



Planning Director Staff Report Hearing on October 10, 2024

County of Ventura • Resource Management Agency

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

WEST COAST MARBLE & GRANITE PLANNED DEVELOPMENT PERMIT CASE NO. PL23-0145

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Planned Development (PD) Permit for the construction and use of a building for Warehousing and Storage (Case No. PL23-0145).
2. **Applicant/Property Owner:** Ashoor Gorgis, dba West Coast Marble & Granite, 2309 Aubury Place, Camarillo, CA 93010
3. **Applicant's Representative:** Lauterbach & Associates, Architects, C/O James (Jim) Curtis, 300 Montgomery Avenue, Suite C, Oxnard, CA 93036
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) Section 8105-5, the Planning Director is the decision-maker for the requested PD Permit.
5. **Project Site Size, Location, and Parcel Number:** The 0.46-acre project site is located at 11040 Nardo Street, in the community of Saticoy, near the city of Ventura, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 128-0-022-105 (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
 - c. Zoning Designation: M2-10,000 sq. ft. (Limited Industrial, 10,000 sq. ft. minimum lot size)
 - d. The project is located in the Saticoy Designated Disadvantaged Community

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	R/MU (Residential Mixed Use)	Wells Road /State Route 118, open storage, industrial uses, commercial uses
East	M2-10,000 sq. ft.	Open storage, industrial uses
South	M2-10,000 sq. ft.	Open storage, industrial uses
West	M2-10,000 sq. ft.	Commercial uses, warehousing

8. History: The project site is comprised of an approximately 2,000 square-foot warehouse and parking lot that has been historically used by commercial and industrial tenants (recycling center, trucking maintenance shop, auto storage and wrecking lot). There is no recent permit history for the project site, and it is estimated from aerial imagery that the site has been vacant since 2016. Ventura County Code Compliance Violation Case No. CV23-0142 for unpermitted open storage, an unpermitted remodel of the existing warehouse, and operations without a certificate of occupancy will be abated by the proposed project.

9. Project Description:

The applicant requests a PD Permit for the construction and use of a building for Warehousing and Storage, or equivalent use that requires a PD Permit in the M2 zone. The project also includes new landscaping, a surface parking lot, and the following components:

- 1) Demolition of an existing 2,000-square-foot(sf) warehouse building.
- 2) Construction of an 8,590-sf warehouse building with an office, breakroom, restroom facilities, loading dock, and trash enclosure.
- 3) Installation of perimeter fencing, landscaping, parking area, right-of-way improvements, and other related on-site and off-site improvements as detailed on the proposed site plans and in the final conditions of approval for the project.

The proposed hours of operation are 7:00am to 7:00pm, seven days a week. The proposed warehouse would employ four staff and anticipates two guests per day. Guests would visit the site by appointment only and typically review product inventory. No onsite sales or fabrication is permitted by this permit pursuant to NCZO Section 8105-5. Ventura Water currently provides water to the project site. Saticoy Sanitary District currently provides sewage disposal service. For the required expanded water and sewage disposal services, the project is conditioned to require the appropriate approvals from Ventura Water and the Saticoy Sanitary District (Exhibit 4, Condition Nos. 24 and 25). A paved driveway from Nardo Street provides access to the project site (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. Pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State Guidelines for Implementation of the CEQA, the project is categorically exempt from environmental review as the project is sited in an urbanized area and the building is less than 10,000 square-feet of floor area. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

C. CONSISTENCY WITH THE GENERAL PLAN / SATICOY AREA PLAN

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

D. ZONING ORDINANCE COMPLIANCE

The project has been analyzed and determined to be consistent with all applicable development standards of the NCZO. A consistency analysis which evaluates the project's consistency with the standards set forth in the NCZO is included in Exhibit 6 of this Staff Report.

E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

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

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

Based on the information and analysis presented in Exhibit 5 and Exhibit 6 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 8111-1.2.1.1a.b].

The proposed project allows for construction and use of a building for warehousing and storage. The project site is zoned and designated for industrial uses by the NCZO, Ventura County General Plan, and Saticoy Area Plan and surrounded by industrial development of similar kind and intensity. Consistency with the development standards for the both the General Plan and Saticoy Area Plan, and the M2 zoning designation are described in Exhibits 5 and 6 to this report. The project is comprised of a single warehousing and storage building with sufficient parking and loading facilities. Right-of-way improvements (sidewalks, driveway, landscaping, etc.) will ensure the project is consistent with development in the surrounding area while allowing for enhanced pedestrian and vehicular safety (Exhibit 4, Condition No. 37). Finally, landscaping will ensure the development is screened from Wells Road / State Route 118 and Nardo Street while visually integrating the project with surrounding development (Exhibit 4, Condition No. 17).

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

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

The project is conditioned to ensure the project would not be obnoxious or harmful, or impair the utility of neighboring property or uses. These conditions of approval include requirements to:

- Report major incidents to the Planning Director (Exhibit 4, Condition No. 15);
- Prepare a lighting plan and install lighting that conforms with the standards set forth in the NCZO and Saticoy Area Plan (i.e. eliminates off-site glare) (Exhibit 4, Condition No. 19);
- Construct the warehouse building in accordance with an approved materials and colors plan that conforms with the design standards set forth in NCZO Section 8109-3.3.2 (Exhibit 4, Condition No. 26); and
- Conduct construction activities during hours prescribed by the County of Ventura Construction Noise Threshold Criteria and Control Plan (Exhibit 4, Condition No. 27);

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

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

The proposed project is conditioned to ensure the site would not be detrimental to the public interest, health, safety, convenience, or welfare. These conditions of approval include requirements to:

- Comply with the Los Angeles Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) Permit (Exhibit 4, Condition Nos. 33 through 35);
- Complete road improvements that will promote public safety (i.e. install sidewalks in accordance with the standards set forth in the Saticoy Area Plan) (Exhibit 4, Condition No. 37);
- Obtain a Flood Zone Clearance (Exhibit 4, Condition No. 39);
- Develop and operate the site in accordance with Ventura County Air Pollution Control District rules and regulations (Exhibit 4, Condition Nos. 40 through 42); and
- Develop the site in accordance with Ventura County Fire Protection District requirements (i.e. installation of a sprinkler system, installation of a fire hydrant installation, etc.) (Exhibit 4, Condition Nos. 43 through 48).

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

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

The proposed development allows for the construction of a building that will be used for warehousing and storage, a use commonly found in the surrounding industrial area. Thus, the project will be compatible with existing land uses as discussed in finding no. 2 (above). Additionally, given the concentration of industrial development in the area, zoning designations, and General Plan and Area Plan land use designations, land uses in the area are unlikely to change.

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

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

Pursuant to Ventura County Subdivision Ordinance Section 8214-3.1.a., the lot qualifies for a Certificate of Compliance. In 1962, a building permit was issued for the existing approximately 2,000 sf warehouse building located at APN 128-0-022-02. In 1993, a portion of the parcel was dedicated to the California Department of Transportation for the construction of State Route 118, an act exempt from the Ventura County Subdivision Ordinance. The remaining portion of the lot and project site is now depicted as APN 128-0-022-105.

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

7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws [Section 8111-1.2.1.1a.g].

As discussed in Section B of this staff report (above), the project is exempt from CEQA review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State Guidelines for Implementation of the CEQA.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and Ventura County NCZO (Section 8111-3.1). On September 27, 2024, the Planning Division mailed notice in English and Spanish to owners of property within 300 feet of the property on which the project site is located. On September 27, 2024, the Planning Division placed a legal ad in the *Ventura County Star*.

On September 16, 2024, the Saticoy Municipal Advisory Committee (MAC) considered the proposed project and recommended that the landscaping for the project to be drought tolerant species that are native to the Santa Clara River watershed, consistent with Saticoy Area Plan Policies LU-1.1, RES-2.2, RES-4.1, PF-2.1, so long as the plant pallet also complies with the County's landscape requirements as described in NCZO Section 8106-8.2. With the recommendation to provide landscaping consistent with Policy RES-2.2, the Saticoy MAC unanimously recommended approval of the project.

The project site is located within the City of Ventura's Sphere of Influence. As required by the Ventura County Discretionary Entitlement Application Package, the Permittee provided a New Project Referral Form signed by the City of Ventura documenting that the City of Ventura had reviewed the project (Exhibit 9). Pursuant to the City of Ventura's feedback, the project is conditioned to require the Permittee to obtain an Out of Agency Service Agreement for expanded water service as required by the project (Exhibit 4, Condition No. 25). Additionally, Maruja Clensay, Assistant Director of Ventura's Community Development Division, responded to the County's request for comment on the project via email on September 19, 2024, stating the City had no comment.

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 15303 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a PD Permit pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** PD Permit Case No. PL23-0145, subject to the conditions of approval (Exhibit 4).
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 AJ.Bernhardt@ventura.org at (805) 654-3136 or AJ.Bernhardt@ventura.org.

Prepared by:



AJ Bernhardt, Case Planner
Commercial & Industrial Permits Section
Ventura County Planning Division

Reviewed by:



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

EXHIBITS

- | | |
|-----------|---|
| Exhibit 2 | Maps |
| Exhibit 3 | Plans |
| Exhibit 4 | Conditions of Approval |
| Exhibit 5 | Consistency with the General Plan and Saticoy Area Plan |
| Exhibit 6 | Consistency with the NCZO |
| Exhibit 7 | Ventura County Public Works Agency Watershed and Permits Division Memo dated January 18, 2024 |
| Exhibit 8 | Historical Resources Report dated May 7, 2024 |
| Exhibit 9 | New Project Referral Form dated September 15, 2023 |



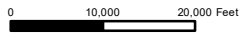
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 08-29-2024



County of Ventura
Planning Director Hearing
Case No. PL23-0145
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.





NARDO ST

WELLS RD

LOS ANGELES AV

ROSAL LN

128-0-022-105



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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County of Ventura
Planning Director Hearing
PL23-0145
Aerial Photography



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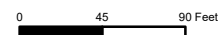




Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
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County of Ventura
Planning Director Hearing
APN: 128-0-022-105
PL23-0145
General Plan & Zoning Map



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County of Ventura
 Planning Director Hearing
 Case No. PL23-0145
 Exhibit 3 - Plans

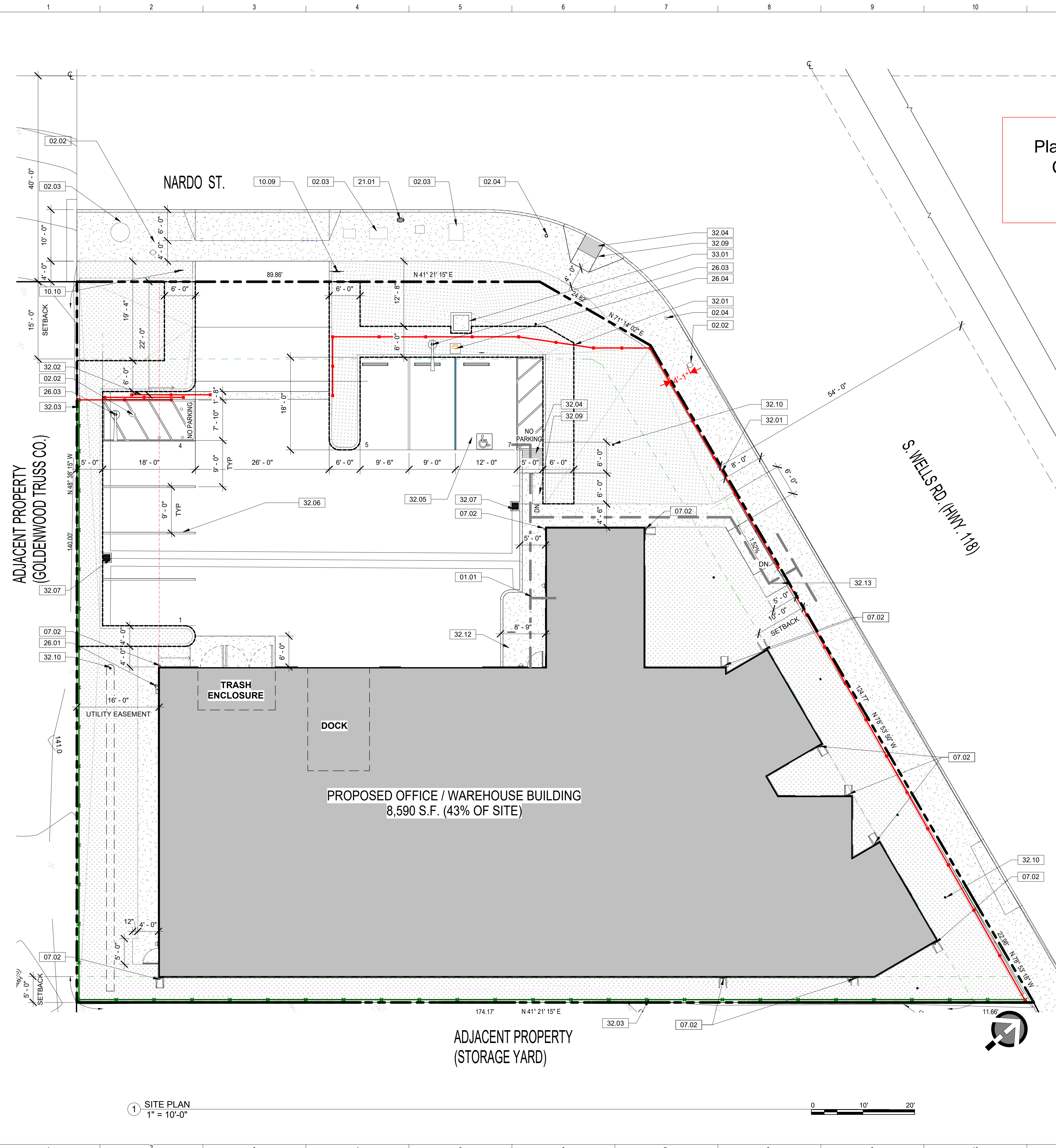
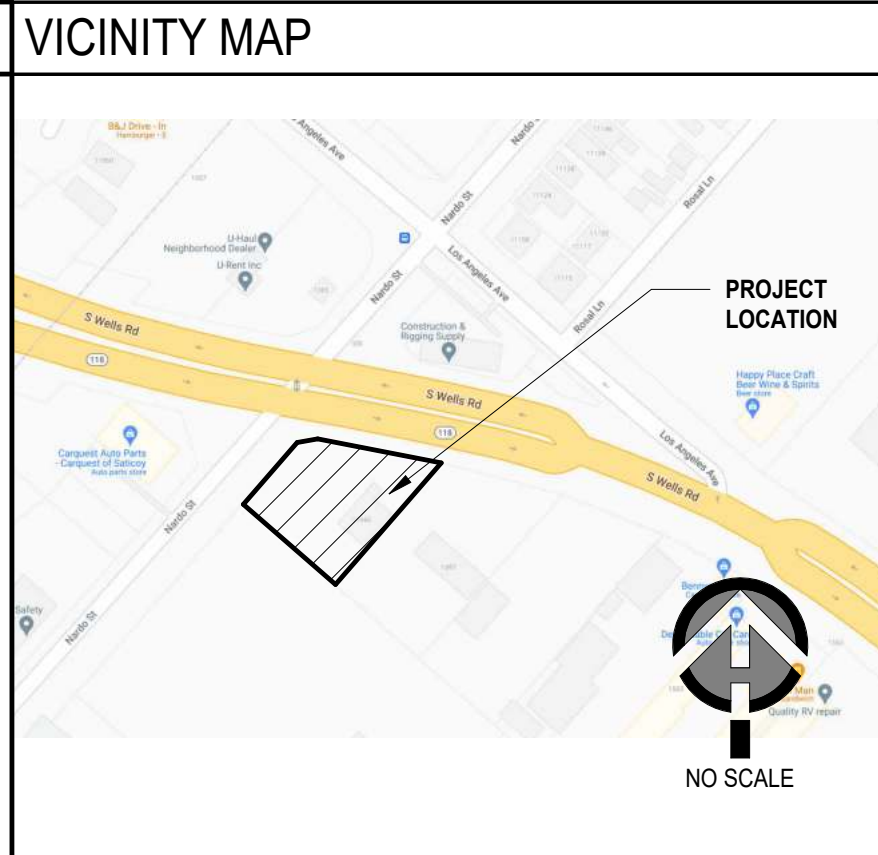
SHEET INDEX	
ARCHITECTURAL	
A-100	SITE PLAN
A-101	DEMOLITION PLAN
A-102	FLOOR PLAN
A-103	ROOF PLAN
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
CIVIL	
1 OF 5	COVER SHEET
2 OF 5	GRADING PLAN
3 OF 5	UTILITY PLAN
4 OF 5	DETAILS
5 OF 5	DETAILS
LANDSCAPE	
LP-1	PRELIMINARY PLAN COVER SHEET
LP-2	PRELIMINARY PLANTING
LP-3	PRELIMINARY IRRIGATION
LP-4	PRELIMINARY DETAILS
LP-5	PRELIMINARY SPECIFICATIONS

SITE ANALYSIS:	
ASSESSOR PARCEL NO.:	128-0-022-105
ZONING:	M-2
GENERAL PLAN:	EXISTING COMMUNITY - URBAN RESERVE
AREA PLAN:	SATICOY
SITE (0.46 AC):	20,211.44 S.F. 100% GROSS AREA
BUILDING:	8,590 S.F. 43%
PARKING / CIRCULATION / WALKS:	5,625 S.F. 28%
LANDSCAPE:	5,996.44 S.F. 29%
PARKING AREA:	6,064 S.F. 100%
INTERIOR PARKING LANDSCAPE:	1,147 S.F. 19% OF PKG. AREA

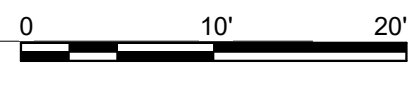
PARKING ANALYSIS	
OFFICE AREA:	415 S.F. / 250 = 2 PARKING SPACES
WAREHOUSE AREA:	7,478 S.F. / 1500 = 5 PARKING SPACES
TOTAL REQUIRED:	7,893 S.F. / 7 PARKING SPACES
REQUIRED ON-SITE PARKING:	
ACCESSIBLE:	1 STALL (VAN)
STANDARD:	6 STALLS
TOTAL:	7 STALLS
PROVIDED ON-SITE PARKING:	
ACCESSIBLE:	1 STALL (VAN)
STANDARD:	6 STALLS
TOTAL:	7 STALLS

KEYNOTES	
01.01	ACCESSIBLE PATH OF TRAVEL
02.02	EXISTING UTILITY POLE TO REMAIN
02.03	EXISTING UTILITY BOX
02.04	EXISTING TRAFFIC SIGNAL POLE TO REMAIN
02.05	EXISTING FIRE HYDRANT
07.02	METAL DOWNSPOUT
10.09	POLE MOUNTED STOP SIGN
10.10	POLE MOUNTED ACCESSIBLE PARKING ENTRY SIGN
21.01	FIRE HYDRANT. SEE CIVIL
26.01	MAIN ELECTRICAL PANEL / METER
26.03	LED LIGHT STANDARD, 18'-0" TALL. LIGHT TO BE SHIELDED & DIRECTED DOWNWARD
26.04	ELECTRIC VEHICLE CHARGING STATION
32.01	6'-0" HIGH METAL FENCE. SEE DETAIL A / A-202
32.02	6'-0" HIGH TELESCOPING METAL GATE TO MATCH METAL FENCE
32.03	6'-0" HIGH WIRE MESH FENCE. SEE DETAIL B / A-202
32.04	TRUNCATED DOMES SURFACE IN CONTRASTING COLOR
32.05	VAN ACCESSIBLE PARKING STALL
32.06	PARKING STALL, TYP
32.07	STORMWATER CATCH BASIN PER CIVIL
32.09	ACCESSIBLE CURB RAMP PER CIVIL
32.10	AREA DRAIN PER CIVIL, TYP.
32.12	BIKE RACK (HITCH POST STYLE)
32.13	PEDESTRIAN METAL GATE 3'-0" W x 6'-0" HT.
33.01	SUMP PUMP VAULT PER CIVIL

LEGEND	
	LANDSCAPE AREA
	LANDSCAPE OF PARKING AREA
	BUILDING AREA
	CONCRETE SURFACE
	ACCESSIBLE PATH OF TRAVEL
	PROPERTY LINE
	WIRE MESH FENCING
	METAL FENCING
	UTILITY EASEMENT
	SETBACK



1 SITE PLAN
 1" = 10'-0"



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A DEVELOPMENT FOR:
WEST COAST MARBLE & GRANITE CO.
 11040 NARDO ST., SATICOY, CA 93004

NO.	DESCRIPTION	DATE
	ISSUE	

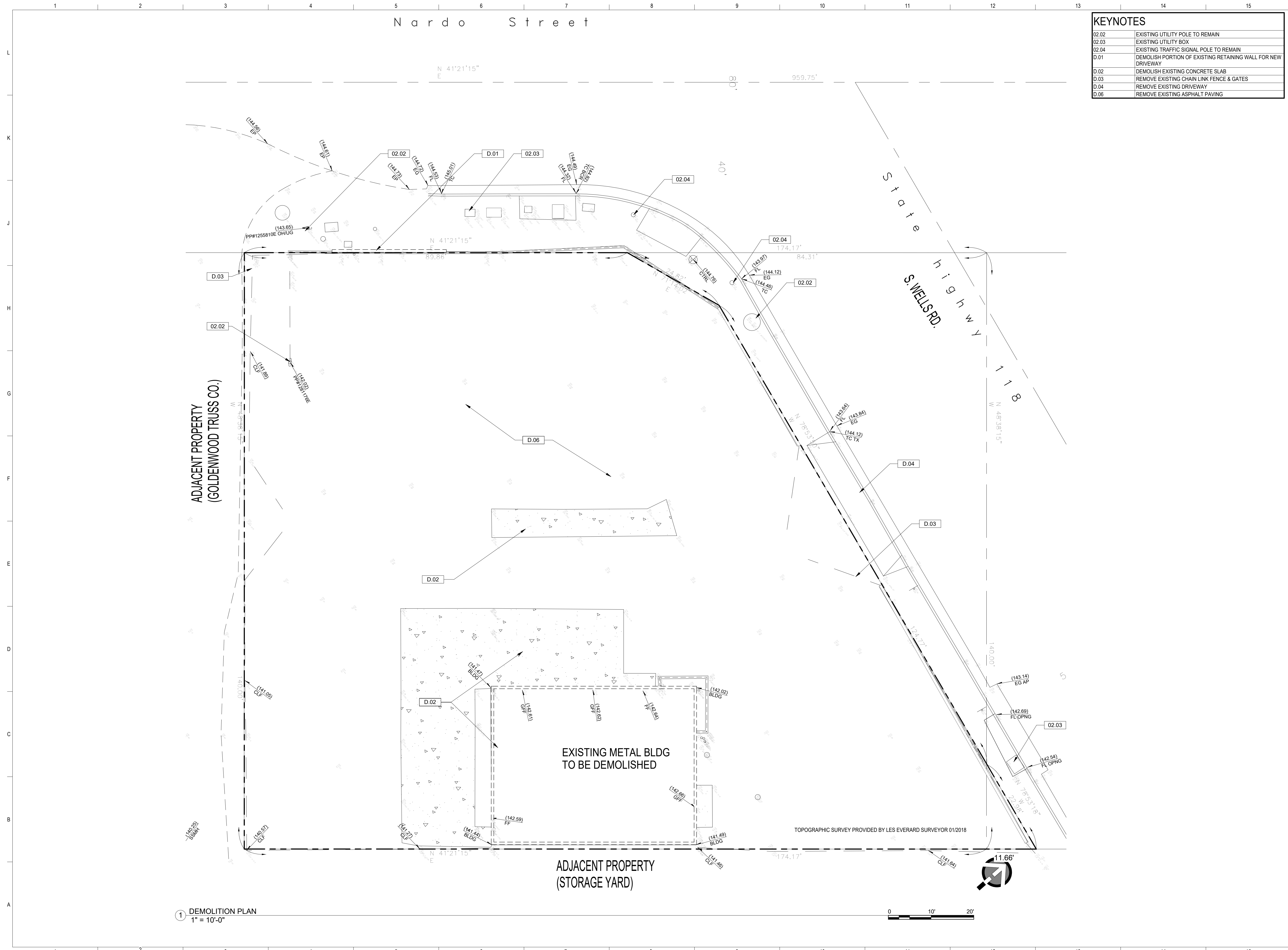
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SITE PLAN
 A-100

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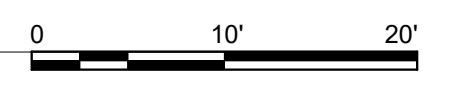
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KEYNOTES

D.02	EXISTING UTILITY POLE TO REMAIN
02.03	EXISTING UTILITY BOX
02.04	EXISTING TRAFFIC SIGNAL POLE TO REMAIN
D.01	DEMOLISH PORTION OF EXISTING RETAINING WALL FOR NEW DRIVEWAY
D.02	DEMOLISH EXISTING CONCRETE SLAB
D.03	REMOVE EXISTING CHAIN LINK FENCE & GATES
D.04	REMOVE EXISTING DRIVEWAY
D.06	REMOVE EXISTING ASPHALT PAVING

1 DEMOLITION PLAN
1" = 10'-0"



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LAUTERBACH & ASSOCIATES
ARCHITECTS INC.

