



## Planning Director Staff Report Hearing on March 27, 2025

### County of Ventura • Resource Management Agency

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

#### TWINN HOLDINGS CONTRACTOR STORAGE YARD PLANNED DEVELOPMENT PERMIT (PD) CASE NO. PL23-0109

##### A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Planned Development (PD) permit for a Contractor Service and Storage Yard (Case No. PL23-0109).
2. **Applicant:** Twinn Holdings, LLC., 475 Santa Rosa Lane, Montecito, CA 93108
3. **Property Owner:** OST Trucks and Cranes, Inc., P.O. Box 237, Ventura, CA 93002
4. **Applicant's Representative:** Flowers and Associates, c/o Mr. Stephen Peterson, 115 West Canon Perdido Street, Santa Barbara, CA 93101
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-5 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested PD Permit.
6. **Project Site Size, Location, and Parcel Number:** The project site consists of a 3.63-acre portion of a 12.09-acre parcel, located at 3051 North Ventura Avenue, near the intersection of North Ventura Avenue and Dakota Drive, near the city of Ventura, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 068-0-020-025 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Industrial
  - b. North Ventura Area Plan Land Use Map Designation: Industrial
  - c. Zoning Designation: M3-10,000 sq. ft. (General Industrial, 10,000 square foot minimum lot size)
8. **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 square foot minimum lot size)	Industrial and Oil and Gas Uses

Location in Relation to the Project Site	Zoning	Land Uses/Development
East	North Ventura Avenue/City of Ventura	Public Roadway/ Industrial and Residential Uses
South	M3-10,000 sq. ft./City of Ventura	Outdoor Storage/Residential Uses
West	M3-10,000 sq. ft.	Outdoor Contractor Storage Yard

- 9. History:** Aera Energy currently has operations on the north portion of the parcel and those operations will remain unchanged with the requested Planned Development Permit.

The subject parcel had originally been included in the 1948 application for Special Use Permit (SUP) No. 35, which covers a large area of the oil field to the east side of Ventura Avenue in the hills north of the City of the City of Ventura. On November 16, 1948, the Board of Supervisors approved SUP No. 35 to the Tidewater Associated Oil Company which brought their existing oil field operations under permit, however, the Planning Commission at that time determined that the storage occurring at Gas Plant No. 6 on the subject parcel was a legally non-conforming use which would require no permit until such time as 'material additions or extensions' were desired. Therefore, the property was not covered by any previous SUP, or the subsequent designation as Conditional Use Permit (CUP), until 197

On December 4, 1975, the Board of Supervisors approved Conditional Use Permit No. 3573 (CUP 3573) to the Getty Oil Company to continue the storage and loading of liquefied petroleum and crude oil on the subject parcel.

On May 5, 1982, a minor modification to CUP 3573 (Minor Mod #1) was approved by the Planning Director for the drilling of an oilfield water injection well in order to enhance the recovery from the two existing oil and gas wells on the site. The request for a Contractor's Service and Storage Yard would not conflict with CUP 3573, and CUP 3573 would not be affected by this request.

On May 15, 2018, a Notice of Violation (CV23-0143) was placed on the subject parcel for the unpermitted storage of machinery, equipment, and the stockpiling of rock and fill. This violation was abated with the removal of all violations from site on July 7, 2023.

On September 25, 2023, the subject Planned Development Permit was submitted for a Contractor Service and Storage Yard on the subject property.

- 10. Project Description:** The proposed project is a request for a Planned Development Permit to allow a Contractor Service and Storage Yard on a 3.63-acre portion of a 12.09-acre parcel zoned M-3 with an Industrial Land Use Designation. The project would include installation of a 6-foot-tall chain link fence around the perimeter of the storage yard area. No internal fencing is proposed. No structures are proposed. The existing pervious crushed asphalt base covering the

ground surface of the site would remain and portions of the yard would be leased for storage of construction equipment and materials. An approximately 25-foot-wide landscape buffer would be installed along the Ventura Avenue property line and along the south property line to provide visual screening. Two existing mature oak trees in the southeast corner of the site would remain. A new 3-foot-tall split rail wooden fence would separate the landscape area from the storage area. Total landscape area would be .294 acres, equivalent to 5.09% of the permit area and would be irrigated by a water truck. The yard area located nearest to Ventura Ave, the oak trees and the neighboring residence would be designated as a quiet storage area and reserved for tenants with only infrequent visitation to the site. Access would be provided via an existing 25-foot-wide asphalt entrance road off Ventura Avenue with two existing chain link electric rolling gates with keypad entry. Three existing lights on 8-foot poles would remain. Drop-off and pick up of storage items from the site would be allowed between 7am and 7pm, 7 days a week. No employees will work on-site. Only temporary brief visitation for drop-off and pick-up of storage items will occur.

Aera would retain access to one idle oil well (RBU Willett 7, API 0411121023) within the storage yard for maintenance and eventual decommissioning of the well. A 25-foot diameter buffer area around the idle well would remain open, with no storage allowed there.

Two existing fire hydrants would serve the site as per Ventura County Fire Department requirements: one located along the Ventura Ave frontage served by City of Ventura Water, and another located on the neighboring parcel to the west (APN 068-0-040-155) near the Ventura River Bike Trail and served by the Casitas Municipal Water District. (Exhibit 3).

## **B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The project involves the continued use of a contractor's service and storage yard with no permanent buildings. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

Therefore, this project is categorically exempt from the CEQA Guidelines pursuant to Section 15301 (Existing Facilities) for the use of the graded areas for a Contractors

Service and Storage Yard, and Section 15303 (New Construction of Conversion of Small Structures) for the proposed perimeter fencing.

### **C. CONSISTENCY WITH THE GENERAL PLAN / NORTH VENTURA AREA PLAN**

The proposed project has been analyzed and determined to be consistent with all applicable General Plan and North Ventura Area Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 4 of this Staff Report.

### **D. ZONING ORDINANCE COMPLIANCE**

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

Pursuant to the requirements of the Ventura County NCZO (Section 8105-5), the proposed use is allowed in the General Industrial zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project will comply with the requirements of the Ventura County NCZO.

Additionally, the proposed perimeter fencing along Ventura Avenue, and the adjacent residential property to the south, and entry gate, have been reviewed for consistency with standards in NCZO Section 8106-8.1 for Fences, Gates, and Retaining Walls, and the proposed fencing complies with all the required standards.

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

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

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

Based on the information and analysis presented in Sections C and D and Exhibit 4 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

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

The proposed project represents an industrial use and would be located on a lot zoned for heavy industrial. The adjoining lots to the subject property are developed with similar land uses and oil and gas activities. The use for an outdoor contract storage yard is compatible the character of the surrounding, legally established



development. Additionally, the area immediately adjacent to the residential property will be landscaped and include storage area for low traffic tenants to prevent the use from being a nuisance to the adjacent property.

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

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

The proposed development would be located on a lot that had been historically used for contractor storage and surrounded by lots of similar uses including oil and gas operations. The issuance of the Conditional Use Permit would ensure that the use would not be obnoxious, harmful, or impair the utility of the neighboring properties or uses. Compliance checks will be performed throughout the life of the permit to ensure compliance. Additionally, the area immediately adjacent to the residential property will be landscaped and include storage area for low traffic tenants to prevent the use from being a nuisance to the adjacent property.

