



Planning Director Staff Report Hearing on October 27, 2022

County of Ventura • Resource Management Agency

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

PELEG GROUP LLC, INDUSTRIAL WAREHOUSING AND OUTDOOR STORAGE CONDITIONAL USE PERMIT (CUP), CASE NO. PL20-0129

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Conditional Use Permit (CUP) to authorize industrial warehousing and outdoor storage for a furniture moving company for a 10-year period (Case No. PL20-0129).
2. **Applicant/Property Owner:** David Moyal, 6506 Capistrano Avenue, West Hills, CA 91307
3. **Applicant's Representative:** Alain Giaimo, 23546 Newhall Avenue, Suite #5, Newhall, CA 91321
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-5 and Section 8111-1.2 et seq, the Planning Director is the decision-maker for the requested CUP.
5. **Project Site Size, Location, and Parcel Number:** The 1.06-acre project site is located at 11400 Azahar Street, near the intersection of Azahar Street and Clavel Avenue, in the community Saticoy, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitute the project site is 090-0-151-015 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Industrial
 - b. Saticoy Area Plan Land Use Map Designation: Industrial (M) and within the Old Town Saticoy Boundary
 - c. Zoning Designation: IND (Industrial)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RES (Residential) and AE-40 ac (Agricultural Exclusive 40-acre minimum lot area)	Single-family dwellings and Agricultural row crops

Location in Relation to the Project Site	Zoning	Land Uses/Development
East	IND	Santa Paula Branch Railroad, followed by industrial warehouse storage and single-family dwellings
South	IND	Santa Paula Branch Railroad and Saticoy Train Depot, followed by industrial warehouse storage and single-family dwellings
West	RES	Single-family dwellings

8. **History:** On July 6, 1965, Planned Development (PD) Permit No. 483 was approved by the Board of Zoning Adjustment for use of an existing manufacturing building, packing shed, and storage dock on the property for processing strawberries by Kern Foods, Inc. and on July 14, 1966, a Zoning Clearance was issued by the County Planning Department for use inauguration of PD Permit No. 483.

On June 22, 2000, the Planning Director approved PD Permit No. 1823 for a produce transfer facility.

On April 4, 2003, the Planning Director denied PD Permit No. 1950 for parking of small refrigerator trucks and overnight storage.

On June 5, 2003, the Planning Commission denied Appeal 480 of the Planning Director's decision to deny approval of PD Permit No. 1950.

On July 14, 2003, the Planning Director approved PD Permit No. 1823-1 for industrial storage.

On April 11, 2005, the Planning Division issued a Notice of Violation (ZV05-0015) on the property for an extremely noisy ice machine which was disturbing neighbors 24 hours per day. Violation of permit conditions: hours of operation (Neighbors complained that permittee was operating 7 days per week), number of employees (permit specifies one part-time employee. Owner admitted to having six full time employees).

On August 11, 2005, the Planning Commission denied Appeal No. AP05-0002, to reverse the Planning Director's decision to revoke CUP 1823-1 due to existing Planning violations (ZV05-0015), Building and Safety violations (V04-0099 and V05-0324), noise, health and safety issues and incompatibility of the existing permitted land use to the surrounding residential neighborhood.

On October 25, 2005, the Board of Supervisor's denied Appeal No. AP05-0002 and upheld the Planning Commission's recommendation to revoke PD Permit No. 1823-1.

On April 14, 2006, a Notice of Violation (ZV05-0102) was issued by the Planning Division to the property owner for the operation of a contractor's service and storage yard without permits.

On June 16, 2008, the Planning Director approved PD Permit No. LU06-0148, authorizing a contractor's service and storage yard.

On July 27, 2017, a Notice of Violation (CV20-0120) was issued by the County Code Compliance Division finding that LU06-0148 had expired and noting non-permitted commercial use of the property for warehousing and storage, non-permitted use of recreational vehicle/toy hauler as a habitable space with connections to utilities and excessive open storage throughout property and within setbacks.

On January 8, 2021, the subject CUP (Case No. PL20-0129) was submitted to the County for processing along with additional application materials submitted on April 6, 2022. On April 20, 2022, the materials submitted were deemed to comprise of a complete application.

On January 11, 2022, a Compliance Agreement (CA22-0002) was entered into between the property owner, David Moyal, and the County of Ventura for the purpose of correcting building code violations associated with the property (CV20-0120).

- 9. Project Description:** The applicant requests a CUP to authorize industrial warehousing and outdoor storage for a furniture moving company for a 10-year period. The project site is located at 11400 Azahar Street in Old Town Saticoy. The proposed CUP area would comprise the entire 1.06-acre parcel. The CUP would include the use of an existing 14,831 square foot metal warehouse building for indoor storage of wooden crates and would allow for two open storage areas. The wooden crates would be five-foot wide by seven feet deep by eight feet in height and used to store furniture and personal belongings.

The proposed open storage areas would be located to the northeast of the existing building and also under the existing attached 8,810 square foot unenclosed covered storage area. The items stored in the open areas would be wooden crates placed on the pavement and vehicles (including recreational vehicles, semi-trucks and trailers, and vessels) holding current registration issued by the California Department of Motor Vehicles. The stacking of wooden crates in all open storage areas would be prohibited as open storage in Old Town Saticoy is limited to eight feet in height.

The site is currently enclosed with an existing wrought iron fence and approximately five entrance gates. To obtain compliance with the screening requirements of the Saticoy Area Plan (SAP) for open storage, the applicant

requests authorization to completely remove and replace the existing fencing and gates with a new six-foot high wrought iron fence and three 30-foot-wide entrance gates. Additionally, the applicant proposes installation of new landscape to cover approximately 10 percent of the project site, construction of a fully enclosed trash enclosure, relocation of two required vehicular parking stalls, installation of one electric vehicle charging station, and installation of security lighting on the existing warehouse building.

Access to the site is provided via Azahar Street. Ventura Water is the purveyor of potable water supply for this site. The applicant has signed the New Project Referral Form, as the location is found within the City of Ventura's Sphere of Influence. Sewer service is provided via the City of Ventura with a lateral connecting to the main line. Approval of the requested CUP would abate Code Violation CV20-0120 and partially fulfill one milestone of Condition Compliance Agreement CA22-0002 (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The categorical exemption for Existing Facilities (Section 15301) applies in this case. The CUP would largely involve the reuse of an existing developed industrial building for a new industrial use. The existing developed (paved) areas of the property and utilities (water and sewage disposal) would continue to be used as part of the proposed facility. In addition, the existing 14,831 square foot building and existing 8,810 square foot attached metal canopy would be used as part of the proposed warehousing operation.

Further, the project would not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

Therefore, this project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN AND SATICOY AREA PLAN

The proposed project has been analyzed and determined to be consistent with all applicable 2040 Ventura County General Plan and SAP policies. A consistency analysis

which evaluates the project’s consistency with the policies of the General Plan and SAP is included as Exhibit 4 of this staff report.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County NCZO (Section 8105-5), the proposed use is allowed in the industrial zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project would comply with this requirement.

The proposed project includes the *use* of a building that is subject to the development standards of the Ventura County NCZO (Section 8106-1.2). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10,000 square feet	Yes
Maximum Percentage of Building Coverage	50 percent	Yes. The total lot coverage is 50 percent <ul style="list-style-type: none"> • Warehouse building = 31 percent • Attached canopy = 19 percent
Front Setback	20 feet	Yes*
Side Setback	15 feet	Yes. The closest side setback is approximately 155 feet, 9 inches.
Rear Setback	15 feet	Yes*
Maximum Building Height	30 feet	Yes. The highest portion of the existing building is 27 feet, 6 inches.

*The existing warehouse building was constructed approximately 12 feet from the front property line and at a zero setback along the rear property line with a County approved building permit; therefore, the building is a legal nonconforming structure. The building footprint is not changing; therefore, the setback requirements would not apply.

The proposed project is subject to the special use standards of the SAP. Table 2 lists the applicable special use standard and a description of whether the proposed project complies with the special use standards.

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
Sec. 8119-1.6 – Signage Standards	
Sec. 8119-1.6.2 – Signage Programs	
<i>Discretionary development in the Town Center (TC) and Residential/Mixed Use (R/MU) zones that include one or more of the sign types listed in Table 1.6.1 shall submit a signage program as part of the discretionary project application. The signage program shall describe and illustrate the location,</i>	N/A. No signage is proposed for the project site.

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p><i>dimensions, color, and sign type of all signs to be installed in conjunction with any and all uses for an entire establishment or site (See Sec. 8119-1.1.6(c) for the submittal requirements). All new, altered, or changed signs shall conform to an approved signage program.</i></p>	
<p>Sec. 8119-1.8.3 – Fences, Walls and Hedges</p>	
<p>a. <i>Allowable Materials: Fences shall be constructed of natural materials (wood, brick, stone, river rock, etc.), materials that look like natural materials, or wrought iron.</i></p>	<p>1. <i>Wrought iron fences shall be vertical, 5/8" minimum dimension at 4" - 6" spacing.</i></p> <p>2. <i>Concrete block walls are prohibited when visible from a public street, trail or walkway, except when located underground or when fully covered in stucco or a decorative masonry facing material.</i></p> <p>3. <i>Chain link fences are allowed in the IND and RES zones when located in a side or rear yard setback, provided that the fence is slatted and screened with landscaping when visible from a public right-of-way (including alleys). Such fences are prohibited when located along (or parallel to) the side of the lot that faces a Primary or Side Street.</i></p>
<p>b. <i>Height: When located within a Primary Street or Side Street setback, the maximum height for solid fences, walls or hedges shall be 3 feet. When the fence, wall or hedge is see-through, transparent, or a combination (see Sec. 8119-1.8.3(c) below), the maximum height shall be 5 feet. When located within a side or rear yard setback, the maximum height shall be 6 feet.</i></p> <p><i>Height exceptions may be available for parcels abutting SR-118 if needed to address potentially significant noise impacts. However, such walls shall be set back at least 3 feet from the property line and shall be screened with landscaping.</i></p>	<p>Yes. The applicant included details and cross sections on the project plans (Exhibit 3) indicating spacing compliance for the proposed wrought iron fence.</p> <p>Yes. No concrete block walls are proposed.</p> <p>Yes. No chain link fences are proposed.</p> <p>Yes. The fencing would be located outside of the Side Street setbacks and would be a maximum height of eight feet.</p>
<p>c. <i>Transparency: A see-through or transparent wall, fence or hedge shall provide at least 50 percent visibility throughout the fence. For a combination fence or wall (solid plus see-through), the solid portion of the wall shall be located at the bottom of the wall/fence and shall not exceed 3 feet in height.</i></p>	<p>Yes. The fencing would have at least 50 percent transparency.</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard		Complies?
<p>d. <i>Primary or Side Street Setbacks: For lots located in the Residential (RES) zone, a fence, wall or hedge located within the Primary or Side Street setback shall be located at least 12 inches from the property line. The landowner shall be responsible for establishing and maintaining a landscaped area between the edge of sidewalk and the fence or wall.</i></p> <p><i>Also see the following for additional information and requirements for fences, walls and hedges.</i></p>	<p>1. <i>Section C.2 in Chapter 6 - Old Town Saticoy Design Guidelines (Saticoy Area Plan)</i></p>	<p>Yes. Per Chapter 6, Section C.2 of the SAP, the fencing would complement the design of the buildings and provide necessary screening and security purposes.</p>
	<p>2. <i>See Sec. 8106-8.1 for additional information and requirements.</i></p>	<p>Yes. Per Section 8106-8.1 of the Ventura County NCZO, the fencing would be a maximum height of eight feet and would be located outside of Side Street setbacks.</p>
<p>Sec. 8119-1.8.5 – Standards for Specific Locations</p>		
<p>a. <i>Parcels that adjoin the Railroad right-of-way:</i></p>	<p>1. <i>Standards: Whenever feasible, apply the “rear” standards (frontage, setback, etc.) for the side of a lot that abuts the railroad. When the primary street for the lot is L.A. Avenue or Alelia Avenue, and the “rear” lot standards is not feasible, use the “side street” standards for the side of a lot that abuts the railroad.</i></p>	<p>Yes. For this project site, both the rear and side setback requirement would be 15 feet.</p>
<p>d. <i>Parcels zoned Industrial (IND) adjacent to the Residential (RES) zone:</i></p>	<p>1. <i>Retain a maximum 35-foot building height along 50 percent (or more) of the building frontage on Azahar Street or, alternatively, step the second floor back 10 feet or more from the edge of the main façade.</i></p>	<p>Yes. No alterations to the existing building are proposed. The maximum height of the building would remain at 27 feet, 6 inches.</p>
	<p>2. <i>Utilize sloped or pitched roofs on buildings adjacent to residentially zoned parcels</i></p>	<p>Yes. No alterations to the existing building are proposed.</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard		Complies?
<p>f. <i>Large-Scale Development or Redevelopment: This section provides site development standards for large-scale development or redevelopment in Old Town Saticoy, which is defined as a project where the total area included in the development proposal exceeds one (1) acre. Site development standards for such developments, listed below, shall be used in conjunction with applicable standards in Sec. 8119-1.3 through Sec. 8119-1.5 of the Old Town Saticoy Development Code, amended as follows:</i></p>	<p>1. <i>Building Number/Types: In order to replicate the existing, small-scale development pattern within Old Town Saticoy, the project shall include two (2) or more buildings. When the size of project exceeds 2 acres, the project shall include four (4) or more buildings and two (2) or more Building Types, as allowed by the applicable zone.</i></p>	<p>N/A. No new buildings are proposed, and therefore, this subsection would not apply.</p>
	<p>2. <i>Vehicular Access: On-site parking shall be accessed from new internal streets, existing alleys, or the “side street” for that lot. Direct access to on-site parking from SR 118 or the “primary street” is prohibited unless alternative access is not feasible.</i></p>	<p>N/A. On-site parking would continue to be accessed from Azahar Street. Access via alleys or the side street would not be available for this site.</p>
	<p>3. <i>Existing Local Roads: With the exception of the western cul-de-sac on Azahar Street, large-scale development shall not include the removal of local roads on the Mobility Map. (See Figure 4-3 in Chapter 4 of the Saticoy Area Plan)</i></p>	<p>Yes. The CUP would not propose removal of local roads on the Mobility Map.</p>
	<p>4. <i>Pedestrian Access: Pedestrian facilities and amenities shall be provided in the form of sidewalks, plazas, or interconnected courtyards. On-site pedestrian facilities shall provide access to public walkways located on adjacent “primary” and “side” streets.</i></p>	<p>N/A. The CUP would not propose alterations to the existing building, and therefore, this subsection would not apply.</p>
	<p>5. <i>Landscaping: In addition to landscaping in all “primary street” and “side street” setbacks, the following shall be provided:</i></p> <ul style="list-style-type: none"> <li data-bbox="574 1507 954 1654">i. <i>Pedestrian amenities that include trees, decorative lighting, benches, and decorative permeable paving.</i> <li data-bbox="574 1688 954 1890">ii. <i>For development sized at 50,000 square feet of building footprint area or more, at least one (1) of the park types listed in Sec. 8119-1.7 shall be included within the proposed site</i> 	<p>Yes. Landscaping would be proposed along the primary street and would include amenities (i.e.: trees, lighting, and permeable paving).</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard		Complies?
	<p><i>layout. Parks located within the TC zone shall meet the definition of “semi-public outdoor area” in Chapter 7 - Definitions in the Saticoy Area Plan.</i></p> <p><i>iii. Also apply Sec. 8108-5 for parking lot design and landscape requirements.</i></p>	
	<p>6. Signage:</p> <p><i>i. If applicable, development applications shall include a sign program (See Sec. 8119-1.1.6(c) for submittal requirements).</i></p>	N/A. No signage is proposed for the project site.
Sec. 8119-1.8.6 – Parking Standards		
a. Number of Parking Spaces required:	<p><i>1. Uses not listed in Table 1.8.6: The number of parking spaces will be calculated as per Sec. 8108-4. Also, adjustments can be made to the number of motor vehicle parking spaces pursuant to Sec. 8108-4.8.</i></p> <p>(Required number of parking spaces = 2)</p>	Yes. The CUP would include a total of two vehicular parking spaces.
	<p><i>2. Other uses allowed in Old Town Saticoy (see Sec. 8119-1.2 - Permitted Uses).</i></p>	N/A. No other uses would need to apply to the project.
c. Electric Vehicle Charging Stations: Electric Vehicle Charging Stations shall be provided for discretionary development located in the TC, R/MU and IND zones as required by existing Building Code regulations and State law, as amended.		Yes. The CUP would include installation of one electrical vehicle charging station.
Sec. 8119-1.8.7 – Open Storage		
b. Open Storage in the IND zone:	<p><i>1. Placement. Open storage should be placed at the rear of the lot and shall be screened from public view as per Sec. 8119-1.8.7(b)(5) below. Open storage cannot occupy space set aside for on-site parking.</i></p>	Yes. Open storage is proposed to the northeast and southwest of the existing building, as well as under the existing attached canopy of the building. All open storage would be screened via wrought iron fencing and landscape and would not occupy space set aside for on-site parking.
	<p><i>2. Setbacks. A minimum setback of 15 feet shall be provided from a Primary or Side Street. A minimum setback of 10 feet shall be provided from the side and rear yard property lines.</i></p>	Yes. As indicated on the project plans (Exhibit 3), open storage would have a 15-foot setback from the primary and side street and 10-foot setback from the rear property line.

