevent blowing fugitive dust offsite.

Source Document: 2000 Ventura County Air Quality Assessment Guidelines, Memo from A. Stratton (APCD) January 24, 2007.

4. WATER RESOURCES:

Item A - Groundwater Quantity

Groundwater Quantity is deemed **Less than Significant (LS)** because the groundwater quantity impacts were mitigated with the project's percolation plan to show no net loss of aquifer recharge will occur with the development.

Source Document: Memo from Dave Panero, PWA, Watershed Protection District, Groundwater Section, dated July 6, 2007

Item B - Groundwater Quality

Groundwater Quality is deemed **Less than Significant (LS)** because the potential groundwater quality impacts have been identified and the project has been conditioned to meet the groundwater quality objectives for the Oxnard Plain Forebay Groundwater Basin.

Source Document: Memo from Dave Panero, PWA, Watershed Protection District, Groundwater Section, dated July 6, 2007

Item C - Surface Water Quantity

The above project does not appear to significantly change the impervious area on the parcel, therefore the project will have **less than significant** impact on surface water quality.

Source Document: Memo from Paul Callaway, PWA, Watershed Protection District, dated January 19, 2007

Item D - Surface Water Quality

The Water Quality Section of the Ventura County Watershed Protection District has reviewed the above referenced project document for stormwater quality issues and has determined the project will have a **less than significant impact ("LS")** on the surface water quality because conditions will be imposed by the District to effectively prohibit the entry of pollutants into any stream or water system. By requiring the project to incorporate the requirements of the Ventura Countywide Standard Urban Impact Mitigation Plan (SQUIMP), Ventura County Municipal Storm Water NPDES Permit (Board Order No. 00-108; NPDES Permit No. CAS004002) this project will have a **less than significant impact**.

Source Document: *Memo from Paul Tantet, PWA, Watershed Protection District, dated September 5, 2007.*

5. MINERAL RESOURCES:

Item A - Aggregate

Aggregate resources consist of sand, gravel, and crushed rock used in the construction industry. The *Ventura County Zoning Ordinance* includes Mineral Resource Protection (MRP) overlay zones for areas where important mineral resources do or may exist and the extraction of these resources may be a compatible land use. The proposed project is not located within the MRP zone. As such the project is expected to have **no adverse impacts** on aggregate resources.

Source Document: *Ventura County General Plan, Resources Appendix, Figure 1.4.6 (page 51)*

Item B - Petroleum

The project will have **no adverse impact** on petroleum resources because there are sufficient resources to meet local needs. Oil resources are considered a worldwide, national and statewide resource, which is beyond the scope of local governments to effectively manage or control.

Source Document: *Ventura County General Plan, Resources Appendix and Zoning Maps (not for public review)*

6. BIOLOGICAL RESOURCES:

Item A - Endangered, Threatened or Rare Species, Item B - Wetland Habitat, Item C - Coastal Habitat, Item D - Migration Corridors, and Item E - Locally Important Species/Communities

The project proposes the development of a self-storage facility that includes an on-site managers residence and additional office space. The site is currently occupied by commercial structures and an array of impervious surfaces. There is little to no natural vegetation on-site aside from engineered landscaping. The subject property is surrounded by commercial development on two sides while Montgomery Avenue and Vineyard Avenue border the property on the other two sides. Across Vineyard Avenue land is used for agricultural production. Given the current state of the site, devoid of any vegetation and covered almost entirely by impervious surfaces and surrounded entirely by other developments and when the project is considered with respect to the biological preliminary assessment guidelines a biological study is not required.

Based on the condition of the site including a lack of vegetation, past uses of the site, current uses and proposed future uses the proposed project will have a **less than significant impact** on biological resources in general.

No endangered, threatened, or otherwise sensitive species are expected to occur within the confines

of the site. Long term use of the site for agricultural purposes and more recent use for commercial/industrial purposes has minimized its value to wildlife species and no sensitive species are expected on site. Therefore there will be **less than significant** to endangered, threatened or rare species as a result of this project.

The site does not lie within 300 feet of wetland habitat, for this reason the impact on Wetland habitat will be **less than significant**.

The project site does not lie within the coastal area. No locally important species or communities lie within the project site based on its long term agricultural use and for similar reasons there are no adverse impacts on migration corridors. Therefore there are **no adverse impacts** to coastal habitat, migration corridors or locally important species/communities.

Source Document: Email from Liz Chattin, Planning Division Biologist 1/31/07

7. AGRICULTURAL RESOURCES:

Item A – Soils

Direct Project Impacts. According to the Ventura County Initial Study Assessment Guidelines (2000 Ed.), any project that would result in the direct or indirect conversion of agricultural soil, as classified on the Department of Conservation Important Farmland Inventory (2004) would have an impact. However, the proposed project site is not classified as “farmland.” Therefore, direct impacts to Item 7a are deemed **No adverse Impact**.

Indirect Impacts. Reasonably foreseeable indirect physical changes to the environment are also included in the project assessment (See CEQA Guidelines, Sec. 21065). Indirect physical changes include future construction on land classified as “farmland” that would be allowed by right (ministerially). However, no additional ministerial entitlements would accrue and the proposed project site is not classified as “farmland.”

Therefore, indirect impacts for Item 7a are deemed **No adverse Impact**.

Cumulative Impacts. The proposed project site is not classified as “farmland.” In addition, according to the Guidelines (2000 Ed.), the cumulative loss of agricultural soils was discussed in the Final EIR for the Comprehensive Amendment to the County General Plan (1988). In accordance with Section 15183 of the CEQA Guidelines, additional cumulative environmental analysis is not required for any project that is consistent with the General Plan. Therefore, the project’s contribution to cumulative impacts for Item 7a is deemed **No adverse Impact**.

Source Document: Memo from Rita Graham, Office of Agricultural Commissioner, February 20, 2007

Item B – Water

According to the Ventura County Initial Study Assessment Guidelines (2000 Ed.), any development, direct or indirect, that would use the same water resource as agriculture is presumed to have some impact. Uses that may increase the net utilization of ground water in an over drafted basin or one in hydrologic continuity with an over drafted basin are considered to have a significant impact. The Oxnard Plain Forebay may be considered to be over drafted. Applicant states the existing water supply is: Vineyard Mutual. The Ventura County Public Works Agency Water Resources Division is best qualified to analyze the extent of direct project impacts to the resource. Additionally, according

to the Guidelines (2000 Ed.), a use that will decrease the quality of ground water to a level greater than 1200 mg/L Total Dissolved Solids (TDS) is considered to have a significant impact. The applicant's project description indicates that sanitation is via public sewer and that runoff and drainage will be captured via an existing drainage easement west to the river. Therefore, TDS is not likely to cause significant impacts. For the reasons stated above, direct impacts to Item 7b are deemed **Less than Significant**.