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

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

The proposed use as a contractor service and storage yard would not be detrimental to the public interest, health, safety, convenience, or welfare. The project would be fenced, and access would be limited to those individuals with equipment stored onsite. The site would be landscaped to help screen the storage yard from offsite viewpoints and will include a fence along the adjacent residential property to the south of the project site.

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

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

The proposed development would be located on a lot zoned for heavy industrial that allows for manufacturing, processing, and fabrication activities and is the heaviest manufacturing zone in the County. The adjoining lots to the subject property are developed with similar land uses and oil and gas activities. The use for an outdoor contract storage yard is compatible with the existing and potential land uses in the general area. Additionally, the project is conditioned include a fence along the adjacent residential property to the south of the project site.

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

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

Pursuant to CEQA guidelines and Staff's analysis in Section B above, the Project was determined to qualify for a categorical exemption as a Class 1, Section 15301 (Existing Facilities) exemption for the use of the graded areas for a Contractors Service and Storage Yard, and Section 15303 (New Construction of Conversion of Small Structures) for the proposed perimeter fencing.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On March 14, 2025, 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*.

The project site is located within the City of Ventura's Sphere of Influence. Therefore, on September 27, 2023, the Planning Division notified the City of Ventura of the proposed project and requested the City of Ventura to submit any comments that the City might have on the proposed project. No comments were received.

**G. RECOMMENDED ACTIONS**

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a PD Permit pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** PD Permit Case No. PL23-0109, subject to the conditions of approval (Exhibit 5).

5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact Thomas Chaffee at (805) 654-2406 or [Thomas.Chaffee@ventura.org](mailto:Thomas.Chaffee@ventura.org).

Prepared by:

*Thomas Chaffee*

---

Thomas Chaffee, Case Planner  
Commercial/Industrial Permits Section  
Ventura County Planning Division

Reviewed by:



---

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

#### **EXHIBITS**

- |           |                                   |
|-----------|-----------------------------------|
| Exhibit 2 | Maps                              |
| Exhibit 3 | Site Plans                        |
| Exhibit 4 | General Plan Consistency Analysis |
| Exhibit 5 | Conditions of Approval            |



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



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 02-26-2025



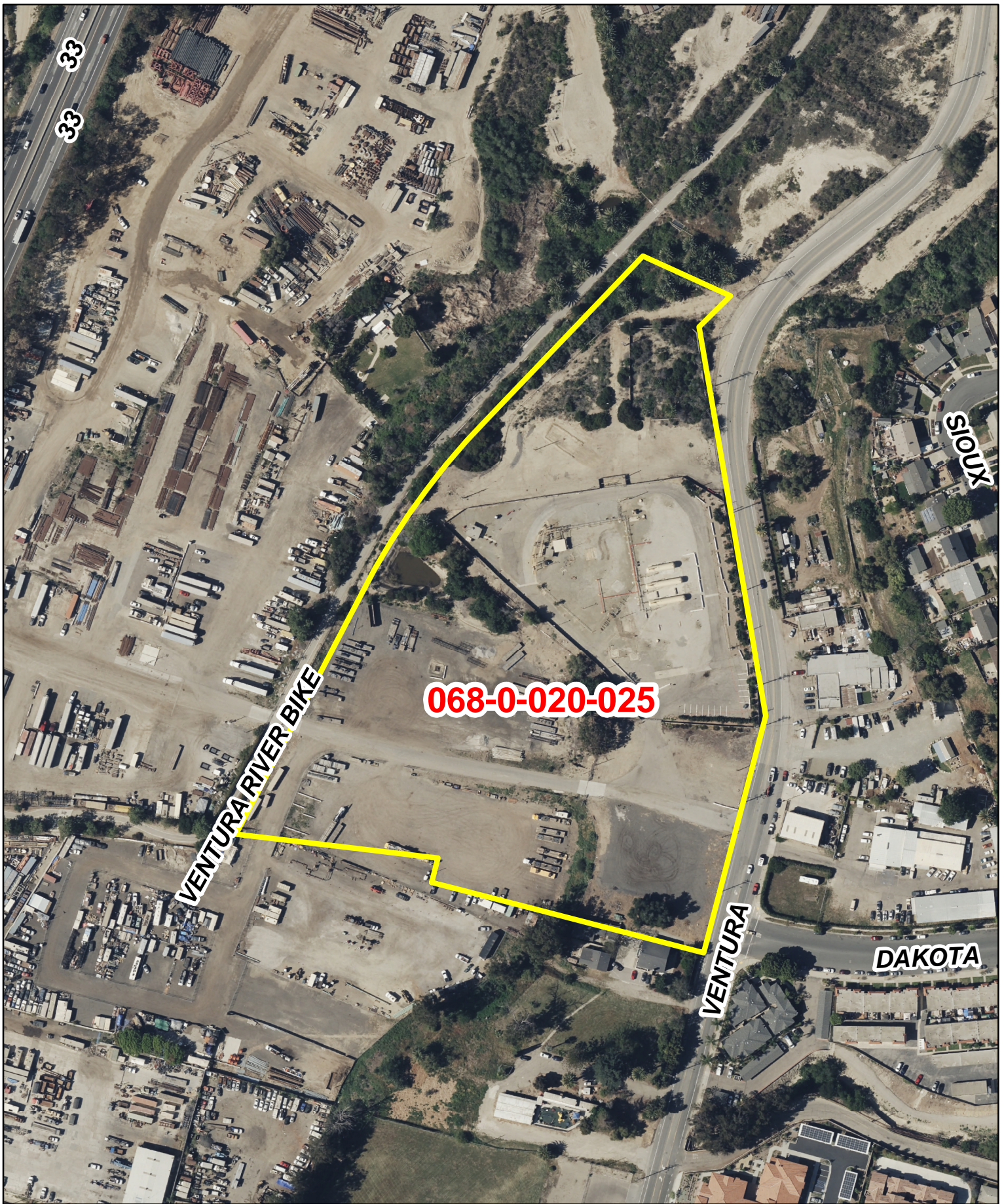
County of Ventura  
Planning Director Hearing  
March 27, 2025  
Case No. PL23-0109  
Exhibit 2 - Maps

0 10,000 20,000 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map nor does it involve a risk of economic loss or physical injury should be made in reliance thereon.



