



Planning Director Staff Report Hearing on June 22, 2023

County of Ventura • Resource Management Agency

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

MISSION ROCK ROAD, LLC, MODIFIED CONDITIONAL USE PERMIT, CASE NO. PL23-0005

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Minor Modification of Conditional Use Permit (CUP) Case No. LU10-0026 for the continued use of an automotive salvage operation, dismantling yard, sales of salvaged automobile parts, and recycling of scrap metal associated with the salvage yard operation (Salvage Yards, Including Automobile Wrecking Yards with Ancillary Retail Sales of Salvaged Materials, Ventura County Non-Coastal Zoning Ordinance Section 8105-5) (Case No. PL23-0005)
2. **Applicant:** Mark Walker, manager, 910 Mission Rock Road, LLC, PO Box 111, Agoura Hills, CA 91376-0111
3. **Property Owner:** Russell Walker, 910 Mission Rock Road, LLC, PO Box 111, Agoura Hills, CA 91376-0111
4. **Applicant's Representative:** Lisa Woodburn, agent, Jensen Design & Civil, Inc., 1672 Donlon Street, Ventura, CA 93003
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 modified CUP.
6. **Project Site Size, Location, and Parcel Number:** The 5.38 acre project site (i.e., CUP area) is located at 910 Mission Rock Road, near the intersection of Mission Rock Road and Pinkerton Road, near the city of Santa Paula, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the parcels that constitute the project site are 099-0-110-175 and 099-0-110-075 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Industrial
 - b. Zoning Designation: M3-10,000 sq. ft. (General Industrial Zone, 10,000 sq. ft. minimum parcel size)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS-80 ac/MRP (Open Space Zone, 80 acre minimum lot size, Mineral Resource Protection Overlay Zone) AE-40 ac/MRP (Agricultural Exclusive, 40 acre minimum lot size, Mineral Resource Protection Overlay Zone) M3-10,000 sq. ft.	Vacant land owned by the Nature Conservancy. Agricultural land and operations. Shell Oil Road (private). Automotive storage yard.
East	OS-80 ac/MRP M3-10,000 sq. ft.	Vacant land owned by the Nature Conservancy. Automotive storage and salvage yard.
South	M3-10,000 sq. ft.	Automotive storage and salvage yard. Mission Rock Road.
West	M3-10,000 sq. ft.	Automobile and truck dismantling yard. Mission Rock Road.

9. History: According to the staff report and record for CUP Case No. LU10-0026, the Planning Commission approved CUP 3922-1 on August 30, 1990, to authorize an auto salvage yard and scrap metal recycling operation on APN 099-0-110-015 subject to specific conditions. The Planning Commission also approved Variance No. 4643 which included the following:

1. Authorization to park vehicles within the required front setback area;
2. Elimination of the requirement of planting of landscaping within the front setbacks;
3. Elimination of the requirement to plant street trees;
4. Reduction of overall landscaping requirement from 5% to 1% of the total permit area; and,
5. Reduction of the parking lot landscaping requirement from 10% to 3% of the total parking area.

On August 25, 1997, the Planning Director granted Planned Development Permit No. 1693 for an automotive glass sales and installation business on APN 099-0-110-015 subject to specific conditions.

On April 19, 2001, the Planning Commission approved the following on APN 099-0-110-015:

- CUP 3922-2 for the continued use of the land as an auto and truck dismantling and salvage yard and a scrap metal recycling operation subject to specific conditions;
- Accompanying Variance No. 4643; and,
- Planned Development Permit No. 1693-1 for the continued use of the land for automotive glass sales and installation operation subject to specific conditions.

On June 6, 2013, the Planning Director:

- Granted the minor modification of CUP No. 3922-2 (Case No. LU10-0026) for the continued use of the existing automotive salvage and dismantling yard and the scrap metal recycling operation on APN 099-0-110-015 for an additional ten years;
- Granted the minor modification of Planned Development Permit No. 1693-1 (Case No. LU10-0058) for the continued use of the automotive glass sales and installation business located exclusively on 0.45 acres of APN 099-0-110-015; and,
- Continued the applicability of Variance No. 4643 on APN 099-0-110-015.

While CUP Case No. LU10-0026 was previously granted for APN 099-0-110-015, a Lot Line Adjustment was authorized (Case No. PL13-0014). The owner purchased a small adjoining lot and then merged them to create APN 099-0-110-175 which is currently the subject lot of CUP Case No. LU10-0026.

10. Project Description: A Minor Modification request for a 20-year term extension to CUP Case No. LU10-0026 for the continued operation of the existing automotive salvage and dismantling yard and the scrap metal recycling operation. No new development or changes to the existing, approved uses or structures are requested. The applicant requests the discontinuation and removal of the automobile glass repair and installation use (Case No. LU10-0058) which is no longer operating on the 0.45 acres area of APN 099-0-110-175 and would no longer be authorized on the parcel.

The subject facility would continue to include the following specific uses:

- An automotive salvage and dismantling yard, including the storage, loading, and unloading of vehicles (crushed and intact);
- The storage, loading, and unloading of vehicles and scrap materials only within the boundaries of the CUP; and,
- The sales of salvaged automobile parts and scrap metal.

The permit boundary for CUP Case No. PL23-0005 would encompass 5.38 acres of land within APN 099-0-110-175 and APN 099-0-110-075. This operation utilizes the following existing structures:

- Office (757 square feet)
- Storage Containment (1,852 square feet)

The automobile salvage and dismantling yard would operate Monday through Sunday, 8:00 AM to 5:00 PM. There would be five employees on-site during the operational hours. The yard is completely fenced and gates are locked. Parking spaces and area are identified on the site plan.

The proposed project includes the continuation of the terms of Variance No. 4643 on APN 099-0-110-175 for the following:

1. Authorization to park vehicles within the required front setback area;
2. Elimination of the requirement of planting of landscaping within the front setbacks;
3. Elimination of the requirement to plant street trees;
4. Reduction of overall landscaping requirement from 5% to 1% of the total permit area; and,
5. Reduction of the parking lot landscaping requirement from 10% to 3% of the total parking area.

The applicant would continue to maintain the existing tree row/screen along the north and northwestern boundaries of the property and maintain other existing landscaping identified on the plans.

Water service to the site is provided by the City of Santa Paula Water Division. Wastewater is handled by an existing on-site septic system. The project site has direct access to Mission Rock Road. (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.

On August 30, 1990, the Planning Commission adopted a Mitigated Negative Declaration (MND) that evaluated the environmental impacts of the operation of vehicle salvage yards along with several contractor's service and storage operations, an oil waste water treatment plant and oil production equipment, a boarding kennel, and a concrete manufacturing plant. The MND identified potentially significant cumulative impacts related to fire protection, floodplain management, and access and circulation for the entire Mission Rock Road Community. The Planning Commission adopted mitigation measures as conditions of approval of CUP No. 3922 (original permit number for LU10-0026) in order to reduce the project's contribution to the cumulative impacts to a less than significant level.

On April 19, 2001, the Planning Commission granted modified CUP No. 3922-2 for the continued operation of the existing automotive salvage and dismantling yard operation. On June 6, 2013, the Planning Director granted modified CUP Case No. LU10-0026 for the continued operation of the existing automotive salvage and dismantling yard operation. As part of the granting of these modified CUPs, the decision makers found that addenda to the 1990 MND constituted adequate 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. Given that the applicant’s current request is for the renewal of the CUP for the existing automotive salvage and dismantling yard and scrap metal recycling operation without any proposed changes to the operations or requests for new development, it is eligible for an exemption from further environmental review in accordance with Section 15301 (Existing Facilities) of the CEQA Guidelines. 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 pursuant to Section 15301 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

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

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County NCZO (Section 8105-5), the proposed use is allowed in the M3 zone district with the granting of a CUP. Upon the granting of the modified CUP, the proposed project will comply with this requirement.

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

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10,000 sq. ft.	Yes
Maximum Percentage of Building Coverage	50%	Yes
Setback from street	10 feet	Yes
Setback from each interior yard	As specified by permit	Yes
Maximum Building Height	As specified by permit	Yes

The proposed project is subject to the specific zone standards of the Ventura County NCZO. Table 2 lists the applicable specific zone standards, section numbers, and descriptions of whether the proposed project complies with the standards.

Table 2 – Specific Zone Standards Consistency Analysis

Special Use Standard	Complies?
<p>Sec. 8109-3.1.3 - Industrial Performance Standards <i>(Related to objectionable factors, hazardous materials, and liquid and solid wastes.)</i></p>	<p>Yes. The project has been conditioned to ensure that the applicant operates the uses in compliance with these performance standards (Exhibit 4, Condition 21).</p>
<p>Section 8109-3.4.2 <i>Outside storage and operations yards shall be fenced for security and public safety at the property line.</i></p>	<p>Yes. The outside storage of vehicles and salvage equipment within the project site is fenced/walled for security and public safety (Exhibit 4, Condition 2).</p>

E. CUP FINDINGS AND SUPPORTING EVIDENCE

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

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

Based on the information and analysis presented in Section D and Exhibit 5 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

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

The proposed project is comprised of the continued operation of an existing automotive dismantling yard and salvaged materials facility. This operation is physically compatible with the surrounding industrial uses in the Mission Rock Road area. The appearance of the property from public views along Mission Rock Road will not change as no physical change in the existing facilities is proposed. No new effect on community character or on neighboring uses will result from project implementation.

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

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

The continued operation of the existing automotive dismantling yard and salvaged materials facility would have no discernible new adverse effect on the neighboring properties or uses. No new environmental effect has been identified that would result from implementation of the proposed project.

In summary, no aspect of project implementation has been identified that would be obnoxious, harmful or impair the utility of neighboring property or uses.

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

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

The proposed project would continue to serve an important function that is in the public interest: the continued recycling and reuse of wrecked and salvaged vehicles. The project site has been used for this purpose for over 30 years. No changes in use and no new construction are proposed. No new environmental effect has been identified that would result from implementation of the proposed project.

In summary, no aspect of project implementation has been identified that would be detrimental to the public interest, health, safety, convenience, or welfare.

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 8111-1.2.1.1a.e].

