



## Planning Director Staff Report– Hearing on July 29, 2021

County of Ventura • Resource Management Agency

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

# HULL CUSTOM BOATS

PLANNED DEVELOPMENT (PD) PERMIT, CASE NO. PL21-0031

APN 063-0-220-135

### A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Planned Development (PD) permit be granted to authorize the operation of a custom boat manufacturing facility (Case No. PL21-0031).
2. **Applicant/Property Owner:** Jeffrey Hull II, 671 Mesa Dr. Ojai, CA 93023
3. **Applicant's Representative:** Mike Biedebach, 374 Poli Street, Suite 200, Ventura, CA 93001
4. **Decision-Making Authority:** Pursuant to the Ventura County Subdivision Non-Coastal Zoning Ordinance (NCZO) (Section 8105-5 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested PD Permit.
5. **Project Site Size, Location, and Parcel Number:** The 1.51-acre project site is located at 3486 North Ventura Avenue, at the intersection of East Shell Road and North Ventura Avenue, in the unincorporated area of Ventura County. The project site is also located within the Sphere of Influence of the City of Ventura. The Tax Assessor's parcel number for the parcel that constitute the project site is 063-0-220-135 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Existing Community – Urban Reserve
  - b. North Ventura Avenue Area Plan Land Use Map Designation: Industrial
  - c. Zoning Designation: "M3-10,000 sf. ft." (General Industrial – 10,000 sq. ft. minimum lot size).

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
<b>North</b>	“M3-10,000 sf. ft.” (General Industrial – 10,000 sq. ft. minimum lot size)	Industrial
<b>East</b>	M3-10,000 sf. ft.	Industrial
<b>South</b>	M3-10,000 sf. ft.	Open Industrial Storage
<b>West</b>	M3-10,000 sf. ft.	North Ventura Avenue, followed by undeveloped vacant land

**8. History:** On January 25, 2010, the Planning Director granted PD Permit No. LU09-0035 to authorize Ventura Steel to operate a contractor’s service and storage yard. The granted PD Permit also authorized minor site changes.

On February 23, 2011, the Planning Director granted a six-month extension of the January 25, 2011 deadline to obtain a Zoning Clearance for Construction established by Condition of Approval No. 3(a)(2) of PD Permit LU09-0035. As of August 25, 2011, a Zoning Clearance for Construction was not issued and the PD Permit subsequently expired.

On May 22, 2018, the Planning Division issued a Notice that PD Permit No. LU09-0035 had expired due to the failure to obtain the required Zoning Clearance for Construction.

On June 4, 2018, Code Violation No. CV18-0216 was issued to the Permittee. To abate this violation, the applicant was required to obtain a PD as required by the Ventura County NCZO.

On August 2, 2019, PD Permit No. PL18-0112 was granted by the Planning Director to authorize Ventura Steel to operate a contractor’s service and storage yard and wholesale material distribution service. This permit is not yet in effect as the Zoning Clearance for Use Inauguration (ZCUI) has not been issued. The current deadline for ZCUI issuance is August 13, 2021.

The subject property was sold to the current applicant (Jeff Hull II) who requests a permit to operate a custom boat manufacturing business on the site.

**9. Project Description:** The applicant requests that a PD permit be granted to authorize the operation of a custom boat manufacturing facility. The proposed activities would include boat manufacturing and repair, surfboard manufacturing and repair, and boat storage.

The existing 4,000 square foot building would be used as a business office and for product assembly. The existing 2,295 square foot pole barn would be used for sanding, glassing (fiberglass and resin application) and spray application of coatings. Five shade structures would be installed and used as part of proposed operations. These new structures would be supported by poles and not have any solid walls. They would be approximately 14 feet tall and range in size from 800 square feet to 1,600 square feet.

Up to 13 portable containers are proposed to be placed on the site to accommodate material storage. These containers would each encompass from 160 to 320 square feet.

Boats pending repair work and boats occupying rented spaces would be placed in the designated storage area.

An enclosed spray booth would be installed in the future at one of two locations.

The existing 9,479 square feet of landscaping located along the western and southern boundaries of the property would remain. In addition, approximately 1,552 square feet of new landscaping would be installed near the access gate at the northeastern corner of the property.

The proposed hours of operation for business activities would be limited to Monday through Friday between the hours of 9:30 a.m. and 6:30 p.m., with occasional weekend work. Customer hours would be limited from 10:00 a.m. to 3:00 p.m. and by appointment only. Deliveries to the site would be limited to Wednesdays, as needed between the hours of 10:00 a.m. to 2:00 p.m. The business would have six (6) employees.

Access to the Project site is available directly from North Ventura Avenue and East Shell Road. Seven parking spaces (including one accessible space) would be provided. Water service to the project site will continue to be provided by the City of Ventura (Ventura Water). Wastewater disposal will be accomplished with an existing onsite treatment system (septic system). An existing 35-foot wide drainage swale runs along the southern property line and conveys storm water runoff from the site and existing development to the west.

The dimensions and locations of the proposed shade structures and other project components are depicted on the project plans (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 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, the proposed project is exempt from environmental review. This determination is based on the limited nature of the proposed project. The project largely involves the reuse of an existing developed industrial property for a new industrial use. The existing developed (paved) areas of the property and utilities (water and sewage disposal) will be used as part of the new facility. In addition, the existing 4,000 square foot building and 2,295 square foot pole barn will be used as part of the proposed boat manufacturing operation. The proposed new shade structures and spray booth constitute minor additions to this existing industrial property.

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.

Therefore, staff recommends that the decision-maker find that this project is categorically exempt from environmental review pursuant to Sections 15301 and 15303 of the CEQA Guidelines.

## **C. CONSISTENCY WITH THE GENERAL PLAN**

The 2040 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 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.

Evaluated below is the consistency of the proposed project with the applicable policies of the 2040 General Plan *Goals, Policies and Programs* and the North Ventura Avenue Area Plan.

County General Plan:

**1. 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.*

Staff Analysis: The proposed facility will be subject to the rules and regulations enforced by the VCAPCD. In particular, the application (spraying) of material coatings will be subject to the exemption limits for Volatile Organic Compounds and annual usage volume, and the permit and BACT requirements for non-exempt emissions. The VCAPCD requirements are incorporated into Conditions of Approval No. 39 and 40.

Based on the above discussion, the proposed project is consistent with this policy.

**2. PFS-6.1 Flood Control and Drainage Facilities Required for Discretionary Development**

*The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.*

**3. PFS-6.5 Stormwater Drainage Facilities**

*The County shall require that stormwater drainage facilities are properly designed, sited, constructed, and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge.*

Staff analysis: The project site is currently developed with existing adequate drainage facilities. The proposed project will be subject to Conditions of Approval Nos. 32 and 33 as recommended by the County Flood Control District. These conditions ensure that the site will continue to convey runoff in accordance with County and FEMA standards.

Based on the above discussion, the proposed project is consistent with these policies.

**4. PFS-11.4 Emergency Vehicles 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.*

Staff Analysis: Adequate access would continue to be provided by a driveway connected to Shell Road. The existing driveway connected to Ventura Avenue will be closed in accordance with the recommendation of the County Transportation Department.

Based on the above discussion, the proposed project is consistent with this policy.

#### **5. PFS-12.3 Adequate Water Supply, Access, and Response Times for Firefighting Purposes**

*The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

Staff Analysis: The site would continue to be supplied water from the City of Ventura. Such service meets the Ventura County Fire Protection District (VCFPD) requirements for fire suppression. The driveway connected to Shell Road will continue to provide adequate emergency vehicle access to the project site. The project site is located less than one mile from the nearest fire station. Thus, the response time will be adequate.

Based on the above discussion, the proposed project is consistent with this policy.