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>3. <i>Height. The height of open storage for building and manufacturing materials shall be limited to six feet. A height increase may be granted by the Planning Director upon making the following findings:</i></p> <ul style="list-style-type: none"> i. <i>The height of the required open storage is necessary for the operation of the business; and</i> ii. <i>No stored materials are prominently visible (i.e. visibility is 25% or less) from a public viewpoint.</i> 	<p>Yes. An increase to the maximum height is requested with the project to allow for eight-foot-high premanufactured wooden shipping crates to be stored in designated open areas. The requested increase would be required for the necessary operation of the business and would not be prominently visible from Azahar Street.</p>
<p>4. <i>Recreational Vehicles. Open storage shall only occur on the ground level (i.e. vehicles may not be stacked).</i></p>	<p>Yes. Open storage would be on the ground level and may include Recreational and semi-trailer truck(s); however, a condition of approval would be included to require all vehicles (i.e., recreational vehicles and semi-trailer trucks) to carry current vehicle registration and be road worthy, per CA Department of Motor Vehicle requirements (Condition of Approval No. 24, Exhibit 5).</p>
<p>5. <i>Landscaping and Screening.</i></p> <ul style="list-style-type: none"> i. <i>When open storage is located along a Primary or Side Street, screening of materials shall be provided by landscaping or fences/walls that substantially block the storage material from the public view (i.e., visibility is 25% or less).</i> ii. <i>A minimum 3-foot landscaping strip shall be provided between the fence/wall and the public right-of-way, except at access driveways, where screening shall be provided by gates.</i> iii. <i>When an increase in height limitations is granted per Sec. 8119-1.8.7.(b)(3), in addition to the requirements above, landscape screening shall substantially block the</i> 	<p>Yes. The CUP would include landscaping and wrought iron fencing along the primary street to block proposed storage material from public view, would include a 10-foot landscape strip in front of the proposed fence, would include plants, trees and shrubs which would substantially block the view of the stored material within five years of planting, and would comply with all standards of Sec. 8119 1.8.3 (see above).</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p><i>view of the stored material within 5 years of planting.</i></p> <p>iv. <i>For more details on allowable materials of fences/walls, see Sec. 8119-1.8.3.</i></p>	

E. CUP FINDINGS AND SUPPORTING EVIDENCE

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

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

Based on the information and analysis presented in Exhibit 4 and Section 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 [Section 8111-1.2.1.1.b].**

The project site has been used for industrial purposes in a manner similar to other nearby properties on Azahar Street in the IND zone. The proposed project involves indoor warehousing and outdoor storage of eight-foot-high prefabricated wooden furniture storage crates. Although, no alterations to the existing building are proposed, the CUP would include installation of landscaping and wrought iron fencing to comply with all pertinent sections of the SAP and relocation of driveway entrances to align with the parking area. No adverse effect on the character of the community has been identified that would result from project implementation. The building and site will remain compatible with the character of surrounding, legally established development.

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

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

No aspect of the proposed project has been identified that would be obnoxious or harmful or impair the utility of neighboring property or uses. The minor changes in the project site (i.e.: installation of landscape and wrought iron fencing) would not

involve an intensification of use or any substantial new impacts on neighboring properties.

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

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

The proposed project primarily involves industrial warehousing of wooden furniture crates, which would not substantially alter the intensity of activity or the visual character of the site. No aspect of the proposed project has been identified that would be detrimental to the public interest, health, safety, convenience, or welfare.

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

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

Pursuant to Section 8119-1.2 of the SAP, the proposed use would be authorized by a CUP. Additionally, the proposed project was evaluated and found to be compliant with the development standards set forth in all pertinent sections of the Ventura County NCZO and SAP, therefore would be compatible with existing and potential land uses in the general area. Furthermore, conditions of approval (Exhibit 5) would be included with this project to ensure adequate and ongoing conformance with all pertinent Ventura County NCZO and SAP requirements for the site (i.e.: maintenance, landscaping, etc.).

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

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

The existing project site is a legal lot which gained its current configuration by conveyance before regulation by the Subdivision Map Act or Ventura County Subdivision Ordinance, according to a preliminary legal lot determination on surrounding parcels.

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

7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.

As discussed in Section B of this staff report, the proposed project has been determined to be eligible for exemption from environmental review, pursuant to Section 15301 of the CEQA Guidelines. This section exempts existing facilities involving negligible or no expansion of use beyond that existing at the time of the

lead agency's determination. The proposed project would satisfy the criteria of this exemption.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and the Ventura County NCZO (Section 8111-3.1). On October 14, 2022, the Planning Division mailed notice in English and in Spanish to owners of property within 900 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*.

On October 3, 2022, the Saticoy Municipal Advisory Committee (MAC) considered the proposed project and unanimously recommended approval of the project as proposed. The draft Minutes of the October 3, 2022 Saticoy MAC are included as Exhibit 6 of this staff report.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines;
3. **MAKE** the required findings to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** CUP Case No. PL20-0129, subject to the conditions of approval (Exhibit 5); and,
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact John Kessler at (805) 654-2461 or john.kessler@ventura.org.

Prepared by:



John Kessler, Case Planner
Commercial & Industrial Permits Section
Ventura County Planning Division

Reviewed by:



Mindy Fogg, Manager
Commercial & Industrial Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Project Plans
- Exhibit 4 General Plan and Saticoy Area Plan Consistency Analysis
- Exhibit 5 Conditions of Approval
- Exhibit 6 Draft Saticoy MAC Minutes



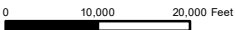
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 08-18-2022



County of Ventura
Planning Director Hearing
Case No. PL20-0129
Exhibit 2 - Maps



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.

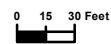




Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 08-18-2022
This aerial imagery is under the
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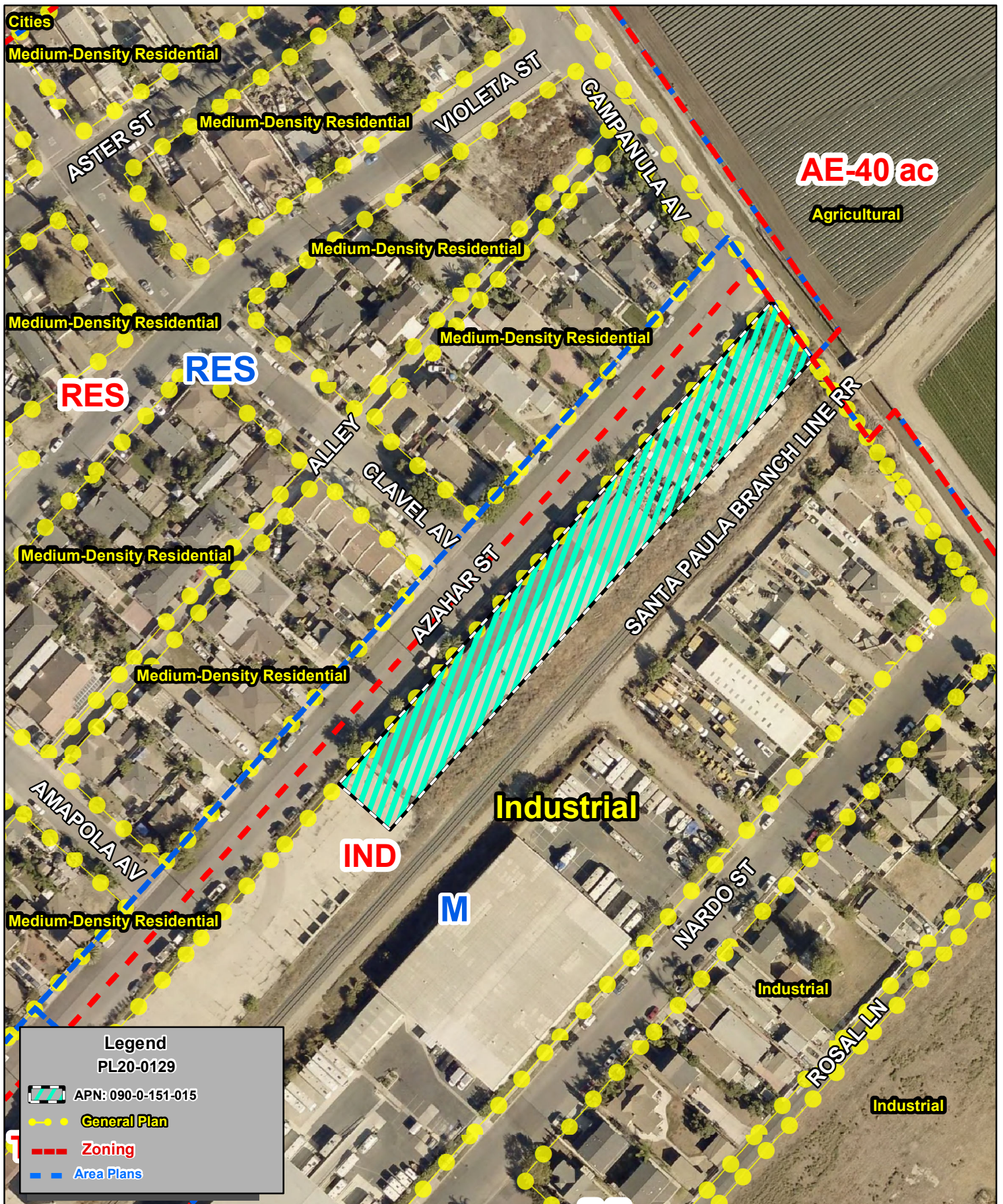


County of Ventura
Planning Director Hearing
PL20-0129
Aerial Photography



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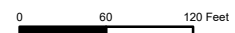




Ventura County California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 08-17-2022
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County of Ventura
 Planning Director Hearing
 PL20-0129
 General Plan & Zoning Map



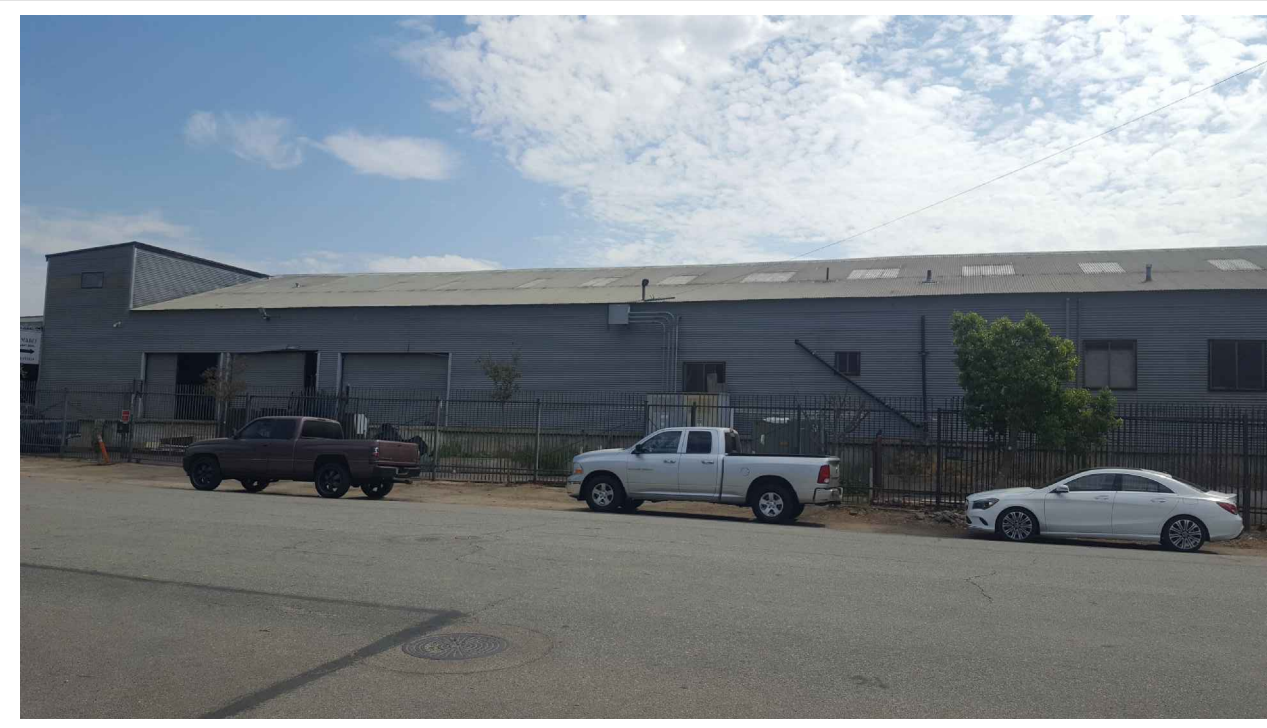
Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic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



EXISTING WAREHOUSE
METAL BUILDING
11400 AZAHAR ST
VENTURA, CA 93004



2 VIEW FROM AZAHAR STREET N.T.S.



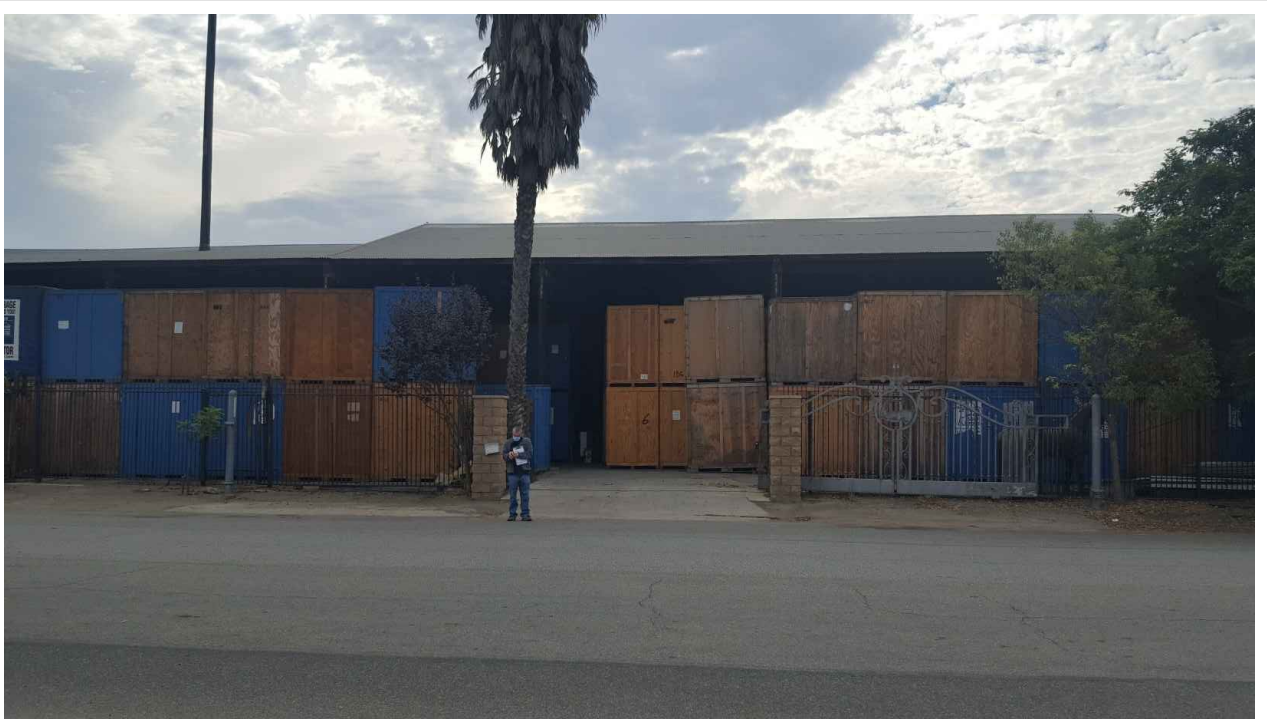
3 VIEW FROM AZAHAR STREET N.T.S.



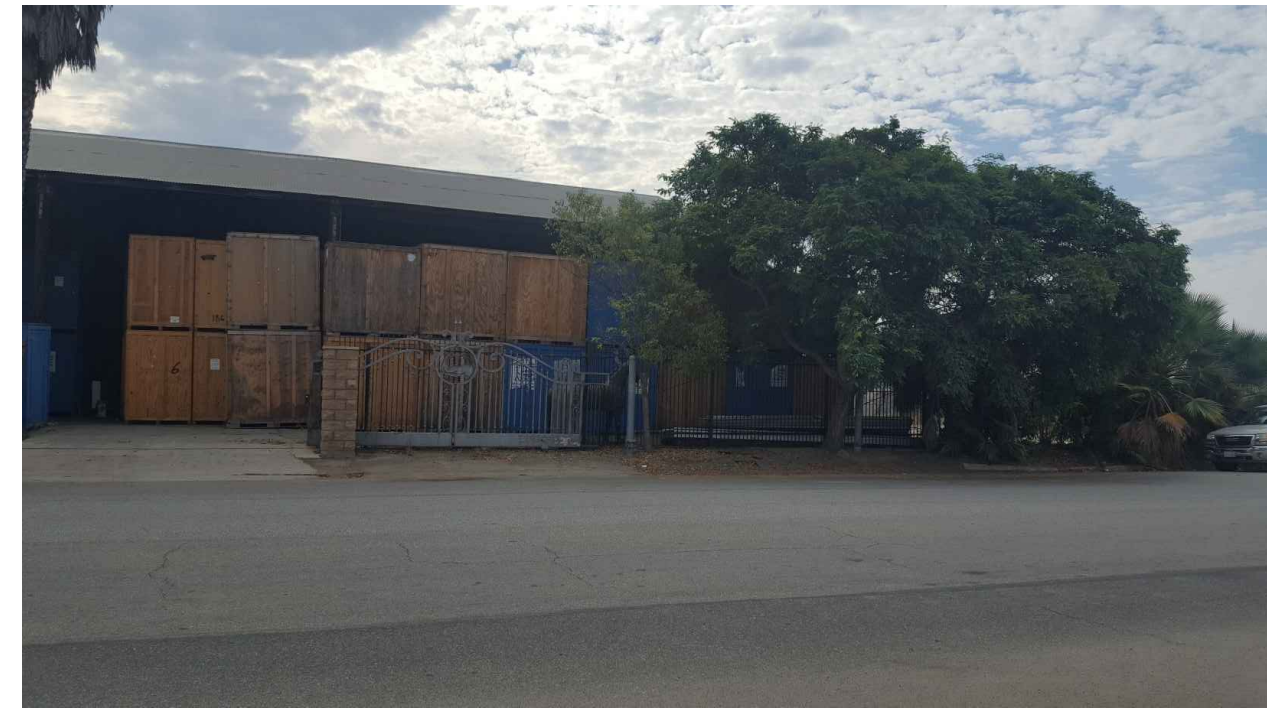
4 VIEW FROM AZAHAR STREET N.T.S.