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DEVELOPMENT FOR:
WEST COAST MARBLE & GRANITE CO.
11040 NARDO ST., SATICOY, CA 93004

WEST COAST MARBLE & GRANITE CO.
2813 E. VENTURA BLVD., OXNARD, CA 93036

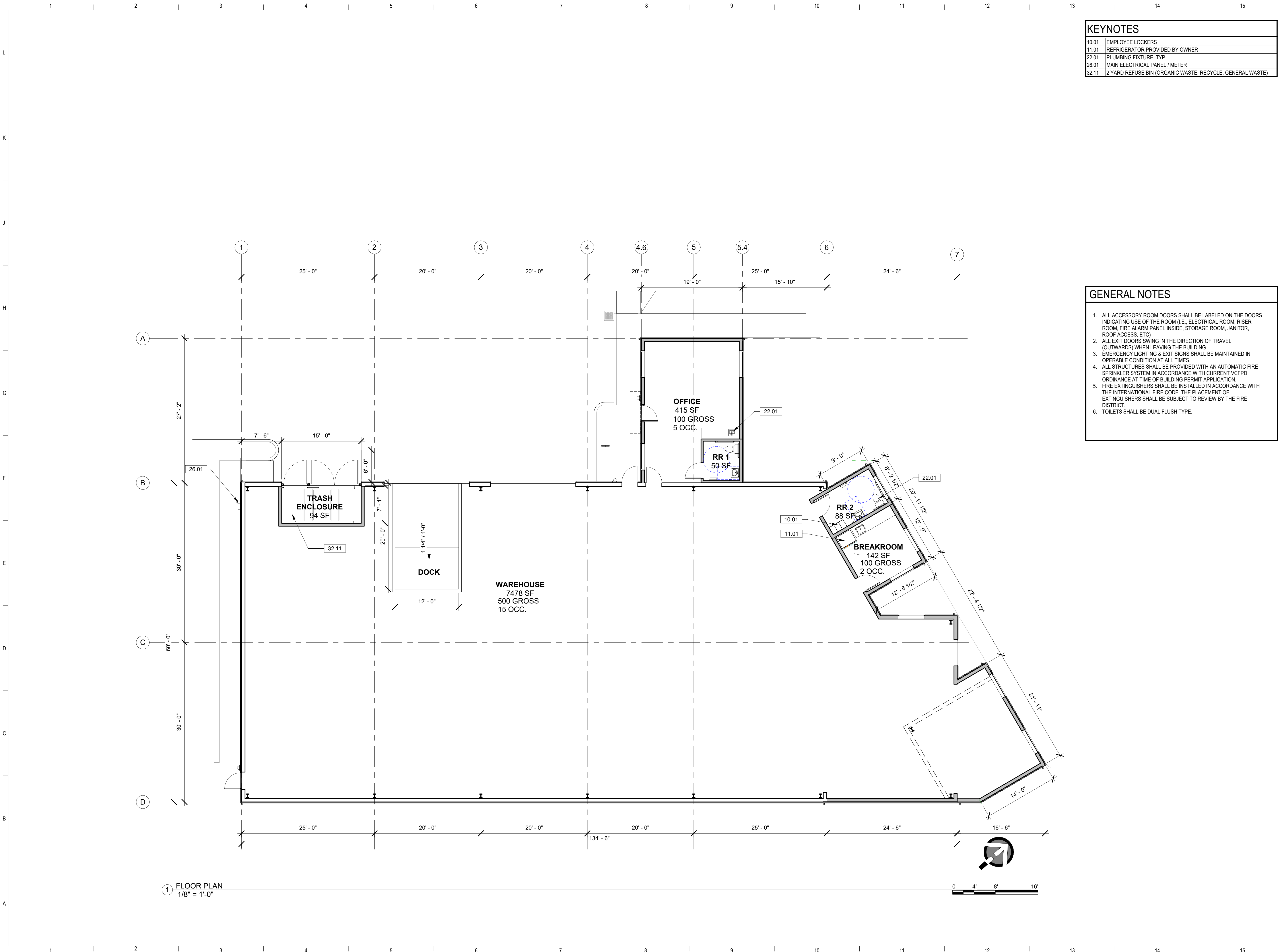
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DEMOLITION PLAN

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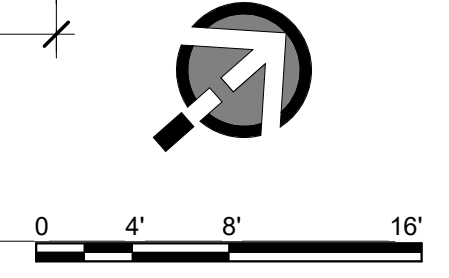
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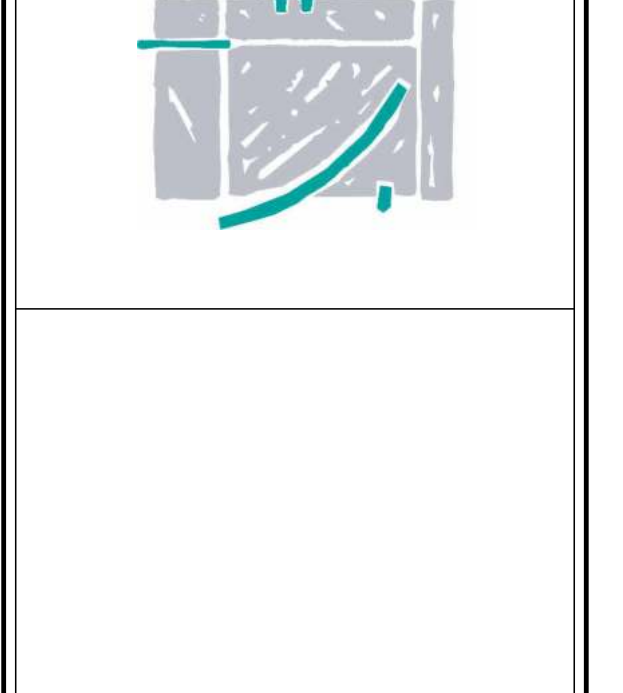
KEYNOTES	
10.01	EMPLOYEE LOCKERS
11.01	REFRIGERATOR PROVIDED BY OWNER
22.01	PLUMBING FIXTURE, TYP.
26.01	MAIN ELECTRICAL PANEL / METER
32.11	2 YARD REFUSE BIN (ORGANIC WASTE, RECYCLE, GENERAL WASTE)

- GENERAL NOTES**
- ALL ACCESSORY ROOM DOORS SHALL BE LABELED ON THE DOORS INDICATING USE OF THE ROOM (I.E. ELECTRICAL ROOM, RISER ROOM, FIRE ALARM PANEL INSIDE, STORAGE ROOM, JANITOR, ROOF ACCESS, ETC)
 - ALL EXIT DOORS SWING IN THE DIRECTION OF TRAVEL (OUTWARDS) WHEN LEAVING THE BUILDING.
 - EMERGENCY LIGHTING & EXIT SIGNS SHALL BE MAINTAINED IN OPERABLE CONDITION AT ALL TIMES.
 - ALL STRUCTURES SHALL BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH CURRENT VCFPD ORDINANCE AT TIME OF BUILDING PERMIT APPLICATION.
 - FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE. THE PLACEMENT OF EXTINGUISHERS SHALL BE SUBJECT TO REVIEW BY THE FIRE DISTRICT.
 - TOILETS SHALL BE DUAL FLUSH TYPE.

1 FLOOR PLAN
1/8" = 1'-0"



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DEVELOPMENT FOR:
WEST COAST MARBLE & GRANITE CO.
 11040 NARDO ST., SATICOY, CA 93004

WEST COAST MARBLE & GRANITE CO.
 2813 E. VENTURA BLVD., OXNARD, CA 93036

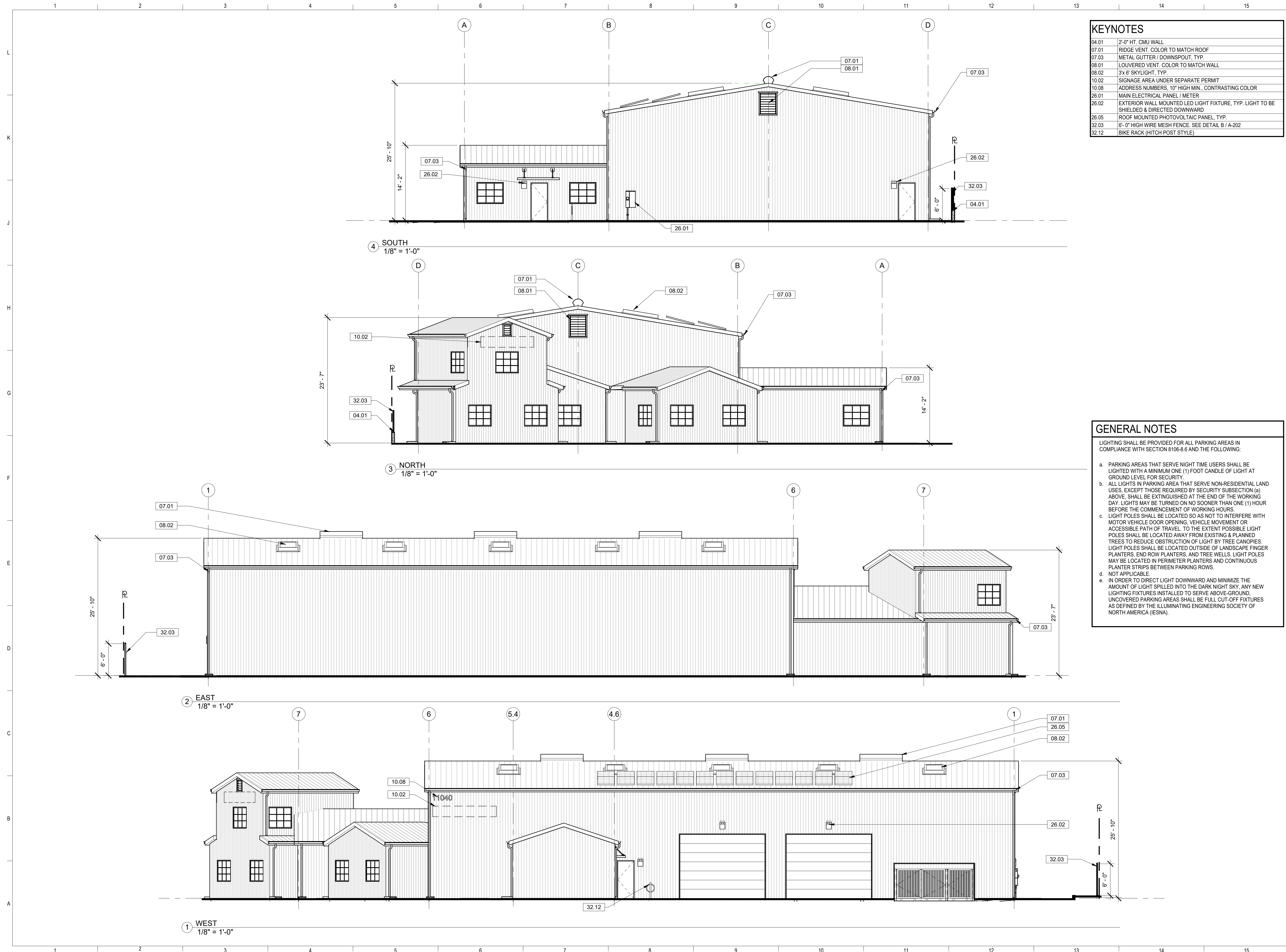
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FLOOR PLAN
 A-102

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G:\2023 Projects\20-230503 West Coast Marble-11040 Nardo St., Via Com MCDrawings\Architectural\11040 Nardo St. Saticoy - West Coast Marble - Current.rvt



KEYNOTES	
04.01	2'-0" HT. CMU WALL
07.01	RIDGE VENT. COLOR TO MATCH ROOF
07.03	METAL GUTTER / DOWNSPOUT, TYP.
08.01	LOUVERED VENT. COLOR TO MATCH WALL
08.02	3x 6' SKYLIGHT, TYP.
10.02	SIGNAGE AREA UNDER SEPARATE PERMIT
10.08	ADDRESS NUMBERS, 10" HIGH MIN., CONTRASTING COLOR
26.01	MAIN ELECTRICAL PANEL / METER
26.02	EXTERIOR WALL MOUNTED LED LIGHT FIXTURE, TYP. LIGHT TO BE SHIELDED & DIRECTED DOWNWARD
26.05	ROOF MOUNTED PHOTOVOLTAIC PANEL, TYP.
32.03	6'-0" HIGH WIRE MESH FENCE. SEE DETAIL B / A-202
32.12	BIKE RACK (HITCH POST STYLE)

GENERAL NOTES	
LIGHTING SHALL BE PROVIDED FOR ALL PARKING AREAS IN COMPLIANCE WITH SECTION 8106-8.6 AND THE FOLLOWING:	
a.	PARKING AREAS THAT SERVE NIGHT TIME USERS SHALL BE LIGHTED WITH A MINIMUM ONE (1) FOOT CANDLE OF LIGHT AT GROUND LEVEL FOR SECURITY.
b.	ALL LIGHTS IN PARKING AREA THAT SERVE NON-RESIDENTIAL LAND USES, EXCEPT THOSE REQUIRED BY SECURITY SUBSECTION (a) ABOVE, SHALL BE EXTINGUISHED AT THE END OF THE WORKING DAY. LIGHTS MAY BE TURNED ON NO SOONER THAN ONE (1) HOUR BEFORE THE COMMENCEMENT OF WORKING HOURS.
c.	LIGHT POLES SHALL BE LOCATED SO AS NOT TO INTERFERE WITH MOTOR VEHICLE DOOR OPENING, VEHICLE MOVEMENT OR ACCESSIBLE PATH OF TRAVEL. TO THE EXTENT POSSIBLE LIGHT POLES SHALL BE LOCATED AWAY FROM EXISTING & PLANNED TREES TO REDUCE OBSTRUCTION OF LIGHT BY TREE CANOPIES. LIGHT POLES SHALL BE LOCATED OUTSIDE OF LANDSCAPE FINGER PLANTERS, END ROW PLANTERS, AND TREE WELLS. LIGHT POLES MAY BE LOCATED IN PERIMETER PLANTERS AND CONTINUOUS PLANTER STRIPS BETWEEN PARKING ROWS.
d.	NOT APPLICABLE.
e.	IN ORDER TO DIRECT LIGHT DOWNWARD AND MINIMIZE THE AMOUNT OF LIGHT SPILLED INTO THE DARK NIGHT SKY, ANY NEW LIGHTING FIXTURES INSTALLED TO SERVE ABOVE-GROUND, UNCOVERED PARKING AREAS SHALL BE FULL CUT-OFF FIXTURES AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).

DAVID C. KESTERSON, AIA
LAUTERBACH & ASSOCIATES
 ARCHITECTS . INC.
 David C. Kesterson, Architect • Mark S. Pettit, Architect
 Everett F. Scordfield, Architect • Loren B. Evans, Architect
 300 Montgomery Avenue Suite C, Oxnard, California 93036 | 805.968.0912 | www.la-arch.com

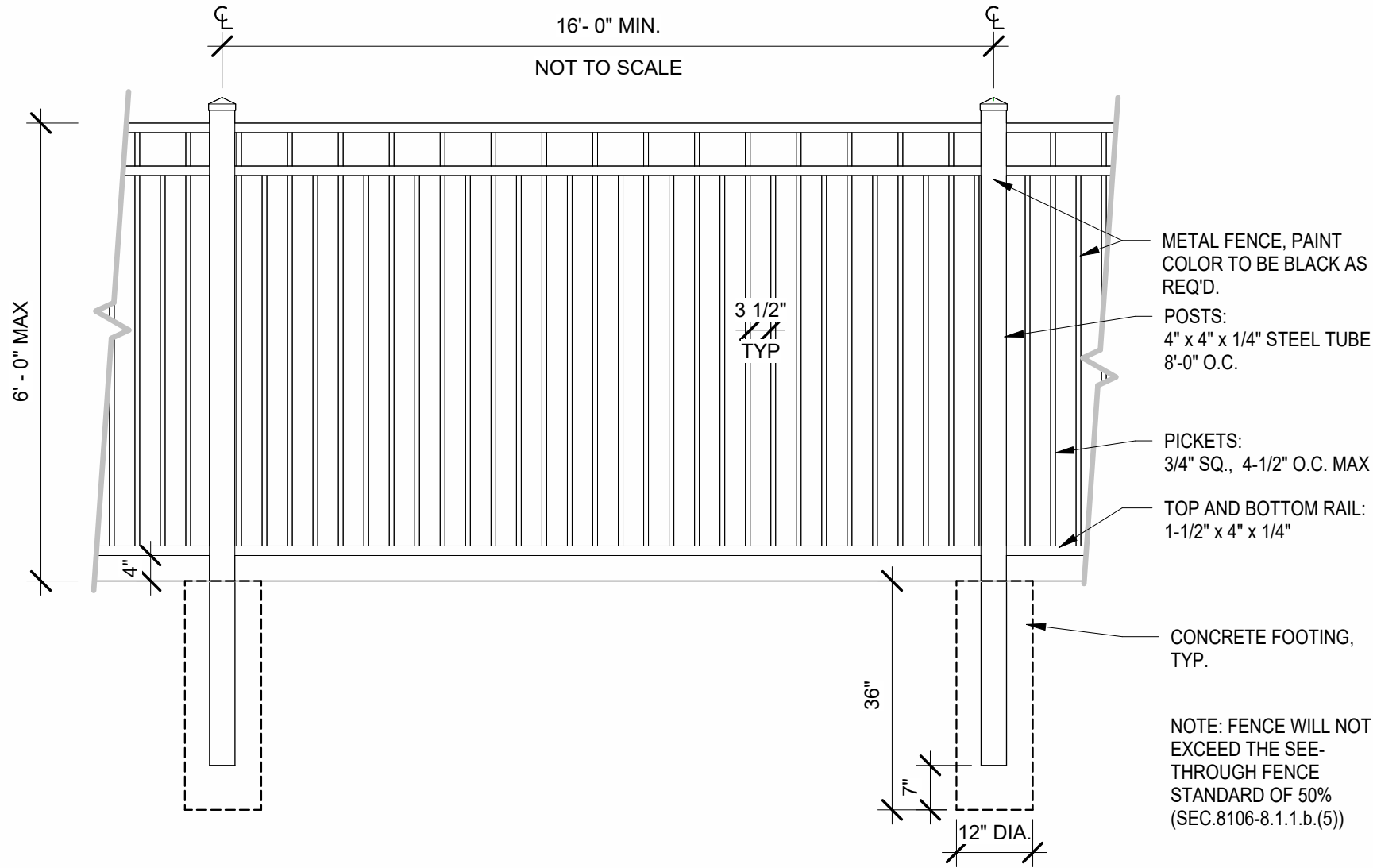
A DEVELOPMENT FOR:
WEST COAST MARBLE & GRANITE CO.
 11040 NARDO ST., SATICOY, CA 93004
WEST COAST MARBLE & GRANITE CO.
 2813 E. VENTURA BLVD., OXNARD, CA 93036

NO	DESCRIPTION	DATE
	ISSUE	

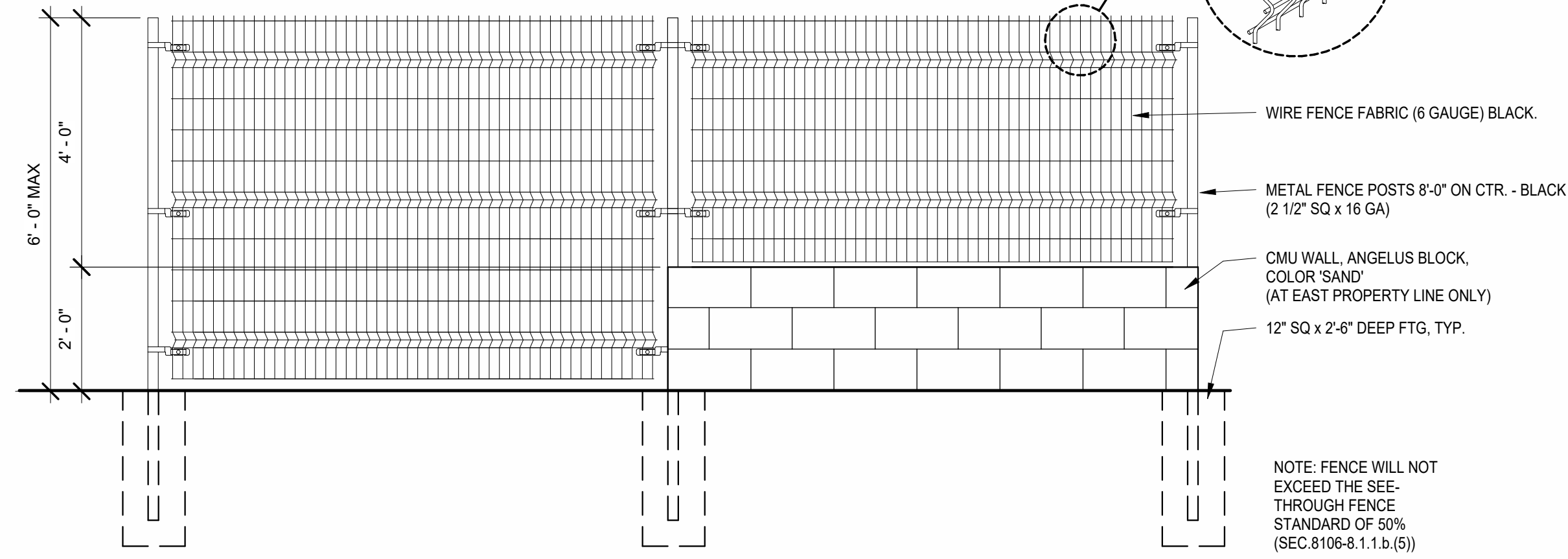
JOB NO.	20-230503
DRAWN BY:	JDC
CHECKED BY:	DCK
PROJECT MANAGER:	DCK
PRINT DATE:	9/13/2024 10:37:41 AM

BUILDING ELEVATIONS
 A-201

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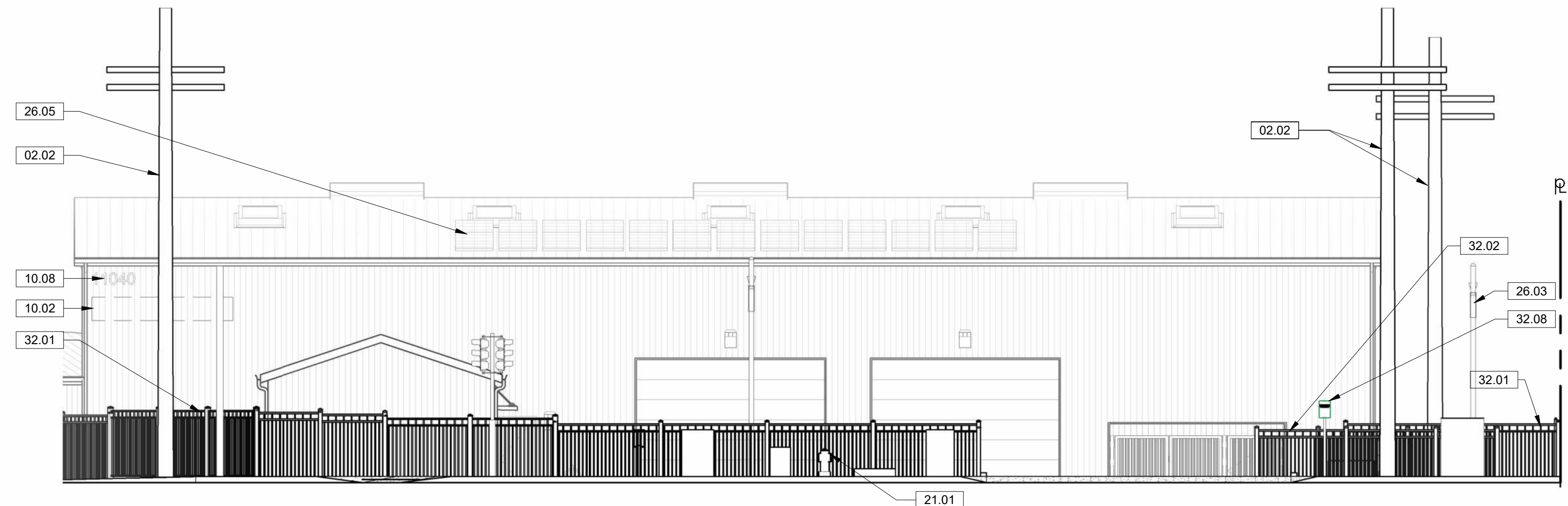


A METAL FENCE DETAIL
1/2" = 1'-0"



B WIRE MESH FENCE
1/2" = 1'-0"

KEYNOTES	
02.02	EXISTING UTILITY POLE TO REMAIN
10.02	SIGNAGE AREA UNDER SEPARATE PERMIT
10.08	ADDRESS NUMBERS, 10" HIGH MIN., CONTRASTING COLOR
21.01	FIRE HYDRANT, SEE CIVIL
26.03	LED LIGHT STANDARD, 18'-0" TALL, LIGHT TO BE SHIELDED & DIRECTED DOWNWARD
26.05	ROOF MOUNTED PHOTOVOLTAIC PANEL, TYP.
32.01	6'-0" HIGH METAL FENCE, SEE DETAIL A / A-202
32.02	6'-0" HIGH TELESCOPING METAL GATE TO MATCH METAL FENCE
32.08	XXX
32.13	PEDESTRIAN METAL GATE 3'-0" W x 6'-0" HT.



