

DOCKETED

Docket Number:	15-AFC-02
Project Title:	Mission Rock Energy Center
TN #:	213799
Document Title:	County of Ventura Planning Director Staff Report for LU10-0094
Description:	PROJECT INFORMATION 1. Proposed Request: The applicant is requesting approval of a Minor Modification (Case No. LU10-0094) to Conditional Use Permit ("CUP") Case No. 4400-1 to allow the continued use of. the property for a "Kennel/Catteries" (Ventura County Non-Coastal Zoning Ordinance, Â§8105-5).
Filer:	Patty Paul
Organization:	County of Ventura
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**COUNTY OF VENTURA
PLANNING DIRECTOR STAFF REPORT AND RECOMMENDATIONS
HEARING ON FEBRUARY 2, 2012**

A. PROJECT INFORMATION

1. **Proposed Request:** The applicant is requesting approval of a Minor Modification (Case No. LU10-0094) to Conditional Use Permit ("CUP") Case No. 4400-1 to allow the continued use of the property for a "Kennel/Catteries" (Ventura County Non-Coastal Zoning Ordinance, §8105-5).
2. **Applicant/Property Owner:** Canine Adoption Rescue League (C.A.R.L), Sharon L. Clark, P.O. Box 5022, Ventura, CA 93005
3. **Applicant's Representative:** Steven D. Perlman, 7811 Marin Lane, Ventura, CA 93004
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-5 and §8111-1.2 et seq.), the Planning Director is the decision-maker for the requested CUP.
5. **Project Site Location and Parcel Number:** The project site is located at 901 Mission Rock Road, in the community of Santa Paula, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 090-0-190-335 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: Existing Community (Exhibit 2)
 - b. Zoning Designation: "M3-10,000 sq. ft." (General Industrial, 10,000 square feet minimum lot area) (Exhibit 2)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	M3-10,000 sq.ft (General Industrial, 10,000 sq. ft. minimum lot area)	Heavy Equipment Repair, Contractor's Service and Storage Yard, and Agricultural Crop Production
South	M3-10,000 sq.ft	Salvage Yard, including Automobile Wrecking Yards with Ancillary Retail Sales of Salvaged Materials
East	M3-10,000 sq.ft	Concrete Batch Plant
West	AE-40acres/MRP (Agricultural Exclusive, 40 acres minimum lot area, Mineral Resource Protection)	Agricultural Crop Production

- 8. History:** Industrial uses have existed in the vicinity of the project site for over the past 50 years on land that was previously in agricultural use (primarily pasture). Oil development began in the mid-1950's; the first producing oil well being secured in 1955. Also during that time period, production of sand and gravel in the Santa Clara riverbed commenced, and in 1959, an asphalt batch plant was approved in an area located to the south of the current Mission Rock Road Existing Community. Within the Existing Community itself, the County issued the first permit for a vehicle wrecking yard in 1962. In the 1960's and early 1970's, the County permitted more industrial uses. On September 19, 1967, the Board of Supervisors adopted Ordinance No. 1976 to change the site's zoning to M-3 (General Industrial).

On April 3, 1968, the Board of Zoning Adjustment granted approval of CUP Case No. 3155-7 to W.E. Nickerson for the sale and repair of trucks on the subject site. CUP Case No. 3155-7 was voided and on July 8, 1970, the Board of Zoning Adjustment granted approval of a permit for a dog and cat boarding kennel, CUP Case No. 3232 (Resolution No. 70-84), located on Tax Assessor's Parcel No. ("APN") 090-0-190-335, to expire in July 1980. In 1977, the new property owners, Madeline and Estaban Lassich, submitted a modification application to expand the kennel to include one new kennel, a new office, and a caretaker's residence with an attached garage. A five year extension to CUP Case No. 3232 was granted in 1980 by the Planning Commission (Resolution No. 80-72). CUP Case No. 3232 expired and the property owners applied for a new permit (CUP Case No. 4400) to continue the operation of the boarding kennel.

On August 30, 1990, the Planning Commission granted approval of CUP Case No. 4400 (Resolution No. 90-34) and accompanying Variance No. 4642 that permitted the continued use of the site as a dog and cat boarding kennel located on APN 090-0-190-335. Variance No. 4642 allowed the following on APN 099-0-190-335: (1) a reduction in required landscaping from 10% to less than 2% of the parking lot area; (2) elimination of the front setback landscaping requirement; (3) elimination of the required planting of street trees; (4) elimination of the front setback requirement for required parking; and, (5) elimination in the required landscaping of 5% of the total permit area.

At that time, the Planning Commission granted 14 land use entitlements for various industrial uses in the Mission Rock Road community, all of which were subject to the following requirements:

1. Each Permittee was required to participate in a property owners association to fund the installation and maintenance of road improvements, drainage improvements, and a water supply system for fire protection purposes, within the Mission Rock Road community; and,

2. Each entitlement was subject to site- and project-specific conditions for the uses that were permitted as part of each entitlement.

The Permittees were initially required to satisfy these requirements by August 30, 1991; however, on August 29, 1991, the Planning Commission granted a one year time extension to allow the Permittees additional time to satisfy the requirements. The Mission Rock Road Property Owner's Association was formed in May 1992, and commenced with the community-wide improvements.

On August 5, 1992, the Mission Rock Road Property Owner's Association requested that the Planning Director grant a Permit Adjustment to all of the permits, thereby extending the expiration date of the permits by 90 days, to November 5, 1992, in order to allow additional time to: complete the road and drainage improvements; obtain off-site easements; survey the properties; and, gain approval of another CUP for an off-site water line from the Santa Paula Water Works. The Planning Director approved the Permit Adjustment on August 29, 1992. Subsequently, the Mission Rock Road Property Owner's Association requested and received seven more Permit Adjustments for short-term time extensions due to various complications related to the above tasks. The last time extension expired on October 18, 1993. By that time, the three major improvements were completed to the satisfaction of County Agencies.

On April 19, 2001, the Planning Commission approved CUP Case No. 4400, Major Modification No. 1 for: the continued use of the land as a dog and cat boarding kennel; accompanying Variance No. 4642; and, a set of "umbrella" conditions, which were applicable to the 14 land use entitlements in the Mission Rock Road Community. These conditions were meant to supplement project-specific conditions for each entitlement and were automatically continued for the life of the associated, permitted land use.

Subsequently, the subject site was acquired by a new property owner, Canine Adoption Rescue League (C.A.R.L.), a non-profit organization, in 2005. On July 3, 2008, a Permit Adjustment (Case No. LU08-0065) to CUP Case No. 4400-1 was granted approval by the Planning Director for the construction of a 67 sq. ft. laundry room to the existing office. This permit was never use inaugurated and never constructed.

On September 25, 2009, a Permit Adjustment (Case No. LU09-0086) to CUP Case No. 4400-1 was granted approval by the Planning Director for the: (1) removal of six parking spaces, a perimeter fence and gate, and a trash enclosure within the Mission Rock Road Association Access Right of Way; and, (2) installation of an eight-foot concrete screening wall and new interior gate, 11 new parking spaces (i.e., six public parking spaces and five employee parking spaces) within an on-site parking lot, new walkways, new landscaping, and a new on-site drainage/treatment system.

- 9. Project Description:** The proposed project consists of a request for a minor modification (Case No. LU10-0094) to CUP Case No. 4400-1 to allow the continued use of a "Kennel/Catteries" [Ventura County Non-Coastal Zoning Ordinance, §8105-5] (Exhibit 3 – Site Plan). More specifically, the proposed project will allow the continued operation of a kennel for the purposes of boarding, training, and animal rescue of cats and dogs, from August 30, 2010, to August 30, 2020.

CUP Case No. LU10-0094 will encompass 1.99 acres of land and will be located entirely on APN 090-0-190-335. The kennel will be open to the public Monday through Sunday, 7 a.m. to 7 p.m. There will be eight employees, with varying shifts, who will work Monday through Sunday, 6 a.m. to 8 p.m. The kennel will be monitored on a 24 hour basis by the on-site caretaker. The proposed daily number of customers at the facility is 20. The facility is completely fenced and gates are locked; there are security lights located at the parking lot area and a caretaker residing on the property.

The applicant proposes to accommodate no more than 150 dogs and 40 cats on the site at one time. The proposed animal waste handling activities consist of scooping the dog and cat kennels/exercise runs at least twice a day. The waste will be placed in plastic bags in buckets with lids and then tied off and transported to the trash dumpster, at noon and 6:00 p.m. daily.

The following existing structures have been previously approved and permitted for the operation of the boarding kennel: a caretaker's residence with an attached garage [2,552 square feet (sq. ft)]; kennel office area (1,531 sq. ft.); covered kennels/exercise runs (8,137 sq. ft.); covered cat kennels (900 sq. ft.); and, individual covered dog houses (912 sq. ft.). The following structures are proposed to be legalized as part of this minor modification request: covered exercise yards (2,482 sq. ft.); covered kennels (1240 sq. ft.); two cargo storage containers (160 sq. ft. each); three storage sheds (324 sq. ft.); and, six shade structures (266 sq. ft.).

The existing development was subject to Variance No. 4642, which allowed the following on APN 090-0-190-335: (1) a reduction in required landscaping-from 10% to less than 2% of the parking lot area; (2) elimination of the front setback landscaping requirement; (3) elimination of the required planting of street trees; (4) elimination of the front setback requirement for required parking; and, (5) elimination in the required landscaping of 5% of the total permit area. Although the subject development has been granted approval of Variance No. 4642, the proposed minor modification request will not require a deviation to the regulations and development standards set forth in the Ventura County Non-Coastal Zoning Ordinance. Therefore, Variance No. 4642 will become null and void with the approval of this minor modification request.

CUP LU10-0094 also incorporates the approval of Permit Adjustment (Case No. LU09-0086) to CUP Case No. 4400-1 which was granted approval by the Planning Director for the: (1) removal of six parking spaces, a perimeter fence and gate, and a trash enclosure within the Mission Rock Road Association Access Right of Way; and, (2) installation of an eight-foot concrete screening wall and new interior gate, 11 new parking spaces (i.e., six public parking spaces and five employee parking spaces) within an on-site parking lot, new walkways, new landscaping, and a new on-site drainage/treatment system.

The Santa Paula Water Works will continue to provide water service to the project site. An on-site septic system will continue to provide sewage disposal services for the project site.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

On August 30, 1990, the Planning Commission adopted a Mitigated Negative Declaration ("MND") (Exhibit 5) that evaluated the environmental impacts of a dog and cat boarding kennel, along with vehicle salvage yards, contractor's service and storage operations, a waste water treatment plant and oil production equipment operation, and a concrete manufacturing plant, within the Mission Rock Road Community. The MND identified potentially significant cumulative impacts related to fire protection, floodplain management, and access and circulation for the entire Mission Rock Road Community; however, the Planning Commission adopted mitigation measures as conditions of approval of CUP Case No. 4400, in order to reduce the project's contribution to the cumulative impacts to a less than significant level. The minor modification request to allow the continued use of the property for a dog and cat boarding kennel, does not require major revisions of the previous MND since there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects. This MND is attached as Exhibit 5.

The State CEQA Guidelines [§15164(b)] state that the lead agency shall prepare an addendum to an adopted MND if: (1) minor changes or additions are necessary; but (2) none of the conditions described in the State CEQA Guidelines (§15162) calling for the preparation of a subsequent MND have occurred. Exhibit 4 includes a description of the changes or additions that are necessary to the MND and a discussion of why none of the conditions described in the State CEQA Guidelines exist, which require the preparation of an EIR or subsequent MND.

Therefore, based on the information provided above and in light of the whole record, there is no substantial evidence to warrant the preparation of an EIR or subsequent MND, and

the addendum to the MND (Exhibit 4) reflects the County's independent judgment and analysis.

C. CONSISTENCY WITH THE GENERAL PLAN

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

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

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (§8111-1.2.1.1.a) states that in order to be approved, a CUP must be found consistent with all applicable policies of the Ventura County General Plan.

The following list includes the applicable General Plan policies, and a discussion of the proposed project's consistency with each policy immediately following the respective policy.

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

As discussed in Section B (above) and in the Addendum to the MND prepared for the Mission Rock Road projects (Exhibit 4), the project will not involve any new significant environmental impacts or an increase in the severity of the potentially significant environmental impacts that were identified in the MND, and will not require major revisions to the MND. Therefore, the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA.

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

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

As discussed in Section B (above) and in the Addendum to the MND prepared for the Mission Rock Road projects (Exhibit 4), the project will not create any new significant environmental impacts that were not identified in the previous MND.

The original MND identified potentially significant but mitigable impacts relating to fire protection, floodplain management, and access and circulation. The proposed CUP will include either: the mitigation measures identified in the MND as conditions of approval; or, new mitigation measures as conditions of approval, which replace—but are equally as effective as—previous mitigation measures identified in the MND, in order to meet the requirements of new regulations or administrative practices that did not exist at the time at which the MND was originally adopted. With the implementation of these conditions of approval (Exhibit 6 – Condition Nos. 20, 22(a-d), and 34-44), project-specific and cumulative impacts will be less than significant. Based on the discussion above, the proposed project will be consistent with Policy 1.1.2-2.

Based on the information above, the proposed project will be consistent with this policy.

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

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

The Ventura County Watershed Protection District, Water and Environmental Resources Division, Surface Water Quality Section, reviewed the project (Memorandum from Ewelina Mutkowska to Franca Rosengren, dated September 20, 2010) and recommended conditions of approval to ensure that the project complies with the Ventura Countywide Stormwater Quality Management Program, National Pollutant Discharge Elimination System ("NPDES"), and Appendix D of the Technical Guidance Manual. With the implementation of these recommended conditions, the project's water quality impacts are not expected to result in violation of any surface water quality standards as defined in the Los Angeles Basin Plan (Exhibit 6 – Condition Nos. 38-41).

The Ventura County, Watershed Protection District, Ground Water Section, reviewed the proposed project (Memorandum from Rick Viergutz to Franca Rosengren, dated September 22, 2010) and determined that the proposed project will not result in an increase in groundwater usage or surface water usage. The project site overlies the Santa Paula Groundwater Basin. Groundwater quality impacts for the proposed project have been reviewed and are considered less than significant since the water supply will be derived from water sources provided by the City of Santa Paula. The City of Santa Paula operates several water wells that are regulated and/or limited by the court adjudication decree that created the Santa Paula Pumpers Association ("SPPA"). The SPPA regulations ensure the Santa Paula Groundwater Basin extractions do not exceed annual safe yield amounts. Also, there is an agricultural water well

located on the site which is used exclusively for landscape irrigation of the 1.99 acre parcel. Additionally, the Watershed Protection District determined that the wash water effluent from the kennel is conveyed to drains that discharge to a single septic system approved by the County prior to the adoption of the Ventura County General Plan (April 2010), Section 4.4 Waste Treatment and Disposal Facilities On-Site Septic Systems. As such, the kennel will be required to have a Waste Discharge Requirement Order issued by the State Regional Water Quality Control Board for the existing on-site septic systems (Exhibit 6 – Condition Nos. 32-33) and all animal waste solids shall be handled according to the animal waste plan, which describes the animal waste handling and disposal procedures (Exhibit 6 – Condition No. 29). With the implementation of these conditions, the impact to groundwater quality will be less than significant.

The Environmental Health Division reviewed the project (Memorandum from Melinda Talent to Franca Rosengren, dated September 17, 2010) and has recommended conditions of approval for the project that will ensure the project meets all applicable State and County water regulations by requiring the applicant to obtain: a Waste Discharge Report and/or determination of exemption for the sewage disposal system (septic system) from the Los Angeles Regional Water Quality Control Board; or, written authorization for the Ventura County Environmental Health Division to issue appropriate permits (Exhibit 6 – Condition Nos. 32-33). Additionally, the storage, handling, and disposal of animal wastes shall be conducted in a manner that is approved by the Environmental Health Division and wastewater generated from confined animal enclosures must be consistent with the State Water Resources Control Board Guidelines for Animal Confinement Areas (Exhibit 6 – Condition No. 30). With the implementation of these conditions, the impacts to water resources are considered to be less than significant.

Based on the information above, the proposed project will be consistent with these policies.

4. **Resource Policy 1.3.2-5:** *Landscape plans for discretionary development shall incorporate water conservation measures as prescribed by the County's Guide to Landscape Plans, including use of low water usage landscape plants and irrigation systems and/or low water usage plumbing fixtures and other measures designed to reduce water usage.*

Pursuant to Condition No. 7 (a-c) of CUP 4400-1 (i.e., the "Umbrella Conditions," Part 1 of 2) approved by the Planning Commission in 2001, the applicant was required to install a tree row along the northwest property line, adjacent to agriculture and in the view of Highway 126. According to the February 2001 Staff Report for CUP 4400-1 and the MND Addendum adopted for the Mission Rock Road 2001 time extensions, as an offset for the variance to relax the Industrial Zone Development Landscape Standards to eliminate and/or decrease all landscaping requirements, the tree row condition was added to all permits for

properties adjacent to agriculture, in order to prevent the migration of fugitive dust and to provide a visual screen from the view of Highway 126.

CUP Case No. LU10-0094 would include a condition of approval that would require the applicant to submit an "as-built" landscaping plan for the permit area, including the relocated parking area (approved as part of Permit Adjustment Case No. LU09-0086) which will require the applicant to continue to maintain the existing on-site planting and irrigation: for landscape screening to soften the appearance of the site from motorists traveling on State Route 126; to prevent migration of fugitive dust onto adjacent agricultural lands; and, to meet the landscaping development standards for the M3 zone (General Industrial Zone). The plans would be required to meet the County's Landscape Design Criteria, which require the use of water conservation measures (Exhibit 6 – Condition No. 25).

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

5. Resource Policy 1.6.2-6: *Discretionary' development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.*

The project site is located approximately 110 feet away from the common boundary line of existing agricultural uses (row crops) to the northwest with an access easement road between the properties. The only means of access to the project site is located on the southeast side of the property. The applicant proposes to maintain the landscaping (trees) located in various locations along the northwest property line and throughout the property to act as a buffer to agricultural production and to help screen the project site from view of Highway 126 (an eligible scenic highway).

The proposed project does not involve the import or storage of firewood that may contain agricultural pests or diseases, the depletion of agricultural water, or the flow of contaminated drainage onto farmland. There are no new structures that will block solar access onto the adjacent farmland, or create new sources of dust.

Additionally, the Agricultural Commissioner's Office evaluated the project to determine if the existing and proposed industrial uses of the property have the potential to adversely affect off-site agricultural properties in the vicinity, particularly within 300 feet of any Important Farmlands. According to the memorandum from Rita Graham to Franca Rosengren, dated September 13, 2010, the 1.99 acre lot is classified as Built-Up and Urban on the Important Farmland Inventory Map (2008). At the northwest interface of the property, the agricultural land is mapped as Prime Farmland; however, the Agricultural Policy Advisory Committee ("APAC") has not recommended extended setbacks for the benefit of agriculture where an existing industrial use has been in place for many years. Therefore, the proposed project will not conflict with agricultural uses on

properties located within the vicinity of the project site, and will be consistent with this policy.

- 6. Resource Policy 1.7.2-1:** *Notwithstanding Policy 1.7.2-2, discretionary development which would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.*

State Highway 126 (Hwy 126) is an eligible scenic highway that is located within proximity to the project site. However, due to the lack of new development, the prevalence of existing development throughout the surrounding community, the distance (approximately 2,700 feet) between the project site and Hwy 126, and the existing and required landscape screening on the subject site (discussed in Item C.4, above), the proposed project is not expected to have any significant, adverse impacts on the viewshed from Hwy 126. Finally, as discussed in Item C.4 (above), the CUP will be subject to a condition of approval to require the applicant to maintain the landscape screening planting which will reduce the visual impacts of the project site, as viewed from Hwy 126. Therefore, the proposed project will not result in significant environmental impacts to scenic highways, areas, or features (Exhibit 6 – Condition No. 25).

Based on the information above, the proposed project will be consistent with these policies.

- 7. Resource Policy 1.8.2-1:** *Discretionary developments shall be assessed for potential paleontological and cultural resource impacts, except when exempt from such requirements by CEQA. Such assessments shall be incorporated into a Countywide paleontological and cultural resource data base.*

Resource Policy 1.8.2-5: *During environmental review of discretionary development the reviewing agency shall be responsible for identifying sites having potential archaeological, architectural or historical significance and this information shall be provided to the County Cultural Heritage Board for evaluation.*

The proposed project involves the continued use of an existing and previously approved kennel on previously developed property. The proposed project is located within areas that do not have any known historical, archaeological, or paleontological resources; therefore, there are no expected significant impacts to paleontological or cultural resources. Furthermore, the proposed project does not include any ground disturbance or construction activities associated with the legalization of the kennels/dog runs, and therefore, no impacts to paleontological or cultural resources are expected to occur.

Based on the information above, the proposed project will be consistent with these policies.

- 8. Hazards Policy 2.10.2-3:** *Development shall be protected from a 100-year flood if built in the flood plain areas.*

Hazards Policy 2.10.2-4: *The design of any structures which are constructed in flood plain areas as depicted on the Hazards Protection Maps (Figure 2), shall be governed by Federal regulations as well as the County Flood Plain Management Ordinance and shall incorporate measures to reduce flood damage to the structure and to eliminate any increased potential flood hazard in the general area due to such construction.*

Public Facilities and Services Policy 4.6.2-2: *Discretionary development shall be conditioned to provide flood control and drainage facilities deemed by the Public Works Agency and Flood Control District as necessary for the development, and shall be required to contribute toward flood control facilities necessitated by cumulative development.*

The Ventura County Watershed Protection District ("WPD"), Floodplain Management Section, reviewed the proposed project (Memorandum from Brian Trushinski to Franca Rosengren, dated November 3, 2011) and recommended a condition of approval for the CUP in order to reduce the risk of flood impacts. The proposed project is located immediately out of a 1% annual chance floodplain (Zone AE) as determined by the Federal Emergency Management Agency. A Floodplain Development Permit is not required; however, a Floodplain Clearance will be a required condition of approval to ensure that the proposed development (i.e., legalization of the covered kennels/dog runs and storage containers/sheds) is located outside the mapped boundaries of the 1% annual chance floodplain. Therefore, with the imposition of this condition of approval (Exhibit 6 – Condition No. 44), the proposed project will comply with Flood Hazards Policies 2.10.2-3 and -4.

The WPD, Planning and Regulatory Division, reviewed the proposed project (Memorandum from Tom Wolfington to Franca Rosengren, dated September 22, 2010) and determined that the site is not located adjacent to the bed or banks of WPD jurisdictional red line channels. The site is located approximately 400 feet westerly of the Cummings Road Drain, approximately 2,300 feet northwesterly of the Santa Clara River, and approximately 2,800 feet easterly of Todd Barranca, which are all WPD jurisdictional red line channels. Although, there are no recommended conditions from the WPD, Planning and Regulatory Division, the adopted 1990 MND for the entire Mission Rock Road Community concluded that the preparation and implementation of a drainage improvement plan was required in order to mitigate the flooding problems and for protecting Mission Rock Road and Shell Road from the effects of storms. The County Public Works Agency approved the Drainage Improvement Plan on September 29, 1993 (Drawing No. 62408-14,

GP8613) and the Mission Rock Road Property Owner's Association ("MRRPOA") recorded the Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") at the County Recorder's Office which stated that the drainage improvement plan must be implemented in the Mission Rock Road Community. As such, the proposed project will implement the existing drainage improvement plan by paying all associated dues to the MRRPOA for continued maintenance of this mitigation measure (Exhibit 6 – Condition No. 20).

Based on the information above, the proposed project will be consistent with these policies.

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

Public Facilities and Services Policy 4.8.2-1: *Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.*

The City of Santa Paula, Water Division currently provides domestic water to the project site. According to the Watershed Protection District, Groundwater Section (Memorandum from Rick Viergutz to Franca Rosengren, dated September 22, 2010), the City of Santa Paula, Water Division is considered to have the ability to provide a permanent supply of water to the project site.

Additionally, the Ventura County Fire Protection District ("VCFPD") reviewed the proposed project (Memoranda from Marnel Vanden Bossche and Penny Miller to Franca Rosengren, dated September 20, 2010, and November 23, 2011, respectively) and recommended conditions of approval for the CUP that will require minimum widths for access roads, requirements for access road gates, and fire extinguishers that are in accordance with the International Fire Code and current VCFPD Fire Land Standards (Exhibit 6 - Condition Nos. 45-49). Furthermore, the Mission Rock Road Property Owner's Association has confirmed in a letter to the County Planning Division, dated November 4, 2010, that fire hydrants have been installed and maintained in accordance with original permit requirements, and provide sufficient flow for fire protection. Finally, the VCFPD determined that the distance from a full-time, paid fire station is adequate and the proposed project does not require the construction of a new fire station or additional equipment.

Based on the information above, the proposed project will be consistent with these policies.

- 10. Hazards Policy 2.16.2-1:** *All discretionary development shall be reviewed for noise compatibility with surrounding uses. Noise compatibility shall be determined from a consistent set of criteria based on the standards listed below.*

An acoustical analysis by a qualified acoustical engineer shall be required of discretionary developments involving noise exposure or noise generation in excess of the established standards. The analysis shall provide documentation of existing and projected noise levels at on-site and off-site receptors, and shall recommend noise control measures for mitigating adverse impacts...

(4) Noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:

- a. $L_{eq}1H$ of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.*
- b. $L_{eq}1H$ of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.*
- c. $L_{eq}1H$ of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*

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

(5) Construction noise shall be evaluated and, if necessary, mitigated in accordance with the County Construction Noise Threshold Criteria and Control Plan.