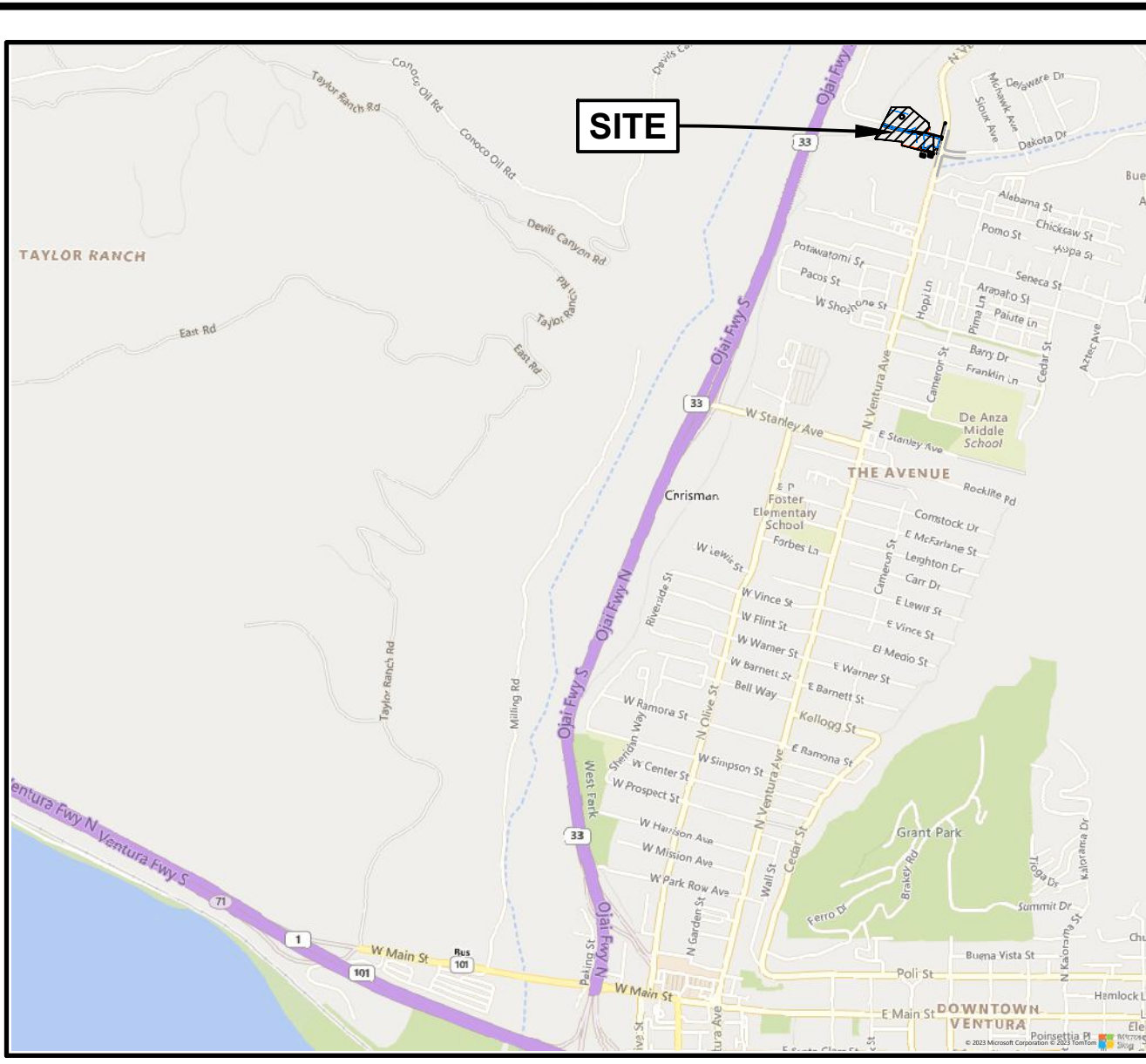
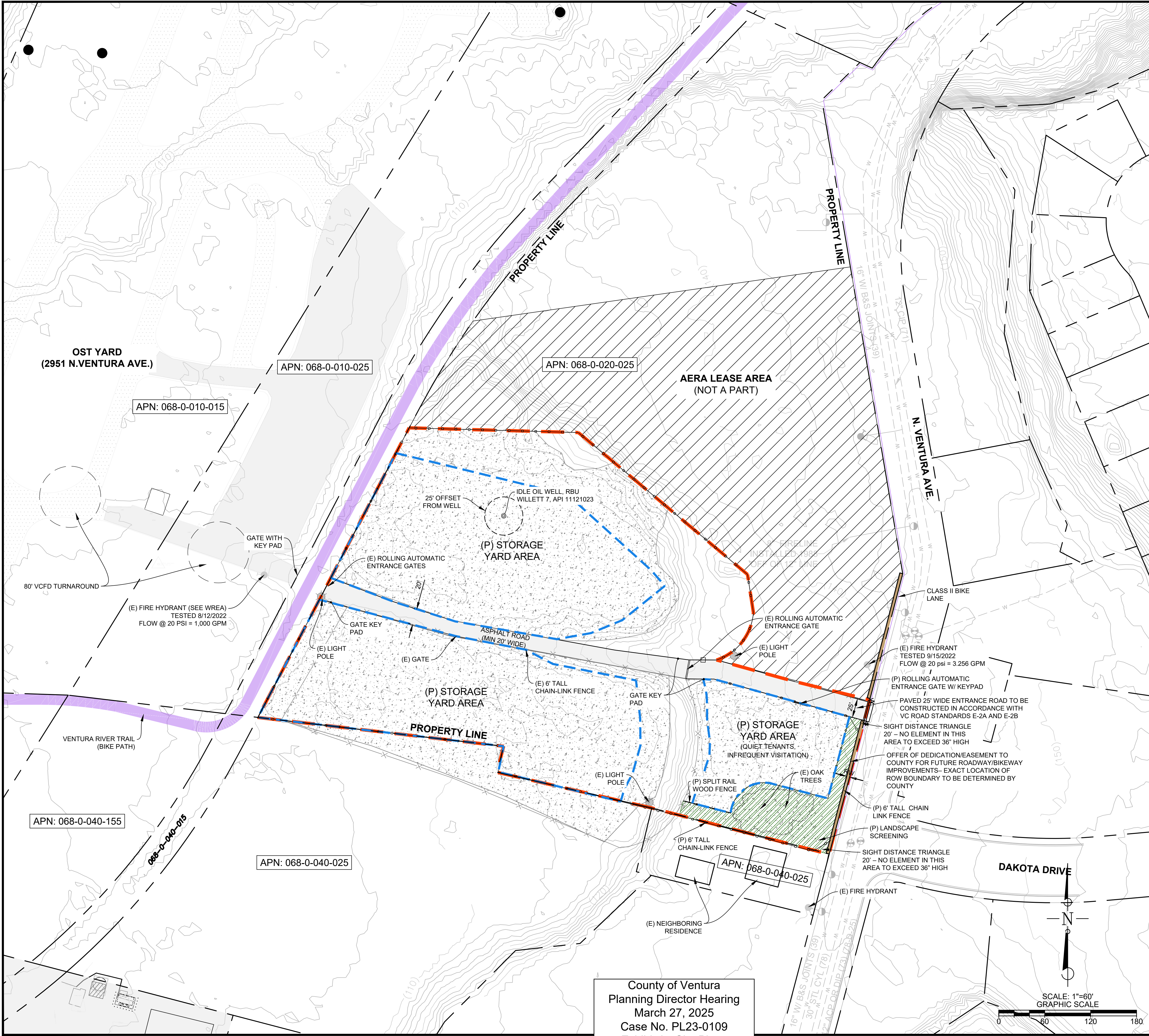












PROJECT INFORMATION:

APN: 068-0-020-025  
ADDRESS: 3051 N. VENTURA AVENUE, VENTURA, CA 93001  
ZONING: M3 - 10,000 SF  
LOT SIZE: 12.09 ACRES  
GENERAL PLAN DESIGNATION: INDUSTRIAL

**PROPERTY OWNER**  
OST TRUCKS & CRANES, INC  
2951 N. VENTURA AVENUE  
VENTURA, CA 93001

**APPLICANT**  
CONTACT: TWINN HOLDINGS, LLC  
475 SANTA ROSA LANE  
MONTECITO, CA 93108

SITE STATISTICS:

TOTAL PERMIT AREA: 5.78 AC  
TOTAL LANDSCAPE AREA: 0.294 AC (5.09% OF PERMIT AREA)  
TOTAL STORAGE AREA: 3.63 AC  
QUIET STORAGE AREA: 0.52 AC

LEGEND

- PROPERTY LINE
- PROPOSED PERMIT AREA BOUNDARY
- (E) FENCE
- (E) BIKE PATH
- (E) PAVEMENT
- (E) CRUSHED ASPHALT BASE
- (P) LANDSCAPING SCREENING
- PROPOSED WOODEN SPLIT-RAIL FENCE 3-FT TALL
- PROPOSED CHAIN-LINK FENCE 6-FT TALL
- OFFER OF DEDICATION/EASEMENT IN ROW
- PROPOSED STORAGE AREA USE BOUNDARY

County of Ventura  
Planning Director Hearing  
March 27, 2025  
Case No. PL23-0109  
Exhibit 3 - Site Plans

FLOWERS & ASSOCIATES, INC.  
115 W. Canon Perdido Street  
Santa Barbara, CA 93101  
Telephone (805) 966-2224

1

SHEET 1 OF 3

MARCH 17, 2025

W.O. 22031

SITE PLAN

TWINN HOLDINGS, LLC  
3051 NORTH VENTURA AVENUE  
APN: 068-0-020-025  
COUNTY OF VENTURA, CALIFORNIA

DESCRIPTION

NO.

DATE

APPROVED

REVISIONS

BY: NOT FOR CONSTRUCTION

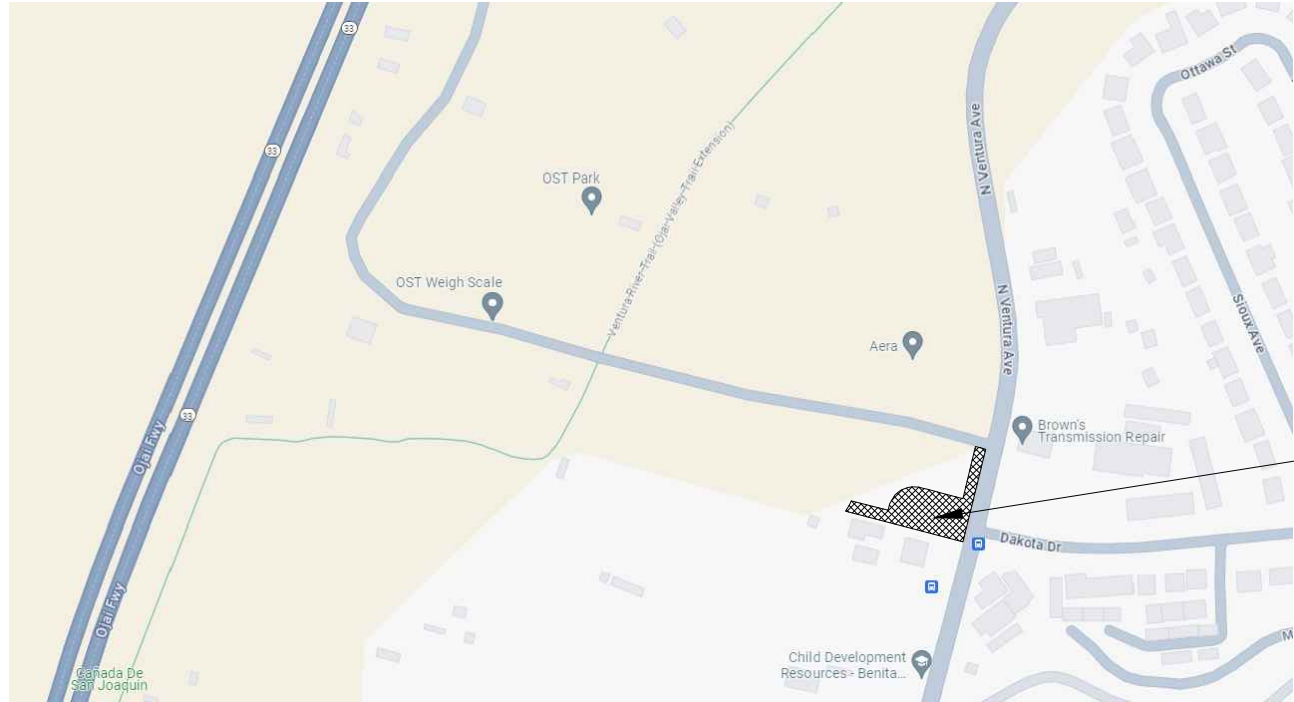
DATE:

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.

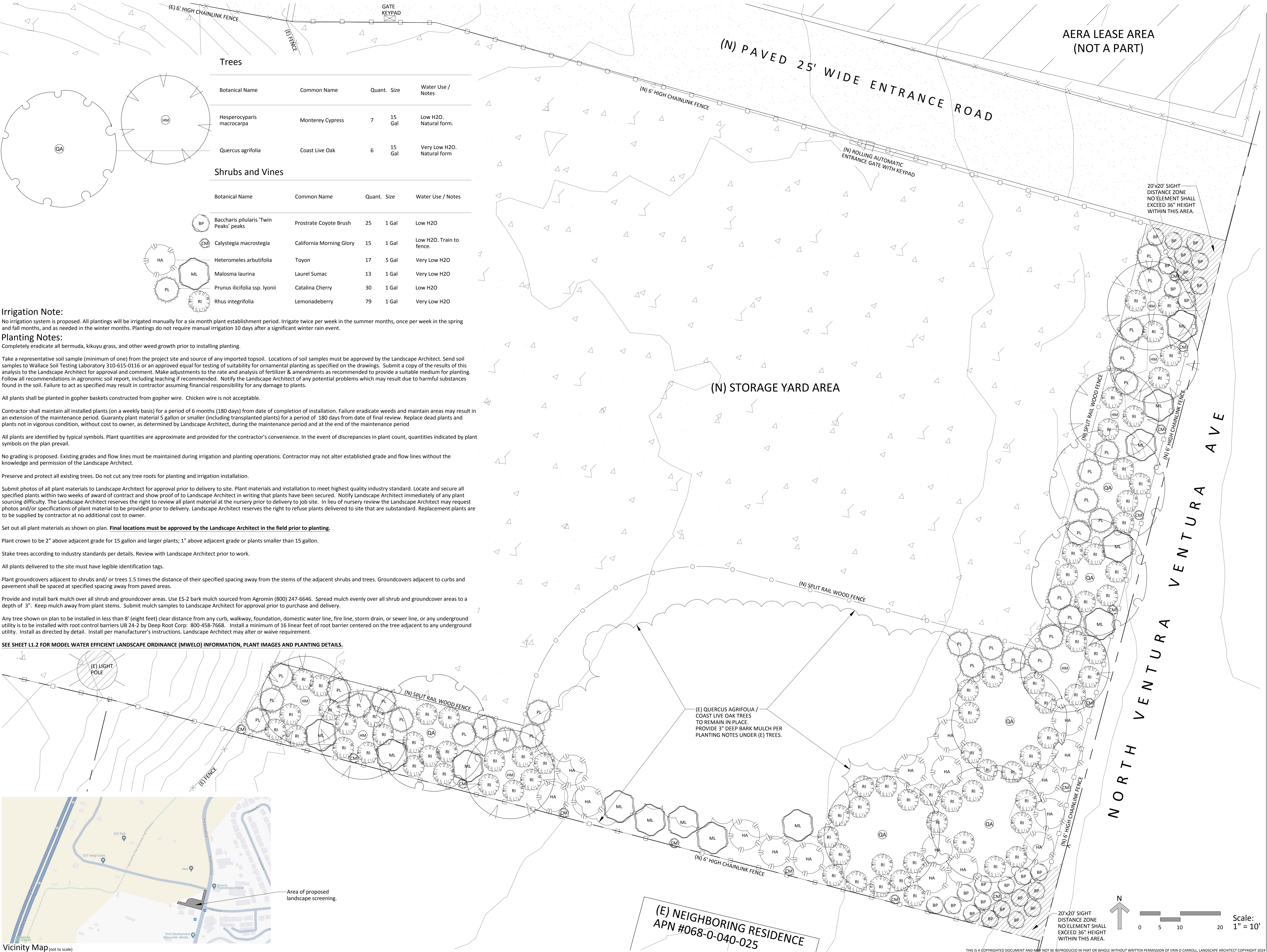
PLOTTED: Monday, March 17, 2025 4:37:09 PM 22031 - VENTURA STORAGE - REDUCED STORAGE.DWG