2 STREET VIEW FROM NARDO ST.
1/8" = 1'-0"



1 STREET VIEW FROM HWY. 118
1/8" = 1'-0"

GENERAL NOTES

LIGHTING SHALL BE PROVIDED FOR ALL PARKING AREAS IN COMPLIANCE WITH SECTION 8106-8.6 AND THE FOLLOWING:

- PARKING AREAS THAT SERVE NIGHT TIME USERS SHALL BE LIGHTED WITH A MINIMUM ONE (1) FOOT CANDLE OF LIGHT AT GROUND LEVEL FOR SECURITY.
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- LIGHT POLES SHALL BE LOCATED SO AS NOT TO INTERFERE WITH MOTOR VEHICLE DOOR OPENING, VEHICLE MOVEMENT OR ACCESSIBLE PATH OF TRAVEL. TO THE EXTENT POSSIBLE LIGHT POLES SHALL BE LOCATED AWAY FROM EXISTING & PLANNED TREES TO REDUCE OBSTRUCTION OF LIGHT BY TREE CANOPIES. LIGHT POLES SHALL BE LOCATED OUTSIDE OF LANDSCAPE FINGER PLANTERS, END ROW PLANTERS, AND TREE WELLS. LIGHT POLES MAY BE LOCATED IN PERIMETER PLANTERS AND CONTINUOUS PLANTER STRIPS BETWEEN PARKING ROWS.
- NOT APPLICABLE.
- IN ORDER TO DIRECT LIGHT DOWNWARD AND MINIMIZE THE AMOUNT OF LIGHT SPILLED INTO THE DARK NIGHT SKY, ANY NEW LIGHTING FIXTURES INSTALLED TO SERVE ABOVE-GROUND, UNCOVERED PARKING AREAS SHALL BE FULL CUT-OFF FIXTURES AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).

DAVID C. KESTERSON, AIA

LAUTERBACH & ASSOCIATES
ARCHITECTS • INC.

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300 Montgomery Avenue Suite C, Oxnard, California 93036 | 805.968.0912 | www.la-arch.com

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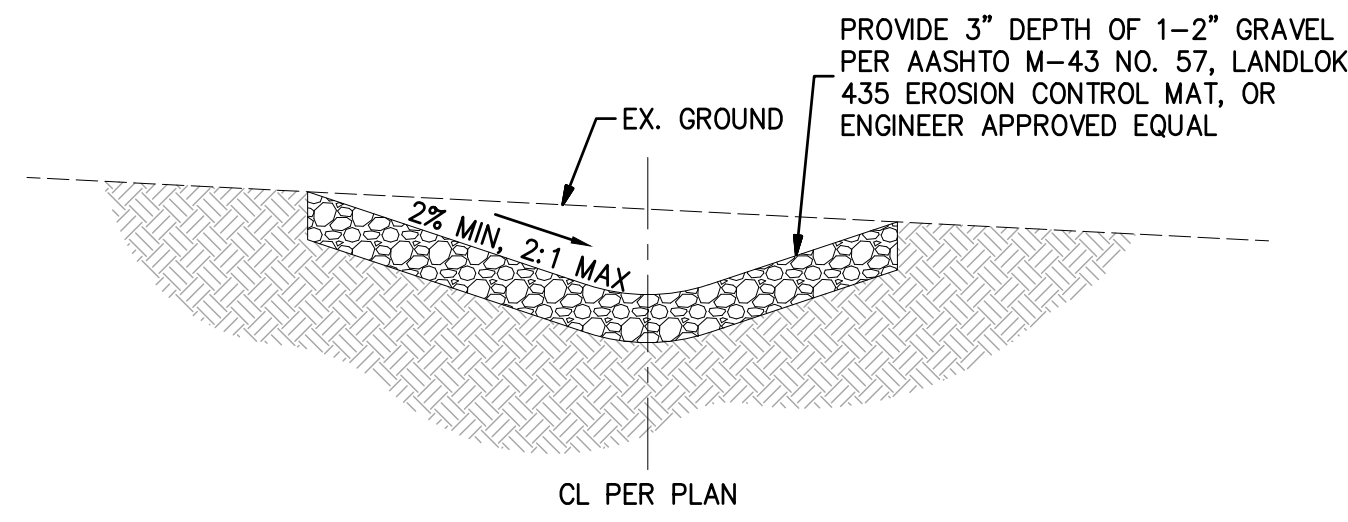
JOB NO. 20-230503

DRAWN BY: JDC
CHECKED BY: DCK
PROJECT MANAGER: DCK
PRINT DATE: 9/13/2024 10:37:45 AM

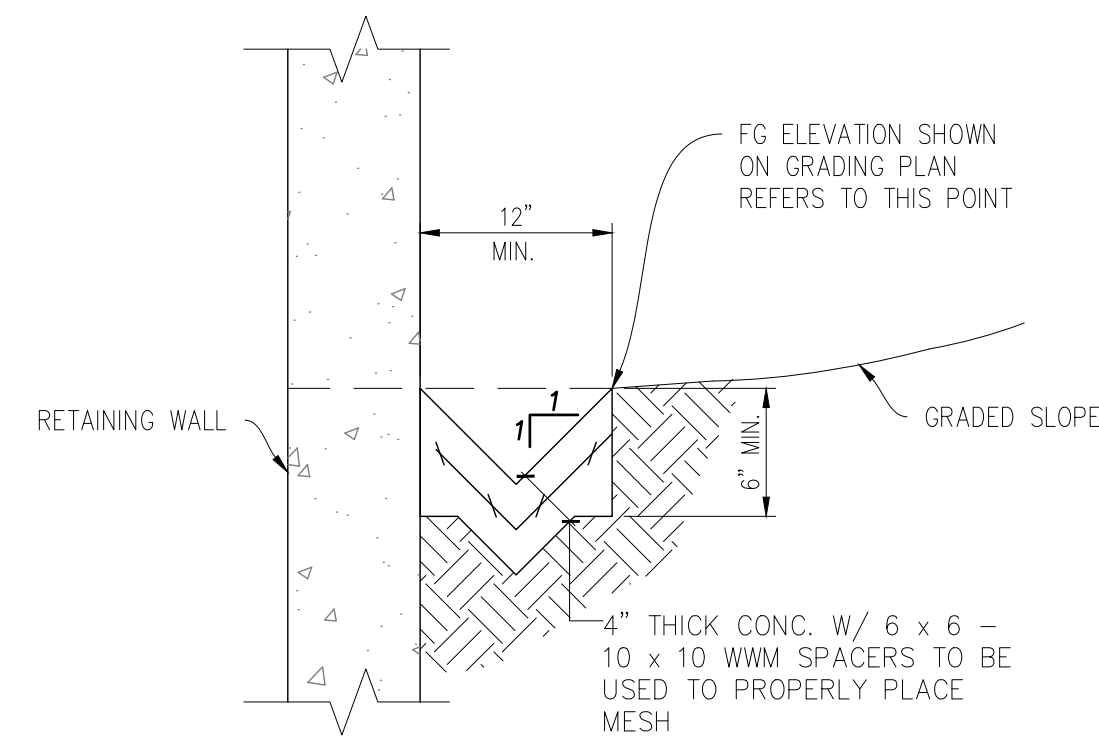
BUILDING ELEVATIONS'

A-202

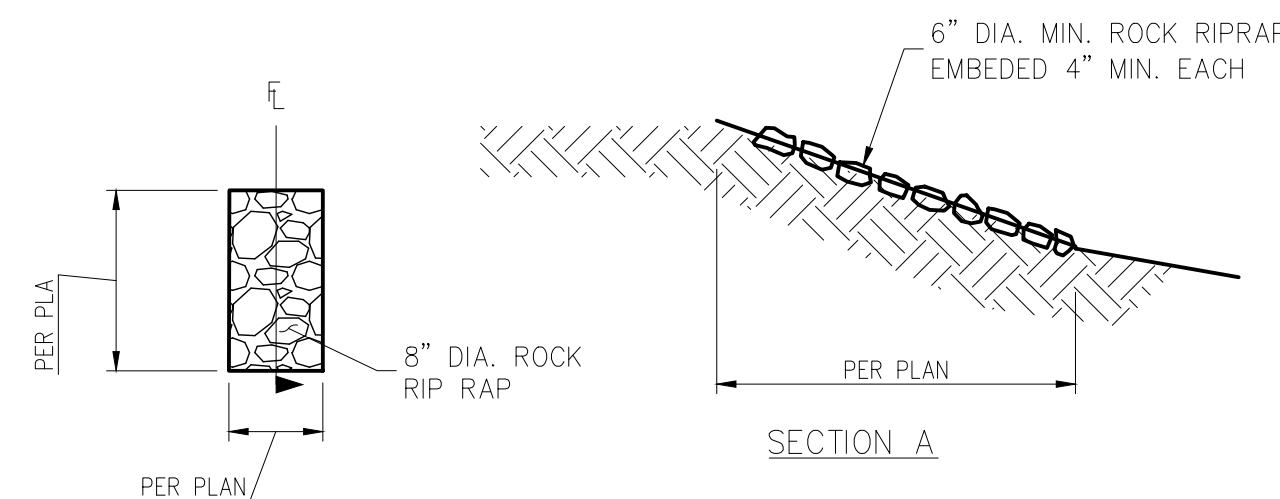
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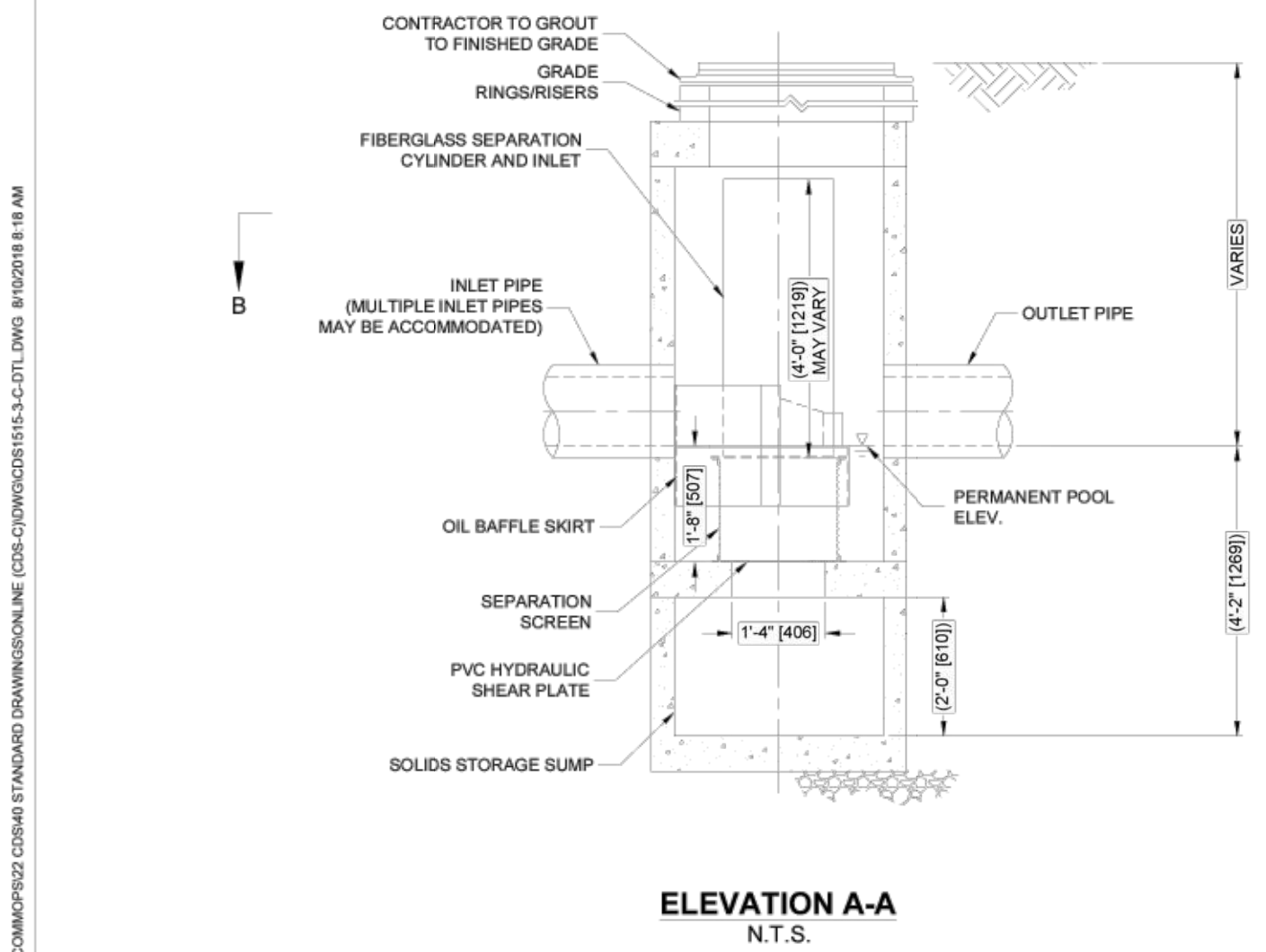
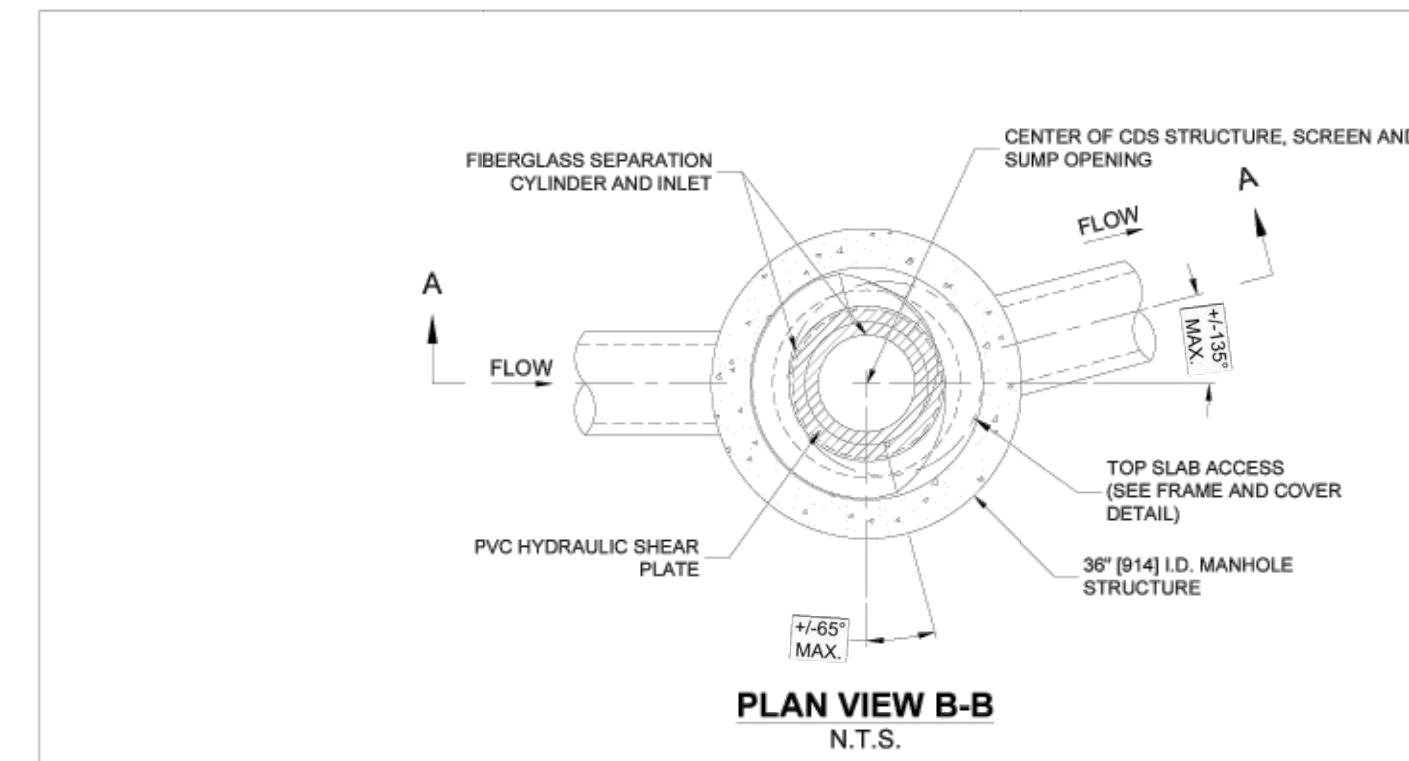
1 EARTHEN SWALE
NOT TO SCALE



3 WALL GUTTER
NOT TO SCALE



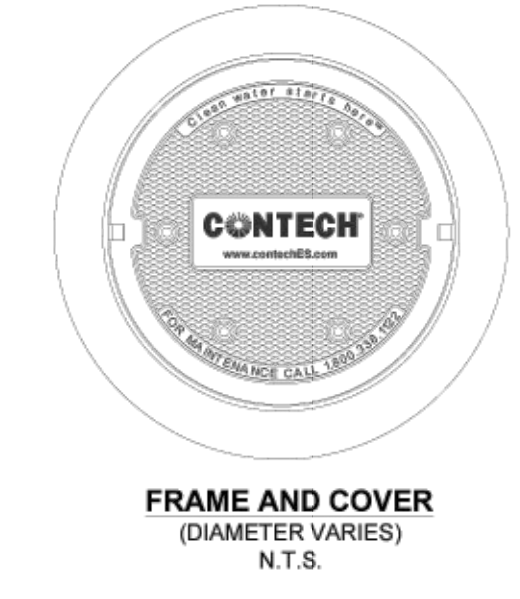
4 RIP-RAP DISSIPATION PAD
NOT TO SCALE



2 HYDRODYNAMIC SEPARATOR
NOT TO SCALE

CDS1515-3-C DESIGN NOTES

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.



SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)	1.5		
PEAK FLOW RATE (CFS OR L/s)	9.5		
RETURN PERIOD OF PEAK FLOW (YRS)	*		
SCREEN APERTURE (2400 OR 4700)	*		
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION	*		
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
	*	*	
NOTES/SPECIAL REQUIREMENTS:	*		
	* PER ENGINEER OF RECORD		

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO H1920 LOAD RATING, ASSUMING EARTH COVER OF 0'-2" AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M208 AND BE CAST WITH THE CONTECH LOGO.
 - IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
 - CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45099
800-338-1122 513-645-7000 513-645-7993 FAX

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

I:\STORMWATER\CONTECH\2023\CD340 ST ANDARD DRAWING\ONLINE ECDS-CDS1515-3-C.CDL.DWG 8/10/2024 8:18 AM

DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE

CCE DESIGN ASSOCIATES, INC.
771 E. Daily Drive, Suite 120 | Camarillo, CA 93010
P: 805.738.5434

RANDY CHAPMAN, P.E.
PLAN DATE: JULY 2024

CCE
DESIGN ASSOCIATES
PREP BY: RC

APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:

LAND DEVELOPMENT SERVICES
ENGINEERING SERVICES
VENTURA COUNTY PUBLIC WORKS AGENCY

DATE

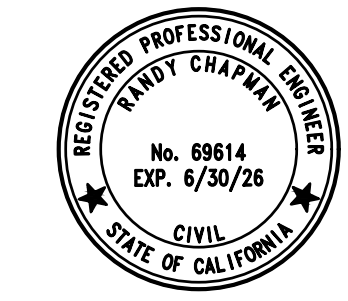
VENTURA COUNTY
PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES

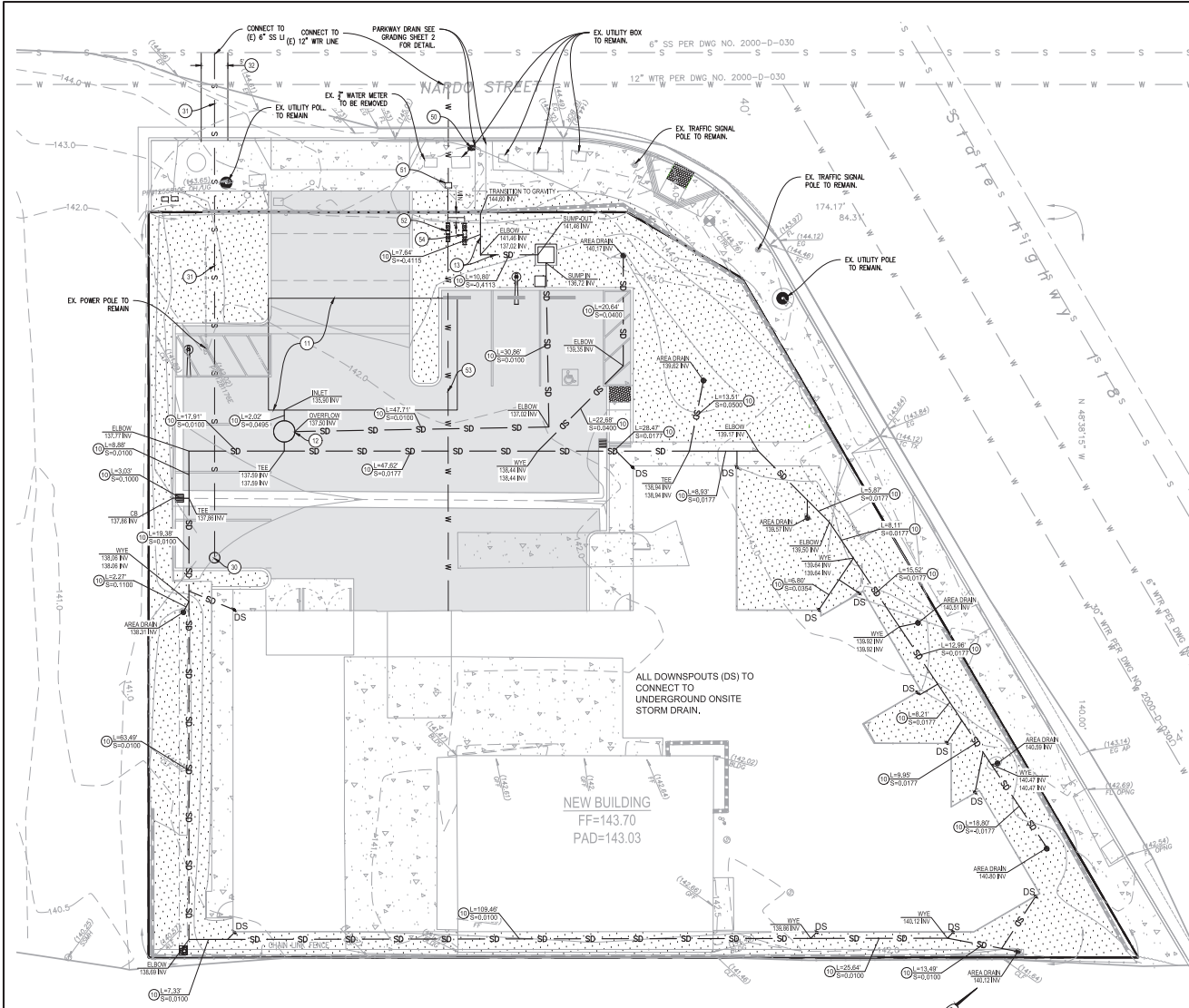
SPEC. NO.
PROJ. NO.