The proposed project is comprised of the continued operation of an automotive dismantling yard and salvaged materials facility. This facility is allowed by CUP and compatible with the surrounding industrial uses in the Mission Rock Road area. No changes in the existing building or accessory facilities on the project site are proposed. No aspect of project implementation has been identified that would adversely affect or be incompatible with the existing land uses in the Mission Rock Road area. Given the industrial zoning and full utilization of the Mission Road area for industrial uses that are generally incompatible with other urban uses, a future change in zoning, General Plan designation or land use is not foreseeable at this time.

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

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

The lot on which the project site is located was created legally by Parcel Map Waiver-Lot Line Adjustment (PMW-LLA) No. PL13-0014 which was recorded on March 20, 2015 (recordation no. 20150320-00040542-0). The subject legal lot is identified as Parcel 1 on Exhibit B of PMW-LLA No. PL13-0014.

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

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

As indicated in Section B of this staff report and the entirety of the record for the subject application, the proposed project has been reviewed in accordance with CEQA and other applicable laws. The Planning Division has made the determination that the project is exempt from CEQA environmental review per Section 15301 of the CEQA Guidelines.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and Ventura County NCZO (Section 8111-3.1). On June 9, 2023, the Planning Division mailed notice to owners of property within 400 feet of the property on which the project site is located. On June 9, 2023, the Planning Division placed a legal ad in the *Ventura County Star*.

The project site is located within the City of Santa Paula's Area of Interest. Therefore, on January 30, 2023, the Planning Division notified the City of Santa Paula of the proposed project and requested the City of Santa Paul to submit any comments that the City might have on the proposed project. On February 2, 2023, the City of Santa Paula confirmed receipt of the notification letter that the Planning Division sent to the city. On February 7, 2023, the City of Santa Paula inquired about the reason for the applicant's request of extending the CUP for 20 years rather than 10 years. On February 8, 2023, Planning Division staff replied that, according to the agent, the applicant requested the 20 year extension of the CUP to save the applicant time and money that would be required for more frequent extensions of the CUP. The Planning Division received no further inquiries or comments from the City of Santa Paula.

G. RECOMMENDED ACTIONS

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

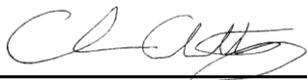
1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines;

3. **MAKE** the required findings to grant a Minor Modification of a CUP 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** modified CUP Case No. PL23-0005 subject to the Conditions of Approval/Mitigation Monitoring and Reporting Program (Exhibit 4); and,
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact Charles Anthony at (805) 654-3638 or Charles.Anthony@ventura.org.

Prepared by:



Charles Anthony, Case Planner
Commercial & Industrial Permits Section
Ventura County Planning Division

Reviewed by:



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

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Plans
- Exhibit 4 Conditions of Approval and Mitigation Monitoring and Reporting Program
- Exhibit 5 General Plan Consistency Analysis



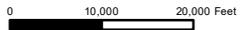
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map created on 05-09-2023

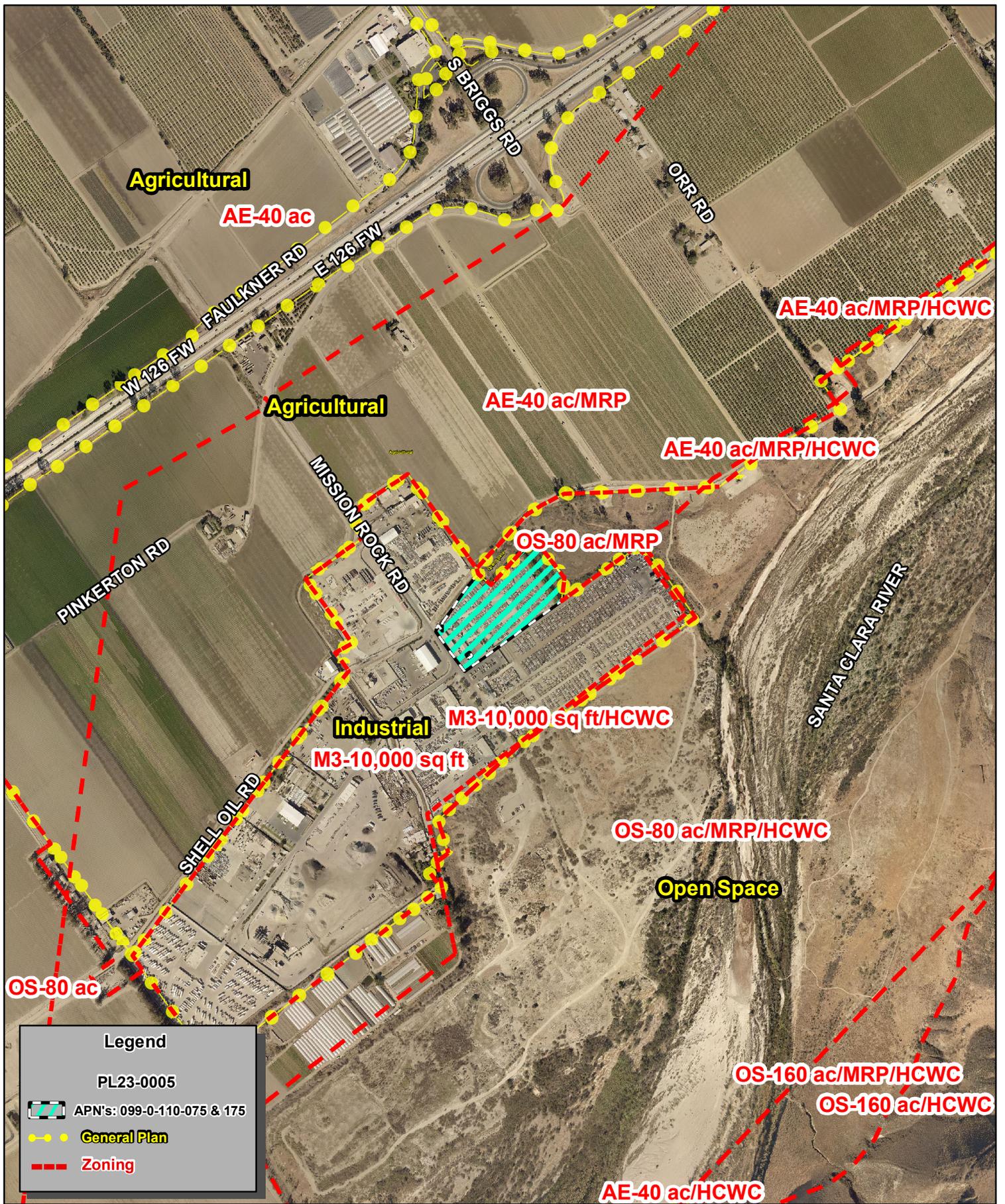


**County of Ventura
 Planning Director Hearing
 Case No. PL23-0005
 Exhibit 2 - Maps**



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





Legend

PL23-0005

APN's: 099-0-110-075 & 175

General Plan

Zoning



Ventura County California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 05-09-2023
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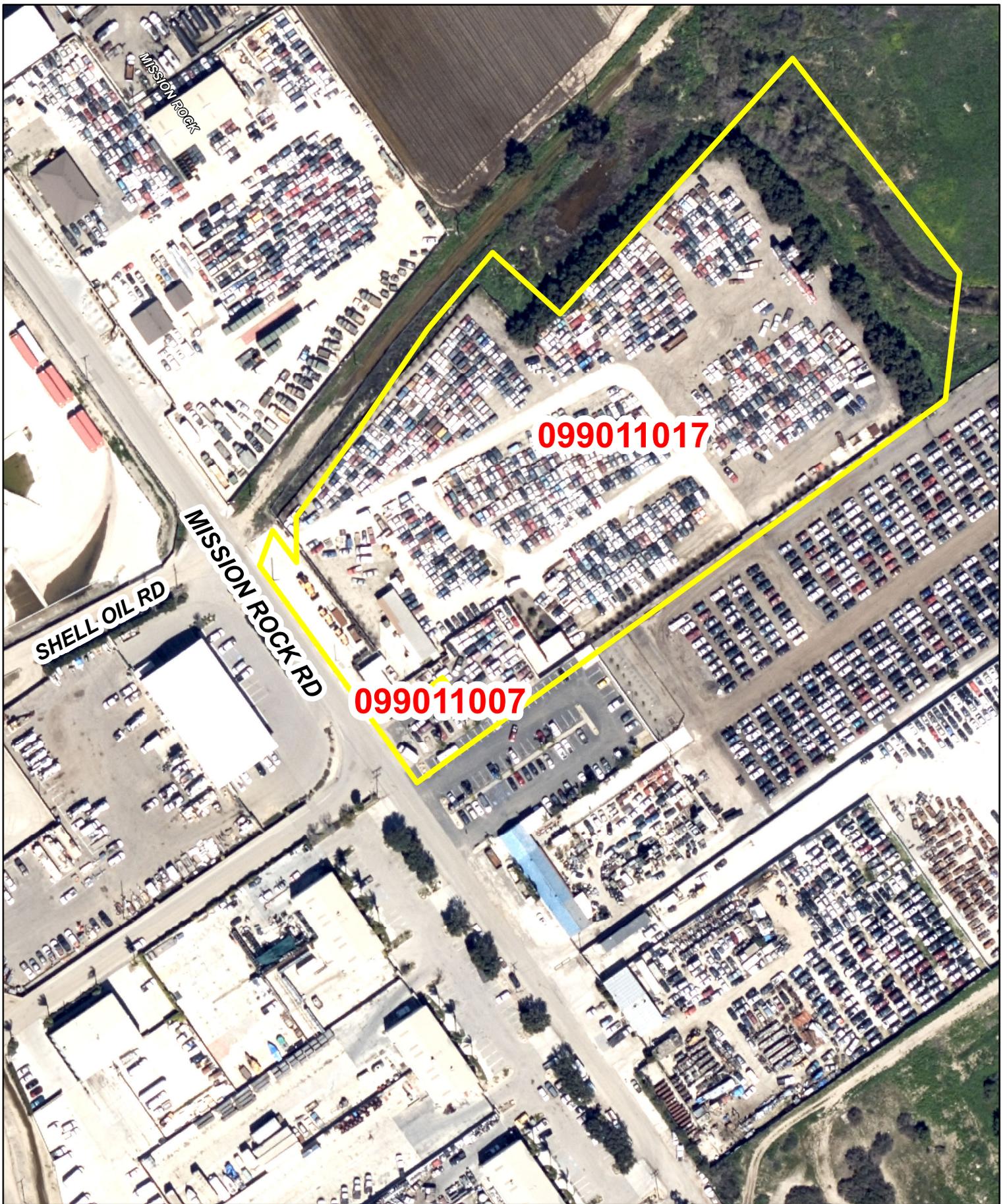
**County of Ventura
Planning Director Hearing
Case No. PL23-0005
Exhibit 2 - Maps
General Plan and Zoning**



