



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 56-04292026-079
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY VENTURA COUNTY PLANNING DIVISION	LEAD AGENCY EMAIL Charles.Anthony@venturacounty.gov	DATE 04/29/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER 2026100004600

PROJECT TITLE
 DURABLE GOODS RENTAL USE & WAREHOUSE BUILDING, CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT PERMIT, CASE NO. PL24-0021

PROJECT APPLICANT NAME JAKRAN, LLC	PROJECT APPLICANT EMAIL jrolls@rollsscaffold.com	PHONE NUMBER (805) 216-6026
PROJECT APPLICANT ADDRESS 11351 COUNTY DRIVE	CITY VENTURA	STATE CA
		ZIP CODE 93004

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ 3,043.75
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$ 50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
- TOTAL RECEIVED \$ 3,093.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE LIZZETH TELLEZ, DEP. COUNTY CLERK
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POSTED
 APR 29 2026

MICHELLE ASCENCION
 Ventura County Clerk and Recorder
 By: _____ Deputy

Filed in County Clerk's Office
 Michelle Ascencion
 Ventura County Clerk-Recorder
2026100004600
 04/29/2026 Pages: 4
 04:31 PM
 VEN Fees: \$3093.75
 DocType: FISH
 TELLELIZ





NOTICE OF DETERMINATION

TO: **County Clerk**
County of Ventura
800 South Victoria Ave., L#1260
Ventura, CA 93009

FROM: **County of Ventura**
Resource Management Agency
(RMA), Planning Division
800 South Victoria Ave., L#1740
Ventura, CA 93009

Office of Planning and Research
1440 Tenth Street, Room 121
Sacramento, CA 95814

SUBJECT: Filing of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.

PROJECT TITLE AND CASE NO.: Durable Goods Rental Use & Warehouse Building, Conditional Use Permit and Planned Development Permit, Case No. PL24-0021

APPLICANT: Jakran, LLC, C/O Jake Rolls

APPLICANT ADDRESS: 11351 County Drive, Ventura, CA 93004

CONTACT PERSON: Charles Anthony

TELEPHONE NO.: 805-654-3683

PROJECT LOCATION: 11351 County Drive, in the community of Saticoy, near the City of Ventura, in the unincorporated area of Ventura County.

PROJECT DESCRIPTION: The Conditional Use Permit (CUP) is approved for a 30 year term for the Rental and Leasing of Durable Goods and a Planned Development (PD) Permit is approved for Warehousing and Storage on an undeveloped, 2.25 acre portion of APN 090-0-110-300. The sales of durable goods are allowed as an accessory use to the principal use of renting and leasing durable goods (primarily scaffolding and construction equipment). The PD Permit authorizes the construction and use of a new building for the rental, leasing, and sales of durable goods and for warehousing and storage. The project includes the following components:

- 1) Construction of an approximately 16,938 sq. ft. (gross floor area) warehouse building with storage area, offices, conference room, restroom facilities, and mezzanine storage;

- 2) Construction of an approximately 267 sq. ft. trash enclosure;
- 3) Construction of a new 8-foot-tall masonry screening wall with entrance gate;
- 4) Construction of a segment of County Drive in accordance with County Road Plate B-3S[C];
- 5) Proposed establishment of an approximately 33,870 sq. ft. outdoor storage, sales, and display area sited to the rear of the proposed warehouse. Items stored in the outdoor storage, sales, and display area shall not exceed 15 feet in height;
- 6) Installation of landscaping, parking areas, and other improvements as detailed on the proposed site plans and in the final conditions of approval for the project; and,
- 7) Installation of security measures (video surveillance and lighting). The proposed standing, pole-mounted lighting fixtures will be 30 feet tall (maximum), and all lighting must comply with the Ventura County Non-Coastal Zoning Ordinance (NCZO) lighting standards.

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

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

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

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

- For all development between 0 – 3 inches in depth, no monitoring will be provided.
- For all development between 3 inches and 18 inches in depth, the applicant will notify the cultural monitor at least 24 hours before work begins and will invite the monitor to observe the development work on-site. The monitor will be able to determine if continued monitoring will be provided for the duration of work between 18 inches and 36 inches in depth.

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

If any cultural resources are uncovered during ground disturbance or construction activities, the cultural monitor and any construction-related personnel must stop work and comply with the Archaeological Resources Discovered During Grading condition.

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

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

This is to advise that on April 16, 2026, the County of Ventura, as the Lead Agency, approved the above-described project and has made the following determination regarding the project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared and adopted for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were not made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was not adopted.

The Negative Declaration and record of project approval may be examined at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, L#1740, Ventura, CA 93009.

DATE FILED: April 29, 2026

Prepared by: Charles Anthony

Approved by:



John Novi, Manager
Commercial and Industrial Permits Section



Ventura County

Michelle Ascencion , County Clerk-Recorder & Registrar of Voters

800 S. Victoria Ave.

Ventura, CA 93009

(805) 654-2263 (Clerk/Vitals)

(805) 654-3665 (Recorder)

Receipt: 26-36896-C1

**Receipt corrected 4/29/26, 4:43 PM by ARANE
26-36896-C1 - to correct the comments section**

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$3,093.75
	# Pages	4
	Document #	2026100004600
	Document Info:	VENTURA COUNTY PLANNIN DIVISION
	Filing Type	ND
	State Fee Prev Charged	false
	No Handling Fee	false
Total		\$3,093.75
Tender (Check)		\$3,093.75
Payor	JAKRAN LLC	
Check Number	1024	
Name for Return	VENTURA COUNTY PLANNING DIVISION	
Address		
Comments	PROJECT TITLE: DURABLE GOODS RENTAL USE & WAREHOUSE BUILDING, CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT PERMIT, CASE NO. PL24-0021	
Paid By		

Thank you for your order.

1

Note: If payment was by credit card with Vital Check, balance shown is for internal purposes only.

**4/29/26, 4:31 PM PST ARANE
VENTURA**