WDID: N/A APN: 128-0-022-105 GP 23-XXXX

DETAILS
ENTITLEMENT
WEST COAST MARBLE
11040 NARDO STREET, VENTURA, CA 93004

SHEET 4
OF 5
VCPWA DRAWING NO.





UTILITY CONSTRUCTION KEYNOTES / LEGEND

- SD 10 INSTALL 4-IN PVC SDR 35 STORM DRAIN, SLOPE AND LENGTH PER PLAN
- 11 INSTALL STORMTECH SC-16XLP UNDERGROUND DETENTION AND INFILTRATION SYSTEM PER DETAIL 1 ON SHEET 5.
- 12 INSTALL CONTECH CDS115-S-C HYDRODYNAMIC SEPARATOR WITH FULL CAPTURE TRASH REMOVAL, PER DETAIL 2 ON SHEET 4.
- 13 INSTALL FORCED DISCHARGE PIPE, SIZE PER SEPARATE SUMP PUMP PLANS.
- 30 INSTALL CLEANOUT PER COUNTY OF VENTURA PUBLIC WORKS AGENCY WATER & SANITARY STANDARDS PLATE 5-6.
- S 31 INSTALL 8" SEWER LATERAL PER COUNTY OF VENTURA PUBLIC WORKS AGENCY WATER & SANITARY STANDARDS PLATE 5-2.
- 32 SEWER TRENCHING PER COUNTY OF VENTURA PUBLIC WORKS AGENCY WATER & SANITARY STANDARDS PLATE 5-3.
- 40 INSTALL FIRE HYDRANT PER COUNTY OF VENTURA PUBLIC WORKS AGENCY WATER & SANITARY STANDARD PLATE W-3.
- 51 INSTALL 1" WATER METER SERVICE PER CITY OF SAN BUENAVENTURA STD. DETAIL 9.
- 52 INSTALL BACKFLOW PREVENTER PER CITY OF SAN BUENAVENTURA STD. DETAIL 10.
- W 53 INSTALL 4-INCH PVC SDR-35 WATER LINE.
- 54 INSTALL DOUBLE DETECTOR CHECK VALVE PER CITY OF SAN BUENAVENTURA STD. DETAIL 21.

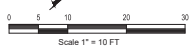
UTILITY NOTES

1. BACKFILLING AND COMPACTION FOR ALL TRENCHES PER APPLICABLE AGENCY STANDARDS AND SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER INSTALLATION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UPSTREAM, THEY SHALL PROCEED AT THEIR OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO COUNTY STANDARDS AND REQUIREMENTS. NOTE THE REQUIREMENT OF ADDITIONAL PERMITS TO BE OBTAINED FROM THE COUNTY PRIOR TO ANY WORK BEING DONE IN THE RIGHT OF WAY.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6-INCHES MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12-INCHES MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES. ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND (SEE NCO SEC. 8109-1.1).
5. FOR UTILITY MATERIALS AND TYPES, SEE COUNTY STANDARDS AND/OR THE PROJECT SPECIFICATIONS.
6. MINIMUM COVER FOR WATER LINES IS 3 FEET.

NOTICE TO CONTRACTORS
 CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES



Know what's below.
 Call before you dig.



DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE

CCE DESIGN ASSOCIATES, INC.
 771 E. Daily Drive, Suite 120 | Camarillo, CA 93010
 P:805.738.5434

RANDY CHAPMAN, P.E.
 PLAN DATE: JULY 2024

APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:

CCE ENGINEERING SERVICES
 PREP. BY: RC

LAND DEVELOPMENT SERVICES
 VENTURA COUNTY PUBLIC WORKS AGENCY

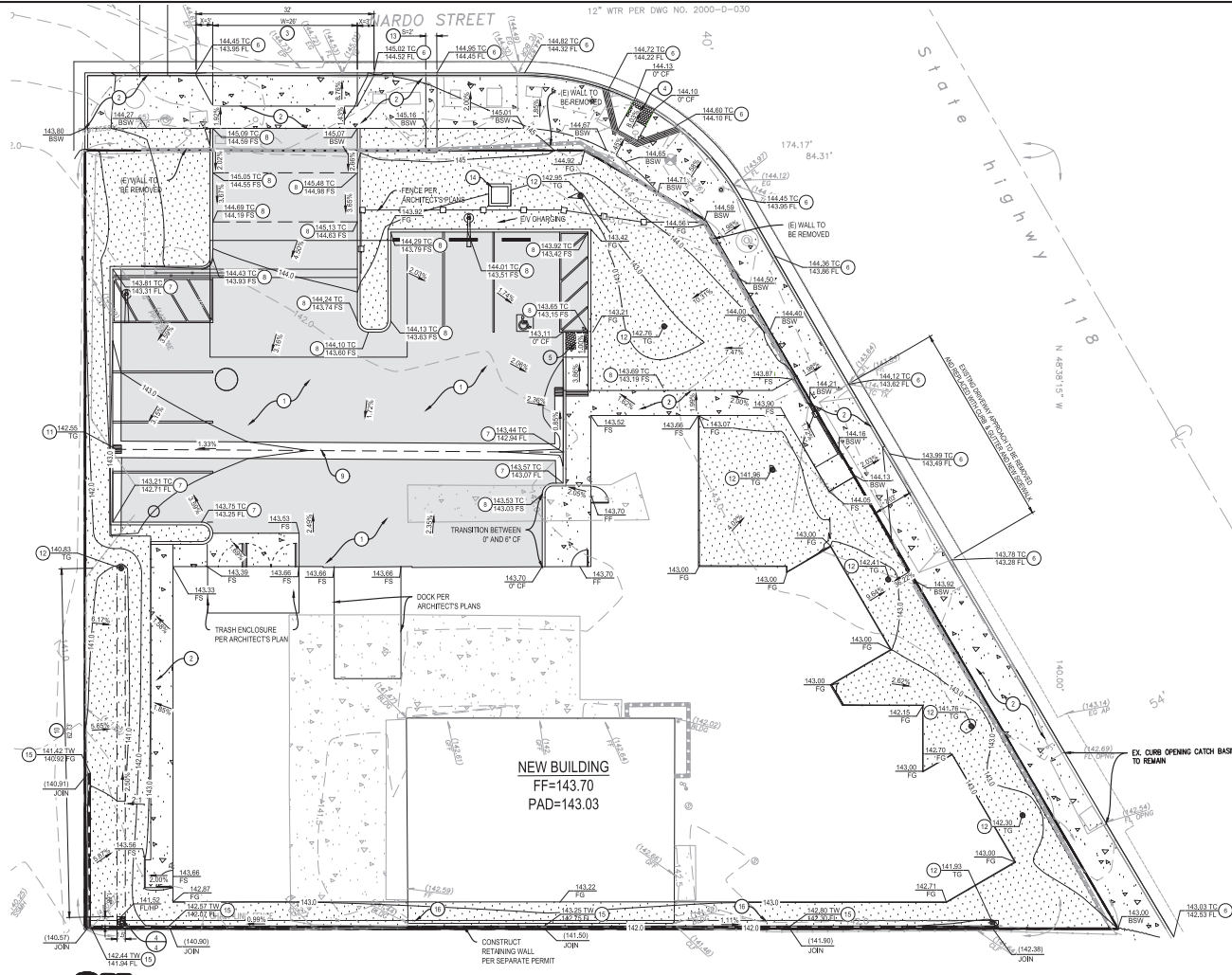
VENTURA COUNTY PUBLIC WORKS AGENCY
 LAND DEVELOPMENT SERVICES

SPEC. NO.
 PROJ. NO.

WDID: N/A APN: 128-0-022-105 GP 23-XXXX

UTILITY PLAN ENTITLEMENT
 WEST COAST MARBLE
 11040 NARDO STREET, VENTURA, CA 93004

SHEET 3 OF 5
 VCPWA DRAWING NO.



GRADING CONSTRUCTION NOTES / LEGEND

- 1. CONSTRUCT 4"CH AC PAVEMENT OVER 4"CH AGGREGATE SUBGRADE TO BE PREPARED PER GRADING NOTES BELOW AND PER PROJECT SOILS REPORT. 1.4.5 VERIFY FINAL PAVING SECTION PER R/WALLE TESTING TO BE PERFORMED DURING CONSTRUCTION WITH THE GEOTECHNICAL ENGINEER OF RECORD.
- 2. CONSTRUCT 4" CONCRETE SIDEWALK ON 4" AGGREGATE BASE.
- 3. CONSTRUCT COMMERCIAL DRIVEWAY PER COUNTY OF VENTURA ROAD STANDARD E-2a. W' AND 'X' PER PLAN.
- 4. CONSTRUCT ADA CURB RAMP PER SPWVC STANDARD PLAN 111-5 CASE A TYPE 1.
- 5. CONSTRUCT ADA CURB RAMP PER SPWVC STANDARD PLAN 111-5 CASE D TYPE 2.
- 6. CONSTRUCT 6" CONCRETE CURB AND 24" GUTTER PER COUNTY OF VENTURA PUBLIC WORKS AGENCY STANDARD PLATE E-1.
- 7. CONSTRUCT 6" CONCRETE CURB AND 18" GUTTER PER COUNTY OF VENTURA PUBLIC WORKS AGENCY STANDARD PLATE E-1.
- 8. CONSTRUCT 6" CONCRETE CURB PER COUNTY OF VENTURA PUBLIC WORKS AGENCY STANDARD PLATE E-1.
- 9. CONSTRUCT 36" RUBBER GUTTER PER DETAIL B ON SHEET 4.
- 10. CONSTRUCT EARTHEN SWALE PER DETAIL A ON SHEET 4.
- 11. INSTALL JENSEN PRECAST C81818 (18"x18") CATCH BASIN OR APPROVED EQUAL WITH TRAFFIC RATED STEEL GRATE. PROVIDE LABEL "NO DUMPING - DRAINS TO OCEAN"
- 12. INSTALL NDS 8"Ø ATRIUM GRATE WITH SPEED CATCH BASIN.
- 13. CONSTRUCT PARKWAY DRAIN PER SPWVC STANDARD PLAN 111-3.
- 14. CONSTRUCT 36"x36" SUMP PUMP VALVE
- 15. CONSTRUCT RETAINING WALL PER SEPARATE PLAN AND PERMIT.
- 16. CONSTRUCT WALL CONCRETE GUTTER PER DETAIL 3 ON SHEET 4.

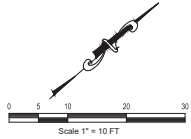
GRADING NOTES

- 1. EXISTING SURFACE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY OTHERS. CCE ASSUMES NO RESPONSIBILITY IN REGARD TO THE ACCURACY OF EXISTING ELEVATIONS AND SURFACE FEATURES.
- 2. PROVIDE 6" MINIMUM CLEAR SPACE FROM FINISHED SOIL GRADE (FG) TO BUILDING WALL. CONSTRUCT STEM WALL AT BUILDING PERIMETER WHERE THIS CONDITION CANNOT BE MET.
- 3. ALL HARDSCAPE ADJACENT TO STRUCTURES SHALL SLOPE AT A MINIMUM OF 2% FOR 10' AWAY FROM THE FOUNDATION.
- 4. ALL SLOPES TO BE CONSTRUCTED AT A MAXIMUM 2:1H:1V.
- 5. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
- 6. ALL GRADING ACTIVITIES MUST BE IN COMPLIANCE WITH THE PROJECT SOILS REPORT.
- 7. IN ORDER TO PROTECT THE EXISTING RESIDENCE FOUNDATION, NO MORE THAN 8 FEET OF CONTINUOUS FOOTING SHOULD BE EXPOSED AT ONE TIME. THE METHOD OF A-B SLOT GRADING SHOULD BE EMPLOYED WHEREIN A-B SLOT ARE EXCAVATED AND STRUCTURALLY BACKFILLED BEFORE B-SLOTS ARE EXCAVATED AND BACKFILLED. F-ROCK BREAKERS OR EXTREME VIBRATION EQUIPMENT ARE EMPLOYED. PROTECTION AND DAMPENING OF THE EFFECTS OF VIBRATION ARE RECOMMENDED TO PROTECT THE STRUCTURE.
- 8. TOPOGRAPHY VERIFICATION, CONTOURS WERE VERIFIED BY FIELD SURVEY DATED 03/20/2021 BY BULLOFF SURVEYING & MAPPING, INC.
- 9. ESTIMATED EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSE OF ESTIMATING GRADING PERMIT FEES. CCE DESIGN ASSOCIATES, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.
- 10. IF ARCHAEOLOGY REMAINS ARE ENCOUNTERED, GRADING SHALL STOP UNTIL AN ARCHAEOLOGIST REVIEWS THE SITE AND RECOMMENDATIONS ARE IMPLEMENTED.
- 11. GRADED SLOPES SHALL BE PLANTED/STABILIZED PRIOR TO "NOTICE OF COMPLETION/GRADING".



Know what's below.
Call before you dig.

NOTICE TO CONTRACTORS
CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES



WDID: N/A APN: 128-0-022-105 GP 23-XXXX

NO.	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE

CCE DESIGN ASSOCIATES, INC.
771 E. Daily Drive, Suite 120 | Camarillo, CA 93010
P: 805.738.5434

RANDY CHAPMAN, P.E.
PLAN DATE: JULY 2024

APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:

CCE LAND DEVELOPMENT SERVICES
ENGINEERING SERVICES
VENTURA COUNTY PUBLIC WORKS AGENCY
PREP. BY: RC

**VENTURA COUNTY
PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES**

SPEC. NO.
PROJ. NO.

GRADING PLAN
ENTITLEMENT
WEST COAST MARBLE
11040 NARDO STREET, VENTURA, CA 93004

SHEET 2
OF 5
VCPWA DRAWING NO.

EXHIBIT 4 – **DRAFT** CONDITIONS OF APPROVAL FOR WEST COAST MARBLE & GRANITE PLANNED DEVELOPMENT PERMIT, CASE NO. PL23-0145

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

I. Planning Division

1. Project Description

This Planned Development (PD) Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 through 8 of the Planning Director hearing on October 10, 2024, and conditions of approval set forth below. Together, these conditions and documents describe the project. Any deviations from the project must first be reviewed and approved by the County 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:

The applicant requests a PD Permit for the construction and use of a building for Warehousing and Storage, or equivalent use that requires a PD Permit in the M2 zone. The project also includes new landscaping, a surface parking lot, and the following components:

- 1) Demolition of an existing 2,000-square-foot(sf) warehouse building.
- 2) Construction of an 8,590-sf warehouse building with an office, breakroom, restroom facilities, loading dock, and trash enclosure.
- 3) Installation of perimeter fencing, landscaping, parking area, right-of-way improvements, and other related on-site and off-site improvements as detailed on the proposed site plans and in the final conditions of approval for the project.

The proposed hours of operation are 7:00am to 7:00pm, seven days a week. The proposed warehouse would employ four staff and anticipates two guests per day. Guests would visit the site by appointment only and typically review product inventory. No onsite sales or fabrication is permitted by this permit pursuant to NCZO Section 8105-5. Ventura Water currently provides water to the project site. Saticoy Sanitary District currently provides sewage disposal service. For the required expanded water and sewage disposal services, the project is conditioned to require the appropriate approvals from Ventura Water and the Saticoy Sanitary District (Condition Nos. 24 and 25). A paved driveway from Nardo Street provides access to the project site (Exhibit 3 of the Planning Director Hearing Staff Report dated October 10, 2024).

2. Required Improvements for PD Permit

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

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the project, including the installation and demolition of structures, are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall prepare and submit all final building, colors and materials (Condition No. 26), 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 all project plans and submit them to the County for inclusion in the project file. The Permittee shall submit additional plans to the responsible agency for review and stamped approval, as detailed throughout the approved conditions of approval, for inclusion in the project file, as necessary.

Timing: Prior to the issuance of a Zoning Clearance for construction the Permittee shall submit all final plans to the Planning Division for review and approval. 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 have the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

3. Site Maintenance

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

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

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

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

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff have the authority to

conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

4. PD Permit Modification

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

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

5. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this PD Permit and/or commencement of construction under this PD Permit shall constitute the Permittee's formal agreement to comply with all conditions of this PD Permit. Failure to abide by and comply with any condition of this PD Permit shall constitute grounds for enforcement action, including, but not limited to, as provided in the NCZO (e.g., Articles 11 and 14), which shall include, for example, the following:

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

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

6. Time Limits

a. Use inauguration:

1. The approval decision for this PD Permit becomes effective upon the expiration of the 10-day appeal period following the approval decision/date on which the Planning Director rendered the decision on the project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration to initiate the land uses described in Condition No. 1.
2. This PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within two years from the date the approval decision of this PD Permit becomes effective (NCZO Section 8111-4.7). The Planning Director may grant a one-year extension of time to the Permittee to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the project, and the Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.
3. Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date, or the County may revoke this PD Permit.

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

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

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

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

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for 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. If the federal, state, or local government regulatory agency prepares new documentation due to changes in the project or the other agency's requirements, then the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

8. Notice of PD Permit Requirements

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

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

Documentation: The Permittee shall present to Planning Division staff, the Planning Director, Property Owner, contractors, or all other parties and vendors who regularly conduct activities associated with the project, copies of the conditions, upon request.

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

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

9. Recorded Notice of Land Use Entitlement

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

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this PD Permit with the deed for the property that is subject to this PD Permit.

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

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

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

10. 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 NCZO (Section 8114-3) related to this PD Permit. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. Establishment of Revolving Compliance Account: Within 10 calendar days of the effective date of the final decision approving this PD Permit, 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 10.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.
- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee

Schedule, and shall be grounds for suspension, modification, or revocation of this PD Permit. The Permittee shall have the right to challenge any charge or penalty prior to payment.

11. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this PD Permit. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action, or proceeding subject to subpart 11.a above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this PD Permit, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this PD Permit, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this PD Permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

12. Invalidation of Condition(s)

If any of the conditions or limitations of this PD Permit are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining PD Permit conditions or limitations. In the event that any condition imposing a

fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this PD Permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This PD Permit shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

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

13. Consultant Review of Information and Consultant Work

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

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this PD Permit, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the NCZO 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. 10 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.

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

The Permittee shall implement the project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the

Planning Director determines that any PD Permit condition contained herein conflicts with any other PD Permit condition contained herein, when principles of law do not provide to the contrary, the PD Permit condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

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

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

Documentation: Upon request of any County agency, the Property Owner 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 Property Owner shall provide the written report to the requesting County agency and Planning Division within seven calendar days of receiving the request.

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

16. Change of Property Owner

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

Requirement: The Property Owner 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 Property Owner shall provide the Planning Director with final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Property Owner's contact information. The final notice of transfer must include the effective date and time of the transfer or sale, and a letter signed by the new Property Owner(s), lessee(s), and/or

operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this PD Permit.

Timing: The Property Owner shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership. The Property Owner 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 Property Owner in the project file and has the authority to periodically confirm the information consistent with the requirements of Section 8114-3 of the NCZO.

17. Landscaping and Screening

Purpose: To comply with the County's landscaping and screening requirements set forth in NCZO Sections 8106-8.2, 8108-5.14, and 8109-0.6.4 and Saticoy Area Plan Policies LU-1.1, RES-2.2, RES-4.1, and PF-2.1.

Requirement: The Permittee shall retain a landscape architect to prepare a landscape plan and install landscaping that complies with the requirements of this condition and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELo) and Saticoy Area Plan Policies LU-1.1, RES-2.2, RES-4.1, and PF-2.1.

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

- a. Screens undesirable views. The Permittee must install landscaping and screening to screen the warehouse building and parking areas from Wells Road/State Route 118 and Nardo Street. The screening must include trees planted along the street line of the site pursuant to NCZO Section 8109-0.6.4.b.
- b. Provides visual relief. The Permittee must install landscaping and screening that softens the building edges and breaks up the expanses of building facades.
- c. Ensures compatibility with community character. The Permittee must install landscaping and screening that visually integrates the development with the character of the surrounding community.
- d. Shades and improves the aesthetics of paved areas that the public and employees use. The Permittee must install landscaping in the parking area and adjacent to all project sidewalks.
- e. Complies with the MWELo. The Permittee must install landscaping and screening that complies with the requirements of the MWELo.
- f. Is both drought tolerant and native to the Santa Clara River watershed.

Landscaping Design: The Permittee shall design the landscaping and screening to require minimal amounts of water, use water efficiently in accordance with NCZO Section 8106-8.2 and the MWELo, and must achieve the following design objectives:

- a. Use Available Non-Potable Sources of Water. The landscaping and screening 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 and screening to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells or impair the function of a nearby building using passive solar heat collection.
- c. Create Viable Growing Environment. The landscape and screening design must address the needs of the plants to ensure their health, long-term viability, and protection.
- d. Species Diversity. The landscape and screening design must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the proposed landscape and screening.
- e. Complies with NCZO Sections 8106-8.2, 8108-5.14, and 8109-0.6.4 and Saticoy Area Plan Policies LU-1.1, RES-2.2, RES-4.1, and PF-2.1.

Documentation: The Permittee shall submit a draft landscape and screening 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 and screening plan, demonstrating compliance with the requirements set forth in this condition (above), Sections 8106-8.2, 8108-5.14, and 8109-0.6.4 of the NCZO, the MWEL, and Saticoy Area Plan Policies LU-1.1, RES-2.2, RES-4.1, and PF-2.1. 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 and screening as shown on the approved landscape and screening plan. Prior to installation of the landscaping and screening, the Permittee must obtain the Planning Director's approval of any changes to the landscape and screening 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. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in Section 8106-8.2.8 of the NCZO.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the landscape and screening plan in the project file. The Permittee shall ensure that the landscape is maintained according to the approved plan. Monitoring and enforcement shall occur according to the procedures set forth in Section 8106-8.2.8 and Section 8114-3 of the NCZO.