The proposed use is considered to be a noise generator. Although there is an existing caretaker dwelling located on-site and caretaker dwellings in the vicinity of the proposed project site, these types of dwellings are not considered to be "noise-sensitive" since they are accessory to industrial uses. Although typically industrial noise has the potential to adversely affect dwellings, dwellings for caretakers of industrial sites are not considered "noise sensitive" as they are expected to be subject to noise levels that are typical of industrial sites and are generally higher than those experienced within residentially-developed areas. The closest residential and other noise sensitive uses are located at least a mile away and, at that distance, will not be subject to noise levels that exceed the standards of Policy 2.16.2-1.

The construction noise associated with the construction of the new parking lot area, previously approved under PAJ LU09-0086, will involve only short term construction noise impacts. The construction related noise will occur during

times which noise-generating uses normally occur. Additionally, the proposed project is not located near a school, hospital, nursing home, church or library and therefore, the noise impacts from the construction and operation of the proposed project are expected to be less than significant.

Based on the information above, the proposed project will be consistent with this policy.

11.Land Use Policy 3.1.2: *Zoning shall be consistent with the General Land Use Maps (Figure 3.1) and the Zoning Consistency Matrix (Figures 3.2a & b). Where the zoning and subdivision criteria applicable to a particular land use category require a specific subzone, zoning shall be considered consistent with such land use category only if the specified subzone is adopted. To determine the appropriate zone and subzone designation (from among those consistent with the appropriate land use designation), the following factors shall apply:*

- *Recognizing the desirability of retaining existing uses and densities on the subject land;*
- *Recognizing the desirability of accommodating anticipated uses on the subject land;*
- *Maintaining continuity with neighboring zoning, land uses and parcel sizes;*
- *Implementing the recommendations of any specific zoning and land use studies of the area in question;*
- *Recognizing and addressing the presence and significance of resources and hazards; and*
- *Evaluating the ability to provide public services and facilities.*

Land Use Policy 3.1.2-3: *Any land use shall be deemed consistent with the General Plan if it is permitted under a zoning designation which is consistent with Policy Number 2 above, and if the land use does not conflict with any other policy of the County General Plan.*

According to the Zoning Compatibility Matrix, the M3 zone is consistent with the Existing Community land use designation of the property, and the proposed, continued use of the property is a conditionally-permitted use within the M3 zone. Finally, as discussed throughout this section of this staff report, the proposed project (with the recommended conditions of approval for the CUP for the proposed project) will not conflict with any policy of the County General Plan.

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

12.Land Use Policy 3.1.2-5: *Except for Affordable/Elderly Housing developments that are eligible for density bonuses as specified in Article 16 of the Non-Coastal Zoning Ordinance, and Cultural Heritage Sites that are eligible for deviation as*

specified in the Non-Coastal Ordinance, the following building intensity and population density standards apply to the unincorporated are as of the County:...For Existing Communities (as defined and discussed in Section 3.2), the building intensity and population density standards shall be as specified on the tables which accompany each Existing Community map contained in this Chapter commencing with Figure 3.7.

Land Use Policy 3.4.2-1: *Commercial and industrial development shall be located within cities, existing unincorporated urban centers or designated Existing Communities which provide maximum access to the public and where appropriate public facilities and services can be provided to serve such development.*

Pursuant to Figure 3.16b of the Ventura County General Plan *Goals, Policies and Programs*, the maximum building coverage allowed on the subject lot is 40% of the respective lot area. The building coverage for the proposed project will be 4.7%. Furthermore, the project site is located within the Mission Rock Road Existing Community. Consistent with the requirements of the mitigation measures of the MND that was adopted for development within the Mission Rock Road Existing Community, the proposed project would be subject to conditions of approval to ensure that the property owner for the project site continues to participate in the Mission Rock Road Property Owners Association to ensure the implementation and continued maintenance of the following, approved improvement plans: Road Improvement Plan, dated August 20, 1992; Drainage Improvement Plan, dated September 29, 1993; and, the Fire Protection System Plans, dated May 23, 1986 (Exhibit 6 –Condition No. 20).

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

13.Land Use Policy 3.4.2-3: *Commercial and industrial developments shall be designed to be generally compact, grouped and consolidated into functional units providing for sufficient off-street parking and loading facilities, maximizing pedestrian and vehicle safety and minimizing the impacts on traffic congestion.*

The proposed project is subject to the requirement of a CUP and has been reviewed for parking and traffic impacts. The proposed project will be conditioned to ensure that adequate on-site parking will be provided and maintained, pursuant to the requirements of the Ventura County Non-Coastal Zoning Ordinance (Article 8), and in order to reduce impacts on traffic congestion (Exhibit 6 - Condition No. 23).

Based on the information above, the proposed project will be consistent with this policy.

- 14. Land Use Policy 3.4.2-4:** *Commercial and industrial developments shall be designed to provide adequate buffering (e.g., walls, landscaping, setbacks), and on-site activities (e.g., hours of operation, scheduling of deliveries) shall be regulated to minimize adverse impacts (e.g., noise, glare, odors) on adjoining residential areas.*

The proposed project is subject to the requirement of a CUP and has been reviewed for compliance with the regulations of the Ventura County Non-Coastal Zoning Ordinance, which pertain to landscaping, signage, access and parking. The project will be conditioned to require the applicant to maintain all outside open storage within a fenced area for security and public safety, and to conduct business hours consistent with typical commercial/industrial uses (Exhibit 6 - Condition Nos. 4(c), and 2, respectively). The proposed project will be conditioned to require the on-going maintenance of any existing and proposed landscaping which will further reduce dust from adjacent agriculture and surrounding properties (Exhibit 6 - Condition No. 25). Furthermore, the project is not located adjacent to a residential area.

Based on the information above, the proposed project will be consistent with this policy.

- 15. Public Facilities and Services Policy 4.3.2-1:** *Development that requires potable water shall be provided a permanent potable water supply of adequate quantity and quality that complies with applicable County and State water regulations. Water systems operated by or receiving water from Casitas Municipal Water District, the Calleguas Municipal Water District or the United Water Conservation District will be considered permanent supplies unless an Urban Water Management Plan (prepared pursuant to Part 2.6 of Division 6 of the Water Code) or a water supply and demand assessment (prepared pursuant to Part 2.10 of Division 6 of the Water Code) demonstrates that there is insufficient water supply to serve cumulative development within the district's service area. When the proposed water supply is to be drawn exclusively from wells in areas where groundwater supplies have been determined by the Environmental Health Division or the Public Works Agency to be questionable or inadequate, the developer shall be required to demonstrate the availability of a permanent potable water supply for the life of the project.*

Public Facilities and Services Policy 4.3.2-2: *Discretionary development as defined in section 10912 of the Water Code shall comply with the water supply and demand assessment requirements of Part 2.10 of Division 6 of the Water Code.*

Public Facilities and Services Policy 4.3.2-3: *Discretionary development shall be conditioned to incorporate water conservation techniques and the use of*

drought resistant native plants pursuant to the County's Guide to Landscape Plans.

As discussed in Items C.3 (above), the project site overlies the Santa Paula Groundwater Basin. Impacts to water supply facilities for the proposed project have been reviewed and are considered less than significant since the water supply will be derived from water sources provided by the City of Santa Paula. The City of Santa Paula operates several water wells that are regulated and/or limited by the court adjudication decree that created the Santa Paula Pumpers Association ("SPPA"). The SPPA regulations ensure that the Santa Paula Groundwater Basin extractions do not exceed annual safe yield amounts. In a memorandum from Rick Viergutz to Franca Rosengren, dated September 22, 2010, Rick Viergutz determined that the City of Santa Paula – Water Division is considered to have the ability to provide a permanent supply of water and for this reason, the impacts will be considered less than significant. Finally, as discussed in Item C.4. (above), all existing and proposed landscaping plans will be required to meet the County's Landscape Design Criteria, which require the use of water conservation measures.

Based on the information above, the proposed project will be consistent with these policies.

16. Public Facilities and Services Policy 4.4.2-1: *Community sewage treatment facilities and solid waste disposal sites shall be deemed consistent with the General Plan only if they are designated on the Public Facilities Map. On-site septic systems (i.e., individual sewage disposal systems), on-site wastewater treatment facilities, waste transfer stations, off-site waste treatment facilities and on-site storage facilities are consistent with the General Plan if they conform to the goals, policies and programs of the General Plan.*

As previously discussed in Item C.3 (above), EHD recommended conditions of approval for the project that will ensure that the existing on-site septic systems are consistent with the General Plan by requiring the applicant to obtain a Waste Discharge Report and/or determination of exemption for the sewage disposal system (septic system) from the Los Angeles Regional Water Quality Control Board; or, written authorization for EHD to issue appropriate permits and ensure that only domestic waste shall be discharged into the on-site sewage disposal system pursuant to the County of Ventura Building Code Ordinance (Exhibit 6 – Condition Nos. 31-33).

Based on the information above, the proposed project will be consistent with this policy.

17. Public Facilities and Services Policy 4.4.2-6: *Applicants for discretionary development shall be encouraged to employ practices that reduce the quantities of wastes generated and shall be requested to engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

The Integrated Waste Management Division ("IWMD") reviewed the project (Memorandum from Derrick Wilson to Franca Rosengren, dated September 9, 2010) and determined that the proposed project does not exceed the IWMD's Thresholds for Reporting for Commercial Projects and therefore, the degree of effect to permitted solid waste disposal facilities in Ventura County from this project will be less than significant. Although the proposed project does not exceed the IWMD's Thresholds for Reporting for Commercial Projects, the permittee will be required, pursuant to Sections 8106-8.7 and 8108-5.13 of the *Ventura County Non-Coastal Zoning Ordinance*, to 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." With the implementation of this condition, the project-specific and cumulative impacts to waste disposal facilities are deemed less than significant (Exhibit 6, Condition No. 24).

Based on the information above, the proposed project will be consistent with this policy.

- 18. Public Facilities and Services Policy 4.7.2-1:** *The Sheriff's Department shall continue to review discretionary permits to ensure that an adequate level of law enforcement can be provided.*

Public Facilities and Services Policy 4.7.2-2: *Discretionary development shall be conditioned to provide adequate site security during the construction phase (e.g., licensed security guard and/or fencing around the construction site, and all construction equipment, tools, and appliances to be properly secured and serial numbers recorded for identification purposes).*

Public Facilities and Services Policy 4.7.2-3: *Discretionary development shall be conditioned to provide adequate security lighting (e.g., parking lots to be well lighted with a minimum 1 foot candle of light at ground level, lighting devices to be protected from the elements and constructed of vandal resistant materials and located high enough to discourage anyone on the ground from tampering with them).*

Public Facilities and Services Policy 4.7.2-4: *Discretionary development shall be conditioned to avoid landscaping which interferes with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level).*

The Ventura County Sheriff's Department reviewed, commented on, and has recommended conditions of approval for the proposed project, which will ensure the safety and protection of lives and property (Email from Dave Wareham to Franca Rosengren, dated March 22, 2010). The recommended conditions of approval involve: the avoidance of landscaping which interferes with police surveillance; adequate security lighting for parking areas; and, adequate site security during construction of the site (Exhibit 6 – Condition Nos. 50-51).

Based on the information above, the proposed project will be consistent with this policy.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-5), the proposed use is allowed in the M3 zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with this requirement.

The proposed project includes the use of buildings and structures that are subject to the development standards of the Ventura County Non-Coastal Zoning Ordinance (§8106-1.2 and 8109-0.6.4). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10,000 sq. ft.	Yes
Maximum Percentage of Building Coverage	40%	Yes
Front Setback	10 feet	Yes
Side Setback	Varies – see Site Plan dated November 22, 2011	Yes
Rear Setback	Varies – see Site Plan dated November 22, 2011.	Yes
Maximum Building Height	12 feet as specified by Elevation Plans dated November 22, 2011	Yes

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Sec. 8109-0.6.4a Required yards adjacent to streets, not used for other purposes, shall be improved with appropriate permanent maintained evergreen plant material or ground cover. Such landscaping shall extend to the street curb line, where appropriate. Yes		Yes
Sec. 8109-0.6.4b Trees, approved as to type, number and location by the Planning Director, shall be planted along the street line of each site. Such street trees may also be located on private property and grouped or clustered as appropriate.		Yes
Sec. 8109-0.6.4d At least five percent of any permit area in the M2 or M3 zone shall be landscaped.		Yes

The proposed project site is located within an industrial (M3) zone, and is subject to the industrial zone standards of the Ventura County Non-Coastal Zoning Ordinance (§8109-0.6.4, §8109-3.1-.3, and §8109-3.4.1-2). Table 2 lists the applicable industrial zone standards and a description of whether the proposed project complies with the industrial zone standards.

Special Use Standard	Complies?
Sec. 8109-3.1.1 - Undergrounding of Utilities Utility lines, including electric, communications, street lighting and cable television, shall be placed underground by the applicant, who shall make the necessary arrangements with the utility companies for the installation of such facilities.	Yes
Sec. 8109-3.1.3 et seq. - Industrial Performance Standards (e.g., objectionable factors, hazardous materials, liquid and solid wastes)	Yes
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.	Yes
Sec. 8109-3.4.2 Outside storage and operations yards shall be fenced for security and public safety at the property line.	Yes

E. CONDITIONAL USE PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to determine that the proposed project is consistent with the permit approval standards of the Ventura County Non-Coastal Zoning Ordinance (§8111-1.2.1.1 et seq.). The proposed findings and supporting evidence are as follows:

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

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

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

Based on the information and analysis presented in Sections A, C, and D of this staff report, the finding that the proposed development is compatible with the character of surrounding, legally established development can be made, with the imposition of the recommended conditions of approval. As such, the proposed project will be compatible with existing land uses and adjacent uses.

Therefore, this finding can be made.

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

Based upon the analysis provided in Sections C and D of this staff report, the finding that the proposed project would not be obnoxious or harmful, or impair the utility of neighboring property or uses can be made, with the imposition of the recommended conditions of approval.

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 [§8111-1.2.1.1.d].

Adequate services are available to serve the proposed development. As discussed in Sections C and D of this staff report, adequate fire protection, access, and circulation facilities are available to serve the proposed project, and conditions of approval would be applied to the project in order to avoid the creation of unusual risks associated with flood hazards. Moreover, with the imposition of the conditions of approval requiring the property owners to continue to participate in the Mission Rock Road Property Owner's Association, which is responsible for the maintenance of the roadway, drainage facilities, and fire protection throughout the life of each of the permits in the Mission Rock Road Community, the proposed project will not result in adverse impacts relating to fire protection, access, and floodplain management.

In addition, the proposed project will be conditioned to ensure compliance with all applicable Local and State regulations for the storage, handling and disposal of animal wastes and, therefore, will not result in any adverse impacts to public health or safety.

Based upon the information above and the analysis provided in Sections C and D of this staff report, the finding that the proposed project would not be detrimental to the public interest, health, safety, convenience, or welfare can be made.

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

Based on the information and analysis presented in Sections A, C, and D of this staff report, the finding that the proposed development, if allowed by a CUP, is compatible with existing and potential land uses in the general area where the development is to be located can be made. The implementation of the recommended conditions of approval for the project will ensure that the uses are compatible with the existing and potential land uses in the general area.

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

The subject property on which the use will occur is a legal lot, shown as Parcel B on the map that was recorded on September 1, 1970, in Book 8, Page 22 of Parcel Maps in the Office of the Ventura County Recorder. The map was filed in compliance with the Subdivision Map Act and Ventura County Subdivision Ordinance.

Therefore, this finding can be made.

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§65091) and the Ventura County Non-Coastal Zoning Ordinance (§8111-3.1). The Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located and placed a legal ad in the Ventura County Star. As of the date of this document, the Planning Division has not received any public comments concerning the proposed project.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, including the Mitigated Negative Declaration and proposed Addendum to the Mitigated Negative Declaration, and has considered all comments received during the public comment process;
2. **FIND**, based on the whole of the record before the Planning Director, including the Mitigated Negative Declaration and proposed Addendum to the Mitigated Negative


Declaration, that there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration and Addendum reflect the Planning Director's independent judgment and analysis;

3. **ADOPT** the Mitigated Negative Declaration Addendum (Exhibit 4).
4. **FIND** that CUP LU10-0094 complies with the CUP approval standards of the Ventura County Non-Coastal Zoning Ordinance, based on the substantial evidence presented in Section E of this staff report and the entire record;
5. **GRANT** CUP LU10-0094, subject to the attached conditions of approval (Exhibit 6); and,
6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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


If you have any questions concerning the information presented above, please contact Ms. Franca Rosengren via e-mail at franca.rosengren@ventura.org or at (805) 654-2045.

Prepared by:



Franca A. Rosengren, Case Planner

Reviewed by:



Daniel Klemann, M.A., Manager
Residential Permits Section

EXHIBITS

- Exhibit 2 – Aerial Location, General Plan and Zoning Designations, and Land Use Maps
- Exhibit 3 – Site Plan, Floor Plans, and Elevations
- Exhibit 4 – Mitigated Negative Declaration Addendum
- Exhibit 5 – 1990 Mitigated Negative Declaration
- Exhibit 6 – Conditions of Approval



Ventura County
Resource Management Agency
Information Systems Department
Map created on 01/04/2012
This aerial imagery is under the
copyrights of Pictometry
Source: Pictometry, January 2011



County of Ventura
Planning Director Hearing
LU10-0094
Exhibit 2 - Land Use Aerial Map

0 40 80 160 Feet

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





SUMMARY ANALYSIS

OWNER/APPLICANT: SHARON L. CLARK
EXECUTIVE DIRECTOR
CARE
PO BOX 3677
VENTURA, CA 93005
(805) 787-6343















APN: 090-0-190-330
LOT SIZE: 1.99 ACRES 86,728 Sq. Ft.
PERMIT AREA 1.99 ACRES 86,728 Sq. Ft.

----- PROPERTY LINE/CUP PERMIT AREA 86,728 Sq. Ft.

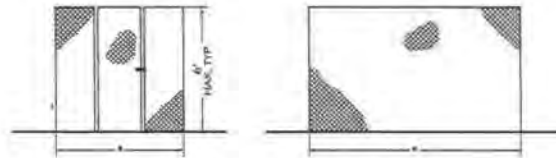


A. EXISTING PROPOSED (M) B. EXISTING TO BE PROPOSED (M)



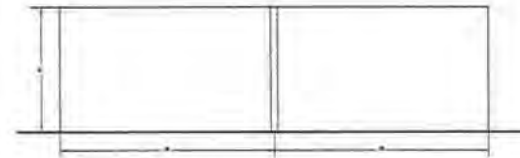
- | | | | |
|---|---|---|--|
|  | SHADE CLOTH (YARDS)
(E2, F1, F2, F4, G, H)
24b2 Sq. Ft. |  | FIRE HYDRANT
7' HGT. - 3" x 1/2" |
|  | CORRUGATED (KENNELS)
(B1, B2, C, D, E1, J, K, L, M, Z)
10,277 Sq. Ft. |  | GAS METER |
|  | SHEDS, CONTAINERS
(N, O, Q, R, S)
644 Sq. Ft. |  | WATER METER |
|  | SHADE STRUCTURES
(T, U, V, W, X, Y)
266 Sq. Ft. |  | OVERHEAD LIGHTS (24" HGT.) |
|  | DOG HOUSE 40" x 51"
21 - 4"x8" TYP. @ 912 Sq. Ft.
3 - 4"x4" TYP. |  | POWER POLE |
|  | CHAIN LINK FENCES / HEIGHT
Typ. 3' or 4' (4' max. height unless otherwise noted) |  | TURF AREA |
|  | LANDSCAPING (LUD-0026)
APPROVED UNSUIT. |  | PROPOSED NEW
CONSTRUCTION AREA
LUD-0026 APPROVED
UNSUIT. 1/2" x 1/2" x 1/2" |

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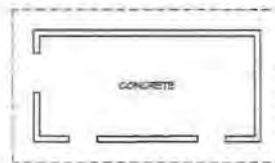
CHAIN LINK KENNELS / EXERCISE YARDS TYP.
SCALE: 3/8" = 1'-0"

* - LENGTH AND WIDTHS VARY, SEE SITE PLAN USE TABLE
COVERS VARY PER RUN, SEE SITE PLAN USE TABLE
DN, E2, C, D, E, L, J, K, L, M / E2, F1, F2, F3, F4, G, H
(KIDDELL) (THAMES)

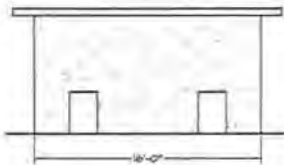
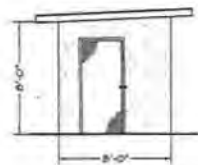


KENNELS / EXERCISE TYPICAL FLOOR PLANS
SCALE: 3/8" = 1'-0"

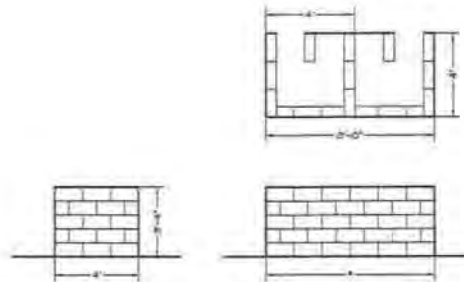
FLOOR SURFACES: CONCRETE / GRAVEL / DIRT / TURF
--- = CHAIN LINK OR CONCRETE BLOCK (D)
* - LENGTH AND WIDTHS VARY, SEE SITE PLAN USE TABLE



CONCRETE

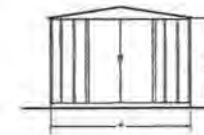
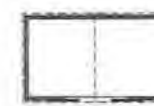


WEEPING KENNEL
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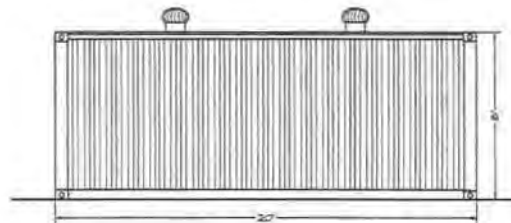
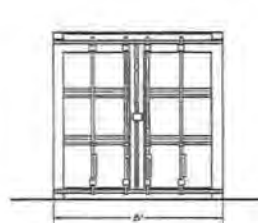
DOG HOUSE TYP.
SCALE: 3/8" = 1'-0"

PATTERN, SEE SITE PLAN FOR LOCATIONS
* - 2 DIFFERENT WIDTHS: 4' & 8'



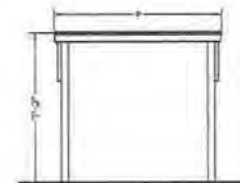
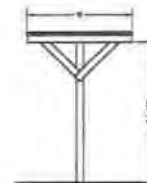
STORAGE SHEDS (Q, R, S)
SCALE: 1/4" = 1'-0"

PATTERN, SEE SITE PLAN FOR LOCATIONS
* - LENGTH AND WIDTHS VARY FROM 6' x 10' TO 12' x 12'
SEE SITE PLAN USE TABLE



CARGO CONTAINER (N, O)
SCALE: 3/8" = 1'-0"

PATTERN, SEE SITE PLAN FOR LOCATIONS



SHADE STRUCTURES (T, U, V, W, X, Y)
SCALE: 3/8" = 1'-0"

PATTERN, SEE SITE PLAN FOR LOCATIONS
* - LENGTHS VARY FROM 3' TO 8'; WIDTHS FROM 6' TO 10'
SEE SITE PLAN USE TABLE

ELEVATIONS

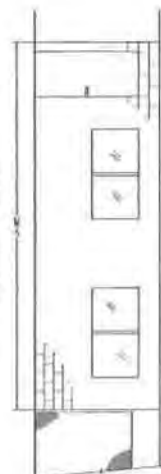
FLOOR PLANS ELEVATIONS
KENNELS / RUNS / STORAGE

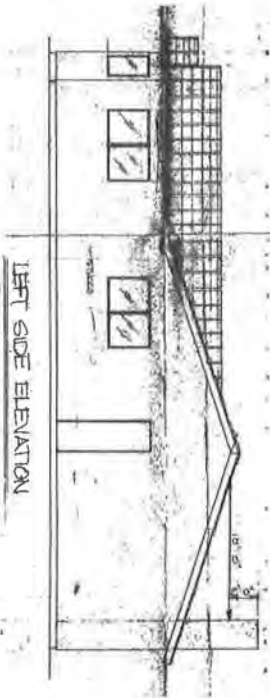
Revisions		
NO.	DESCRIPTION	DATE

SHARON L. CLARK, EXECUTIVE DIRECTOR
CARL
P.O. BOX 9672
VENICE, CA 90009
(805) 781-4949

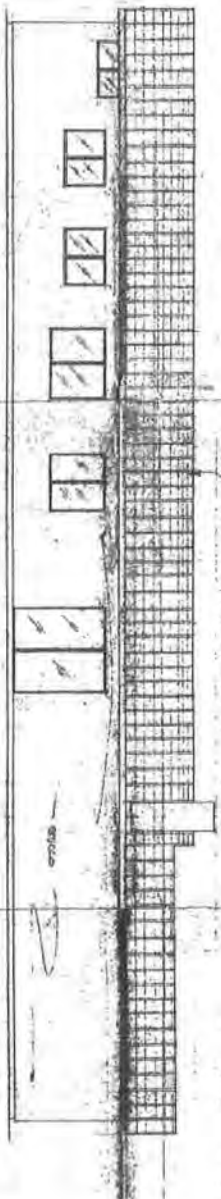
REQUEST:
10 YEAR TIME EXTENSION TO CUP 4401-1
CARL'S PET CARE CENTER
801 MISSION ROCK ROAD
SANTA PAULA, CA 93060
APN: 090-0-190-330

Job No.	
Drawn By	Date
C-15	11-22-11
Drawing Name	
Elevations	
Drawing No.	
CARL'S Pet Care Center Elev.	
Scale:	
NOTED	
Sheet	
2 OF 4	
ELV-1	

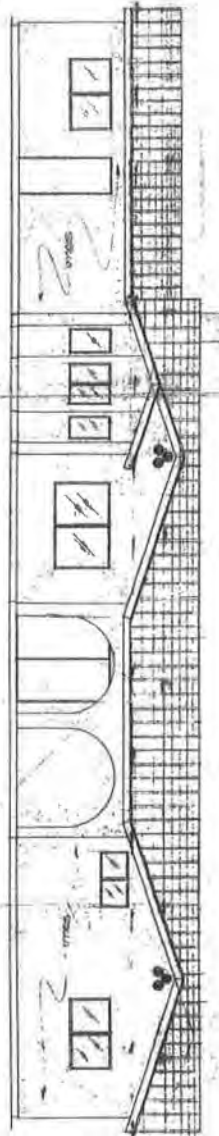
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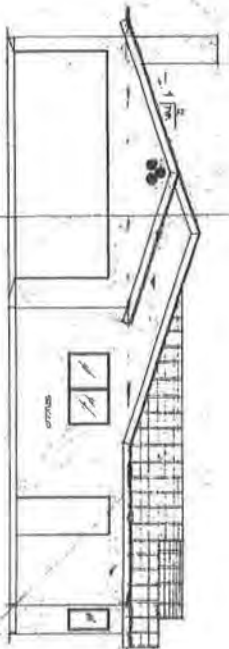
LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

Job No.	LU10-0084
Drawn By	C.S.
Date	11-27-04
Drawing Name	Caretaker Home
Drawing No.	221-1 on 2nd fl. 1-14
Scale	1/4" = 1'-0"
Sheet	4 of 4
RES-1	

LU10-0084 REQUEST:
 10 YEAR TIME EXTENSION TO CUP 4401-1
 C.A.R.L.'S PET CARE CENTER
 901 MISSION ROCK ROAD
 SANTA PAULA, CA 93060
 APN: 090-0-190-330

MITIGATED NEGATIVE DECLARATION (MND) – ADDENDUM

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Minor Modification to Conditional Use Permit 4400-1 for a dog and cat boarding kennel (LU10-0094).
2. **Applicants/Property Owners:** Canine Adoption Rescue League (C.A.R.L), Sharon L. Clark, P.O. Box 5022, Ventura, CA 93005
3. **Location:** 901 Mission Rock Road, Santa Paula
4. **Assessor's Parcel Number:** 090-0-190-330
5. **Lot Size:** 1.99 acres
6. **General Plan Land Use Designation:** Existing Community
7. **Zoning Designation:** "M3-10,000 sq. ft." (General Industrial, 10,000 square feet minimum lot size)
8. **Project Description:** The proposed project consists of a request for a minor modification (CUP Case No. LU10-0094) to CUP Case No. 4400-1 to allow the continued use of a "Kennel/Catteries" (Ventura County Non-Coastal Zoning Ordinance, §8105-5) (Exhibit 3). More specifically, the proposed project will allow the continued operation of a kennel for the purposes of boarding, training, and animal rescue of cats and dogs, from August 30, 2010, to August 30, 2020.