#### **6. WR-1.11 Adequate Water for Discretionary Development**

*The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

Staff Analysis: The site will continue to be supplied water from the City of Ventura. The City obtains water from a combination of surface facilities (Lake Casitas) and groundwater. Service from the City of Ventura is considered by the County of Ventura to constitute an adequate long-term supply of water.

Based on the above discussion, the proposed project is consistent with this policy.

#### **7. 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 contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

Staff Analysis: The project would be subject to conditions of approval (Exhibit 4) that require the storage and handling of hazardous materials to occur in accordance with State regulations. In addition, the reuse of the property for the proposed facility will not result in any substantial changes in surface water runoff. No aspect of the project has been identified that would result in substantial degradation of water quality.

Based on the above discussion, the proposed project is consistent with this policy.

North Ventura Avenue Area Plan:

**8. NV-1.1 Review Procedures**

*The County shall notify the City regarding development applications. Specific notification shall be given to the City by the County at the following points:*

- a. Pre-application meeting*
- b. Application review period*
- c. New case committee meetings (application completeness and environmental determination)*
- d. Development Advisory Committee meetings and permit hearings*
- e. Environmental document hearings*
- f. Notification of final decision*

*Project applicants shall be requested to contact both the County and the City for discussion of projects as early as possible in the design phase of the proposal.*

Staff Analysis: The City of Ventura was notified by the County Planning Division of the application for the proposed project. The City was also notified of the Planning Director Discretionary hearing on this matter. The City will also be notified of the final decision on this proposal.

Based on the above discussion, the proposed project is consistent with this policy.

**9. NV-1.2 Development Standards**

*The North Ventura Avenue Area Plan requires all ministerial projects (those requiring only a zone clearance) to meet the development standards established by the County of Ventura's Zoning Ordinance. However, discretionary projects (those requiring a Planned Development Permit, Conditional Use Permit, etc.) in the North Avenue Community, shall conform to this Plan and the County and City development standards (if there is a difference in the standards between the two jurisdictions, the more stringent of the two standards shall apply). "Standards," as used above, involve conditionally permitted uses, parking requirements, signs, building setbacks, lot coverage, landscaping and building height. Facilities such as streets, bikeways, secondary drainage facilities, and water systems shall conform to the development standards of the City of Ventura as of the adoption of this plan, or as may be subsequently amended by the City and approved by the County.*

Staff Analysis: The proposed facility would constitute the use of an existing developed industrial property for another industrial operation. The configuration of the existing and proposed structures on the project site are consistent with the development standards set forth in Section 8106-1.2 of the Ventura County NCZO. Similarly, the design of the facility

meets the City of Ventura development standards for the M2 (General Industrial) Zone. In particular, the proposed placement of shade structures and storage containers satisfies the property line setback requirements found in Section 24.262.090 of the City Municipal Code.

Based on the above discussion, the proposed project is consistent with this policy.

**D. ZONING ORDINANCE COMPLIANCE**

The proposed project is subject to the requirements of the Ventura County NCZO and the zoning regulations found in the City of Ventura Municipal Code.

Pursuant to the Ventura County NCZO (Section 8105-5), the proposed manufacturing use (“Toys and Amusement, Sporting and Athletic Goods”) is allowed in the M3-10,000 SF zone district with the granting of a PD Permit by the Planning Director. Upon the granting of the PD Permit, the Permittee would be in compliance with this requirement.

The proposed project includes the construction and use of structures that are subject to the development standards of the Ventura County NCZO (Section 8106-1.2). Table 1 lists the applicable development standards and a description of whether the proposed project is designed in conformance with these standards.

**Table 1 – Development Standards Consistency Analysis**

Type of Requirement	County NCZO Requirement	City of Ventura MC Requirement	In conformance?
Minimum Lot Area (Gross)	10,000 SF	NA	Yes
Maximum Percentage of Building Coverage	40 % (Per General Plan)	NA	Yes
Front Setback	10	NA	Yes
Side Setback	5 feet (if adjacent to R Zone)	5 feet (if adjacent to R Zone)	Yes
Rear Setback	NA	20 feet	Yes
Maximum Building Height	As specified by permit	75 feet	Yes

The proposed manufacturing facility is subject to the special use standards of the Ventura County NCZO for the M3 Zone. The conformance of the project design with these standards is evaluated below.

Sec. 8109-3.4 - M3 Zone

The following regulations shall apply to the M3 Zone: (AM. ORD. 4377 – 1/29/08)

**Sec. 8109-3.4.1** *Metal buildings, including accessory buildings, either shall have exterior surfaces constructed or faced with a stainless steel, aluminum, painted, baked enamel, or similarly finished surface; or shall be reasonably screened from view from any street*

*by other buildings or by appropriate walls, fencing, earth mounds or landscaping; or shall be located not less than 100 feet from the street centerline.*

Staff Analysis: The new metal “buildings” included in the proposed project would be shade structures that are a maximum of 14 feet in height. They will be constructed of, and faced with, aluminum consistent with this standard.

**Sec. 8109-3.4.2** *Outside storage and operations yards shall be fenced for security and public safety at the property line.*

Staff Analysis: The site will be fenced in conformance with this standard.

## **E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE**

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

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

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

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

The proposed project constitutes an industrial manufacturing use in character with the other nearby industrial uses in the North Ventura Avenue area.

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

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

The proposed manufacturing facility would be generally compatible with the other industrial uses in the vicinity. The only aspect of this project that could be obnoxious or harmful would be the overspray of paints and coatings used in the manufacturing process. This issue is adequately addressed by Conditions of Approval Nos. 39 and 40 (Exhibit 4) recommended by the VCAPCD. The VCAPCD

will have the authority to require emission reduction measures should emissions exceed exemption thresholds or result in a public nuisance.

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

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

As indicated above, the only aspect of this project that could be detrimental to the public interest would be the overspray of chemicals (paints, coatings) used in the manufacturing process.

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

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

This project does not require a Conditional Use Permit. Thus, this finding is not applicable.

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

The subject property consists of a legal lot that gained its current configuration as Parcel 1 of Parcel Map No. 5792 as shown by map on file in Book 68, pages 27 through 30 of Parcel Maps at the Ventura County Recorder's Office. Therefore, the project would be developed on a legal lot.

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

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

As indicated in this staff report, the project has been reviewed for consistency with all applicable laws and policies and has been evaluated in accordance with 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), Ventura County NCZO (Section 8111-3.1). On July 16, 2021, the Planning Division mailed notice to owners of property

within 1,000 feet of the property on which the project site is located. On July 19, 2021, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no public comments have been received.

## **G. RECOMMENDED ACTIONS**

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 and 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 No. PL21-0031, subject to the conditions of approval (Exhibit 4); and,
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

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

Prepared by:



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

Reviewed by:



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

**EXHIBITS**

- Exhibit 2 Maps
- Exhibit 3 Project Plans
- Exhibit 4 Conditions of Approval



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



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 06-24-2021



County of Ventura  
Planning Director Hearing  
Case No. PL21-0031  
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 nor decision involving a risk of economic loss or physical injury should be made in reliance thereon.