18. Sign Plan

Purpose: To ensure signage on the property complies with Article 10 of the NCZO.

Requirement: The Permittee shall submit a sign plan to the Planning Division for review and approval. The sign plan shall include the proposed size, colors, materials, and lighting details. The Permittee shall bear the total cost of such review and approval. The Permittee also shall be responsible for obtaining a Zoning Clearance for any new or replacement sign to ensure that the signage for the project continues to comply with the approved sign plan.

Documentation: A stamped copy of the approved sign plan.

Timing: The Permittee shall submit the Sign Plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction or installation of new signage.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved sign plan in the project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

19. Lighting Plan

Purpose: To ensure lighting on the project site is provided in compliance with NCZO Sections 8106-8.6 and 8108-5.12, Saticoy Area Plan Policies RES-2.3 and RES-4.3, and to ensure that project lighting:

- a. Avoids interference with reasonable use of adjoining properties;
- b. Avoids conflicts with landscape features;
- c. Minimizes on-site and eliminates off-site glare, including glare that may impact drivers along State Route 118 and glare visible from the Santa Clara River;
- d. Provides adequate on-site lighting for security;
- e. Minimizes impacts to wildlife movement;
- f. Minimizes energy consumption; and
- g. Includes devices that are compatible with the design of the permitted facility.

Requirement: The Permittee shall submit a lighting plan to the Planning Division for review and approval. 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 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, and streetscapes proposed throughout the project site;
- d. In order to minimize light and glare at the project site, all parking area 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;
- 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 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. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the project.

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

20. Availability of Parking Spaces

Purpose: To ensure compliance with Section 8108-3 of the NCZO.

Requirement: The Permittee shall ensure that the required seven motor vehicle parking 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 (Exhibit 3). 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 staff have the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

21. Archaeological Resources Inadvertently Discovered During Grading

Purpose: In order to mitigate potential impacts to archaeological resources inadvertently discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
 - i. Cease operations and assure the preservation of the area in which the discovery was made.
 - ii. Notify the Planning Director in writing, within three days of the discovery.
 - iii. Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format.
 - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development.
 - v. Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
 - i. Cease operations and assure the preservation of the area in which the discovery was made.
 - ii. Immediately notify the County Coroner and the Planning Director.
 - iii. Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format.
 - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site.

- v. Implement the agreed upon recommendations.

Documentation: If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide any archaeology report prepared for the project site to the Planning Division to be made a part of the project file. The Permittee shall implement any recommendations made in the archaeology report to the satisfaction of the Planning Director.

22. Paleontological Resources Inadvertently Discovered During Grading

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

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

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

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

Timing: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide any paleontological report prepared for the project site to the Planning Division to be made part of the project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director.

23. Notice of Dam Inundation Hazard

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

Requirement: The Permittee shall record a Notice of Dam Inundation Hazard with the Ventura 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 Ventura County Recorder.

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

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

24. Sewer Service

Purpose: To ensure the project site has adequate sewer service.

Requirement: The Permittee shall obtain a Will Serve Letter from the Saticoy Sanitary District.

Documentation: A signed Will Serve Letter from the Saticoy Sanitary District.

Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall provide the signed Will Serve Letter from the Saticoy Sanitary District to the Planning Division.

Monitoring and Reporting: The Planning Division maintains a copy of the signed Will Serve Letter in the project file.

25. Water Service Agreement (WSA) / Out of Agency Service Agreement (OASA)

Purpose: To ensure the project site has an adequate supply of water.

Requirement: The Permittee shall obtain a WSA, also known as an OASA, from Ventura Water. The WSA/OASA shall be issued by Ventura Water, approved by LAFCo, and recorded.

Documentation: A copy of the recorded WSA/OASA approved by Ventura Water and LAFCo.

Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall provide the approved and recorded WSA/OASA to the Planning Division.

Monitoring and Reporting: The Planning Division maintains a copy of the approved and recorded WSA/OASA in the project file.

26. Materials and Colors

Purpose: To ensure the project site complies with the development standards set forth in NCZO Section 8109-3.3.2.

Requirement: The Permittee shall face the warehousing building along any street side with masonry, stone, concrete, or similar material with such facing treatment to extend along the interior side yards of such building a distance of at least ten feet. The metal portion of the warehousing building shall have exterior surfaces constructed or faced with stainless steel, aluminum, painted baked enamel, or similarly finished surface.

Documentation: The Permittee shall prepare a color and materials plan showing conformance with NCZO Section 8109-3.3.2 for the Planning Division's review and approval and construct the warehouse building according to the approved materials and colors plan.

Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall submit the color and materials plans to the Planning Division for review and approval. Prior to occupancy, the Permittee shall construct the warehouse building according to the approved plans.

Monitoring and Reporting: The Planning Division maintains the approved color and materials plan in the project file. Prior to occupancy, the Planning Division has the authority to inspect the site to ensure that the exterior of the structures were treated as approved. The Permittee shall maintain the building exterior in accordance with the approved colors and materials plan throughout the life of the project. The Planning Division has the authority to inspect the site to confirm on-going compliance with the approved plans consistent with the requirements of Section 8114-3 of the NCZO.

27. Construction Noise

Purpose: To ensure compliance with the Ventura County General Plan Policy HAZ-9.2 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 7:00am and 7:00pm, Monday through Friday, and from 9:00am to 7:00pm 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 location on the project site visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division. 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 Zoning Clearance for construction. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

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

PUBLIC WORKS AGENCY (PWA) CONDITIONS

I. Land Development Services

28. Grading Permit

Purpose: To ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

Requirement: The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Land Development Services Division for review

and approval. If a grading permit is required, a civil engineer registered in the State of California must prepare and submit the grading plans, geotechnical and hydrology reports as necessary, to Land Development Services Division for review and approval. The Permittee must post sufficient surety to ensure proper completion of the proposed grading.

Documentation: If a grading permit is required, all deposits, fees, and materials detailed on Public Works Agency Grading Permit Submittal Checklist, must be submitted to Land Development Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be submitted for review prior to issuance of a Zoning Clearance for construction.

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

29. Drainage Plan

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

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

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

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

Monitoring and Reporting: Public Works Agency staff will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well

as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports.

II. Integrated Waste Management Division

30. Refuse, Organic Waste, and Recycling Requirement

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code pertaining to the diversion of recyclables and organic waste materials generated by this project from local landfills through recycling, reuse, salvage, or compost.

Requirement: Ventura County Ordinance Code Division 4, Chapter 7, Article 3, Section 4770-4 requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables and organic waste generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to: www.vcpublicworks.org/wsd/iwmd/businessrecycling/.

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

Timing: Upon request, the Permittee must provide Ventura County Public Works Agency's Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) with a copy of a current solid waste billing statement to verify compliance with this condition.

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

31. Construction & Demolition Debris Recycling Plan

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code (VCOC). Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a comprehensive recycling plan to Ventura County Public Works Agency, Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) for any Covered Project as defined in Division 4, Chapter 7, Article 3, Section 4741-24 of the VCOC, meaning all proposed construction

and/or demolition projects that require a building permit, except certain exempted projects as defined in Section 4773-4.

Documentation: A Recycling Plan must be submitted online at Ventura County Citizen Access. For more information and instructions on how to complete the Recycling Plan, please visit www.vcpublicworks.org/cdrecycling.

Timing: Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Recycling Plan online through Ventura County Citizen Access for approval.

Monitoring and Reporting: The Permittee is required to keep a copy of their approved Recycling Plan until Building and Safety Division's issuance of final permit.

32. Construction & Demolition Debris Reporting

Purpose: Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code, Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must upload recycling receipts to their Recycling Plan to Ventura County Citizen Access. Applicants will receive a Final Approval email once the receipts are reviewed and approved. For more information and instructions on how to complete submit recycling receipts, please visit www.vcpublicworks.org/cdrecycling.

Documentation: Recycling receipts and/or documentation of reuse to verify minimum landfill diversion requirements are met.

Timing: Required recycling receipts and/or documentation of reuse, must be submitted to Ventura County Citizen Access at the time of Building and Safety Division's issuance of the final permit.

Monitoring and Reporting: The Permittee is required to keep a copy of their approved Recycling Plan and recycling receipts and/or documentation of reuse until Building and Safety Division's issuance of final permit.

III. Water Quality Section

33. Compliance with Post-Construction Stormwater Management Plan

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit, No. CAS004002 ("Permit"), the proposed project will be subject to post-

construction requirements for surface water quality and stormwater runoff. In accordance with Part 4.E., "Planning and Land Development Program", of the Permit, the application must include performance criteria defined in Section III, Part 4.E of the Permit and in the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, 2018 Errata Update (TGM), or as amended.

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

Documentation: The Permittee shall submit the following items to the Public Works Agency - County Stormwater Program (CSP) for review and approval:

- i. A drainage study or a water quality design report, prepared and stamped by a California-licensed civil engineer, that addresses the following items to meet TGM requirements for post-construction control measure design;
 1. Project location;
 2. Project description, including indication of the purpose of the facility and if the project is new development or redevelopment, as defined by the TGM;
 3. Disturbed area for construction;
 4. Amount of existing impervious surface, as defined by the TGM, and proposed impervious surface to be created/added/replaced;
 5. Average existing slopes on-site to be graded;
 6. Post-construction stormwater management plan (PCSMP) output from the applicable sections of the TGM Tool; and
 7. Post-construction control measure sizing calculations.
- ii. A complete site plan, prepared and stamped by a California-licensed civil engineer or land surveyor, that accurately delineates drainage areas, environmentally sensitive areas, open space preservation areas, impervious areas, natural hydrologic features, locations of discharges, topography, potential pollutant areas, and the location and types of post-construction control measures. In addition, applicable post-construction control measure details and a drawing detail verifying that the installation of the PCSMP will meet performance criteria defined in Section III of the Part 4.E of the Permit and in the TGM, prepared and stamped by a California-licensed civil engineer or architect.
- iii. A geotechnical report, prepared and stamped by a California-licensed geotechnical engineer or geologist, including infiltration testing results or technical infeasibility analysis, as defined in the TGM.

Timing: The above listed items shall be submitted to the CSP for review and approval prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: CSP staff will review the submitted materials for consistency with the Permit and the TGM. Building inspectors will conduct inspections during construction to ensure that the installation is consistent with the approved plans. CSP staff will conduct a final inspection to verify that post-construction stormwater management controls were installed in compliance with the PCSMP and other applicable standards, specifications, and regulations prior to approving and/or signing off for issuance of the certificate of occupancy for the proposed project.

34. Post-Construction Stormwater Management Plan (PCSMP) Management Plan and Agreement

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004002 (“Permit”) Part 4.E., “Planning and Land Development Program”, and the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, 2018 Errata Update (TGM), or as amended.

Requirement: The Permittee shall provide a maintenance plan and annual verification of ongoing maintenance for the required PCSMP controls, in accordance with Part 4.E., “Planning and Land Development Program” of the Permit and the TGM.

Documentation: The Permittee shall submit the following items to the Public Works Agency - County Stormwater Program Section (CSP) for review and approval:

- i. A maintenance agreement (i.e. the County’s “Covenant for Maintenance of Post-Construction Stormwater Management Control System” template (available at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>) signed by the property owner, including a signed statement accepting responsibility for maintenance of the PCSMP control(s). The statement must include written verification that all PCSMP controls will be properly maintained. At a minimum, this statement shall include the following:
 1. Written conditions in the sales or lease agreement, which require the property owner or tenant to assume responsibility for the PCSMP control maintenance and annual inspection;
 2. Written text in project covenants, conditions, and restrictions (“CCRs”) to the applicable homeowner’s association; or
 3. Any other legally enforceable agreement or mechanism that assigns PCSMP maintenance responsibility.
- ii. A maintenance plan (i.e., Exhibit C of the County’s “Covenant for Maintenance of Post-Construction Stormwater Management Control System” template, available at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>) for the proposed PCSMP shall be prepared in accordance with Section 7 and Appendix I of the TGM. The plan shall at a minimum include the following:

1. The location of each PCSMP control;
 2. The maintenance processes and procedures necessary to provide for continued operation and optimum performance;
 3. A checklist for device inspection and maintenance;
 4. A timeline for all maintenance activities; and
 5. Any technical information that may be applicable to ensure the proper functionality of the controls.
- iii. A completed and signed Annual Maintenance Verification Report (i.e., Exhibit D of the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" template, available at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>).

Timing: The above listed items (i and ii) shall be submitted to the CSP for review and approval prior to issuance of a zoning clearance for construction. In addition, the Annual Maintenance Verification Report (iii) shall be submitted to the CSP annually, prior to September 15th, each year after approval and/or sign-off for issuance of the certificate of occupancy.

Monitoring and Reporting: CSP staff will review the submitted materials for consistency with the Permit and TGM. Maintenance Plan shall be kept on-site for periodic review by CSP staff.

35. Compliance with Stormwater Development Construction Program

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

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

Documentation: The Permittee shall submit a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre) to the CSP for review and approval, a template for which can be found at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>.

Timing: The above listed item shall be submitted to the CSP for review and approval prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

IV. Roads and Transportation Department (VCPWA-RT)

36. Traffic Impact Mitigation Fee

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Area Plan Goals and Policies, and Ventura County Ordinance Code, Division 8, Chapter 6 require that the VCPWA-RT collect a Traffic Impact Mitigation Fee (TIMF).

Requirement: The Permittee shall deposit with the VCPWA-RT a TIMF. The trip generation rate and TIMF will be calculated based on the Permittee's information. The Permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the Permittee's information:

The TIMF due to the City of Ventura would be \$994.34 to be transferred to the City of Ventura within 30 calendar days of receipt in accordance with the reciprocal traffic mitigation agreement between the City of Ventura and the County of Ventura. The calculation of the TIMF is provided below:

$$\$994.34 = \$111/\text{ADT}(A) \times 29 \text{ ADT}(B)$$

(A) City of Ventura TIMF for General Industrial

(B) $29 \text{ ADT} = 8940\text{sf}/1000 \times 3.2\text{ADT}/1000\text{sf}(C)$

(C) County of Ventura TIMF Ordinance Traffic Generation for General Industrial Use

Documentation: The Permittee shall come to the VCPWA-RT counter, fill out the TIMF form, and pay the TIMF. The Permittee may pay the TIMF remotely via internet at <https://www.vcpwaworks.org/rt-applications>. Under "Additional Links..." choose and then fill out the TIMF Questionnaire Application and Email any inquiries and form to pwa.transpermits@ventura.org. Upon approval of fee amount, permittee will have option to pay the fee with credit card through Accela Citizen Access.

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

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

37. Road Improvements

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

Requirement: Road improvements are required in accordance with the County of Ventura Public Works Agency Road Standards, Ventura County General Plan Circulation, Transportation and Mobility Element Policies CTM Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6 and 1.7, the "Paveout Policy" dated January 16, 1968; and Code of Ordinances Division 8, Chapter 4 – Urban Area Development.

Nardo Street has an existing right-of-way width of 74 feet with variable width of paving and curb and gutter on the west side and a small portion of the east side of the street. The minimum required road width is 54 feet per Road Standard Plate B-3[C]. The applicant must construct 37 feet of street improvements (half of minimum road width required) including 27 feet of pavement and curb and gutter; 6 foot wide sidewalk along the right-of-way line; 4 foot wide parkway with pavers between the back of curb and the sidewalk; and 5 foot square street tree wells every 40 feet with street trees along the parcel's frontage in accordance with Road Standard Plate B-3[C] and the Saticoy Area Plan. The applicant must submit road improvement plans prepared by a Registered Civil Engineer to the VCPWA-RT for review and approval; enter into an agreement with the County to complete the road improvements; submit the agreement to the VCPWA-RT for review and approval; post sufficient surety guaranteeing the construction of the road improvements; and submit proof to the VCPWA-RT that the surety has been posted.

The applicant is hereby notified that the Ventura County Active Transportation Plan and the Saticoy Area Plan require bike lanes be installed on Nardo Street at such time as North Bank Drive is extended from Lirio Avenue, to the south, and at that time, on-street parking will be eliminated as necessary to accommodate that on-street bike lane.

Documentation: Submit road improvement plans, an agreement, and proof of posting the surety.

Timing: The street improvement construction shall be completed prior to the issuance of the Building Permit.

Monitoring and Reporting: The VCPWA-RT will review the improvement plans, agreement, and surety for conformance with the project conditions.

38. Encroachment Permit for Landscaping Work in the Road Right-Of-Way (ROW):

Purpose: Landscaping work within the road ROW along Nardo Street shall be in accordance with the Saticoy Area Plan requirements.

Requirement: The Permittee shall obtain an Encroachment Permit (EP) from the VCPWA-RT for all landscaping work within the road ROW along Nardo Street. Contact the VCPWA-RT at (805) 654-2055 for the requirements of the EP. The EP form is available on the internet. Improvement plans and supporting documentation may be required by the Encroachments Division.

Documentation: Permittee shall submit Landscaping plans showing the extent of work in the road ROW and other supporting documents.

Timing: This condition shall be completed prior to the issuance of the Building Permit or Certificate of Occupancy.

Monitoring and Reporting: The VCPWA-RT Permits Section will review the extent of landscaping work in the road ROW as shown in landscaping plan to provide EP conditions.

V. Watershed Planning & Permits Division

39. Flood Zone Clearance

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

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

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

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

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

ADDITIONAL CONDITIONS FROM OTHER AGENCIES

I. Ventura County Air Pollution Control District (APCD)

40. Nuisance

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

Requirement: The Permittee shall operate in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, stated below:

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

Documentation: No documentation is required for the purposes of this condition.

Timing: Throughout the life of the permit.

Monitoring and Reporting: Monitoring and enforcement of nuisance provision is enforceable by APCD on a complaint-driven basis.

41. Dust Control for Clearing / Construction Activities

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

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

Documentation: The Permittee shall ensure compliance with the following provisions:

- 1) The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- 2) Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- 3) All trucks shall cover their loads as required by California Vehicle Code Section 23114.
- 4) Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally safe dust control agents may be used in lieu of watering.
- 5) Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.
- 6) Signs shall be posted onsite limiting traffic speeds to 15 miles per hour or less.

- 7) All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout the construction phases of the project.

Monitoring and Reporting: Dust control is a standard condition on all Grading Permits issued by Public Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of dust-related provisions for grading operation shall also be conducted by APCD staff on a complaint-driven basis.

42. Demolition Activities

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

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

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

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

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

II. Ventura County Fire Protection District (VCFPD)

43. Fire Flow (Commercial, Industrial, and Multi-Family Buildings)

The minimum fire flow required shall be determined as specified by the current adopted edition of the International Fire Code Appendix B with adopted Amendments and the applicable Water Manual for the jurisdiction (whichever is more restrictive). The applicant shall verify that the water purveyor can provide the required volume and duration at the project prior to obtaining a building permit.

44. Fire Hydrant Installation

Prior to combustible construction on any parcel, a fire hydrant capable of providing the required fire flow and duration shall be installed and in service along the access road / driveway at a location approved by the VCFPD, but no further than 250 feet from the building site. The owner of the combustible construction is responsible for the cost of this installation.

45. Fire Sprinklers

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

46. Fire Alarm / Sprinkler Monitoring Plans

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

47. Fire Department Clearance

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

48. Fire Code Permits

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

**EXHIBIT 5 – CONSISTENCY WITH THE GENERAL PLAN AND SATICOY AERA
PLAN FOR WEST COAST MARBLE & GRANITE PLANNED DEVELOPMENT
PERMIT CASE NO. PL23-0145**

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

All area plans, specific plans subdivision, 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 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The project would authorize the construction and use of a building for warehousing and storage (Case No. PL23-0145).

Evaluated below is the consistency of the project with the applicable policies of the General Plan Goals, Policies and Programs, as well as the Saticoy Area Plan Goals and Policies.

- 1. LU-11.3 Design:** *The County shall require new commercial and industrial developments to be designed to be generally compact, grouped and consolidated into functional units providing for sufficient offstreet parking and loading facilities, maximize pedestrian and vehicle safety, reduce vehicle miles traveled (VMT), encourage electric vehicle charging, and minimize the land use conflicts and traffic congestion. The County shall require that commercial and industrial discretionary development is designed to provide adequate buffering (e.g., walls, landscaping, setbacks) and operational conditions (e.g., hours of operation, and scheduling of deliveries) to minimize adverse impacts (e.g., noise, glare, and odors) on adjoining and adjacent residential areas.*

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.*

LU-16.2 Urban Design Standards for Commercial and Industrial Development: *The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion.*

County of Ventura
Planning Director Hearing
Case No. PL23-0145
Exhibit 5 - Consistency with General Plan
& Saticoy Area Plan

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.*

RES-1.3: *New industrial development shall be located and designed to avoid the exposure of sensitive receptors (e.g., residential areas, schools, etc.) to hazardous air emissions.*

The proposed project allows for construction of a building for warehousing and storage. The project site is designated "Industrial" by the Ventura County General Plan and Saticoy Area Plan and surrounded by industrial development of similar kind and intensity. The project is compact, comprised of a single warehousing and storage building with sufficient parking and loading facilities. Right-of-way improvements (sidewalks, driveway, landscaping, etc.) will maximize pedestrian and vehicular safety (Exhibit 4, Condition No. 37). The project site is adjacent to Wells Road / State Route 118 and centrally located in the Saticoy area. Thus, the project promotes reduced VMT for Ventura County employees when compared to more remote developments. Landscaping and screening will ensure the development is screened from Wells Road / State Route 118 while visually integrating the project with surrounding area (Exhibit 4, Condition No. 17). Finally, no hazardous air emissions will be generated from the proposed use.

Based on the discussion above, the project is consistent with General Plan Policies LU-11.3, LU-16.1, and LU-16.2 and Saticoy Area Plan Policies RES-1.1 and RES-1.3.

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

PFS-1.9 Requirements Inside City Sphere's of Influence: *County shall only approve a discretionary development within a city's Sphere of Influence if the required public facilities and infrastructure meets or exceeds those required by the associated city.*

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

PFS-5.3 Solid Waste Capacity: *The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development.*

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

WR-F Discretionary Development Review for Adequate Water and Wastewater: *The County shall verify that all discretionary development proposals demonstrate an adequate long-term supply of water, adequate methods for sewage disposal, provide adequate drainage to avoid flooding, prevent erosion, and prevent contamination of local water.*

PF-1.1: *Discretionary development shall be served by a publicly accountable water supplier.*

PF-3.1: *All development that generates wastewater shall be connected to the Saticoy Sanitary District's collection and treatment system, or its successor. All development shall include necessary sewer connections and shall contribute its fair-share costs to an established fee program to upgrade the treatment plant.*

The project site is currently serviced by Ventura Water (water service) and the Saticoy Sanitary District (sewage service). For the required expanded water and sewage disposal services, the project is conditioned to require the requisite approvals from Ventura Water and the Saticoy Sanitary District (Exhibit 4, Condition Nos. 24 and 25). Solid waste will be handled by a County-franchised waste hauler as required by the Ventura County Public Works Agency Integrated Waste Management Division (Exhibit 4, Condition No. 30). Ventura County Fire Station 51 is approximately four miles from the project site. The Ventura County Sheriff's Office Headquarter Station is approximately four miles from the project site. The proposed project was reviewed by the Public Works Agency Water Quality Section and conditioned to ensure compliance with all applicable policies, ordinances, and permits (Exhibit 4, Condition Nos. 33 through 35).

Based on the discussion above, the project is consistent with General Plan Policies PFS-1.7, PFS-1.9, PFS-4.1, PFS-5.3, WR-1.11, and WR-F and Saticoy Area Plan Policies PF-1.1 and PF-3.1.