Indirect Impacts. Reasonably foreseeable indirect physical changes to the environment are also included in the project assessment (See CEQA Guidelines, Sec. 21065). Indirect physical changes include likely future construction or uses that are allowed by right (ministerially). Any such development that would use the same water resource as agriculture is presumed to have some impact. The proposed project is unlikely to trigger future ministerial construction or uses that would affect agricultural water. Therefore, indirect impacts for Item 7b are deemed **Less than Significant**.

Cumulative Impacts. No thresholds for cumulative impacts are stated in the Guidelines (2000 Ed.). Neither the Agricultural Policy Advisory Committee or the Agricultural Commissioner currently have any policies limiting self-storage projects on industrial-zoned parcels for the protection of agricultural water resources. The Ventura County Public Works Agency Water Resources Division is best qualified to analyze the extent of cumulative impacts to this resource based on the quantity of water use and quality of ground water impacts. The project's contribution to any cumulative impacts for Item 7b is deemed **Less than Significant**.

Source Document: Memo from Rita Graham, Office of Agricultural Commissioner, February 20, 2007

Item C - Air Quality/Micro-Climate

According to the Ventura County Initial Study Assessment Guidelines (2000 Ed.), any development, direct or indirect, that is on or within one-half mile of farmland is presumed to have some impact on air quality and microclimate. According to Ventura County GIS Department mapping and the Important Farmland Inventory Map (2004 Ed.), the project is adjacent to designated farmland. According to the Guidelines (2000 Ed.), any use that will cause a 10 percent or greater increase in dust on agricultural parcels within the threshold distance of one-half mile is considered to have a significant impact. Other thresholds are impairment of solar access and the removal of any tree row. Temporary construction activities are likely to cause increased dust; however, the standard Conditions of Approval of the Agricultural Commissioner will reduce these impacts to less than significant. The permanent activity of a self-storage facility is not likely to cause a permanent increase in dust of 10 percent or greater. Neither the impairment of solar access or removal of a tree row is likely to occur as a result of the proposed project. Therefore, direct impacts for Item 7c are deemed **Less than Significant**.

Indirect Impacts. Reasonably foreseeable indirect physical changes to the environment are also included in the project assessment (See CEQA Guidelines, Sec. 21065). Indirect physical changes include likely future construction or uses that are allowed by right (ministerially). The proposed project is unlikely to trigger future ministerial construction or uses that would affect air quality or microclimate. Therefore, indirect impacts for Item 7c are deemed **Less than Significant**.

Cumulative Impacts. No thresholds for cumulative impacts for agricultural air quality/micro climate are stated in the Guidelines (2000 Ed.). Neither APAC nor the Agricultural Commissioner has any specific air quality standards for the measurement of cumulative impacts. With the Conditions of Approval for dust suppression, the project's contribution to cumulative impacts for Item 7c is deemed **Less than Significant**.

Source Document: 2006 Ventura County Initial Assessment Guidelines, Memo from Rita Graham,

Item D - Pests/Diseases

According to Ventura County Initial Study Assessment Guidelines (2000 Ed.), any non-agricultural land use/development that could cause a substantial increase in or introduction of pests or disease in an agricultural area will have a significant impact. According to Ventura County GIS Department map and the Important Farmland Inventory Map (2000 Ed.), the project site is within one-half mile (2,640 feet) of land currently in, or suitable for, agricultural production. A self-storage facility with on-site management is not likely to cause the introduction of agricultural pests or diseases because the types of items stored are not likely to be or to carry biological organisms. Therefore, direct impacts for Item 7d are deemed **Less than Significant**.

Indirect Impacts. Reasonably foreseeable indirect physical changes to the environment are also included in the project assessment (See CEQA Guidelines, Sec. 21065). Indirect physical changes include likely future construction or uses that are allowed by right (ministerially). The proposed project is unlikely to trigger future ministerial construction or uses and is therefore unlikely to cause indirect impacts related to agricultural pests or diseases. Therefore, the indirect impacts for Item 7d are deemed **Less than Significant**.

Cumulative Impacts. No thresholds for cumulative impacts are stated in the Guidelines (2000 Ed.). Neither APAC nor the Agricultural Commissioner has any specific standards related to the introduction of agricultural pests/diseases. This project's contribution to area-wide agricultural pests and diseases is likely to be less than significant because the types of materials to be stored are not likely to be or to carry biological organisms. Therefore, the cumulative impacts to for Item 7d are deemed **Less than Significant**.

Source Document: 2006 Ventura County Initial Assessment Guidelines, Memo from Rita Graham, Office of Agricultural Commissioner, February 20, 2007

Item E - Land Use Compatibility

According to the Ventura County Initial Study Assessment Guidelines (2000 Ed.), any non-agricultural land use/development that, by its nature, design or operation may pose substantial land use incompatibilities with nearby property currently in, or suitable for agricultural production will have a significant impact. This project proposes a self-storage facility and caretaker dwelling unit. The caretaker dwelling and offices will be set back over 300 feet from nearby farmland. Some of the commercial storage units will be set back approximately 100 from the property line of the nearby farmland; and there is an additional 29-foot setback on the farmer's property. However, because a storage facility is considered a low human-intensive use, the Agricultural Policy Advisory Committee on February 14, 2007 recommended a deviation from its Agricultural/Urban Buffer Policy, which normally recommends a 300-foot setback (or 150-feet with vegetative barrier) for non-farming developments next to classified farmland. Therefore, direct impacts for Item 7e are deemed **Less than Significant**.

Indirect Impacts. Reasonably foreseeable indirect physical changes to the environment are also included in the project assessment (See CEQA Guidelines, Sec. 21065). Indirect physical changes include likely future construction or uses that are allowed by right (ministerially). The proposed project is unlikely to trigger additional construction or uses that would create land use incompatibilities because such uses would require subsequent discretionary permits. Therefore, the indirect impacts for Item 7e are deemed **Less than Significant**.