Drawing Name: C:\Users\erinoc\OneDrive\Desktop\In Progress Projects\Twin Holdings LLC\Drawings\Construction Drawings\Planting Plan.dwg Plot date: 2024-05-09 4:20 PM



Vicinity Map (not to scale)



Trees

Botanical Name	Common Name	Quant.	Size	Water Use / Notes
Hesperocyparis macrocarpa	Monterey Cypress	7	15 Gal	Low H2O. Natural form.
Quercus agrifolia	Coast Live Oak	6	15 Gal	Very Low H2O. Natural form

Shrubs and Vines

Botanical Name	Common Name	Quant.	Size	Water Use / Notes
Baccharis pilularis 'Twin Peaks' peaks	Prostrate Coyote Brush	25	1 Gal	Low H2O
Calystegia macrostegia	California Morning Glory	15	1 Gal	Low H2O. Train to fence.
Heteromeles arbutifolia	Toyon	17	5 Gal	Very Low H2O
Malosma laurina	Laurel Sumac	13	1 Gal	Very Low H2O
Prunus ilicifolia ssp. lyonii	Catalina Cherry	30	1 Gal	Low H2O
Rhus integrifolia	Lemonadeberry	79	1 Gal	Very Low H2O

Irrigation Note:

No irrigation system is proposed. All plantings will be irrigated manually for a six month plant establishment period. Irrigate twice per week in the summer months, once per week in the spring and fall months, and as needed in the winter months. Plantings do not require manual irrigation 10 days after a significant winter rain event.

Planting Notes:

Completely eradicate all bermuda, kikuyu grass, and other weed growth prior to installing planting.

Take a representative soil sample (minimum of one) from the project site and source of any imported topsoil. Locations of soil samples must be approved by the Landscape Architect. Send soil samples to Wallace Soil Testing Laboratory 310-615-0116 or an approved equal for testing of suitability for ornamental planting as specified on the drawings. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report, including leaching if recommended. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.

All plants shall be planted in gopher baskets constructed from gopher wire. Chicken wire is not acceptable.

Contractor shall maintain all installed plants (on a weekly basis) for a period of 6 months (180 days) from date of completion of installation. Failure eradicate weeds and maintain areas may result in an extension of the maintenance period. Guaranty plant material 5 gallon or smaller (including transplanted plants) for a period of 180 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect, during the maintenance period and at the end of the maintenance period

All plants are identified by typical symbols. Plant quantities are approximate and provided for the contractor's convenience. In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.

No grading is proposed. Existing grades and flow lines must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect.

Preserve and protect all existing trees. Do not cut any tree roots for planting and irrigation installation.

Submit photos of all plant materials to Landscape Architect for approval prior to delivery to site. Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately of any plant sourcing difficulty. The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery. Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.

Set out all plant materials as shown on plan. **Final locations must be approved by the Landscape Architect in the field prior to planting.**

Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.

Stake trees according to industry standards per details. Review with Landscape Architect prior to work.

All plants delivered to the site must have legible identification tags.

Plant groundcovers adjacent to shrubs and/ or trees 1.5 times the distance of their specified spacing away from the stems of the adjacent shrubs and trees. Groundcovers adjacent to curbs and pavement shall be spaced at specified spacing away from paved areas.

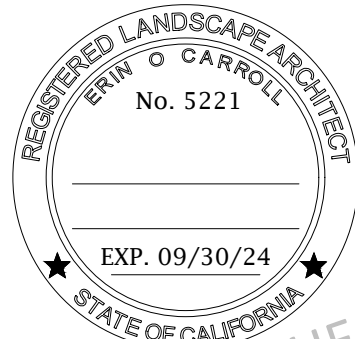
Provide and install bark mulch over all shrub and groundcover areas. Use ES-2 bark mulch sourced from Agromin (800) 247-6646. Spread mulch evenly over all shrub and groundcover areas to a depth of 3". Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.

Any tree shown on plan to be installed in less than 8' (eight feet) clear distance from any curb, walkway, foundation, domestic water line, fire line, storm drain, or sewer line, or any underground utility is to be installed with root control barriers UB 24-2 by Deep Root Corp. 800-458-7668. Install a minimum of 16 linear feet of root barrier centered on the tree adjacent to any underground utility. Install as directed by detail. Install per manufacturer's instructions. Landscape Architect may alter or waive requirement.

SEE SHEET L1.2 FOR MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) INFORMATION, PLANT IMAGES AND PLANTING DETAILS.



erin o carroll  
landscape architecture, PC  
105 West De La Guerra Street Unit J  
Santa Barbara CA 93101  
805.364.5075 www.erinocarroll.com  
License #5221



FOR PLAN CHECK  
NOT FOR  
CONSTRUCTION

TWINN HOLDINGS LLC  
3051 North Ventura Ave  
Ventura, CA, 93001

LANDSCAPE SCREENING PLAN

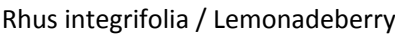
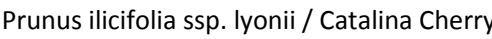
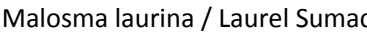
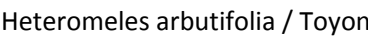
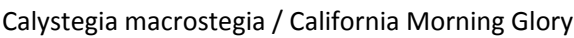
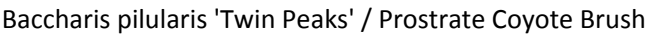
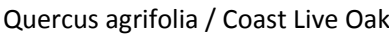
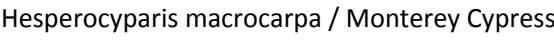
Date/ Issue  
2024.05.10

Sheet 2 of 3

L1.1



Drawing Name: C:\Users\erino\Desktop\In Progress Projects\Twin Holdings LLC\sheets\Construction Drawings\Planting Plan\U1.2 Plant Images, Planting Details, and MWEL Information.dwg Plot date: 2024-05-09 4:20 PM