CUP Case No. LU10-0094 will encompass 1.99 acres of land and will be located entirely on Tax Assessor's Parcel No. 090-0-190-335. The kennel will be open to the public Monday through Friday, 8:00 a.m. to 6:00 p.m., Saturday, 8:00 a.m. to 1:00 p.m., and closed on Sunday and major holidays. There will be eight employees, with varying shifts, who will work Monday through Sunday, 7:00 a.m. to 7 p.m. The proposed daily number of customers at the facility is 20. The facility is completely fenced and gates are locked; there are security lights located at the parking lot area and a caretaker residing on the property.

The applicant proposes to accommodate no more than 150 dogs and 40 cats on the site at one time. The proposed animal waste handling activities consist of scooping the dog and cat kennels/exercise runs at least twice a day. The waste will be placed in plastic bags in buckets with lids and then tied off and transported to the trash dumpster at noon and 6:00 p.m. daily.

The following existing structures have been previously approved and permitted for the operation of the boarding kennel: a caretaker's residence with an attached



garage [2,552 square feet (sq. ft)]; kennel office area (1,531 sq. ft.); covered kennels/dog runs (8,137 sq. ft.); covered cat kennels (900 sq. ft.); and, individual covered dog houses (912 sq. ft.). The following structures are proposed to be legalized as part of this minor modification request: covered exercise yards (2,482 sq. ft.); covered kennels (1240 sq. ft.); two cargo storage containers (160 sq. ft. each); three storage sheds (324 sq. ft.); and, six shade structures (266 sq. ft.).

The existing development was subject to Variance No. 4642, which allowed the following on Tax Assessor's Parcel No. 090-0-190-335: (1) a reduction in required landscaping-from 10% to less than 2% of the parking lot area; (2) elimination of the front setback landscaping requirement; (3) elimination of the required planting of street trees; (4) elimination of the front setback requirement for required parking; and, (5) elimination in the required landscaping of 5% of the total permit area. Although the subject development has been granted approval of Variance No. 4642, the proposed minor modification request illustrates that the applicant is no longer in need of relief of an adjustment to the regulations and development standards as specified by the Non-Coastal Zoning Ordinance pertaining to Variance No. 4642. Therefore, Variance No. 4642 will become null and void with the approval of this minor modification request.

CUP LU10-0094 also incorporates the approval of Permit Adjustment No. LU09-0086 to CUP Case No. 4400-1 for the: (1) removal of six parking spaces, a perimeter fence and gate, and a trash enclosure within the Mission Rock Road Association Access Right of Way; and, (2) installation of an eight-foot concrete screening wall and new interior gate, 11 new parking spaces (i.e., six public parking spaces and five employee parking spaces) within an on-site parking lot, new walkways, new landscaping, and a new on-site drainage/treatment system.

The Santa Paula Water Works will continue to provide water service to the project site. An on-site septic system will continue to provide sewage disposal services for the project site.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On August 30, 1990, the Planning Commission adopted a Mitigated Negative Declaration (MND) that evaluated the environmental impacts of the operation of a dog and cat boarding kennel, along with several contractor's service and storage operations, an oil waste water treatment plant and oil production equipment operation, several vehicle wrecking yards, and a concrete manufacturing plant, on properties located within the Mission Rock Road Community. The MND identified potentially significant cumulative impacts related to fire protection, floodplain management, and access and circulation for the entire Mission Rock Road Community; however, the Planning Commission adopted mitigation measures as conditions of approval of CUP

Case No. 4400, in order reduce the project's contribution to the cumulative impacts to a less than significant level.

In April 2001, the Planning Commission adopted an Addendum to the MND for a 10-year time extension for the 14 land use entitlements identified in the MND, which included CUP Case No. 4400.

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

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

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

Evidence: The project site is currently permitted for, and being used as, a dog and cat boarding kennel. As discussed above (Item A.8, Project Description), the proposed project consists of a request to continue the existing uses on-site for an additional 10-year time period. In addition, the applicant proposes to legalize covered exercise yards (2,482 sq. ft), covered kennels (1240 sq. ft), two cargo storage containers (160 sq. ft. each), three storage sheds (324 sq. ft.), and, six shade structures (266 sq. ft.).

All of the existing uses and proposed uses would be located within areas that were previously analyzed in the original MND; these areas are currently developed with the dog and cat boarding kennel. Therefore, the proposed project would not create any new significant environmental impacts that were not identified in the previous MND.

As discussed above, the MND identified potentially significant but mitigable impacts relating to fire protection, floodplain management, and access and circulation. As a mitigation measure and condition of approval for all permits in the Mission Rock Road Community, a Property Owners Association was created to implement a community-wide approach to fire protection issues, flooding problems, and traffic access and circulation problems which exist within the Mission Rock Road Community. To mitigate the significant cumulative environmental impacts, the Mission Rock Road Property Owners Association ("MRR POA") formed and recorded Codes, Covenants, and Restrictions ("CC&Rs") which require the implementation and maintenance of the approved Road Improvement Plan, Drainage Improvement Plan and fire protection

facilities. Based on a letter from Carolyn J. Abul-Haj, Managing Agent for the MRR POA, to Franca Rosengren, dated November 4, 2010, the required community improvements are continuing to be maintained and implemented in order to effectively reduce the significant cumulative environmental impacts. Each property owner within the Mission Rock Road Community is current in the payment of the regular assessments to the MRR POA which funds the services needed to maintain the roadways, drainage, and fire protection facilities. Finally, LU10-0094 will be subject to conditions to ensure that the property owner continues to participate in the MRR POA to ensure that the roadways, drainage, and fire protection facilities are maintained pursuant to the requirements of the mitigation measures in the MND. Therefore, the proposed time extension would not increase the severity of these impacts.

The Ventura County Fire Protection District (collectively, "Fire") reviewed the proposed project (Memoranda from Marnel Vanden Bossche and Penny Miller to Franca Rosengren, dated September 20, 2010, and November 23, 2011, respectively). Fire determined that the proposed project will not create any new significant impacts or increase the severity of fire protection impacts identified in the MND. Additionally, Fire determined that the proposed project will have no significant effect on emergency response (tactical access), since the public roads and driveways that provide access to the project site meet current Fire Department Access Standards.

The County of Ventura, Public Works Agency, Watershed Protection District (collectively, "WPD"), reviewed the proposed project (Memorandum from Brian Trushinski to Franca Rosengren, dated November 3, 2011). WPD determined that the project site is located immediately outside of the 100-Year Floodplain and the risk of flood impact on the subject property will be less than significant since any new development and any possible future development will be required to be designed and constructed to comply with the Ventura County Flood Damage Mitigation Ordinance and the Ventura County General Plan Policy 2.10.2-4, and through the review of construction drawings and issuance of Floodplain Clearance Permits. Moreover, WPD has recommended a condition of approval for the dog and cat boarding kennel to operate in accordance with all conditions and requirements of the Ventura Countywide Stormwater Quality Management Program, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002 (Stormwater Permit) and as such, the proposed project's water quality impacts are not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan and will have a less than significant impact on surface water quality (Memoranda from Ewelina Mutkowska to Franca Rosengren, dated September 20, 2010, and November 21, 2011).

Finally, the County of Ventura, Public Works Agency, Transportation Department (collectively, "Transportation Department") reviewed the proposed project (Memorandum from Behnam Emami to Franca Rosengren, dated September 20,

2010). The Transportation Department determined that this project will generate no additional traffic and, therefore, there will be no adverse traffic impacts on the County's Regional Road Network and/or local street system relating to the level of service and public pedestrian/bicycle facilities.

Therefore, the proposed project will not involve any new significant environmental impacts or an increase in the severity of the potentially significant environmental impacts that were identified in the MND, and will not require major revisions to the MND.

2. **Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§15162(a)(2)]; or,**

Evidence: The environmental conditions that existed at the project site at the time the County prepared the MND have not changed to the extent that the proposed time extension of the dog and cat boarding kennel, including the proposed kennels/exercise runs and accessory structures, would require major revisions to the MND. No new reasonably foreseeable, recently approved, or possible future projects exist within the Mission Rock Road area that either were not analyzed in the MND or would result in the project making a potentially significant contribution to a cumulative impact that was not analyzed in the MND. Furthermore, the project site and surrounding area do not exhibit any previously unknown resources that need to be analyzed as part of this project.

Therefore, the project will comply with this requirement to approve an addendum to the original MND.

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

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

Evidence: No new information or mitigation measures that were unknown and could not have been known when the MND was adopted have become available. The environmental conditions that currently exist on-site are substantially the same as those that existed at the time at which the MND was prepared and adopted.


Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent MND. The proposed minor modification would not create any new environmental impacts that were not

previously addressed in the MND; increase the severity or change the significance of any impacts that were identified in the MND; or, require any major revisions of the MND. As such, the proposed project meets the criteria for approval of an addendum to the MND, and the Planning Director shall consider this addendum to the MND prior to making a decision on the project.

C. PUBLIC REVIEW:

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

Prepared by:



Franca A. Rosengren, Case Planner
Commercial and Industrial Permits Section

Reviewed by:



Daniel Klemann, M.A., Manager
Residential Permits Section

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



Kimberly L. Prillhart, Director
Ventura County Planning Division

12-22-11

Date


VENTURA COUNTY
RESOURCE MANAGEMENT AGENCY

MITIGATED NEGATIVE DECLARATION
FOR
LAND USE ENTITLEMENTS
IN
MISSION ROCK ROAD
EXISTING COMMUNITY

(STATE CLEARINGHOUSE NUMBER 87122302)

FINAL

The ERRC Committee recommends that the decision-making body of the proposed project find that this document has been completed in compliance with the California Environmental Quality Act.



Chair, Environmental Report
Review Committee

8/26/88

Date

County of Ventura
Planning Director Hearing
Case No. LU10-0094
**Exhibit 5 – 1990 Mitigated
Negative Declaration**

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I. INTRODUCTION AND BACKGROUND
INFORMATION

- A. Purpose: This MND is a multi-project environmental document that addresses impacts associated with fourteen (14) land use entitlements that are located within the Mission Rock Road Existing Community. The initial study, its findings, and mitigations address all 14 of these projects on both a site-specific and cumulative level. Seven of these permits have either expired and new applications are pending, or a modification request has been filed. The remaining seven permits have no expiration date. On July 7, 1987, the Ventura County Planning Commission initiated modification/revocation proceedings on these latter permits. Therefore, Ventura County is the "applicant" with respect to those permits. The purpose of the modification proceedings will be to address serious health and safety issues associated with the entire Existing Community.
- B. Entitlements: Planned Developments Permits 393, 520, 542, and 573; Conditional Use Permits 308, 960, 3257, 3471, 3922, 4204, 4352, 4356, and 4400; and Development Plan 115 (see Section II for more project detail).
- C. Location: The subject properties are located within the Mission Rock Road Existing Community, an industrial area located within the Santa Paula Sphere of Influence, approximately 1/4 mile south of the Santa Paula Freeway, 1/4 mile north of the Santa Clara River, and 2-3/4 miles west of the city limits of Santa Paula (see Exhibit A).
- D. Area History: Industrial uses have been established in this area over the past 30 years on land that was previously in agricultural use, primarily pasture. Oil development began in the mid-1950's with the first producing oil well secured in 1955. Also in that time period, production of sand and gravel in the Santa Clara riverbed commenced, and in 1959, an asphalt batch plant was approved in the area directly south of the current Existing Community. Within the Existing Community itself, the first permit for a vehicle wrecking yard was issued in 1962. Subsequently, more industrial uses were permitted in the 1960's and early 1970's, and currently there are 14 land use permits (4 vehicle wrecking yards, 5 contractors yards, an oilfield wastewater treatment facility, an oil lease, a concrete products manufacturing plant, a kennel and one vacant parcel, whose permittee has not initiated use as a vehicle wrecking yard due to the lack of services).
- The Existing Community, created in 1983, encompasses approximately 95 acres, and is comprised of 21 separate Assessor's Parcels. One parcel is vacant, and 3 parcels have no Land Use Permits.
- E. General Plan: The Ventura County General Plan designates all of the subject properties as within the "Existing Community." The Mission Rock Road Existing Community recognizes the predominant industrial uses in the Mission Rock Road area. The land to the north and west of the Existing Community is designated "Agriculture", and the area to the south and east is designated "Open Space" (see Exhibit B).
- F. Zoning: The subject properties are zoned "M-3" (General Industrial) (see Exhibit C, Zoning Map).
- G. Land Use: The land use within the "Existing Community" is industrial in nature. The Community contains several auto wrecking yards, oil production equipment and an oil waste water treatment plant, a plant for the manufacture of precast concrete products, several storage operations yards and a boarding kennel (see Section II for more detail).
- H. Responsible or Trustee Agencies: State of California, Department of Fish and Game.
- I. Public Review of Environmental Document:
1. Legal Notice Method: Direct mailing to all property owners and permittees within the Existing Community and all property owners within 300 feet of the exterior boundary of the Existing Community. If a parcel boundary extended beyond the Community boundary, the boundary of that parcel was used to determine the 300 foot limit.

2. Document Posting Period: May 14, 1988 - June 14, 1988.

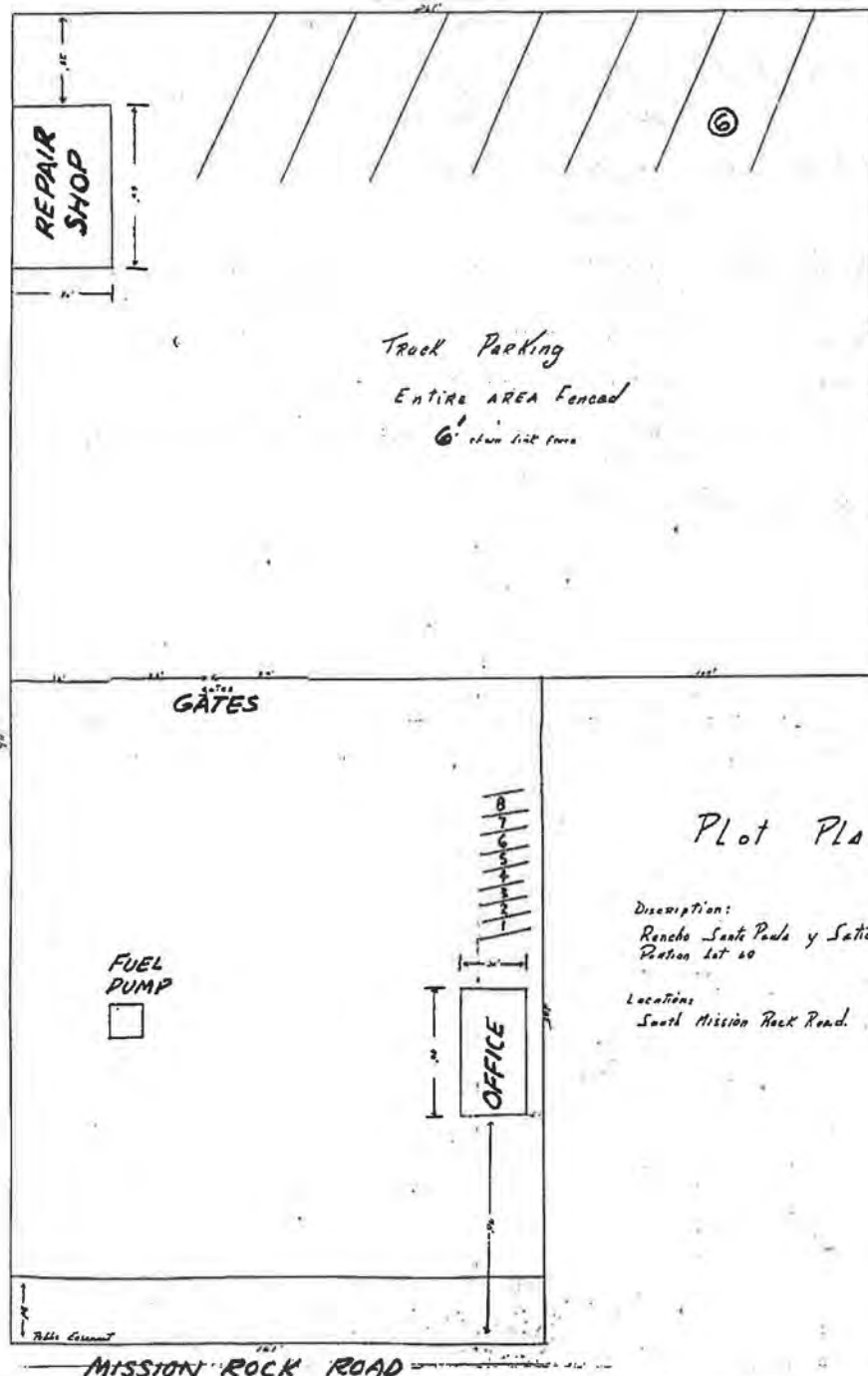
3. Environmental Report Review Committee Hearings:
February 10, June 29, and July 27, 1988.

January 20,

II. PROJECT INFORMATION FOR EACH ENTITLEMENT

A. Permit Number: PD-573

1. Applicant/Permittee: Ventura Petroleum Services
736 Mission Rock Road
Santa Paula, CA 93060
2. Property Owner: Joseph A. Cagianut
800 Spring Street
Oak View, CA 93023
3. Assessor's Parcel Number: 99-06-40
4. Parcel Size: 2.001 acres
5. Existing Use: Trucking (Hazardous waste hauling) with repair/storage facilities
6. Zoning: "M-3" (General Industry)
7. General Plan: "Existing Community"
8. Permit Status: Ventura County has initiated modification/revocation action.
9. Site Plan: See reverse side.



Scale
1" = 20'

Plot Plan

Description:
Rancho Santa Paula y Saticoy
Parcel Lot 20

Location:
South Mission Rock Road.

Ventura County
Resource
Management
Agency

PD-573

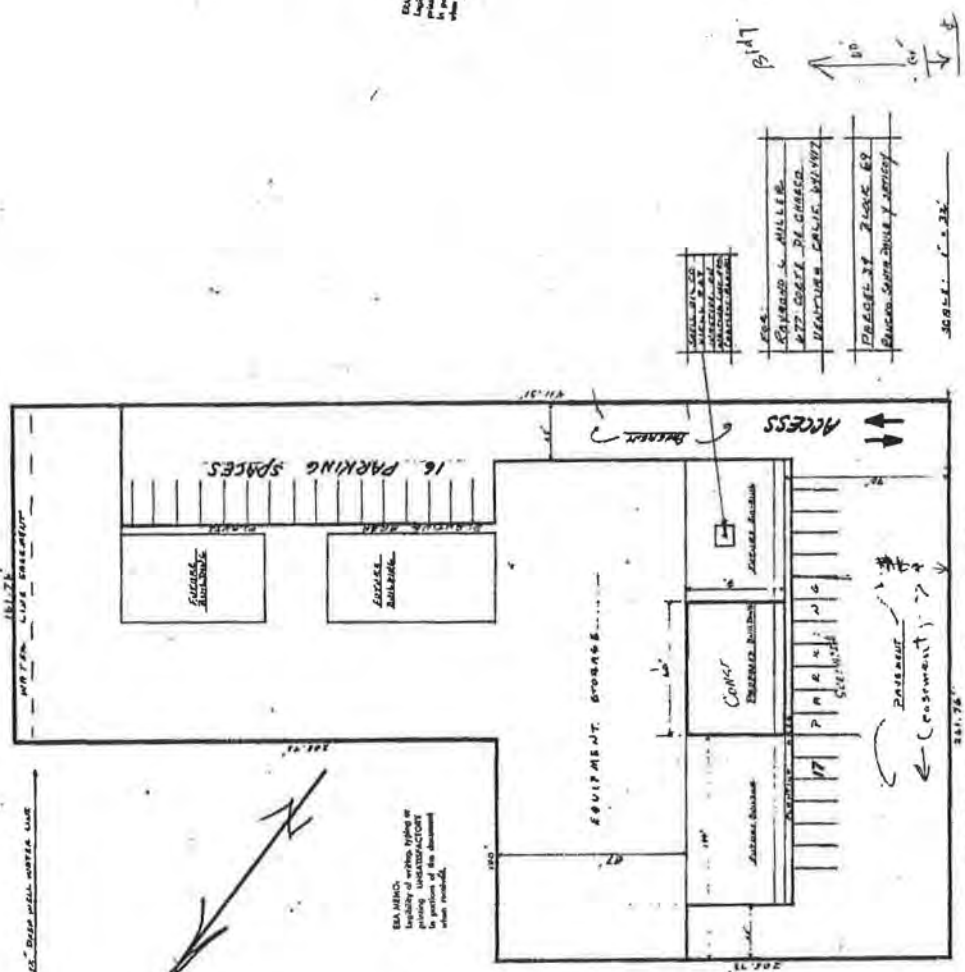
VENTURA PETROLEUM

II. PROJECT INFORMATION FOR EACH ENTITLEMENT

B. Permit Number: PD-520

1. Applicant/Permittee: Gold Coast Steel and Supply Co., and
Rudy's Oilfield Welding (sub-lessee)
788 Mission Rock Road
Santa Paula, CA 93060
2. Property Owner: Raymond E. Frazier
P.O. Box 4126
Saticoy, CA 93004
3. Assessor's Parcel Number: 99-06-34
4. Parcel Size: 2.0 acres
5. Existing Use: Steel supply and storage; and fabrication of oilfield
equipment/structures
6. Zoning: "M-3"
7. General Plan Designation: "Existing Community"
8. Permit Status: Ventura County has initiated modification/revocation
action.
9. Site Plan: See reverse side.