5 VIEW FROM AZAHAR STREET N.T.S.



6 VIEW FROM AZAHAR STREET N.T.S.



7 VIEW FROM AZAHAR STREET N.T.S.



8 VIEW FROM RAILROAD N.T.S.



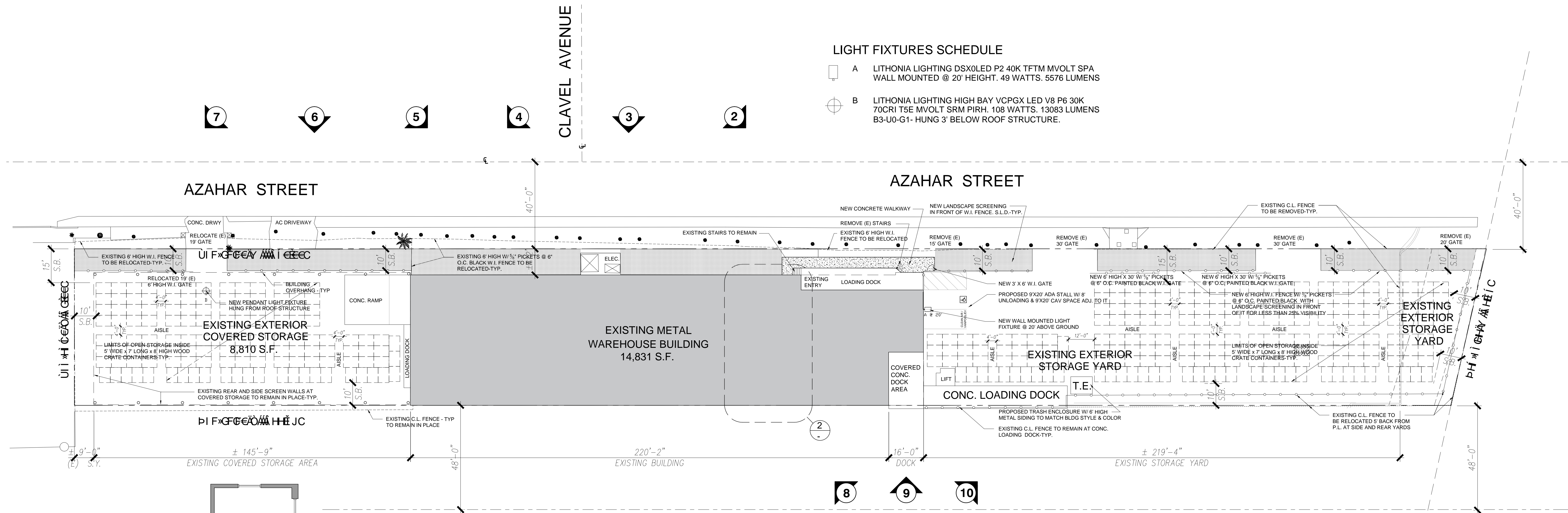
9 VIEW FROM RAILROAD N.T.S.



10 VIEW FROM RAILROAD N.T.S.

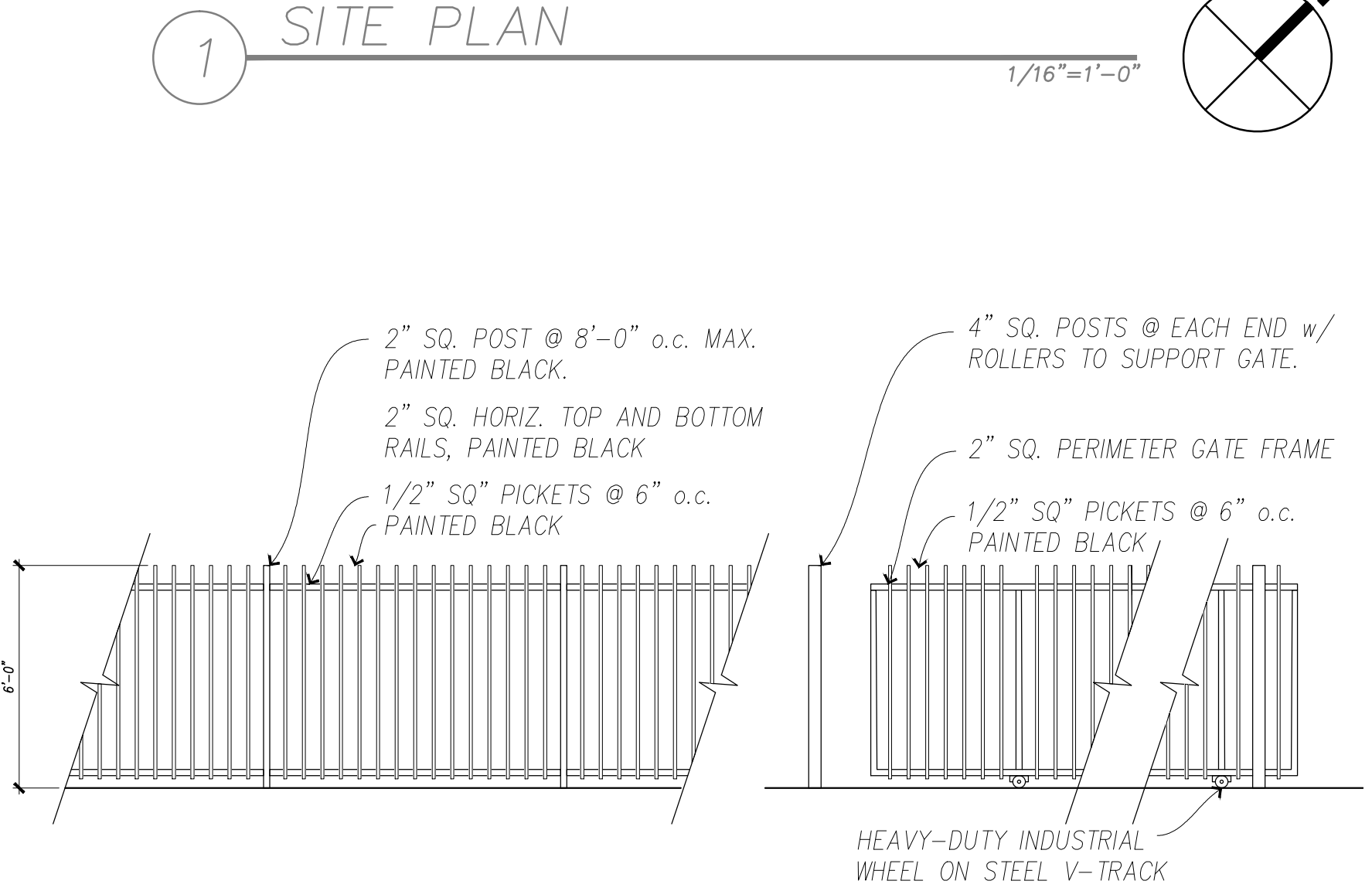
LIGHT FIXTURES SCHEDULE

- A LITHONIA LIGHTING DSX0LED P2 40K TFTM MVOLT SPA WALL MOUNTED @ 20' HEIGHT. 49 WATTS. 5576 LUMENS
- B LITHONIA LIGHTING HIGH BAY VCPGX LED V8 P6 30K 70CRI T5E MVOLT SRM PIRH. 108 WATTS. 13083 LUMENS B3-U0-G1- HUNG 3' BELOW ROOF STRUCTURE.

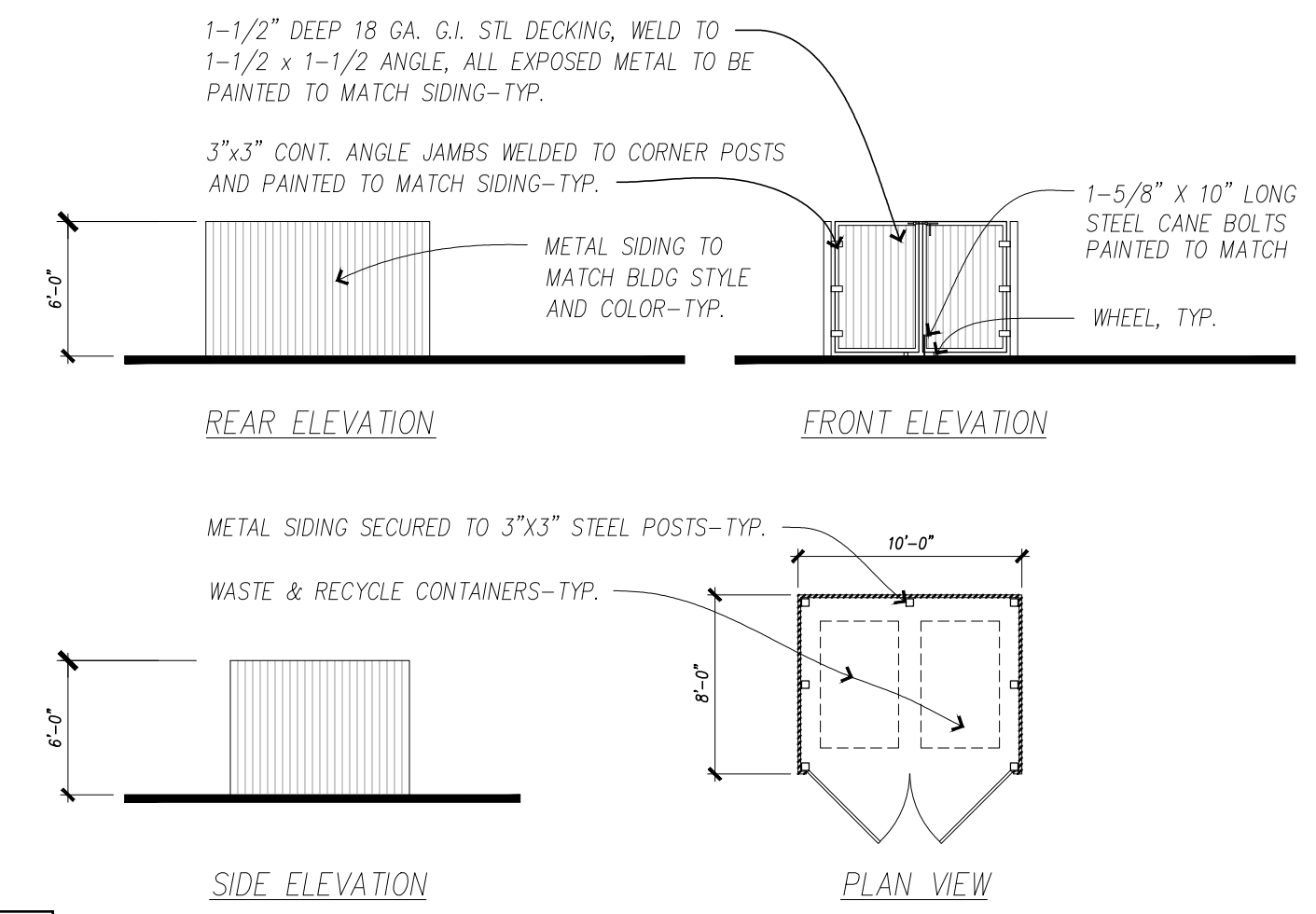


REMOVE TUB/SHOWER,
TOILET, SINKS &
COOKTOP.
REMOVE SEWER
LINE & CAP WATER
LINE AS REQ'D.

2 DEMO PLAN FOR MEZZANINE 1/8" = 1'-0"



3 W.I. FENCE & SLIDING GATE 1/4" = 1'-0"



4 TRASH ENCLOSURE 1/8" = 1'-0"

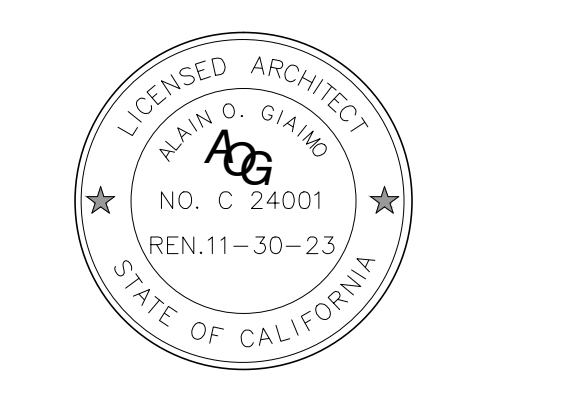
PROJECT DESCRIPTION:

LOT AREA:	46,173 S.F. OR 1.06 ACRES
BUILDING AREA:	14,831 S.F. (EXISTING)
CANOPY AREA:	8,810 S.F. (EXISTING)
BLDG. LOT COVERAGE:	31%
CANOPY LOT COVERAGE:	19%
TOTAL LOT COVERAGE:	50%

PROJECT DESCRIPTION: THE PROPOSED USE FOR THE PROPERTY IS FOR WAREHOUSING HOUSEHOLD ITEMS WITHIN THE EXISTING WAREHOUSE BUILDING. THE ITEMS ARE STORED WITHIN CARDBOARD MOVING BOXES PLACED INSIDE WOODEN VAULTS OF 5' WIDE X 7' DEEP X 8' HIGH. THERE WILL ALSO BE 8' HIGH OUTSIDE STORAGE IN THE YARD AND 8' HIGH UNDER THE COVERED CANOPY AREA. THERE ARE NO PROPOSED CHANGES OTHER THAN NEW LANDSCAPING AND THE FENCE RELOCATION.

1. ENTITLEMENT: LU CONDITIONAL USE PERMIT
2. APPLICANT: DAVID MOYAL C/O PELEG GROUP, LLC
3. LOCATION: 11400 AZAHAR STREET VENTURA, CA 93004
4. ASSESSOR'S PARCEL NO(S): 090-0-151-015
5. GENERAL PLAN DESIGNATION: EXISTING COMMUNITY URBAN RESERVE
6. EXISTING ZONING: M-2 10,000 S.F. LOT SIZE (INDUSTRIAL)
7. SATI COY AREA PLAN: INDUSTRIAL

Owner:



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Approved for the Owner by

Approved for the Architect by

Project	Project No.
11400 AZAHAR	1221-30
Drawn By	Date
SA	10/14/20

Revisions/Issues

Planning Submittal 11/20/2020

Planning Re-submittal 12/17/21

Planning Re-submittal 4/04/22

Sheet Title

SITE PLAN

Scale

Sheet

A1

Owner:

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Project	Project No.
11400 AZAHAR	1221-30
Drawn By	Date
SA	10/14/20
Revisions/Issues	