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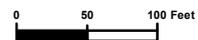
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Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 05-09-2023
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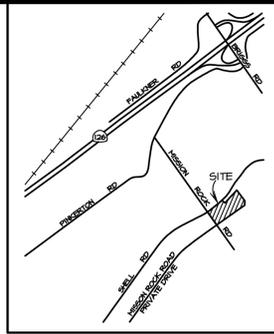


**County of Ventura
Planning Director Hearing
Case No. PL23-0005
Exhibit 2 - Maps
Aerial Photo**



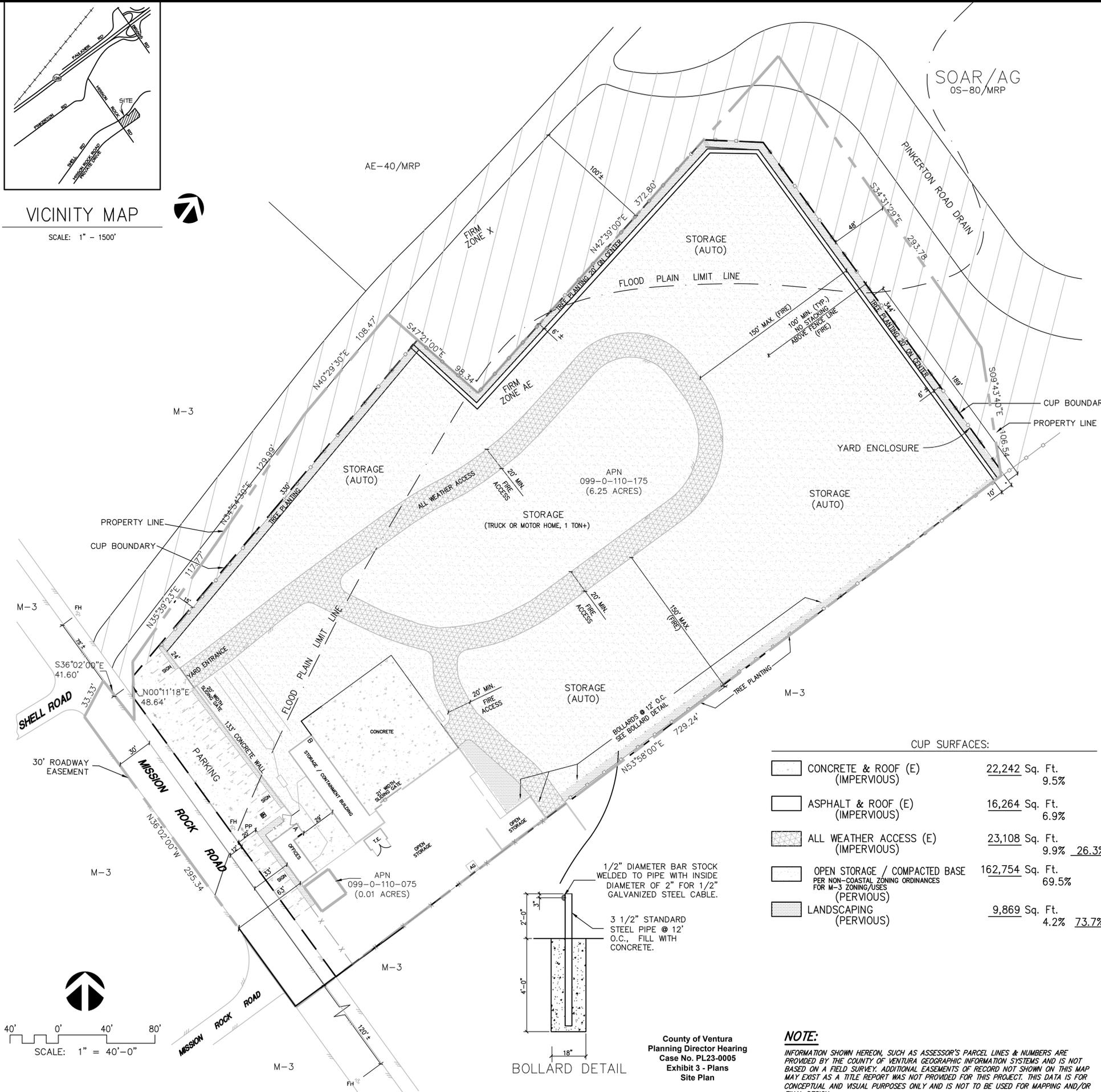
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VICINITY MAP

SCALE: 1" = 1500'



LAND USE DATA

LU10-0026 TIME EXTENSION
 NON-COASTAL ZONING ORDINANCE USE MATRIX USES:
 SALVAGE YARDS, INCLUDING AUTOMOBILE
 WRECKING YARDS WITH ANCILLARY RETAIL
 SALES OF SALVAGED MATERIALS.

APN: 099-0-110-175; 099-0-110-075
 GENERAL PLAN: EXISTING COMMUNITY
 ZONING: M-3
 PROPERTY OWNER: 910 MISSION ROCK ROAD, LLC
 152 STAINSLAUS AVE
 VENTURA, CA 93004
 805-647-1316

CUP AREA: 5.38 ACRES (234,237 SQ. FT.)
 LOT AREA: 6.25 ACRES (272,128 SQ. FT.)
 LOT COVERAGE: 2,609 SQ. FT. (0.96%)

LANDSCAPING OVERALL: 9,869 SQ. FT. (4.2%)
 %: 1% APPROVED MOD
 PARKING LOT (22,243 SQ. FT.): 877 SQ. FT. (3.9%)
 %: 3% APPROVED MOD
 PARKING REQUIRED: 22 SPACES (1 ADA)
 PARKING PROVIDED: 23 SPACES (1 ADA)
 TOTAL OUTDOOR STORAGE: 4.5 ACRES
 PERVIOUS SURFACE: 4.3 ACRES (73.7%)

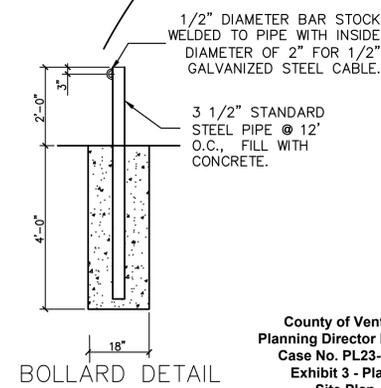
EXISTING STRUCTURES:
 OFFICES (A) 757 SF
 STORAGE/ CONTAINMENT (B) 1,852 SF

CUP SURFACES:

CONCRETE & ROOF (E) (IMPERVIOUS)	22,242 Sq. Ft.	9.5%
ASPHALT & ROOF (E) (IMPERVIOUS)	16,264 Sq. Ft.	6.9%
ALL WEATHER ACCESS (E) (IMPERVIOUS)	23,108 Sq. Ft.	9.9% <u>26.3%</u>
OPEN STORAGE / COMPACTED BASE PER NON-COASTAL ZONING ORDINANCES FOR M-3 ZONING/USES (PERVIOUS)	162,754 Sq. Ft.	69.5%
LANDSCAPING (PERVIOUS)	9,869 Sq. Ft.	4.2% <u>73.7%</u> <u>100%</u>

LEGEND

--- PROPERTY LINE / LU10-0026	T.E. TRASH ENCLOSURE
— CUP LINE / LU10-0026	AG PORTA POTTY
- - - FIRM MAP PANEL F0611C0778E FLOOD SAFE FENCE
—○— 8' HIGH METAL WALL	▨ MRR, POA, DRAINAGE MAINTENANCE AREA (APPROX)
—x— CHAIN LINK FENCE	
□ EXISTING SEPTIC/LEACH FIELD	
--- LEACH FIELD EXPANSION AREA	



NOTE:
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County of Ventura
 Planning Director Hearing
 Case No. PL23-0005
 Exhibit 3 - Plans
 Site Plan

JENSEN DESIGN & SURVEY, INC.
 1672 DONLON STREET
 VENTURA, CALIF. 93003
 PHONE 805/654-6977
 FAX 805/654-6979
 www.jdsurvey.com

SCALE: 1"=40'
 DATE: 3/7/2023
 J.N.: WAL126486
 DWG. NAME: 6486 CUP SITE PLAN.dwg

CUP TIME EXTENSION FOR DON WALKER
 910 MISSION ROCK ROAD
 CITY OF SANTA PAULA
 COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET
1
 OF 2

J:\WAL126486\Planning\CUP\6486_CUP_SITE_PLAN.dwg Mar 07, 2023, 11:52am keener1



①

LANDSCAPING



②

BOLLARDS



③

OFFICE ADDITION REMOVED



④



⑤



⑥



⑦



⑧

ALL ROOF COVERS REMOVED

NOTE:

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1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979