Cumulative Impacts. Cumulative development exceeding the Ventura County Initial Study Assessment Guidelines (2000 Ed.) thresholds will normally be considered as having a substantial effect on agricultural production and cultural practices in the project area (e.g. movement of equipment, spraying of farm chemicals). There is some cumulative development along Vineyard Avenue that is less than the recommended threshold distance of 300 feet from classified farmland. However, the project is considered a low human-intensity use that is not likely to cause land use incompatibilities with adjacent agriculture. Therefore, the proposed project's contribution to cumulative impacts for Item 7e is deemed **Less than Significant**

Source Document: 2006 Ventura County Initial Assessment Guidelines, Memo from Rita Graham, Office of Agricultural Commissioner, February 20, 2007

8. VISUAL RESOURCES:

Item A - Scenic Highway and Item B - Scenic Area/Feature

Pursuant to the *Ventura County Initial Study Assessment Guidelines* (2006c, 44) and the *Ventura County General Plan* (2006a, 21), discretionary development that would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited, unless feasible mitigation measures are unavailable and the decision-making body determines there are overriding considerations. A "scenic highway" is defined as the visible area as seen from a designated or eligible scenic highway that can generally be defined as the view from the road. The foreground viewshed is generally within one-half mile on either side of the highway (Ventura County 2006c, 44).

There are no designated scenic highways within the vicinity of the project site; yet the El Rio area Plan designates views along Vineyard Avenue as scenic resources (Ventura County 2006b El Rio Area Plan '96). The project site fronts on Vineyard Avenue but as required by the El Rio Area Plan, views of activity on the site will be completely screened from Vineyard Avenue. Additionally, the architectural design and the proposed building materials will enhance the visual quality of the area and add to the architectural variety of the surroundings. As conditioned and with consideration to the architectural design, scale, placement of the building and existing views the proposed project would not result in project-specific or cumulative impacts to scenic highways.

Based upon the above analysis, the project is consistent with the goals and policies contained in the *Ventura County General Plan Section 1.7-Scenic Resources* and therefore would have a **less than significant impact**.

Source Document: *Ventura County General Plan Resources Appendix, Figure 1.7.2a and the Ventura County Initial Study Assessment Guidelines of February 2006*

9. PALEONTOLOGICAL RESOURCES:

The project site is located in an area that has not been previously mapped for paleontological resources as per the County UMS maps. However, the project site is located in a former agricultural area and had been in agricultural production for many years, before the site was developed for commercial purposes. Therefore, as all aspects of the proposed project would occur on areas previously graded and the proposed project would not disturb any previously undisturbed soil, it is not expected that the proposed project would create any project specific paleontological impacts. However, the project will be conditioned such that if any paleontological remains are uncovered during grading or excavation operations, the permittee shall assure the preservation of the site; shall obtain the services of a qualified paleontologist to recommend proper disposition of the site; and the permittee shall obtain

the Planning Director's written concurrence of the recommended disposition before resuming development.

As such, **no adverse impacts** to paleontological resources are expected. Given the lack of project specific paleontological impacts, the project would not have any cumulative paleontological impacts. The proposed project is consistent with the goals and policies in the Ventura County General Plan Section 1.8 – Paleontological and Cultural Resources.

Source Document: Ventura County General Plan Section 1.8 – Paleontological and Cultural Resources & Unified Mapping System Maps

10. CULTURAL RESOURCES:

Item A – Archaeological Resources and Item B – Historical Resources

As noted above, in Item 9, the project site is located in a former agricultural area and had been in agricultural production for many years. More recently, for approximately the last 30 years the site has been used for industrial purposes. Therefore, as all aspects of the proposed project would occur on areas previously graded and the proposed project would not disturb any previously undisturbed soil, it is not expected that the proposed project would create any project specific archaeological or historical impacts. However, the project will be conditioned such that if any archaeological or historical artifacts are uncovered during grading or excavation operations, the permittee shall assure the preservation of the site; shall obtain the services of a qualified archaeologist to recommend proper disposition of the site; and shall obtain the Planning Director's written concurrence of the recommended disposition before resuming development. As such, **no adverse impacts** to archaeological or historical resources are expected. Given the lack of project specific archaeological impacts, the project would not have any cumulative archaeological or historical impacts. The proposed project is consistent with the goals and policies in the *Ventura County General Plan Section 1.8 – Paleontological and Cultural Resources*.

Source Document: *Ventura County General Plan Section 1.8 – Paleontological and Cultural Resources & Unified Mapping System Maps and the Ventura County Initial Study Assessment Guidelines of February 2006*

Item C - Social or Religious Resources

A site inspection by the case planner on April 16, 2007 confirmed that no contemporary, ethnic or social establishments, cemeteries, churches, shrines, synagogues, or other religious institution or establishments are located within the project site nor on the immediate adjacent parcels. Therefore, **no adverse impacts** to Social or Religious resources are expected as a result of this project. The proposed project is consistent with the goals and policies in the *Ventura County General Plan Section 1.8 – Paleontological and Cultural Resources*.

Source Document: *Ventura County General Plan Section 1.8 – Paleontological and Cultural Resources and the Ventura County Initial Study Assessment Guidelines of February 2006*

11. ENERGY RESOURCES:

The project alone and cumulatively will have no adverse impact on the renewable resources of solar, wind, and hydraulic power. The Uniform Building Code regulates construction of structures with regard to energy efficiency. Therefore, there would be **no adverse impact** as a result of this project.

Source Document: *Ventura County General Plan and the Ventura County Initial Study Assessment Guidelines of February 2006*

12. COASTAL BEACHES & SAND DUNES:

This project is not located within the Coastal Zone of the County's *Local Coastal Program*. Therefore, this project will have **no adverse impact** on the coastal beaches and sand dunes.

Source Document: *Ventura County Local Coastal Plan*

HAZARDS

13. SEISMIC HAZARDS:

Item A - Fault Rupture

The Public Works Agency comments that pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.2.1b, no indications of faulting were identified on the proposed project site. As no known active or potentially active faults project into or appear to cross through the property, the potential for fault rupture on the proposed project site is considered very low.

Therefore, there would be **no adverse impacts** relating to fault ruptures.

Therefore, there would be **no adverse impacts** relating to fault rupture.

Source Document: *Memo from B. Trushinski, PWA, Department of Development and Inspection Services, dated April 9, 2007*

Item B - Ground Shaking

The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The Uniform Building Code will require the structures to withstand this ground shaking. The requirements of the Building Code will reduce the effects of ground shaking to less than significant.

Therefore, the adverse impacts, relating to ground shaking would be considered to be **less than significant**.

Source Document: *Memo from B. Trushinski, PWA, Department of Development and Inspection Services, dated April 9, 2007*

Item C - Tsunamis and Item D - Seiches

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is not located in a Tsunami and/or Seiches Zone.

Therefore, there would be **no adverse impacts** relating to tsunamis and/or seiches.