RC 17185
11/30/62



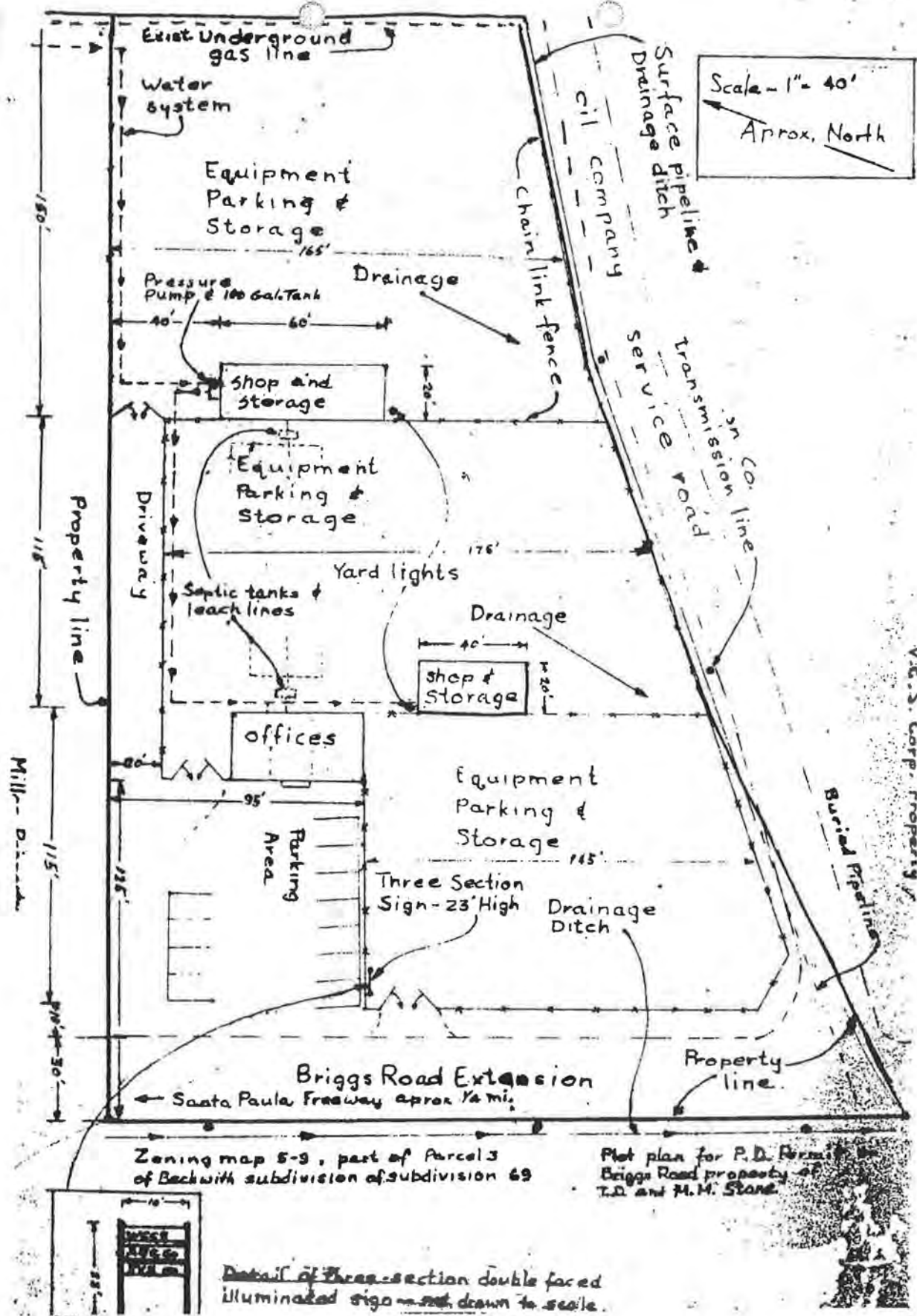
**Ventura County
Resource
Management
Agency**

PD-520
GOLD COAST STEEL & SUPPLY

II. PROJECT INFORMATION FOR EACH ENTITLEMENT

C. Permit Number: PD-542

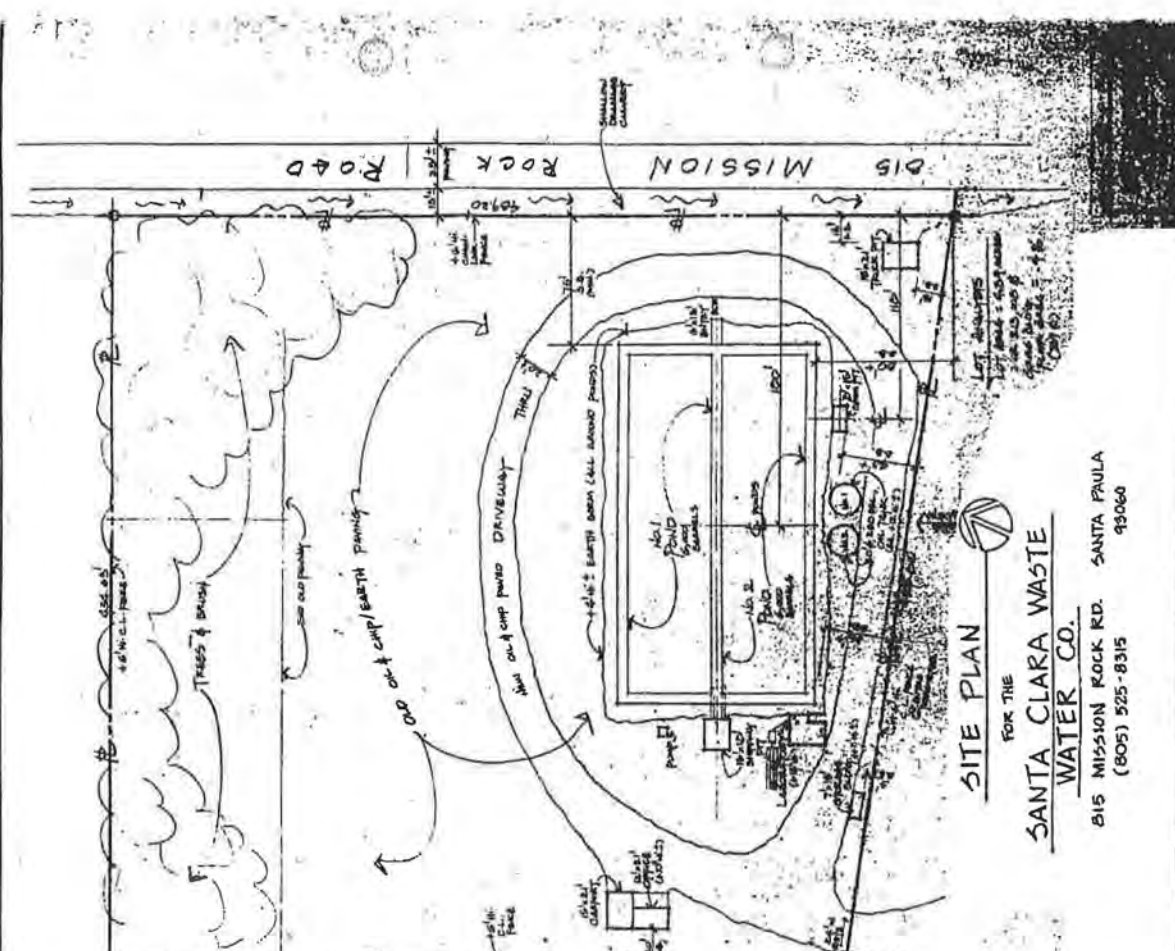
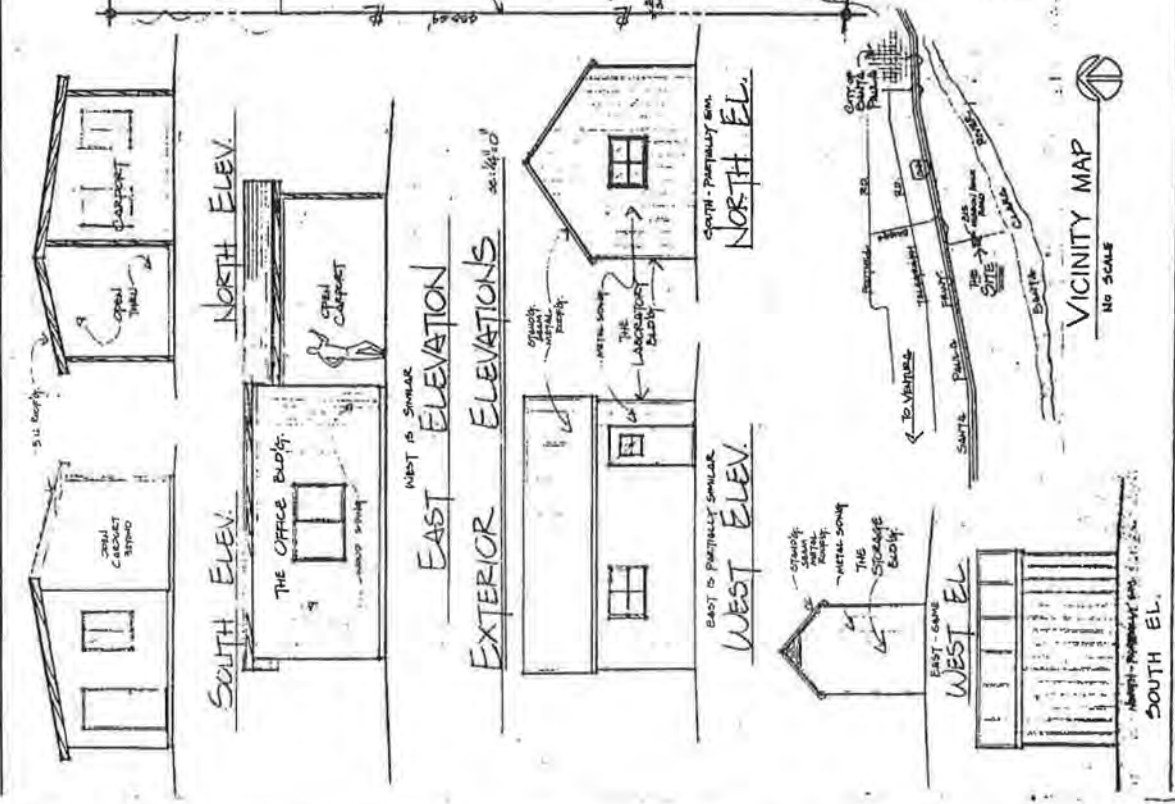
1. Applicant/Permittee: Kinkade Korporation
1752 Lirio Avenue
Ventura, CA 93003
2. Property Owner: Robert N. Smith
191 Wayview Ct.
Ventura, CA 93003
3. Assessor's Parcel Number: 99-06-33
4. Parcel Size: 2.0 acres
5. Existing Use: Vacant for in excess of 1 year; recently re-activated
as a contractor's equipment and storage yard. Permit is
still valid.
6. Zoning: "M-3"
7. General Plan Designation: "Existing Community"
8. Permit Status: Ventura County has initiated modification/revocation
action.
9. Site Plan: See reverse side.



II. PROJECT INFORMATION FOR EACH ENTITLEMENT

D. Permit Number: CUP-960

1. Applicant/Permittee: Santa Clara Waste Water Co.
815 Mission Rock Road
Santa Paula, CA 93060
2. Property Owner: Santa Clara Waste Water Co.
P.O. Box 4156
Ventura, CA 93004
3. Assessor's Parcel Number: 99-06-16
4. Parcel Size: 4.89 acres
5. Existing Use: Primary treatment of oilfield waste water
6. Zoning: "M-3"
7. General Plan Designation: "Existing Community"
8. Permit Status: Ventura County has initiated modification/revocation action.
9. Site Plan: See reverse side.



SITE PLAN
FOR THE
**SANTA CLARA WASTE
WATER CO.**
515 MISSION ROCK RD. SANTA PAULA
(805) 525-8315 93060

II. PROJECT INFORMATION FOR EACH ENTITLEMENT

E. Permit Number: CUP-308

1. Applicant/Permittee: Sage Energy Co.
890 Mission Rock Road
Santa Paula, CA 93060
2. Property Owner: Sage Energy Co.
600 17th St., #2005 S
Denver, CO 80202
3. Assessor's Parcel Number: 99-06-04, 17; 99-11-05,06
4. Parcel Size:

99-06-04	0.48 acres
-17	1.59 acres
99-11-05	1.26 acres
-06	2.37 acres
5. Existing Use: Oil production and storage
6. Zoning: "M-3"
7. General Plan Designation: "Existing Community"
8. Permit Status: Ventura County has initiated modification/revocation action.
9. Site Plan: See reverse side.

II. Project Information for Each Entitlement

F. Permit Number: DP-115

1. Applicant/Permittee: Associated Concrete Products
999 Mission Rock Road
Santa Paula, CA 93060
2. Property Owner: Santa Paula Development Co., Inc.
P.O. Box 1557
Costa Mesa, CA 92626
3. Assessor's Parcel Number: 90-19-31
4. Parcel Size: 18.34 acres
5. Existing Use: Manufacture of reinforced concrete products
6. Zoning: "M-3"
7. General Plan Designation: "Existing Community"
8. Permit Status: Ventura County has initiated modification/revocation action.
9. Site Plan: See reverse side.

II. PROJECT INFORMATION FOR EACH ENTITLEMENT

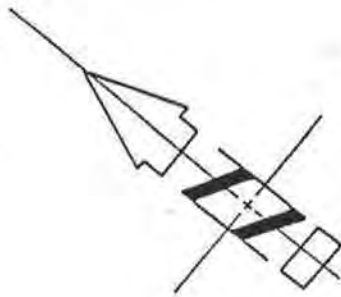
G. Permit Number: PD-393

1. Applicant/Permittee: C. L. and Jennifer Taylor
910 Mission Rock Road
Santa Paula, CA 93060
2. Property Owner: C. L. and Jennifer Taylor
936 Mission Rock Road
Santa Paula, CA 93060
3. Assessor's Parcel Number: 99-11-01, 07
4. Parcel Size: 99-11-01 5.70 acres
99-11-07 0.014 acres (well site)
5. Existing Use: Vacant (permit issued for contractor equipment yard).
Wrecked vehicles illegally stored on property.
6. Zoning: "M-3"
7. General Plan Designation: "Existing Community"
8. Permit Status: Ventura County has initiated modification/revocation action on PD-393. Concurrently, property owner has filed application to include this parcel under CUP-3922 for expansion of wrecking yard.
9. Site Plan: See reverse side.

II. PROJECT INFORMATION FOR EACH ENTITLEMENT

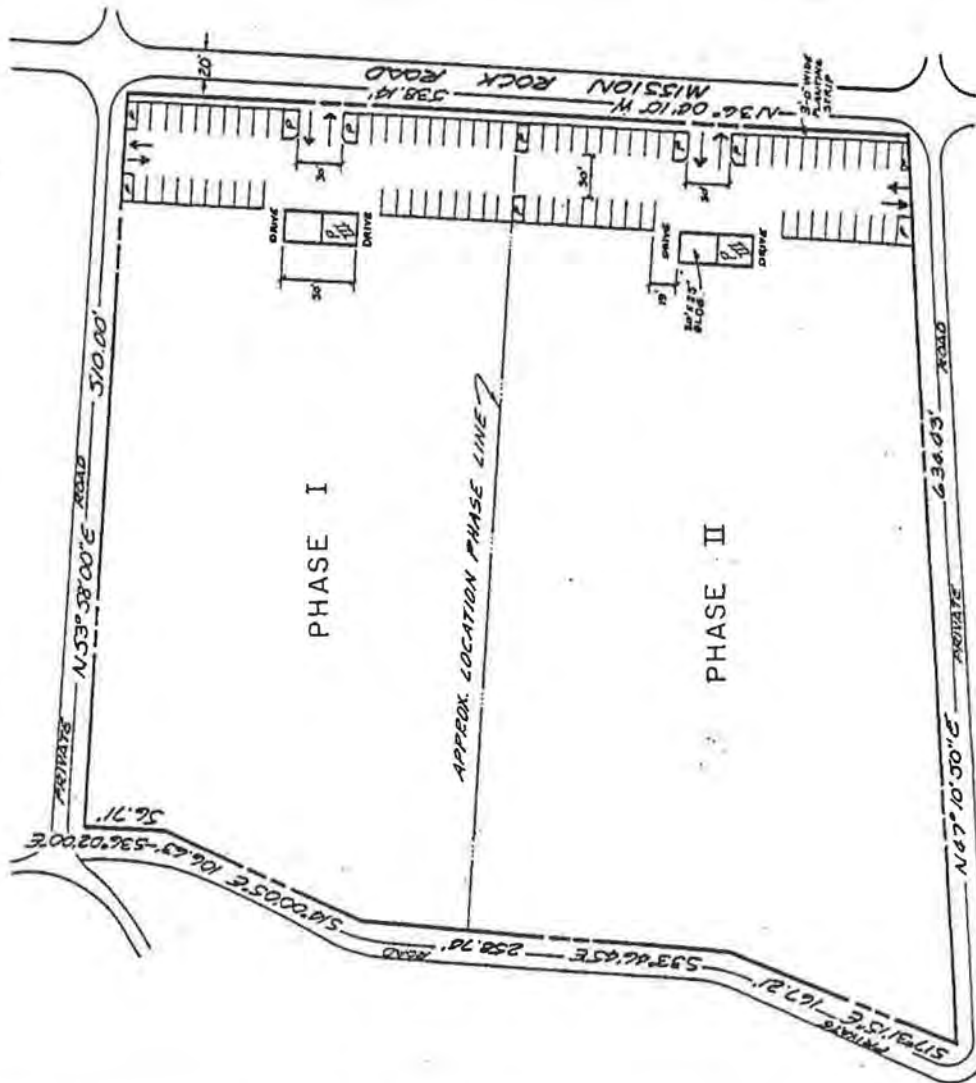
H. Permit Number: CUP-4204

1. Applicant/Permittee: Nick Pavich
Mission Rock Road
Santa Paula, CA 93060
2. Property Owner: Nick Pavich
Mission Rock Road
Santa Paula, CA 93060
3. Assessor's Parcel Number: 99-11-04
4. Parcel Size: 7.43 acres
5. Existing Use: Vacant (Applicant has requested extension of use
inauguration for a vehicle salvage yard.)
6. Zoning: "M-3"
7. General Plan Designation: "Existing Community"
8. Permit Status: Applicant unable to use inaugurate until major
community-wide environmental problems are
mitigated.
9. Site Plan: See reverse side.



SCALE: 1" = 100'

PARCEL NUMBER: 99-110-04
 OWNER/APPLICANT
 THE RECYCLING CENTER
 NICK PAVICH, Sr. & NICK PAVICH, Jr.
 5556 WARELAND AVENUE
 NORTH HOLLYWOOD, CA. 91601



Ventura County
 Resource
 Management
 Agency

CUP-4204-2

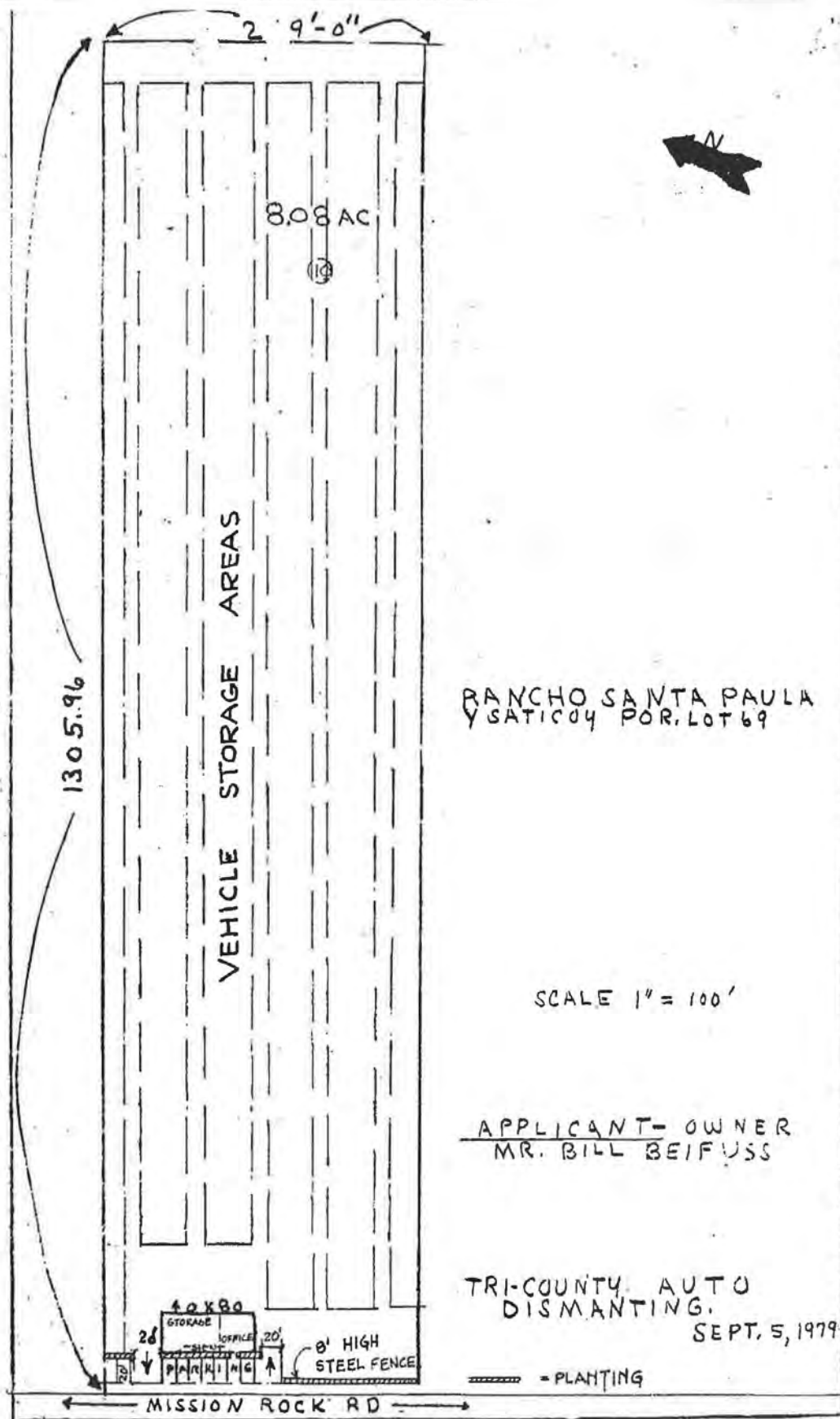
N. PAVICH



II. PROJECT INFORMATION FOR EACH ENTITLEMENT

I. Permit Number: CUP-3471

1. Applicant/Permittee: Tri-County Auto Dismantler
950 Mission Rock Road
Santa Paula, CA 93060
2. Property Owner: Bill Biefuss
950 Mission Rock Road
Santa Paula, CA 93060
3. Assessor's Parcel Number: 99-11-10
4. Parcel Size: 8.08 acres
5. Existing Use: Motor vehicle salvage and wrecking yard
6. Zoning: "M-3"
7. General Plan Designation: "Existing Community"
8. Permit Status: Modification application filed for extension of
use.
9. Site Plan: See reverse side.



Ventura County
Resource
Management
Agency

CUP-3471-2

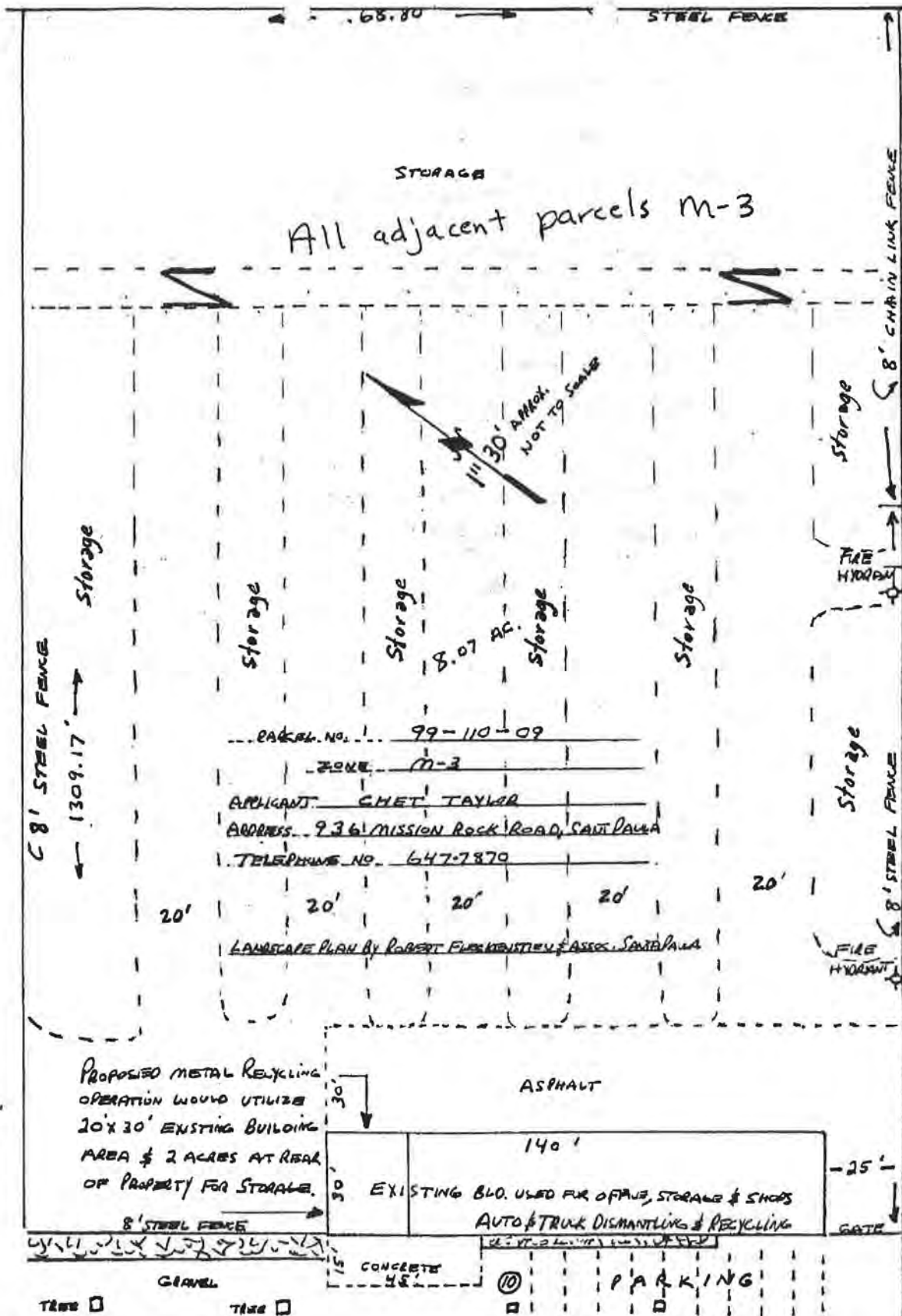
B. BEIFUSS



II. PROJECT INFORMATION FOR EACH ENTITLEMENT

J. Permit Number: CUP-3922

1. Applicant/Permittee: C. L. and Jennifer Taylor
936 Mission Rock Road
Santa Paula, CA 93060
2. Property Owner: C. L. and Jennifer Taylor
936 Mission Rock Road
Santa Paula, CA 93060
3. Assessor's Parcel Number: 99-11-09
4. Parcel Size: 8.07 acres
5. Existing Use: Motor vehicle salvage and wrecking yard
6. Zoning: "M-3"
7. General Plan Designation: "Existing Community"
8. Permit Status: Modification application filed for extension of
time limits and expansion of use to adjacent
property (see PD-393).
9. Site Plan: See reverse side.