- 3. HAZ-9.2 Noise Compatibility Standards:** *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)*

The proposed use, warehousing and storage, occurs indoors and will not generate noise in excess of the standards set forth in General Plan Policy HAZ-9.2. While noise is anticipated from the proposed demolition and construction activities, the noises are not anticipated to exceed the standards set forth in General Plan Policy HAZ-9.2. The closest noise sensitive receptors are single-family residences sited approximately 300 feet to the northeast across Wells Road / State Route 118 on Nardo Street and Rosal Lane. Thus, the potential impact of construction noise on the single-family residences will be buffered by the existing ambient noise environment dominated by vehicular traffic on Wells Road / State Route 118. Furthermore, existing industrial development fronting Wells Road / State Route 118 provides additional sound attenuation for the single-family residences. Finally, the project is conditioned to ensure that construction activities are conducted

according to the County of Ventura Construction Noise Threshold Criteria and Control Plan (Exhibit 4, Condition No. 27).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-9.2.

- 4. WR-1.2 Watershed Planning:** *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.*

WR-1.12 and WR-2.2: Water Quality Protection for Discretionary Development: *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

WR-3.3 Low-Impact Development: *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit.*

RES-2.1: *Discretionary development shall be designed to capture and contain any potential spills of pollutants within the development site and ensure they are properly disposed. Such spills, or any polluted runoff from such development, shall not be conveyed into the Santa Clara River, the Brown Barranca, or the Franklin Barranca.*

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.*

PF-2.2: *Discretionary development shall be designed to utilize natural drainage and topography to convey stormwater to the maximum extent practicable and shall be conditioned to minimize soil erosion, downstream siltation, and pollution of surface and stormwater pursuant to the requirements of the Ventura Countywide Municipal Stormwater Permit Order No. R4-2010-0108, as amended.*

PF-2.3: *Discretionary development shall be designed to adequately protect groundwater quality as determined by the Watershed Protection District.*

HAZ-2.3: *Discretionary development shall be located and designed to minimize potential damage to the development and to flood control infrastructure from flood hazards or riverbank erosion. Outdoor storage uses may be allowed in areas subject to flooding if sufficiently contained as determined by the Watershed Protection District.*

The project site is located in the Santa Clara River Watershed. The project was reviewed by the Ventura County Public Works Agency Watershed Planning & Permits Division and determined to have a less than significant impact on the watershed (Exhibit 7). Since the project site is located in a Federal Emergency Management Agency designated Moderate Flood Zone X, the project is conditioned to require a Flood Zone Clearance from the Public Works Agency Watershed Planning & Permits Division (Exhibit 4, Condition No. 39). Additionally, the proposed project will be subject to conditions of approval that the Public Works Agency Water Quality Section recommended to ensure compliance with applicable policies, ordinances, and permits (Exhibit 4, Condition Nos. 33 through 35). Finally, the proposed project will utilize low-impact development / flood control features, including an earthen swale and hydrodynamic separator.

Based on the discussion above, the project is consistent with General Plan Policies WR-1.2, WR-1.12, WR-2.2, and WR-3.3 and Saticoy Area Plan Policies RES-2.1, PF-2.2, PF-2.3, and HAZ-2.3.

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

CTM-2.28 Emergency Access: *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by-project basis to guarantee continued emergency service operations and service levels.*

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. (See MOB-2.2.)*

The project was reviewed by the Ventura County Fire Protection Control District (VCFPD). Pursuant to the VCFPD recommendation, the proposed project will be subject to conditions of approval to ensure that the project complies with applicable VCFPD regulations and permit requirements (Exhibit 4, Condition Nos. 43 through 48).

Based on the discussion above, the project is consistent with General Plan Policies PFS-11.4 and CTM-2.28 and Saticoy Area Plan Policy HAZ-1.2.

- 6. CTM-2.29 Railroad Safety Assessment:** *The County shall require that all new discretionary development is evaluated for potential impacts to existing railroad facilities and operations and identify appropriate mitigation measures, as warranted therein.*

The closest railroad to the project site is approximately 300 feet to the northwest of the project site. At this distance, the proposed project will not have any direct effects on railroad facilities and/or operations. Furthermore, the proposed project will not generate traffic that could adversely affect railroad crossings.

Based on the discussion above, the project is consistent with General Plan Policy CTM-2.29.

- 7. LU-18.2 Input on Proposed Planning Activities:** *Within designated disadvantaged communities, the County shall facilitate opportunities for community members and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process.*

LU-18.4 Variety of Public Communication Methods: *Within designated disadvantaged communities, the County shall continue to share public information across a variety of media, technological, and traditional platforms, and languages based on the demographics of the community.*

The project site is located within the designated disadvantaged community Saticoy. On September 16, 2024, the Saticoy Municipal Advisory Committee (MAC) considered the proposed project and recommended that the landscaping for the project to be drought tolerant species that are native to the Santa Clara River watershed, consistent with Saticoy Area Plan Policies LU-1.1, RES-2.2, RES-4.1, PF-2.1, so long as the plant pallet also complies with the County's landscape requirements as described in NCZO Section 8106-8.2. With the recommendation to provide landscaping consistent with Policy RES-2.2, the Saticoy MAC unanimously recommended approval of the project. Additionally, postcards providing notice of the Planning Director hearing were sent to property owners within 300 feet of the project site. These notices were provided in English and Spanish. The Spanish version included contact information for Planning Division Spanish-speaking staff who can provide information on the project or instructions on how to participate in the Planning Director hearing, including the option to request interpretive services for the hearing.

Based on the discussion above, the project is consistent with General Plan Policies LU-18.2 and LU-18.4.

- 8. HAZ-10.3 Air Pollution Control District Rule and Permit Compliance:** *The County shall ensure that discretionary development subject to Ventura County Air Pollution Control District (VCAPCD) permit authority complies with all applicable APCD rules and permit requirements, including the use of Best Available Control Technology (BACT) as determined by the VCAPCD.*

RES-1.2: *Fugitive dust and particulates shall be minimized during construction through compliance with all Ventura County Air Pollution Control District rules and regulations including, but not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).*

RES-P1 Air Quality Best Management Practices: *Reduce emissions from construction, grading, excavation and demolition by incorporating best available air quality mitigation measures into project design features or construction techniques.*

The project was reviewed by the VCAPCD. Pursuant to the VCAPCD's recommendations, the proposed project will be subject to conditions of approval to ensure that the project complies with applicable VCAPCD rules and permit requirements (Exhibit 4, Condition Nos. 40 through 42).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-10.3 and Saticoy Area Plan Policies RES-1.2 and RES-P1.

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

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.

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.*

RES-4.1: *Landscape buffers or other appropriate visual screening shall be required for all discretionary industrial development that borders SR 118, the Santa Clara River, the Brown Barranca, or the Franklin Barranca. When customary visual screening techniques, such as those listed in RES 4.2, fail to provide full visual screening for industrial properties visible from the Santa Clara River Bridge due to grade differences, the Planning Director may modify visual screening requirements to address grade differences.*

The project is conditioned to require a landscape plan, installation of landscaping, and maintenance of landscaping for the life of the project. Pursuant to the Saticoy MAC’s recommendation, the landscaping is required to include drought tolerant species that are native to the Santa Clara River watershed. Additionally, the landscaping is required to screen the project from Wells Road / State Route 118 and Nardo Street. Finally, the landscaping is required to be compliant with the applicable WELO and NCZO standards (Exhibit 4, Condition No. 17).

Based on the discussion above, the project is consistent with General Plan Policy COS-1.12 and Saticoy Area Plan Policies RES-2.2 and RES-4.1.

10.COS-4.4 Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation: *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

The project site is located in an area of interest for the Fernando Tataviam Band of Mission Indians. On September 10, 2024, the project was distributed to the Fernando Tataviam Band of Mission Indians for review with a request for written comment. As of the date of the public hearing for the project, no comments have been received by the Fernando Tataviam Band of Mission Indians. Additionally, according to the Resource Management Agency Geographic Information System, the project site has no known paleontological and archaeological resources. In any case, the project is conditioned to require that the Permittee stops work and analyzes any paleontological or archaeological finds should they be discovered

during ground disturbance (Exhibit 4, Condition Nos. 21 and 22). Finally, the project includes the demolition of an existing warehouse. Pursuant to a memo dated May 7, 2024, by the San Buenaventura Research Associates, no historical resources, would be affected by the project (Exhibit 8).

Based on the discussion above, the project is consistent with General Plan Policy COS-4.4.

11.LU-1.2: *Discretionary development shall be designed to reduce energy consumption by implementing one or more the following building techniques:*

- a. Install solar panels on roofs of residential, commercial or industrial buildings;*
- b. Install a “cool roof” (a roof that reflects and discharges heat);*
- c. Plant trees to shade structures and reduce interior heat gain;*
- d. Use passive solar design techniques for buildings;*
- e. Install dual-paned windows; and*
- f. Install extra insulation.*

LU-11.4 Sustainable Technologies: *The County shall encourage discretionary development on commercial- and industrial designated land to incorporate sustainable technologies, including energy- and water-efficient practices and low- or zero-carbon practices.*

The following design features are incorporated into the project as required by Saticoy Area Plan Policies LU-1.2 and LU-11.4. These features are depicted on the site plan for the project (Exhibit 3):

- Solar panels will be installed on the roof as detailed on sheet A-202
- Dual pane windows are specified as detailed on sheet A-201
- A stormwater capture system is detailed on the Civil Plans
- Water efficient landscaping and irrigation is required pursuant to Condition No. 17

Based on the discussion above, the project is consistent with Saticoy Area Plan Policies LU-1.2 and LU-11.4.

12.MOB-1.4: *In order to maximize safety and traffic flow on SR 118, direct access to the SR 118 shall be prohibited when access to private property can be attained from local roads. If direct access to private property is not feasible from local roads, then consolidated, shared driveways or other methods shall be used to minimize access points to SR 118.*

Access to the project site is provided via a paved driveway from Nardo Street.

Based on the discussion above, the project is consistent with Saticoy Area Plan Policy MOB-1.4.

13. MOB-2.2: *Until a new permanent public road between Lirio Avenue and SR 118 is constructed pursuant to MOB-2.1, no new discretionary development shall be approved within the West Industrial Section unless at least one of the following conditions are met:*

- a. *The entire project site is located 800 feet or less from the intersection of Nardo Street and SR 118; or*
- b. *Secondary access is provided by the developer and approved by the Ventura County Fire Protection District.*

The entirety of the project site is less than 800 feet from the intersection of Wells Road / State Route 118 and Nardo Street.

Based on the discussion above, the project is consistent with Saticoy Area Plan Policy MOB-2.2.

14. MOB-2.3: *In cases where traffic generated by discretionary development impacts current or future anticipated levels of service on SR 118, or necessitates any modifications to SR 118, the County shall conduct timely and ongoing communication with Caltrans.*

The Permittee is working with Caltrans to obtain the required Caltrans encroachment permit.

Based on the discussion above, the project is consistent with Saticoy Area Plan Policy MOB-2.3.

15. MOB-3.1: *Discretionary projects, as well as public improvement projects, shall include accessible crosswalks, sidewalks, street lighting, street trees, or other pedestrian amenities as defined in Chapter 5. Road Classifications and Figure 4-4. Multimodal Mobility Map. In addition to private development, the financing, construction and maintenance of such improvements may occur through an established fee program funded through in-lieu fees, grants, public/private partnerships, infrastructure maintenance districts, or any other funding source.*

MOB-3.2: *To encourage walking within the Saticoy community, discretionary development shall locate the primary building entry where it is visible from, and accessible to, the public street, and pedestrian links shall be provided from that entry to the public street. When the scale of the project allows, pedestrian connections and amenities within the project site shall be included.*

Pursuant to VCPWA-RT recommendations, the project is conditioned to require right-of-way improvements in accordance with the standards set forth in the Saticoy Area Plan (Exhibit 4, Condition No. 37). Additionally, the building is designed so that the building entrance is visible and accessible from Nardo Street. Furthermore, a pedestrian path of travel is provided from Wells Road / State Route 118 to the building entrance.

Based on the discussion above, the project is consistent with Saticoy Area Plan Policy MOB-3.1 and MOB-3.2.

16. RES-4.3: *Lighting for discretionary development shall be designed to avoid off-site glare, including glare that may impact drivers along SR 118.*

The project is conditioned to require the submittal of a lighting plan and installation of lighting that is in conformance with Saticoy Area Plan Policy RES-4.3 (Exhibit 4, Condition No. 19).

Based on the discussion above, the project is consistent with Saticoy Area Plan Policy RES-4.3.

17. LU-11.2 Applications Within Sphere of Influence: *The County shall direct all applicants for commercial and industrial discretionary development located within a city's Sphere of Influence to that city for possible annexation and processing.*

LU-11.4 Development Applications in a City's Sphere of Influence (SOI): *The County shall encourage applicants for General Plan amendments, zone changes, and discretionary development within a city's Sphere of Influence to consult with the appropriate city about submitting their application and shall discourage applicants from applying to the County.*

The project site is located in the City of Ventura's Sphere of Influence. As required by the Ventura County Discretionary Entitlement Application Package, the Permittee provided a New Project Referral Form signed by the City of Ventura documenting that the City of Ventura had reviewed the project (Exhibit 9). Pursuant to the City of Ventura's feedback, the project is conditioned to require the Permittee to obtain an Out of Agency Service Agreement for expanded water service as required by the project (Exhibit 4, Condition No. 25).

Based on the discussion above, the project is consistent with General Plan Policies LU-11.2 and LU-11.4.

EXHIBIT 6 - CONSISTENCY WITH THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE FOR WEST COAST MARBLE & GRANITE PLANNED DEVELOPMENT PERMIT, CASE NO. PL23-0145

The project would authorize the construction and use of a building for Warehousing and Storage (Case No. PL23-0145).

Evaluated below is the consistency of the project with the applicable development standards of the Ventura County Non-Coastal Zoning Ordinance (NCZO).

Pursuant to NCZO Section 8105-5, the proposed use is allowed in the M2 zone district with the granting of a Planned Development (PD) Permit. Upon the granting of the PD Permit, the proposed project will comply with this requirement.

The proposed project includes the placement and use of structures that are subject to the development standards of the NCZO. 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

Sec. 8106-1.2 – Development Standards for Uses and Structures in Commercial, Industrial, and Special Purposes Zones		
Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10,000 sq. ft.	Yes. The lot is 20,037 sq. ft.
Maximum Percentage of Building Lot Coverage	50%	Yes. The proposed building lot coverage is 43%.
Setbacks: From Street	5 ft on corner lots; otherwise as specified by permit	Yes. The proposed building is setback 10 feet from Wells Road / State Route 118 and over 5 feet from Nardo Street.
Setbacks: Each Interior Yard	5 ft if adjacent to an R-Zone; otherwise as specified by permit	Yes. The proposed building is setback 5 feet from the property to the south and 16 feet from the property to the west.
Maximum Structure Height	Principal Structure: 30 ft Accessory Structure: As specified by permit.	Yes. The proposed principal structure, the warehouse, measures 25 feet, 10 inches at its tallest point. The project does not include any accessory structures.
Sec. 8109-0 – Standards for All Zones		
Zoning Ordinance Requirement		Complies?
Sec. 8109-0.2 – Sewage Disposal Sewage disposal for all requested uses and structures shall be provided by means of a system approved by the Environmental Health Division and the Division of Building and Safety.		Yes. Saticoy Sanitary District currently provides sewage disposal service. For the required expanded sewage disposal services, the project is conditioned to require the appropriate approvals from the Saticoy Sanitary District (Exhibit 4, Condition No. 24).

Table 1 – Development Standards Consistency Analysis

<p>Sec. 8109-0.5 – Stormwater Quality Protection</p> <p>Development shall be undertaken in accordance with conditions and requirements established by the Ventura Countywide Stormwater Quality Management Program, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS063339 and the Ventura Stormwater Quality Management Ordinance No. 4142 and as these permits and regulations may be hereafter amended.</p>	<p>Yes. The project was reviewed by the Ventura County Public Works Agency Water Quality Section and conditioned to ensure compliance with applicable policies, ordinances, and permits (Exhibit 4, Condition Nos. 33 through 35).</p>
<p>Sec. 8109-0.6.4 – Landscaping in the M-Zones</p> <p>The following regulations shall apply to all industrial zones (M1, M2, and M3):</p> <ul style="list-style-type: none"> a. Required yards adjacent to streets, not used for other purposes, shall be improved with appropriate permanently maintained plant material or ground cover that retains its leaves year-round. Such landscaping shall extend to the street curb line, where appropriate. b. Trees shall be planted along the street line of each site. Such street trees may also be located on private property and grouped or clustered as appropriate. c. At least ten percent of any permit area in the M1 zone shall be landscaped. d. At least five percent of any permit area in the M2 or M3 zone shall be landscaped. 	<ul style="list-style-type: none"> a. Not applicable. The project does not include a yard. b. Yes. The project is conditioned to require trees along the street line (Exhibit 4, Condition No. 17). c. Not applicable. The proposed project is in a M2 zone. d. Yes. The proposed project includes 5,856 square feet of landscaping, 28% of the lot.
<p>Sec. 8109-3 – Standards for Industrial Zones</p>	
<p>Zoning Ordinance Requirement</p>	<p>Complies</p>
<p>Sec. 8109-3.1.1 – Undergrounding of Utilities</p> <p>Utility lines, including electric, communications, street lighting and cable television, shall be placed underground by the applicant, who shall make the necessary arrangements with the utility companies for the installation of such facilities. This requirement may be waived by the Planning Director where it would cause undue hardship or constitute an unreasonable requirement, provided that such waiver is not in conflict with California Public Utilities Commission rules, requirements or tariff schedules. This section shall not apply to utility lines which do not provide service to the area being subdivided. Appurtenant structures and equipment such as surface-mounted transformers, pedestal mounted terminal boxes and meter cabinets may be placed aboveground.</p>	<p>Yes. Pursuant to the utility plan for the project, all utility lines shall be placed underground (Exhibit 3).</p>
<p>Sec. 8109-3.1.3 – Industrial Performance Standards</p> <p>Industrial performance standards are the permitted levels of operational characteristics resulting from processes or other uses of property. Continuous compliance with the following performance standards shall be required of all uses, except as otherwise provided for in these regulations:</p>	<ul style="list-style-type: none"> a. Yes. The project allows for the construction of a warehousing and storage building which is conditioned (Exhibit 4, Condition

Table 1 – Development Standards Consistency Analysis

<p>a. Objectionable Factors - The following shall be maintained at levels which are appropriate for the zone and geographic area and are not objectionable at the point of measurement when the use is in normal operation:</p> <ol style="list-style-type: none"> 1. Smoke, odors, vapors, gases, acids, fumes, dust, dirt, fly ash or other forms of air pollution; 2. Noise, vibration, pulsations or similar phenomena; 3. Glare or heat; 4. Radioactivity or electrical disturbance. <p>The point of measurement for these factors shall be at the lot or ownership line surrounding the use.</p> <p>b. Hazardous Materials - Land or buildings shall not be used or occupied in any manner so as to create any fire, explosive or other hazard. All activities involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local and national safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment in compliance with Ventura County Fire Prevention Regulations. The burning of waste materials in open fires without written approval of the Fire Department is prohibited.</p> <p>c. Liquid and Solid Wastes - Liquid or solid wastes discharged from the premises shall be properly treated prior to discharge so as not to contaminate or pollute any watercourse or groundwater supply or interfere with bacterial processes in sewage treatment. The disposal or dumping of solid wastes, such as slag, paper and fiber wastes, or other industrial wastes shall not be permitted on any premises.</p>	<p>No. 20) to ensure that all activities related to the use of the building are conducted indoors. This will ensure that objectionable factors related to air pollution, noise, vibration, pulsations, or similar phenomena are at levels appropriate for the industrial zone. Outdoor operations are limited to the shipping and receiving of warehoused goods, an activity customary in an industrial zone. Therefore, the project is not anticipated to generate objectionable glare or heat. Finally, the project will not generate electrical disturbances nor involve the use of radioactive materials.</p> <p>b. While the applicant’s proposed use of the building for warehousing and storage would not handle or store hazardous materials, any potential future use of the structure that may handle or store hazardous materials would be subject to a permit from the Ventura County Certified Unified Program Agency (CUPA) administered through the Ventura County Environmental Health Division, permitting through the Ventura County Fire Protection District, and any review and permitting through all other applicable permitting agency to ensure that hazardous materials are handled and stored in a proper manner as to comply with all applicable local and national safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment in compliance with Ventura County Fire Prevention Regulations..</p> <p>c. Yes. Saticoy Sanitary District currently provides sewage disposal service. For the required expanded sewage disposal services, the project is conditioned to require the appropriate approvals from the Saticoy Sanitary District (Exhibit 4,</p>
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Table 1 – Development Standards Consistency Analysis

	Condition No. 24). Additionally, the project does not involve the discharge of contaminants that are expected to contaminate any watercourse or groundwater supply.
<p>Sec. 8109-3.3.1</p> <p>The same criteria given for the M1 Zone (Sec. 8109-3.2.1 above) apply to the M2 Zone, except that the latter allows uses which may involve moderate levels of noise, small-scale assembly-line processes and light metal work.</p>	<p>Yes. The project does not involve the kinds of activities and elements that are considered inappropriate as described in NCZO Section 8109-3.2.1, including high temperature processing, storage yards, storage of chemicals, explosives, obnoxious or dangerous gases, odors, fumes, or smoke, or an assembly line. Additionally, any future use of the building must also be found to be consistent with NCZO Section 8109-3.3.1.</p>
<p>Sec. 8109-3.3.2</p> <p>Principal buildings constructed of metal shall be faced along any street side with masonry, stone, concrete or similar material, such facing treatment to extend along the interior side yards of such building a distance of at least ten feet. The metal portion of the principal building and all metal accessory buildings shall have exterior surfaces constructed or faced with a stainless steel, aluminum, painted, baked enamel, or similarly finished surface.</p>	<p>Yes. The project is conditioned to require the submittal of a color and materials plan that shows the required installation of facing will comply with NCZO Section 8109-3.3.2 (Exhibit 4, Condition No. 26).</p>
<p>NCZO Sections 8109-0.3, 8109-0.4, 8109-0.7, 8109-3.1.2, and 8109-3.3.3, were analyzed by the Planning Division and determined to not be applicable to the proposed project.</p>	

The proposed project is subject to the development standards of NCZO Article 8 – Parking and Loading Requirements. Table 2 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 2 – Parking and Loading Requirements Analysis

Zoning Ordinance Requirement	Complies?
<p>Sec. 8108-4.1 Calculation of Required Parking; Sec. 8108-4.7 Table of Parking Space Requirements by Land Use</p> <p>Warehousing (includes freight terminals)</p> <p>Motor Vehicle Spaces Required: 1 space per 1,500 sq. ft. of GFA, plus spaces required for associated office space and loading bays.</p> <p>Bicycle Spaces Required:</p>	<p>Yes. The project includes an 8,590 sq. ft. warehouse building and requires seven parking spaces. Seven parking spaces are provided. No bicycle parking is provided as the project does not meet the thresholds set forth in NCZO Section 8108-4.7.</p>

Table 2 – Parking and Loading Requirements Analysis

Zoning Ordinance Requirement	Complies?
1 long term space per 60,000 sq. ft. of GFA or 1 per 25 employees (as appropriate per Planning Director)	
<p>Sec. 8108-4.4 – Accessible Parking for Disabled Persons Accessible parking for disabled persons shall be provided in compliance with the California Building Standards Code (California Code of Regulations, Title 24) and the Americans with Disabilities Act. Accessible parking is included in the total number of motor vehicle parking spaces required by this Article.</p>	Yes. One ADA parking space is provided in accordance with Title 24 of the California Building Standards Code.
<p>Sec. 8108-5.1 – Parking Plans Applications for land use developments that include parking areas shall include a detailed parking plan(s) with a corresponding preliminary grading and drainage plan. These plans shall be prepared by a California-licensed civil engineer, and shall clearly illustrate compliance with all applicable requirements of this Article. The applicant shall submit these plans to the Public Works Agency Director and the Building and Safety Division Director for their approval prior to issuance of any land use entitlement.</p>	Yes. The Ventura County Public Works Agency reviewed the grading and drainage plans for the project. Final plans will be reviewed and approved by the Public Works Agency (Exhibit 4, Condition No. 28) and Building and Safety Division prior to issuance of the building permit.
<p>Sec. 8108-5.2 – Stormwater Management Parking area design shall be in compliance with the Division 7 of the California Water Code, and in accordance with conditions and requirements established by Ventura County’s National Pollutant Discharge Elimination System (NPDES) Permit and Ventura County Stormwater Quality Management Ordinance No. 4142. Larger parking areas may be required to submit a hydrology and hydraulics report to the Public Works Agency to demonstrate compliance with stormwater management requirements. Parking area design should incorporate methods of accommodating infiltration or filtration of stormwater onsite through use of pervious pavements, vegetated drainage swales, bioretention areas, tree box filters, dry swales, or other means.</p>	Yes. The proposed project was reviewed and conditioned by the Public Works Agency Water Quality Section to ensure compliance with applicable stormwater policies, ordinances, and permits (Exhibit 4, Condition Nos. 33 through 35).
<p>Sec. 8108-5.3.1 Preferred Location for Off-Street Parking To promote attractive urban form and facilitate pedestrian circulation, the preferred location of required parking areas (when provided above ground) relative to the street is as follows:</p> <ul style="list-style-type: none"> • First priority: to the rear of buildings or land uses. • Second priority: to the side of buildings or land uses. • Last priority: in front of buildings or land uses. 	Sec. 8108-5.3.1: Yes. The proposed parking area is located to the side of buildings or land uses.
<p>Sec. 8108-5.4.3 – Fire Apparatus Access Approved fire apparatus access roads shall be provided when required by the Ventura County Fire Protection District. Generally, this requirement is triggered when any facility or portion of the exterior walls of the first story of a building is located more than 150 feet from an existing public street or approved fire apparatus access driveway. For the purposes of</p>	Yes. The project was reviewed and conditioned by the Ventura County Fire Protection District (VCFPD). No fire apparatus access roads were required.