Source Document: *Memo from B. Trushinski, PWA, Department of Development and Inspection Services, dated April 9, 2007 General Plan, Hazards Appendix, Figure 2.6*

Item E - Liquefaction

The site is located in a potential liquefaction zone as delineated by the State of California Seismic Hazards Maps for the Oxnard Quadrangle. However, the geotechnical report, prepared by Construction Testing & Engineering, Inc., dated March 2, 2007, indicates that the on-site soils are not susceptible to liquefaction. The hazard from potential liquefaction hazard is considered to be less than significant.

Therefore, the adverse impacts, relating to liquefaction would be considered to be **less than significant**.

Source Document: *Memo from B. Trushinski, PWA, Department of Development and Inspection Services, dated April 9, 2007*

14. GEOLOGIC HAZARDS:

Item A – Subsidence

The project site is located a mapped subsidence area based on the County of Ventura General Plan Hazards Appendix. The effects of subsidence to the proposed site will be subsidence of the regional area and may have little to no effects to the project site. In this regard, the potential hazards to the project from subsidence are considered to be less than significant.

Therefore, the adverse impacts, relating to subsidence would be considered to be **less than significant**.

Source Document: Memo from B. Trushinski, PWA, Department of Development and Inspection Services, dated April 9, 2007

Item B - Expansive Soils

Future development of the site will be subject to the requirements of the Uniform Building Code that require mitigation of potential adverse effects of expansive soils and in this regard, the hazard associated with adverse effects of expansive soils is considered to be less than significant.

Therefore, the adverse impacts, relating to expansive soils would be considered to be **less than significant**.

Source Document: Memo from B. Trushinski, PWA, Department of Development and Inspection Services, dated April 9, 2007

Item C - Landslides/Mudslides

The Public Works Agency comments that pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.9, the proposed project is not located in a landslides and/or mudslide Zone.

Therefore, there would be **no adverse impacts** relating to landslides/ mudslides.

Source Document: Memo from B. Trushinski, PWA, Department of Development and Inspection Services, dated April 9, 2007.

15. HYDRAULIC HAZARDS:

Item A - Erosion/Siltation

The project will have **less than significant impact** on erosion or siltation. All surface runoff and drainage from activities will be controlled by berms, revegetation, and/or other approved measures to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation, and contamination.

Additionally, the proposed project will be subject to the requirements of the Grading Code and Uniform Building Code. The project structures will be of ordinary type and construction and the difference between peak runoff for the existing condition and condition with the proposed project will be stored in a designed retention basin as indicated in the Hydrology Report, prepared by Jensen Design and Survey, dated October 24, 2006. In this regard, the hazard from erosion and siltation is considered to be less than significant.

Therefore, the adverse impacts, relating to erosion/ siltation, would be considered to be **less than**

significant.

Source Document: *Memo from Paul Callaway, PWA, Watershed Protection District, dated January 19, 2007, Memo from B. Trushinski, PWA, Department of Development and Inspection Services, dated April 9, 2007.*

Item B – Flooding

The proposed project will include a detention basin with a capacity of 1700 cubic feet of storage to detain the difference between the Q100 developed and the Q10 undeveloped runoff. This basin will provide the mitigation measure to maintain the peak runoff after development the same as the existing runoff for the Q10 storm. In this regard, the hazard from flooding is considered to be less than significant.

Therefore, the adverse impacts, relating to flooding, would be considered to be **less than significant**.

Source Document: *Memo from B. Trushinski, PWA, Department of Development and Inspection Services, dated April 9, 2007, and the Uniform Building Code*

16. AVIATION HAZARDS:

Since the proposed project is not located within two miles of any public airport, there will be **no adverse impacts**, alone and cumulatively, relative to air traffic safety.

Source Document: *Ventura County General Plan and the Ventura County Initial Study Assessment Guidelines of February 2006*

17. FIRE HAZARDS:

Any construction will be required to comply with the Uniform Fire Code 2000 ed. as adopted and amended by VCFPD Current Ordinance for Fire Hazard Abatement and also the Uniform Building Code for required building standards.

Therefore, impacts will be **less than significant**.

Source Document: *Memo from Michele Faina, Ventura County Fire Protection District, dated January 31, 2007*

18. HAZARDOUS MATERIALS/WASTE:

Item A - Above-ground Hazardous Materials

Any hazardous material use and storage will be required to comply with the Uniform Fire Code 2000 ed., Article 80 as adopted and amended by the VCFPD Current Ordinance. Additionally, the project will be condition to specifically disallow the storage of hazardous materials in connection with use of the self-storage facility. Therefore, the project will have **no adverse impacts** relative to hazardous materials.

Source Document: *Memo from Michele Faina, Ventura County Fire Protection District, dated January 31, 2007*

Item B - Below-ground Hazardous Materials

The proposed project does not include the use of hazardous materials. Additionally, the project will be condition to specifically disallow the storage of hazardous materials in connection with use of the self-storage facility. Therefore, the project will have **no adverse impact** relative to hazardous materials.

Source Document: Memo from Melinda Talent, Resource Management Agency, Environmental Health Department, dated February 5, 2007

Item C - Hazardous Waste

The proposed project is not considered an activity that produces hazardous waste. Therefore, the project will have **no adverse impacts** relative to hazardous wastes.

Source Document: Memo from Melinda Talent, Resource Management Agency, Environmental Health Department, dated February 5, 2007

19. NOISE/VIBRATION:

Noise is defined as “any unwanted sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying” (*Ventura County Initial Study Assessment Guidelines, February 2006*).

The methodology used in determining whether or not a project will result in a significant noise impact is to determine if the proposed use is “Noise Sensitive Use” or a “Noise Generator”. Noise sensitive uses are dwellings, schools, hospitals, nursing homes, churches and libraries. The project proposed is technically a noise generator.

In order for a project to be a noise generator, the *Ventura County Initial Study Assessment Guidelines of February 2006* state the potential for noise at the nearest noise sensitive use/residential district must be estimated to exceed:

- 55 dB(A) between 6:00 a.m. and 7:00 p.m.,
- 50 dB(A) between 7:00 p.m. and 10:00 p.m., or
- 45 dB(A) between 10:00 p.m. and 6:00 a.m.

As a rule of thumb, noise decreases by 5 dB for each doubling of the distance from the noise source. Activities related to the minor grading of the site and the construction of the heavy vehicle-repair facility could result in an increase in noise and vibration however, these increases would be temporary. While the construction of the facility may last several months, only certain and relatively short construction activities, such as site preparation could produce noise levels not typical of standard day to day activities. The distance from the subject site to the nearest residence is over 1000 feet. Again, the subject site is surrounded on two sides by existing commercial/industrial facilities and a major roadway and agricultural fields on another side

Furthermore, the use of apparatus such as low noise mufflers on construction equipment would ensure that the residences are not impacted. The applicant has indicated in a letter to the Planning Division dated September 12, 2007 that all equipment used during the construction of the facility will utilize sound reducing mufflers.