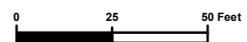




Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map Created on 06-24-2021  
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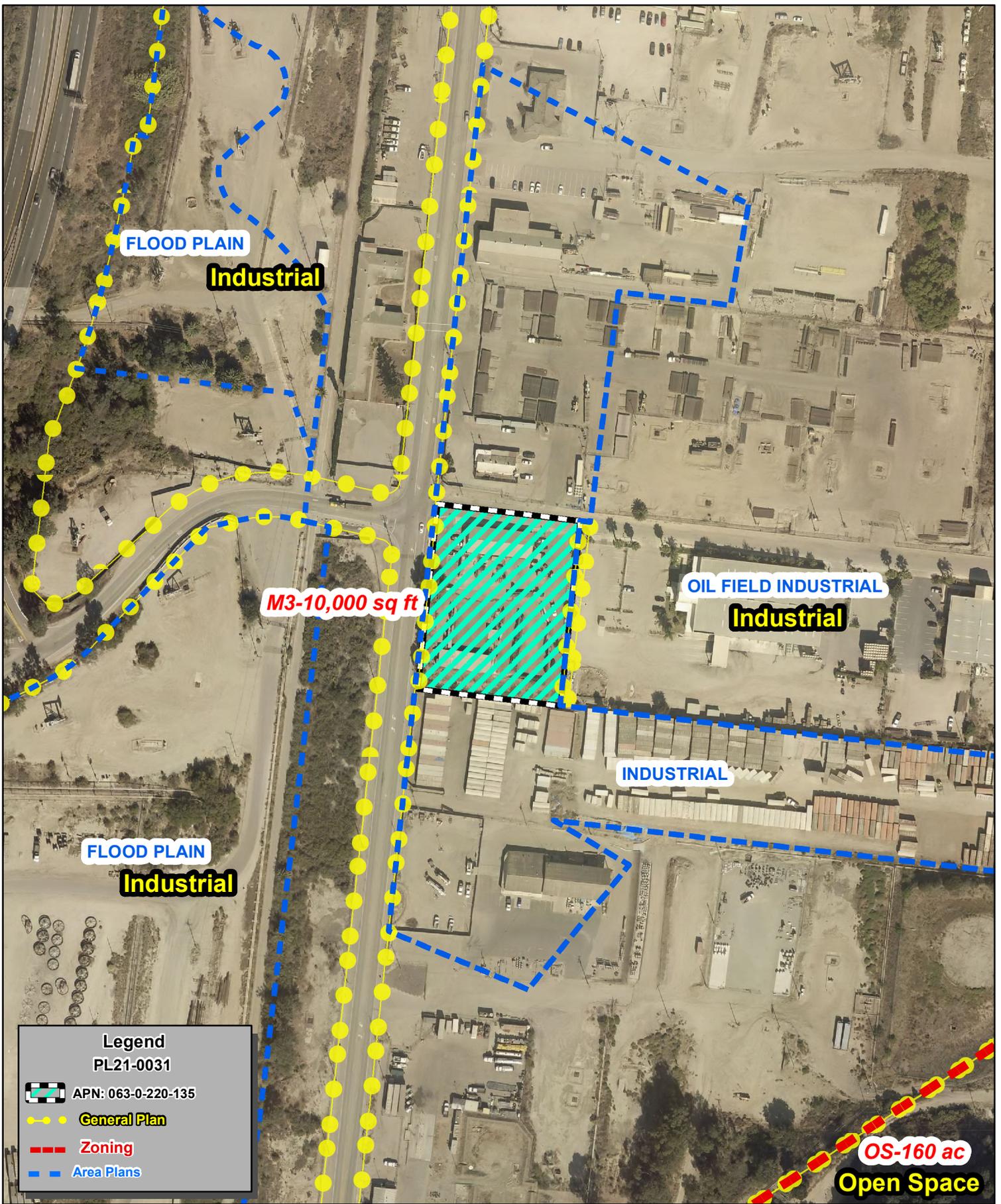


**County of Ventura  
Planning Director Hearing  
PL21-0031  
Aerial Photography**



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**Legend**  
PL21-0031

APN: 063-0-220-135

**General Plan**

**Zoning**

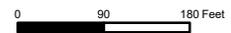
**Area Plans**



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map Created on 06-22-2021  
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**County of Ventura**  
**Planning Director Hearing**  
**PL21-0031**  
**General Plan & Zoning Map**



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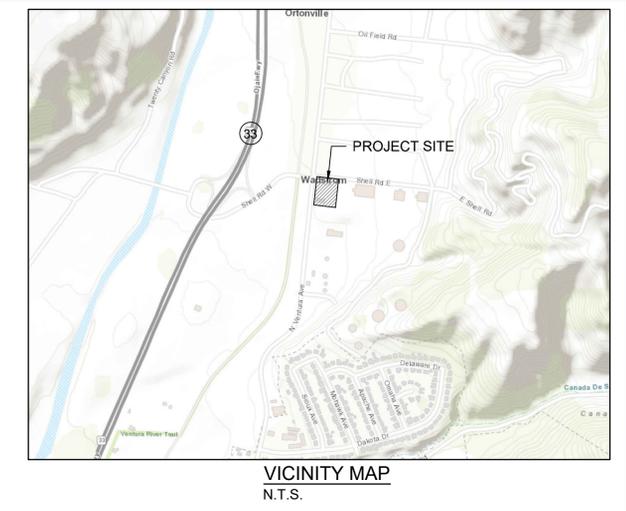




**LEGEND**

- CONCRETE
- PROPERTY BOUNDARY FROM VC GIS LAYER
- WATERLINE
- BLOCK WALL (1' TO 2.5' HIGH)
- LANDSCAPING
- DRAINAGE ARROWS
- (E) EXISTING
- (P) PROPOSED
- PROPOSED AREA FOR FREE STANDING/DETACHED SHADE COVER OVER EXISTING CONCRETE SLAB
- EXISTING CONCRETE SLAB (6,879.7 SQF.) (FORMER STORAGE RACK AREAS)
- (P) BOAT STORAGE AREA
- (P) STORAGE CONTAINER
- (P) FUTURE OPTIONAL SPRAY BOOTH (ONLY 1) PRIOR TO INSTALL, APPLICANT WILL SEEK COUNTY APPROVAL & PERMITTING

\* THE SEPTIC EXPANSION AREA IS CURRENTLY PARTIALLY COVERED WITH A CONCRETE SLAB & PROPOSED SHADE COVER AREA. IF THE EXPANSION AREA IS NEEDED IN FUTURE, THOSE ITEMS WILL BE REMOVED AT THAT TIME.



**PROJECT INFORMATION**

APN: 063-0-220-135

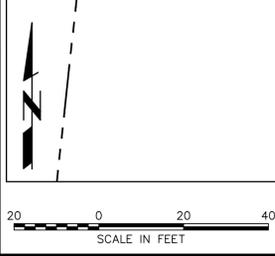
SITE ACREAGE: 1.51 GROSS ACRE  
1.36 NET ACRE

NCZO ZONING: M3-10,000 SQFT

GENERAL PLAN

ZONING: EXISTING COMMUNITY URBAN RESERVE

Building	Square footage
<b>Existing Buildings/Improvements</b>	
Warehouse	4000 SF (40'x100')
	(3,200 SF warehouse) F-1 Occupancy Group
	(800 SF office) B Occupancy Group
Pole barn	2295 SF (27'x85') F-1 Occupancy Group
<b>Acreage of Property</b>	
Gross = 1.51 Acres	
Net = 1.36 Acres	
<b>Parking Requirements</b>	
3200 SF office / 1500 SF = 2.3	
800 SF office / 300 SF = 2.67	
2295 SF pole barn / 1500 = 1.53	
Total parking required/provided = 6	
<b>Building Coverage</b>	
4000 SF + 2295 SF = 9.6 %	
<b>Landscaping Provided</b>	
Proposed landscaping = 1,552 SF	
Total landscaped area: 11,031 SF	
11,031 SF / 65,776 SF = 16.8%	



County of Ventura  
Planning Director Hearing  
Case No. PL21-0031  
Exhibit 3 - Project Plans

DATUM: HORZ= NAD83, CALIFORNIA ZONE 5, US FOOT  
VERT= NAVD88  
AERIAL: GOOGLE 02/08/2016  
PROPERTY BOUNDARY DATA: (VENTURA COUNTY ASSESSOR)

DATE: 1/29/2021

**SESPE CONSULTING, INC.**  
A Trinity Consultants Company.  
374 Poli Street, Suite 200 • Ventura, CA 93001  
(805) 275-1515 • www.sespeconsulting.com

