



NOTICE OF AVAILABILITY AND INTENT TO ADOPT A NEGATIVE DECLARATION

The County of Ventura, Resource Management Agency (RMA), Planning Division, as the Lead Agency, has reviewed the following project:

1. **Entitlements:** A Conditional Use Permit (CUP) for the Rental and Leasing of Durable Goods, and a Planned Development (PD) Permit for Warehousing and Storage (Case No. PL24-0021).
2. **Applicant:** Jake Rolls for Jakran LLC, 11351 County Drive, Ventura, California, 93004
3. **Location:** 11351 County Drive, Ventura, California, 93004
4. **Assessor's Parcel No.:** 090-0-110-300
5. **Parcel Size:** 9.32-acres
6. **General Plan Designation:** Industrial
7. **Saticoy Area Plan Designation:** Industrial
8. **Zoning Designation:** M1-10,000 sq. ft. (Industrial Park, 10,000 sq. ft. minimum lot size)
9. **Responsible and/or Trustee Agencies:** None
10. **Project Description:** The applicant requests approval of a Conditional Use Permit (CUP) for a 30 year term for the Rental and Leasing of Durable Goods and a Planned Development (PD) Permit for Warehousing and Storage on an undeveloped, 2.25 acre portion of APN 090-0-110-300. The sales of durable goods would be allowed as an accessory use to the principal use of renting and leasing durable goods. The accessory sales of durable goods would conform with the provisions of the Ventura County Non-Coastal Zoning Ordinance (NCZO). The PD Permit would authorize the construction and use of a new building for the rental, leasing, and sales of durable goods and for warehousing and storage as allowed by the NCZO. The project also includes the following components:
 - 1) Construction of an approximately 16,938 sq. ft. (gross floor area) warehouse building with storage area, offices, conference room, restroom facilities, and mezzanine storage;
 - 2) Construction of an approximately 267 sq. ft. trash enclosure;
 - 3) Construction of an 8-foot-tall masonry screening wall with entrance gate;
 - 4) Construction of Amapola Drive in accordance with County Road Plate B-3S[C];

- 5) Proposed establishment of an approximately 33,870 sq. ft. outside storage, outside sales, and outside display area sited to the rear of the proposed warehouse. Items stored in the outside storage, sales, and display area shall not exceed 15 feet in height;
- 6) Installation of landscaping, parking areas, and other improvements as detailed in the proposed site plans and in the final conditions of approval for the project;
- 7) Installation of security measures (video surveillance and lighting). The proposed standing, pole-mounted lighting fixtures would be 30 feet tall (maximum), and all lighting would comply with NCZO lighting standards; and,
- 8) Installation of cool roof coverings, insulated glass, and extra thermal insulation in the design of the proposed warehouse building.

The proposed hours of operation are Monday through Friday from 4:00 a.m. to 6:00 p.m., and Saturdays from 5:00 a.m. to 12:00 p.m. The facility will be closed on Sunday. The following additional operational details are proposed:

- 25 new employees. A maximum of 20 employees would work for/in the warehousing use, and the remaining five employees would work in the office for rental/leasing/sales of durable goods use.
- 20 customer trips per day
- 40 truck trips per day

An existing masonry wall along the western/northwestern property line would reduce truck noise generated by the proposed project. The existing wall is nine and one-half feet tall as measured from the grade of the project site and is eight feet tall as measured from the neighboring property which is at a higher grade. A maximum of three trucks running simultaneously between 4:00 a.m. and 6:00 a.m. on or adjacent to the project site would be allowed. Also, project-related truck travel would be limited to Amapola Avenue and to County Drive to/from Los Angeles Avenue/SR 118. To avoid truck travel through the nearby residential area, truck travel into or west of the intersection of Amapola Avenue and Rosal Lane would be prohibited.

To identify and protect potential cultural resources, the applicant will retain a cultural monitor to monitor the following specific development activities during the construction phase of the proposed project:

- For all development between 0 – 3 inches in depth, no monitoring will be provided.
- For all development between 3 inches and 18 inches in depth, the applicant will notify the cultural monitor at least 24 hours before work begins and will invite the monitor to observe the development work on-site. The monitor will

be able to determine if continued monitoring will be provided for the duration of work between 18 inches and 36 inches in depth.

- For all development below 3 feet in depth, the applicant will hire a cultural monitor to determine whether sensitive Native soils would be impacted.

If any cultural resources would be uncovered during ground disturbance or construction activities, the cultural monitor and any construction-related personnel would comply with the Ventura County Planning Division's standard Archaeological Resources Discovered During Grading condition.

Ventura Water currently provides water to the project site. The applicant will implement reasonable water conservation measures including, but not limited to, low flow fixtures and equipment to minimize the proposed project's water demand.

Saticoy Sanitary District currently provides sewage disposal service. For any required new water and sewage disposal services, the proposed project would be conditioned to obtain the appropriate approvals from Ventura Water and the Saticoy Sanitary District. A paved driveway from the project site to Amapola Drive will provide access to the project site.

In accordance with Section 15070 of the California Code of Regulations, the Ventura County Planning Division has determined that the proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

The public review period is from January 28, 2026, to February 17, 2026. The Initial Study/Negative Declaration is available for public review on-line at <https://rma.venturacounty.gov/divisions/planning/ceqa-environmental-review/> (select "Negative Declarations") or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Charles Anthony, no later than 5:00 p.m. on February 17, 2026, to the address listed above. Alternatively, you may e-mail your comments to the case planner at Charles.Anthony@venturacounty.gov.

The Planning Director public hearing for the project has not yet been scheduled. For the Planning Director public hearing date, you may contact the case planner or the Planning Division immediately following the last day of the review period of the Negative Declaration.

Susan Curtis for John Novi

John Novi, Manager
Commercial & Industrial Permits Section

1/27/26

Date



NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: A Conditional Use Permit (CUP) for the Rental and Leasing of Durable Goods, and a Planned Development (PD) Permit for Warehousing and Storage (Case No. PL24-0021).

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Location: 11351 County Drive, Ventura, California, 93004

Assessor's Parcel No.: 090-0-110-300

Parcel Size: 9.32-acres

General Plan Designation: Industrial

Saticoy Area Plan Designation: Industrial

Existing Zoning: M1-10,000 sq. ft. (Industrial Park, 10,000 sq. ft. minimum lot size)

Responsible and/or Trustee Agencies: None

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warehouse. Items stored in the outside storage, sales, and display area shall not exceed 15 feet in height;

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B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency (RMA), Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

C. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners in English and Spanish within 1,100 feet of the proposed project boundary, and a legal notice in the *Ventura County Star*.

Document Posting Period: January 28, 2026, through February 17, 2026.

Public Review: The Initial Study/Negative Declaration is available for public review online at <https://rma.venturacounty.gov/divisions/planning/ceqa-environmental-review/> (select "Negative Declarations") or at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to the case planner, Charles Anthony, at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at Charles.Anthony@venturacounty.gov.

D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Negative Declaration and all comments received during public review. That body shall approve the Negative Declaration if it finds that the project will not have a significant effect on the environment.

Prepared by:



Charles Anthony, Case Planner
(805) 654-3683

Reviewed for Release to the Public by:



Susan Curtis for John Novi
John Novi, Manager
Commercial and Industrial Permits Section