The combination of the distance between the subject site, the buffering affect provided by the existing facilities, and project conditions that require the use of noise retarding devices on all construction equipment will ensure that the residences are not impacted by construction noise. Noise generated from the site after the construction phase will fall below limits outlined in the *Ventura County Initial Study Assessment Guidelines of February 2006*, as no intense chronic or acute noise generation activities are proposed.

Based on the above analyses, the project is consistent with the goals and policies contained in the *Ventura County General Plan Section 2.16 – Noise (Policy 2.16.2.1)*. Therefore, the proposed project

is considered to have a **less than significant** impact for noise generated on-site and the proposed project is considered to have a **less than significant** impact for vibration generated on-site.

Source Document: *Ventura County General Plan Section 2.16 – Noise (Policy 2.16.2.1) and Ventura County Initial Study Assessment Guidelines, February 2006,*

20. GLARE:

Glare is defined as “a continuous or periodic intense light that may cause eye discomfort or be blinding to humans”. There is not expected to be any impacts associated with glare from the proposed development the self-storage facility. Reflective materials will be painted to reduce glare. Sight lighting will designed and located in positions such that foot-candles will be minimized and balanced across the site, preventing the spill over of light onto adjacent properties. While the site will operate security lighting, there are no residences in the immediate area and a wall will be installed around the perimeter of the property that will further limit light emission onto adjacent properties. As such, the project is expected to have **less than significant impact** from glare generated on-site.

Source Document: *Ventura County Initial Study Assessment Guidelines, February 2006, Applicant response in “Project Description Questionnaire”*

21. PUBLIC HEALTH:

No adverse impacts to public health were identified during the review of the proposed project.

Source Document: *Memo from Melinda Talent, Resource Management Agency, Environmental Health Department, dated February 5, 2007*

PUBLIC FACILITIES/SERVICES

22. TRANSPORTATION/CIRCULATION:

Items A - Public Roads & Highways (1) Level of Service and (2) Safety / Design

The project is the construction of a self storage facility including boat and RV storage, office buildings to be used by multiple tenants, and one residential building to be used by an on-site manager.

To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee Ordinance 4246 and General Plan Policy 4.2.2 require that the Transportation Department of the Public Works Agency collect a TIMF from developments. This development is subject to this Ordinance. With payment of the TIMF at the time of issuance of the building permit, the level of service and safety of the existing roads would remain consistent with the County's General Plan.

Therefore, adverse traffic impacts relating to level of service and safety/design will be a **Less Than Significant**.

Source Document: *Memo from Nazir Lalani, Public Works Agency, Traffic and Transportation Planning, dated January 25, 2007*

Item A - Public Roads & Highways (3) Tactical Access and Item B - Private Roads & Driveways (1) Safety/Design and (2) Tactical Access

Private roads and driveways associated with the proposed project will comply with the *Public and Private Road Guidelines* and will be consistent with the minimum standards required by the County Fire District. The proposed project is at the corner of Vineyard Avenue and Montgomery Avenue will be accessed off of Montgomery Avenue. Two access points to the site, both off of Montgomery Avenue are proposed. Additionally, access requirements determined by the Fire Protection District

have been fulfilled. Therefore, adverse impacts to Private Roads relative to Safety/Design and Tactical Access will be **less than significant**.

Source Document: *Ventura County Fire Protection District Public & Private Road Guidelines and materials submitted in the application packet*

Item C - Pedestrian/ Bicycle (1) Public Facilities and (2) Private Facilities

The Transportation Department comments that the existing roads in the proximity of the proposed project site do not have adequate facilities pursuant to the County's Road Standards and the State Department of Transportation (Caltrans). However, the proposed project may not plan to generate significant pedestrian and bicycle traffic.

Therefore, the Transportation Department considers that the adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be a **Less Than Significant**.

Source Document: *Memo from Nazir Lalani, Public Works Agency, Traffic and Transportation Planning, dated January 25, 2007.*

Item D - Parking

The County's Zoning Ordinance regulates the number, location, and size of parking spaces. The site is adequate to accommodate the required parking spaces for the proposed use, a self-storage facility. No additional parking will occur off-site as a result of this proposed use. Therefore, the project will have **no adverse impact** relating to parking. Additionally, by adequately accommodating its own parking needs, the project does not contribute to a cumulative parking impact. Based on the above analyses, the project is consistent with the goals and policies contained in *Ventura County General Plan Section 4.2 -- Traffic/Circulation*. Therefore, the proposed project will have **no impact** regarding parking.

Source Document: *Ventura County General Plan Section 4.2 - Traffic/Circulation.*

Item E - Bus Transit, Item F - Railroads, Item G - Airports, and Item H – Harbors

The project will not have any impact upon existing bus, railway, airport, or harbor activities. Therefore, the project will have **no adverse impact** on these facilities.

Source Document: *Ventura County General Plan and the Ventura County Initial Study Assessment Guidelines, February 2006*

Item I - Pipelines

The County GIS Maps indicate that there are no existing pipelines that would affect the proposed project. Therefore, the proposed project will have **no adverse impacts** to pipelines.

Source Document: *Unified Mapping System Maps*

23. WATER SUPPLY:

Item A – Quality

The public water system that will serve domestic water to this project is regulated by the State Department of Health Services. The quality of domestic water must be in compliance with applicable State drinking water standards. Design and construction of the proposed project must conform with applicable State and Building Code requirements pertaining to water systems. Therefore, the project will have **no adverse impact** to the quality of water supplied by the public water system.

Source Document: *Memo from Melinda Talent, Resource Management Agency, Environmental Health Department, dated February 5, 2007*

Item B - Quantity

Water Supply Quantity is deemed **Less than Significant (LS)** because domestic water service will be obtained by Vineyard Mutual Water Company. Vineyard Mutual Water Company is considered to have the ability to provide a permanent supply of domestic water.

Source Document: *Memo from Dave Panero, PWA, Watershed Protection District, Groundwater Section, dated July 6, 2007.*

Item C - Fire Flow

The project will be conditioned to have the required water supply for fire protection per VCFPD Standard and Ordinance 23. Therefore, the potential impacts to Fire Flow are expected to be **less than significant**.

