



Memorandum

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • vcrma.org/planning

To: The Honorable Ventura County Planning Commission

From: Bonnie Luke 
Planner III
Commercial and Industrial Permits

Date: September 5, 2017

Re: **Renaissance Petroleum Project, Naumann Facility, PL14-0103:**
Additional information for the September 7, 2017 hearing

This memorandum provides minor revisions to proposed Condition No. 27, and adds one additional condition (Condition No. 61) that Staff recommends incorporating into the requested modified conditional use permit (CUP). The revisions to Condition No. 27 further specify lighting requirements (e.g., fully shielded and downward facing) for the project. Condition No. 61 requires that the facility operate in compliance with applicable statutes and regulations.

27. Light Emanation

Purpose: In order to comply with § 8107-5.6.7 of the *Ventura County Non-Coastal Zoning Ordinance* to ensure that light emanation:

- I. shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses;
- II. shall be kept to a minimum to maintain the normal night-time light levels in the area; and,
- III. does not inhibit adequate and safe working light levels.

Requirement: In order to minimize light and glare from the Project, all exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward facing, such that the lighting is projected downward onto the property and does not cast any direct light onto an adjacent property or roadway, including State Route 1. If the installation of new and permanent light sources are proposed, or the relocation of existing light sources is proposed, the location of all flood lights and an outline of the illuminated area shall be shown on a landscape plan, if required, or on the site plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

County of Ventura
Board of Supervisors
PL14-0103

Exhibit 17 – Memo to the Commissioners
dated September 5, 2017

Documentation: The Permittee shall submit the ~~landscape or~~ site plan showing the lighting to the Planning Division for review and approval.

Timing: The Permittee shall obtain approval of the plan from the Planning Division prior to installation and use of new and permanent lighting fixtures. The lighting on the project site shall remain in conformance with the applicable approved plan for the effective period of this permit.

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

61. Compliance with Applicable Statutes and Regulations

The facility shall be operated in compliance with all applicable Federal, State, and local statutes and regulations.