



Planning Director Staff Report – Hearing on May 21, 2015

County of Ventura • Resource Management Agency • Planning Division

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

T-MOBILE WIRELESS FACILITY

Case No. PL14-0063

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Minor Modification of Conditional Use Permit (CUP) CUP 5339 be granted to authorize the continued use of an existing wireless communications facility for an additional 10-year period.
2. **Applicant:** T-Mobile, 12920 SE 38th Street, Bellevue, WA 98006
3. **Property Owner:** Juarez, Monica B. Trust, 135 Magnolia Ave. #16, Oxnard, CA 93030
4. **Applicant's Representative:** Sean Scully, 800 S. Pacific Coast Highway #448, Redondo Beach, CA 90277
5. **Decision-Making Authority:** Pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (NCZO) (§ 8105-4 and § 8111-1.2 et seq.) the Planning Director is the decision maker for the requested Conditional Use Permit.
6. **Project Site Size, Location, and Parcel Number:** The 51.20 acre project site is located at 1021 Center Road near the community of Somis, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the parcel that constitutes the project site is 109-003-1175 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: Open Space and Agriculture. (Exhibit 2)
 - b. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40 acres minimum lot size) (Exhibit 2)
8. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS-160 ac	Open Space
East	AE-40 ac	Agriculture

Location in Relation to the Project Site	Zoning	Land Uses/Development
South	AE-40 ac	Agriculture
West	RE-10 ac	Golf Course

9. **History:** Conditional Use Permit No. 5339 was granted by the County on April 22, 2004 to authorize the construction and operation of a new wireless communication facility. This permit expires on April 22, 2014.

10. **Project Description:** The proposed project is comprised of the continued operation of an existing wireless communication facility for an additional 10-year period. The existing wireless telecommunication facility tower is designed as a 70-foot tall faux pine tree with antennas mounted at 63 feet above ground level. . The associated telecommunication equipment has been installed in a 160 square foot, prefabricated equipment shelter located at the base of the tower. No water service is required to operate this unmanned facility. Access to the site is provided by an agricultural road connected to Center Street. No changes in the existing facility are proposed. (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that is existing at the time of the lead agency's determination. The wireless communications facility is existing and no new development is proposed.

Based on the above discussion, staff recommends that the decision-maker find the project to be categorically exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan *Goals, Policies and Programs* (2011, page 4) states:

...in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any

specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.

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

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

- 1. Resources Policy 1.1.2-1:** *All General Plan amendments, zone changes and discretionary development shall be evaluated for their individual and cumulative impacts on resources in compliance with the California Environmental Quality Act.*

As discussed in Section B (above), the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA.

Based on the discussion above, the proposed project is consistent with Policy 1.1.2-1.

- 2. Resources Policy 1.1.2-2:** *Except as otherwise covered by a more restrictive policy within the Resources Chapter, significant adverse impacts on resources identified in environmental assessments and reports shall be mitigated to less than significant levels or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.*

As discussed in Section B (above), the proposed project will not have a significant impact on archaeological resources. Therefore, impacts on archaeological resources will not be significant.

Based on the discussion above, the proposed project is consistent with Policy 1.1.2-2.

- 3. Resources Policy 1.3.2-4:** *Discretionary development shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.*

The proposed project will not involve the use of water. No additional impervious areas will be created as part of this project. Thus, the project would not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.

Based on the above discussion, the proposed project will be consistent with Policy 1.3.2-4.

- 4. Biological Resources Policy 1.5.2-4:** *Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.*

Implementation of the proposed project will not require any construction activities or include the introduction of new uses that could adversely impact the surrounding area. The site has been previously cleared of vegetation to accommodate the existing wireless communication facility.

Based on the above discussion, the proposed project will be consistent with Policy 1.5.2-1 and Policy 1.5.2-4.

- 5. Resources Policy 1.7.2-1:** *Notwithstanding Policy 1.7.2-2, discretionary development which would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.*

The proposed project site is not located within a Scenic Resource Protection overlay zone and no scenic resources exist onsite. No changes are proposed to the existing wireless facility.

Based on the above discussion, the proposed project will be consistent with Policy 1.7.2-1.

- 6. Paleontological and Cultural Resources Policy 1.8.2-1:** *Discretionary developments shall be assessed for potential paleontological and cultural resource impacts, except when exempt from such requirements by CEQA. Such assessments shall be incorporated into a Countywide paleontological and cultural resource data base.*

The proposed project does not include any grading or other types of ground disturbance activities (e.g., trenching) that could have an impact on subsurface

resources that might exist on-site. Paleontological or cultural resources were not encountered during the construction of this existing communications facility. Based on the above discussion, the proposed project will be consistent with Policy 1.8.2-1.