Source Document: *Michele Faina, Ventura County Fire Protection District, dated January 31,, 2007*

24. WASTE TREATMENT/DISPOSAL:

Item A - Individual Sewage Disposal System Item B - Sewage Collection/Treatment Facilities

The project will not utilize an on-site sewage disposal system. Public sewer service is available from the Ventura Regional Sanitation District. The district has indicated that adequate sewer capacity is available for this project. Therefore, the project will create **no adverse impacts** relative to on-site sewage disposal.

Source Document: *Memo from Melinda Talent, Resource Management Agency, Environmental Health Department, dated February 5, 2007*

Item B - Sewage Collection/Treatment Facilities

The proposed project does not include a solid waste facility. Therefore, the project will **no adverse impact** relating to solid waste facilities.

Source Document: *Memo from Melinda Talent, Resource Management Agency, Environmental Health Department, dated February 5, 2007*

Item C - Solid Waste Management

According to the EERD's thresholds of significance for impacts to solid waste facilities, any discretionary development project that could generate solid waste would have an impact on the demand for solid waste disposal capacity. However, unless the county has reason to believe that there is less than 15 years of disposal capacity available for the disposal of waste generated by in-county projects, no individual project of this type and magnitude would have a significant impact on the demand for solid waste disposal capacity.

The Countywide Siting Element, adopted in June of 2001, confirms that Ventura County has 15 plus years of disposal capacity available for waste generated by in-county projects. Accordingly, based on the current solid waste disposal capacity available to Ventura County, the waste generated by this project will fall below the EERDs threshold of significance. Therefore, we have determined that the degree of effect to permitted solid waste disposal facilities in Ventura County from this project is **less than significant**.

Source Document: *Memo from Pandee Leachman, PWA, Environmental & Energy Resources Department, dated January 19, 2007*

Item D - Solid Waste Facilities

The proposed project does not include a solid waste facility. Therefore, the project will have **no adverse impacts** relating to solid waste facilities.

Source Document: *Applicant response in "Project Description Questionnaire", and Ventura County*

25. UTILITIES:

Item A - Electric Item B – Gas and Item C - Communications

Existing electrical, gas and communication facilities will adequately serve the proposed project. Therefore, the project will have **no adverse impact** on these facilities.

Source Document: *Ventura County Initial Study Assessment Guidelines, February 2006*

26. FLOOD CONTROL/DRAINAGE:

Item A - FCD Facility

There are no facilities within the immediate area, therefore it is determined that there are **no adverse impacts** relating to flood control/ drainage.

Source Document: *Memo from Paul Callaway, Jr., PWA, Watershed Protection District, dated January 19, 2007*

Item B - Other Facilities

The Public Works Agency comments that the proposed project would not significantly alter the drainage patterns, or the route of the surface water run-off.

Therefore, there would be **no adverse impacts** relating to drainage.

Source Document: *Memo from Brian J. Trushinski., PWA, Development Services, dated April 9, 2007*

27. LAW ENFORCEMENT/EMERGENCY SERVICES:

Item A - Personnel/Equipment and Item B - Facilities

Due to the size and nature of the proposed project, there will be no significant impact on the functions of the Ventura County Sheriff's Department. As such, the project will have **no adverse impact** on the services provided for the area.

Source Document: *Ventura County General Plan and Ventura County Initial Study Assessment Guidelines, February 2006*

28. FIRE PROTECTION:

A review of the project does not indicate that a new fire department or additional equipment would be necessary. Therefore, as fire sprinklers would be installed within all structures, and as there are adequate facilities and personnel for fire protection the project impact is expected to be **less than significant**.

Source Document: *Memo from Michele Faina, Ventura County Fire Protection District, dated January 31, 2007*

29. EDUCATION:

Item A - Schools

The proposed project is non-residential in nature and the proposed project is not located on a site adjacent to school facilities and would not affect school operations. Therefore, the project would have **no adverse impact** on schools.

Source Document: *Ventura County Initial Study Assessment Guidelines, February 2006 and Ventura County General Plan*

Item B - Libraries

The proposed project is non-residential in nature and the proposed project is not located on a site adjacent to a library and would not affect library operations. Therefore, the project would have **no adverse impact** on libraries.

Source Document: *Ventura County General Plan and Ventura County Initial Study Assessment Guidelines, February 2006*

30. RECREATION:

Item A - Local Parks/Facilities and B. Regional Parks/Facilities

The proposed project will not add to the demand on existing facilities. The proposed project is not expected to have impacts on recreation. Therefore, **no adverse impacts** to recreational facilities are expected as a result of this project.

Source Document: *Ventura County General Plan and Ventura County Initial Study Assessment Guidelines, February 2006*

Item C - Regional Trails/Corridors

The proposed project does not interfere with any current regional trail and or corridor networks. The nature of the proposed project is not considered an obstacle to any future regional trail/corridor networks. Therefore, **no impacts** to recreational facilities will be expected as a result of this project.

Source Document: *Ventura County General Plan and Ventura County Initial Study Assessment Guidelines, September 2006*

SECTION D

MANDATORY FINDINGS OF SIGNIFICANCE

PROJECT: Montgomery Self-Storage- LU06-0163

APPLICANT: Jeffery Conrad

LOCATION: 183 Montgomery Avenue, El Rio Area of Unincorporated Ventura County

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

SECTION E
DETERMINATION OF ENVIRONMENTAL DOCUMENT

PROJECT: Montgomery Self-Storage- LU06-0163

APPLICANT: Jeffery Conrad

LOCATION: 183 Montgomery Avenue, El Rio Area of Unincorporated Ventura County

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


**Signature of Person Responsible
for Administering the Project**

9/19/07
Date

Updated: October 1, 2002

URBEMIS 2002 For Windows 8.7.0

File Name: D:\Program Files\URBEMIS 2002 Version 8-7\Projects2k2\LU06-0163.urb
Project Name: LU06-0163
Project Location: Ventura County
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	0.12	0.00	0.78	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	0.96	0.90	6.89	0.00	0.73

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	1.08	0.90	7.67	0.00	0.74

Attachment 1

URBEMIS 2002 For Windows 8.7.0

File Name: D:\Program Files\URBEMIS 2002 Version 8-7\Projects2k2\LU06-0163.urb
Project Name: LU06-0163
Project Location: Ventura County
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
(Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)	ROG	NOx	CO	SO2	PM10
Source					
Natural Gas	0.00	0.00	0.00	0	0.00
Hearth - No summer emissions					
Landscaping	0.12	0.00	0.78	0.00	0.00
Consumer Prdcts	0.00	-	-	-	-
Architectural Coatings	0.00	-	-	-	-
TOTALS (lbs/day, unmitigated)	0.12	0.00	0.78	0.00	0.00

UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Self-Storage Facility	0.96	0.90	6.89	0.00	0.73
TOTAL EMISSIONS (lbs/day)	0.96	0.90	6.89	0.00	0.73

Includes correction for passby trips.
Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2007 Temperature (F): 75 Season: Summer

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Acreage	Trip Rate	No. Units	Total Trips
Self-Storage Facility		2.33 trips/1000 sq. ft.	46.73	108.89
Sum of Total Trips				108.89
Total Vehicle Miles Traveled				484.06

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	55.20	1.80	97.80	0.40
Light Truck < 3,750 lbs	15.10	3.30	94.00	2.70
Light Truck 3,751- 5,750	16.10	1.90	96.90	1.20
Med Truck 5,751- 8,500	7.10	1.40	95.80	2.80
Lite-Heavy 8,501-10,000	1.10	0.00	81.80	18.20
Lite-Heavy 10,001-14,000	0.40	0.00	50.00	50.00
Med-Heavy 14,001-33,000	1.00	0.00	20.00	80.00
Heavy-Heavy 33,001-60,000	0.90	0.00	11.10	88.90
Line Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus	0.10	0.00	0.00	100.00
Motorcycle	1.70	82.40	17.60	0.00
School Bus	0.10	0.00	0.00	100.00
Motor Home	1.20	8.30	83.30	8.40

Travel Conditions

	Residential			Commercial		
	Home- Work	Home- Shop	Home- Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.0	7.8	10.0	10.0	4.7	4.7
Rural Trip Length (miles)	15.0	10.0	10.0	15.0	15.0	15.0
Trip Speeds (mph)	40.0	40.0	40.0	40.0	40.0	40.0
% of Trips - Residential	27.4	17.7	54.9			

% of Trips - Commercial (by land use)

Self-Storage Facility	2.0	1.0	97.0
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Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Area

Changes made to the default values for Operations

The pass by trips option switch changed from off to on.
The operational emission year changed from 2005 to 2007.

Conditional Use Permit for a Care Taker Dwelling And Professional Offices for Montgomery Self-Storage PL15-0155

RESOURCE MANAGEMENT AGENCY CONDITIONS

Planning Division

1. Project Description

This Conditional Use Permit is based on and limited to compliance with the project description found in this condition below, all County land use hearing exhibits in support of the project marked Exhibit No's. 4, 5 and 6 dated April XX, 2016 and conditions of approval set forth below. Together, these documents describe the Project. Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the original approval. Project deviations may require Planning Director approval for changes to the permit or further CEQA environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) constitutes a violation of the conditions of this permit.

This permit authorizes the conversion of existing accessory offices of an existing self-storage facility to stand alone professional offices that can be leased individually. The CUP would entitle the office use as well as the existing caretaker dwelling in a building noted as Building 5 for the self-storage facility for a 20-year period. The existing caretaker dwelling was previously permitted under Planned Development Permit No. LU06-0163.

2. CUP Modification

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

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

3. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of inauguration and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in the *Ventura County*

Non-Coastal Zoning Ordinance (2015, Article 14), which shall include, but is not limited to, the following:

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

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

4. Time Limits

a. Use inauguration:

1. The approval decision for this CUP becomes effective upon the expiration of the 10 day appeal period following the approval decision, or when any appeals of the decision are finally resolved.
2. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Use Inauguration within 180-days from the granting or approval of this CUP (*Ventura County Non-Coastal Zoning Ordinance, 2015, §8111-4.7*).

b. Operations Period: This CUP will expire on April XX, 2036. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

1. The Permittee has filed a permit modification application pursuant to Section 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to October XX, 2035; and
2. The County decision-maker grants the requested modification.

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

5. Consolidation of All Approved Exhibits and Permits

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

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

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

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

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

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

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

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

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

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

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*.

7. Recorded Notice of Land Use Entitlement

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

Requirement: The Permittee and Property Owner of record shall sign, have notarized, and record with the Office of the County Recorder, a Notice of Land Use Entitlement form furnished by the Planning Division, for the tax assessor's parcel that is subject to this CUP.

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

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

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

8. Condition Compliance, Enforcement, and Other Responsibilities

- a) Cost Responsibilities: The Permittee shall bear the full costs of all staff time, materials costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs. Specifically, the Permittee shall bear the full costs of the following:
 - 1) Condition Compliance, which is defined herein to include, but is not limited to, the staff time, materials costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
 - 2) Monitoring and enforcement costs, and any related fines or penalties assessed pursuant to the provisions of the Ventura County Ordinance Code, as it may be amended (Condition 8.c, below).
 - i. 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:
 - ii. 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 8.a, above), monitoring and enforcement (Condition 8.c, below). The \$500.00 deposit may be modified to a higher amount by mutual agreement between the Permittee and the Planning Director; and,
 - iii. 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.
- b) Monitoring and Enforcement Costs: The \$500.00 deposit and reimbursement agreement (Condition 8.a, 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 CUP and/or the *Ventura County Non-Coastal Zoning Ordinance* that may occur.
- c) Billing Process: The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

9. Defense and Indemnity

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

10. Invalidation of Condition(s)

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

In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee an action filed in a court of law, or threatened to be filed therein, which action is brought in the time period provided for by the *Code of Civil*

Procedures (§1094.6), or other applicable law, this CUP shall be allowed to continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

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

11. Consultant Review of Information and Consultant Work

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

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 8 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

12. Relationship of CUP Conditions, Laws and Other Permits

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

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

13. Contact Person

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

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

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

Timing: Prior to the issuance of a Zoning Clearance for Inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide the Planning Division with the new information in writing within three calendar days of the change in the Permittee's field agent.

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

14. Resolution of Complaints

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

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

15. Reporting of Major Incidents

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

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

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

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

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

16. Change of Owner and/or Permittee

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

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

Documentation: The Permittee shall file with the Planning Division:

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

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

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

Ventura County Fire Protection District Conditions

17. Access Road Widths, Multi-Family, Commercial or Industrial

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum paved access width of 25 feet.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall maintain the current access per the approved plans by the Fire Prevention Bureau for the life of the permit.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the access for the life of the development.

18. Address Numbers (Commercial, Industrial, Multi-Family Buildings)

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall maintain a minimum of 10 inch (10") address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Individual unit numbers shall be a minimum of 4 inches (4") in height and shall be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction".

Timing: The Permittee shall install address numbers before final occupancy.

Monitoring and Reporting: A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

19. Fire Lanes

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall maintain all fire lanes in accordance with California Vehicle Code, the International Fire Code and current Ventura County Fire Protection District Fire Lane Standards. The Permittee shall maintain all required fire lane markings / signs to be clearly visible.