## Water Efficient Landscape Worksheet

Site Information																	
Site Name →		Twin Holdings, LLC - 2951 North Ventura Ave, Ventura, CA, 93001															
Site Type →		Commercial															
Annual Eto (Inches/yr) →		43.5															
Hydrozone or Planting Description		Plant Factor (PF)		Irrigation Method		Irrigation Efficiency (IE)		ETAF (PF/IE)		Hydrozone Area (sqft.)		ETAF x Area		Estimated Total Water Use (gall./yr.)			
Regular Landscape Areas																	
Very Low and Low Water Use Native Trees, Shrubs and Vines		0.2		Low and Very Low		Overhead Spray		0.75		0.3		12,825		3,420		92,237	
SUBTOTAL →												12,825		3,420		92,237	
Special Landscape Areas (not applicable)																	
SUBTOTAL →												0		0		0	
Estimated Total Water Use (ETWU) →												92,237					
Maximum Allowed Water Allowance (MAWA) →												155,655					

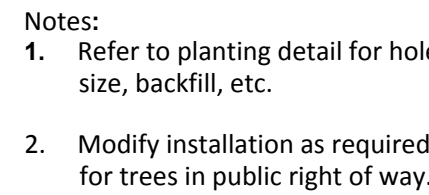
ETAF Calculations		
Regular Landscape Areas	Total ETAF x Area	3,420
	Total Area	12,825
	Average ETAF	0.27
All Landscape Areas	Total ETAF x Area	3,420
	Total Area	12,825
	Site-wide ETAF	0.27

A detailed cross-section diagram of a tree trunk and its immediate surroundings. The diagram is labeled with numbers 1 through 7, each pointing to a specific part of the tree. The tree has a thick, textured trunk with a central hollowed-out part. The surrounding ground is shown with a brick-like pattern, and there are small plants growing nearby. The labels are as follows:

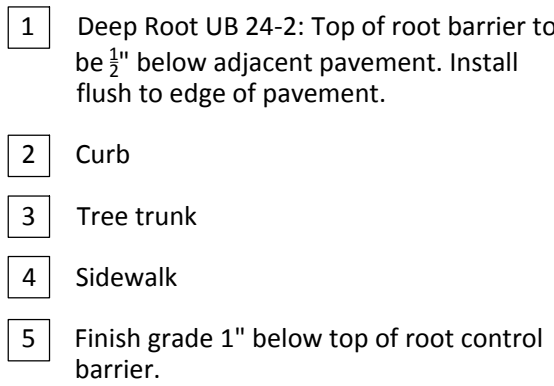
- 1: Points to the central hollowed-out part of the trunk (pith).
- 2: Points to the outer layer of the trunk (bark).
- 3: Points to the layer just inside the bark (cork).
- 4: Points to the layer of wood just inside the cork (ray).
- 5: Points to the large, central part of the trunk (heartwood).
- 6: Points to the outer layer of the trunk (bark).
- 7: Points to the small plants growing at the base of the tree.

- Note: Where tree is installed in turf area, keep 2'-0" min. radius area clear of turf, as measured from the outside of the trunk. Radius size may be increased at Landscape Architect's discretion depending on box size of tree.

- Two nylon reinforced ties: 1" Wide figure 8 "Super Tie I" tree ties or approved equal. Adjust to allow for tree movement.
- Attach to stake with galvanized roofing nail.
- 2½" Diameter lodgepole. Drive 18" minimum into undisturbed subgrade outside rootball.



- Note: Excavate planting hole 2 times wider than plant rootball. Excavate outer edges deeper than center. Rootball should rest on undisturbed subgrade.



PLAN AT PARKING FINGER (If Applies)



**TWINN HOLDINGS LLC**  
3051 North Ventura Ave  
Ventura, CA, 93001

## PLANT IMAGES, PLANTING DETAILS, AND MWEL INFORMATION

Date/ Issue  
2024.05.10

Sheet 3 of 3

## L1.2



## EXHIBIT 4

### TWINN CONTRACTOR SERVICE STORAGE YARD PL23-0109 CONSISTENCY WITH THE GENERAL PLAN AND NORTH VENTURA AREA PLAN

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

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

Furthermore, the Ventura County NCZO (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

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

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

The proposed contractor storage facility is located on a heavy manufacturing zoned parcel surrounded by other contractor service storage yards and oil and gas operations. The location and layout of the site are designed to maintain the character of the surrounding area and is compatible with neighboring uses. The site would be landscaped to help screen the storage yard from offsite viewpoints and will include a fence along the adjacent residential property to the south of the project site.

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

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

The proposed contractor service storage yard will maintain the urban design of the surrounding area. Due to the location being within the North Ventura Area Plan, the project has been conditioned to provide Right-of-Way dedication (Condition of Approval No. 20) in the event that North Ventura Avenue is redeveloped to

County of Ventura Planning Director Hearing March 27, 2025 Case No. PL23-0109 Exhibit 4 - General Plan Consistency Analysis
---

maximize pedestrian access and safety and minimize land use conflicts and traffic congestion.

Based on the above discussion, the project is consistent with General Plan Policy LU-16.2.

3. **LU-11.1 Location:** *The County shall encourage mixed-use, commercial, and industrial development be located within cities, existing unincorporated urban centers, or designated Existing Communities where necessary public facilities and services can be provided to serve such development.*

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

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

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

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

The proposed project is located within the City of Ventura Sphere of Influence and an existing unincorporated urban center. The project will not require public service connections and has been review by LAFCO and the City of Ventura to ensure compatibility. A Condition of Approval has been added to provide Right-of-Way dedication to the City of Ventura when North Ventura Avenue is redeveloped according to the North Ventura Area Plan (Condition of Approval No. 20).

Based on the discussion above, the project is consistent with General Plan Policies LU-11.1, PFS-1.7, WR-1.11, WR-1.12, and WR-2.2.

4. **LU-11.3 Design:** *The County shall require new commercial and industrial developments to be designed to be generally compact, grouped and consolidated*

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

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

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

The proposed project is grouped with other contractor storage yards and heavy manufacturing uses. The design of the project provides sufficient off-street parking and loading areas and the reduced storage area to 3.63 acres of the 12.09-acre lot will reduce vehicle miles traveled (VMT). The project provides adequate buffer and are maintain the existing mature Oak trees to minimize adverse impacts to the only adjacent residential lot to the South. The site would be landscaped to help screen the storage yard from offsite viewpoints and will include a fence along the adjacent residential property to the south of the project site.

Based on the discussion above, the project is consistent with General Plan Policies LU-11.3, PFS-11.4, and CTM-2.28.

5. **LU-14.1 Development Applications in a City's Sphere of Influence (SOI):** *The County shall encourage applicants for General Plan amendments, zone changes, and discretionary development within a city's Sphere of Influence to consult with the appropriate city about submitting their application and shall discourage applicants from applying to the County.*

The project is located within the City of Ventura Sphere of Influence. The County and applicant have worked with the City of Ventura to ensure compliance with City standards. A Condition of Approval has been added for future street dedication to the City in the event of improvements to North Ventura Avenue (Condition of Approval No.20).

Based on the discussion above, the project is consistent with General Plan Policy LU-14.1.