Ventura County
Resource
Management
Agency

CUP-3922

C. TAYLOR



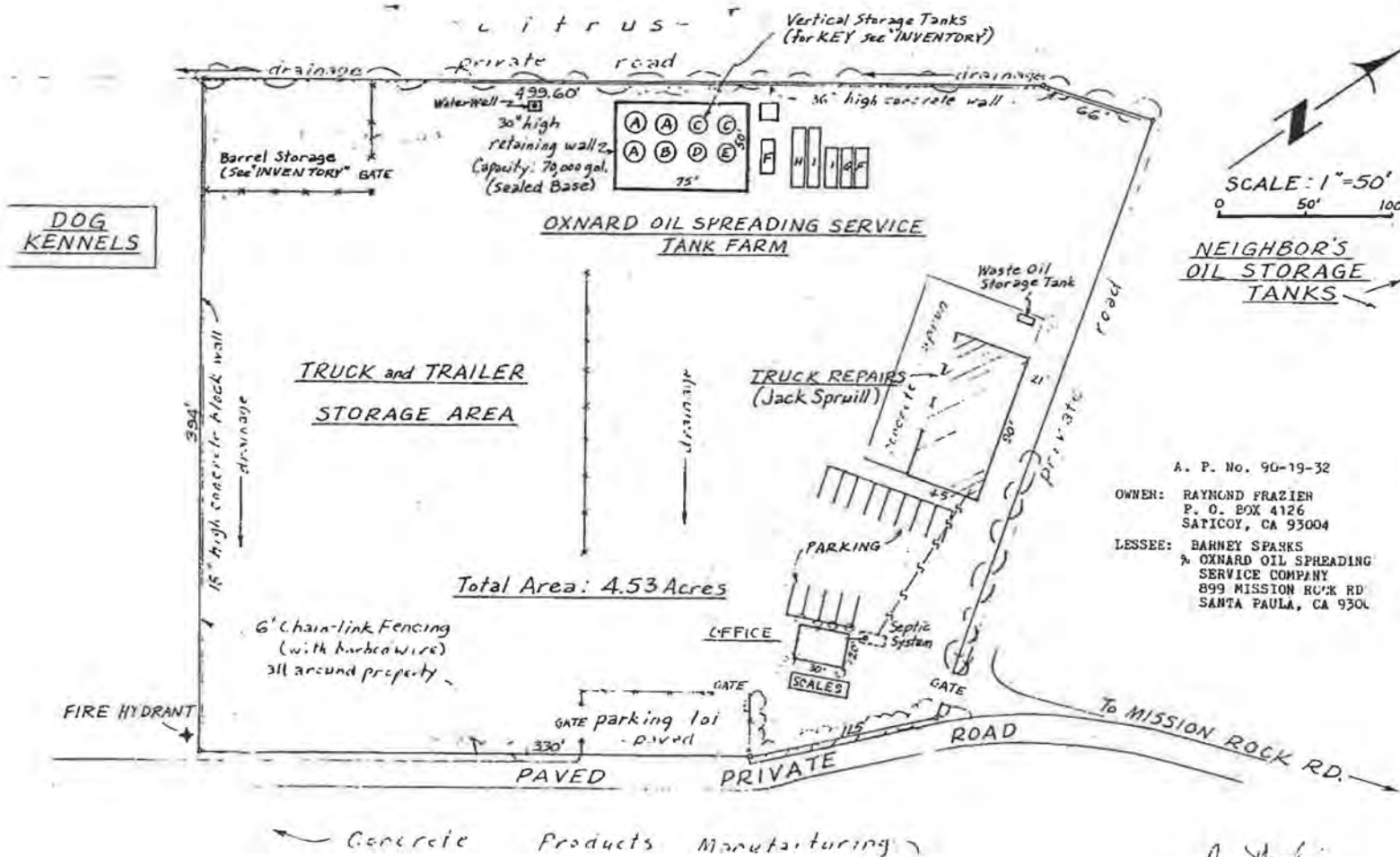
II. PROJECT INFORMATION FOR EACH ENTITLEMENT

K. Permit Number: CUP-4352

1. Applicant/Permittee: Oxnard Oil Spreading
899 Mission Rock Road
Santa Paula, CA 93060
2. Property Owner: Raymond Frazier
P.O. Box 4126
Saticoy, CA 93004
3. Assessor's Parcel Number: 90-19-32
4. Parcel Size: 4.43 acres
5. Existing Use: Production, storage and maintenance yard for road
surfacing company.
6. Zoning: "M-3"
7. General Plan Designation: "Existing Community"
8. Permit Status: Previous permit expired (CUP-3338). Application
for new permit filed.
9. Site Plan: See reverse side.

CUP-4352

OXNARD OIL SPREADING



II. PROJECT INFORMATION FOR EACH ENTITLEMENT

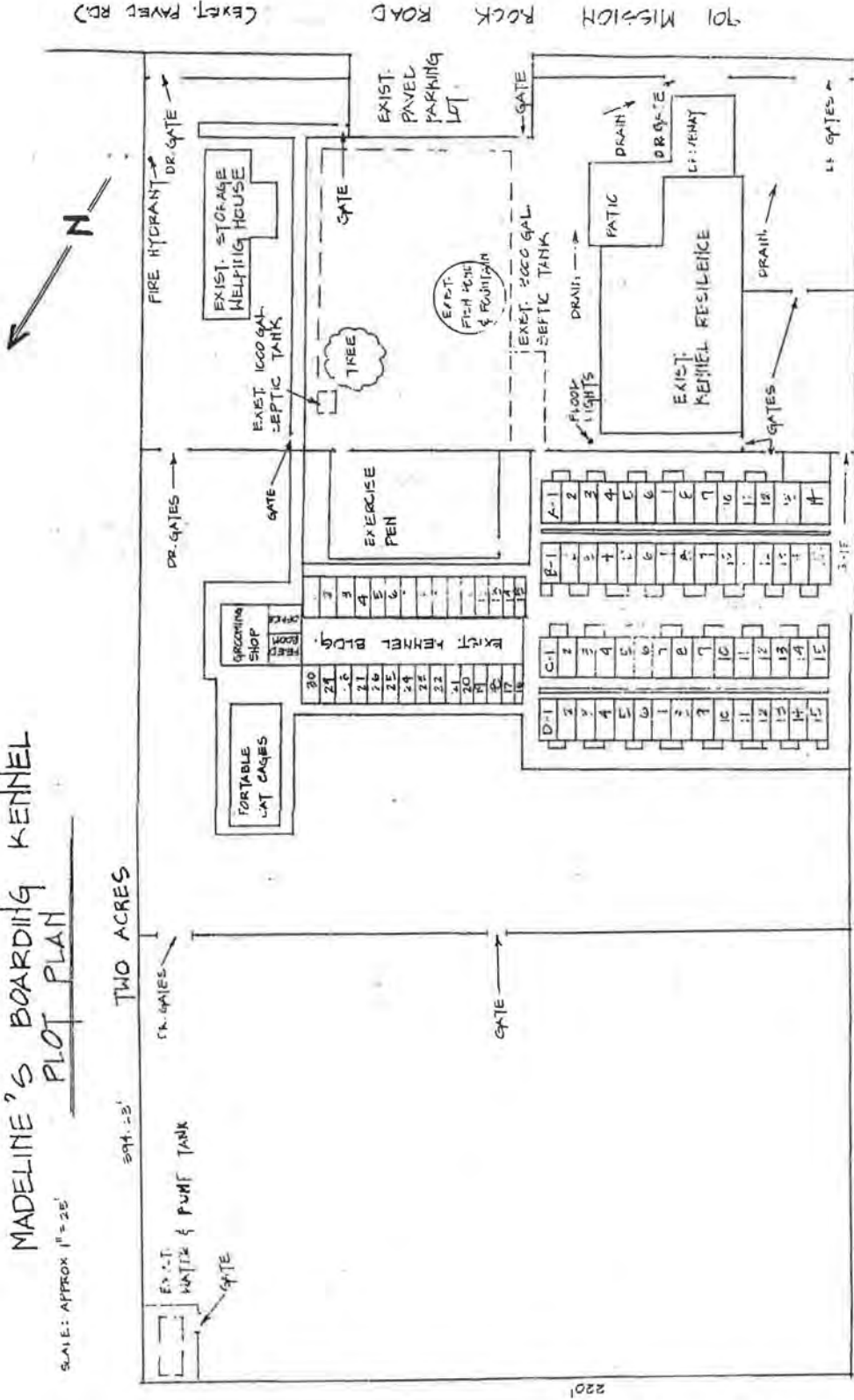
L. Permit Number: CUP-4400

1. Applicant/Permittee: Madeline's Kennel
901 Mission Rock Road
Santa Paula, CA 93060
2. Property Owner: Madeline's Kennel
901 Mission Rock Road
Santa Paula, CA 93060
3. Assessor's Parcel Number: 90-19-33
4. Parcel Size: 1.99 acres
5. Existing Use: Boarding, training and breeding facilities for dogs and cats, and single family residence.
6. Zoning: "M-3"
7. General Plan Designation: "Existing Community"
8. Permit Status: Modification application filed for extension of use.
9. Site Plan: See reverse side.

MADELINE'S BOARDING KENNEL PLOT PLAN

SCALE: APPROX 1"=25'

TWO ACRES



Ventura County
Resource
Management
Agency

M. LASSICH
CUP-4400



II. PROJECT INFORMATION FOR EACH ENTITLEMENT

M. Permit Number: CUP-3257

1. Applicant/Permittee: Santa Paula Auto Salvage
1015 Mission Rock Road
Santa Paula, CA 93060
2. Property Owner: Ada L. Akers
11405 Darling Rd., Sp. 123
Ventura, CA 93004
3. Assessor's Parcel Number: 90-19-29, 28 (portion)
4. Parcel Size: 90-19-29 2.18 acres
-28 Approx. 2 acre portion of a 6.2 acre parcel.
5. Existing Use: Motor vehicle salvage and wrecking yard
6. Zoning: "M-3"
7. General Plan Designation: "Existing Community"
8. Permit Status: Modification application filed to extend permit on
4.18 acres and expand to include the remaining 4.2
acres of APN 90-19-28.
9. Site Plan: See reverse side.

Ventura County
Resource
Management
Agency

W. LINDSAY

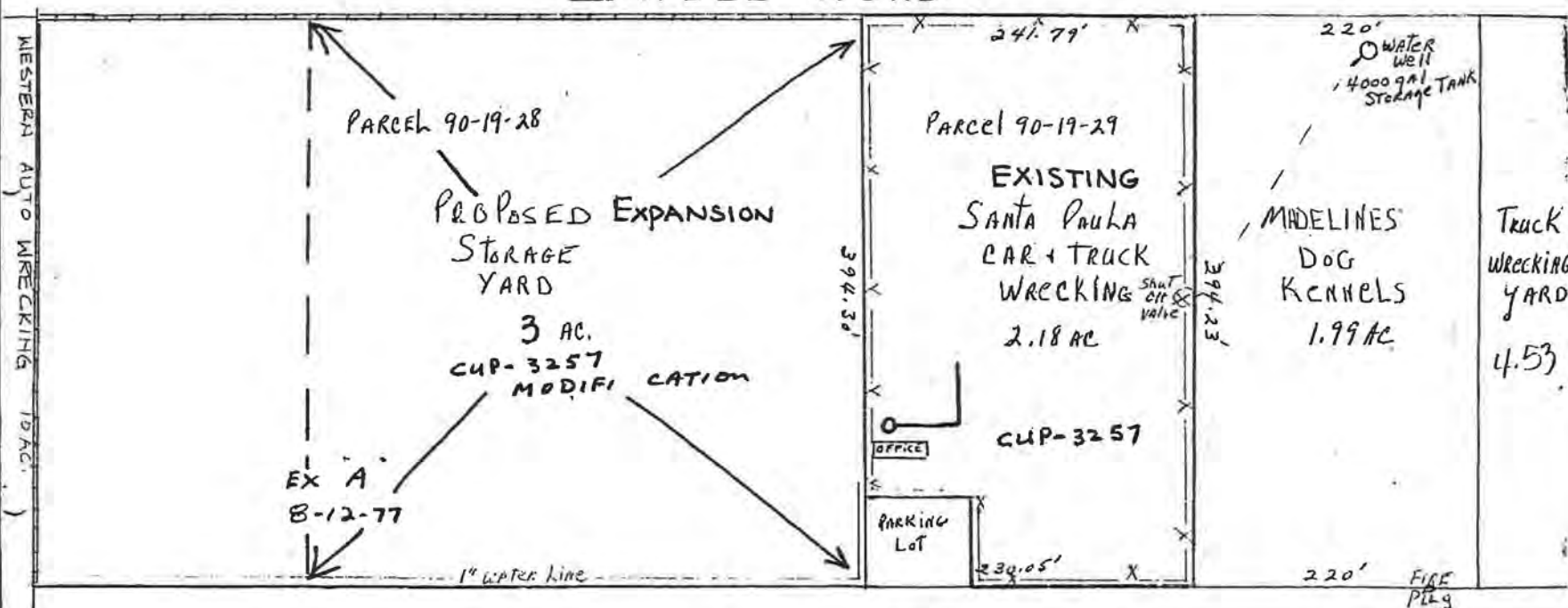
CUP-3257-2

LEMON ORCHARD

MAP OF ZONING PREPARED BY APPLICATION

Approved by Fire Dept.

SHELL ROAD



MISSION ROCK ROAD

0-1000 gal. septic tank
85 ft. Leach Line

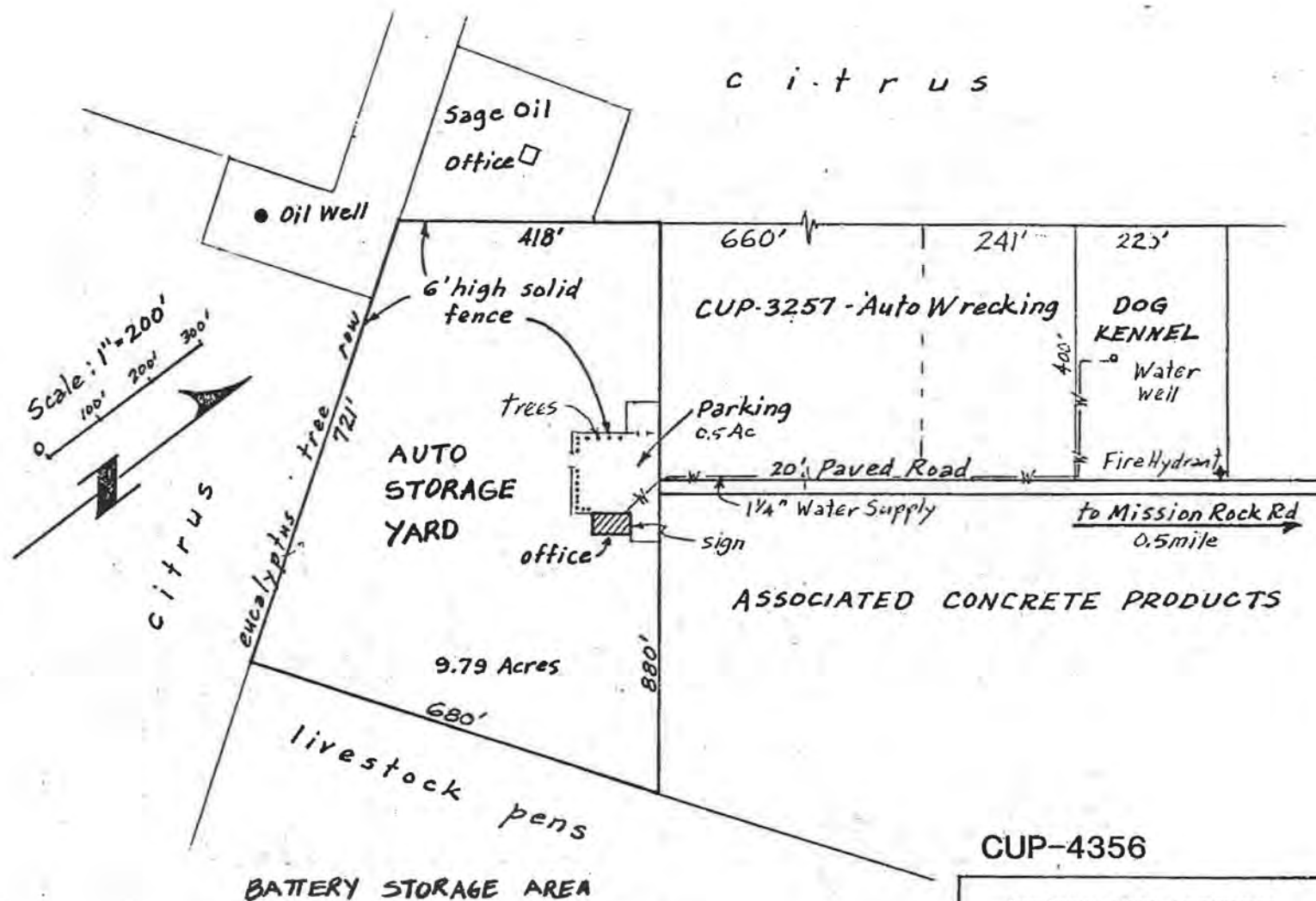
Associated Concrete

CHAIN LINK FENCE
CORRUGATED TIN FENCE
WATER FAUCETS every 75 ft. - - - X
1" WATER LINES all along chain fence

II. PROJECT INFORMATION FOR EACH ENTITLEMENT

N. Permit Number: CUP-4356

1. Applicant/Permittee: Western Auto Wrecking
1025 Mission Rock Road
Santa Paula, CA 93060
2. Property Owner: Eddie Bernstein
3. Assessor's Parcel Number: 90-19-16
4. Parcel Size: 9.76 acres
5. Existing Use: Motor vehicle salvage and wrecking yard
6. Zoning: "M-3"
7. General Plan Designation: "Existing Community"
8. Permit Status: Previous permit expired (CUP-1556). Application
for new permit filed.
9. Site Plan: See reverse side.



CUP-4356

WESTERN AUTO WRECKING
1025 Mission Rock Rd.
Santa Paula, CA 93060
3-1-86

John Spelling

III. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

A. Introduction

The California Environmental Quality Act (CEQA) requires that an environmental evaluation (Initial Study) be conducted to determine if a given project might significantly affect the environment. An Initial Study was prepared by the Planning Division to assess the potential impacts on the environment of the above referenced fourteen (14) permits in the Mission Rock Road Existing Community (MRREC). The results of the attached Initial Study (Section IV) indicate that these projects could have a significant cumulative impact on the environment and a Mitigated Negative Declaration has been prepared pursuant to the provisions of CEQA, Section 15073. The potentially significant effects from the above permits can be reduced to a level less than significant contingent upon the adoption of specific mitigation measures as conditions of project approval.

B. Implementation and Enforcement

The mitigation measures discussed below must be implemented in order for them to be effective at reducing the environmentally significant problems which exist within the Mission Rock Road Existing Community. Historically, there has been a problem in getting permittees in the area to implement the conditions of their individual permits. This has resulted in the creation of violations on the existing permits, and the failure of Community participants to provide services necessary for the safety of themselves and the general public. In order to guarantee the future safety and welfare of uses within the Existing Community, and citizens utilizing and frequenting the area, the following must be achieved:

1. A community-wide approach to the fire protection issue will have to be undertaken;
2. A community-wide approach to the sheet flooding problem must be undertaken; and
3. A community-wide approach to traffic access and circulation problems must be undertaken.

The specific mechanism employed to fund and implement the community-wide improvements is up to the individual members of the Community. The most feasible approaches could include:

1. A cooperative agreement between all members of the community (a community organization); or
2. The legal formation of a community-wide Mission Rock Road Property Owners Association (which must include all affected parties); or
3. The creation of a special assessment and/or community service district.

The form of the organization is not as important to the County as is the actual timely implementation of the mitigation measures. Without the mitigation measures being implemented, each permit would not be in compliance with its conditions of approval, and each permit would be determined as contributing to a significant cumulative environmental impact. With these findings, each and every land use permit in the Community would expire due to non-compliance with its conditions.

Therefore, in order to assure that the mitigation measures for the fire, flooding, and access issues will be completed in a timely manner, each and every permit issued in the Mission Rock Road Existing Community will be conditioned to include the following requirements:

1. Permittee shall participate in a community-wide organization that will provide for implementation and maintenance of an effective drainage system which will deter sheet flooding;
2. Permittee shall provide for adequate fire protection through a community-wide organization;
3. Permittee shall participate in a community-wide organization to address and eliminate the traffic related problems of the Community.

4. Permittees shall have up to one year from the time of the permit approval to accomplish these requirements unless an extension is granted by the Planning Commission or Board of Supervisors, or the land use entitlement will expire.

With these conditions placed upon existing, pending, and future permit approvals, no significant environmental impacts should occur.

C. Fire Protection

1. Setting - The project area is situated approximately 1/2 mile south of State Highway (SR) 126 via a private, paved road which terminates at about the north bank of the Santa Clara River (see Exhibit "A"). The nearest County Fire Station is located approximately three miles to the north and west of the Community. Additional fire fighting personnel and equipment are located in Santa Paula approximately 5 miles to the north and east. Individual water storage tanks for fire protection have proved inadequate, and the Fire Department has determined that there is no water available for fire protection anywhere in the Existing Community. The requirement for a community water distribution system capable of providing a minimum of 1500 gallons per minute fireflow for two hours, to be installed by December 31, 1985, has been a condition of every permit or modification since 1980. This system would require a well and pump, a reservoir, and a system of water distribution lines and hydrants. Plans for such a system were submitted by the Mission Rock Road Property Owners Association (MRRPOA) and approved by the Fire Department, but the system has not been installed.
- b. Impacts - The project area has no water system capable of sustaining adequate fire suppression flow (minimum of 1500 gpm) as shown below.

<u>Permit No.</u>	<u>Fire Flow Provided</u>	<u>Fire Hydrants On-Site</u>	<u>Other Equipment/Facilities Available</u>	<u>Permit Meets Current Uniform Fire Code (UFC) Standards</u>
DP-115	No	No	No	No
PD-393	No	No	No	No
PD-520	No	No	Unknown	No
PD-542	No	No	Unknown	No
PD-573	No	No	Unknown	No
CUP-308	No	No	Unknown	No
CUP-960	No	No	Unknown	No
CUP-3257	No	No	Unknown	No
CUP-3471	No	No	Water tank on site with 2" valve. Not accessible or usable.	No
CUP-3922	No	No	Supposed shared use with neighbor	No
CUP-4012	No	No	No	No
CUP-4204	No	No	No	No
CUP-4352	No	One warfhead hydrant on premises fed by on site water well	No	No

CUP-4400

No

One hydrant
on the site
fed by an on
site well

No

No

Existing individual systems are either inadequate or not functional at all. Therefore, a site specific and cumulatively significant impact is occurring.

- c. Mitigation - A community-wide water system shall be installed and maintained, complete with hydrants and storage capable of providing a minimum of 1500 gallons per minute fire flow for at least two hours. This system shall be installed and operational within one year of permit approval, unless an extension is granted by the Planning Commission or Board of Supervisors.

D. Flooding

1. Setting - Most of the MRRRC is located in the Santa Clara River 100-year flood plain (FP) and the entire Community is within the 500-year FP boundary (see Exhibit "D"). The Community is situated about 1/4 of a mile north of the river channel. Also, the area lies in the path of sheet flow from agricultural lands to the north (on both the north and south sides of the Santa Paula Freeway) draining to the Santa Clara River (Exhibit "D"). Two existing culverts carry water beneath the Freeway and empty into small earthen ditches which direct the water toward the river (see Exhibit "E"). The existing ditches have proved inadequate. During heavy rains, water floods Mission Rock Road, often rendering it impassible, and ponding occurs on adjacent lands for days and even weeks. Construction of a system of adequately sized earth channels from the freeway culverts to the river has been proposed as a solution to the area's drainage problems. Permits issued since 1980 have been conditioned to require drainage calculations and a drainage improvement plan to be submitted by the MRRPOA, with the required improvements to be installed by the Association. To date, an approvable drainage plan has not been received by the Public Works Agency.
2. Impacts - Flooding of the area from the Santa Clara River and sheet flooding from agricultural lands to the north represents a significant impact upon existing uses and access roads in the area.

Additionally, there is concern on the part of the California Department of Fish and Game that the redirected and channelized water required by the drainage plan will result in an increased concentration of pollutants reaching the outfall into the Santa Clara River.