**OWNER / APPLICANT**  
JEFF HULL CUSTOM BOATS  
671 MESA DRIVE  
OJAI, CA 93223  
(805)-340-5895

**LAND USE CONSULTANT**  
SESPE CONSULTING, INC.  
374 POLI STREET, SUITE 200  
VENTURA, CALIFORNIA 93001  
(805) 275-1515  
CONTACT: MIKE BIEDEBACH

REVISIONS			
MARK	DATE	DESCRIPTION	BY

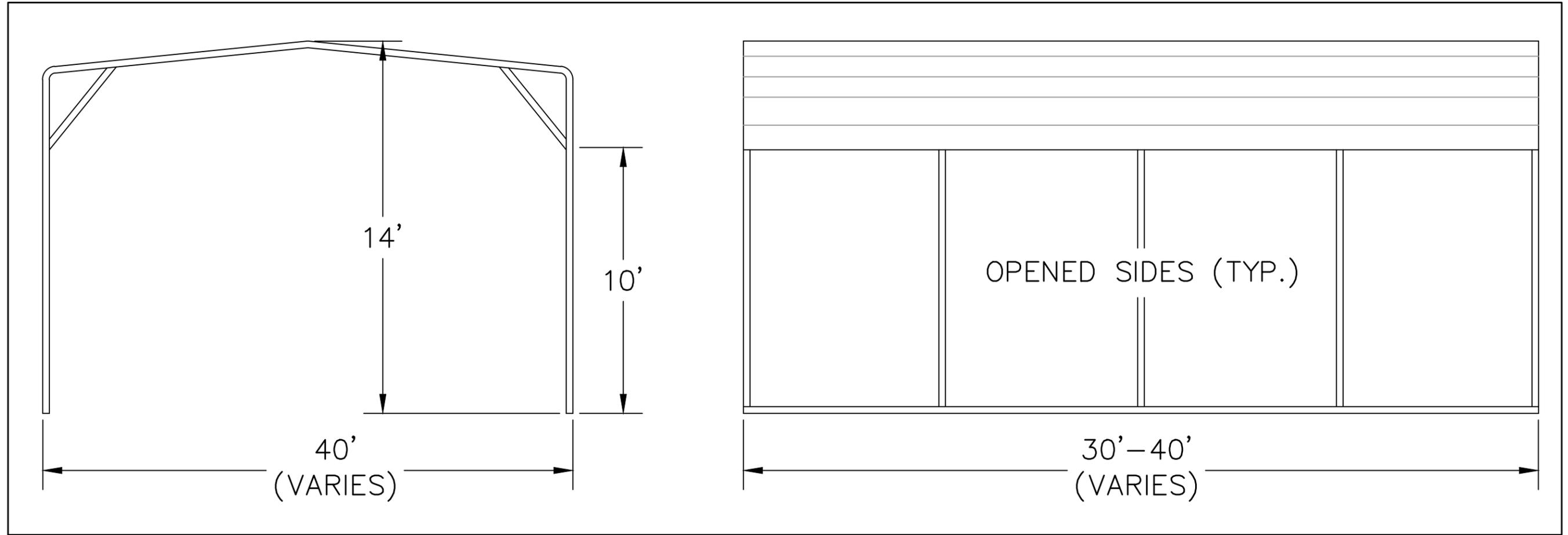
REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DRAWN BY: G. CAMLIS  
CHECKED BY: MDB

**JEFF HULL CUSTOM BOATS**  
3486 N. VENTURA, CA 93001

**SITE PLAN**

SCALE: HORZ AS SHOWN  
VERT AS SHOWN  
DRAWN BY: G. CAMLIS  
CHECKED BY: MDB

FIGURE NUMBER  
**2**



DATE: 03/03/2021

**JEFF HULL CUSTOM BOATS**  
 3486 N. VENTURA, CA 93001

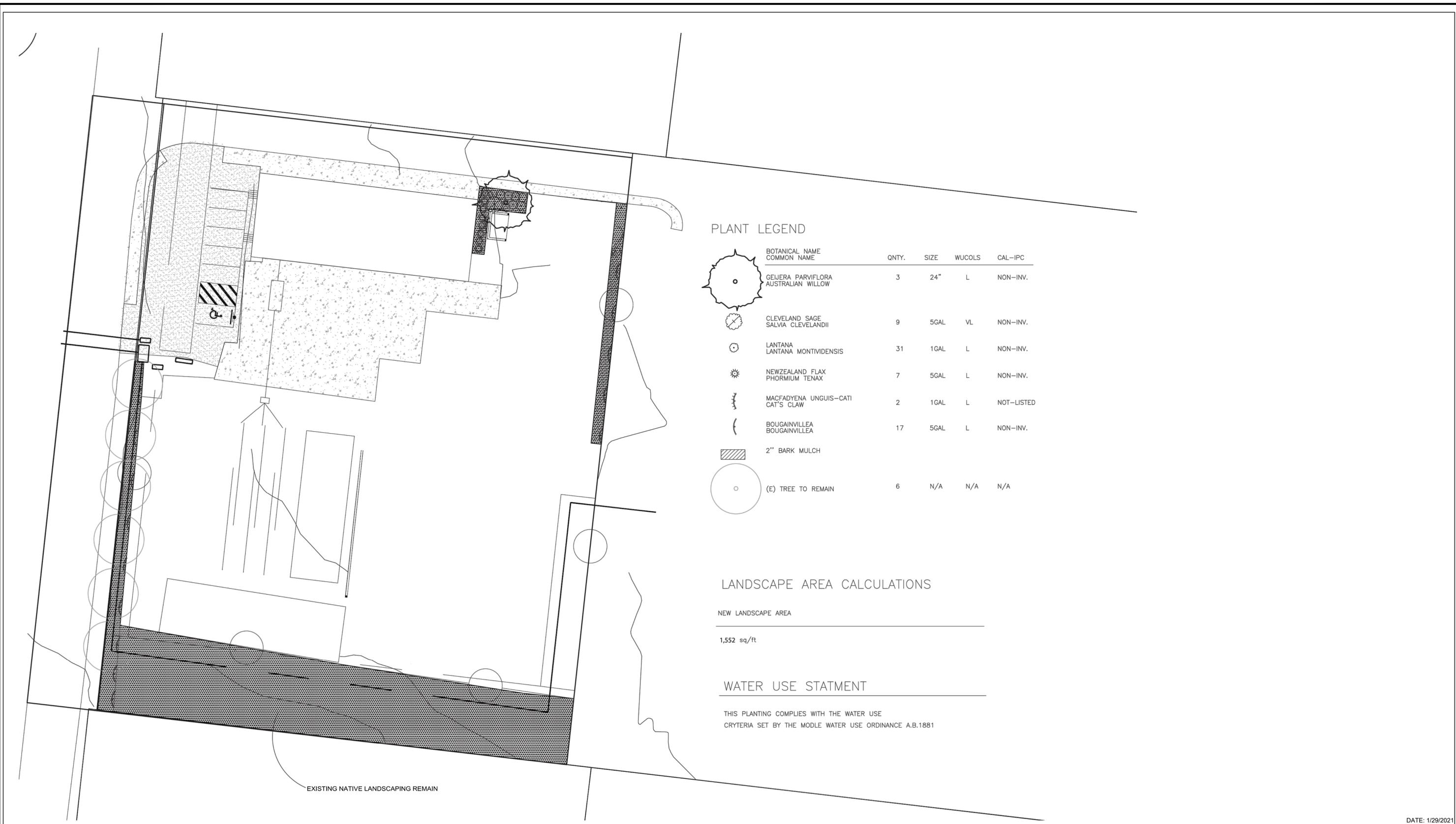
**SHADE COVER ELEVATIONS**

**SESPE**  
 CONSULTING, INC.

*A Trinity Consultants Company.*  
 374 Poli Street, Suite 200 • Ventura, CA 93001  
 (805) 275-1515 • www.sespeconsulting.com