Planning Submittal 11/20/2020

Planning Re-submittal 12/17/21

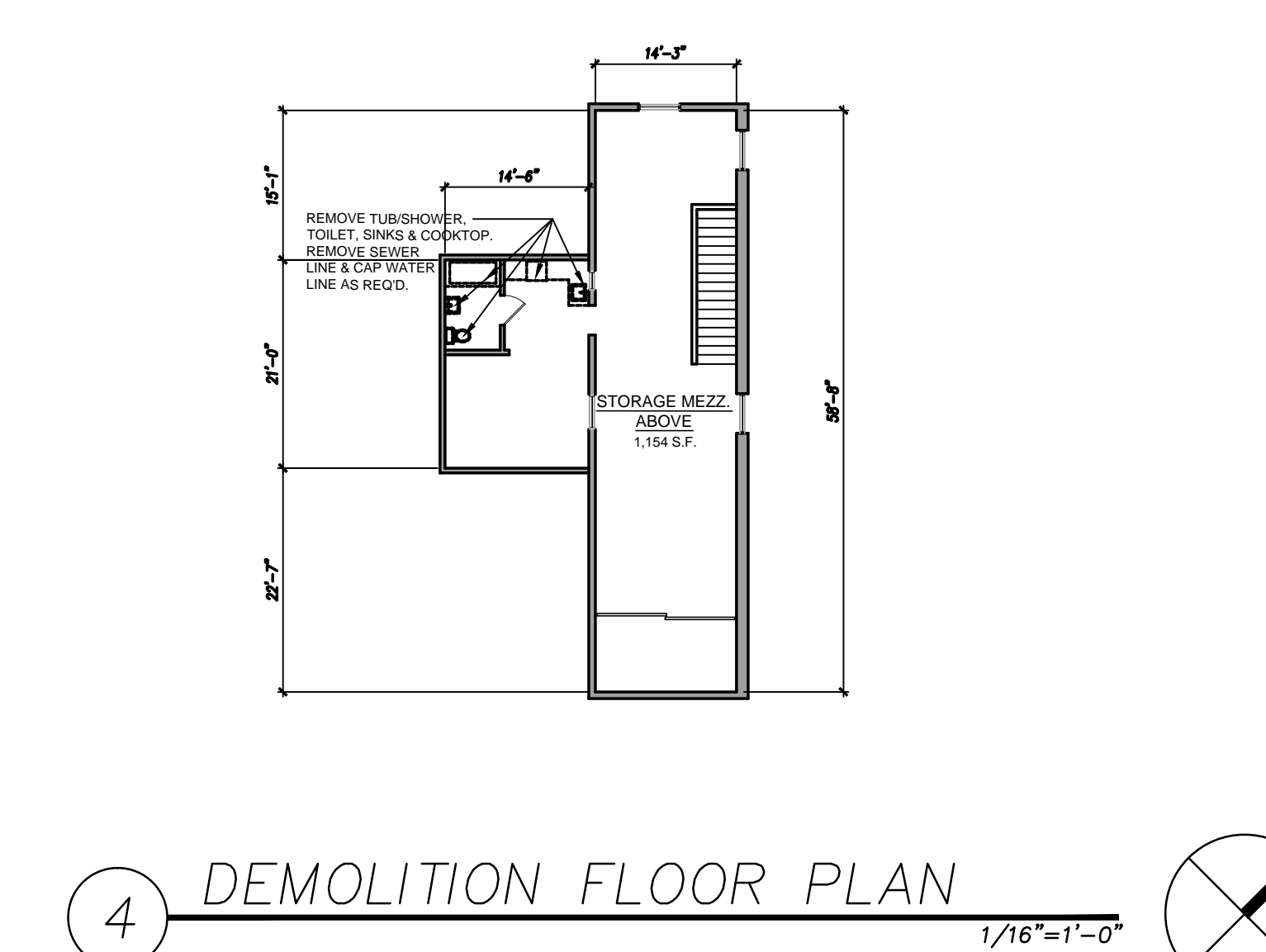
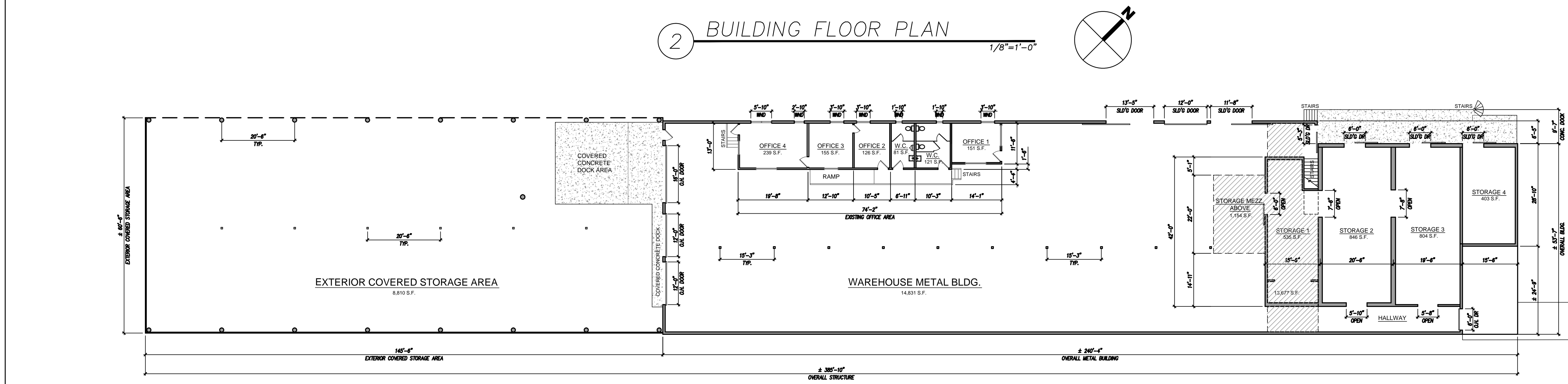
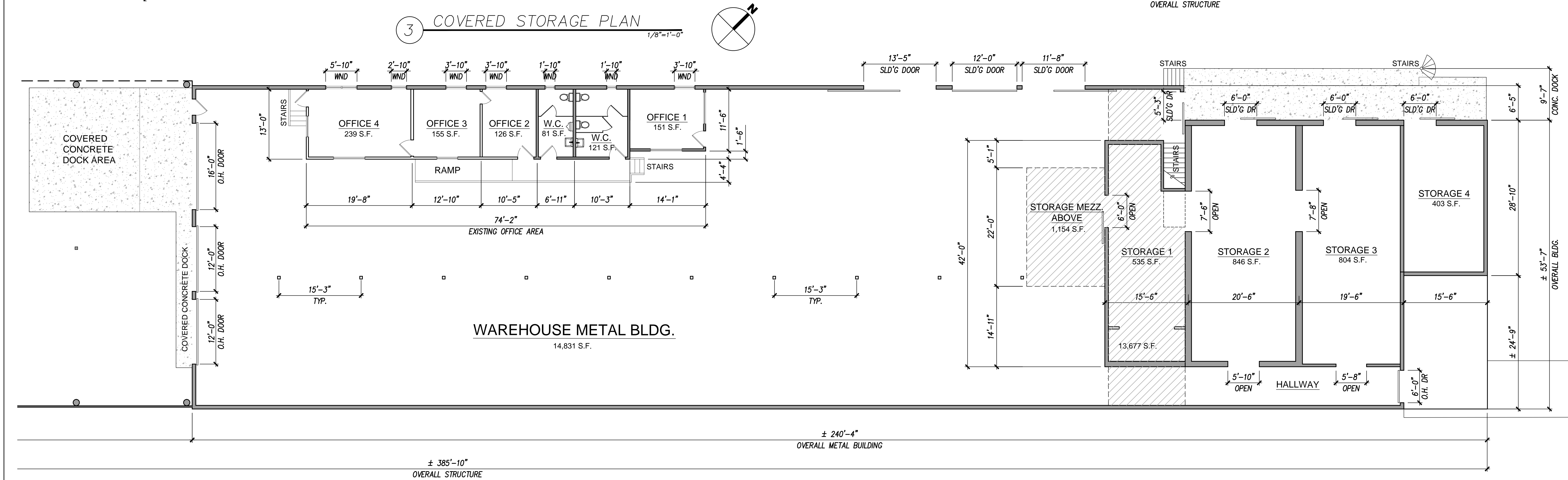
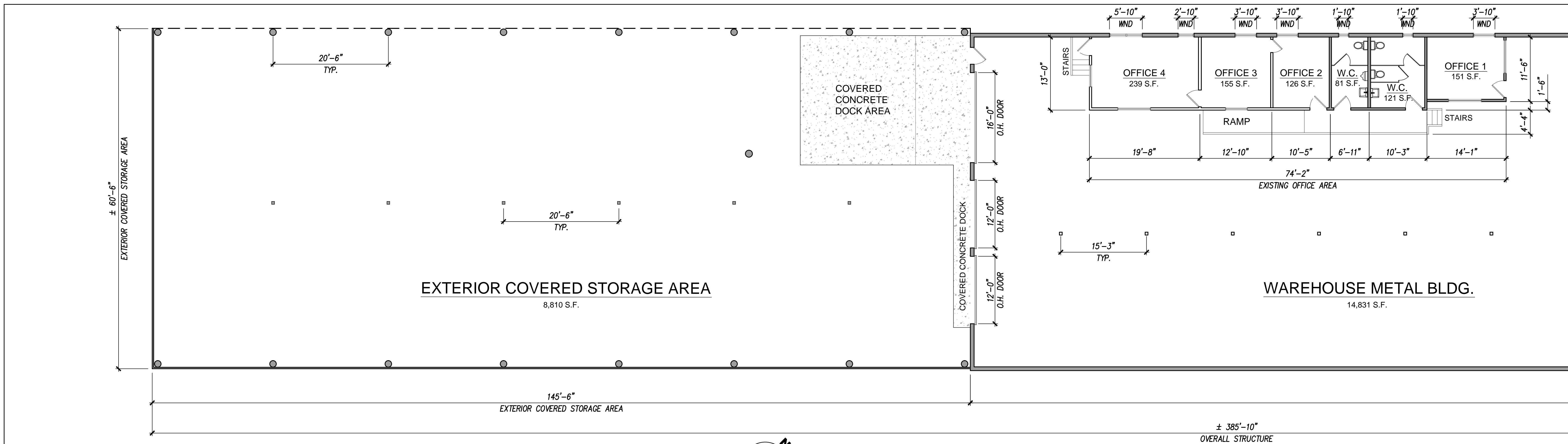
Planning Re-submittal 4/04/22

Sheet Title

FLOOR PLAN

Scale

Sheet



Owner:

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Approved for the Owner by

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Project	Project No.
11400 AZAHAR	1221-30
Drawn By	Date
SA	10/14/20

Revisions/Issues

Planning Submittal 11/20/2020

Planning Re-submittal 12/17/21

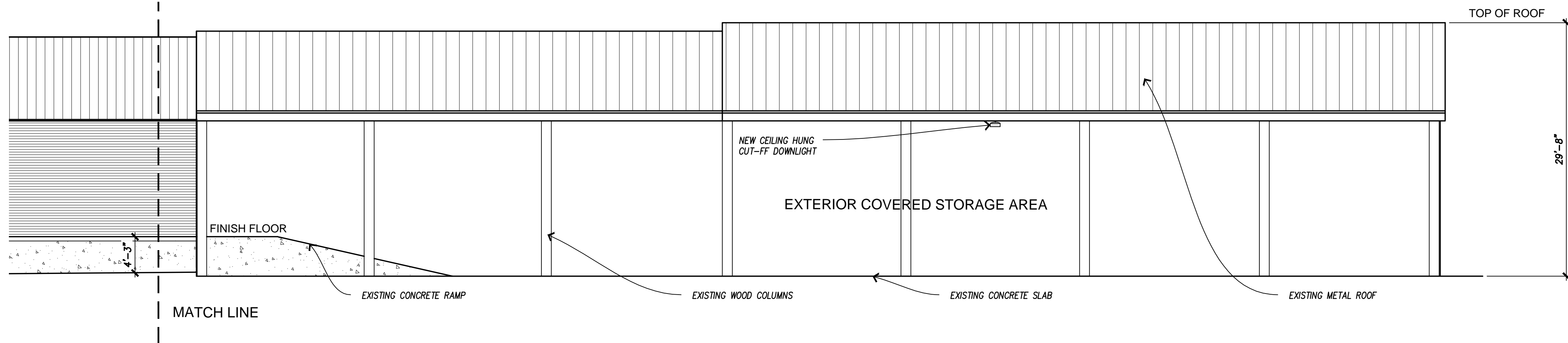
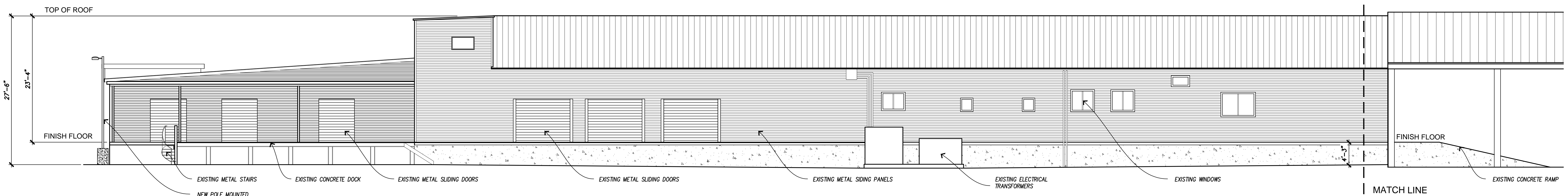
Planning Re-submittal 4/04/22

Sheet Title

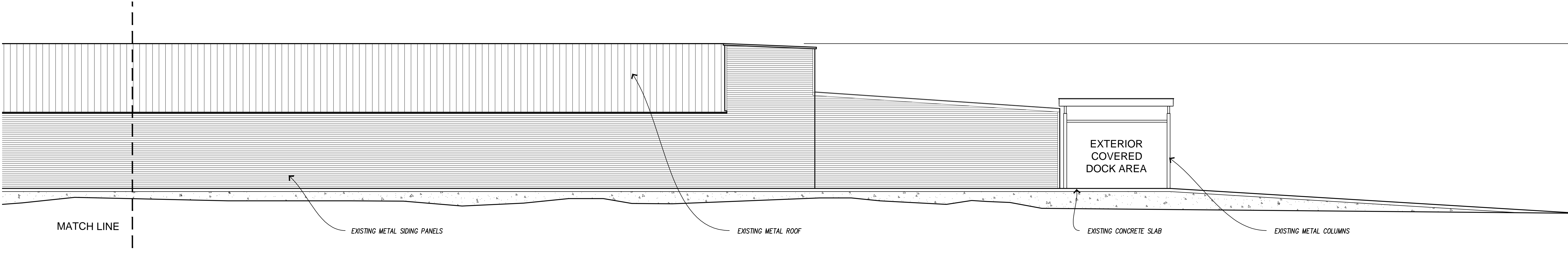
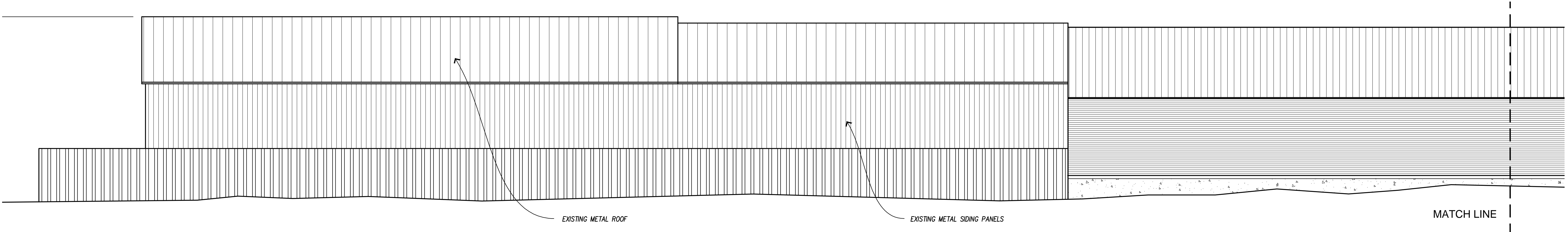
ELEVATIONS

Scale

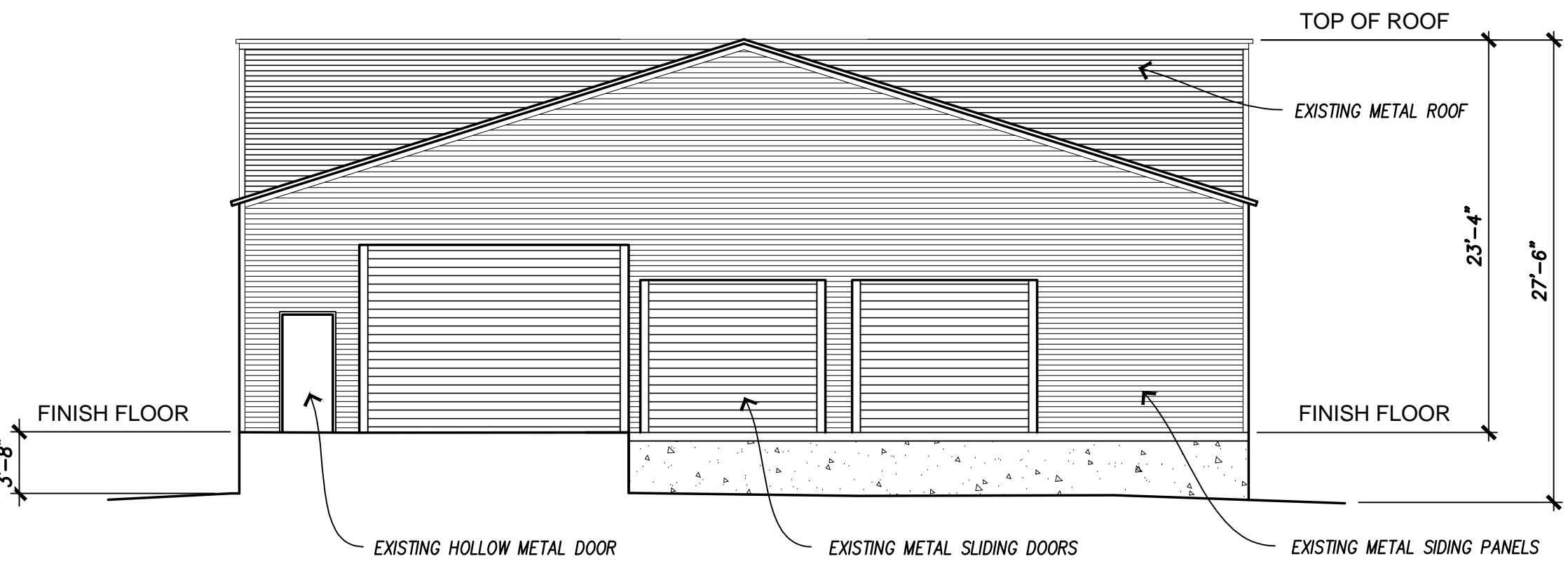
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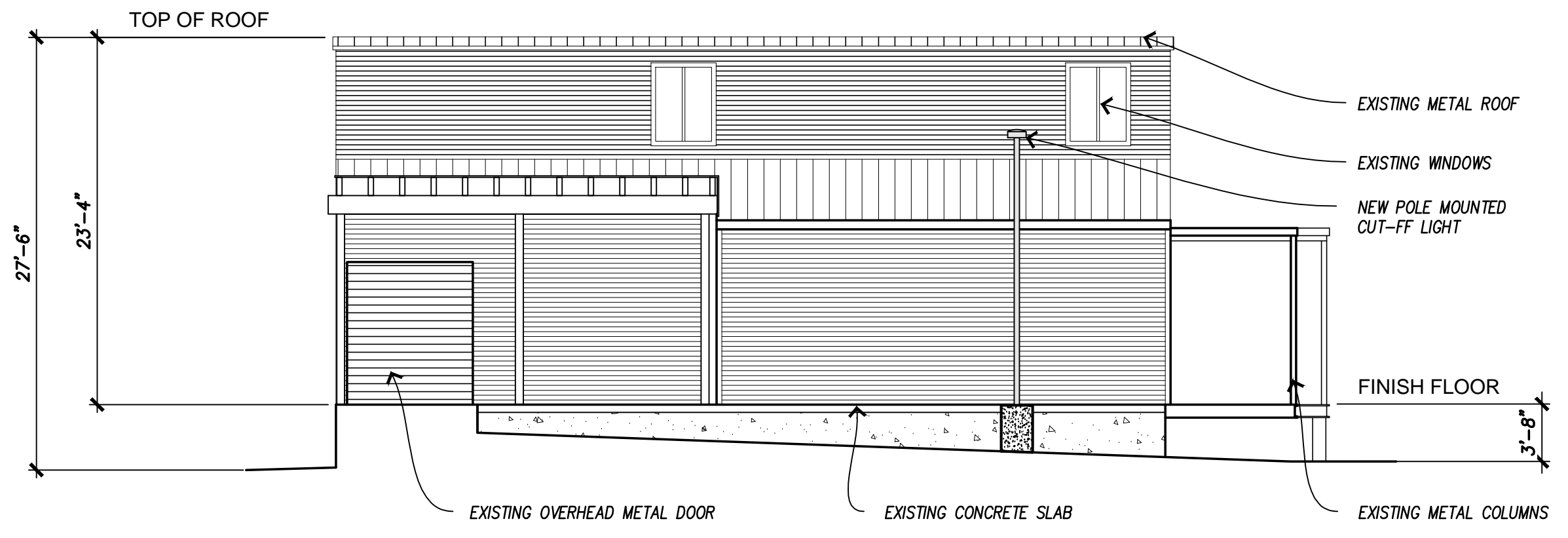
1 WEST ELEVATION
1/8"=1'-0"



2 EAST ELEVATION
1/8"=1'-0"



3 SOUTH ELEVATION
1/8"=1'-0"



4 NORTH ELEVATION
1/8"=1'-0"

File name: C:\Users\owner\Desktop\AOG Architecture Studio\AOG\11400 Azahar SI\CAD\A3 - Elevations.dwg Last plotted: 04/06/22 17:24