3. Mitigation

- a. The Public Works Agency (PWA) requires that all new and renewal projects and structures shall be subject to the provisions of the Ventura County Flood Plain Management Ordinance. Proposed projects and structures situated within the 100-year FP Boundary must obtain a flood-plain development permit via the land use entitlement process.
- b. The permittees, through a community-wide organization, shall be responsible for retaining a Registered Civil Engineer to conduct a hydrology study of the area. The study shall conclude with the preparation of a drainage plan recommending the construction of drainage improvements capable of mitigating the existing flooding problems and protecting Mission Rock Road and Shell Road from a 10-year design storm. The study and ensuing drain plan shall be subject to approval by PWA. The drainage improvements shall be constructed and operational within one year of permit approval, unless an extension is granted by the Planning Commission or Board of Supervisors.
- c. In order to reduce the impacts of concentrations of pollutants from affecting the river, each and every permittee shall develop and implement a hazardous materials waste recovery and elimination

plan that is acceptable to the Ventura County Health Division. Storage, handling, and disposal of potentially hazardous materials shall be in compliance with all State, Federal, and local regulations.

E. Access and Circulation

1. Setting - The project area is accessed by four paved roads (Pinkerton/Mission Rock Road, Shell Road, and an unmarked road). Pinkerton/Mission Rock Road is public for approximately 1/4 of a mile from its intersection with Briggs Road, and private thereafter (see Exhibit "F"). Neither the public nor private sections of these access arterials meet PWA standards. All permittees and the public use these roads to access their businesses and uses. In addition to the MRRRC permits, this road services private properties surrounding the Community, which include such uses as agriculture, oil exploration and production, and a surface mining operation. All four private roads are narrow, and Pinkerton Road is poorly aligned with sharp turns and poor visibility. Mission Rock Road has a straight alignment and is fairly well maintained, although it is subject to flooding during storms. All roads are considered marginally adequate by the Fire Department.
2. Impacts - Over the years, as industrial uses increased and existing uses expanded, vehicular traffic over the primary access route (Mission Rock Road) expanded dramatically. However, during the review process on earlier permits, no road maintenance provisions were stipulated as conditions of approval. This created a potentially significant impact on access because of the potential of the increased vehicular movement to undermine the road's physical structure. Also, the expansion of uses in the permit area has rendered the road inadequate and unsafe for the increasing volume of traffic.
3. Mitigation - PWA considers the the Mission Rock Road residents and permittees to be the primary parties responsible for repair and maintenance of the private portion of Pinkerton/Mission Rock Road, including upgrading the thoroughfare in response to increased vehicular demand. Therefore, PWA requires that the permittees shall retain a Registered Civil Engineer to conduct a Traffic Analysis/Road Improvement Study. The study shall address the issue of implementing the appropriate road improvements in response to rising vehicular movement pursuant to PWA standards for the public portion of the road, and Fire Department standards for the private segment of the road. The study's analysis shall include, and be limited to:
 - a. The intersection of Briggs and Pinkerton Roads to the southerly terminus of Mission Rock Road;
 - b. An analysis of the structural section of the roads; and
 - c. An analysis of the width of the roads.
 - d. An analysis of the off-ramp to the satisfaction of CALTRANS.

The Traffic Analysis/Road Improvement Study shall be subject to the review and approval of PWA and the County Fire Department in sufficient time prior to public hearings for discretionary action on these fourteen (14) permits in order to develop conditions for the permits.

Following approval of the Study by the responsible County agencies, the permittees shall construct the recommended road improvements within one year of permit approval, unless an extension is granted by the Planning Commission or Board of Supervisors.

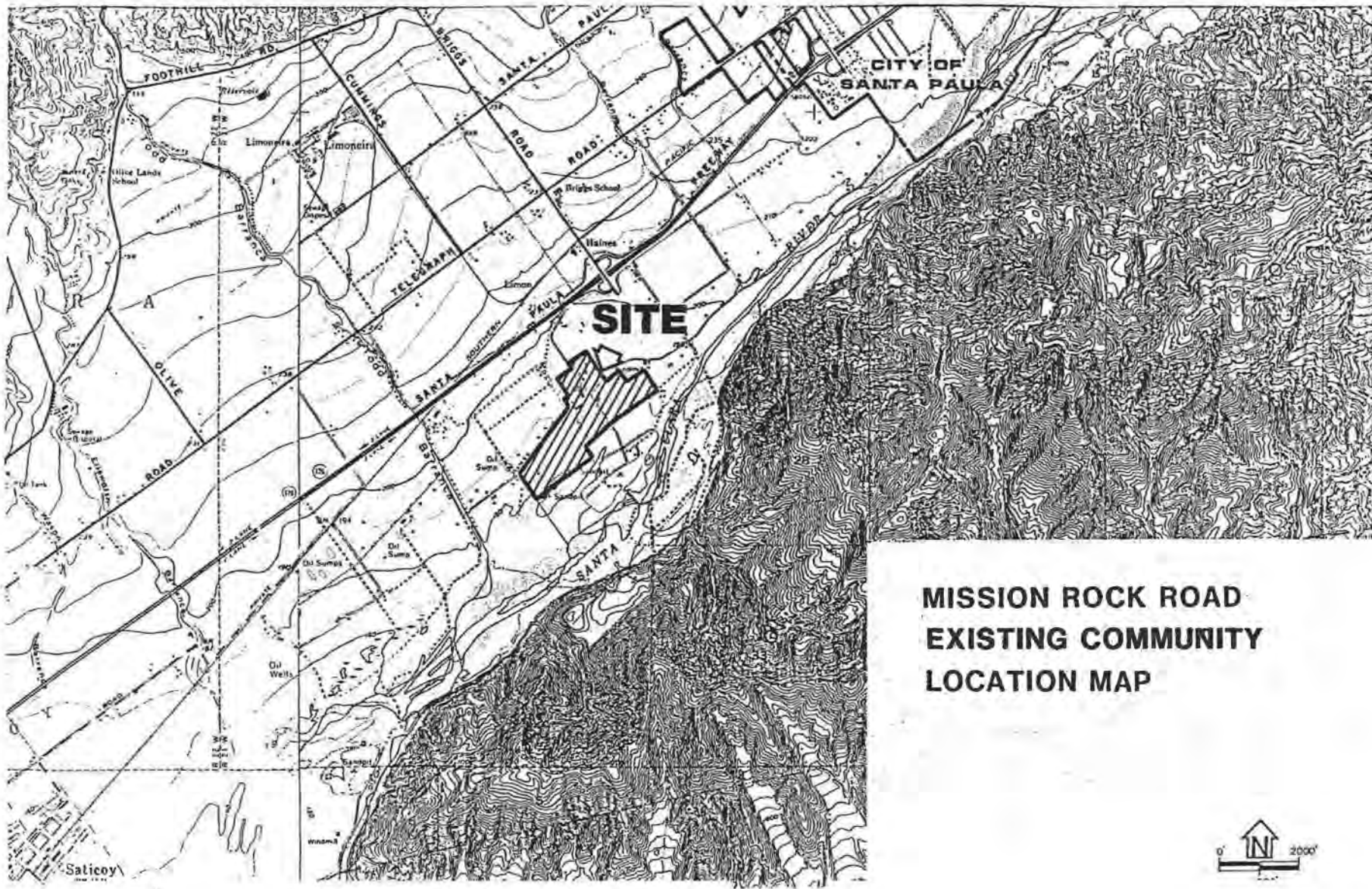
F. Agricultural Resources

1. Setting - The project area is surrounded by existing agricultural uses on all but its southernmost exposure to the Santa Clara River. These areas are also designated "Agriculture" on the County General Plan (see Exhibit "B"). Few of the properties within the MRR area have been improved with asphalt or other impervious surfaces. Agricultural operators to the immediate east of the project area have complained about dust released into the air by vehicular activities on the three

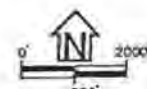
northeastern parcels (Assessor's Parcel Numbers 99-06-33, 34 and 40. See Exhibit "C").

2. Impacts - Fugitive dust released by vehicular activities on the parcels occupied by Ventura Petroleum Services (APN 99-06-40) and Gold Coast Steel and Supply (APN 99-06-34) is carried onto a citrus orchard adjacent to the east by the prevailing westerly offshore breezes indigenous to Southern California. Dust does not appear to be a factor on APN 99-06-33 because it is currently vacant and overgrown with native vegetation. The dust emanating from the two subject properties settles on the trees in the orchard and apparently disrupts natural biological control (wasps) that attack damaging citrus pests (red scale, red spider).
3. Mitigation - Permittees on the eastern perimeter of the project area that have lots with unpaved surfaces shall effect the installation of solid fences to a height of at least 8 feet in order to interrupt the migration of windblown dust.

Furthermore, all permittees in the project area occupying lots with unpaved surfaces shall implement an effective program of watering or other treatment approved by the APCD in order to control the emission of fugitive dust particulate.



**MISSION ROCK ROAD
EXISTING COMMUNITY
LOCATION MAP**





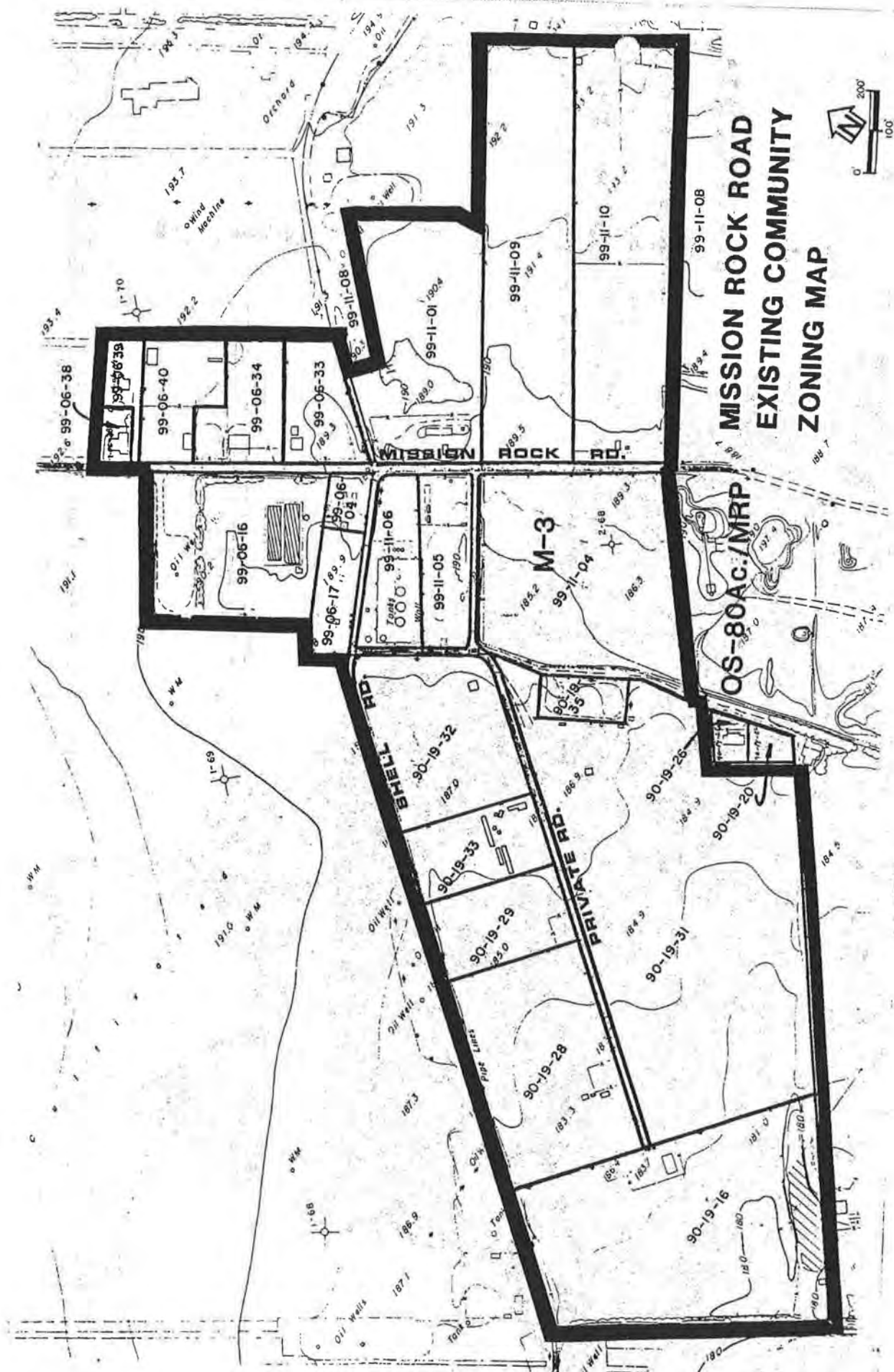
- | | |
|--|------------------------------|
| URBAN
PER CITY GENERAL PLAN OR AREA PLAN | AGRICULTURAL
(10 ACRES +) |
| EXISTING COMMUNITY
PER AREA PLAN OR COMMUNITY MAP | OPEN SPACE
(10 ACRES +) |
| RURAL
(10 ACRES +) | STATE/FEDERAL FACILITY |
| SPHERES OF INFLUENCE | URBAN RESERVE (OVERLAY) |

THIS IS AN OFFICIAL MAP OF THE VENTURA COUNTY GENERAL PLAN
ADOPTED PURSUANT TO THE PLANNING LAWS OF THE STATE OF CALIFORNIA,
PASSED BY RESOLUTION OF THE BOARD OF SUPERVISORS ON 12-22-78
AS PART OF THE GENERAL PLAN REVISION NO. 20-1

John K. Thompson
BOARD OF SUPERVISORS CLERK

VENTURA COUNTY GENERAL PLAN
LAND USE MAP - FIGURE 3.1

EXHIBIT "B"



**MISSION ROCK ROAD
EXISTING COMMUNITY
ZONING MAP**

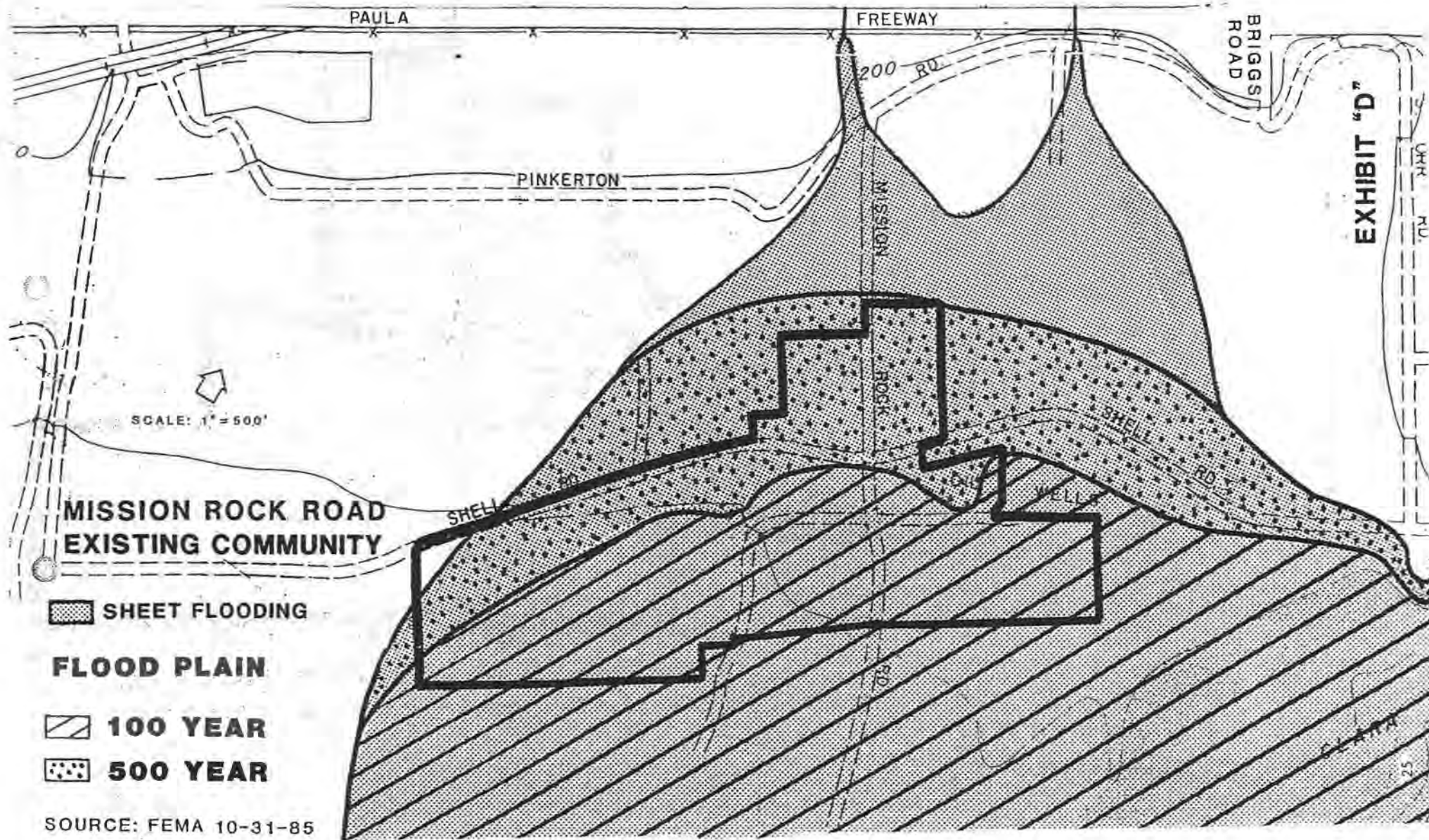
OS-80AC/MRP

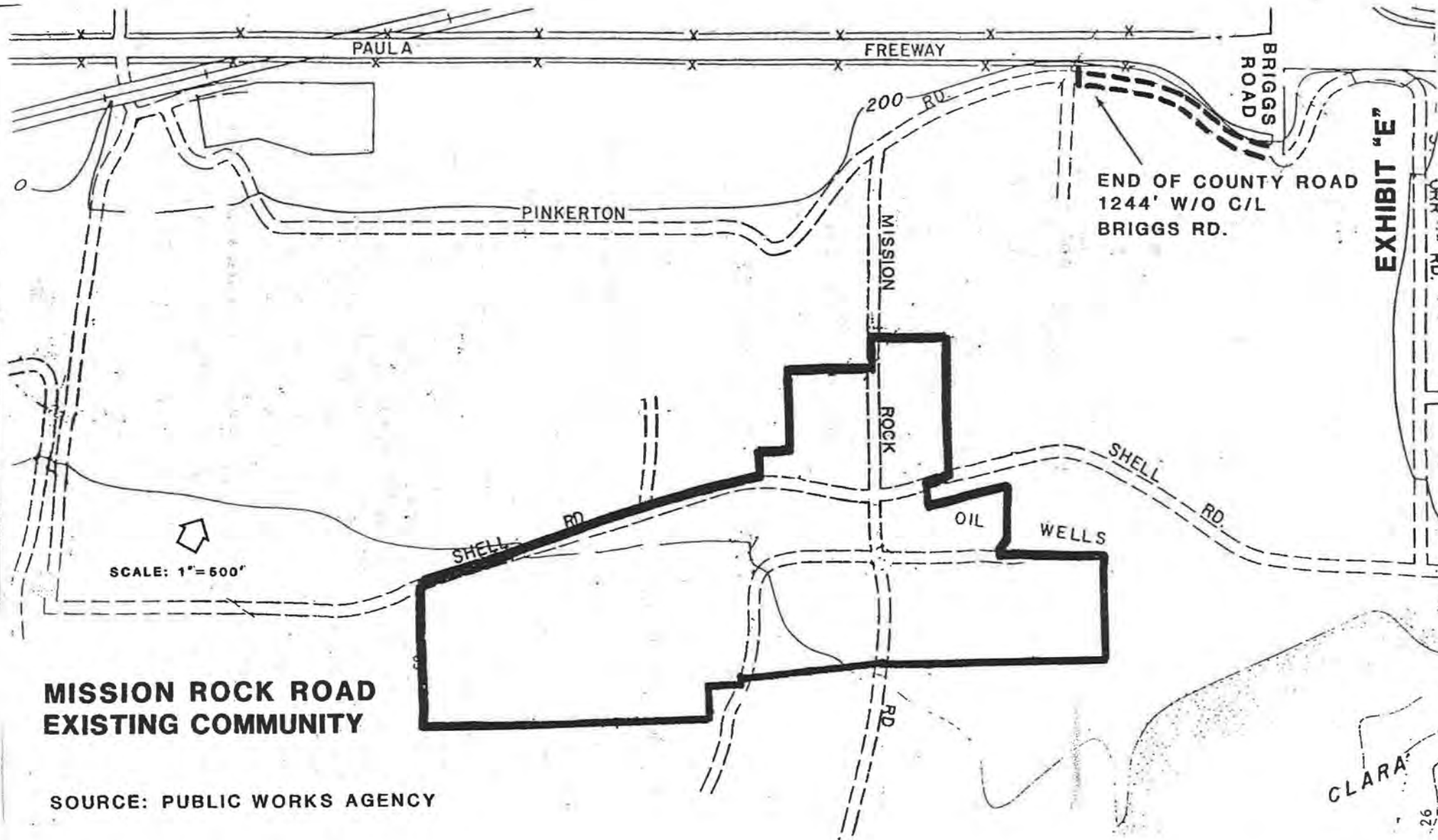
M-3

MISSION ROCK RD.

SHELL RD.

PRIVATE RD.





V. INITIAL STUDY

A. PROJECT INFORMATION

1. Project No.: MISSION ROCK ROAD ENTITLEMENTS
2. Name of Applicant: COUNTY OF VENTURA
3. Project Location: MISSION ROCK ROAD EXISTING COMMUNITY
4. Project Description: THIS INITIAL STUDY ADDRESSES ALL FOURTEEN LAND USE PERMITS DESCRIBED IN SECTION II OF THIS DOCUMENT ON BOTH A SITE SPECIFIC AND CUMULATIVE LEVEL

B. ENVIRONMENTAL IMPACT CHECKLIST

PLANNING DIVISION

		<u>Impact?</u>			<u>Significant?</u>		
		<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1.	<u>Land Use</u>						
	Will the project, individually or cumulatively, alter the planned land use of an area?	—	—	X	—	—	—
2.	<u>Growth Inducement</u>						
	Will the project, individually or cumulatively, induce growth in an area?	—	—	X	—	—	—
3.	<u>Housing</u>						
	Will the project, individually or cumulatively, affect existing housing, or create a demand for additional housing?	—	—	X	—	—	—
4.	<u>General Plan Consistency</u>						
	Will the project, individually or cumulatively, conflict with any environmental goal, objective, policy or program of the General Plan?	—	—	X	—	—	—
5.	<u>Mineral and Oil Resources</u>						
	Will the project, individually or cumulatively, result in:						
a.	The depletion of mineral or oil resources?	—	—	X	—	—	—
b.	Hampering or precluding access to or the extraction of, mineral or oil resources?	—	—	X	—	—	—

		Impact?			Significant?		
		Yes	Maybe	No	Yes	Maybe	No
6.	<u>Solid Waste Facilities</u>						
	Will the project, individually or cumulatively, have an effect upon solid waste disposal facilities?	—	—	X	—	—	—
<u>AIR POLLUTION CONTROL DISTRICT</u>							
7.	<u>Air</u>						
a.	Will the project, individually or cumulatively, result in:						
	(1) Deterioration of regional ambient air quality?	—	—	X	—	—	—
	(2) Localized air quality impacts?	—	—	X	—	—	—
	(3) Objectionable odors?	—	—	X	—	—	—
b.	Will the project be impacted by:						
	(1) Air pollutants from a nearby emission source?	—	—	X	—	—	—
	(2) Objectionable odors?	—	—	X	—	—	—
<u>PUBLIC WORKS AGENCY</u>							
8.	<u>Earth</u>						
	Will the project, individually or cumulatively, result in or be impacted by:						
a.	Unstable earth conditions or changes in geologic substructures?	—	—	X	—	—	—
b.	Disruptions, displacements, compaction or overcovering of the soil?	—	—	X	—	—	—
c.	Change in topography or ground surface relief features?	—	—	X	—	—	—
d.	The destruction, covering or modification of any unique geological or physical features?	—	—	X	—	—	—
e.	An increase in wind or water erosion of soils, either on or off the site?	—	—	X	—	—	—
f.	Changes to the deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	—	—	X	—	—	—
g.	Geologic hazards such as earthquakes, landslides, mudslides, ground failure, liquefaction, or similar hazards?	X	—	—	—	—	X
9.	<u>Transportation/Circulation</u>						
	Will the project, individually or cumulatively, result in:						
a.	The generation of additional vehicular movement?	X	—	—	X	—	—

		Impact?			Significant?		
		Yes	Maybe	No	Yes	Maybe	No
b.	An effect on existing parking facilities, or demand for new parking?	—	—	X	—	—	—
c.	An impact upon existing transportation systems?	X	—	—	X	—	—
d.	Alterations to present patterns of circulation or movement of people and/or goods?	—	—	X	—	—	—
e.	Alterations to rail traffic?	—	—	X	—	—	—
f.	An increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	X	—	—	—
10. <u>Flood Control</u>							
Will the project, individually or cumulatively, result in or be impacted by:							
a.	Changes to absorption rates, drainage patterns, or the route and/or amount of surface water runoff?	X	—	—	X	—	—
b.	The alteration to the course or flow of flood waters?	X	—	—	X	—	—
c.	The exposure of people, property or unique natural resources to hazards such as flooding or tsunami?	X	—	—	X	—	—
d.	An effect on a channel or stream regulated by the Flood Control District?	—	—	X	—	—	—
e.	Changes in currents, or the course of direction of water movements, in any body of water?	—	—	X	—	—	—
f.	A flood plain indicated on the Ventura County Flood Insurance Rate Maps?	X	—	—	X	—	—
11. <u>Water Resources</u>							
Will the project, individually or cumulatively, result in or be impacted by:							
a.	A decrease of surface water quantity?	—	—	X	—	—	—
b.	The degradation of surface water quality?	—	—	X	—	—	—
c.	A decrease of groundwater quantity?	—	—	X	—	—	—
d.	The degradation of groundwater quality?	—	—	X	—	—	—
e.	A high groundwater table?	X	—	—	—	—	X

Impact?			Significant?		
Yes	Maybe	No	Yes	Maybe	No

ENVIRONMENTAL HEALTH DIVISION

12. Sanitation

If the project will utilize an individual sewage disposal system, can the sewage generated by the project create an adverse health impact?