SCALE: HORIZ. AS SHOWN  
 VERT. AS SHOWN  
 DRAWN BY: G.CAMUS  
 CHECKED BY: MDB

FIGURE NUMBER  
**3C**



**PLANT LEGEND**

BOTANICAL NAME COMMON NAME	QNTY.	SIZE	WUCOLS	CAL-IPC
 GEJERA PARVIFLORA AUSTRALIAN WILLOW	3	24"	L	NON-INV.
 CLEVELAND SAGE SALVIA CLEVELANDII	9	5GAL	VL	NON-INV.
 LANTANA LANTANA MONTIVIDENSIS	31	1GAL	L	NON-INV.
 NEWZEALAND FLAX PHORMIUM TENAX	7	5GAL	L	NON-INV.
 MACFADYENA UNGUIS-CATI CAT'S CLAW	2	1GAL	L	NOT-LISTED
 BOUGAINVILLEA BOUGAINVILLEA	17	5GAL	L	NON-INV.
 2" BARK MULCH				
 (E) TREE TO REMAIN	6	N/A	N/A	N/A

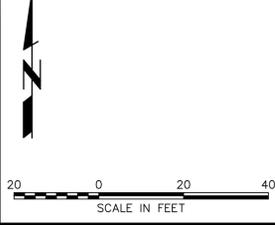
**LANDSCAPE AREA CALCULATIONS**

NEW LANDSCAPE AREA  
 \_\_\_\_\_  
 1,552 sq/ft

**WATER USE STATMENT**

THIS PLANTING COMPLIES WITH THE WATER USE  
 CRITERIA SET BY THE MODLE WATER USE ORDINANCE A.B.1881

DATE: 1/29/2021



DATUM: HORZ= NAD83, CALIFORNIA ZONE 5, US FOOT  
 VERT=NAVD88  
 AERIAL: GOOGLE 02/08/2016  
 PROPERTY BOUNDARY DATA: (VENTURA COUNTY ASSESSOR)

**SESPE CONSULTING, INC.**  
*A Trinity Consultants Company.*  
 374 Poli Street, Suite 200 • Ventura, CA 93001  
 (805) 275-1515 • www.sespeconsulting.com

**OWNER / APPLICANT**  
 JEFF HULL CUSTOM BOATS  
 671 MESA DRIVE  
 OJAI, CA 93223  
 (805)-340-5895

**LAND USE CONSULTANT**  
 SESPE CONSULTING, INC.  
 374 POLI STREET, SUITE 200  
 VENTURA, CALIFORNIA 93001  
 (805) 275-1515  
 CONTACT: MIKE BIEDEBACH

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

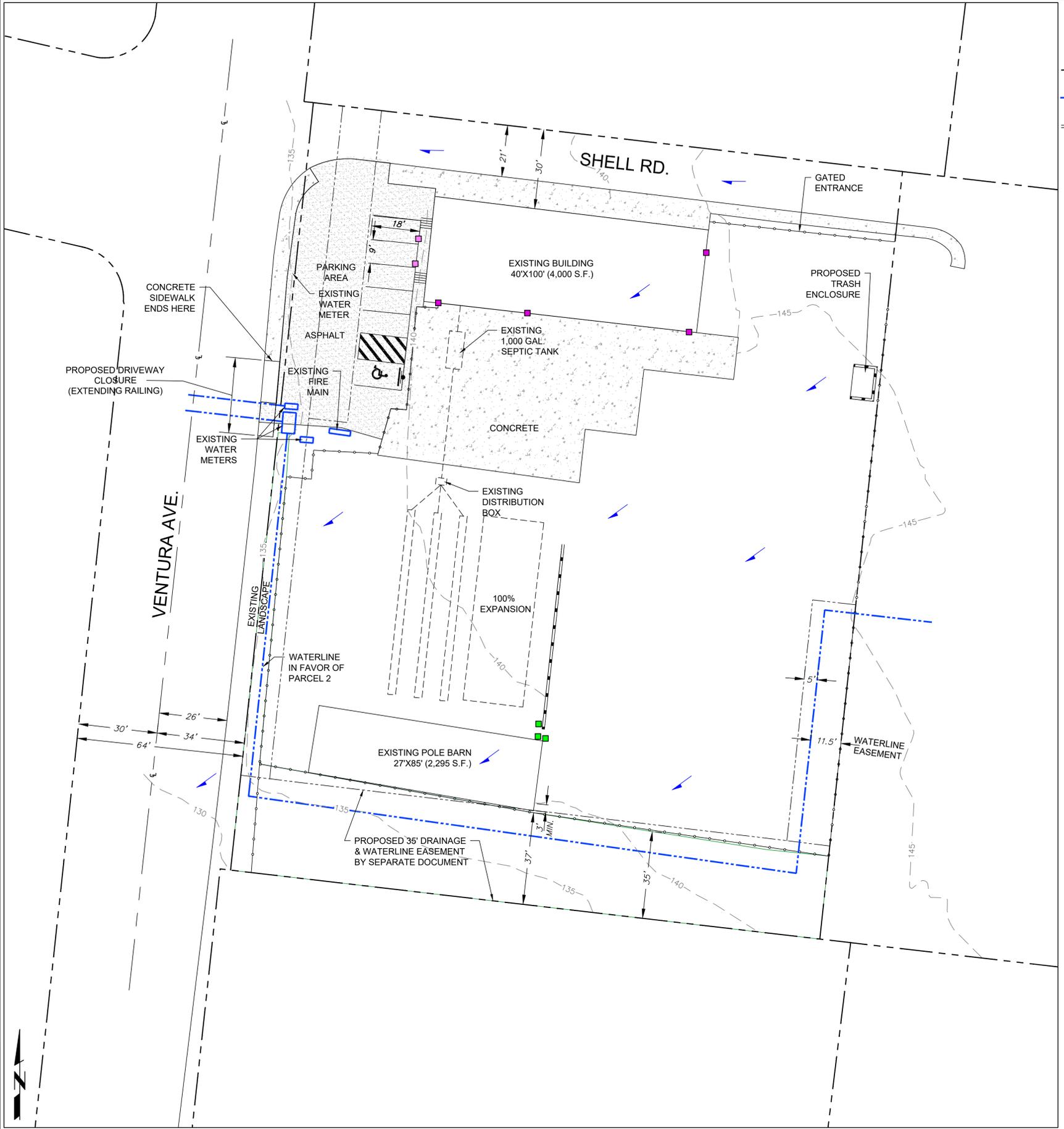
**JEFF HULL CUSTOM BOATS**  
 3486 N. VENTURA, CA 93001

**CONCEPTUAL LANDSCAPE PLAN**

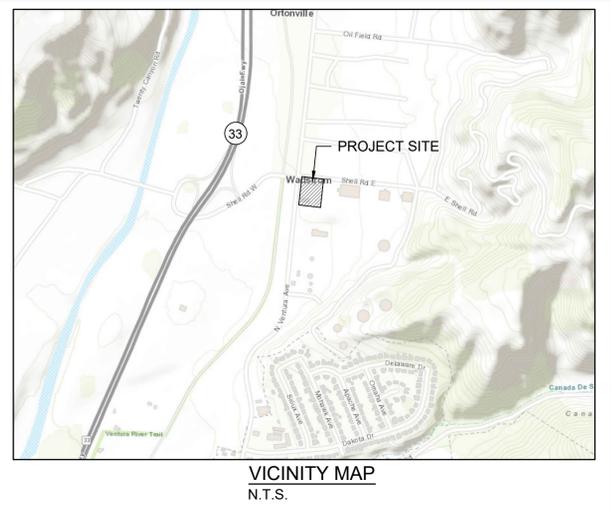
SCALE: HORIZ AS SHOWN  
 VERT AS SHOWN

DRAWN BY: G. CAMLUS  
 CHECKED BY: MDB

FIGURE NUMBER  
**5**



- LEGEND**
- CONCRETE
  - PROPERTY BOUNDARY FROM VC GIS LAYER
  - WATERLINE
  - BLOCK WALL (1' TO 2.5' HIGH)
  - 500W LIGHTS ON THE BUILDING
  - 1500 YARD LIGHTS
  - 500W YARD LIGHTS
  - (E) EXISTING
  - (P) PROPOSED