SCALE: NO SCALE
DATE: 03/02/2023

J.N.: WAL126486
DWG. NAME: 6486 CUP SITE PHOTOS.dwg

CUP TIME EXTENSION
FOR
DON WALKER

910 MISSION ROCK ROAD
CITY OF SANTA PAULA

COUNTY OF VENTURA STATE OF CALIFORNIA

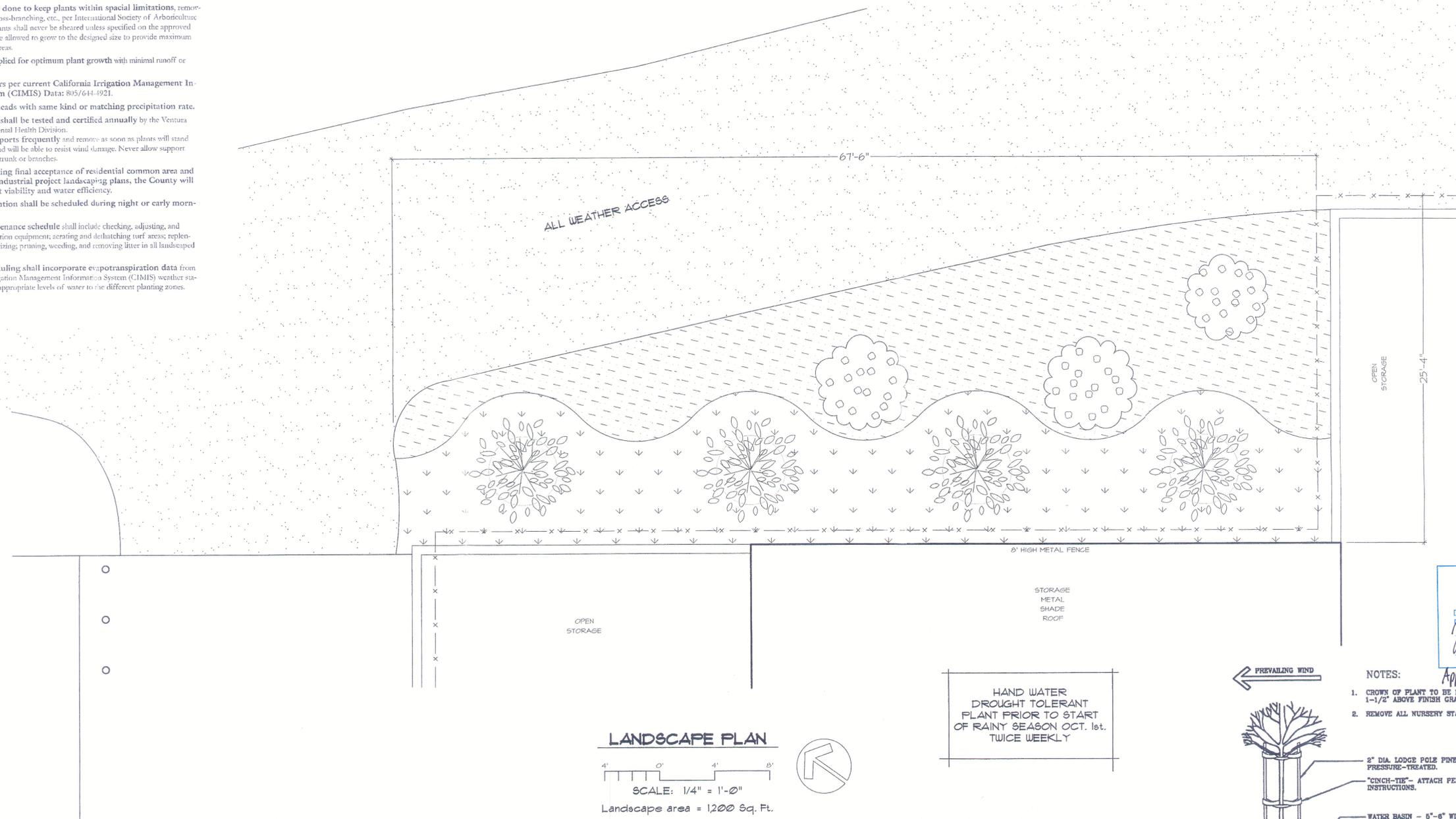
SHEET

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OF 2

Post-Installation Maintenance Guidelines

- a. Any alterations to the landscape must be approved by Ventura County Resource Management Agency, Planning Division.
- b. Control all harmful diseases and pests. All chemical applications must be per state licensed advisors and applications.
- c. Pruning shall be done to keep plants within spacial limitations, removal of deadwood, cross-branching, etc., per International Society of Arboriculture standards (ISA). Plants shall never be sheared unless specified on the approved plan. Trees are to be allowed to grow to the designed size to provide maximum shading of paved areas.
- d. Water shall be applied for optimum plant growth with minimal runoff or overirrigation.
- e. Adjust controllers per current California Irrigation Management Information System (CIMIS) Data: 805/644-4921.
- f. Always replace heads with same kind or matching precipitation rate.
- g. Backflow device shall be tested and certified annually by the Ventura County Environmental Health Division.
- h. Inspect tree supports frequently and remove as soon as plants will stand without support and will be able to resist wind damage. Never allow support materials to girdle trunk or branches.
- i. One year following final acceptance of residential common area and commercial or industrial project landscaping plans, the County will inspect for plant viability and water efficiency.
- j. Landscape irrigation shall be scheduled during night or early morning hours.
- k. A regular maintenance schedule shall include checking, adjusting, and repairing the irrigation equipment; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; weeding; and removing litter in all landscaped areas.
- l. Irrigation scheduling shall incorporate evapotranspiration data from the California Irrigation Management Information System (CIMIS) weather stations to apply the appropriate levels of water to the different planting zones.



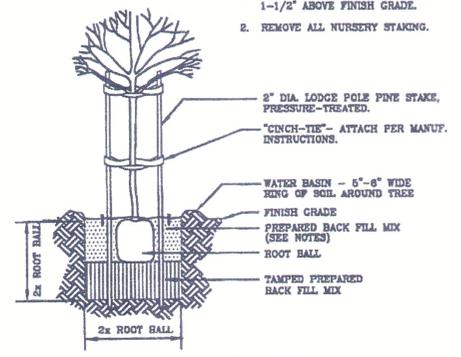
LANDSCAPE PLAN

SCALE: 1/4" = 1'-0"
Landscape area = 1,200 Sq. Ft.

HAND WATER DROUGHT TOLERANT PLANT PRIOR TO START OF RAINY SEASON OCT. 1st. TWICE WEEKLY

COUNTY OF VENTURA
PLANNING DIVISION
APPROVED
Date: 10-11-2013
Permit No: LU10-0026/LU10-0050
Planner Authorizing: FRANCESCA A. ROSENBERG
Print Name: Approved for Installation

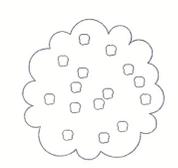
- NOTES:
- CROWN OF PLANT TO BE PLANTED 1-1/2" ABOVE FINISH GRADE.
 - REMOVE ALL NURSERY STAKING.



TREE PLANTING DETAIL
NOT TO SCALE

BACKFILL MIX-
Thoroughly mix together and incorporated into tree hole at time of planting.
4 parts nitrified soil amendemt (AGROMEND by Agromin, or equal. 805/482-8143).
6 parts native soil
Slow release balanced fertilizer (per manufacturer's recommendation)

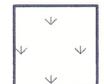
INDEX



CAPE HONEYSUCKLE (N)
(TECOMARIA CAPENSIS)
3 @ 15 GALLONS



CITRUS (E)



COMMON BLUE FESCUE (N)
(FESTUCA O. 'GLUCA')
1 GALLON 24" APART
(15 FLATS)



MYOPORUM (WHITE)
FROM FLATS 24" APART
(10 FLATS)

County of Ventura
Planning Director Hearing
Case No. PL23-0005
Exhibit 3 - Plans
Landscape Plans

Revisions	
No.	Description

PROPERTY OWNER:
DON WALKER
152 Stanislaus Avenue
Ventura, California 93004

- 3922 / MOD 2
- 1693 / MOD 1
- 4643

LU10-0026
TEN (10) YEAR TIME EXTENSION
910 MISSION ROCK ROAD
CUP PD VAR

910 MISSION ROCK ROAD
SITE PLAN

Job No. 910
Drawn By CMS 8/15
Scale: 1/4" =
Sheet

SP-1
SHEET 2 OF

PARKING LOT LANDSCAPING



INTERIOR LOT LANDSCAPING



PEPPER TREES
(APPROX. 20'-26')

PEPPER TREES
(APPROX. 20'-26')

PEPPER TREES
(APPROX. 20'-26')

POMEGRANATE TREES
(APPROX. 6'-8')

TREE PLANTING INDEX:

PEPPER TREE
(SCHINUS MOLLE)

POMEGRANATE TREE
(PUNICA GRANATUM)

*SEE CUP SITE PLAN SHEET 1 FOR LANDSCAPE LOCATIONS AND SP-1 FOR LANDSCAPE DETAILS

NOTE:

INFORMATION SHOWN HEREON, SUCH AS ASSESSOR'S PARCEL LINES & NUMBERS ARE PROVIDED BY THE COUNTY OF VENTURA GEOGRAPHIC INFORMATION SYSTEMS AND IS NOT BASED ON A FIELD SURVEY. ADDITIONAL EASEMENTS OF RECORD NOT SHOWN ON THIS MAP MAY EXIST AS A TITLE REPORT WAS NOT PROVIDED FOR THIS PROJECT. THIS DATA IS FOR CONCEPTUAL AND VISUAL PURPOSES ONLY AND IS NOT TO BE USED FOR MAPPING AND/OR FINAL DESIGN.



1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979

SCALE: NO SCALE
DATE: 3/07/2023

J.N.: WAL126486
DWG. NAME: 6486 CUP SUPPLEMENTAL LANDSCAPE PLANS.dwg

SUPPLEMENTAL LANDSCAPE INFORMATION

910 MISSION ROCK ROAD
CITY OF SANTA PAULA
COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET SP-2

**CONDITIONS OF APPROVAL AND MITIGATION MONITORING
AND REPORTING PROGRAM FOR
MODIFIED CONDITIONAL USE PERMIT (CUP) CASE NO. PL23-0005**

The following conditions of approval supersede all previously approved conditions including the "umbrella" conditions for all projects within the Mission Rock Road Community, and the project-specific conditions for CUP 3922 and subsequent CUP modifications (including Minor Modification No. 2 and Modified CUP LU10-0026).