Table 2 – Parking and Loading Requirements Analysis

Zoning Ordinance Requirement	Complies?
this requirement, the term facility includes recreational vehicles, mobile home and manufactured housing parks, and sales and storage lots.	
<p>Sec. 8108-5.4.4 – Adequate Turning Radii All internal circulation and queuing areas shall be designed to accommodate the turning radii of the vehicles that will be using the site, pursuant to the design criteria of the American Association for State Highway and Transportation Officials (AASHTO) and/or Institute of Transportation Engineers (ITE).</p>	Yes. Internal circulation and queuing is designed to accommodate the turning radii of the vehicles using the site.
<p>Sec. 8108-5.4.5 – Contained Maneuvering Parking areas shall be designed so that motor vehicles will exit onto a public street in a forward direction, unless approved otherwise by the Public Works Agency Transportation Director. Circulation of vehicles among parking spaces shall be accomplished entirely within the parking area.</p>	Yes. The parking area is designed so that vehicles will exit onto a public street (Nardo Street) in a forward direction. Additionally, the parking area includes sufficient space to accommodate the circulation of vehicles within the parking area.
<p>Sec. 8108-5.4.6 – Short Parking Rows Parking areas should be divided both visually and functionally into smaller parking courts. Interior rows of parking spaces shall be no more than 270 feet in length, inclusive of landscape planters but not including cross aisles or turnarounds. The Director may waive or modify this requirement when the applicant can demonstrate that it is not appropriate to the land use or location.</p>	Yes. The parking areas are divided into two smaller parking courts: each less than 270 feet in length.
<p>Sec. 8108-5.4.7 – Dead Ends Minimized Dead-end drive aisles shall be avoided or otherwise minimized.</p>	Yes. The parking area does not include dead-end drive aisles.
<p>Sec. 8108-5.5.1 – Driveway Width</p> <ul style="list-style-type: none"> a. Portion Within Right-of-Way: Driveway width shall be the minimum necessary to provide access to the land use consistent with the Ventura County Road Standards, Ventura County Fire Protection District requirements, or the latest edition of Caltrans' Standard Plans, as appropriate. b. Portion Outside Right-of-Way: Driveway widths shall be minimized where possible. 	Yes. The proposed project, including the proposed parking area, was reviewed by the Public Works Agency (PWA) Roads and Transportation Division and VCFPD. No comments or conditions were applied by the PWA or VCFPD regarding the proposed driveway width.
<p>Sec. 8108-5.5.2 – Number of Driveways Each site is limited to 1 driveway unless the Public Works Agency Transportation Director determines that more than 1 driveway is required to handle traffic volumes or specific designs, such as residential circular driveways. Additional driveways shall not be allowed if they are determined to be detrimental to traffic flow and the safety of adjacent public streets. Whenever a property has access to more than 1 road, access shall be limited to the lowest traffic-volume road whenever possible.</p>	Yes. The project includes one driveway allowing for access to the property from Nardo Street.
<p>Sec. 8108-5.5.4 – Driveways Clearly Designated Parking areas shall be designed to prevent entrance or exit at any point other than driveways. Appropriate barriers and entrance and exit signs shall be provided within parking areas.</p>	Yes. The parking area is designed to ensure entrance and exit from the project site occurs at the designated driveway. Additionally, a stop sign is

Table 2 – Parking and Loading Requirements Analysis

Zoning Ordinance Requirement	Complies?
Stop signs that comply with Manual on Uniform Traffic Control Devices (MUCTD) standards and shall be installed at all exits from parking areas.	provided at the exit of the driveway that leads to Nardo Street (Exhibit 3).
<p>Sec. 8108-5.6.2 – Space Angle Ninety-degree parking, which uses the least amount of pavement per parking space, is preferred wherever possible.</p>	Yes. The parking area includes 90-degree parking.
<p>Sec. 8108-5.6.3 – Standard Spaces Each standard parking space shall be 9 feet wide by 18 feet long, with the following exceptions:</p> <ul style="list-style-type: none"> a. The length of the parking space may be decreased by 2 feet where parking spaces face into landscape planters so that the concrete curb around the planter functions as the wheel stop, allowing motor vehicles to overhang the landscape planter. Use of such a bumper overhang reduces impervious surfaces and is encouraged. Plant material and irrigation equipment in the outside 2 feet of these landscape planters shall conform to the requirements of Section 8108-5.14. Utilization of a bumper overhang shall not allow a vehicle to extend into or over a pedestrian pathway or drive aisle. b. Required parking space dimensions do not apply if mechanical parking lifts are used to stack cars. c. The width of parking spaces may be reduced to 8 feet on legal lots that are less than 26 feet wide and where 2 or more parking spaces are required. d. The Director may approve an increase to the width or length of parking spaces for land uses that cater to larger vehicles such as trucks, shuttles, or vans. e. Parking space width shall be increased by 6 inches to 9 feet 6 inches (114 inches) if adjacent on 1 side to a wall, fence, hedge, or structure; and by 1 foot 6 inches to 10 feet 6 inches (126 inches) if adjacent on both sides to a wall, fence, hedge, or structure. 	Yes. Each standard space is 9 feet wide by 18 feet long.
<p>Sec. 8108-5.6.10 – Drive Aisles and Modules Parking area drive aisles and modules shall be designed following the standard dimensions included in the table in Section 8108-5.6.11 and the figure in Section 8108-5.6.12 and as required to meet Section 8108-5.4. The Director may approve wider aisles when appropriate for truck maneuvering. Two-way aisles are permitted in conjunction with 90-degree and parallel spaces only.</p>	Yes. The drive aisles and modules are wider than those set forth in NCZO Sec. 8108-5.6.11 and 8108-5.6.12. Planning staff recommends approval of the wider aisles to allow for truck maneuvering to support the proposed warehousing and storage use.
<p>Sec. 8108-5.8 – Slope Accessible parking spaces for disabled persons shall be in compliance with the California Building Standards Code (California Code of Regulations, Title 24) and the Americans with Disabilities Act requirements for slope. All other parking spaces shall slope no more than 5 percent in any direction and</p>	Yes. Pursuant to the grading plan, the finished slope for the parking area is in compliance with NCZO Sec. 8108-5.8 (Exhibit 3).

Table 2 – Parking and Loading Requirements Analysis

Zoning Ordinance Requirement	Complies?
<p>no less than 0.5 percent in the direction of drainage. The slope in drive aisle and turnaround areas shall be no more than 10 percent.</p>	
<p>Sec. 8108-5.9 – Surfaces</p> <ul style="list-style-type: none"> a. The surface of all required uncovered off-street motor vehicle parking spaces, aisles, driveways and loading areas shall be constructed and maintained with permanent all-weather, load-bearing pervious or impervious surfacing material sufficient to prevent mud, dust, loose material, and other nuisances. The use of pervious surfaces is encouraged to facilitate on-site infiltration of stormwater. To reduce heat generation from parking area surfaces, the use of light-colored/high-albedo surfaces is encouraged. b. The surface of fire apparatus access driveways shall meet the requirements of the Ventura County Fire Protection District. c. The surface of the portion of driveways in the right-of-way shall meet the requirements of the Ventura County Road Standards or the latest edition of Caltrans' Standard Plans, as appropriate. 	<ul style="list-style-type: none"> a. Yes. The parking area will be surfaced with Asphalt Concrete (AC) pavement. b. Yes. The proposed project was reviewed by the VCFPD and no conditions were applied regarding the proposed surfacing. c. The proposed project was reviewed by the PWA Roads and Transportation Division and no conditions were applied regarding the proposed surfacing.
<p>Sec. 8109-5.10 – Parking Space Marking Parking spaces within parking areas shall be clearly marked with paint striping or another durable, easily distinguishable marking material. Space marking shall be maintained in good condition.</p>	<p>Yes. Parking spaces within the parking area will be marked. Furthermore, the project is conditioned to require the maintenance of parking space marking for the duration of the project (Exhibit 4, Condition No. 20).</p>
<p>Sec. 8108-5.12 – Lighting Lighting shall be provided for all parking areas in compliance with Section 8106-8.6 and the following:</p> <ul style="list-style-type: none"> a. Parking areas that serve night-time users shall be lighted with a minimum 1 foot-candle of light at ground for security. b. All lights in parking areas that serve non-residential land uses, except those required for security per subsection (a) above, shall be extinguished at the end of the working day. Lights may be turned on no sooner than 1 hour before the commencement of working hours. c. Light poles shall be located so as not to interfere with motor vehicle door opening, vehicular movement or accessible paths of travel. To the extent possible light poles shall be located away from existing and planned trees to reduce obstruction of light by tree canopies. Light poles shall be located outside of landscape finger planters, end row planters, and tree wells. Light poles may be located in perimeter planters and continuous planter strips between parking rows. 	<p>Yes. The project is conditioned to require the submittal of a lighting plan and installation of lighting that complies with NCZO Section 8108-5.12 (Exhibit 4, Condition No. 19).</p>

Table 2 – Parking and Loading Requirements Analysis

Zoning Ordinance Requirement	Complies?
<p>d. Any light fixtures adjacent to a residential land use or residentially zoned lot shall be arranged and shielded so that the light will not directly illuminate the lot or land use. This requirement for shielding applies to all light fixtures, including security lighting.</p> <p>e. In order to direct light downward and minimize the amount of light spilled into the dark night sky, any new lighting fixtures installed to serve above-ground, uncovered parking areas shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA). New lighting fixtures installed for parking area canopies or similar structures shall be recessed or flush-mounted and equipped with flat lenses.</p>	
<p>Sec. 8108-5.13 – Trash and Recyclables Receptacles At least 1 trash and 1 recyclables receptacle shall be provided for parking area users for the first 20 motor vehicle parking spaces, and 1 trash and 1 recyclables receptacle for every 80 spaces thereafter. Receptacles shall be enclosed to prevent access by animals and wind, placed in convenient, high-visibility locations, and serviced and maintained appropriately.</p>	<p>Yes. The parking area includes a trash enclosure with space for trash and recycling receptacles.</p>
<p>Sec. 8108-5.14.3.a Perimeter Landscaping and Screening Adjacent to Streets</p> <p>Where parking areas are not visually screened from any adjacent public or private street by an intervening building or structure, the following requirements apply:</p> <p>(1) Planter Width. A minimum 8-foot-wide (inside dimension, inclusive of any bumper overhang) landscape planter shall be provided between the street and the parking area, except at driveways, pedestrian pathways, and other pedestrian spaces.</p> <p>(2) Screening Materials and Height. Visual screens, measuring three feet in height from the top of the pavement, shall be provided. Where the ground level adjoining the street is below street grade, the visual screen height may be reduced by the difference in levels. Where the ground level adjoining the street is above street grade, the visual screen height may be reduced as determined appropriate by the Planning Director or designee.</p> <p>The visual screen shall be composed of a berm or solid wall, plus plant material that softens the look and breaks up the expanse of the screen. Plant material may be used as the main screening element only if a minimum of 50 percent of the plants are of 15-gallon container size when planted, the rest are of 5-gallon</p>	<p>Yes.</p> <p>(1) An 18'8" landscape planter is provided between the parking area and Nardo Street. A 10' landscape planter is provided between the parking area and Wells Road (Exhibit 3).</p> <p>(2) The project is conditioned to require landscaping and screening that complies with NCZO Section 8108-5.14. Thus, a plan that includes plant selections that conform with NCZO Section 8108-5.14.3.a.(2) will be required before the installation of landscaping (Exhibit 4, Condition No. 17).</p> <p>(3) The project is conditioned to require landscaping and screening that complies with NCZO Section 8108-5.14. Thus, a plan that includes tree selections that conform with NCZO Section 8108-5.14.3.a.(3) will be required before the installation of landscaping (Exhibit 4, Condition No. 17).</p>

Table 2 – Parking and Loading Requirements Analysis

Zoning Ordinance Requirement	Complies?
<p>container size, and the plants form a dense hedge. Where walls are used, the preferred location is in the middle of the 8-foot planter so that the planter may also serve as a bumper overhang and so that trees may be planted on both sides of the wall. Walls may also be placed behind the plant material, relative to the street. Where earth berms are used, the berm slope shall be a maximum of 1 foot of rise for every 3 feet of linear distance (3:1 horizontal to vertical).</p> <p>(3) Trees and Shrubs. Trees shall be provided at a minimum rate of one for each 30 linear feet of landscape planter or fraction thereof, and at least one per planter. Shrubs shall be provided as needed to meet screening requirements, but no less than one for every five linear feet of landscape planter or fraction thereof. See Section 8106-8.2.3 for additional tree and shrub planting requirements.</p>	
<p>Sec. 8108-5.14.3.c Perimeter Landscaping and Screening Side and Rear Property Lines</p> <p>Perimeter planters are encouraged where a parking area or driveway adjoins a side or rear property line. Side and rear perimeter planters shall be a minimum of two feet wide (inside dimension) when the planters do not include trees and a minimum of four feet wide (inside dimension) when the planters include trees.</p>	<p>Yes. A planter spanning 5' to 23' in width is provided along the western (rear) property line. While no landscaping is proposed along the southern (side) property line, fencing will provide some screening (Exhibit 3).</p>
<p>Sec. 8108-5.14.4 Interior Landscaping Parking areas shall include interior landscaping as outlined below.</p> <p>a. <u>Amount Required.</u> Interior landscaping shall account for ten percent of the parking area, excluding the area of required perimeter landscaping.</p> <p>b. <u>Tree Spacing.</u> Trees shall be spaced out evenly throughout the parking area in order to maximize shading of pavement. At a minimum, one shade tree shall be provided in interior planters for every four adjacent motor vehicle parking spaces (eight total spaces in double-sided parking rows) or equivalent area of motorcycle spaces.</p> <p>c. <u>Interior Planter Dimensions</u></p> <p>Finger Planters. Finger planters are planters adjacent to the long side of parking spaces. Finger planters shall measure at least five feet wide (inside dimension) by the length of the parking space and shall contain one tree in single-sided rows and two trees (one per side) in double-sided rows.</p>	<p>Yes. Please see the site plans provided in Exhibit 3 and the analysis below.</p> <p>a. Interior landscaping accounts for 19% of the parking area.</p> <p>b. The project is conditioned to require landscaping and screening that complies with NCZO Section 8108-5.14. Thus, a plan that shows tree spacing in conformance with NCZO Section 8108-5.14.4 will be required before the installation of landscaping (Exhibit 4, Condition No. 17).</p> <p>c. The planters are provided in accordance with the standards set forth in NCZO Section 8108-5.14.4.c. Tree wells are conditioned to be provided in accordance with the standards set forth by the PWA – Roads and Transportation</p>

Table 2 – Parking and Loading Requirements Analysis

Zoning Ordinance Requirement	Complies?
<p>Tree Wells. Tree wells shall be sized in accordance with Section 8106-8.2.3 (d)(3) and (4).</p> <p>Strip Planters. Strip planters in front of or between rows of parking spaces shall measure at least four feet wide (inside dimension).</p> <p>d. <u>Pedestrian Oriented Design</u>. Landscaping shall be designed so that pedestrians are not likely to cross landscape planters to reach building entrances from parked vehicles. This may be achieved through orientation of the landscape planters away from pedestrian pathways, use of pedestrian pathways or barriers to keep pedestrians out of planters.</p> <p>e. <u>Preferred Layout</u>. Standard related to the preferred layout of interior landscaping in parking areas.</p>	<p>Department (Exhibit 4, Condition No. 37).</p> <p>d. The proposed project provides paved access through the landscaped areas to the building from Wells Road.</p> <p>e. The project is conditioned to require landscaping and screening that complies with NCZO Section 8108-5.14. Thus, the landscaping and screening plan will be required to show conformance with NCZO Section 8108-5.14.4.e before the Permittee is authorized to install landscaping (Exhibit 4, Condition No. 17).</p>
<p>Sec. 8108-5.14.6 – Trees</p> <p>a. Tree installation shall meet the requirements of Section 8106-8.2.3.</p> <p>b. The largest mature tree size shall be planted wherever feasible with respect to the current uses of the site, pedestrian circulation, vehicle circulation, safety, and standard setbacks. To the maximum extent feasible, native trees should be selected.</p> <p>c. Trees shall be a minimum 24-inch box size at planting.</p> <p>d. Trees shall be spaced to maximize distance from light poles, in order to maximize the effectiveness of lighting.</p> <p>e. Trees shall be kept trimmed to maintain 8 feet 6 inches of ground clearance for parking spaces and pedestrian areas. Trees shall be kept trimmed to maintain 13 feet of ground clearance over driveways and drive aisles.</p> <p>f. Trees shall be installed according to the diagrams provided in Sec. 8108-5.14.6.</p>	<p>Yes. The project is conditioned to require landscaping and screening that complies with NCZO Section 8108-5.14. Thus, a detailed tree installation plan that shows conformance with NCZO Section 8108-5.14.6 will be required before the installation of landscaping (Exhibit 4, Condition No. 17).</p>
<p>Section 8108-5.14.7 – Curbs</p> <p>All parking area or roadway landscape planters shall be protected from vehicular damage by providing a raised curb of at least 6 inches in height or wheel stop of at least four inches in height. Where curbs around landscape planters function as wheel stops, plants and other landscape features in the outside 2 feet of these planters shall not extend more than two inches above the curb or wheel stop. Irrigation equipment should be placed outside of the bumper overhang. Curbs adjacent to landscape planters may contain cuts or notches to allow stormwater to pass into the planter if part of a landscaped stormwater management system.</p>	<p>Yes. The project is conditioned to require the submittal of final landscaping plans that comply with the standards set forth in NCZO Section 8108-5.14. Thus, a detailed curb plan that shows conformance with NCZO Section 8108-5.14.7 will be required before the installation of landscaping (Exhibit 4, Condition No. 17).</p>

Table 2 – Parking and Loading Requirements Analysis

Zoning Ordinance Requirement	Complies?
NCZO Sections 8108-4.2, 8108-4.3, 8108-4.5, 8108-5.3.2 through 8108-5.3.6, 8108-4.8 et al., 8108-5.4.8, 8108-5.5.3, 8108-5.6.4 through 8108-5.6.9, 8108-5.7, 8108-5.11, 8108-5.14.3.a subsections (4) through (6), 8108-5.14.3.b, 8108-5.14.4.d, 8108-5.14.5, 8108-5.14.8, 8108-6 et. al., 8108-7 et. al., and 8108-8 et. al., were analyzed by the Planning Division and determined to not be applicable to the proposed project.	

From: [Aquino, Sonnette](#)
To: [Bernhardt, Adams](#)
Cc: [Su, Yunsheng](#); [CEQA](#)
Subject: FW: Official Distribution of PL23-0145
Date: Thursday, January 18, 2024 3:00:34 PM
Attachments: [image001.png](#)

Hi, AJ,

Please see Watershed Protection District's Jurisdictional Drainage review comments:

-
-
-

APPLICATION COMPLETENESS:

COMPLETE – for our area of concern

ENVIRONMENTAL IMPACT ANALYSIS:

-

Item 17b. Hydraulic Hazards - FEMA is deemed to be Less Than Significant (LS).

-

The project site is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of Moderate Flood Hazard Zone X Shaded. This is evidenced on FEMA Map Panel 06111C0770E effective January 20, 2010. Therefore, a flood zone clearance is required. The proposed development with the condition described below is therefore, deemed to be Less than Significant for Hydraulic Hazards – FEMA.

-

Item 31a. Flood Control Facilities/Watercourses – Flood Control Facilities / Watercourses – Ventura County Public Works Agency, Watershed Protection is deemed to be Less Than Significant (LS).

The proposed Project is situated about 800 feet from Brown Barranca, which is a WP jurisdictional redline channel. No direct connections to this WP channel or activities within WP's easement appear to be proposed or indicated on the applicant's submitted materials.

County of Ventura
Planning Director Hearing
Case No. PL23-0145
Exhibit 7 - Ventura County Public Works Agency
Watershed Planning & Permits Division Memo
January 18, 2024

This proposed project would result in NO increase of impervious area within the subject property.

WP staff determines that the environmental impact is less than significant (LS) on redline channels under the jurisdiction of the Ventura County Public Works Agency - Watershed Protection.

WATERSHED PROTECTION COMMENTS:

None

-

WATERSHED PROTECTION CONDITIONS:

-

FLOOD ZONE CLEARANCE

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

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

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

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

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

Sincerely,

Sonnette S. Aquino

Supervising, Support Specialist

Watershed Planning & Permits Division



800 S. Victoria Ave. / #1610

Historic Resources Report 11040 Nardo Street Saticoy, Ventura County, CA

7 May 2024

Prepared for:

West Coast Marble & Granite Inc
11040 Nardo Street
Saticoy, CA 93004

Prepared by:



County of Ventura
Planning Director Hearing
Case No. PL23-0145
Exhibit 8 - Historical Resources Report
May 7, 2024

Executive Summary

This report was prepared for the purpose of assisting the County of Ventura in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with proposed development on a 0.46 acre parcel at 11040 Nardo Street in the unincorporated community of Saticoy of Ventura County (APN 128-0-022-100). The property is the location of an industrial building constructed in 1963 on a parcel associated with the founding of the Ortiz Brothers Trucking Company in 1952. [Figure 1]

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation, and County of Ventura criteria, and also evaluates the proposed project for compliance with the *Secretary of the Interior's Standards for Rehabilitation*. This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for Ra Ashoor Gorgis, West Coast Marble & Granite Inc, and is based on a field investigation and research conducted in March-May 2024.

San Buenaventura Research Associates provides qualified Historian and Architectural Historian services, in accordance with *Secretary of the Interior's Professional Qualifications* (36 CFR 61). The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

Summary of Findings

This property appears to be ineligible for listing on the NRHP or CRHR or for designation as a County of Ventura Landmark, but may be eligible for designation as a Ventura County Point of Interest.