**PROJECT INFORMATION**

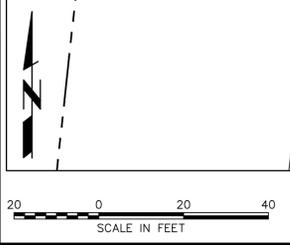
APN: 063-0-220-135

SITE ACREAGE: 1.51 GROSS ACRE  
1.36 NET ACRE

NCZ0 ZONING: M3-10,000 SQFT

GENERAL PLAN

ZONING: EXISTING COMMUNITY URBAN RESERVE



DATE: 1/29/2021

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VENTURA, CALIFORNIA 93001  
(805) 275-1515  
CONTACT: MIKE BIEDEBACH

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**JEFF HULL CUSTOM BOATS**  
3486 N. VENTURA, CA 93001

**LIGHTING PLAN**

SCALE: HORIZ AS SHOWN  
VERT AS SHOWN

DRAWN BY: G. CAMUS  
CHECKED BY: MJB

FIGURE NUMBER  
**6**

DATUM: HORZ=NAD83, CALIFORNIA ZONE 5, US FOOT  
VERT=NAVD88  
AERIAL: GOOGLE 02/08/2016  
PROPERTY BOUNDARY DATA: (VENTURA COUNTY ASSESSOR)



## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NOTICE OF EXEMPTION

To:  **County Clerk**  
County of Ventura  
800 South Victoria Ave., L#1210  
Ventura, CA 93009

From: **County of Ventura**  
RMA, Planning Division  
800 South Victoria Ave., L#1740  
Ventura, CA 93009

**Office of Planning and Research**  
1440 Tenth Street, Room 121  
Sacramento, CA 95814  
*(Only if State discretionary approval is required)*

### A. **Project Description:**

1. **Entitlement:** Planned Development (PD) Permit Case No. PL21-0031
2. **Applicant's Name:** Jeffrey Hull II
3. **Applicant's Address:** 671 Mesa Dr. Ojai, CA 93023
4. **Project Location:** 3486 North Ventura Avenue, Ventura
5. **Assessor's Parcel No.:** 063-0-220-135
6. **Project Description:** The applicant requests that a Planned Development (PD) permit be granted to authorize the operation of a custom boat manufacturing facility.

### B. **Lead Agency Contact:**

1. **Public Agency Approving Project:** County of Ventura, Resource Management Agency, Planning Division
2. **Contact Person:** John Kessler, Case Planner
3. **Telephone No.:** (805) 654-2461
4. **E-mail Address:** john.kessler@ventura.org

### C. **Exempt Status:** Categorical Exemption (Sections 15301 and 15303)

Type: Class 1 (Existing Facilities); and,  
Class 3 (New Construction or Conversion of Small Structures)

### D. **Justification for Exemption:**

PD Permit Case No. PL21-0031 is exempt pursuant to CEQA Guidelines Sections 15301 and 15303 because no aspect of the proposed project changes has been identified that could result in a potentially significant environmental impact. The project largely involves the reuse of an existing developed industrial property for a new

industrial use. The existing developed (paved) areas of the property and utilities (water and sewage disposal) will be used as part of the new facility. In addition, the existing 4,000 square foot building and 2,295 square foot pole barn will be used as part of the proposed boat manufacturing operation. The proposed new shade structures and spray booth constitute minor additions to this existing industrial property.

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.

**Project Approval:** [insert date]

**Prepared by:** John Kessler, Case Planner

**Reviewed by:**

---

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

## EXHIBIT 4

### DRAFT CONDITIONS OF APPROVAL FOR JEFF HULL CUSTOM BOATS PLANNED DEVELOPMENT PERMIT NO. PL21-0031

*The subject facility shall be maintained and operated in conformance with the following conditions of approval and approved project plans. Any change in the project must be reviewed by the County Planning Division for conformance with the terms of this permit. A change in the project may require a modification of this permit and additional environmental review in accordance with CEQA. A project change implemented without County approval may constitute a violation of this permit and applicable law.*

#### **RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS**

##### **Planning Division Conditions**

###### 1. Project Description

This permit authorizes the operation of a custom boat manufacturing facility. The authorized activities include boat manufacturing and repair, surfboard manufacturing and repair, and boat storage.

The existing 4,000 square foot building will be used as a business office and for product assembly. The existing 2,295 square foot pole barn will be used for sanding, glassing (fiberglass and resin application) and spray application of coatings. Five shade structures are authorized to be installed and used as part of facility operations. These new structures will be supported by poles and not have any solid walls. They shall be approximately 14 feet tall and range in size from 800 square feet to 1,600 square feet, as depicted on the approved project plans (Condition of Approval No. 41).

Up to 13 portable containers are authorized to be placed on the site to accommodate material storage. These containers will each encompass from 160 to 320 square feet.

Boats pending repair work and boats occupying rented spaces will be placed in the designated storage area.

An enclosed spray booth will be installed in the future at one of two locations, as depicted on the approved project plans (Condition of Approval No. 41).

The existing 9,479 square feet of landscaping located along the western and southern boundaries of the property shall remain. In addition, approximately 1,552

square feet of new landscaping will be installed near the access gate at the northeastern corner of the property.

The business will have six (6) employees.

Access to the Project site will continue to be provided by a driveway connected to Shell Road. Seven parking spaces (including one accessible space) shall be provided. Water service to the project site will continue to be provided by the City of Ventura (Ventura Water). Wastewater disposal will be accomplished through the use of an existing onsite treatment system (septic system). An existing 35-foot wide drainage swale located along the southern property line will continue to convey storm water runoff from the site and existing development to the west.

The dimensions and locations of the proposed shade structures and other project components are depicted on the approved project plans (Condition of Approval No. 41).

## 2. Days and Hours of Operation

**Purpose:** In order to achieve compatibility with surrounding existing and potential future uses and to avoid occurrence of Peak Hour Trips, as reviewed by the Ventura County Public Works, Roads and Transportation Division, it is necessary to limit the days and hours of operation of the approved use.

**Requirement:** The authorized business activities shall be limited to Monday through Friday between the hours of 9:30 a.m. and 6:30 p.m. with occasional weekend work. Customer hours shall be limited to 10:00 a.m. to 3:00 p.m. and by appointment only. Deliveries to the site shall be limited to occur Wednesdays, as needed between the hours of 10:00 a.m. to 2:00 p.m.

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

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

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

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

### 3. 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 on-site improvements for the Project, including the trash enclosure, paving, parking, and landscaping are completed in conformance with the approved plans (Condition of Approval No. 41). The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

**Documentation:** The Permittee shall obtain Planning Division staff's stamped approval on the Project plans and submit them to the County for inclusion in the Project file.

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

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

### 4. Site Maintenance

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

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

**Documentation:** The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans (Condition No. 41) for the Project.

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

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

#### 5. 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 in order 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, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

#### 6. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for Construction from the Planning Division, and a Building Permit from the Building and Safety Division.

#### 7. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this PD Permit and/or commencement of construction and/or operations 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 provided in the Ventura County NCZO (Article 14), which shall include, but is not limited to, the following:

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

- c. Modification of the PD 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; and/or,
- 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.

#### 8. Time Limits

##### a. Use Inauguration:

- (1) The decision to grant this PD Permit becomes effective upon the expiration of the 10-day appeal period following the date the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the decision becomes effective, the Permittee must obtain a Zoning Clearance for Construction and Use Inauguration in order to initiate the land uses set forth in Condition No. 1
- (2) This PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance Use Inauguration within one-year Ventura County NCZO § 8111-4.7 from the date the granting of this PD Permit becomes effective.
- (3) Prior to the issuance of the Zoning Clearance Use Inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for Construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this PD Permit.