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

Planning Division (PL) Conditions

1. Project Description

This CUP is based on and limited to compliance with the project description stated in this condition below, Exhibit 3 of the Planning Director hearing on June 22, 2023, 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:

This Minor Modification to CUP No. LU10-0026 authorizes the continued operation of an existing automotive salvage and dismantling yard and the scrap metal recycling operation for 20 years. No new development or changes to the existing, approved uses or structures are authorized. Additionally, the automobile glass repair and installation use (previously authorized under separate CUP Case No. LU10-0058) is no longer authorized or allowed on the project site.

This CUP allows for the following specific uses:

- An automotive salvage and dismantling yard, including the storage, loading, and unloading of vehicles (crushed and intact);
- The storage, loading, and unloading of vehicles and scrap materials only within the boundaries of the CUP; and,
- The sales of salvaged automobile parts and scrap metal.

County of Ventura
Planning Director Hearing Case No.
PL23-0005
Exhibit 4 - Conditions and Mitigation

The permit boundary for CUP PL23-0005 encompasses 5.38 acres of land within APN 099-0-110-175 and APN 099-0-110-075. This operation utilizes the following existing structures:

- Office (757 square feet)
- Storage Containment (1,852 square feet)

This CUP authorizes five on-site employees to operate the automobile salvage and dismantling yard Monday through Sunday from 8:00 AM to 5:00 PM. The yard is completely fenced and gates are locked. The parking spaces and parking areas are identified on the site plan.

This CUP authorizes the continuation of the terms of Variance No. 4643 on APN 099-0-110-175 for the following:

1. Authorization to park vehicles within the required front setback area;
2. Elimination of the requirement of planting of landscaping within the front setbacks;
3. Elimination of the requirement to plant street trees;
4. Reduction of overall landscaping requirement from 5% to 1% of the total permit area; and,
5. Reduction of the parking lot landscaping requirement from 10% to 3% of the total parking area.

Water service to the site is provided by the City of Santa Paula Water Division. Wastewater is handled by an existing on-site septic system. The project site has direct access to Mission Rock Road.

The use and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, 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. 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 and described uses set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description, or which are authorized by subsequent amendments to this CUP, shall be stored within the Project site during the life of the Project. In addition, the project site shall comply with the following regulations:

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

Documentation: 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 § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

3. CUP 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 CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

1. 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
2. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, § 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, § 5000-15387), as amended from time to time.

4. Construction Activities

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

5. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition of this CUP 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:

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

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

6. Time Limits

a. Use inauguration:

- i. The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval date on which the Planning Director rendered the decision on the project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition No. 1.
- ii. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Use Inauguration within one year from the effective date of the approval decision of this CUP. The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the Zoning Clearance for Use Inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.

- iii. Prior to the issuance of the Zoning Clearance for Use Inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for Use Inauguration, any final billed processing fees must be paid within 30 days of the billing date, or the County may revoke this CUP.
- b. Permit Life or Operations Period: This CUP will expire on **DATE**. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:
 - i. The Permittee has filed a permit modification application pursuant to § 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to **DATE**; and
 - ii. The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with § 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

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

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 CUP and the completion of Mitigation and Monitoring Reporting Program.

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

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

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

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. 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.

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

Purpose: To ensure full and proper notice of these CUP 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 CUP.

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

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

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

9. Recorded Notice of Land Use Entitlement

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

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 CUP, with the deed of the property that is subject to this CUP.

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this CUP.

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

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

10. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. 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:**

Pursuant to the requirements of LU10-0026, the Resource Management Agency created Condition Compliance Case No. CC06-0051 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding LU10-0026. The Planning Division will continue to use Condition Compliance Case No. CC06-0051 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 10.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC06-0051, 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 CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

11. **Defense and Indemnification**

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

12. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP 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 CUP 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 CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP 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 CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

13. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and

qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

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

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

14. Relationship of CUP 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 CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

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

The Permittee shall obtain a business tax certificate for the operation of the automobile salvage and dismantling yard.

15. Contact Person

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

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

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

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

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

16. Resolution of Complaints

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

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 15 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about a use as it is occurring may directly contact the Contact Person (Condition 15);
- b. If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and
- c. If, following a complaint investigation by County staff, a violation of the Ventura County Code or a condition of this CUP is confirmed, County staff may initiate enforcement actions pursuant to § 8114-3 of the Non-Coastal Zoning Ordinance.

17. Reporting of Major Incidents

Purpose: To ensure that the Planning Director is notified of major incidents associated with, or resulting from, the Project.

Requirement: The Permittee shall immediately notify the Planning Director by telephone, email, FAX, and/or voicemail of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the Project Site.

Documentation: Upon request of any County agency, the Permittee shall provide a written report of any incident that shall include, but is not limited to: a description of the facts of the incident; the corrective measures used, if any; and the steps taken to prevent a recurrence of the incident.

Timing: The Permittee shall provide the written report to the requesting County agency and Planning Division within seven days of receiving the request.

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

18. 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 CUP.

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

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

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

This is a mitigation measure identified in the adopted Mitigated Negative Declaration (1990) for the entire Mission Rock Road Community. The Mission Rock Road area property owners created a Property Owners Association (POA) and recorded Codes, Covenants, and Restrictions (CC&Rs) requiring the on-going implementation and maintenance of the following items:

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

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

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

20. Building Color/Material Specifications: Pursuant to the requirements of the Ventura County Non-Coastal Zoning Ordinance (Sec. 8109-3.4.1) metal buildings, including accessory buildings, shall:

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

21. Specific Industrial Zone Standards

Pursuant to Article 9 of the Ventura County Non-Coastal Zoning Ordinance, the Permittee shall maintain the Auto Dismantling Facility in compliance with the following requirements, which also satisfy the mitigation measures identified in the original MND that are designed to reduce the impacts of concentrations of pollutants that are discharged into the Santa Clara outfall as a result of flood channelization:

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

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

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

22. Availability of Parking Spaces

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

Requirement: The Permittee shall ensure that the required 23 motor vehicle parking spaces (including accessible spaces), remain continuously available for their intended parking use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee and Property Owner shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to; the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures.

Additionally, the Permittee shall ensure the following:

1. Required parking spaces shall not be converted to other uses or used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, waste containers, merchandise, equipment, or any other use not authorized by the provisions of Article 8 of the Ventura County Non-Coastal Zoning Ordinance.
2. The surface of all required uncovered off-street motor vehicle parking spaces, aisles, driveways, and loading areas shall be constructed and maintained with

permanent all-weather, load-bearing pervious or impervious surfacing material sufficient to prevent mud, dust, loose material, and other nuisances.

3. Industrial parking areas with materials loading spaces shall be designed to accommodate access and circulation movement for on-site truck circulation in accordance with the Ventura County Non-Coastal Zoning Ordinance (§ 8108-8.2.3). Loading spaces shall be located on-site, outside of any required front or side setback, near the service entrance(s) to the building(s), and either to the rear or side of the building to alleviate unsightly appearances often created by loading facilities.
4. All lights in parking areas shall comply with the Ventura County Non-Coastal Zoning Ordinance (§ 8108-5.12) and shall be extinguished at the end of the working day. Lights may be turned on no sooner than one hour before the commencement of working hours.

Documentation: A stamped copy of the approved site plan.

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

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

23. M-3 Zone Landscaping

Purpose: To ensure that the Permittee maintains the project site in compliance with Variance No. 4643 (Variance for Required Landscaping) and the County's landscaping requirements for the M3 zone.

Requirement for the M-3 Zone: Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8109-0.6.4) projects in the M3 zone shall have at least five percent of the permit area landscaped. Required yards adjacent to streets shall be improved with appropriate permanently maintained evergreen plant material or ground covers, and trees shall be planted along the street line of each site.

Approved Variance for Required M-3 Zone Landscaping: Variance No. 4643 allows the following within the project site:

1. Authorization to park vehicles within required front setback area;

2. Elimination of the requirement of planting of landscaping within the front setbacks;
3. Elimination of the requirement to plant street trees;
4. Reduction of overall landscaping requirement from 5% to 1% of the total permit area; and,
5. Reduction of the parking lot landscaping requirement from 10% to 3% of the total parking lot area.

Documentation: The Permittee shall submit to the County of Ventura Planning Division for review and approval three sets of a draft landscape plan for the proposed landscaping, prepared by a California registered landscape architect (or other qualified individual as approved by the Planning Director), demonstrating compliance with the variance requirements, and the County's Landscape Design Criteria. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to the County of Ventura Planning Division a statement from the project landscape architect that all landscaping has been installed as shown on the approved landscape and plan. Any changes to approved landscape plans that affect the character or quantity of the plant material or irrigation system design must be approved by the Planning Director prior to installation.

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

Monitoring and Reporting: The Planning Division maintains the landscape plans and statement by the landscape architect provided by the Permittee in the project file and has the authority to periodically confirm that the landscaping is maintained by the Permittee in accordance with the approved plan consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

Any future landscaping of the industrial site shall be in conformance with any adopted Ventura County landscaping requirements and the standards set forth and in effect in the Ventura County Non-Coastal Zoning Ordinance.

24. Landscape Screening – Visual Mitigation Measure

Purpose: To ensure that the Permittee maintains the project site in compliance with the visual mitigation measure as identified in the Mitigated Negative Declaration Addendum (adopted by the Planning Commission on April 19, 2001, as part of the granting of CUP 3922-2), in order to reduce visual impacts on Highway 126 (an eligible scenic highway) from the Auto Salvage and Dismantling Facility, and to reduce dust migration onto adjacent agricultural land.

Requirement for Visual Mitigation Measure: The Permittee shall maintain the existing tree row and associated irrigation along the northeastern and western permit boundaries of the subject property, as shown on Exhibit 3 (Plans), for the life of the permit.

Documentation: When requested by the Planning Division, the Permittee shall provide photographic documentation or request a site inspection conducted by the appropriate Planning Division staff to verify the existing tree row has been maintained pursuant to Exhibit 3 (Plans).

Timing: The Permittee shall maintain the existing tree row and associated irrigation along the northeastern and western permit boundaries of the subject property, as shown on Exhibit 3 (Plans), for the life of the permit.