31 | RHAMNUS CA. 'SAN BRUNO MOUND'
5 GAL | SAN BRUNO MOUND
CALIFORNIA COFFEEBERRY



23 | RHAMNUS CA. 'EVE CASE'
5 GAL | CALIFORNIA COFFEEBERRY



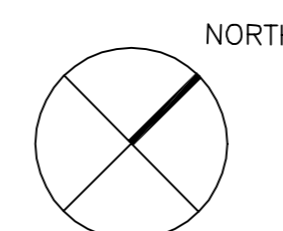
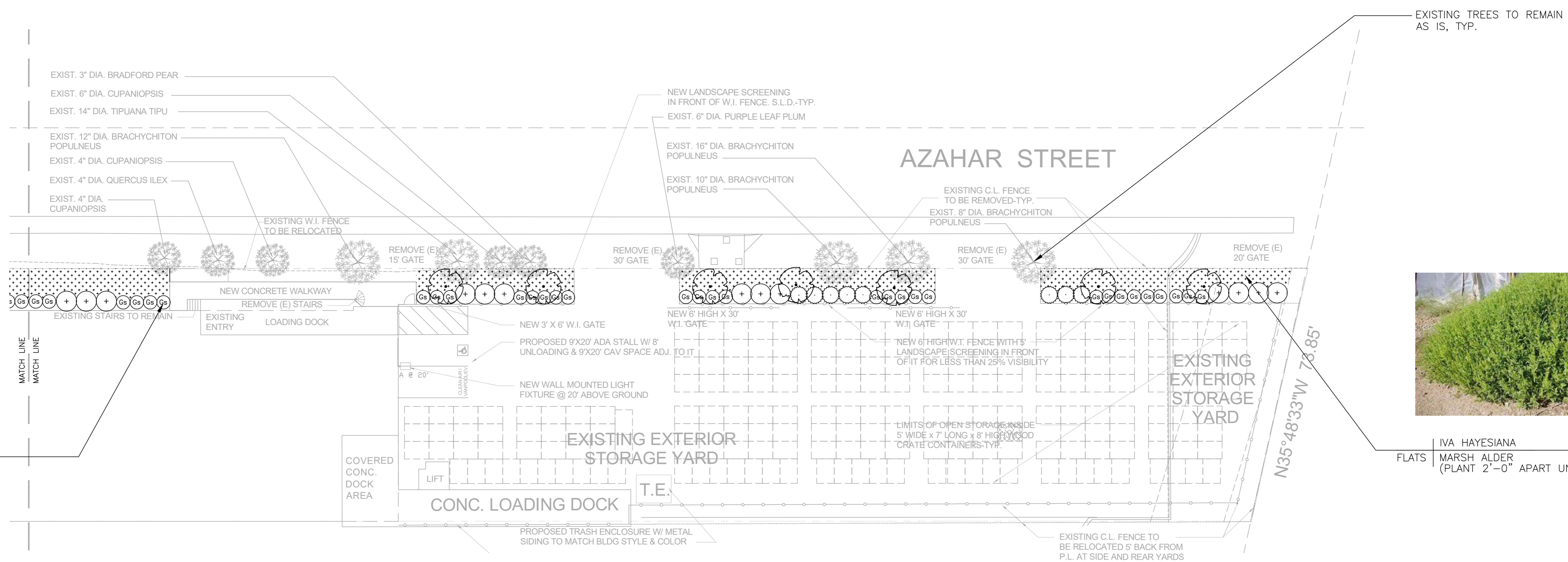
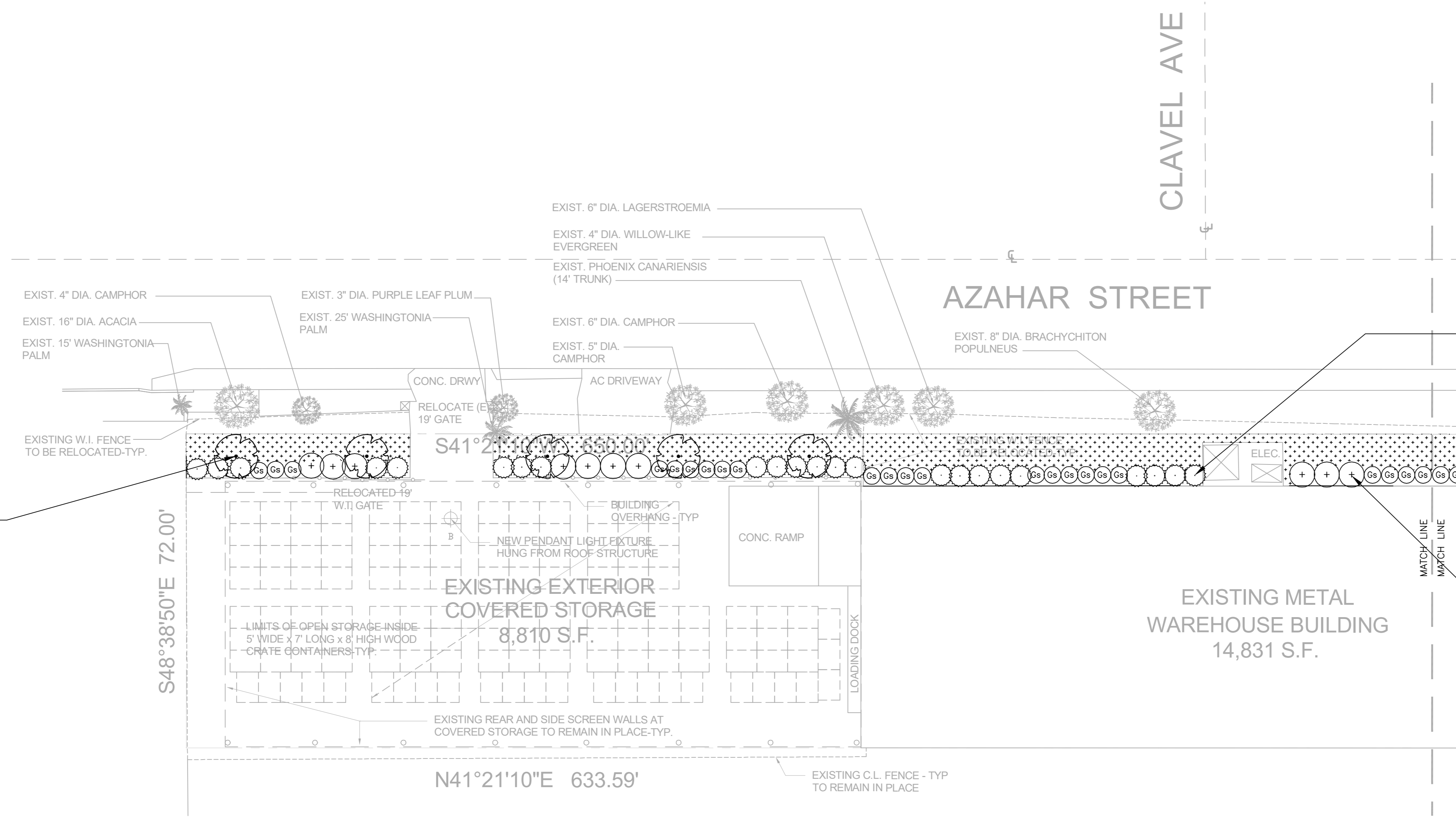
IVA HAYESIANA
FLATS | MARSH ALDER
(PLANT 2'-0" APART UNDER SHRUBS)

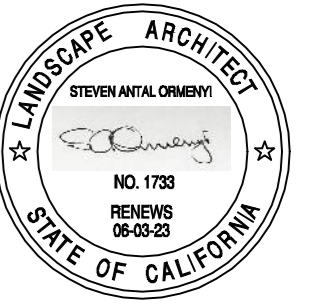


12 | PRUNUS ILICIFOLIA VAR. LYONII
15 GAL | CATALINA CHERRY



55 | GALVEZIA SPECIOSA
5 GAL | ISLAND SNAPDRAGON





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Project	Project No.
11400 AZAHAR	1221-30
Drawn By	Date
SAO	03/24/22

Revisions/Issues

Planning Submittal 11-20-2020

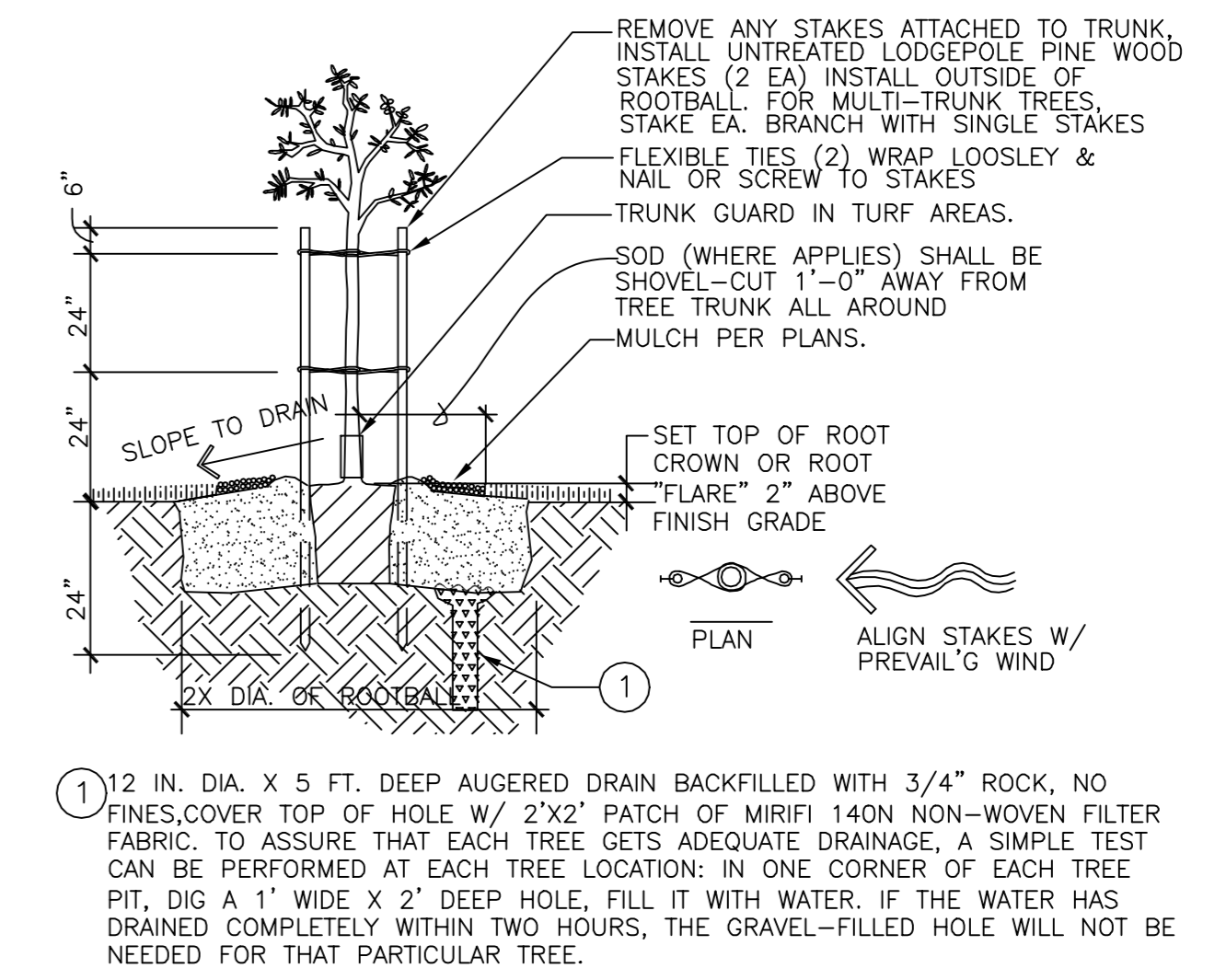
Planning Re-submittal 12-17-21

Sheet Title

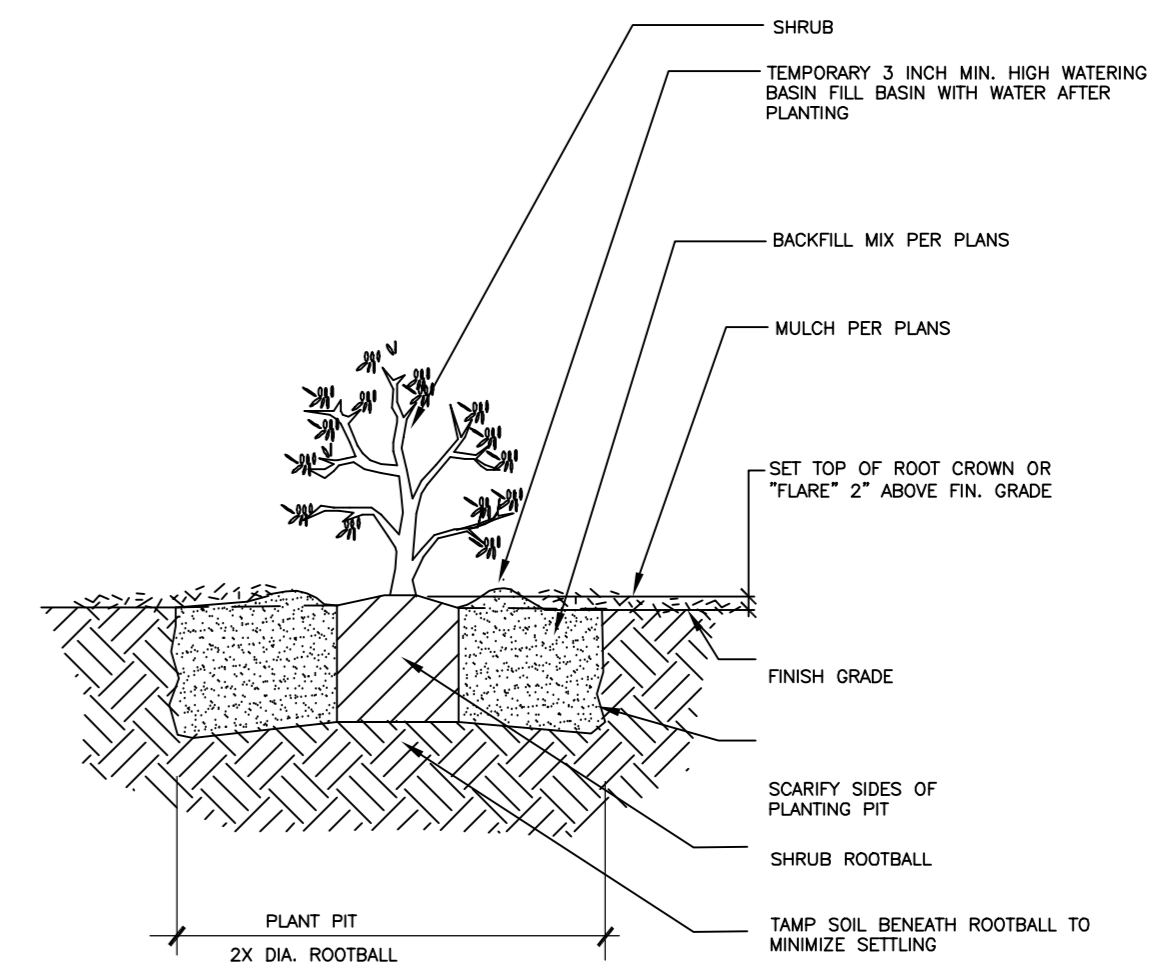
PLANT LEGEND
& DETAILS

Scale 1/16"=1'-0"

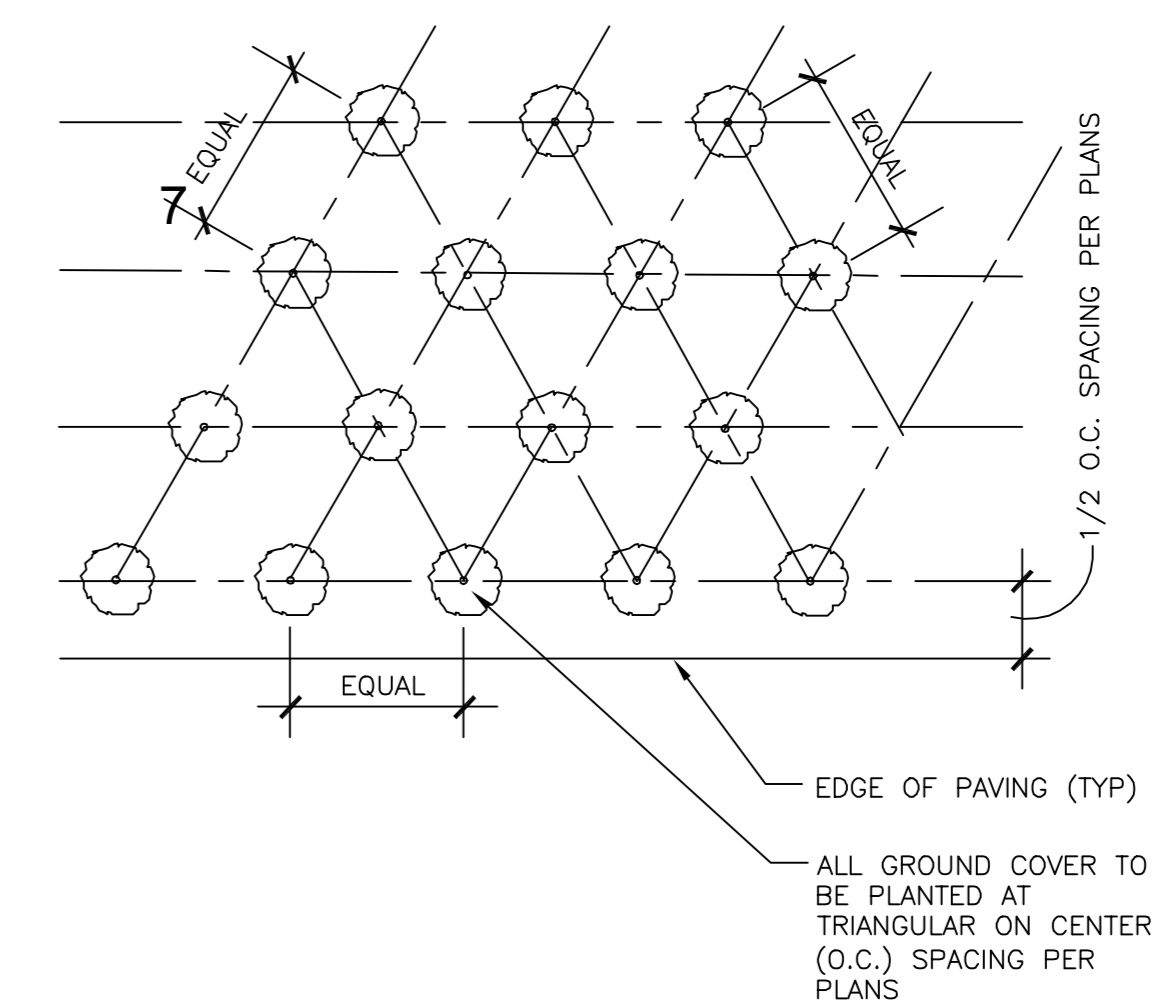
Sheet
LA-2



TREE PLANTING



SHRUB PLANTING



GROUNDCOVER PLANTING

TREE PLANTING LEGEND

SYMBOL	CALIF. WUCOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	L	PRUNUS ILICIFOLIA VAR. LYONII	CATALINA CHERRY	12	15 GAL.	