#### 9. 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 Construction.

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

#### 10. Notice of PD Permit Requirements and Retention of PD Permit Conditions On-Site

**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 maintain a current set of PD Permit conditions at the Project site.

**Timing:** Prior to issuance of a Zoning Clearance for Construction and throughout the life of the Project.

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

#### 11. 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 of 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, 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.

## 12. Financial Responsibility for Compliance Monitoring and Enforcement

a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to Ventura County NCZO (§ 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 granting 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 12.a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.

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

### 13. Defense and Indemnification

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

### 14. 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 or exaction 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 or exaction 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 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.

#### 15. 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 Ventura County Zoning Ordinance Code then in effect.

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

#### 16. 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 is in conflict

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.

The Permittee shall retain a business license tax certificate from the County Tax Collector's office and renew annually for the operation of the contactor's service and storage yard.

#### 17. Contact Person

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

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

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

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

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

#### 18. Resolution of Complaints

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

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 17 (above) in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about a use as it is occurring may directly contact the Contact Person;
- b. If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and,
- c. If, following a complaint investigation by County staff, a violation of the Ventura County Code or a condition of this PD Permit is confirmed, County staff may initiate enforcement actions pursuant to § 8114-3 of the Ventura County NCZO.

#### 19. Change of Permittee

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

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

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

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

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

#### 20. Landscaping and Screening

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

**Requirement:** The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and the “Ventura County Landscape Design Criteria” (1992).

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

- a. Screens undesirable views, incompatible land uses or uses in natural settings. The Permittee must install landscaping to screen the trash enclosure and open storage areas.
- b. Provides visual relief and visual integration. The Permittee must install landscaping that softens the trash enclosure walls and open storage and blends with surrounding landscaping on the Project site.
- c. Ensures compatibility with community character. The Permittee must install landscaping 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.

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

- a. Use Available Non-potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the project site.
- b. Protection of Solar Access. The Permittee must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells or impair the function of a nearby building using passive solar heat collection.
- c. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.
- d. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.
- e. Use Native or Non-Invasive plant species.

**Documentation:** The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above), § 8109-0.6 (Landscaping) of the Ventura County NCZO, and the Ventura County Landscape Design Criteria. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the Project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

**Timing:** The Permittee shall submit the landscape plan to the Planning Division for review and approval no later than one year after the issuance of a Zoning Clearance for Use Inauguration. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the "Ventura County Landscape Design Criteria" (§ F).

**Monitoring and Reporting:** Landscaping approval/installation verification, monitoring activities, and enforcement activities shall occur according to the procedures set forth in the "Ventura County Landscape Design Criteria" (§§ F and G) and § 8114-3 of the Ventura County NCZO. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file and has the authority to conduct site inspections to ensure that the Permittee installs and maintains the landscaping in accordance with the approved plan consistent with the requirements of § 8114-3 of the Ventura County NCZO.

## 21. Lighting Plan

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

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

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

- a. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs);
- b. the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways/driveways, streetscapes, and open spaces proposed throughout the development;
- c. in order to minimize light and glare on the Project site, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,
- d. 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 two copies of a lighting plan to the Planning Division for review and approval.

**Timing:** The Permittee shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for Use Inauguration. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the 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 final inspection. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

## 22. Sign Plan

**Purpose:** To ensure signage on the property complies with Chapter 1, Article 10, of the Ventura County NCZO.

**Requirement:** The Permittee shall submit two copies of a sign plan to the Planning Division for review and approval prior to the installation of any signage on the project site. 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 to be included with the project file.

**Timing:** The Permittee shall submit the sign plan to the Planning Division for review and approval prior to the installation of any signage on the project site.

**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 § 8114-3 of the Ventura County NCZO.

## 23. Availability of Parking Spaces

**Purpose:** To ensure compliance with § 8108-3 and § 8108-4 of the Ventura County NCZO.

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

**Documentation:** A stamped copy of the approved site plan.

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

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the Project file. The Building and Safety

Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

#### 24. Trash and Recycling Storage Area

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

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

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

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

**Timing:** Prior to issuance of a Zoning Clearance for Construction, the Permittee shall submit the site and building elevation plans to the Planning Division for review and approval. The Permittee shall construct the trash enclosures no later than nine (9) months after issuance of a Zoning Clearance for Use Inauguration.

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

#### 25. Minimizing Nuisance Impacts and Setbacks from Agricultural Uses:

The Permittee shall take whatever reasonable steps are necessary, as determined by the Planning Director, to prevent significant nuisance impacts from occurring outside the PD Permit area. Significant nuisance impacts include, but are not limited to, noise, dust, odors, lighting, and glare. In order to determine the significance of the nuisance, the Planning Director may consider the number and types of neighbor complaints and conduct inspections of the site and surrounding areas. The Planning Director, or other public agency (e.g., the Air Pollution Control District) designated by the Planning Director, shall determine what constitutes significant off-site nuisance levels.

## 26. Archaeological Resources Discovered During Grading

**Purpose:** In order to mitigate potential impacts to archaeological resources 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:
  - (1) Cease operations and assure the preservation of the area in which the discovery was made;
  - (2) Notify the Planning Director in writing, within three days of the discovery;
  - (3) 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;
  - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and,
  - (5) Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
  - (1) Cease operations and assure the preservation of the area in which the discovery was made;
  - (2) Immediately notify the County Coroner and the Planning Director;
  - (3) 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;
  - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and,
  - (5) 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 the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8114-3 of the Ventura County NCZO.

## **PUBLIC WORKS AGENCY (PWA) Conditions**

### **Engineering Services Department Conditions**

#### **Grading**

##### **27. Grading Permit**

**Purpose:** In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

**Requirement:** For any new building construction, the Permittee shall submit a site plan showing existing and proposed elevations to the Public Works Agency's Development and Inspection Services Division for review and approval. If a grading permit is required, a State licensed civil engineer must prepare and submit the grading plans, geotechnical and hydrology reports as necessary, to Development and Inspection Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the proposed grading.

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

**Timing:** All applicable documentation, as specified above, must be submitted for review prior to issuance of a Building Permit.

**Monitoring and Reporting:** Public Works Agency engineers 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.

**Roads and Transportation Department Conditions**

28. Traffic Impact Mitigation Fee:

**Purpose:** To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan CMT-1.7 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 are 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:

a) The TIMF due to the County of Ventura will be:

$$\mathbf{\$1,799.68 = 32\ ADT(2) \times \$56.24(1) / ADT}$$

Total Proposed Trips

$$32\ ADT = 12\ ADT + 0\ ADT + 20\ ADT$$

Employee Trips

$$12\ ADT = 6\ \text{Vehicles (Employees) / Day} \times 2\ \text{Trips / Vehicle}$$

Deliveries

$$0.286\ ADT = 1\ \text{Vehicles (Delivery) / Week} \times 2\ \text{Trips / Vehicles} \times \text{Week} / 7\ \text{days}$$

Customers

$$20\ ADT = 10\ \text{Vehicles (Customers) / Day} \times 2\ \text{Trips / Vehicles}$$

Notes:

1. County of Ventura TIMF for an Average Daily Trips (ADT) in the Ventura Area District #10.
2. The trips generated by the project shall be used as a baseline level so that the TIMF may be computed for future increases to the trip generation. Based on the Permittee's information, the baseline level will be 32 Average Daily Trips (ADT), 0 AM PHT, and 0 PM PHT.

**Documentation:** The Permittee shall either come to the VCPWA-RT counter or contact the VCPWA-RT Permits Section by phone at (805) 654-2055 or e-mail at [pwa.transpermits@ventura.org](mailto:pwa.transpermits@ventura.org), fill out the TIMF form, and pay the TIMF. The Permittee shall provide a copy of the Conditions of Approval for the project. The fee will not be collected without sufficient documentation.