Monitoring and Reporting: The Permittee shall continue to maintain the existing tree row for the life of this permit, pursuant to Exhibit 3, (Plans), and shall be subject to periodic inspection by the Ventura County Planning Division. The Permittee is required to remedy any defects in landscape maintenance, as indicated by the County inspector, within two weeks of written notification of such defect. The Permittee shall bear the full cost of the County's landscape maintenance inspection and review. Any future landscaping of the industrial site shall be in conformance with any adopted Ventura County Landscape Design Guidelines and the standards set forth in the Ventura County Non-Coastal Zoning Ordinance (§ 8109-0.6.4).

25. Lighting Plan

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

1. Avoids interference with reasonable use of adjoining properties;
2. Avoids conflict with landscape features;
3. Minimizes on-site and eliminates off-site glare;
4. Provides adequate on-site lighting for security;
5. Minimizes impacts to wildlife movement;
6. Minimizes energy consumption; and
7. Includes devices that are compatible with the design of the permitted facility.

Requirement: The Permittee shall provide the Planning Division with a lighting plan of the existing exterior lighting fixtures demonstrating that existing lighting complies with the objectives identified in the Purpose section of this condition. All existing lighting fixtures must be cut-off type that direct light downward onto the subject property to avoid casting of light onto any adjacent property or roadway. The lighting plan must be prepared by an electrical engineer registered by the State of California and include a statement that the lighting fixtures comply with the requirements of this condition.

Any new exterior lighting fixtures shall comply with the Ventura County lighting requirements in effect at the time of the proposed installation.

Documentation: The Permittee shall submit two copies of a lighting plan of the existing exterior lighting fixtures to the Planning Division for review and approval.

Timing: The Permittee shall obtain the Planning Division's approval of the lighting plan of the existing exterior lighting fixtures prior to the issuance of a Zoning Clearance for use inauguration. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the Project.

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

26. Sign Plan

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

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

In addition, the following signage must be maintained on site for the life of the permit:

- a. The entrance of the project site shall be posted with a sign providing information on the permitted hours of operation, including the telephone number of the Contact Person (see Contact Person condition above).
- b. In the event of a rainstorm, the Permittee shall post a sign indicating that the facility shall be closed to the public during the occurrence of standing water (measured at the centerline of Mission Rock Road) of two inches or greater until such time as the water has receded.

Documentation: A stamped copy of the approved sign plan.

Timing: The Permittee shall submit the sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for Use Inauguration.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved sign plan in the Project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

27. Trash and Recycling Storage Area

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

Requirement: The Permittee shall ensure that trash and waste diversion (e.g., recyclables and yard waste) enclosure is maintained on the project site in accordance with the County of Ventura's adopted "Space Allocation for Recycling and Refuse Collection Design Criteria and Specifications Guidelines" and the approved site plan (Exhibit 3).

Documentation: A site plan that identifies the location of the enclosure and building elevation plans for the enclosure.

Timing: The trash enclosure shall be maintained for the life of the modified CUP in accordance with the requirements of this condition.

Monitoring and Reporting: The Planning Division maintains a copy of the approved site plan and elevation in the Project file. The Planning Division has the authority to inspect the site to ensure that the enclosure is maintained as illustrated on the approved plans. The Planning Division has the authority to periodically inspect the site to ensure that the trash enclosure is maintained consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

28. Notice of Dam Inundation Hazard

Purpose: To comply with the 2040 Ventura County General Plan Policy HAZ-2.6 to inform existing and future owners of the subject property that the site, in whole or in part, is currently mapped by California Department of Water Resources (DWR) as being within a dam failure inundation area and subject to potential flooding hazard (<https://fmnds.water.ca.gov/maps/damim/>).

Requirement: The Permittee shall, with the assistance of the Ventura County Resource Management Agency (RMA) Planning Division, record a Notice of Dam Inundation Hazard with the County Recorder.

Documentation: A Notice of Dam Inundation Hazard will be prepared by the Planning Division and provided to the Subdivider. The Subdivider shall record the Notice with the County Recorder.

Timing: The Notice of Dam Inundation Hazard shall be recorded with the County Recorder prior to issuance of the Use Inauguration Zoning Clearance.

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

Environmental Health Division (EHD) Conditions

29. Hazardous Materials / Waste Management (CUPA Permit Required)

Purpose: To comply with the California Code of Regulations Title 22, Division 4.5, California Health and Safety Code chapter 6.95; and Ventura County Ordinance Code, and to ensure the safe storage, handling, and disposal of any potentially hazardous material and/or waste.

Requirement: The Permittee shall submit a Hazardous Materials Business Plan (HMBP) to the Environmental Health Division/Certified Unified Program Agency (Ventura CUPA) for storage of hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid). If hazardous wastes are generated, an EPA ID number issued by the California Department of Toxic Substances Control must be obtained and maintained in active status. Wastes identified as "non-hazardous" may require waste determination analysis to confirm if wastes are listed hazardous wastes, exhibits a hazardous characteristic through testing, or application of general knowledge.

Documentation: A completed HMBP must be submitted to the Ventura CUPA electronically through the California Environmental Reporting System (CERS). Maintain all records of hazardous waste determination testing and disposal and make available for review by this Ventura CUPA staff upon request.

Timing: HMBP must be submitted through CERS annually, and whenever there is a change to the type, quantity, or location of the hazardous materials. EPA ID number must be renewed annually.

Monitoring and Reporting: Verification of hazardous materials inventory as well as ongoing compliance with requirements shall be accomplished through field inspection by Ventura CUPA staff. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency website: <https://vcrma.org/cupa>.

30. Existing OWTS General Notice

Purpose: To demonstrate compliance with State and local regulations related to the design and installation of an onsite wastewater treatment system (OWTS). Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance may be discharged into the on-site sewage disposal system.

Requirement: Permittee shall maintain all OWTS components in good working order to prevent system failure and creation of a public nuisance. Permittee is required to obtain the approval of the Ventura County Environmental Health Division (EHD) prior to changing and/or modifying the OWTS, repairing components of the OWTS, expanding the footprint of a structure, adding plumbing fixtures, or adding a new structure. The OWTS dispersal area is required to be maintained underneath pervious materials (soil).

Ongoing Maintenance: Once the OWTS has been installed and finalized by EHD, it is the owner's responsibility to properly maintain the system to prevent OWTS failure or an unauthorized sewage release, and from creating a public nuisance, health concern, or

impact the environment. The septic tank shall be serviced, as needed, by a septic pumper truck registered and permitted by Ventura County EHD, and all pumping activities shall be reported to EHD. All septage wastes must be disposed of in an approved manner. EHD staff will also receive and respond to any complaints related to OWTS and/or unauthorized sewage releases.

PUBLIC WORKS AGENCY CONDITIONS

Integrated Waste Management (IWMD) Conditions

31. Waste Diversion & Recycling Requirement

Purpose: To ensure the project complies with Ventura County Ordinance Code (VCOC) Section 4770 et seq. VCOC Section 4770 pertains to the diversion of recyclable materials and organic waste generated by this project (e.g., paper, cardboard, wood, metal, green waste, soil, concrete, plastic containers, beverage containers, and food waste) from local landfills through recycling, reuse, or salvage.

Requirement: VCOC Section 4770-4 requires the Permittee to work with a County-franchised solid waste collection company which will determine the level of service required to divert recyclables and organic waste generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to: <https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#Collectors-Rates-Agreements>.

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

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

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

32. Collection and Loading Areas for Refuse and Recyclables and Organic Waste

Purpose: To comply with the California Solid Waste Reuse and Recycling Access Act of 1991 (California Public Resources Code, § 42900-42901) and VCOC Section 4774.

Requirement: The Permittee shall adhere to the Ventura County Space Allocation Guidelines which include minimum space requirements for refuse, recycling, and organic waste bins and recommend aesthetic, gated, trash enclosures. Please review the Ventura County Space Allocation Guidelines at: www.vcpublicworks.org/wsd/iwmd/businessrecycling/#SpaceAllocation.

Documentation: The Permittee shall submit a site plan to the IWMD indicating the location of a trash enclosure, or a designated area on the Project site, with sufficient space to accommodate refuse and recycling bins necessary to meet the needs of the Project.

Timing: Prior to issuance of a Zoning Clearance for construction or use inauguration (whichever occurs first), the Permittee must submit a site plan to the IWMD for review/approval that indicates the location of a trash enclosure or a designated area for refuse and recycling bins on the property.

Monitoring & Reporting: Upon request, the Permittee shall allow IWMD staff to verify the location of a trash enclosure or a designated area for trash and recycling bins on the property.

Watershed Protection District (WPD) Conditions

The following WPD conditions will satisfy the mitigation measures identified in the original Mitigated Negative Declaration (1990), which will reduce impacts from pollutants that are discharged into the Santa Clara River outfall as a result of flood channelization. Monitoring of the mitigation measures shall consist of annual inspections, responding to complaints, and the issuance of, and compliance with, the required WPD permits. The Ventura County Planning Division will verify that the Permittee has obtained the required WPD permits and will ensure compliance with Condition Nos. 33 through 38, through inspection and monitoring activities conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (Section 8114-3).

Groundwater Section

33. Battery, Liquid, and Petroleum Product Removal Area

Purpose: In accordance with the Ventura County General Plan Policies WR-1.12 and WR-2.2, Battery, Liquid and Petroleum Product Removal Areas are required.

Requirement: All vehicles shall have their batteries, liquids and petroleum products removed prior to being stored in the project area. Under no circumstance will vehicles with liquids and petroleum products be allowed to be stored in the project area.

Timing: The Permittee shall comply with this condition for the life of the permit.

Monitoring and Reporting: Upon request, the Permittee shall allow the WPD to inspect the Containment Area for Liquid and Battery Removal.

34. Vehicle and Equipment Maintenance Area

Purpose: In accordance with the Ventura County General Plan Policies WR-1.12 and WR-2.2, Vehicle and Equipment Maintenance Area is required.

Requirement: All vehicle maintenance shall be conducted within the containment area. The containment area shall consist of a covered (roof or canopy) constructed on a

concrete pad. All liquid waste and petroleum products shall be stored in proper containers and stored in the containment areas only.

Timing: The Permittee shall maintain a Vehicle and Equipment Maintenance Area for the life of the permit.