SHRUB/GROUNDCOVER PLANTING LEGEND

SYMBOL	CALIF. WUCOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	L	GALVEZIA SPECIOSA	ISLAND SNAPDRAGON	55	5 GAL.	
	L	RHAMNUS CA. 'EVE CASE'	CALIFORNIA COFFEEBERRY	23	5 GAL.	
	L	RHAMNUS CA. 'SAN BRUNO MOUND'	SAN BRUNO MOUND CALIFORNIA COFFEEBERRY	31	5 GAL.	
		IVA HAYESIANA	MARSH ALDER		FLAT	PLANT 2'-0" APART

1 PLANT LEGEND & DETAILS

NO SCALE



VCPGX Ultimate LED Parking Garage

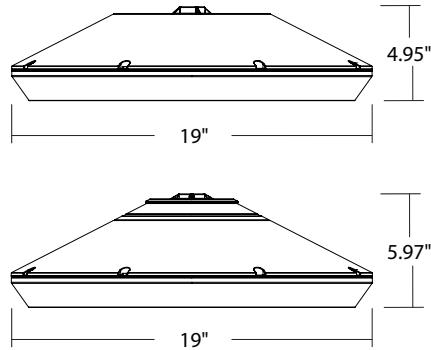


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

- Diameter:** 19"
- Height:** 4.95"
(6" with Up-Light)
- Weight** (max, with no options): 25 lbs



Introduction

The all new VCPGX LED (Visually Comfortable Parking Garage) luminaire is the ultimate solution for parking garage applications. The deep recessed lens design of VCPGX LED minimizes high angle glare, while its patent pending transition zone reduces the contrast ratio between the luminaire and the dark ceiling. The dedicated up-light module option further reduces this contrast, creating a more visually comfortable environment.

The VCPGX LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPGX LED luminaire provides significant maintenance savings over traditional luminaires.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: VCPGX LED V8 P3 40K 70CRI T5M MVOLT PM UPL2 DWHXD

Series	LED Light Engines	Package	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
VCPGX LED	V4 4 Light Engines	P1	30K 3000 K	70CRI	T5M Type V, medium	MVOLT	Shipped included PM Pendant mount standard (24-inch length supply leads) SRM Surface mount (24-inch length supply leads) ARM Arm mount (use RSXWBA accessory to mount to a wall) Shipped separately YK Yoke/trunnion mount ²
		P2	35K 3500 K	80CRI	T5R ¹ Type V, rectangular	For ordering with fuse	
	V8 8 Light Engines	P3	40K 4000 K	T5W Type V, wide	347 120		
		P4	50K 5000 K	T5E Type V entry	480 208		
		P5		LANE ¹ Drive lane	240 240		
		P6			277 347		
		P7 (with V8 only)			480 480		

Options	Finish (required)
Shipped installed UPL1 Up-Light: 500 lumens UPL2 Up-Light: 700 lumens E8WC Emergency battery backup, CEC compliant (8W, -20°C min) ^{3,4,5} E10WH Emergency battery backup, CEC compliant (10W, 5°C min) ^{3,4,5} HA High ambient (50°C, only P1-P4) SF Single fuse (120V, 277V, 347V) DF Double fuse (208V, 240V, 480V) SPD10KV 10KV Surge Pack LDS36 36in (3ft) lead length LDS72 72in (6ft) lead length LDS108 108in (9ft) lead length DMG External 0-10V leads (no controls) ⁶	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black
Standalone Sensors/Controls PIR Motion/ambient sensor for 8-15' mounting heights PIRH Motion/ambient sensor for 15-30' mounting heights PIR3FC3V Motion/ambient sensor for 8-15' mounting heights, pre programmed to 3fc and 35% light output PIRH3FC3V Motion/ambient sensor for 15-30' mounting heights, pre programmed to 3fc and 35% light output PIR3FC3V924 UL924 Listed motion/ambient sensor for emergency circuit for 8-15' mounting heights, pre programmed to 3fc and 35% light output ⁷ PIRH3FC3V924 UL924 Listed motion/ambient sensor for emergency circuit for 15-30' mounting heights, pre programmed to 3fc and 35% light output ⁷	
Shipped Separately BDS Bird Shroud	
Networked Sensors/Controls NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15-30' mounting heights NLTAIR2 PIR924 nLIGHT AIR Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 8-15' mounting heights ⁸ NLTAIR2 PIRH924 nLIGHT AIR Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 15-30' mounting heights ⁸	



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
 © 2018-2021 Acuity Brands Lighting, Inc. All rights reserved.

VCPGX LED
 Rev. 08/31/21

Ordering Information Cont.

Accessories

Ordered and shipped separately.

VCPGBDS DWHXD U	Bird shroud for PM (specify finish)
VCPGBDS YK DWHXD U	Bird shroud for YK (specify finish)
VCPGUBDS DWHXD U	Bird shroud for PM with Up-Light (specify finish)
VCPGUBDS YK DWHXD U	Bird shroud for YK with Up-Light (specify finish)
VCPGSRM U	Surface mount kit, with no Up-Light
VCPGUSRM U	Surface mount kit, with Up-Light
VCPGWG U	Wire guard
SLVSQ	Quick mount pendant swivel kit, square
SLVRD	Quick mount pendant swivel kit, round
VCPG YK DWHXD U	Yoke mount kit (specify finish)
RSXWBA DWHXD U	RSX WBA wall bracket (specify finish)

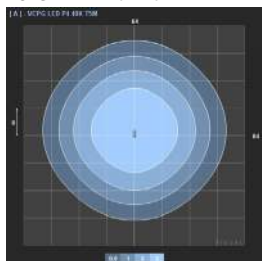
NOTES

- 1 Not available in P7 package or with V8 option.
- 2 Only vertical height adjustment. No angle adjustment. Use PM and SLVSQ or SLVRD for mounting to angled ceiling or canopies.
- 3 Not available with 347V or 480V.
- 4 E8WC and E10WH only rated up to 35°C ambient.
- 5 E8WC & E10WH only available with P1-P4 packages.
- 6 DMG option not available with standalone or networked sensors/controls.
- 7 Power interruption delay >30 milliseconds required for operation. Refer sequence of operations on page 4 for more details.
- 8 Not available with P6 & P7. Power interruption delay >200 milliseconds required for operation. Refer sequence of operations on page 4 for more details.

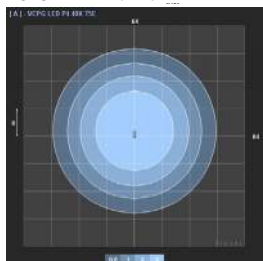
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the [VCPG Ultimate LED Parking Garage Luminaire homepage](#). Tested in accordance with IESNA LM-79 and LM-80 standards

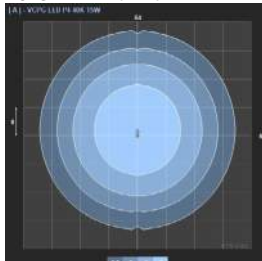
VCPG LED P4 TSM 40K



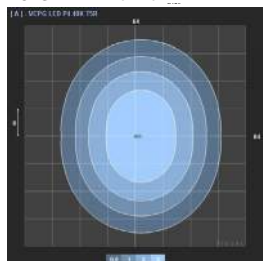
VCPG LED P4 T5E 40K



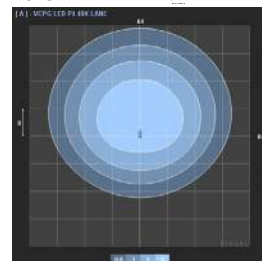
VCPG LED P4 T5W 40K



VCPG LED P4 T5R 40K



VCPG LED P4 LANE 40K



Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.97	0.94	0.89

Electrical Load

Power Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	27W	0.22	0.13	0.12	0.10	0.08	0.06
P2	34W	0.28	0.16	0.14	0.13	0.10	0.08
P3	43W	0.37	0.21	0.18	0.16	0.13	0.09
P4	56W	0.48	0.28	0.24	0.21	0.16	0.12
P5	82W	0.68	0.40	0.35	0.30	0.24	0.18
P6	108W	0.91	0.52	0.45	0.39	0.32	0.23
P7	124W	1.03	0.59	0.51	0.44	0.37	0.27

Control/Sensor Options

Motion/Ambient Sensor (PIR, PIRH)

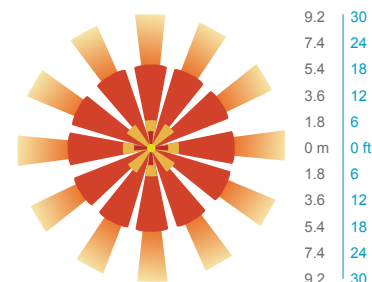
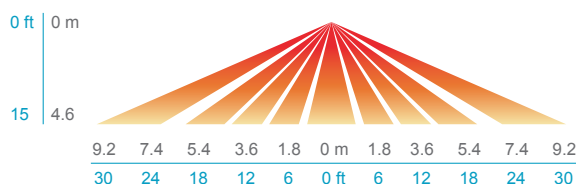
Motion/Ambient sensor (Sensor Switch MSOD, nLight AIR RMSOD) is integrated into the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

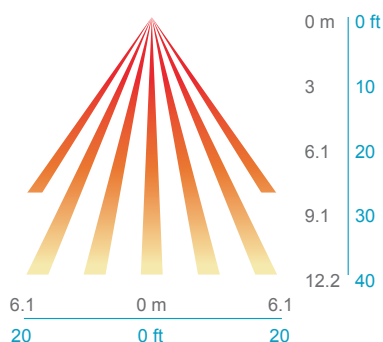
PIR

HIGH VIEW

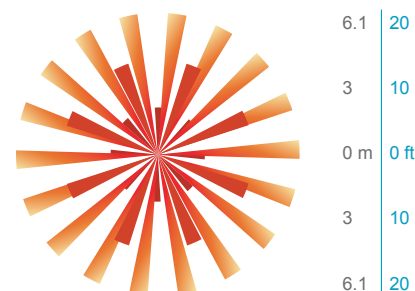


PIRH

SIDE VIEW



TOP VIEW



Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR3FC3V or PIRH3FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 3fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec

Sequence of Operations for UL924 Listed Controls/Sensors

(PIR3FC3V924, PIRH3FC3V924, XAD924, NLTAIR2 PIR924, NLTAIR2 PIRH924)

The UL924 listed control/sensor ("device") is designed to provide full light output for 90 minutes following power loss ("Egress Mode"), ignoring both manual and automatic dimming/occupancy/daylight control signals during this time. The sequence of operations is as follows:

- Normal condition: device can dim and turn off the luminaire as normal, in response to automatic and manual control.
- Utility power fails, and luminaire loses power.
- Backup power source activates, transfer switch moves the emergency circuit powering the luminaire onto the backup source, and luminaire regains power.
- The device detects this power interruption, if it is >30ms (for PIR3FC3V924, PIRH3FC3V924, XAD924) or >200ms (for NLTAIR2 PIR924, NLTAIR2 PIRH924).
- The device ignores all dimming commands and controls the driver to full light output for 90 minutes.
- The device resumes normal dimming controls after 90 minutes.

These UL924 listed controls/sensors are not intended for use with central emergency power systems with >30ms transfer time. The power interruption, when transferring from normal utility power to emergency backup power, is required for the controller to activate its Egress Mode and provide full light output.



Mounting, Options & Accessories



PM – Pendant Mount
(compatible with 3/4 NPT, pendant stem provided by others)

D = 19"
H = 4.1"



SRM – Surface Mount

D = 19"
H = 4.1"



SRM – Surface Mount with Up-Light

D = 19"
H = 5.3"



YK – Yoke/Trunnion Mount

D = 19"
H (Yoke) = 10"-18"



ARM – Arm Mount

L = 28"
W = 19"
H = 8"



PIR & PIRH – Motion/Ambient sensor

L = 20.4"
W = 19"
H = 5.45" (no up-light)
or 6.45" (with up-light)



NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor

L = 20.4"
W = 19"
H = 5.45" (no up-light)
or 6.45" (with up-light)



BDS – Bird shroud for pendant mount

D = 19"
H = 8.85"



BDS – Bird shroud for yoke mount

D = 19"
H (Yoke) = 10"-18"

FEATURES & SPECIFICATIONS

INTENDED USE

The visually comfortable optics, energy savings, and long life of the VCPGX LED Parking Garage luminaire make it an ideal choice for new commercial installations and retrofit parking garage opportunities. It is designed to meet or exceed recommended illuminance criteria when installed as a direct replacement of most HID parking garage luminaires. Its modern dayform and aesthetics also make it appealing for indoor low-bay applications.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is separated from the heat generating light engines and mounted in direct contact with the casting to promote low operating temperatures, higher lumen maintenance and long life. The housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down application.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Light guide technology provides a diffused light source, reducing glare from direct view of the LEDs. The light source is recessed into the luminaire, further reducing the high angle glare from the luminaire. A combination of precision molded micro prismatic acrylic lenses and back reflectors provide five different photometric distributions tailored specifically to parking garage applications. Up-light option comes with a dedicated light engine and custom optic designed to efficiently spread light on to the ceiling, thus reducing the cave effect.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L89/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%, and a minimum 6.0 KV surge rating. When ordering the SPD10KV option, a separate 10kV (5kA) surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2). Luminaire is 0-10V dimmable down to 10% or lower.

INSTALLATION

Standard configuration accepts a rigid or free-swinging 3/4" NPT stem for pendant mounting. The surface mount option attaches to a 4x4" recessed or surface mount outlet box using a quick-mount kit (included); kit contains galvanized steel luminaire and outlet box plates and a full pad gasket. Kit has an integral mounting support that allows the luminaire to hinge down for easy electrical connections. Luminaire and plates are secured with set screws. Also, available with a yoke/trunnion mount option with 3/4" NPT provision for flexible conduit entry (conduit by others); height can be adjusted from 10-18". Supply leads are 24" in length as standard. Longer supply leads are available as additional options. Design can withstand up to a 3.0 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. IP66 rated for outdoor applications. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note:

Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

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VCPGX LED
Rev. 08/31/21



D-Series Size 0 LED Area Luminaire



Buy American

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

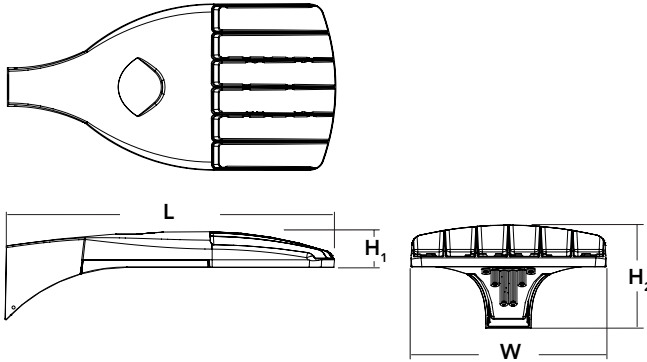
Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA:	0.95 ft ² (.09 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height ₁ :	3" (7.62 cm)
Height ₂ :	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED											
Series	LEDs	Color temperature		Distribution		Voltage		Mounting			
DSX0 LED	Forward optics		30K	3000 K	T1S	Type I short (Automotive)	T5S	Type V short ³	MVOLT	(120V-277V) ^{5,6}	Shipped included SPA Square pole mounting RPA Round pole mounting ¹⁰ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ¹¹ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹²
	P1	P5	40K	4000 K	T2S	Type II short	T5M	Type V medium ³	XVOLT	(277V-480V) ^{2,8,9}	
	P2	P6	50K	5000 K	T2M	Type II medium	T5W	Type V wide ³	120 ⁶		
	P3	P7 ¹			T3S	Type III short	BLC	Backlight control ⁴	208 ⁶		
	P4 ¹				T3M	Type III medium	LCCO	Left corner cutoff ⁴	240 ⁶		
	Rotated optics				T4M	Type IV medium	RCCO	Right corner cutoff ⁴	277 ⁶		
	P10 ²	P12 ²			TFTM	Forward throw medium			347 ⁶		
	P11 ²	P13 ^{1,2}			T5VS	Type V very short ³			480 ⁶		

Control options		Other options		Finish (required)			
Shipped installed		Shipped installed		Shipped installed			
NLTAIR2	nLight AIR generation 2 enabled ^{13,14}	PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{19,20}	HS	House-side shield ²²	DDBXD	Dark bronze
PIRHN	Network, high/low motion/ambient sensor ¹⁵	PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{19,20}	SF	Single fuse (120, 277, 347V) ⁶	DBLXD	Black
PER	NEMA twist-lock receptacle only (control ordered separate) ¹⁶	PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{19,20}	DF	Double fuse (208, 240, 480V) ⁶	DNAXD	Natural aluminum
PER5	Five-pin receptacle only (control ordered separate) ^{16,17}	PIRH1FC3V	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{19,20}	L90	Left rotated optics ²	DWHXD	White
PER7	Seven-pin receptacle only (leads exit fixture) (control ordered separate) ^{16,17}	FAO	Field adjustable output ²¹	R90	Right rotated optics ²	DDBTXD	Textured dark bronze
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) ¹⁸			DDL	Diffused drop lens ²²	DBLBXD	Textured black
				HA	50°C ambient operations ¹	DNATXD	Textured natural aluminum
				BAA	Buy America(n) Act Compliant	DWHGXD	Textured white
				Shipped separately			
				BS	Bird spikes ²³		
				EGS	External glare shield		



Ordering Information

Accessories

Ordered and shipped separately.