6. **NV-1.2 Development Standards:** *The North Ventura Avenue Area Plan requires all ministerial projects (those requiring only a zone clearance) to meet the*

*development standards established by the County of Ventura's Zoning Ordinance. However, discretionary projects (those requiring a Planned Development Permit, Conditional Use Permit, etc.) in the North Avenue Community, shall conform to this Plan and the County and City development standards (if there is a difference in the standards between the two jurisdictions, the more stringent of the two standards shall apply). "Standards," as used above, involve conditionally permitted uses, parking requirements, signs, building setbacks, lot coverage, landscaping and building height.*

*Facilities such as streets, bikeways, secondary drainage facilities, and water systems shall conform to the development standards of the City of Ventura as of the adoption of this plan, or as may be subsequently amended by the City and approved by the County.*

The proposed facility meets both the County and City development standards with the implementation of Condition of Approval No. 20. The County worked with the applicant and the City of Ventura to Condition the project in a way that if North Ventura Avenue is improved in the future according to the area plan, the property owner will dedicate frontage along the Right-of-Way to be used for this improvement.

Based on the discussion above, the project is consistent with General Plan Policy NV-1.2.

- 7. NV-1.5 Industrial Buffering:** *New or expanded industrial development in either of the industrial designations which is adjacent to residential areas shall provide buffers to adequately protect residential areas from any intrusion or nuisance factors generated by the industrial development. Industrial uses adjacent to the Ventura River (which is an anadromous fish stream), shall be compatible with the goal of preserving the natural attributes of the River, and development should not be permitted which would result in its degradation.*

The proposed project is mostly surrounded by other manufacturing uses except for one residential unit located to the South of the parcel. The project applicant has designed the project so the storage area closest to this residential lot is for infrequent visits and reduced storage. Existing mature Oak trees will remain and a 6-foot-high fence will be constructed to buffer the project from this lot and prevent any nuisance.

Based on the discussion above, the project is consistent with General Plan Policy NV-1.5.

## EXHIBIT 5

### DRAFT - CONDITIONS OF APPROVAL FOR PD PERMIT CASE NO. PL23-0109

#### RESOURCE MANAGEMENT AGENCY (RMA)

##### Planning Division Conditions

###### 1. Project Description

This Planned Development Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 2-5 of the Planning Director hearing on March 27, 2025, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The Project is for a Planned Development Permit to allow a Contractor Service and Storage Yard on a 3.63-acre portion of a 12.09-acre parcel zoned M-3 with an Industrial Land Use Designation. The project would include installation of a 6-foot-tall chain link fence around the perimeter of the storage yard area. No internal fencing is proposed. No structures are proposed. The existing pervious crushed asphalt base covering the ground surface of the site would remain and portions of the yard would be leased for storage of construction equipment and materials. An approximately 25-foot-wide landscape buffer would be installed along the Ventura Avenue property line and along the south property line to provide visual screening. Two existing mature oak trees in the southeast corner of the site would remain. A new 3-foot-tall split rail wooden fence would separate the landscape area from the storage area. Total landscape area would be .294 acres, equivalent to 5.09% of the permit area and would be irrigated by a water truck. The yard area located nearest to Ventura Ave, the oak trees and the neighboring residence would be designated as a quiet storage area and reserved for tenants with only infrequent visitation to the site. Access would be provided via an existing 25-foot-wide asphalt entrance road off Ventura Avenue with two existing chain link electric rolling gates with keypad entry. Three existing lights on 8-foot poles would remain. Drop-off and pick up of storage items from the site would be allowed between 7am and 7pm, 7 days a week. No employees will work on-site. Only temporary brief visitation for drop-off and pick-up of storage items will occur.

Aera would retain access to one idle oil well (RBU Willett 7, API 0411121023) within the storage yard for maintenance and eventual decommissioning of the well. A 25-foot diameter buffer area around the idle well would remain open, with no storage allowed

there.

Two existing fire hydrants would serve the site as per Ventura County Fire Department requirements: one located along the Ventura Ave frontage served by City of Ventura Water, and another located on the neighboring parcel to the west (APN 068-0-040-155) near the Ventura River Bike Trail and served by the Casitas Municipal Water District.

The development, use, and maintenance of the property, the size, shape, arrangement, and location of 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.

## **2. Required Improvements for PD**

**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, all structures, paving, parking, and landscaping are completed in conformance with the approved plans. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

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

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

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

## **3. Site Maintenance**

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

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

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

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

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

#### 4. PD Modification

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

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

#### 5. 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.

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

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



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

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

7. Time Limits

a. Use inauguration:

- (1) The approval decision for this PD Permit becomes effective upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for Use Inauguration to initiate the land uses set forth in Condition No. 1.
- (2) This PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Use Inauguration within two years from the date the approval decision of this PD becomes effective. 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 implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
- (3) Prior to the issuance of the Zoning Clearance for Use Inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for Use Inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this PD Permit.

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

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

**Requirement:** Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this PD Permit) to verify that the

Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

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

**Timing:** The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for Use Inauguration.

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

9. Notice of PD Permit Requirements

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

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

**Documentation:** The Permittee shall maintain a current set of PD Permit conditions and exhibits and present to the Planning Division staff copies of the conditions, upon Planning Division staff's request.

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

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

10. Recorded Notice of Land Use Entitlement

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

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

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

**Timing:** The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this PD Permit, prior to issuance of a Zoning Clearance Use Inauguration.

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

11. Financial Responsibility for Compliance Monitoring and Enforcement

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

b. **Establishment of Revolving Compliance Account:**

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

(1) A payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 11.a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.

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

- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this PD Permit. The Permittee shall have the right to challenge any charge or penalty prior to payment.

12. Defense and Indemnification

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

13. Invalidation of Condition(s)

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

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

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

#### 14. Consultant Review of Information and Consultant Work

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

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 11 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.

#### 15. Relationship of PD Permit Conditions, Laws, and Other Entitlements

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

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

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

The Permittee shall obtain a business tax certificate for the operation of the contractor service storage yard.

16. Contact Person

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

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

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

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

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

17. Change of Permittee

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

**Requirement:** The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The

Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

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

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

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

#### 18. Storage Area Limitation

**Purpose:** To ensure that the contractor storage yard does not exceed the designated permit boundary.

**Requirement:** The Permittee shall not exceed the permitted 3.63-acres for the contractor service storage yard, as identified on the approved site plan.

**Documentation:** The stamped approved site plans are kept on file with the Planning Division. Any change to the storage areas on the approved site plans will require further review by the Planning Division. Any requested expansion beyond the approved storage acreage will require a Minor Modification to the approved Conditional Use Permit and a full Vehicle Miles Traveled (VMT) traffic analysis.

**Timing:** Ongoing and prior to any change in site layout or permit modification.

**Monitoring and Reporting:** The Planning Division maintains copies of the approved plans in the Project file and has the authority to periodically confirm the site layout consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

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

#### **Transportation Department Conditions**

#### 19. Traffic Impact Mitigation Fee (TIMF)

**Purpose:** To address the cumulative adverse impacts of traffic on the Regional Road Network, TIMF Ordinance 4246 and County General Plan (GP) 4.2.2 require that the

PWA – Roads and Transportation Department collect a Traffic Impact Mitigation Fee (TIMF).

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

A. The TIMF due to the County would be \$0 (1).

Notes:

1. The County is currently not collecting a TIMF. Upon the County's renewal of the TIMF Ordinance, the applicant may be required to submit payment based on the proposed land use at the time of development.