Monitoring and Reporting: Upon request, the Permittee shall allow the WPD to inspect the Vehicle and Equipment Maintenance Area.

35. Containment Area for Liquid Waste and Petroleum Products

Purpose: In accordance with the Ventura County General Plan Policies WR-1.12 and WR-2.2, Containment Area for Liquid Waste and Petroleum Products is required.

Requirement: All liquid waste and petroleum products shall be stored in proper containers and stored in pre-approved or designated containment areas only.

Timing: The Permittee shall maintain a Containment Area for Liquid Waste and Petroleum Products for the life of the permit.

Monitoring and Reporting: Upon request, the Permittee shall allow the WPD to inspect the Containment Area for Liquid Waste and Petroleum Products.

36. Containment Area for Hazardous Materials

Purpose: In accordance with the Ventura County General Plan Policies WR-1.12 and WR-2.2, Containment Area for Hazardous Materials is required.

Requirement: All hazardous materials and chemicals shall be stored in a Containment Area properly designated and equipped for the safe storage of hazardous materials and chemicals.

Documentation: Any documentation acceptable to WPD--Groundwater Section demonstrating the Permittee's compliance with EHD's Hazardous Materials Business Plan requirement (Condition 29 – Hazardous Materials/Waste Management/CUPA Permit Required)

Timing: WPD—Groundwater Section's review and approval of acceptable documentation demonstrating compliance is required prior to issuance of the Zoning Clearance for use inauguration. The Permittee shall maintain the Containment Area for Hazardous Materials for the life of the permit.

Monitoring and Reporting: Upon request, the Permittee shall allow WPD to inspect the Containment Area for Hazardous Materials.

37. Abandoned Well

Purpose: To comply with Ventura County Ordinance 4468, Section 4819 Destruction of Abandoned Wells and Ventura County General Plan Policies WR-2.2, WR-2.3, WR-4.2,

and WR-4.5 to verify that the project shall not significantly impact the quantity or quality of water resources.

Requirement: Pursuant to Ventura County Ordinance 4468, Section 4819, the Permittee shall obtain a well destruction permit from the Ventura County Public Works Agency and destroy State Well Number 03N21W29G01S. If the Permittee does not wish to destroy the abandoned well, the well can be returned to active status per Section 4820 of the Ordinance.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall obtain a well destruction permit and destroy the well or return the abandoned well to active status.

Monitoring and Reporting: The Ventura County Public Works Agency shall observe destruction and sealing of the well and prepare a well seal inspection report, which shall be provided to the Case Planner and maintained on file by the Ventura County Public Works Agency. If the well is to be returned to active status, a well inspection report must be prepared and submitted by a registered well inspector as required by Section 4817.

Water Quality Conditions

38. 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: The proposed project is a 20-year extension to LU10-0026 for the continued use of an existing automotive salvage and dismantling yard and scrap metal recycling operations. The subject facility will continue services including, an automotive salvage and dismantling yard, including storage, loading, and unloading of vehicles (crushed and intact); the storage, loading, and unloading of vehicles and scrap materials only within the boundaries of the Conditional Use Permit; and the wholesale and retail sale of salvaged automobile parts and scrap metal. 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:

1. A current notice of intent (NOI), in accordance with the State Water Resources Control Board requirements under the IGP; or
2. Verification of payment for the current coverage year, whichever is more recent;
3. A copy of the project Stormwater Pollution Prevention Plan (SWPPP); and
4. 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 the 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 onsite of periodic review by CSP inspectors.

OTHER AGENCY CONDITIONS

Ventura County Air Pollution Control District (VCAPCD) Conditions

39. VCACPD Rules and Regulations for Project Operation and Parking Areas

Purpose: In order to ensure that fugitive dust and particulate matter related to project development are minimized to prevent impacts on adjacent properties.

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). Additionally, the Planning Division shall ensure compliance with the following provisions:

1. Signs shall be posted on-site limiting traffic to 15 miles per hour or less.

Documentation: The Permittee shall provide Planning Division staff with photographic documentation that the installation of the above sign requirement has been satisfied, or a site inspection shall be conducted by the Planning Division staff to verify that this condition has been satisfied.

Timing: A site inspection shall be conducted or photographic documentation shall be submitted to the Planning Division staff prior to the issuance of a Zoning Clearance for Use Inauguration. The traffic sign shall be maintained onsite for the life of the permit.

Monitoring and Reporting: The Planning Division shall monitor all dust control measures.

40. VCAPCD Permits Required

Purpose: To ensure that project operations shall be conducted in compliance with all applicable VCAPCD Rules and Regulations, in particular Rule 10, certain types of new and modified equipment and operations require VCAPCD permits prior to installation.

Requirement: The Permittee shall obtain an Authority to Construct and a Permit to Operate, if needed. To help prevent project delays, the Permittee or their representative should contact the VCAPCD Engineering Division at the earliest practicable date to determine any air permit requirements. The VCAPCD Engineering Division can be contacted by telephone at (805) 303-3683 or by email at engineering@vcapcd.org.

Documentation: An approved Authority to Construct and an approved Permit to Operate, if needed.

Timing: The Permittee shall submit the appropriate applications and supporting documentation to VCAPCD for review and approval prior to the issuance of an Authority to Construct and Permit to Operate. The Permittee shall provide the Planning Division these VCAPCD permits, or written confirmation from VCACPD that the permits are not needed, prior to the issuance of a Zoning Clearance for use inauguration and/or installation.

Monitoring and Reporting: A copy of both the approved Authority to Construct and a Permit to Operate shall be maintained as part of the project file. Ongoing compliance with the requirements of the Permit to Operate shall be accomplished through field inspection by District Inspectors.

41. Nuisance

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

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

1. 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 the nuisance provision is enforceable by VCAPCD on a complaint-driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

42. Access Road Width, Private Roads/Driveways: An onsite access driveway width of 25 feet and off-street parking shall be provided.

43. Access Driveway Design, Auto Salvage Yards

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

Requirement: The Permittee shall provide access driveways (aisles) that comply with the following based upon the number of stack layers of auto storage within the yard. Main

aisles shall be constructed to an all-weather surface as approved by the Fire Prevention Bureau.

1. Single Layer Storage:

- a. Maximum pile size shall not exceed 150,000 square feet of area
- b. Maximum travel distance within each pile to a minimum 20 foot wide main aisle shall not exceed 150 feet
- c. Piles shall be separated by main aisles or minimum 15-foot wide cross-aisles based upon pile size and travel distance

2. Double-Layer Storage:

- a. Maximum pile size shall not exceed 45,000 square feet of area
- b. Piles shall be setback from property lines a minimum of 10 feet
- c. Maximum travel distance within each pile to a minimum 20 foot wide main aisle shall not exceed 150 feet
- d. Piles shall be separated by main aisles or minimum 15 foot wide cross-aisles based upon pile size and travel distance

3. Three or More Layers of Storage:

- a. Maximum pile height shall not exceed 20 feet
- b. Piles shall be setback from property lines a minimum of 10 feet
- c. Maximum pile size shall not exceed 15,000 square feet of area
- d. Maximum travel distance within each pile to a minimum 30 foot main aisle shall not exceed 75 feet
- e. Piles shall be separated by main aisles or minimum 20 foot wide cross-aisles based upon pile size and travel distance

Documentation: The Permittee shall submit an access plan to the Fire Prevention Bureau for review and approval.

Timing: The Permittee shall submit access plans to the Fire Prevention Bureau for approval before issuance of building permits. All required access shall be installed before the start of construction/business operations.

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

44. Turnarounds

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

Requirement: The Permittee shall provide an approved turnaround area for fire apparatus where dead-end Fire Department access roads / driveways exceed 150 feet. Required turnaround areas shall be designed such:

1. Does not exceed a 5% cross-slope in any direction.
2. Located within 150 feet of the end of the access road/driveway.

3. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards.
4. Kept free of obstructions at all times.

Documentation: The Permittee shall submit access plans to the Fire Prevention Bureau for review and approval.

Timing: The Permittee shall submit access plans to the Fire Prevention Bureau for approval before issuance of building permits. The plans shall indicate all access road/driveway locations and proposed turnaround location and design. All required turnarounds shall be installed before the start of combustible construction.

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

45. Access Road Gates

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

Requirement: The Permittee shall design and install all gates along required fire access roads / driveways consistent with Fire Protection District Standards. Any gates to control vehicle access are to be located to allow a vehicle waiting for entrance to be completely off the intersecting road. A minimum clear open width of 15 feet in each direction shall be provided for separate entry/exit gates and a minimum 20 feet for combined entry/exit gates. If gates are to be locked, a Knox system shall be installed. The method of gate control, including operation during power failure (battery back-up), shall be subject to review by the Fire Prevention Division.

Documentation: The Permittee shall submit gate plan details for review and approval by the Fire Prevention Bureau prior to installation.

Timing: The Permittee shall submit gate plans to the Fire Prevention Bureau for approval before the installation of any access gates. The submittal shall include a copy of the Zoning Clearance issued by the Planning Division. A final acceptance inspection by the Fire Prevention Bureau is required prior to placing any gate into service.

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

46. Tire Storage: Tire storage shall be in accordance with the Fire Code as currently adopted and amended.
47. Outside Storage of Combustible Materials: Outside storage of combustible materials shall not be located within 10 feet of the property line, shall not be stored beneath a building or structure, and shall not exceed 20 feet in height when stored in the open.
48. Address Numbers (Industrial): The Permittee shall install a minimum of 10 inch (10") address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used.
49. Fire Extinguishers: Fire extinguishers shall be installed and maintained in accordance with the International Fire Code. The placement of extinguishers shall be subject to review by the Fire Prevention Bureau.
50. Trash Dumpster Locations: Commercial trash dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within 5 feet of openings, combustible walls, or combustible roof eave lines unless protected by approved automatic fire sprinklers.
51. Fire Department Clearance: The Permittee shall obtain VCFPD Form #126 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.
52. Fire Code Permits: The Permittee shall obtain all applicable International Fire Code (IFC) permits prior to occupancy or use of any system or item requiring an IFC permit.