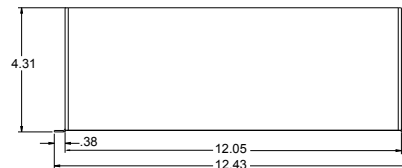
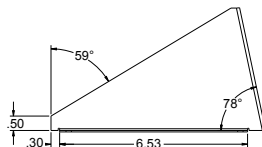
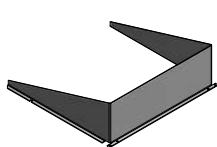
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁴
DSHORT SBK U	Shorting cap ²⁴
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 ²²
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 ²²
DSX0HS 40C U	House-side shield for P5,P6 and P7 ²²
DSX0DDL U	Diffused drop lens (polycarbonate) ²²
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ²³
DSX0EGS (FINISH) U	External glare shield

For more control options, visit [DTL](#) and [ROAM](#) online. Link to [nLight Air 2](#)

NOTES

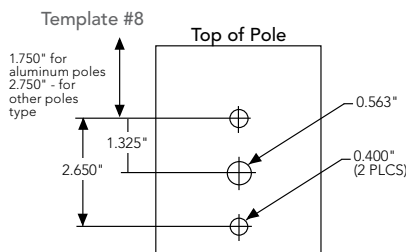
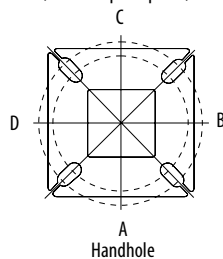
- 1 HA not available with P4, P7, and P13.
- 2 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- 3 Any Type 5 distribution with photocell, is not available with WBA.
- 4 Not available with HS or DDL.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- 7 XVOLT only suitable for use with P4, P7 and P13.
- 8 XVOLT operates with any voltage between 277V and 480V.
- 9 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- 10 Suitable for mounting to round poles between 3.5" and 12" diameter.
- 11 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- 12 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- 13 Must be ordered with PIRHN.
- 14 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- 15 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- 16 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 17 If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 18 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- 19 Reference Controls Options table on page 4.
- 20 Reference Motion Sensor Default Table on page 4 to see functionality.
- 21 Not available with other dimming controls options.
- 22 Not available with BLC, LCCO and RCCO distribution.
- 23 Must be ordered with fixture for factory pre-drilling.
- 24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- 25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8

EGS – External Glare Shield



Drilling

HANDHOLE ORIENTATION (from top of pole)



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

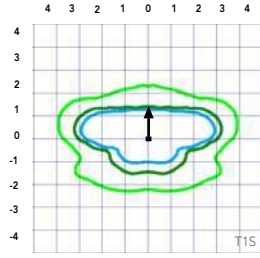
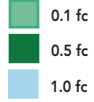
DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

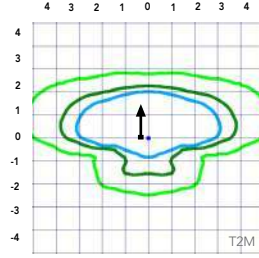
Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

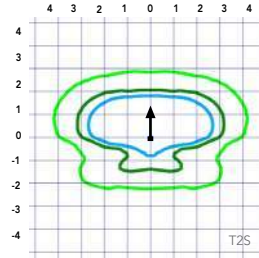
LEGEND



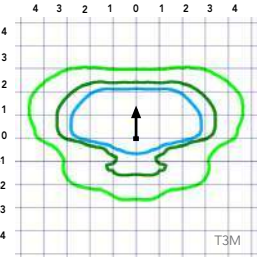
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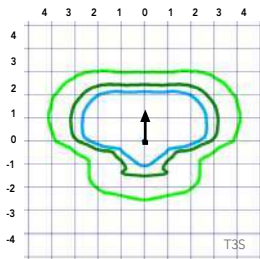
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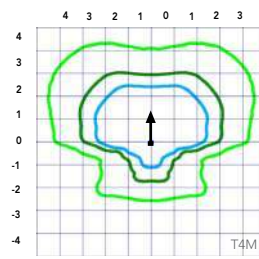
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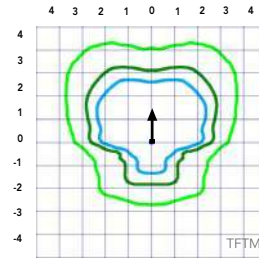
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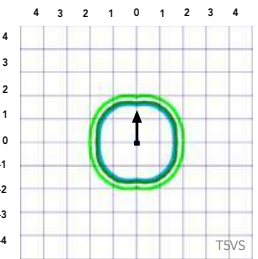
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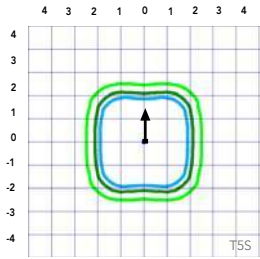
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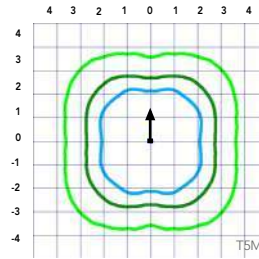
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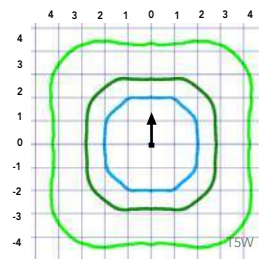
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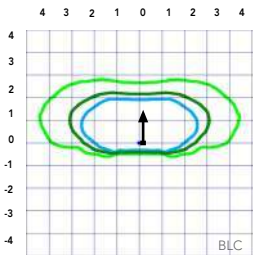
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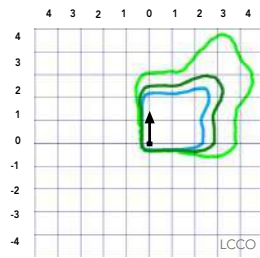
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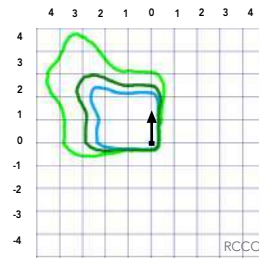
Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



Test No.



Test No.



Test No.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°C	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C to 50°C ambient with HA option. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





Exhibit 4 - General Plan and Saticoy Area Plan Consistency Analysis

County of Ventura • Resource Management Agency • Planning Division

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

The 2040 Ventura County General Plan Goals, Policies and Programs (2020, page 1-1) states:

All area plans, specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) Section 81111.2.1.1a.a states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan and the Saticoy Area Plan (SAP).

This exhibit provides an evaluation of the consistency of the proposed project with the applicable policies of the General Plan Goals, Policies and Programs and SAP.

- 1. LU-16.1 Community Character and Quality of Life:** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

The requested CUP would include the use of an existing metal warehouse building and allow for two open storage areas for the placement of wooden crates holding personal belongings for the proposed furniture moving and storage business. Although the applicant does not propose to alter the physical building, the request would include removal and replacement of the existing wrought iron fencing and five gates with a new six-foot high wrought iron fence and three gates as well as landscaping. As designed and depicted on the project plans, the proposed fencing and landscaping would meet the minimum requirements of the Saticoy Area Plan (SAP) for adequate screening purposes for the proposed open storage areas. No other new effect on community character was identified that would result from the project.

Adequate public services (water, sewer, road access) would continue to be available to serve the subject facility.

Based on the discussion above, the proposed project is consistent with General Plan Policy LU-16.1.

- 2. Discretionary Review of Industrial Development Policy ED-13.3:** *The County shall subject industrial development to either a Planned Development Permit or Conditional Use Permit to assure compatibility with neighboring uses. Such review*

shall give careful attention to aesthetics, landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, operating hours, fencing, and mitigation of nuisance factors.

In accordance with Section 8119-1.2 of the SAP, a CUP is required for the operation of industrial warehousing and open storage in the IND zoning designation. After submittal of the CUP request, the project was analyzed by multiple County agencies for compliance. After careful review, no aspect of project implementation has been identified that would conflict with neighboring uses.

Based on the discussion above, the proposed project is consistent with Policy ED-13.3.

- 3. Public Facilities, Services, and Infrastructure Availability Policy PFS-1.7:** *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

PFS-12.3 Adequate Water Supply, Access, and Response Times for Firefighting Purposes: *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

WR-1.11 Adequate Water for Discretionary Development: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

The applicant requests the use of the entire 1.06-acre parcel to permit industrial warehousing and outdoor storage for a furniture moving company for a 10-year period. Adequate public services, facilities and infrastructure are, and would continue, to be available to serve the project site. Water would continue to be provided by the United Water Conservation District. Wastewater treatment would continue to be provided by the Saticoy Sanitary District. Fire suppression measures would be required and conditioned to be installed prior to occupancy, as part of the design of the existing facility (Condition of Approval No. 31, Exhibit 5).

Based on the discussion above, the proposed project is consistent with General Plan Policies PFS-1.7, PFS-12.3 and WR-1.11.

- 4. Saticoy Area Plan Resource Policy RES-1.1:** *Discretionary development should be designed to reduce vehicle miles traveled by:*
 - a. Providing a mixture of residential/commercial or industrial/commercial uses; and,*

b. Incorporating multimodal connections and amenities.

As required by ordinance, approval of the CUP would reduce vehicle miles traveled by actively reusing an existing building for storage purposes. Further, the proposed development has been designed to comply with all industrial development standards and would include landscaping and screening for all proposed open storage areas. The proposed development would also include required amenities (i.e.: pedestrian access, parking, trash enclosure and an electric vehicle charging station).

Based on the discussion above, the proposed project is consistent with SAP Policy RES-1.1.

- 5. Public Facilities, Services, and Infrastructure Emergency Vehicles Access Policy PFS-11.4:** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

Public Facilities, Services, and Infrastructure Adequate Water Supply, Access, and Response Times for Firefighting Purposes Policy PFS-12.3: *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

Saticoy Area Plan Hazards Policy HAZ-1.2: *New discretionary development shall only be approved upon demonstration that adequate tactical access and fire flow are available as determined by the VCFPD.*

The project site would to be accessed by three proposed 30-foot-wide vehicular gates connected to Azahar Street. Although no changes to the configuration of vehicular circulation onsite are proposed, the CUP would authorize two newly striped vehicular parking stalls, adjacent to the existing pedestrian ramp and a proposed trash enclosure for the site. The three proposed vehicular gates would provide adequate access through the project site and facilities for emergency vehicles. The Ventura County Fire Protection District reviewed the requested project and has recommended conditions of approval be imposed with the CUP to ensure a reasonable degree of life and property protection is provided (Condition of Approval Nos. 30 through 32, Exhibit 5).

The water supply available from the United Water Conservation District is adequate for fire suppression according to the VCFPD. The project site is located approximately one mile from the nearest fire station (Ventura City Fire Department No. 6, 10797 Darling Road). Thus, adequate fire response time is available.

Based on the discussion above, the proposed project is consistent with Policies PFS-11.4 and 12.3 and SAP Policy HAZ-1.2.

6. Requirements for Discretionary Commercial or Industrial Development Policy ED-25.2: *The County shall condition discretionary development within Commercial or Industrial designations served by on-site septic systems to:*

- a. *Ensure to the satisfaction of the Environmental Health Division that any accidental release of industrial wastewater, hazardous materials, or hazardous waste will be remedied in a timely and safe manner. Satisfactory insurance may include demonstration of financial responsibility, including posting of a bond or surety.*
- b. *Grant an access easement to County Service Area 32. In addition, regular testing and monitoring of septic systems shall be performed to the satisfaction of the Environmental Health Division.*

Public Facilities, Services, and Infrastructure Wastewater Connections Requirement Policy PFS-4.1: *The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.*

Sewer service would continue to be provided to the project site by the Saticoy Sanitary District. No change in the generation of sewage effluent is anticipated to result from project implementation.

Based on the discussion above, the proposed project is consistent with Policies ED-25.2 and PFS-4.1.

7. Discretionary Development and Landscaping Policy COS-1.12: *The County shall require landscaping associated with discretionary development, or subject to the California Water Efficient Landscape Ordinance (WELo), to be water-efficient and include native, pollinator-friendly plants consistent with WELo guidelines, as applicable. The planting of invasive and watch list plants as inventoried by the California Invasive Plant Council shall be prohibited, unless planted as a commercial agricultural crop or grown as commercial nursery stock.*

Saticoy Area Plan Resource Policy RES-2.2:

In order to conserve water, all landscape plans shall be prepared in accordance with the County's Landscape Design Criteria (as amended) and applicable State regulations. In addition, new discretionary development adjacent to the Santa Clara River, the Brown Barranca, or the Franklin Barranca shall only include drought tolerant plants and, whenever feasible, should include plants that are native to the Santa Clara River watershed.

Saticoy Area Plan Public Facilities Policy PF-2.1

Discretionary development shall be designed to protect water quality and maximize the use of water conservation measures through the use of techniques such as:

- a. Water-conserving landscaping and irrigation systems (See LU-1.1);*
- b. Low impact development practices;*
- c. Runoff and stormwater capture for treatment and groundwater recharge;*
- d. Use of dual flush toilets and other water-saving appliances; and/or,*
- e. Installation of gray water systems.*

Saticoy Area Plan Land Use Policy LU-1.1

Discretionary development shall be designed to conserve water used for landscaping by implementing the requirements of the Ventura County Landscape Design Criteria, as amended. Water conservation techniques include, but are not limited to the following:

- a. Replace lawns with drought-tolerant ground cover or other drought-tolerant plants;*
- b. Utilize drought-tolerant trees or plants mixed with hardscapes for areas that require landscaping and, when feasible, use native plants;*
- c. Install irrigation systems designed to use the minimum amount of water necessary to maintain landscapes; and,*
- d. Use recycled or “gray” water for landscaping.*

The applicant submitted a preliminary landscape plan which identifies that new landscaping would be installed along the entire project frontage abutting Azahar Street. The landscaping would include a variety of trees, bushes, shrubs, and ground cover consistent with the requirements of the Ventura County NCZO and SAP.

Additionally, the project would be subject to a condition of approval to require the applicant to prepare and submit a final landscape plan that complies with the Ventura County Landscape Design Criteria and state Water Efficient Landscaping Ordinance (WELO), which includes water conservation measures and prohibitions on planting non-native species (Condition of Approval No. 21, Exhibit 5).

Based on the discussion above, the proposed project is consistent with Policy COS-1.12 and SAP Policies RES-2.2, PF-2.1 and LU-1.1.

- 8. Best Available Flood Hazard Information Policy HAZ-2.2:** *The County shall continue to use the best available flood hazard information from local, regional, State, and Federal agencies to inform decision-making on appropriate land uses, discretionary development, and infrastructure investments.*

The project was reviewed and analyzed by the Ventura County Public Works Agency, Watershed Planning and Permits Division (PWA-WPPD). In accordance with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies 2.10.2-1, 2.10.2-2 and 2.10.2-3, PWA-WPPD would be requiring that the applicant obtain a Flood Zone Clearance permit (Condition of Approval No. 29, Exhibit 5).

Based on the discussion above, the proposed project is consistent with Policy HAZ-2.2.

- 9. Limiting Unwanted Noise Policy HAZ-9.1:** *The County shall prohibit discretionary development which would be impacted by noise or generate project-related noise which cannot be reduced to meet the standards prescribed in Policy Haz-9.2. This policy does not apply to noise generated during the construction phase of a project.*

Noise Compatibility Standards Policy HAZ-9.2: *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

1. *New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
2. *New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)*
3. *New noise sensitive uses proposed to be located near airports:*
 - a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or,*
 - b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*
4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*

- a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
 - b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and,*
 - c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*
5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

Site and Building Design Policy HAZ-9.5: *The County shall require discretionary development and County-initiated projects to comply with adopted noise standards through proper site and building design features, such as building location and orientation, setbacks, natural barriers and vegetation, and building construction. The County shall only consider sound walls if noise mitigation measures have been evaluated or integrated into the project and found infeasible.*

The proposed project, while an existing industrial development, is not considered a noise-generating use that would adversely impact surrounding noise-sensitive uses including existing residences.

Based on the discussion above, the proposed project is consistent with Policies HAZ-9.1, 9.2 and 9.5.

10. Adequate Water for Discretionary Development Policy WR-1.11: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

Water Quality Protection for Discretionary Development Policy WR-2.2: *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

Groundwater Quality Protection Policy ED-39.1: *In order to protect groundwater quantity, the County shall require discretionary development to not result in any net decrease in the quantity of groundwater, taking into account existing and projected water supply and demand factors (e.g. potable water demand, landscape*

irrigation, evapotranspiration, recharge). Discretionary development may utilize water offsets (e.g. plumbing fixture retrofits in existing structures) to achieve no decrease in the quantity of groundwater.

Saticoy Area Plan Public Facilities Policy PF-1.1: *Discretionary development shall be served by a publicly accountable water supplier.*

Saticoy Area Plan Public Facilities Policy PF-2.3: *Discretionary development shall be designed to adequately protect groundwater quality as determined by the Watershed Protection District.*

The project site would continue to be supplied water by the United Water Conservation District via existing metered connections, and therefore, as demonstrated, has an adequate long-term supply of water. As project implementation would propose installation of new landscaping and water use required for a new fire suppression system for the existing building and proposed trash enclosure, the demand for water use is not expected to substantially increase.

Based on the discussion above, the proposed project is consistent with Policies WR-1.11 and 2.2, ED-39.1 and SAP Policies PF 1.1 and 2.3.

- 11. Recordation of a Notice of Dam Inundation Hazard HAZ-2.6:** *The County shall require the recordation of a Notice of Dam Inundation Hazard with the County Recorder for new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. Evidence of a federally held flowage easement can be used as well.*

The project parcels would be located within areas subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. Therefore, a condition of approval would be included with the project requiring the applicant to record a Notice of Dam Inundation Hazard with the County Recorder to inform existing and future owners of the subject property that the site is subject to flooding from a dam breach (Condition of Approval No. 33, Exhibit 5).

Based on the discussion above, the proposed project is consistent with Policy HAZ-2.6.

**EXHIBIT 5
DRAFT CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT CASE NO. PL20-0129**

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

I. Planning Division Conditions

1. Project Description

This Conditional Use Permit (CUP) is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 through 5 of the Planning Director hearing on October 27, 2022, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

This CUP authorizes industrial warehousing and outdoor storage for a furniture moving company for a 10-year period. The project site is located at 11400 Azahar Street in Old Town Saticoy. The CUP would comprise the entire 1.06-acre parcel. The CUP would include the use of an existing 14,831 square foot metal warehouse building for indoor storage of wooden crates and allows for two open storage areas. The wooden crates are five (5) feet wide by seven (7) feet deep by eight (8) feet in height and used to store furniture and personal belongings.

The authorized open storage areas are located to the northeast of the existing building and also under the existing attached 8,810 square foot unenclosed covered storage area. The only materials authorized to be stored in the open areas are wooden crates placed on the pavement and vehicles (including recreational vehicles, semi-trucks and trailers, and vessels) holding current registration issued by the California Department of Motor Vehicles. The stacking of wooden crates in all open storage areas shall be prohibited as open storage in Old Town Saticoy is limited to eight feet in height.

The site is currently enclosed with an existing wrought iron fence and approximately five entrance gates. To obtain compliance with the screening requirements of the Saticoy Area Plan (SAP) for open storage, this CUP authorizes removal and replacement of the existing fencing and gates with a new six-foot high wrought iron fence and three 30-foot-wide entrance gates. Additionally, the CUP authorizes installation of new landscaping to cover approximately 10 percent of the project site, construction of a fully enclosed trash enclosure, relocation of two required vehicular parking stalls, installation of one electric

vehicle charging station and installation of security lighting on the existing warehouse building.