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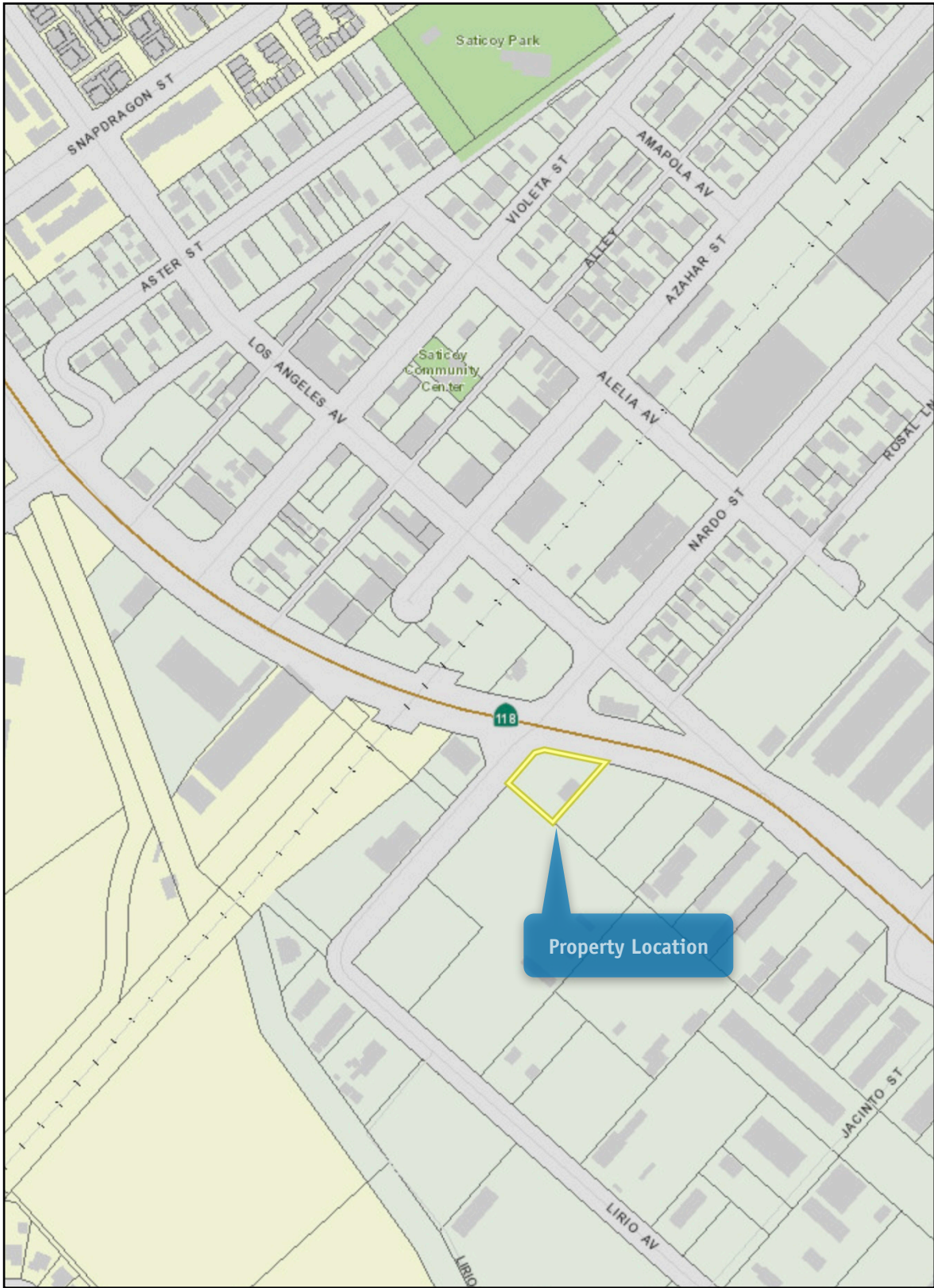


Figure 1. Property Location [Source: County of Ventura]

1. Administrative Setting

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties “listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources.” A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

By definition, the California Register of Historical Resources (CRHR) also includes all “properties formally determined eligible for, or listed in, the National Register of Historic Places,” and certain specified State Historical Landmarks. The majority of formal determinations of NRHP eligibility occur when properties are evaluated by the Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to a lack of owner consent.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Eligible properties include districts, sites, buildings and structures,

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

According to the NRHP standards, in order for a property that is found to be significant under one or more of the criteria to be considered eligible for listing, the “essential physical features” that define the property’s significance must be present. The standard for determining if a property’s essential physical features exist is known as *integrity*, which is defined for the NRHP as “the ability of a property to convey its significance.” The CRHR defines integrity as “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.” (National Register Bulletin 15; California OHP Technical Assistance Bulletin 6)

For purposes of both the NRHP and CRHR, an integrity evaluation is broken down into seven “aspects.” The seven aspects of integrity are: *Location* (the place where the historic property was constructed or the place

where the historic event occurred); *Design* (the combination of elements that create the form, plan, space, structure, and style of a property); *Setting* (the physical environment of a historic property); *Materials* (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); *Workmanship* (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); *Feeling* (a property's expression of the aesthetic or historic sense of a particular period of time), and; *Association* (the direct link between an important historic event or person and a historic property).

It is not required that significant property possess all aspects of integrity to be eligible; depending upon the NRHP and CRHR criteria under which the property derives its significance, some aspects of integrity might be more relevant than others. For example, a property nominated under NRHP Criterion A and CRHR Criterion 1 (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under NRHP Criterion C and CRHR Criterion 3 (design), would usually rely primarily upon integrity of design, materials and workmanship.

While the NRHP guidelines and the CRHR regulations include similar language with respect to the aspects of integrity, the latter guidelines also state "it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register." Further, according to the NRHP guidelines, the integrity of a property must be evaluated at the time the evaluation of eligibility is conducted. Integrity assessments cannot be based on speculation with respect to historic fabric and architectural elements that may exist but are not visible to the evaluator, or on restorations that are theoretically possible but which have not occurred. (National Register Bulletin 15; CCR §4852 (c); California OHP Technical Assistance Bulletin 6)

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, §4842(d)(2))

Historic resources as defined by CEQA also includes properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in §5020.1 (k) of the Public Resources Code, as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. These properties are "presumed to be historically or culturally significant... unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant." (PRC §§ 5024.1, 21804.1, 15064.5)

Ventura County Landmark Criteria

An improvement, natural feature, or site may become a designated landmark if it meets one the following criteria:

1. It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;
2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;
3. It is associated with the lives of persons important to Ventura County or its cities, California, or national history;
4. It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation;
5. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;
6. Integrity: Establish the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship.

Ventura County Site of Merit Criteria

Sites of Merit satisfy the following criteria:

1. Sites of historical, architectural, community or aesthetic merit which have not been designated as landmarks or points of interest, but which are deserving of special recognition; and
2. County approved surveyed sites with a National Register status code of 5 or above.

2. Impact Thresholds and Mitigation

According to the Public Resources Code, "a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment." The Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historic property will be significant and adverse. By definition, a substantial adverse change means, "demolition, destruction, relocation, or alterations," such that the significance of an historical resource would be impaired. For purposes of NRHP eligibility, reductions in a property's integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts. (PRC §21084.1, §5020.1(6))

Further, according to the CEQA Guidelines, "an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant."

The lead agency is responsible for the identification of “potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource.” The specified methodology for determining if impacts are mitigated to less than significant levels are the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), publications of the National Park Service. (CCR §15064.5(b)(3))

3. Historical Setting

General Historical Context. The town of Saticoy is located on Rancho Santa Paula y Saticoy, a land grant awarded to Manuel Jimeno Casarín by the government of Mexico in 1843. The first American settlers on the rancho were the More brothers — Thomas, Henry, and Alexander. Thomas More constructed a two-story adobe residence midway between today’s Saticoy and Santa Paula. The Mores sold the rancho and adobe to George G. Briggs, a horticulturist from Marysville who attempted unsuccessfully to develop it in orchard crops. In 1867 Briggs instead subdivided the rancho into 150 acre parcels for sale, setting the stage for an influx of family farmers. The agricultural potential of the western Santa Clara Valley was vastly improved in 1869 with the completion of Farmer’s Canal, a diversion from the Santa Clara River. As it became more recognizable as a place, the agricultural area between Ventura and Santa Paula became known as the Saticoy Township.

The first organized American settlement in the area was founded by William De Forest Richards, purchaser of 850 acres of Rancho Santa Paula y Saticoy to the west of the present-day town. With the construction of the railroad line through the valley in 1887, this area became commonly known as “Richard’s Saticoy” or “West Saticoy.” Unable to strike a deal with Richards for the location of a depot, the Southern Pacific Railroad instead platted its own townsite to the east of his land. This subdivision became known as “Railroad Saticoy,” now the present town of Saticoy, and “Richards Saticoy” gradually disappeared. The pace of development in the railroad townsite was itself impeded considerably when the Santa Clara Valley line was reduced to branch status in 1904. Saticoy remained a small, unincorporated town serving the needs of the immediate agricultural area as a center for packing and shipping local crops, including walnuts, lima beans, sugar beets, and barley, corn, hay, dried apricots, stock, and later, citrus.

With the construction of a bridge over the Santa Clara River in 1912 Saticoy became relatively more important as a county crossroads. The bridge approach (Wells Road, later designated State Route 118) passing directly through the center of town became both a blessing and a curse. New development was spawned along the road that doglegged through the commercial district, and encouraged industrial development. It also brought increasing volumes of traffic to the community, particularly as the postwar suburban development of Ventura began to encroach from the west. The congestion was addressed with a widening and realignment of Wells Road (SR 118) by the State of California during the 1990s. This change also had the effect of splitting the primarily industrial western side of Saticoy from the balance of the community.¹

Property Specific Context. The subject property is a 0.46 acre parcel located on the southwestern side of SR 118 (Wells Road) at 11040 Nardo Street. This property is a portion of the location of Ortiz Brothers Trucking

¹ San Buenaventura Research Associates. *Historic Resources Survey and Context for the Town of Saticoy*. County of Ventura Planning Division, Feb. 2014.

Historic Resources Report

11040 Nardo Street (Saticoy, Ventura County)

from the early 1950s through around the early 2000s. The company originally occupied a large parcel in Saticoy on the southeastern side of 4th (today, Nardo Street) between D Street (W. Los Angeles Avenue) and E Street (no longer extant) of roughly 1.3 acres. This parcel was spilt and largely taken by the State of California for the realignment of State Route 118 through Saticoy during the mid-1990s. The remaining fragment of the original property contains a maintenance shop constructed in 1963, the one remaining building associated with Ortiz Brothers Trucking. [Figure 1]

The Ortiz Brothers Trucking company was founded in Saticoy in 1952 by five of the ten children of Crescencio Miranda and Bartola Banuelos Ortiz family: Joseph, Patrick, Manuel, Leonard and Frank. The family first moved to Ventura County from Mesa, Arizona circa 1913 but returned to Arizona for a time, where Joseph Ortiz was born in 1919. They returned to the county around 1920, first working on a ranch in Bardsdale, where Patrick, Manuel and Leonard were born. Around ten years later they moved to Limoneira Ranch, west of Santa Paula, where Frank was born. Later they relocated to Saticoy.²

In 1946 the oldest of the brothers, Joseph (Joe), began working as a truck driver for the Barnes and Manning Trucking Company in Saticoy. In 1952 Barnes and Manning approached Ortiz with an offer to sell him their five trucks. On the insistence of his parents, he talked the proposal over with his brothers and together they decided to buy the business. The Ortiz Brothers Trucking Company began with hauling lima beans and tomatoes. Later they added rock, hay, and citrus, growing the business into what was said to have become one of the largest agricultural trucking firms on the Central Coast. By the mid-1950s Patrick Ortiz had left the family partnership, taking a position with the Saticoy Lemon Association that he held for 30 years.

The trucking company continued on as a family business run by the four Ortiz brothers for approximately four decades, even as they branched out into other agriculturally-related enterprises. Another partnership, Four-B Industries, was formed between the brothers as a labor contracting business in 1976. Another called Ortiz Ranches held two ranching properties, the Atmore Ranch west of Santa Paula, which they purchased in 1980, and the Boosey Ranch east of Santa Paula. The trucking company continued to operate into the early 2000s but diminished as the founders retired, beginning in the 1980s. The business continued to operate for a few years after the highway realignment under the direction of Timothy Ortiz, son of Frank Ortiz, on a different nearby location in Saticoy.³

According to a family member, Ortiz Brothers Trucking was the first in Ventura County to introduce the large plastic field boxes that are now standard throughout the agricultural industry. This introduction probably occurred during the 1990s, as according to the limited available sources, these boxes were not in use anywhere in the U.S. before the idea was first imported from Italy in the early 1990s.⁴

Jose B. "Joe" Ortiz (1919-1999) the oldest of the brothers was born in Mesa, Ariz. and moved to Ventura County with his family at an early age. He enlisted in the U.S. Army Air Corp as a medic in 1942. On his discharge in 1946, Ortiz was employed as a truck driver for Barnes and Manning Trucking Company in Saticoy, but

² Ortiz, Celia. Telephone interview with Mitch Stone, 5-2-2024.

³ Ventura County Incorporation Index.

⁴ <https://solusgrp.com/blog/post/plastic-harvest-bins-or-wood-bins-which-should-farmers-choose.html>

in 1950, he left trucking to take over his late brother-in-law's gardening business. Two years later, Barnes and Manning approached Ortiz with an offer to sell him their five trucks. Joe Ortiz became a prominent figure in the county's agricultural industry by the time he retired for health reasons in 1987. He married Lupe Vasquez in 1945. The couple had four children and lived in Ventura.⁵

Patrick Ortiz (1923-2003), the second of the Ortiz brothers, was born in Fillmore. A veteran of World War II, he served in Italy. He was one of the founding partners of Ortiz Brothers Trucking and also worked for the family ranching business, but his primary employer during his lifetime was the Saticoy Lemon Association, where he worked for 30 years. He married Dolores Bravo in 1946. They raised two children in Saticoy.⁶

Manuel Ortiz (1928-2012) was born in Fillmore. Also one of the founders of Ortiz Brothers Trucking, he was closely associated with the business, working there for 55 years, serving most of this time as the company president. He and his wife Helen Ramos were married in 1956 and raised two children in Ventura.⁷

Leonard Ortiz (1929-2013) was also born in Fillmore. After graduating from Ventura High School he enlisted in the U.S. Army, serving in occupied Japan at the end of World War II. A cofounder of Ortiz Brothers Trucking in 1952, he was involved with enumerable other businesses throughout the county, including the Mupu Grill in Santa Paula, Saticoy Hay and Grain, Ortiz Ranches, and KSTV Channel 57. He was a founder of Ventura County National Bank and served on the boards of numerous local community organizations, including United Way, Interface Family Services, Community Memorial Hospital, and Easter Seals.

He was a member of the Ventura County Sheriff's Posse, the Ventura County Republican Party, and the Saticoy Lions Club. He was also a benefactor of Thomas Aquinas College in Santa Paula, the Boys and Girls Club of Ventura, and the Santa Paula Art Museum. He belonged the Saticoy Country Club, the Tower Club, the Ventura County Dance Club, the Museum of Ventura County, and Campo Adolfo of the Rancheros Visitadores, among others. He was married to Maria Guadalupe Bravo, and raised four children in Santa Paula.⁸

Frank Ortiz (1934-2023), the youngest of the Ortiz brothers, was born in Santa Paula and was a founding member of the family trucking company. He was involved with the other family businesses, including Four-B Industries and Ortiz Ranches. He was married to Eugenia Gonzales in 1964, and raised six children in Santa Paula.⁹

4. Potential Historic Resources

One building is located on the property, a rectangular plan single story shop/office constructed in 1963 from standing-seam steel panels. The medium-pitched side-facing gable roof is also metal. Eaves are very shallow.

⁵ *Ventura County Star*, 4-27-1999.

⁶ *Ventura County Star*, 9-3-2003.

⁷ *Ventura County Star*, 7-15-2012.

⁸ *Ventura County Star*, 2-8-2013.

⁹ *Ventura County Star*, 1-25-1923; 9-4-1964.

Two, large vehicle doors with roll-up garage doors open to the northwest. A pair of aluminum slider windows face northwest and northeast. The rear southeast-facing wall, adjacent to the property line, is constructed of concrete block. An overhead track door is found on the northeastern elevation. Although the building permits do not specify, it appears to be a prefabricated building possibly purchased from the Butler Manufacturing Company, a prolific supplier of industrial and utility buildings of this style and type. The building was constructed as a truck maintenance shop for the Ortiz Brothers Trucking Company. According to a family member, other buildings and sheds constructed for business were located on the property at one time. This recollection is generally confirmed by aerial photos. The building was significantly damaged by a fire in the early 1980s and repaired. The fire damage was apparently mostly confined to the interior. [Photos 1-3]

5. Eligibility of Historic Resources

Previous Determinations of Eligibility

This property was included in the *Historic Resources Survey and Context for the Town of Saticoy*, conducted by San Buenaventura Research Associates for the County of Ventura Planning Division in 2014, and assigned the evaluation code of "7r" (Identified in Reconnaissance Level Survey: Not evaluated). This survey also identified historic contextual themes connected to the development of the Saticoy community. This property falls into the Postwar Era (1945-68) as documented in the survey report and the theme of Commercial and Residential Development with the sub-theme of Agriculture and Industry, described as follows:

The west side of Wells Road including Lirio Avenue and Jacinto Way opened up for industrial development during the mid-1950s, at least partially in response to the opening of the Saticoy Oil Field along the banks of the Santa Clara River east of town in 1955. This industrial area is bounded on the east by Wells Road (SR 118), on the west by agricultural lands, and on the north by Nardo Street, and on the south by the Santa Clara River. These industrial parcels are characterized mainly by small metal buildings and yards utilized for the open storage of various industrial materials. These businesses were started primarily between 1960 and 2000, with the majority falling into the 1960s and 1970s.

National and California Registers: Significance and Eligibility

NRHP Criterion A and CRHR Criterion 1. This property is associated with the historic contextual theme of the postwar industrial development of Saticoy. This association is only general, and one of many properties in the Saticoy community with this association. No evidence was located to suggest that it played any important or notable role in this development.

NRHP Criterion B and CRHR Criterion 2. This property is closely associated with the productive lives of several individuals who appear to have made contributions to the historical development of the area, state or nation. The Ortiz brothers (initially five, but later four) were actively involved with the founding of an agricultural transport company on this property in 1952 that was said to have become one of the largest in the area. This claim could not be verified through the research. The brothers were also involved with starting and running a number of other businesses, including agricultural labor contracting and ranching.

NRHP Criterion C and CRHR Criterion 3. The property consists of a single building, apparently of prefabricated construction. It is a typical example of a ubiquitous industrial building type.

NRHP Criterion D and CRHR Criterion 4 pertain to archeological resources and consequently have not been evaluated in this report.

Summary NRHP and CRHR Conclusions. The property is closely associated with the Ortiz brothers, who collectively appear to have made significant contributions to the development of the Ventura County agriculture industry, beginning with the founding of their trucking company on this property in 1952, and therefore appears to be significant under **NRHP Criterion B and CRHR Criterion 2.** The historical period of significance extends from 1952 to the conventional cutoff of 50 years ago, or 1974 at the time of this evaluation.

Integrity Evaluation

In order for a significant property to be eligible for the NRHP or CRHR, it must retain the ability to convey its historic associations through its essential physical features. The standard for determining if a property's essential physical features exist is known as *integrity*, which is defined for the NRHP as "the ability of a property to convey its significance." The CRHR defines integrity as "the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance."

1. **Location** (The place where the historic property was constructed or the place where the historic event occurred.) The property retains integrity of location; the property features have not been moved during a non-historic period.
2. **Design** (The combination of elements that create the form, plan, space, structure, and style of a property.) One feature remains from the historic period (1952-1974), the shop building. Other features of the trucking company have since been demolished. Apparently these consisted of storage sheds and other buildings associated with the trucking operation. The property itself, which served as a truck yard, was reduced by roughly two-thirds in size with the condemnation by the State of California for the realignment of the highway during the 1990s.
3. **Setting** (The physical environment of a historic property.) The setting from property's period of significance remains only partially intact due to the realignment and widening of the adjacent highway.
4. **Materials** (The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.) To the extent that the design integrity remains, the integrity of materials for the building remain largely intact.
5. **Workmanship** (The physical evidence of the crafts of a particular culture or people during any given period of history or prehistory.) The integrity criterion is not applicable.
6. **Feeling** (A property's expression of the aesthetic or historic sense of a particular period of time.) The property's expression of its original use and period is largely absent, as it no longer serves the trucking

functions for which it was originally constructed and much of the property that described this use is removed.

7. **Association** (The direct link between an important historic event or person and a historic property.) Association is a relatively more important aspect of integrity for properties that derive their significance from historic events, and is said to be retained if the property is “the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.” This property no longer retains its original purpose, or much of the property that described its function. Consequently an observer would be unable to readily interpret its historic functions and character.

Summary of Integrity Evaluation and Eligibility. This property possesses insufficient integrity to be considered eligible for the NRHP or CRHR.

Ventura County Eligibility

Criterion 1. This property generally reflects one element of county history: the development of agriculture in the county (1952-1974).

Criterion 2. As above, the property is generally associated with events that have made a significant contribution to the broad patterns of Ventura County history.

Criterion 3. The property is associated with the lives of persons, the Ortiz brothers, who appear to have made important contributions to the history of Ventura County.

Criterion 4. This criterion pertains to archeological resources and consequently is not evaluated in this report.

Criterion 5. The property does not embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.

Criterion 6. Integrity: Establish the authenticity of the resource’s physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship.

Summary County Landmark/Site of Merit Conclusion. The property appears to be significant for designation as a County of Ventura Landmark or Site of Merit under Criterion 3, but lacks sufficient integrity to convey its significance. Note that the Ventura County Cultural Heritage Ordinance provides for “Point of Interest” designations for “the location of, or site of, a former improvement or natural feature or of an event possessing historical or cultural characteristics.” This property may be eligible for Point of Interest designation for its association with the Ortiz family.



Photo 1. Shop Building, northwestern and northeastern elevations, viewed from north. [3-15-2024]



Photo 2. Shop building, northeastern and southwestern elevations, viewed from west. [3-15-2024]



Photo 1. Property viewed from northwest. [3-15-2024]



New Project Referral Form

County of Ventura • Resource Management Agency • Planning Division

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

Purpose:

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

Instructions to Applicant:

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

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

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

¹ For information regarding the G.O.D., see the brochure that is available on-line at: [https://docs.vcrma.org/images/pdf/planning/brochures/Guidelines for Orderly Development.pdf](https://docs.vcrma.org/images/pdf/planning/brochures/Guidelines%20for%20Orderly%20Development.pdf).

² See Land Use and Community Character Element Policy LU-1.1 of the Ventura County General Plan *Goals, Policies and Programs* (2020), which is available on-line at: <https://vcrma.org/en/ventura-county-general-plan#g>.

³ See the Ventura LAFCo Commissioner's Handbook Policies of the Ventura LAFCo, which is available on-line at: <https://www.ventura.lafco.ca.gov/>.

Subject Property:

The Subject Property consists of the following:

1. Tax Assessor's Parcel Number(s) (APNs): 128-0-022-105
2. Street Address(es): 11040 Nardo Street, Ventura CA 93004
3. Lot size (in square feet/acreage): 20,201 s.f.
4. Subject Property Owner Name/Applicant: Ashoor Gorgis, Jasperd E.

Proposed Project Description:

Please provide a brief description of the proposed project (e.g., proposed use and description of the proposed physical development of the Subject Property).

- Demolition of Existing commercial building, existing parking and landscape.
- Construction of new commercial warehouse with office area; revise grading and drainage; new parking and landscape; new entry to site from Nardo Street.

Method of Sewage Disposal:

- Private septic/wastewater treatment system.
- Public sewer system. Name of proposed sewer provider: Saticoy Sanitary District

Method of Water Provision:

- Private water well.
- Water provider. Name of proposed water provider: Ventura Water

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

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

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

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

This is not a new development. Current use is commercial building with water, sewer and electrical services.

LAFCo Staff Signature

Date

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

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

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

The existing community sewer system is _____.

The expansion of the sewer system will be significant because:


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

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

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

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

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



City Staff Signature

9/15/2023

Date



Ventura Water Staff Signature (when applicable)

9/15/23

Date



Ventura Public Works Staff Signature

9/15/2023

Date