B. The TIMF due to the City of Ventura shall be transferred to the City within 30 calendar days in accordance with the reciprocal traffic mitigation agreement between the City of Ventura and the County of Ventura:

$$\$3,765.95 = 109 \text{ ADT (2)} \times \$34.55 \text{ (3)} / \text{ADT (4)}$$

Notes:

2. ADT provided by ATE Traffic Study dated January 7, 2025
3. City TIMF for City of Ventura Traffic District TD #10 rate
4. Case by Case category measured per average daily trips (ADT)

**Documentation:** The applicant/permittee shall come to the PWA – Roads and Transportation Department counter, fill out the TIMF form, and pay the TIMF.

**Timing:** This condition shall be met prior to the issuance of the Building Permit.

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

## 20. Right-of-Way Dedication

**Purpose:** Right-of-way shall be required when the existing right-of-way adjacent to and along the project/development parcel is less than the right-of-way required by the applicable and current County Road Standard Plate.

**Requirement:** Ventura Avenue has an existing right-of-way width of 60 feet. The minimum required right-of-way width is 68 feet per Road Standard Plate B-3 [C]. Right-



of-way is required in accordance with the County Road Standards, General Plan 4.2.2; Ordinance 1607 dated November 10, 1964; the "Paveout Policy" dated January 16, 1968; and Code of Ordinances Division 8, Chapter 4 – Urban Area Development.

A. Dedicate an irrevocable 4 feet of right-of-way (half of the minimum street right-of-way required along the parcel's frontage on Ventura Road in accordance with Road Standard Plate B-3 [C]. The County will accept the right-of-way when right-of-way is needed to make the necessary road improvements.

B. Submit to the PWA – Roads and Transportation Department a legal description describing the right-of-way being dedicated as Exhibit "A" and a right-of-way dedication map as Exhibit "B" prepared by a Registered Licensed Surveyor or Registered Civil Engineer authorized to practice land surveying.

C. Submit to the PWA – Roads and Transportation Department a processing fee for the costs incurred in processing the dedication.

**Documentation:** See "A", "B" and "C" above.

**Timing:** Prior to the issuance of a Zoning Clearance for Use Inauguration.

**Monitoring and Reporting:** The PWA – Roads and Transportation Department will review the documentation for conformance with the project conditions. The PWA – Real Estate Services will prepare the dedication and file the document with the County Recorder. The PWA – Roads and Transportation Department will notify RMA when the document has been filed.

## 21. Driveway Access

**Purpose:** Driveway access shall be in accordance with the County Road Standards, the Driveways and Curb Cuts Brochure, and the County's Access Policies.

**Requirement:** The driveway shall be constructed per County Road Standard Plate E-2a. The applicant/permittee shall obtain an Encroachment Permit (EP) from the PWA – Roads and Transportation Department. Contact the Encroachment Transportation Department Permits Division at 654-2055 for the requirements of the EP. The EP form is available on the internet. Improvement plans and supporting documentation may be required by the Encroachments Division. The applicant/permittee shall provide calculations showing that there is adequate sight distance on both sides of the driveway.

**Documentation:** The PWA – Roads and Transportation Department will review the improvement plans and supporting documentation.

**Timing:** This condition shall be met prior to the issuance of the Building Permit.

**Monitoring and Reporting:** The PWA – Roads and Transportation Department Inspectors will monitor construction and verify that the work is performed in accordance with the Encroachment Permit. (TD – 8, RMA – 142)

22. Encroachment Permit

**Purpose:** An Encroachment Permit is required for any work conducted within the County Road right-of-way, for example but not limited to, driveways, road improvements, utility installation, planter walls, and landscaping and any construction related storage in the County Road right-of-way.

**Requirement:** An Encroachment Permit is required for any work conducted within the County right-of-way. The applicant/permittee shall contact the Encroachments Division at 654-2055 for requirements of the permit. The application shall be submitted to the PWA – Roads and Transportation Department. (TD – 9, RMA – 143)

**Documentation:** The application shall be submitted to the PWA – Roads and Transportation Department. When applying for the permit, the applicant/permittee shall provide sufficient documentation, including, but not limited to, a (1) Resource Management Agency (RMA) Project Number (for discretionary projects), (2) a copy of the Transportation Department Conditions of Approval, (3) a sketch or map showing the work to be accomplished, project, project parcel, Assessor Parcel Number (APN), address and street name. Permit applications without sufficient documentation for processing may not be accepted for processing.

**Timing:** This condition shall be met prior to the issuance of the Building Permit.

**Monitoring and Reporting:** The PWA – Roads and Transportation Department will review the application and supporting documentation. The PWA – Roads and Transportation Department Inspectors will monitor construction and verify that the work is performed in accordance with the Encroachment Permit. (TD – 9, RMA – 143)

**Watershed Protection District (WPD) Conditions**

Advanced Planning Section

23. Floodplain Development Permit

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

**Requirement:** The Permittee shall obtain a Floodplain Development Permit from the Ventura County Public Works Agency Floodplain Manager.

**Documentation:** A Floodplain Development Permit issued by the Public Works Agency Floodplain Manager.

**Timing:** The Floodplain Development Permit shall be obtained by the Applicant prior to issuance of a building permit or prior to ground disturbance if a building permit is not required.

**Monitoring and Reporting:** A copy of the approved Floodplain Development Permit shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

County Stormwater Program Section-Water Quality Section

24. Compliance with Stormwater Development Construction Program

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

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

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

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

**Monitoring and Reporting:** The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs. (CSP-3)

25. State General Industrial Stormwater Permit No. CAS000001 Requirements

**Purpose:** To ensure the project maintains compliance with all water quality provisions in accordance with NPDES General Permit No. CAS000001, Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Industrial Activities (IGP).

**Requirement:** Proper filing of all compliance documents required under the IGP.

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

- i. A current notice of intent (NOI), in accordance with the State Water Resources Control Board requirements under the IGP; or
- ii. Verification of payment for the current coverage year, whichever is more recent;
- iii. A copy of the project Stormwater Pollution Prevention Plan (SWPPP); and
- iv. A copy of the most recent annual report, if applicable.

**Timing:** The above-listed items shall be submitted to CSP staff for review prior to a zoning clearance for use inauguration.

**Monitoring and Reporting:** CSP staff will review the submitted materials for consistency with the IGP. The current and site-specific SWPPP shall be kept on-site for periodic review by CSP inspectors. (CSP-5)

## **OTHER VENTURA COUNTY AGENCIES**

### **Ventura County Air Pollution Control District (APCD) Conditions**

#### **26. Complaint-Driven for Air Pollutant Discharges**

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

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

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

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

**Timing:** Throughout the life of the permit.

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

#### **27. Dust Control for Storage Parking**

**Purpose:** To ensure that fugitive dust and particulate matter that may result from site operations are minimized to the greatest extent feasible.

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

**Documentation:** The Permittee shall ensure compliance with the following non-exhaustive provisions found in APCD Rule 55:

- I. No person shall cause or allow the emissions of fugitive dust from any applicable source such that the dust remains visible beyond the midpoint (width) of a public street or road adjacent to the property line of the emission source or beyond 50 feet from the property line if there is not an adjacent public street or road.
- II. Water unpaved parking area as needed to minimize creation of fugitive dust or
- III. Other effective dust prevention control measures.
- IV. Install a minimum of one speed limit sign for 15 MPH or less.

**Timing:** Throughout the lifetime of the CUP.

**Reporting and Monitoring:** Monitoring and Enforcement of dust-related is conducted by APCD inspectors on a complaint-driven basis.