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53. The Permittee shall provide adequate security lighting (e.g., parking lots to be well lighted with a minimum 1 foot candle of light at ground level, lighting devices to be protected from the elements and constructed of vandal resistant materials and located high enough to discourage anyone on the ground from tampering with them).
54. The Permittee shall avoid installing landscaping which interferes with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, and trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level).
55. In the event that customers request recycling and/or selling of catalytic converters, the Permittee should obtain the customers' names, a basic description of the catalytic converters, and this information should be kept in a registry and made available to the Ventura County Sheriff Department when requested.

EXHIBIT 5 General Plan Consistency Analysis

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

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

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

This exhibit provides an evaluation of the consistency of the proposed project with the applicable policies of the General Plan Goals, Policies and Programs.

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.*

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

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

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

PFS-3.2 Fair Share of Improvement Costs: *The County shall require development to pay its fair share of community improvement costs through impact fees, assessment districts, and other mechanisms.*

Staff Analysis: The applicant requests approval of a modified Conditional Use Permit (CUP) to authorize the continued operations of an existing automotive salvage and dismantling yard and scrap metal recycling business. The lot on which the existing operations occur is within an Existing Community. Water service to the project site is

provided by the City of Santa Paula Water Division. Wastewater is handled by an existing on-site septic system. The project site has direct access to Mission Rock Road. The project is subject to existing conditions which include measures to eliminate traffic related problems, provide an effective drainage system, and provide adequate fire protection in the Mission Rock Road area (Exhibit 4, Condition 19). The applicant pays regular dues to the Mission Rock Road Property Owners Association for the implementation of these measures.

No change in the existing operations or other physical facilities is proposed. No new development is proposed. No changes in the appearance of the property from the public view along Mission Rock Road would occur. The uses and facilities on the project site would remain in character with the other surrounding industrial uses in the area.

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

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

PFS-12.3 Adequate Water Supply, Access, and Response Times for Firefighting Purposes: *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

PFS-12.4 Consistent Fire Protection Standards for New Development: *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

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.*

Staff Analysis: The project site is not located within an area designated as a Very High or High Fire Hazard Severity Zone by the Ventura County Fire Protection District (VCFPD) or the California Department of Forestry and Fire Protection. According to the VCFPD, no new private roads or access is proposed, and existing access complies with adopted road guidelines. No fire-flow verification is required for the existing water supply system. The project site is located within five miles from the nearest fire station (No. 26). No additional fire stations, fire personnel, or equipment are required.

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

HAZ-9.1 Limiting Unwanted Noise: *The County shall prohibit discretionary development which would be impacted by noise or generate project-related noise which cannot be reduced to meet the standards prescribed in Policy Haz-9.2. This policy does not apply to noise generated during the construction phase of a project.*

Staff Analysis: The applicant requests approval of a modified CUP to authorize the continued operations of an existing automotive salvage and dismantling yard and scrap metal recycling business. No change in the existing operations or other physical facilities is proposed. No new development is proposed. No noise sensitive uses are located within the project site or adjacent to the project site. The surrounding properties are industrial, open space, and agricultural.

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

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

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

Staff Analysis: Water service to the site is provided by the City of Santa Paula Water Division. According to the City of Santa Paula 2020 Urban Water Management Plan, the City of Santa Paula obtains water from five active production wells in the Santa Paula Subbasin. There is no proposed new or increase in groundwater usage or groundwater pumping. Surface water is not proposed to be used for this project. The proposed project will not, either individually or cumulatively, introduce physical development that would adversely affect the quantity of groundwater.

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

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.*

PFS-4.2 Onsite Wastewater Treatment Systems: *The County may allow the use of onsite wastewater treatment systems that meet the state Water Resources Control Board*

Onsite Wastewater Treatment System Policy, Ventura County Sewer Policy, Ventura County Building Code, and other applicable County standards and requirements.

HAZ-4.5 Soil Erosion and Pollution Prevention: *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

HAZ-5.2 Hazardous Materials and Waste Management Facilities: *The County shall require discretionary development involving facilities and operations which may potentially utilize, store, and/or generate hazardous materials and/or wastes be located in areas that would not expose the public to a significant risk of injury, loss of life, or property damage and would not disproportionately impact Designated Disadvantaged Communities.*

HAZ-5.6 Hazardous Materials – County Regulatory Oversight: *The County shall continue to provide regulatory oversight for all facilities or activities that store, use, or handle hazardous materials.*

HAZ-5.8 Siting Criteria for Hazardous Waste Generators: *The County shall require commercial or industrial uses which generate, store, or handle hazardous waste and/or hazardous materials to locate, operate, and maintain hazardous waste and/or hazardous materials in a manner that does not endanger public health and safety and is located based on objective criteria that do not disproportionately impact Designated Disadvantaged Communities.*

Staff Analysis: According to the Ventura County Environmental Health Division (EHD), the proposed project would continue to utilize existing onsite wastewater treatment systems (OWTS) for domestic wastewater disposal. The existing OWTS consists of one 1,000-gallon septic tank with leach lines for the office. Septic pumping report dated December 30, 2022, indicates the system was in proper working order at the time of inspection. The project description indicates that no new construction is proposed. If any new plumbing fixtures would be added, a full certification by Ventura County EHD would be required. EHD Liquid Waste Program staff shall review and verify all relevant documentation, including but not limited to geotechnical reports, system design calculations, compliance with local building codes, and historic geological data for the area. Conformance with the Ventura County Building Code, State OWTS policy, and EHD guidelines, as well as proper routine maintenance of OWTS, will reduce any project-specific and cumulative impacts to a level considered less than significant.

The Ventura County Watershed Protection—Water Resources Division will continue to impose conditions requiring the storage of liquid waste and petroleum products and the maintenance of vehicles and equipment to occur within a designated containment area (i.e., the existing containment building) (Exhibit 4, Conditions 34 and 35). In addition, the applicant must obtain a permit to operate from EHD/Certified Unified Program Agency

due to the storage of hazardous materials onsite (propane, diesel, etc.). A Hazardous Materials Business Plan must be submitted electronically to the California Environmental Reporting System within 30 days of storing hazardous materials in amounts at or above reporting thresholds (55 gallons liquid, 500 pounds solid, 200 cubic feet gas), and annually thereafter. Also, the EHD states that the waste oil is likely handled on site. The applicant would need to obtain a hazardous waste generator Environmental Protection Agency ID number issued by the California Department of Toxic Substances Control. Verification of hazardous materials inventory as well as ongoing compliance with requirements would be accomplished through field inspection by Ventura Certified Unified Program Agency staff (Exhibit 4, Condition 29). Compliance with applicable state and local regulations will reduce potential project-specific and cumulative impacts to a level considered less than significant. The project site is not located within a designated disadvantaged community.

To ensure compliance with all water quality provisions in the National Pollutant Discharge Elimination System General Permit for Stormwater Discharges Associated with Industrial Activities Permit No. CAS000001 (Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with the Industrial Activities), future operations would be subject to the Industrial General Permit (Exhibit 4, Condition 38). The applicant will be required to maintain coverage as required by the State Water Resources Control Board for the operations of sites associated with industrial activities. The Ventura County Watershed Protection—County Stormwater Program determined that impacts to surface water quality are deemed less than significant.

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

PFS-6.1 Flood Control and Drainage Facilities Required for Discretionary Development: *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.*

HAZ-2.6 Recordation of a Notice of Dam Inundation Hazard: *The County shall require the recordation of a Notice of Dam Inundation Hazard with the County Recorder for new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. Evidence of a federally held flowage easement can be used as well.*

Staff Analysis: The proposed project does not involve a change in the area of impervious surfaces or any alteration to the existing drainage facilities on the project site. Project implementation will not require the development of new flood control facilities or improvements in existing facilities. Because the project site is located within an area

subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps, the County will require the recordation of a Notice of Dam Inundation Hazard with the County Recorder (Exhibit 4, Condition 28).

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

HAZ-10.2 Air Quality Management Plan Consistency: *The County shall prohibit discretionary development that is inconsistent with the most recent adopted Air Quality Management Plan (AQMP), unless the Board of Supervisors adopts a statement of overriding considerations.*

Staff Analysis: The proposed project does not involve a change in operations or new development. The Ventura County Air Pollution Control District (VCAPCD) reviewed the applicant's request and determined that it will continue to require the applicant to minimize dust generation by requiring the applicant to maintain on-site speed limit signs (Exhibit 4, Condition 39) and that all project operations be conducted in compliance with all applicable VCAPCD Rules and Regulations (Exhibit 4, Condition 40). VCAPCD added a condition prohibiting the discharge of any quantity of air contaminants that would cause injury, detriment, or nuisance (Exhibit 4, Condition 41).

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

COS-3.1 Scenic Roadways: *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

Staff Analysis: The project site is within approximately 1,900 feet of Highway 126, an Eligible County Scenic Highway. The project site includes existing tree rows along the northeastern and western CUP boundaries to reduce visual impacts on people travelling on Highway 126. The existing tree rows, other existing on-site landscaping, and landscaping conditions would be maintained throughout the 20-year term of the modified CUP (Exhibit 4, Condition 24).

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

COS-6.4 Mineral Resource Area Protection: *The County shall ensure that discretionary development is compatible with mineral resources extraction and processing if the development is to be located in areas identified on the Mineral Resource Zone Maps prepared by the California State Geologist or in County identified mineral resource areas. The County shall:*

- 1. Require an evaluation to ascertain the significance of the mineral resources deposit located in the area of a discretionary development and to determine if the use would significantly hamper or preclude access to or the extraction of mineral resources.*

2. *Require discretionary development proposed to be located adjacent to existing mining operations to provide a buffer between the development and mining operations to minimize land use incompatibility and avoid nuisance complaints.*
3. *Establish a buffer distance based on an evaluation of noise, community character, compatibility, scenic resources, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality.*

Staff Analysis: The project site is located within the County's Aggregate Resources MRZ-2 area. The applicant's modified CUP request does not involve a change in existing operations or propose any new development. The subject property is not included within or adjacent to an active mining permit. According to the Resource Management Agency-GIS Viewer, the boundary of one active oil CUP (Case No. CUP-308) encompasses the project site. However, no recent complaints or reports have been made to the County about the proposed project significantly interfering with the extraction of petroleum from this active oil well.

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