—	—	X	—	—	—
---	---	---	---	---	---

13. Water Supply

Will the project not be provided with a long-term water supply of adequate quantity and quality?

—	—	X	—	—	—
---	---	---	---	---	---

14. Risk of Upset

Does the project, individually or cumulatively, involve a risk of releasing hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset condition?

—	—	X	—	—	—
---	---	---	---	---	---

15. Human Health

Will the project, individually or cumulatively, result in:

- a. Creation of any health hazard or potential health hazard (excluding mental health)?
- b. Exposure of people to potential health hazards?

—	—	X	—	—	—
---	---	---	---	---	---

—	—	X	—	—	—
---	---	---	---	---	---

FIRE PROTECTION DISTRICT

16. Will the project, individually or cumulatively, result in impacts on fire protection due to:

- a. The distance/response time from nearest fire station?
- b. The availability of personnel or equipment?
- c. The location in a high fire hazard area?
- d. The design of roads and circulation?
- e. The water supply and distribution system?
- f. The hazardous nature of the project?

—	—	X	—	—	—
---	---	---	---	---	---

—	—	X	—	—	—
---	---	---	---	---	---

—	—	X	—	—	—
---	---	---	---	---	---

X	—	—	X	—	—
---	---	---	---	---	---

X	—	—	X	—	—
---	---	---	---	---	---

—	—	X	—	—	—
---	---	---	---	---	---

SHERIFF'S DEPARTMENT

17. Will the project, individually or cumulatively, result in impacts on law enforcement due to:

- a. The design of the project?
- b. The design of roads and circulation?
- c. The location of the project?

—	—	X	—	—	—
---	---	---	---	---	---

—	—	X	—	—	—
---	---	---	---	---	---

—	—	X	—	—	—
---	---	---	---	---	---

Impact?			Significant?		
Yes	Maybe	No	Yes	Maybe	No

GENERAL SERVICES AGENCY

18. Recreation

Will the project, individually or cumulatively, result in impacts on recreational opportunities or facilities?

— — X — — —

19. Harbors

Will the project, individually or cumulatively, result in an impact on harbors?

— — X — — —

AIRPORTS DEPARTMENT

20. Will the project, individually or cumulatively, result in impacts on:

a. Air traffic safety?

— — X — — —

b. Existing airport facilities?

— — X — — —

AGRICULTURAL DEPARTMENT

21. Agricultural Resources

Will the project, individually or cumulatively, result in:

a. The conversion of prime agricultural land to other uses?

— — X — — —

b. The loss of productive crop land or soils?

— — X — — —

c. An adverse effect on adjacent agricultural land?

X — — — X — —

AREAS TO BE COMPLETED BY THE AGENCY RESPONSIBLE FOR ADMINISTERING THE PROJECT

22. Visual Effects

Will the project, individually or cumulatively, result in the obstruction of a scenic resource or view open to the public, or will the project result in the creation of an aesthetically offensive site open to public view?

— — X — — —

23. Light and Glare

Will the project, individually or cumulatively, produce light or glare?

— — X — — —

24. Noise and Vibrations

Will the project, individually or or cumulatively, result in the exposure of people to increased noise or vibrations?

— — X — — —

25. Public Facilities and Utilities

Will the project, individually or cumulatively, have an effect upon, or result in a need for new or altered services in any of the following areas:

a. Sewers or sewage treatment plants?

— — X — — —

		Impact?			Significant?		
		Yes	Maybe	No	Yes	Maybe	No
b.	Water mains or storage facilities?	—	—	X	—	—	—
c.	Electrical transmission facilities?	—	—	X	—	—	—
d.	Natural gas facilities?	—	—	X	—	—	—
e.	Communication facilities?	—	—	X	—	—	—
f.	Educational facilities?	—	—	X	—	—	—
26. Energy							
Will the project:							
a.	Result in an increase in demand upon existing sources of fuel or energy?	—	—	X	—	—	—
b.	Use fuel or energy in a wasteful manner?	—	—	X	—	—	—
27. Cultural/Ethnic Resources							
Will the project, individually or cumulatively, result in:							
a.	Disruption, alteration, destruction, or adverse effect on a prehistoric or historic archaeological site or paleontological site?	—	—	X	—	—	—
b.	Disruption or removal of burials or cemetery?	—	—	X	—	—	—
c.	Inducement to trespass, vandalism, or desecration of cultural resources?	—	—	X	—	—	—
d.	The potential to cause a physical change which would affect unique values of an ethnic or social group?	—	—	X	—	—	—
e.	The potential to conflict with or restrict existing religious, scientific, or educational uses of the area?	—	—	X	—	—	—
f.	Adverse physical or aesthetic effects to any historic structure or feature, or to any structure or feature eligible for designation as a county landmark?	—	—	X	—	—	—
28. Biological Resources							
Will the project, individually or cumulatively, result in:							
a.	Change in the diversity of species, or numbers of any locally sensitive or unique plant species.	—	—	X	—	—	—
b.	Disturbance or reduction in the numbers of any State or Federally listed rare, threatened or endangered plant species or their habitats?	—	—	X	—	—	—

	<u>Impact?</u>			<u>Significant?</u>		
	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
c. Introduction of new plant species into an area, or the introduction of a barrier to the normal replenishment of existing species?	—	—	X	—	—	—
d. Change in the diversity of species, numbers or habitat of any animal species which are locally sensitive or unique?	—	—	X	—	—	—
e. Disturbance or reduction in the numbers of any State or Federally listed rare, threatened or endangered animal species or their habitats?	—	—	X	—	—	—
f. Introduction of new animal species into an area?	—	—	X	—	—	—
g. Introduction of barriers to movement of any resident or migratory fish or wildlife species?	—	—	X	—	—	—
h. Introduction of factors adverse to the existing ecological balance?	—	X	—	—	—	X
i. Introduction of substances, human activity, structures or other factors that would damage, change or hamper an existing locally sensitive or unique ecosystem?	—	—	X	—	—	—

- C. DISCUSSION OF RESPONSES TO CHECKLIST
 (Agency responses are attached here.)

D. MANDATORY FINDINGS OF SIGNIFICANCE

1. Does the project have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? _ _ X

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future). _ _ X

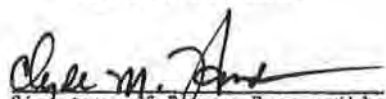
3. Does the project have impacts which are individually limited, but cumulatively considerable? (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.) X _ _

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? _ _ X

E. DETERMINATION OF ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

- [] I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- [☒] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section C of the Initial Study will be applied to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- [] I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.*


 Signature of Person Responsible
 for Administering the Project

12/8/87
 Date

*EIR Issues of Focus: _____

INITIAL STUDY FORM

B. DISCUSSION OF RESPONSES

1. Land Use - The proposed project involves continuing the existing fourteen land uses at current levels, and will, therefore, not affect surrounding uses.
2. Growth Inducement - No further industrial development is proposed as part of the fourteen permits. Fire, drainage and access improvements required in conjunction with these permits are needed to bring these services up to current standards.
3. Housing - Continuation of the existing fourteen industrial permits will have no impact on the County's housing stock.
4. General Plan Consistency - The project area is designated "Existing Community" on the County General Plan. The zoning of the properties is "M-3", which is consistent with the "Existing Community" designation. The existing fourteen permits are consistent with General Plan designations.
5. Mineral and Oil Resources - Oil extraction and processing is a use which has been established in and around the permit area for 32 years. The project area facilitates rather than impedes extraction of oil and minerals on adjacent lands.
6. Solid Waste Facilities - Since the project is a continuation of fourteen existing uses, it will not generate a significant increase in solid waste. Existing solid waste is disposed of at current landfills.
7. Air Quality - Identified air quality impacts from dust have been mitigated via conditions on existing permits. No additional air quality emissions will occur as a result of continuing the existing permits.
8. Earth - The Public Works Agency (PWA) finds that, since the project does not constitute the introduction of new land uses, no significant impacts from grading will occur. PWA does note that the project site (Existing Community) is in an area of high liquefaction potential, but feels that this hazard has been mitigated through the submission of soils reports and proper foundation design during the entitlement application process.
9. Transportation/Circulation - See Mitigated Negative Declaration (MND).
10. Flood Control
 - a. See MND
 - b. See MND
 - c. See MND
 - d. The project, as conditioned, will have a positive impact on flood diversion by facilitating the transport of precipitation into the Santa Clara River.
 - e. The project, as conditioned, will not have a significant affect on the movement of water in the Santa Clara River.
 - f. See MND

11. Water Resources - PWA does not find any evidence of impacts to water resources from the project. PWA comments that the area is subject to a high groundwater table, but finds that the nature of the existing uses is not likely to significantly impact, nor be impacted by, the high levels of groundwater.
12. Sanitation - Each of the existing fourteen uses is served by onsite sanitation facilities certified by the Environmental Health Division (EHD). The project will not represent a significantly greater impact on these individual systems.
13. Water Supply - Each of the existing fourteen uses is served by onsite water wells or share a well with others in the vicinity. The project will pose no significant impact on these systems, nor on any other private, public or quasi-public water purveyors.
14. Risk of Upset - Continuation of the uses does not constitute a risk of environmental balance in the project or surrounding area.
15. Human Health - The project does not represent a significant hazard to human health or welfare.
16. Fire Protection
 - a. The nearest County Fire Station is approximately three miles from the site with a response time of 5-10 minutes.
 - b. In addition to the County Fire Station, fire fighting personnel and equipment are available from the City of Santa Paula, located about five miles north and east of the project site. No additional impacts on the availability of County and support fire departments will result from this project.
 - c. The project site is located within a flood plain and is not considered a high fire hazard area.
 - d. See MND
 - e. See MND
 - f. The industrial uses on the site are not considered particularly hazardous, and therefore would not constitute any greater impact on fire fighting potential than other general industrial types of uses.
17. Sheriff's Department - Because the project is an extension of existing uses, no additional impacts on law enforcement activities will occur.
18. Recreation - The project will have no effect on recreational facilities or harbors because there are no such facilities in the general area.
19. Harbors - The project will have no impact on local harbors because there are no such facilities in the vicinity.
20. Airports Department - The project will have no impact on air traffic or facilities because none are situated in the general vicinity.
21. Agricultural Resources - See MND.
22. Visual Effects - The project site is relatively isolated from public roads and the freeway, and does not constitute an aesthetically objectionable public view.
23. Light and Glare - The project does not generate significant levels of light or glare. Due to its isolation from urban types of uses, no impacts will result.
24. Noise and Vibration - The project will not result in an increase in noise or vibrations. Since there are no residential or urban uses adjacent or in proximity, no impact will result.

25. Public Facilities and Utilities - As the project is a continuation of existing uses, it will not create any additional demands on public facilities and utilities.
26. Energy - The project will not create additional needs or usurious consumption of energy resources.
27. Cultural Ethnic Resources - The project will have no impact on any known cultural or ethnic resource.
28. Biological Resources - See MND.

CM:j/G263

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
800 S. VICTORIA AVENUE
VENTURA, CA 93009

CONSENT AGREEMENT FOR PROPOSED MITIGATION
MEASURES WITH MITIGATED NEGATIVE DECLARATION

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY

ENTITLEMENT NO.: CUP-4352

I, Raymond Frazier, the applicant, hereby agree to implement the Mitigation Measures described below which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for my proposed project. I understand that these Mitigation Measures or substantially similar measures must be adopted as conditions of approval with this permit request in order to reduce identified potential environmental impacts to an acceptable level.

The potentially significant environmental issues and the proposed Mitigation Measures are described on pages 17, 18, and 19 of the Draft MND released for public review from May 20, 1988 to June 20, 1988.

Applicant's Signature

Applicant's Address

Date

R. E. Frazier
PO BOX 41206
SATCON CA
8-8-88

CM:bb/H4

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
800 S. VICTORIA AVENUE
VENTURA, CA 93009

CONSENT AGREEMENT FOR PROPOSED MITIGATION
MEASURES WITH MITIGATED NEGATIVE DECLARATION

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY

ENTITLEMENT NO.: CUP-4356

I, Eddie Bernstein, the applicant, hereby agree to implement the Mitigation Measures described below which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for my proposed project. I understand that these Mitigation Measures or substantially similar measures must be adopted as conditions of approval with this permit request in order to reduce identified potential environmental impacts to an acceptable level.

The potentially significant environmental issues and the proposed Mitigation Measures are described on pages 17, 18, and 19 of the Draft MND released for public review from May 20, 1988 to June 20, 1988.

Applicant's Signature

Applicant's Address

Date

Eddie H Bernstein
1025 MISSION ROCK RD
SANTA PAULA CALIF
June 8-4-88

Home Address

CM:bb/H4

214 S 8th St
SANTA PAULA CALIF

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
800 S. VICTORIA AVENUE
VENTURA, CA 93009

CONSENT AGREEMENT FOR PROPOSED MITIGATION
MEASURES WITH MITIGATED NEGATIVE DECLARATION

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY

ENTITLEMENT NO.: CUP-4400

I, Madeline Lassich, the applicant, hereby agree to implement the Mitigation Measures described below which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for my proposed project. I understand that these Mitigation Measures or substantially similar measures must be adopted as conditions of approval with this permit request in order to reduce identified potential environmental impacts to an acceptable level.

The potentially significant environmental issues and the proposed Mitigation Measures are described on pages 17, 18, and 19 of the Draft MND released for public review from May 20, 1988 to June 20, 1988.

Applicant's Signature

Applicant's Address

Date

Madeline E Lassich
901 Mission Rock Rd
Santa Paula Ca 93060
8/4/88

CM:bb/H4

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
800 S. VICTORIA AVENUE
VENTURA, CA 93009

CONSENT AGREEMENT FOR PROPOSED MITIGATION
MEASURES WITH MITIGATED NEGATIVE DECLARATION

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY

ENTITLEMENT NO.: CUP-4204

We, Nick Pavich Jr. and Nick Pavich Sr., the applicant, hereby agree to implement the Mitigation Measures described below which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for my proposed project. I understand that these Mitigation Measures or substantially similar measures must be adopted as conditions of approval with this permit request in order to reduce identified potential environmental impacts to an acceptable level.

The potentially significant environmental issues and the proposed Mitigation Measures are described on pages 17, 18 and 19 of the Draft MND released for public review from May 20, 1988 to June 20, 1988.

Applicant's Signature

Nick Pavich Jr.
Nick Pavich Sr.

Applicant's Address

5556 Vineland Ave
No Hollywood Ca 91601

Date

6-29-88

CM:j1/E149

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
800 S. VICTORIA AVENUE
VENTURA, CA 93009

CONSENT AGREEMENT FOR PROPOSED MITIGATION
MEASURES WITH MITIGATED NEGATIVE DECLARATION

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY

ENTITLEMENT NO.: CUP-3471

We, Wm. E. & Alice Beifuss, the applicant, hereby agree to implement the Mitigation Measures described below which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for my proposed project. I understand that these Mitigation Measures or substantially similar measures must be adopted as conditions of approval with this permit request in order to reduce identified potential environmental impacts to an acceptable level.

The potentially significant environmental issues and the proposed Mitigation Measures are described on pages 17, 18 and 19 of the Draft MND released for public review from May 20, 1988 to June 20, 1988.

Applicant's Signature



Applicant's Address



2697 Sycamore Cir 58 93108

Date

6.26.88

CM:j1/E149

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
800 S. VICTORIA AVENUE
VENTURA, CA 93009

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CONSENT AGREEMENT FOR PROPOSED MITIGATION
MEASURES WITH MITIGATED NEGATIVE DECLARATION

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY

ENTITLEMENT NO.: CUP-3257

I, Walter C. Lindsay, the applicant, hereby agree to implement the Mitigation Measures described below which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for my proposed project. I understand that these Mitigation Measures or substantially similar measures must be adopted as conditions of approval with this permit request in order to reduce identified potential environmental impacts to an acceptable level.

The potentially significant environmental issues and the proposed Mitigation Measures are described on pages 17, 18 and 19 of the Draft MND released for public review from May 20, 1988 to June 20, 1988.

Applicant's Signature

Walter C. Lindsay

Applicant's Address

Santa Paula Car & Truck Wrecking
1015 Mission Rock Road 647-8053
Santa Paula, California 93060

Date

5-26-88

CM:j1/E149

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
800 S. VICTORIA AVENUE
VENTURA, CA 93009

CONSENT AGREEMENT FOR PROPOSED MITIGATION
MEASURES WITH MITIGATED NEGATIVE DECLARATION

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY

ENTITLEMENT NO.: CUP-3922


We, C. L. and Jennifer Taylor, the applicants, hereby agree to implement the Mitigation Measures described below which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for my proposed project. I understand that these Mitigation Measures or substantially similar measures must be adopted as conditions of approval with this permit request in order to reduce identified potential environmental impacts to an acceptable level.

The potentially significant environmental issues and the proposed Mitigation Measures are described on pages 17, 18, and 19 of the Draft MND released for public review from May 20, 1988 to June 20, 1988.

Applicant's Signature

Applicant's Address

Date


936 MISSION ROCK RD.
SANTA PAULA, CA 95060
8-29-88

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EXHIBIT 6 – CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP) CASE NO. LU10-0094

The following conditions of approval supersede all previously approved conditions—that is, the “umbrella” conditions for all projects within the Mission Rock Road Community, as well as the project-specific conditions for CUP 4400, Minor Modification No.1 and Permit Adjustment Case No. LU09-0086.

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

I. Planning Division (PL) Conditions

1. Project Description

This conditional use permit is based on and limited to compliance with the project description found in this condition below, all County land use hearing exhibits in support of the project marked Exhibit 3, dated November 22, 2011, and conditions of approval set forth below. Together, these documents describe the Project. Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the original approval. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) constitutes a violation of the conditions of this permit.

The project description is as follows:

The project consists of a minor modification (CUP Case No. LU10-0094) to CUP Case No. 4400-1 to allow the continued use of a “Kennel/Catteries” [Ventura County Non-Coastal Zoning Ordinance, §8105-5]. More specifically, the project consists of the continued operation of a kennel for the purposes of boarding, training, and animal rescue of cats and dogs, from August 30, 2010, to August 30, 2020.

CUP Case No. LU10-0094 will encompass 1.99 acres of land and will be located entirely on Tax Assessor’s Parcel Number (APN) 090-0-190-335.

The kennel will be open to the public Monday through Sunday, 7 a.m. to 7 p.m. There will be eight employees, with varying shifts, who will work Monday through Sunday, 6 a.m. to 8 p.m. The kennel will be monitored on a 24 hour basis by the on-site caretaker. The daily number of customers at the facility will continue to be 20. The facility is completely fenced and gates are locked; there are security lights located at the parking lot area and a caretaker residing on the property.

The Permittee shall accommodate no more than 150 dogs and 40 cats on the site at one time. The animal waste handling activities shall consist of scooping the dog and cat kennels/exercise runs at least twice a day. The waste shall be placed in plastic bags in

buckets with lids and then tied off and transported to the trash dumpster, at noon and 6:00 p.m. daily.

The Permittee will continue use the following existing structures that were previously approved and permitted for the operation of the boarding kennel: a caretaker's residence with an attached garage [2,552 square feet (sq. ft)]; kennel office area (1,531 sq. ft.); covered kennels/exercise runs (8,137 sq. ft.); covered cat kennels (900 sq. ft); and, individual covered dog houses (912 sq. ft). The following structures are to be legalized as part of this minor modification request: covered exercise yards (2,482 sq. ft); covered kennels (1,240 sq. ft); two cargo storage containers (160 sq. ft. each); three storage sheds (324 sq. ft.); and, six shade structures (266 sq. ft.).

The existing development was subject to Variance No. 4642, which allowed the following on APN 090-0-190-335: (1) a reduction in required landscaping-from 10% to less than 2% of the parking lot area; (2) elimination of the front setback landscaping requirement; (3) elimination of the required planting of street trees; (4) elimination of the front setback requirement for required parking; and, (5) elimination in the required landscaping of 5% of the total permit area. Although the subject development has been granted approval of Variance No. 4642, the minor modification request does not require a deviation from the regulations and development standards set forth in the Ventura County Non-Coastal Zoning Ordinance. Therefore, Variance No. 4642 is null and void.

The Santa Paula Water Works will continue to provide water service to the project site. An on-site septic system will continue to provide sewage disposal services for the project site.

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

2. Days and Hours of Operation

Purpose: In order to conduct business hours consistent with typical commercial and industrial uses that are compatible with surrounding uses it is necessary to limit the days and hours of operation of the approved use.

Requirement: The kennel operations shall be limited to the following days and hours of operation:

The days and hours the kennel may be open to the public shall be limited to Monday through Sunday, 7 a.m. to 7 p.m. The employees' work shifts shall be limited to Monday through Sunday, 6 a.m. to 8 p.m. The caretakers residing in the approved on-site caretaker dwelling shall monitor the kennel on a 24 hour basis, as needed.

The Permittee shall post the hours of operation in an obvious location that can be seen by customers. The signage must be made of weatherproof and permanent material, and comply with the *Ventura County Non-Coastal Zoning Ordinance* (Article 10) and consistent with Condition No. 26 (below).

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

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

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

3. Required Improvements for CUP

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

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the project, including structures, paving, parking, and landscaping are completed in conformance with the approved plans stamped as hearing Exhibit 3 – Site Plan, Floor Plans, and Elevations. The Permittee shall 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 the Planning Division's stamped approval on the project plans and submit them to the County for inclusion in the project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the project file as necessary.

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

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

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

4. Site Maintenance

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

Requirement: The Permittee shall maintain the project site in compliance with the described uses outlined in Condition No. 1 (Permitted Land Uses). Only equipment and/or materials which the Planning Director determines to substantially comply with Condition No. 1 (Permitted Land Uses), or which are authorized by any subsequent amendments to this CUP, shall be stored on the property during the life of this CUP. In addition, the project site shall comply with the following regulations:

- a. No materials within the permit area may be piled or stored to a height greater than the height of the existing fence, unless such materials are enclosed within a permitted building.
- b. Only materials and equipment ancillary to the permitted use may be stored within the area that is subject to this CUP.
- c. All outside storage shall be fenced for security and public safety at the property line pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (§8109-3.4.2).
- d. Restrooms shall be open and available for those employed at the kennel.
- e. In accordance with the *Ventura County Non-Coastal Zoning Ordinance* (§8109-3.1.1) all new utility lines, including electric, communications, street lighting and cable television, shall be placed underground by the Permittee, who shall make the necessary arrangements with the utility companies for the installation of such facilities.

Documentation: Pursuant to Condition No. 1 (Permitted Land Uses), the CUP and any amendments thereto.

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

Monitoring and Reporting: The County Building Inspector, Public Works Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. (PL-4)

5. CUP Modification

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

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

6. Construction Activities

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

7. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in the *Ventura County Non-Coastal Zoning Ordinance* (2010, Article 14), which shall include, but is not limited to, the following:

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

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

8. Time Limits

a. Use inauguration:

- i. The approval decision for this CUP becomes effective upon the expiration of the 10 day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses provided in Condition No. 1 (Project Description).
- ii. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year [*Ventura County Non-Coastal Zoning Ordinance* (2005, §8111-4.7)] from the granting or approval of this CUP. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to inaugurate the permitted land use, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
- iii. Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

b. Permit Life or Operations Period

- i. The use granted by this CUP will expire on August 30, 2020.
- ii. The Permittee is primarily responsible for renewing the CUP or extending the Permit Life or Operations Period associated with the subject CUP. Failure of the County to provide notification to the Permittee of the expiration date shall not constitute grounds for continuance of this CUP after the expiration date.
- iii. The Planning Director may grant time extensions to this CUP, provided that:
 - The Permittee files an application for a modification to this CUP that is deemed complete prior to the expiration date. To that end, the Permittee is encouraged to submit the application to the Planning Division at least six months prior to the expiration date to allow County Planning staff time to evaluate and process

the extension. If the Permittee submits an application prior to the expiration date, this CUP will continue in force until action is taken on the CUP modification and on any appeals.

- The Permittee can demonstrate to the County that the Permittee has continuously complied with all conditions of this CUP since receiving it.
- The Permittee can demonstrate to the County that the permitted land uses remain compatible with the land uses in the general area.
- The Permittee can demonstrate to the County that the permitted land uses still comply with the CUP approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director.
- The Planning Director reviews the CUP modification application and provides a written determination of the decision on the requested time extension for this CUP. (PL-8)

9. Consolidation of All Approved Exhibits and Permits

Purpose: To ensure compliance with and notification of requirements of other federal, state, or local governmental regulatory agencies.

Requirement: The Permittee shall provide the Planning Division with documentation to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions.