Access to the site is provided via Azahar Street. Ventura Water is the purveyor of potable water supply for this site. The applicant has signed the New Project Referral Form, as the location is found within the City of Ventura's Sphere of Influence. Sewer service is provided via the City of Ventura with a lateral connecting to the main line. Approval of the CUP shall abate Code Violation CV20-0120 and partially fulfill one milestone of Condition Compliance Agreement CA22-0002.

The development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, open storage areas, parking areas and landscape areas shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Days and Hours of Operation

Purpose: In order to remain compatible with neighboring residential uses, it is necessary to limit the days and hours of operation of the approved use.

Requirement: The days and hours of operation for the industrial warehousing and storage facility shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 7:00 p.m. Saturdays and closed on Sundays. The Permittee shall post the hours of operation in an obvious location that can be seen by the one onsite employee, vendors, and/or truck hauling operators. The signage must be made of weatherproof and permanent material and comply with the Ventura County Non-Coastal Zoning Ordinance (Article 10).

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

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

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

3. Required Improvements for CUP

Purpose: To ensure the project site conforms to the plans approved at the Planning Director hearing in support of the project.

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, paving, parking, landscaping and

delineating open storage areas by painting stripes on the pavement are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

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

Timing: Prior to the issuance of a Zoning Clearance for construction and use inauguration the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to final inspection. The Permittee shall maintain the required improvements for the life of the Project.

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

4. Site Maintenance

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

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

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

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

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this

condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

5. CUP Modification

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

6. Construction Activities

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

7. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction 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 of this CUP shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (Article 14), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the 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.

8. 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 date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for construction and use inauguration in order to initiate the land uses set forth in Condition No. 1.
- (2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction and use inauguration within six months from the date the approval decision of this CUP becomes effective (on or before **[insert date]**).
- (3) Prior to the issuance of the Zoning Clearance for construction and 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 construction and use inauguration, any final billed processing fees must be paid within 30 days of the billing date, or the County may revoke this CUP.

b. Permit Life or Operations Period: This CUP will expire on **[insert date]**. 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 § 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to **[insert date]**; 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 § 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

9. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP

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

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from

other agencies, which are required pursuant to a condition of this CUP) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

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

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

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

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

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

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this CUP.

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

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

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

11. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this CUP with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this CUP.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning

Division and the conditions of this CUP with the deed of the property that is subject to this CUP.

Documentation: Recorded "Notice of Land Use Entitlement" form and conditions of this CUP.

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this CUP, prior to issuance of a Zoning Clearance for construction and use inauguration.

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

12. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. **Establishment of Revolving Compliance Account:**

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:

- (1) 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 associated with condition compliance review, monitoring, and enforcement activities described in 12.a (above), and any duly imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.

- (2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

13. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this 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.

14. Permittee's Consent to Site Inspections

Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3.5), the Planning Division conducts periodic site inspections of permitted facilities and land uses

to monitor compliance with the conditions of County-issued permits and the County zoning ordinance. The Permittee hereby consents to the inspection of all property, facilities, operations, and events comprising the Project that is subject of this CUP inspections may occur at any time the Planning Division deems necessary to fully and effectively monitor the Project, including nights or weekends. For example, if the permit authorizes events on weekend nights, the Permittee authorizes the Planning Division to conduct site inspections during such events to monitor compliance with event-related permit conditions. Upon the Planning Division's provision of reasonable notice, the Permittee agrees to provide Planning Division staff access to conduct the above-described inspections for the sole and exclusive purpose of monitoring compliance with this permit and the County zoning ordinance.

15. Invalidation of Condition(s)

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

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this 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.

16. Consultant Review of Information and Consultant Work

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

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be

appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 12 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.

17. Relationship of CUP Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any 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 approval 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.

The Permittee shall obtain a business tax certificate and regulatory licenses for the operation of the industrial warehousing and storage facility.

18. Contact Person

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

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

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

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

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

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

19. Reporting of Major Incidents

Purpose: To ensure that the Planning Director is notified of major incidents associated with, or resulting from, the Project.

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

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 receiving the request.

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

20. Change of Permittee

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

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

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

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall

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

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

21. Landscaping and Screening

Purpose: To comply with the County's landscaping and screening requirements for the entire site, including open storage areas.

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

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

- a. Screens undesirable views, incompatible land uses or uses in natural settings. The Permittee must install landscaping and screening to screen the metal building, parking area, trash enclosure, and open storage areas.
- b. Provides visual relief and visual integration. The Permittee must install landscaping that softens the building edges, breaks up the expanses of building walls, and blends structures with their surroundings.
- c. Ensures compatibility with community character. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community.
- d. Ensures compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. The Permittee must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>.

Landscaping Design: The Permittee shall design all landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the water efficiency requirements of the Landscape Design Criteria and the California Department of Water Resources Model Water Efficient Landscape Ordinance, and must achieve the following design objectives:

- a. Use Available Non-Potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.

- b. **Protection of Solar Access.** The Permittee must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells or impair the function of a nearby building using passive solar heat collection.
- c. **Protection of Existing Vegetation.** Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).
- d. **Create Viable Growing Environment.** The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.
- e. **Species Diversity.** The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.
- f. **Crime Detering.** The landscape design must deter crime by allowing unobstructed views of vulnerable doors and windows from the street and other properties, avoiding blind spots, and hiding spaces, and creating pedestrian walkways that are safe.
- g. **Use Native or Non-Invasive Plant Species.** In accordance with Saticoy Area Plan Policy 1.3.2-4, landscaping must utilize plants that are native to the Santa Clara River watershed.

Documentation: The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above), § 8106-8.2 (General Landscaping and Water Conservation Requirements) of the Non-Coastal Zoning Ordinance. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

Timing: The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for construction and use inauguration. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in § 8106-8.2.8 of the Non-Coastal Zoning Ordinance.

Monitoring and Reporting: Landscaping shall be maintained for the life of the permit. Landscaping approval/installation and verification shall occur after the Permittee

submits the Certificate of Completion for the landscape installation. County staff shall then conduct an onsite inspection to verify that the landscaping was installed as required by the approved landscape plan as set forth in § 8106-8.2.3(a) of the Non-Coastal Zoning Ordinance. Monitoring activities, and enforcement activities shall occur according to the procedures set forth in § 8106.8.2.8 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file.

22. Lighting Plan

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

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

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

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

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

Documentation: The Permittee shall submit one copy of the lighting plan to the Planning Division for review and approval.

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

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

23. Availability of Parking Spaces

Purpose: To ensure compliance with § 8108-3 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall ensure that the required two (2) motor vehicle parking spaces (including accessible spaces) remain continuously available for their intended parking use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to, the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures.

Documentation: A stamped copy of the approved site plan.

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

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the Project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this

condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

24. Parking of Vehicles for Storage

Purpose: In order to comply with § 8107-31.16 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall store only currently licensed vehicles (including recreational vehicles, semi-trucks and trailers, and vessels) on the Project site, provided that no more than 30 percent of the gross area of the subject lot is devoted to such vehicle storage. The vehicle storage area shall only be located within the delineated areas on the project site, labeled open storage area per Exhibit 3, and shall be screened by a six-foot high wrought iron fence and landscaping, per the minimum requirements of the Saticoy Area Plan. The stacking of vehicles is prohibited.

Documentation: The Permittee shall submit a site plan that illustrates the area devoted to vehicle storage for the Planning Division's review and approval.

Timing: Prior to the issuance of Zoning Clearance for construction and use inauguration, the Permittee shall submit the site plan to the Planning Division for review and approval. Prior to final inspection, the Permittee shall delineate the pavement with permanent marking/paint demonstrating that the vehicle storage area is provided pursuant to the Planning Director-approved site plan. Throughout the life of the Project, the Permittee shall maintain the marking/paint delineating the authorized areas for open storage and shall maintain the vehicle storage area to ensure that all vehicles stored on the project site are currently licensed, pursuant to the requirements of this condition.

Monitoring and Reporting: The Planning Division maintains the approved site plan illustrating the vehicle storage area in the Project file. The Planning Division has the authority to inspect the site to ensure that the vehicle storage area is provided according to the approved plans. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

25. Open Storage

Purpose: In order to comply with § 8119-1.8.7 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall store wooden crates limited to (5) feet wide by seven (7) feet deep by eight (8) feet in height, which are used to store furniture and personal belongings within the delineated areas (labeled open storage area per Exhibit 3) on the project site. All authorized open storage areas shall be screened by a six-foot high wrought iron fence and landscaping, per the minimum requirements of the Saticoy Area Plan. The stacking of wooden crates higher than eight (8) feet in height is prohibited.

Documentation: The Permittee shall submit a site plan that illustrates the area devoted to vehicle storage for the Planning Division's review and approval.

Timing: Prior to the issuance of Zoning Clearance for construction and use inauguration, the Permittee shall submit the site plan to the Planning Division for review and approval. Prior to final inspection, the Permittee shall delineate the pavement with permanent marking/paint demonstrating that the open storage areas are provided pursuant to the Planning Director-approved site plan. Throughout the life of the Project, the Permittee shall maintain the marking/paint delineating the authorized areas for open storage and shall maintain the open storage areas to ensure that all wooden crates stored on the project site are in conformance, pursuant to the requirements of this condition.

Monitoring and Reporting: The Planning Division maintains the approved site plan illustrating the open storage areas in the Project file. The Planning Division has the authority to inspect the site to ensure that the open storage areas are provided according to the approved plans. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

26. Trash and Recycling Storage Area

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

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

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

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

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

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

27. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan Goals, Policies and Programs Noise Policy 2.16.2-1(5) and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

28. Graffiti

Purpose: In order to comply with § 8107-31.15 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall submit a graffiti control plan ("the plan") for the Planning Director's review and approval. The plan must address the prevention of graffiti by such means as landscaping materials, special surface finishes, misting/irrigation strategies, alarms, or other means that the Planning Director deems

feasible. The plan must also include strategies which detail how graffiti will be removed within 48 hours of its discovery.

Documentation: The Permittee shall submit the plan to the Planning Division for review and approval.

Timing: The Permittee shall submit the plan to the Planning Division for review and approval prior to issuance of the Zoning Clearance for construction and use inauguration. The Permittee shall implement the plan in accordance with the Planning Division-approved schedule.

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

PUBLIC WORKS AGENCY (PWA) Conditions

II. Watershed Protection Division Conditions

29. Flood Zone Clearance

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

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

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

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

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

OTHER VENTURA COUNTY AGENCY Conditions

III. Ventura County Fire Protection District (VCFPD) Conditions

30. Vertical Clearance

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 vertical clearance of 13 feet 6

inches (13' 6") along all access roads/driveways.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

31. Fire Sprinklers

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

Requirement: The Permittee shall be responsible to have an automatic fire sprinkler system installed in all 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: The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval before the installation of the fire sprinkler system and shall be fully installed prior to occupancy of the building.

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 onsite 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 their successors in interest, shall maintain the fire sprinkler system for the life of the development.

32. Prefabricated Sea Cargo / Metal Storage Containers

Purpose: To ensure a reasonable degree of life and property protection is provided.

Requirement: The Permittee shall comply with Ventura County Building Department and Ventura County Fire Protection District Standards or shall meet requirements as a new building under the Building and Fire Codes.

Documentation: A signed copy of the project plans with Fire Prevention Bureau's approval

Timing: The Permittee shall submit documentation indicating that the proposed containers met the requirements of Ventura County Fire Protection District standards and Administrative ruling 20-803 to the Fire Prevention Bureau for approval before use of any container.

Monitoring and Reporting: A copy of the approval shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the prefabricated sea cargo/metal storage containers are installed according to the approval. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the approved use and installation of the prefabricated sea cargo/metal storage containers for the life of the project.

33. Notice of Dam Inundation Hazard for Land Use Development

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

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

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

Timing: The Notice of Dam Inundation Hazard shall be recorded with the County Recorder prior to issuance of a zoning clearance for construction and use inauguration.

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



COUNTY of VENTURA

SATICOY MUNICIPAL ADVISORY COUNCIL

Serving the Unincorporated Area of Saticoy

Boundary Sections

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

Draft Summary of Minutes

Monday, October 3, 2022, at 6:00 PM

José Flores Community Center, 11168 Violeta Street

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

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

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

PLEASE NOTE THE MEETING WILL BEGIN AT 6:00 PM

I. Call to Order

- 1. Lead by Chair Sunner – also, the chair announced and welcome Mr. Dan*
- 2. Meeting was called to order at 6:07 PM*
- 3. Held in person at the Jose Flores Community Center in unincorporated area of Saticoy*

II. Roll Call

- 1. Clerk reported the posting the agenda at Jose Flores Community Center*
- 2. Clerk announced and welcome Mr. Dan Feliz to the Saticoy MAC and the need to serve in order*
- 3. Membership Attendance*
 - i. Present: Joshua Addison (Late attendance), Elizabeth Claudio, Teri Hernandez, Miguel Hernandez, Chair Sky Sunner.*
 - ii. Absent: Jacqueline Flores, Co-Chair Marianne Parra*

III. Pledge of Allegiance

1. *Lead by Alternate member Dan Feliz*

IV. Inspirational

1. *Lead by Chair Sunner*

V. Approval of Draft Minutes of the Meeting Held Monday, September 12, 2022

1. *September 12, 2022, Summary of Minutes Reviewed*
2. *Motion to approve minutes as written by Alternate Councilmember Dan Feliz, and seconded by Councilmember Elizabeth Claudio*
3. *All in Favor, Motion Carried*

VI. Public Comments on Items Not on the Agenda

- *Sierra Doehr, Market Manager – Saticoy Farmers Market - Food Hub an update on the permit process of the Farmer’s Market. Two plans are in near completion. Mentioned being awarded funds from the Social Justice Trust Fund. An invitation to a presentation of the award will be October 16 at Saticoy Park starting at 3:00 PM. Supervisor LaVere will attend to make welcoming remarks*
- *Kathy Navarro Sochel announced an invitation and update to the council regarding the community frig grand re- opening of the Neighborhood Food Pantry hosted by the Saticoy Food Hub for more information please contact Sierra Doehr at sierra@saticoyfarmersmarket.org or visit website at saticoyfarmersmarket.org or a direct contact with Kathy at knsochel1356@gmail.com*
- *Daniel Chavez, Food Bank Coordinator, Saticoy Farmers Market – Food Hub reported an update on the Farmers Market permit and opening as soon as several requirements with the county are completed.*

VII. Community/Government Reports and Announcements

1. *Beat Report from California Highway Patrol in Ventura County.
A report to the council was not presented*
2. *Beat Report from County of Ventura Sheriff’s Office.
A report to the council was not presented*

VIII. Council Action Items

1. *Presentation from the Resource Management Agency, Planning Division on a New Conditional Use Permit Request Project - PL 20-0129 at 11400 Azahar Street*
 1. *Saticoy MAC members heard a presentation from the Resource Management Agency, Planning Division with supporting County of Ventura Code Compliance team members on a new Conditional Use Permit request project – PL 20-0129 at 11400 Azahar Street*
 2. *The CUP request is for warehousing/ outdoor storage for a furniture moving company for a 10-year period.*
 3. *The project is located at 11400 Azahar Street in the unincorporated area of Saticoy.*
 4. *The CUP will allow the storage of wooden crates in the warehouse building for indoor storage and allow for two open/semi-outdoor storage areas.*
 5. *Appreciation regarding repairs, new landscape, and compliance activities by owner were appreciated by the Saticoy Council.*

6. *Motion to approve CUP Request Project - PL 20-0129 at 11400 Azahar Street as presented by County staff by Councilmember Dan Feliz, and seconded by Councilmember Addison
All in Favor, Motion Carried*

2. *Non-Agenda Information/Future Item Requests*

- *Motion to approve information/future Agenda Requests as described below by Councilmember Josh Addison, and seconded by Councilmember Elizabeth Claudio*
- *All in Favor, Motion Carried*
 - i. *Bring back-Alley Way Discussion to the MAC for council to discuss and reassess PWA position that the resolution for alley improvements belong to the property owners in January 2023*
 - ii. *Update the MAC regarding the PWA Transportation and Street improvements project in January/February 2023*
 - iii. *Revisit of the Saticoy Area Plan as it relates to the area on South Wells Road and Aster Street in January/February 2023.*
 - iv. *An update on the Ventura Water Presentation was given by Supervisor LaVere. The City of Ventura and County Resource Management, Planning Division staff are reviewing action plans to work on allocating water to the Saticoy area.*
 - v. *Clerk will contact Ventura Water to schedule a presentation to the MAC in February 2023.*

IX. Council Member Comments and Announcements



Councilmember Terri Hernandez addressed Sierra Doehr from the Saticoy Food Hub regarding Food Forward Organization on requesting food amounts and items for a future Saticoy Pantry event.

X. Administrative Updates

Council Members Notification to Complete the AB-1234 Ethics Training

*AB-1234 is an Assembly Bill that was passed on October 7, 2005, which requires local officials to receive **at least 2 hours** of training in general ethics principles and ethics law no later than 1 year from their first day of service and every 2 years thereafter.*

*Local officials are required to submit **Proof of Participation Certificates** to the County of Ventura Clerk of the Board's Office, please contact County of Ventura Clerk of the Board at: clerkoftheboard@ventura.org or call 805-654-2251.*

Online Ethics Education: *Online training is available from the: [Fair Political Practices Commission](#)  Online Self Study materials available from the: [Institute for Local Government](#) *

Chair announced the importance of the Ethics Training to be completed by the Council.

XI. Future MAC Agenda Items and/or Events

1. *City of Ventura Clean Water Presentation: Representatives from City of Ventura, and County of Ventura: TBD*
2. *Youth Town Hall Meeting: TBD*
3. *Community Input on the City of Ventura General Plan Update: TBD*
4. *Stormwater Feasibility Studies including Saticoy Park funded by Prop. 1 Disadvantaged Community grant program, Presented by Public Work Agency, Watershed, November 7, 2022*
5. *Update on the Saticoy Park Redesign Plan by General Services Agency, Parks Department, November 7, 2022*
6. *Update on the Saticoy Alley Way Presentation, TBD*
7. *Staff Update on the Public Works Agency Saticoy Stripping Project on Azahar Street and Nardo Street, TBD*

No Discussion, Items were read out loud.

XII. Adjourn

Next Saticoy MAC Meeting is Scheduled for Monday November 7, 2022, 6:00 P.M. In-Person at the José Flores Community Center.