Documentation: A stamped copy of the approved access plans.

Timing: The Permittee shall ensure all fire lanes are maintained and visible before final occupancy of any new tenants. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the fire lanes for the life of the development.

Monitoring and Reporting: A copy of the approved fire lane plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau may conduct periodic inspections to ensure that all fire lanes 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 fire lanes for the life of the development.

20. Inspection Authority

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions.

Timing: The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

Monitoring and Reporting: A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections.

21. Fire Sprinklers

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

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

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

Timing: Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the fire sprinkler system for the life of the development.

Conditions for Conditional Use Permit No. PL15-0155
Date of Public Hearing: April 14, 2016
Date of Approval:

Permittee: John Ferro
Location: 183 Montgomery, Oxnard
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Monitoring and Reporting: A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the fire sprinkler system for the life of the development.

Conditions of Approval for Montgomery Self-Storage

Planned Development Permit No. PL15-0155

RESOURCE MANAGEMENT AGENCY CONDITIONS

Planning Division

1. Project Description

This Planned Development Permit 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 Exhibits 4 through 6 dated April XX, 2016 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 Commission approval for changes to the permit or further CEQA environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) constitutes a violation of the conditions of this permit.

This permit authorizes the continued operation of the self-storage facility without a permit expiration date. No physical changes are proposed to the self-storage facility as part of the request.

Water to the property would continue to be provided by Vineyard Mutual Water Company. Sewer Service would continue to be provided by the County of Ventura Community Service District 34. The existing self-storage facility and offices would continue to have a direct access driveway off of Montgomery Avenue. Two parking areas are located on the property for a total of 23 parking spaces. One of the parking areas is gated at Montgomery and the second parking area is gated where it enters the storage areas of the facility.

2. PD Modification

Prior to undertaking any operational or inauguration-related activity which is not expressly described in these conditions or Project Description, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this 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.

3. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this PD and/or commencement of inauguration 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.

4. Time Limits

- a) Use inauguration:
 - 1) 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.
 - 2) This PD shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Use Inauguration within 180-days from the granting or approval of this PD (*Ventura County Non-Coastal Zoning Ordinance, 2011, §8111-4.7*).
- b) Prior to the issuance of the Zoning Clearance for Use Inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for Use Inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this PD.

5. Consolidation of All Approved Exhibits and Permits

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

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

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

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

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

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

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

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

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

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

7. Recorded Notice of Land Use Entitlement

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

Requirement: The Permittee and Property Owner of record shall sign, have notarized, and record with the Office of the County Recorder, a Notice of Land Use Entitlement form furnished by the Planning Division, for the tax assessor's parcel that is subject to this PD.

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

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

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

8. 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 9.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 (2010, § 8114-3.4)*. The Permittee, or the Permittee's successors-in-interest, shall bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections, public reports, penalty hearings, forfeiture of securities, and suspension of this 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:** The condition compliance account (CC14-0016) previously established for the life of this project shall remain in full force and effect.
- c) **Monitoring and Enforcement Costs:** The condition compliance account deposit and reimbursement agreement are required to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. All permits issued by the Planning Division may be reviewed and the sites inspected no less than once every three years, unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspections or the resolution of confirmed violations of the conditions of this 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.
- e) **Inspections:** Permittee acknowledges, accepts and allows the County to conduct compliance inspections of the site and all facilities at any time without prior notification to the Permittee or Permittee's agents, employees or managers in order

to uphold applicable laws and regulations and the conditions of approval of this permit to ensure public health, safety and welfare.

9. Defense and Indemnity

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

10. 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 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.

11. 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. In accordance with Condition No. 8 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

12. 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 [and regulatory licenses] shall be obtained for operation of the contractor's service and storage facility.

13. Contact Person

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

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

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

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

14. Resolution of Complaints

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

- a) The Permittee shall post the office telephone number and hours of operations in a visible location on the site. The office phone number shall have an answering machine which shall accommodate voice mail messages on a 24-hour basis. The internal resolution of issues by the Permittee is encouraged;
- b) If a written complaint about this project/PD is received by the County, Planning staff will contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and,

- c) If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this permit is confirmed, County enforcement actions pursuant to *§8114-3 of the Non-Coastal Zoning Ordinance* may be initiated.

15. Reporting of Major Incidents

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

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

16. Change of Owner and/or Permittee

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

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

Documentation: The Permittee shall file with the Planning Division:

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

Timing: The Permittee shall provide the initial notice to the Planning Division at least 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall

provide the final notice to the Planning Director within 15 calendar days after the effective date of the transfer.

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

17. Landscaping

Purpose: To comply with the County's requirements.

Requirement: Maintenance of existing landscape screening on-site that serves the following function must be provided and maintained:

- Provides visual relief and ensures compatibility with community character.

Documentation: The approved site plan for PL15-0155 and the previously approved landscape plans from LU06-0163 shall serve as documentation for this condition.

Timing: Landscaping shall be maintained for the life of this permit.

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

18. Lighting Plan

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

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

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

The Permittee shall include in the lighting plan a photometric diagram 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 a cut-off type that directs lighting downward onto the property to avoid the casting of any direct light onto any adjacent property or roadway. The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

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

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

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

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

Ventura County Fire Protection District Conditions

19. Access Road Widths, Multi-Family, Commercial or Industrial

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum paved access width of 25 feet.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall maintain the current access per the approved plans by the Fire Prevention Bureau for the life of the permit.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the access for the life of the development.

20. Address Numbers (Commercial, Industrial, Multi-Family Buildings)

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall maintain a minimum of 10 inch (10") address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Individual unit numbers shall be a minimum of 4 inches (4") in height and shall be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction".

Timing: The Permittee shall install address numbers before final occupancy.

Monitoring and Reporting: A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

21. Fire Lanes

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall maintain all fire lanes in accordance with California Vehicle Code, the International Fire Code and current Ventura County Fire Protection District Fire Lane Standards. The Permittee shall maintain all required fire lane markings / signs to be clearly visible.

Documentation: A stamped copy of the approved access plans.

Timing: The Permittee shall ensure all fire lanes are maintained and visible before final occupancy of any new tenants. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the fire lanes for the life of the development.

Monitoring and Reporting: A copy of the approved fire lane plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau may conduct periodic inspections to ensure that all fire lanes 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 fire lanes for the life of the development.

22. Inspection Authority

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the

purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions.

Timing: The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

Monitoring and Reporting: A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections.

23. Fire Sprinklers

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

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

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

Timing: Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the fire sprinkler system for the life of the development.

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