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

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

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective project file. In the event that the permit is modified or changes are made by any other respective agency, the Permittee shall submit any revised documentation within 30 days of the modification. (PL-9)

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

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

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

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

Timing: Prior to issuance of a Zoning Clearance for use inauguration and until expiration of the CUP.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. (PL-10)

11. Recorded Notice of Land Use Entitlement

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

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

Documentation: Recorded Notice of Land Use Entitlement.

Timing: Prior to the 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 to the Planning Division for the project file. (PL-11)

12. Condition Compliance, Enforcement, and Other Responsibilities

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all staff time, material costs, or consultant costs associated with the approval of studies, generation of studies programs as described below in Condition 12b. Specifically, the Permittee or reports, on-going permit compliance, and monitoring shall bear the full costs of the following:
 - i. condition compliance costs which include, but are not limited to, staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,

- ii. monitoring and enforcement costs required by the *Ventura County Non-Coastal Zoning Ordinance* (2010, §8114-3). The Permittee, or the Permittee's successors-in-interest, shall bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections, public reports, penalty hearings, forfeiture of securities, and suspension of this CUP. Costs will be billed at the contract rates in effect at the time enforcement actions are required. The Permittee shall be billed for said costs and penalties pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (§8114-3.4).
- b. Maintenance of Revolving Compliance Account No. CC06-0063: Condition Compliance Account CC06-0063 was established pursuant to Umbrella Conditions (Part 1 of 2), Condition No. 9 of CUP 4400-1, and shall be maintained until this CUP expires (Condition 8, above). Condition Compliance Account CC06-0063 shall serve as a revolving condition compliance and enforcement account to be used by Ventura County agencies to cover costs incurred by Ventura County for Condition Compliance review, monitoring, and enforcement costs [Condition 12(a), above], and for enforcement costs and penalties assessed pursuant to the provisions of the Ventura County Ordinance Code, as it may be amended [Condition 12(c), below].

If any of the information provided in the existing reimbursement agreement for Condition Compliance Account CC06-0063 is outdated and/or incorrect, prior to issuance of a Zoning Clearance for Use Inauguration [Condition 8.a, above], the Permittee shall submit a new, signed reimbursement agreement with the updated and/or correct information. The reimbursement agreement obligates the Permittee to pay any Condition Compliance review, monitoring, and enforcement costs [Condition 12(a), above]. The reimbursement agreement also grants the Permittee the right to challenge any charges for Condition Compliance review, monitoring, and enforcement costs.
- c. Monitoring and Enforcement Costs: The deposit and reimbursement agreement are required to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. All permits issued by the Planning Division may be reviewed and the sites inspected no less than once every three years, unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspections or the resolution of confirmed violations of the conditions of this CUP and/or the *Ventura County Non-Coastal Zoning Ordinance* that may occur.

- d. Billing Process: The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment. (PL-12)

13. Defense and Indemnity

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

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

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

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

14. Invalidity of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event the Planning Director determines that any condition contained herein is in conflict with any other condition contained herein, then where principles of law do not provide to the

contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible.

In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee an action filed in a court of law, or threatened to be filed therein, which action is brought in the time period provided for by the *Code of Civil Procedures* (§1094.6), or other applicable law, this CUP shall be allowed to continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

If a court of law invalidates any condition, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked. (PL-14)

15. Consultant Review of Information and Consultant Work

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

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 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. (PL-15)

16. Relationship of CUP Conditions, Laws and Other Permits

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

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

A business tax certificate and regulatory licenses shall be obtained for operation of the dog and cat boarding kennel. (PL-16)

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 CUP. The designated contact person shall be available, via telecommunication, 24 hours a day.

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

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

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the respective project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. (PL-17)

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 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about the operation of the kennel may directly contact the Contact Person;
- b. If a written complaint about this project is received by the County, Planning staff will contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and,
- c. If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this permit is confirmed, County enforcement actions pursuant to §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance* may be initiated. (PL-18)

19. Change of Owner and/or Permittee

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

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

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

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

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

20. Implementation and Maintenance of Required Mission Rock Road Community Improvements¹

The Mission Rock Road area property owners created a Property Owners Association (POA) and recorded Codes, Covenants, and Restrictions (CC&Rs) requiring the on-going implementation and maintenance of the following items:

- a. The elimination of traffic related problems, pursuant to the approved "As Built" Road Improvement Plan dated August 20, 1992 (Drawing No. 62462-67);
- b. An effective drainage system which will deter sheet flooding, pursuant to the approved "As Built" Drainage Improvement Plan dated September 29, 1993 (Drawing No. 62408-14, GP8613); and,
- c. Adequate fire protection through the approved Fire Protection System Plans dated May 23, 1986, which include the installation and maintenance of fire hydrants and sufficient fire flow.

The Permittee shall continue to participate throughout the life of this CUP in the continued implementation and maintenance of the items noted above, as required by the POA and its CC&Rs, by providing, upon request, the Planning Director with a letter from the POA acknowledging payment of the required dues of the Permittee and showing the Permittee is in good standing with the POA and its CC&Rs.

21. Building Color/Material Specifications

Pursuant to the requirements of §8109-3.4.1 of the *Ventura County Non-Coastal Zoning Ordinance*, metal buildings, including accessory buildings, shall:

- (a) have exterior surfaces constructed or faced with a stainless steel, aluminum, painted, baked enamel, or similarly finished surface;
- (b) be reasonably screened from view from any street by other buildings or by appropriate walls, fencing, earth mounds or landscaping; or,
- (c) be located at least 100 feet from the street centerline.

22. Specific Industrial Zone Standards

Pursuant to Article 9 of the *Ventura County Non-Coastal Zoning Ordinance*, the Permittee shall maintain the kennel in compliance with the following requirements,

¹ This condition/mitigation measure is required in order to implement mitigation measures that were identified in the Mitigated Negative Declaration (1990, Section III, Environmental Impacts and Mitigation Measures, B. Implementation and Enforcement), which was adopted for projects within the Mission Rock Road Community.

which also satisfy the mitigation measures identified in the original MND that are designed to reduce the impacts of concentrations of pollutants that are discharged into the Santa Clara outfall as a result of flood channelization:

- a. **Objectionable Factors** - The following shall be maintained at levels which are appropriate for the zone and geographic area and are not objectionable at the point of measurement, as determined by the Planning Director, when the use is in normal operation:
 - (1) Smoke, odors, vapors, gases, acids, fumes, dust, dirt, fly ash, or other forms of air pollution;
 - (2) Noise, vibration, pulsations, or similar phenomena;
 - (3) Glare or heat; and,
 - (4) Radioactivity or electrical disturbance.

The point of measurement for these factors shall be at the lot or ownership line surrounding the use.

- b. **Hazardous Materials** - Land or buildings shall not be used or occupied in any manner so as to create any fire, explosive, or other hazard. All activities involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local and national safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment in compliance with the Ventura County Fire Protection District's regulations. The burning of waste materials in open fires without written approval of the Ventura County Fire Protection District is prohibited.
- c. **Liquid and Solid Wastes** - Liquid or solid wastes discharged from the premises shall be properly treated prior to discharge so as not to contaminate or pollute any watercourse or groundwater supply or interfere with bacterial processes in sewage treatment. The disposal or dumping of solid wastes, such as slag, paper, and fiber wastes, or other industrial wastes shall not be permitted on any premises.
- d. **Exceptions** - Exceptions to these regulations may be made during brief periods for reasonable cause, such as breakdown or overhaul of equipment, modification or cleaning of equipment, or other similar reason, when it is evident that such cause was not reasonably preventable, as determined by the Planning Director. These regulations shall not apply to the operation of motor vehicles or other transportation equipment unless otherwise specified.

23. Availability of Parking Spaces

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

Requirement: The Permittee shall ensure that the 11 motor vehicle parking spaces (including accessible spaces) for the kennel operation and the required two-vehicle covered parking spaces for the existing caretaker residence, remain continuously available for their intended parking use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee and Property Owner shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to, the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures.

Documentation: A stamped copy of the approved site plan.

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

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to use inauguration. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. (PL-24)

24. Trash and Recycling Storage Area

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

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

Timing: The Permittee shall submit elevation and floor plans of the proposed trash enclosure for review and approval by the Planning Division. The trash enclosure shall be installed prior to the issuance of the Zoning Clearance for use inauguration.

Documentation: A copy of the approved elevation and floor plans.

Monitoring and Reporting: The Planning Division maintains a copy of the approved plans in the project file. The Planning Division has the authority to inspect the site to ensure that the enclosure is constructed as illustrated on the approved plans prior to issuance of the Zoning Clearance for use inauguration. The Planning Division has the authority to periodically inspect the site to ensure that the trash enclosure is maintained

consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. (PL-30)

25. Landscaping

a. Required M3 Zone Landscaping

Purpose: The purpose of this condition is to ensure that the Permittee maintains the project site in compliance with the County's landscaping requirements for the M3 zone.

Requirement: Pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (§8109-0.6.4) projects in the M3 zone: shall have at least five percent of the permit area landscaped; required yards adjacent to streets shall be improved with appropriate permanently maintained evergreen plant material or ground covers; and, trees shall be planted along the street line of each site.

b. Landscape Screening

Purpose: The purpose of this landscape screening condition is to ensure that the project complies with the County's General Plan Policies related to protecting eligible scenic resources and the 2001 Mitigated Negative Declaration Addendum, which identified potentially significant, but mitigable, impacts to visual resources.

Requirement: Landscape screening shall be provided to soften the appearance of the industrial site from motorists traveling on State Route 126, by complying with the following:

1. Provides visual relief. Landscaping shall be provided that softens and screens the project from State Highway 126 and blends in with the surrounding environment, which is agriculture crop production and industrial uses.
2. Ensures compatibility with community character. Landscaping shall be provided that visually integrates the development with the character of the surrounding community.

In addition, all required landscaping shall be designed to require minimal amounts of water and to use required water efficiently, in accordance with the water efficiency requirements of the Landscape Design Criteria, and shall achieve the following design objectives:

3. Use Available Non-potable Sources of Water. The landscape shall integrate the harvesting and/or use of alternative, non-potable

sources of water, including stormwater, reclaimed water, and graywater, where feasible.

4. Protection of Solar Access. The landscape shall be designed 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 building using passive solar heat collection.
5. Create Viable Growing Environment. Landscape design shall address the needs of the plants to ensure their health, long-term viability and protection.
6. Crime Deterring. The landscape design shall deter crime by allowing unobstructed views of vulnerable doors and windows from the street and other properties, avoiding blind spots and hiding spaces, and creating pedestrian walkways that are safe.

Documentation: The Permittee shall submit to the County of Ventura Planning Division for review and approval three sets of a draft landscape plan prepared by a California registered landscape architect (or other qualified individual as approved by the Planning Director), demonstrating compliance with the requirements set forth in this condition (above). Additionally, the Permittee shall install and maintain the approved landscaping for the approved, un-built parking lot area (Permit Adjustment Case No. LU09-0086) pursuant to the approved landscaping plans, dated October 14, 2009, prepared by Jordan, Gilbert & Bain, Landscape Architects, Inc. Any changes to approved landscape plans that affect the character or quantity of the plant material or irrigation system design must be approved by the Planning Director prior to installation.

Timing: The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for use inauguration. The Permittee shall install all required landscaping prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Planning Division maintains the landscape plans and statement by the landscape architect provided by the Permittee in the project file and has the authority to periodically confirm that the landscaping is maintained by the Permittee in accordance with the approved plan consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. The Permittee is required to remedy any defects in landscape maintenance, as indicated by the County inspector, within two weeks of written notification of such defect. The Permittee shall bear the full cost of the County's landscape maintenance inspection and review. Any future landscaping of the industrial site shall be in conformance with any adopted Ventura County

Landscape Design Guidelines and the standards set forth in the *Ventura County Non-Coastal Zoning Ordinance* (§8109-0.6.4).

26. Sign Plan

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

Requirement: The Permittee shall submit two copies of a sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for use inauguration. 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. In addition, the Permittee shall post a sign at the entrance to the project site that provides information on the permitted hours of operation, including telephone numbers for the Contact Person. (See Condition 17 – Contact Person.)

Documentation: A stamped copy of the approved sign plan.

Timing: The Permittee shall submit the sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for use inauguration. The signage must be maintained on-site for the life of the permit.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved sign plan in the project file. The Permittee shall be responsible for obtaining a Zoning Clearance for any new or replacement sign to assure that the signage for the project continues to comply with the approved sign plan and Chapter 1, Article 10 of the *Ventura County Non-Coastal Ordinance*. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. (PL-23)

27. Archaeological Resources Inadvertently Discovered During Ground Disturbance

Purpose: In order to mitigate potential impacts to archaeological resources inadvertently discovered during ground disturbance during the construction of the approved, un-built parking lot area (Permit Adjustment Case No. LU09-0086).

Requirement: The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
 - i. Cease operations and assure the preservation of the area in which the discovery was made;
 - ii. Notify the Planning Director in writing, within three days of the discovery;

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

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: Archaeologist's reports shall be provided to the Planning Division immediately upon completion.

Monitoring and Reporting: The Permittee shall provide any archaeologist's report prepared for the project site to the Planning Division to be made a part of the project file. The Permittee shall implement any recommendations made in the archaeologist's report to the satisfaction of the Planning Director. (PL-59)

28. 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 CUP 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. Any questions about what constitutes significant off-site nuisance levels shall be resolved by the Planning Director

or other public agency (e.g., the Air Pollution Control District) as the Planning Director may designate.

II. Environmental Health Division (EHD) Conditions

29. The storage, handling, and disposal of animal wastes shall be in a manner that will not create or promote potential vector breeding sources. This can be accomplished by storing the waste in water tight containers with tight fitting lids and removed from the property at least once each week, or by other methods approved by EHD.

30. Wastewater generated from confined animal enclosures must be handled in a manner consistent with the State Water Resources Control Board Guidelines for Animal Confinement Areas.

31. Only domestic waste as defined in the County Building Code Ordinance shall be discharged into the on-site sewage disposal system.

32. The Los Angeles Regional Water Quality Control Board adopted Order No. 01-031 to require general waste discharge requirements for commercial and multifamily sewage disposal systems (septic systems). Wastewater generated by the project may be subject to waste discharge requirements. For more information regarding the Order and waste discharge requirements, please contact the Los Angeles Regional Water Quality Control Board at (213) 576-6600.

33. Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall obtain a Waste Discharge Report/determination of exemption for the sewage disposal system (septic system) from the Los Angeles Regional Water Quality Control Board or written authorization from the Los Angeles Regional Water Quality Control Board for EHD to issue appropriate permits.

PUBLIC WORKS AGENCY (PWA) Conditions

The PWA - Watershed Protection District (WPD) conditions (below) will satisfy the mitigation measures identified in the original MND, which will reduce impacts from pollutants that are discharged into the Santa Clara River outfall as a result of flood channelization. Monitoring of the mitigation measures shall consist of annual inspections, responding to complaints, and the issuance of, and compliance with, the required WPD permits. The Ventura County Planning Division will verify that the Permittee has obtained the required WPD permits and will ensure compliance with Condition Nos. 36 through 44, through inspection and monitoring activities conducted

pursuant to Condition No. 12 and §8114-3.5 of the *Ventura County Non-Coastal Zoning Ordinance*.²

III. Engineering Services Department (ESD) Conditions

34. Grading Permit

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

Requirement: The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Development and Inspection Services Division for review and approval. A State licensed civil engineer must prepare and submit the grading plans to the 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: All materials, as detailed on Public Works Agency Form DS-37 and/or DS-44, must be submitted to the Development and Inspection Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be approved prior to issuance of a zoning clearance for use inauguration.

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. (ESD-1)

35. Drainage Plan

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

Requirement: The Permittee shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a registered civil engineer, to the Public Works Agency's Development and Inspection Services Division for review and approval. The Permittee shall post sufficient surety in order to ensure proper completion of the drainage plan.

²These condition/mitigation measures (Condition Nos. 36-44) are required in order to implement mitigation measures that were identified in the Mitigated Negative Declaration (1990, Section III, Environmental Impacts and Mitigation Measures, B. Implementation and Enforcement). The mitigation measures are required in order to mitigate potential flooding impacts.

Documentation: Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. The hydrologic and hydraulic calculations shall include evidence that all the buildable sites in the proposed project will be protected from flooding based on a 1% annual chance storm.

Timing: All documentation, as specified above, must be approved by the Public Works Agency prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: Public Works Agency engineers will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports. (ESD-2)

IV. Groundwater Section Conditions

36. All animal waste solids shall be placed in covered dumpster containers and removed to a legal off-site receiving facility such as a landfill or similar location approved for such disposal. Upon request the Permittee shall provide the Watershed Protection District copies of all manifested animal waste solids hauled to the legal off-site receiving facility.

37. Store all hazardous materials, chemicals, and fertilizers in a building properly designated and equipped for the safe storage of the hazardous materials, chemicals and fertilizers.

V. Water Quality Section (WQ) Conditions

38. NPDES Permit Compliance

Development shall be undertaken in accordance with all conditions and requirements of the Ventura Countywide Stormwater Quality Management Program, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002 (Stormwater Permit). The project shall employ NPDES best management practices in accordance with the Ventura Countywide Stormwater Program "Technical Guidance Manual for Stormwater Quality Control Measures" (Technical Guidance Manual), the California Stormwater Quality Association (CASQA) "BMP Handbooks" and/or other approved reference documents cited in the Stormwater Permit.

39. Maintenance Plan

Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Watershed Protection District with a written Maintenance Manual detailing

how the proposed porous pavement and Best Management Practices (BMP) devices will be managed in accordance with Appendix D of the Technical Guidance Manual. The Permittee shall keep copies of all maintenance records and inspection logs for at least 3 years and provide them to the Watershed Protection District upon request.

40. Maintenance Agreement

Prior to issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Watershed Protection District with a copy of a recorded County "Covenant for Maintenance of Stormwater Treatment Device" (available at <http://ventura.org/rma/planning/Permits/discretionary.html>), which requires all property owners and their successors in interest to assume all BMPs duties and responsibilities including, but not limited to, maintenance of all BMPs and all equipment which is required for implementation of BMPs. Contained within the Covenant and Deed Restriction must be a description of the BMPs that are being provided as part of the project, a description of the maintenance requirements and how the necessary maintenance shall be performed.

41. Compliance with SQUIMP

Prior to the issuance of a Zoning Clearance for use inauguration, the Water Quality Section shall inspect the installed porous pavement to ensure that property Low Impact Development and Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) conditions have been met.

VI. Encroachment and Watercourse Permits Section (EWP) Condition

42. Prior to the issuance of a Zoning Clearance or grading permit for the approved, un-built parking lot area (Permit Adjustment Case No. LU09-0086) (whichever occurs first), the Permittee shall submit to WPD a copy of the approved construction or grading plan showing the details of the porous pavement for review and concurrence of conformance with the Drainage report. The Permittee must provide the WPD with documentation, including photo-documentation, that the porous pavement has been constructed. All costs and fees associated with compliance with this condition is the responsibility of the Permittee.

43. Verification of Compliance

All recommendations in the Preliminary Drainage Report prepared by Hawks & Associates, dated February 10, 2009, shall be implemented and incorporated into the construction or grading plans for the approved, un-built parking lot area (Permit Adjustment Case No. LU09-0086).

VI. Floodplain Management Section

44. Floodplain Clearance (Development proposed outside of the 1% annual chance floodplain)

Purpose: To comply with the *Ventura County Flood Damage Mitigation Ordinance* and *Ventura County General Plan Goals, Policies and Procedures Policy 2.10.2* to technically verify that impacts to the proposed development are less than significant from flooding conditions during the 1% annual chance storm event.

Requirement: The Permittee shall obtain a Floodplain Clearance from the County Floodplain Manager. The Floodplain Clearance will be verified by the County Floodplain Manager that the proposed development is located outside the mapped boundaries of the 1% annual chance floodplain as determined from the latest available Digital Flood Insurance Rate Map (DFIRM) provided by the Federal Emergency Management Agency (FEMA).

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

Timing: The Floodplain Clearance shall be obtained prior to the approval of a building permit, a grading permit, or an underground storage tank and septic tank permit.

Monitoring and Reporting: A copy of the approved Floodplain Clearance shall be provided to the RMA, Building and Safety Division as well as maintained in the case file by the Public Works Agency. (EWP-6)

VII. Ventura County Fire Protection District (VCFPD) Conditions

45. Post Address Numbers

Address numbers, a minimum of six inches high, shall be installed on the fence outside the facility facing the street. The numbers shall be of contrasting color to the background, and shall be readily visible at night. Brass or gold plated numbers shall not be used. Address numbers may be increased in size at the discretion of the Fire District.

46. Access Road Gates

Any gates to control vehicle access are to be located to allow a vehicle waiting for entrance to be completely off the intersecting roadway. A minimum clear open width of 20 feet shall be provided. If gates are to be locked, a Knox system shall be installed. (VCFPD-30)

47. Fire Extinguishers

Fire extinguishers shall be installed in accordance with the International Fire Code. The placement of extinguishers shall be subject to review by the VCFPD.

48. Fire Code Permits

Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall obtain all applicable International Fire Code (IFC) permits. Storage and use of hazardous materials shall be in accordance with the IFC.

49. Change of Ownership: At least 10 days prior to any change in ownership the Permittee shall submit written notification to the VCFPD.

VIII. Ventura County Sheriff's Department Conditions

50. The Permittee shall provide adequate security lighting (e.g., parking lots to be well lighted with a minimum 1 foot candle of light at ground level, lighting devices to be protected from the elements and constructed of vandal resistant materials and located high enough to discourage anyone on the ground from tampering with them).

51. The Permittee shall avoid installing landscaping which interferes with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, and trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level).

IX. Animal Services Department (ASD) Conditions

52. Health and Safety of animals

Purpose: To insure that buildings and structures meet the health and safety needs of the animals.

Requirement: All kennels and the facility shall be kept clean, dry, and free from debris. Kennels must be protected against environmental extremes as well as have adequate ventilation and air flow.

Dogs must have a resting surface 6 inches off the kennel floor.

All walls separating kennels shall be 5 feet high.

Kennel flooring shall be made of concrete inside and outside. The concrete flooring shall be graded and sealed which allows the water to run off and not create free standing water.

Kennel walls must be made or constructed of non-porous material, to allow for easy and effective disinfection. Kennels are to be kept free of debris or material that interferes with proper sanitation. Kennels shall be kept free of any sharp objects or edges that would cause the animal injury.

Timing: Completed prior to the issuance of Kennel License.

Monitoring and Reporting: Ventura County Animal Services has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition.

53. Circulation of animals

Purpose: To insure the animals have enough room to circulate.

Requirement: Indoor kennels must meet the minimum sizes:

3'Wx3'Lx6'H = small to medium dogs

4'Wx4'Lx6'H = large dogs

5'Wx5'Lx6'H = extra large dogs

The number of dogs per kennel is based on these minimum sizes:

5'Wx10'Lx6'H = 1 large dog or 2 small dogs

5'Wx15'Lx6'H = 2 large dogs or 4 small dogs

Exercise pens must be at least 10' by 10' in size. The exercise pens must have a shaded area for hot days. All dogs shall have a minimum of 30 minutes of exercise in a pen daily. Puppies shall be exercised twice a day.

Timing: Completed prior to the issuance of Kennel License.

Monitoring and Reporting: Ventura County Animal Services has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition.

54. Prevention of Infections and Diseases

Purpose: To prevent the outbreak of infections and disease.

Requirement: Pet waste shall be removed at least twice a day and put into an airtight trash type container or hosed down the drain. The Permittee shall arrange to have the solid waste picked up on a weekly basis by a licensed waste hauler.

Kitchens or any area surface where food is kept or prepared must be disinfected daily. Dog food must be kept in airtight containers that must be rodent and pest proof.

Bedding and blankets must be washed every other day. If the blanket or bedding is soiled it must be removed immediately and a new fresh blanket given to the dog. The

Permittee shall add bleach or a bleach alternative to the laundry detergent used to wash blankets.

Kennels are to be disinfected and sanitized daily. Any disinfectant that is used must be non-harmful to animals and used within the manufacturer's guidelines. Dogs are to be removed from the kennels while it is being cleaned.

Timing: Completed prior to the issuance of Kennel License.

Monitoring and Reporting: Ventura County Animal Services has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition.

55. Feeding Procedures and Schedules

Purpose: To insure the animals are properly fed.

Requirement: At a minimum, dogs must be fed once per day and 2-3 times per day for puppies. Dogs must have fresh water available at all times.

Food bowls must be removed after the dog(s) is finished eating and any left over's need to be thrown away. If daily food bowls are not provided and removed, there must be only enough feed for 1 day and it must be placed in a bottom feeder.

For disinfection, food bowls must be soaked in bleach for a minimum of 10 minutes then washed and air dried. If the Permittee uses a dishwasher, the Permittee shall wash the dishes with dish soap and then put the dishes into the dishwasher.

Timing: Completed prior to the issuance of Kennel License.

Monitoring and Reporting: Ventura County Animal Services has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition.

56. Incoming Animals

Purpose: To prevent the spread of infections from incoming animals.

Requirement: Every dog must be current on all its vaccinations including rabies.

Any and all veterinary records must be available for review at any time during normal business hours.

Documentation: Veterinary Records and Kennel Inventory.

Timing: Completed prior to the issuance of Kennel License.

Monitoring and Reporting: Ventura County Animal Services has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition.

57. Evacuation Procedures

Purpose: To insure the swift evacuation of animals during an emergency.

Requirement: A written fire evacuation plan shall be approved by Ventura County Animal Services.

Documentation: Preparation of a plan.

Timing: Completed prior to the issuance of Kennel License.

Monitoring and Reporting: Ventura County Animal Services has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition.