**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.

### **Integrated Waste Management Division (IWMD) Conditions**

#### **29. Waste Diversion & Recycling Requirement**

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

<https://www.vcpwpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>.

**Requirement:** Ordinance 4445, Sec 4770-2.2, requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to:

<https://www.vcpwpublicworks.org/wsd/iwmd/construction/#solid-waste-collectors>.

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

**Timing:** Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

**Monitoring and Reporting:** Upon request, the Permittee shall allow IWMD staff to perform a free, on-site, waste audit to verify recyclable materials generated by their

business are being diverted from the landfill.

### 30. Construction & Demolition Debris Recycling Plan (Form B)

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

<https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>

Further, the 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

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

**Documentation:** The Form B – Recycling Plan must ensure a minimum of 65% of the recyclable C&D debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at: <http://onestop.vcpublicworks.org/integrated-waste-management-forms>.

A comprehensive list of permitted recyclers, County-franchised haulers, and solid waste & recycling facilities in Ventura County is available at: <http://onestoppermit.ventura.org/>. A list of local facilities permitted to recycle soil, wood, and greenwaste is available at: <https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>.

A complete list of County-franchised solid waste haulers is available at: <https://www.vcpublicworks.org/wsd/iwmd/construction/#solid-waste-collectors>.

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

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

### 31. Construction & Demolition Debris Reporting Form (Form C)

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

<http://onestop.vcpublicworks.org/integrated-waste-management-laws-ordinances>. The 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

**Requirement:** The Permittee must submit a Form C – Reporting Form to the IWMD for

approval upon issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at:

<https://www.vcpbublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>.

**Documentation:** The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 65% of the recyclable C&D debris generated by their project was diverted from the landfill.

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

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division’s issuance of final permit.

### **Water Quality Division**

#### 32. 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 effective implementation of the Construction BMPs during all ground disturbing activities.

**Documentation:** The Permittee shall submit to the Watershed Protection – County Stormwater Program (CSP) for review and approval a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre), 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:** CSP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

#### 33. State General Industrial Stormwater Permit No. CAS000001 Requirements

**Purpose:** To ensure the project maintains compliance with all water quality provisions in accordance with NPDES General Permit (No. CAS000001), Waste Discharge

Requirements for Discharges of Stormwater Runoff Associated with Industrial Activities.

**Requirement:** Proper filing of all compliance documents required under the NPDES General Industrial Stormwater Permit (No. CAS000001).

**Documentation:** The Permittee shall prepare and submit the following items to the Watershed Protection – County Stormwater Program (CSP) for review:

- i. Current Notice of Intent (NOI) in accordance with the State Water Resources Control Board requirements under the NPDES General Industrial Stormwater Permit (No. CAS000001); or
- ii. Verification of payment for current coverage year, whichever one is more recent;
- iii. Copy of the project Stormwater Pollution Prevention Plan (SWPPP); and
- iv. Copy of the most recent Annual Report, if applicable.

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

**Monitoring and Reporting:** CSP staff will review the submitted materials for consistency with the General Industrial Stormwater Permit. Current and site-specific SWPPP shall be kept on-site for periodic review by the CSP inspectors.

## **OTHER VENTURA COUNTY AGENCIES**

### **Ventura County Fire Protection District (VCFPD) Conditions**

#### **34. Access Road Widths**

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

**Requirement:** The Permittee shall provide a minimum paved access road/driveway width of 24 feet.

**Documentation:** A stamped copy of the approved access plan.

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

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

### 35. Fire Lanes

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and VCFPD Ordinance.

**Requirement:** The Permittee shall post all fire lanes in accordance with California Vehicle Code, the International Fire Code and current VCFPD Fire Lane Standards. All fire lane markings/signs shall be located within recorded access easements. The Permittee shall maintain all required fire lane markings/signs to be clearly visible.

**Documentation:** A stamped copy of the approved fire lane plan.

**Timing:** The Permittee shall submit two (2) copies of the site plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required fire lanes shall be installed before final occupancy.

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

### 36. Access Road Gates

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and VCFPD Standards.

**Requirement:** The Permittee shall design and install all gates along required fire access roads/driveways consistent with VCFPD Standards.

**Documentation:** A stamped copy of the approved gate plans.

**Timing:** The Permittee shall submit gate plans to the Fire Prevention Bureau for approval before the installation of any access gates. The submittal shall include a copy of Zoning Clearance for Construction and Use Inauguration issued by the Planning Division.

**Monitoring and Reporting:** A copy of the approved gate plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that access gates are installed according to the approved plans. Unless a

modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the gates for the life of the development.

### 37. Fire Department Clearance

**Purpose:** To provide the Permittee a list of all applicable fire department requirements for their project.

**Requirement:** The Permittee shall obtain VCFPD Form #126 "Requirements for Construction" to legalize the wholesale trade business building before issuance of building permits.

**Documentation:** A signed copy of the VCFPD's Form #126 "Requirements for Construction."

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

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

### 38. Inspection Authority

**Purpose:** To ensure ongoing compliance with all applicable codes, ordinances and Project conditions.

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

**Documentation:** A copy of the approved entitlement conditions.

**Timing:** The Permittee shall allow ongoing inspections by the fire code official (VCFPD) for the life of the Project.

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

## Ventura County Air Pollution Control District (VCAPCD)

### 39. Permits Required

**Purpose:** To ensure that facility operations are in compliance with all applicable APCD Rules and Regulations, for the protection of the public from the negative effects of air pollution.

**Requirement:** The Permittee shall obtain an Authority to Construct permit prior to installation and construction, and a Permit to Operate prior to operation in accordance with Rule 10, (Permits Required), Rule 23 (Exemptions from Permit), Rule 26 (New Source Review), Rule 51 (Nuisance), Rule 74.14 (Polyester Resin Materials Operation), and 74.24.1 (Pleasure Craft Coating and Commercial Boatyard Operations), for applicable types of new and modified equipment and operations that require APCD permits prior to installation. The following conditions may trigger a requirement to obtain an APCD Authority to Construct and/or Permit to Operate and are not all-inclusive:

- A. The rolling 12-month period for usage of ROC-containing materials exceed the permit exemptions found in Rule 23, Exemptions from Permit.
- B. In lieu of compliance with the ROC limits contained in Rule 74.14, Polyester Resin Material Operations, which may require the installation of an emission control device, such as a spray booth (Rule 74.14.B.4).
- C. Compliance with Rule 26, New Source Review, and subject to BACT (Best Available Control Technology), if subject to Permit to Operate requirements for any reason.
- D. Violation of APCD Rule 51, Nuisance, which is enforced on a complaint-driven basis.

**Documentation:** An approved Authority to Construct and an approved Permit to Operate from APCD.

**Timing:** The Permittee shall submit the appropriate applications and supporting documentation to APCD for review and approval prior to beginning construction or installation or prior to beginning operation. The Permittee shall provide the Planning Division these APCD permits, or written confirmation from APCD that the permits are not needed, prior to the issuance of a Zoning Clearance for Construction.

**Monitoring and Reporting:** A copy of both the approved Authority to Construct and a Permit to Operate shall be maintained as part of the project file. Ongoing monitoring with either the requirements of the Permit to Operate or Exemptions from Permit (Rule 23), such as the low annual usage exemption for polyester resin operations, shall be accomplished through field inspections by APCD inspectors and the Compliance Division.

#### 40. Nuisance

**Purpose:** To ensure that discharge of air contaminants (odor, dust, etc.) that may result from site operations are minimized to the greatest extent feasible.

**Requirement:** 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:

I. 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.

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

41. Approved Project Plans (All prepared by Sespe Consulting)

- Site Plan (Figure 2)
- Shade Cover Elevations (Figure 3C)
- Conceptual Landscape Plan (Figure 5)
- Lighting Plan (Figure 6)