- 7. Hazards Policy 2.13.2-1:** *All discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.*

The existing communications facility does not require the any water service for fire protection. Access to the site is provided by an existing private paved access road connected to Center Road. The Ventura County Fire Protection District (VCFPD) reviewed the proposed project and determined that this road provides adequate access. The project will be subject to conditions of approval (Exhibit 4, Condition No. 22-26) that require adequate access to be maintained. Based on the above discussion, the proposed project will be consistent with Policy 2.13.2-1.

- 8. Noise Policy 2.16.2-1:** *All discretionary development shall be reviewed for noise compatibility with surrounding uses. Noise compatibility shall be determined from a consistent set of criteria based on the standards listed below. An acoustical analysis by a qualified acoustical engineer shall be required of discretionary developments involving noise exposure or noise generation in excess of the established standards. The analysis shall provide documentation of existing and projected noise levels at on-site and off-site receptors, and shall recommend noise control measures for mitigating adverse impacts...*

(4) Noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:

- a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.*
- b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.*
- c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*

Section 2.16.2(4) is not applicable to increased traffic noise along any of the roads identified within the 2020 Regional Roadway Network (Figure 4.2.3) Public Facilities Appendix of the Ventura County General Plan (see 2.16.2-1(1)). In addition, State and Federal highways, all railroad line operations, aircraft in flight, and public utility facilities are noise generators having Federal and State regulations that preempt local regulations...

Under normal operation, the proposed facility will not generate any noise that would be perceptible from offsite locations. Some noise will be temporarily

generated from the infrequent operation of the emergency generator. This temporary noise would not exceed the above standards.

Based on the above discussion, the proposed project will be consistent with Policy 2.16.2-1.

- 9. Public Facilities and Services Policy 4.1.2-2:** *Development shall only be permitted in those locations where adequate public services are available (functional), under physical construction or will be available in the near future.*

The proposed project involves an existing communications facility that already has adequate public services.

Based on the above discussion, the proposed project will be consistent with Policy 4.1.2-2.

- 10. Public Facilities and Services Policy 4.8.2-1:** *Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.*

The proposed project does not require the provision of any water service for fire protection. The VCFPD reviewed the proposed project and no additional conditions have been imposed. Adequate access is currently available to the project site and will be maintained in accordance with the conditions of approval (Exhibit 4, Condition No. 22-26). Response time from the nearest fire station is adequate.

Based on the above discussion, the proposed project will be consistent with Policy 4.8.2-1.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the requirements of the Ventura County NCZO (§ 8105-4), the proposed use is allowed in the agricultural zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with the requirements of the Ventura County NCZO.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	40 Acres	Yes
Maximum Percentage of Building Coverage	5 percent	Yes
Front Setback	20 Feet	Yes
Side Setback	10 Feet	Yes

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Rear Setback	15 Feet	Yes
Maximum Building Height	As specified by permit	Yes

E. CONDITIONAL USE PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a Conditional Use Permit pursuant to Section 8111-1.2.1.1 of the *Ventura County Non-Coastal Zoning Ordinance*. 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 [§ 8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C and D 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 [§ 8111-1.2.1.1.b].**

The proposed project involves the continued operation of an existing wireless telecommunications facility. Thus, there will be no change in the character of the surrounding rural area. No adverse effect on surrounding lands or the character of the area has been identified.

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 [§ 8111-1.2.1.1.c].**

The proposed project involves the continued operation of an existing wireless telecommunications facility. There is no new development associated with the project. No aspect of this facility has been identified that would be obnoxious or harmful, or that would impair the utility of neighboring properties and 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 [§ 8111-1.2.1.1.d].**

The proposed project involves the continued operation of an existing wireless telecommunications facility. There is no new development associated with the

project. No aspect of this facility 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 [§ 8111-1.2.1.1.e].**

The proposed project involves the continued operation of an existing wireless telecommunications facility. Thus, there will be no change in the character of the surrounding rural area. No adverse effect on surrounding lands or the character of the area has been identified. Thus, the operation of the existing facility is compatible with the surrounding rural lands. Given the agricultural zoning and remoteness of the site, a future change in land use in the project vicinity 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 [§ 8111-1.2.1.1f].**

The subject APN 109-0-031-175 is a legal lot pursuant to Parcel Map Waiver no. 720. PMW 720 is a subdivision of parcel 1 of Parcel Map Waiver 615, in the County of Ventura, State of California, recorded June 22, 1992 as document No. 92-109725 of Official Records.

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 (§ 65091), Ventura County NCZO (§ 8111-3.1). The Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*. As of the date of this document, no comments have been received by the public regarding the proposed project.

G. RECOMMENDED ACTIONS

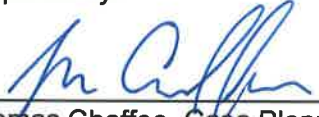
Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Director has reviewed and considered this staff report and all exhibits thereto, including the proposed CEQA findings, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a Modified Conditional Use Permit pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** Modified CUP No. PL14-0063), subject to the conditions of approval (Exhibit 2).
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 Thomas Chaffee at (805) 654-2406 or Thomas.Chaffee@ventura.org.

Prepared by:

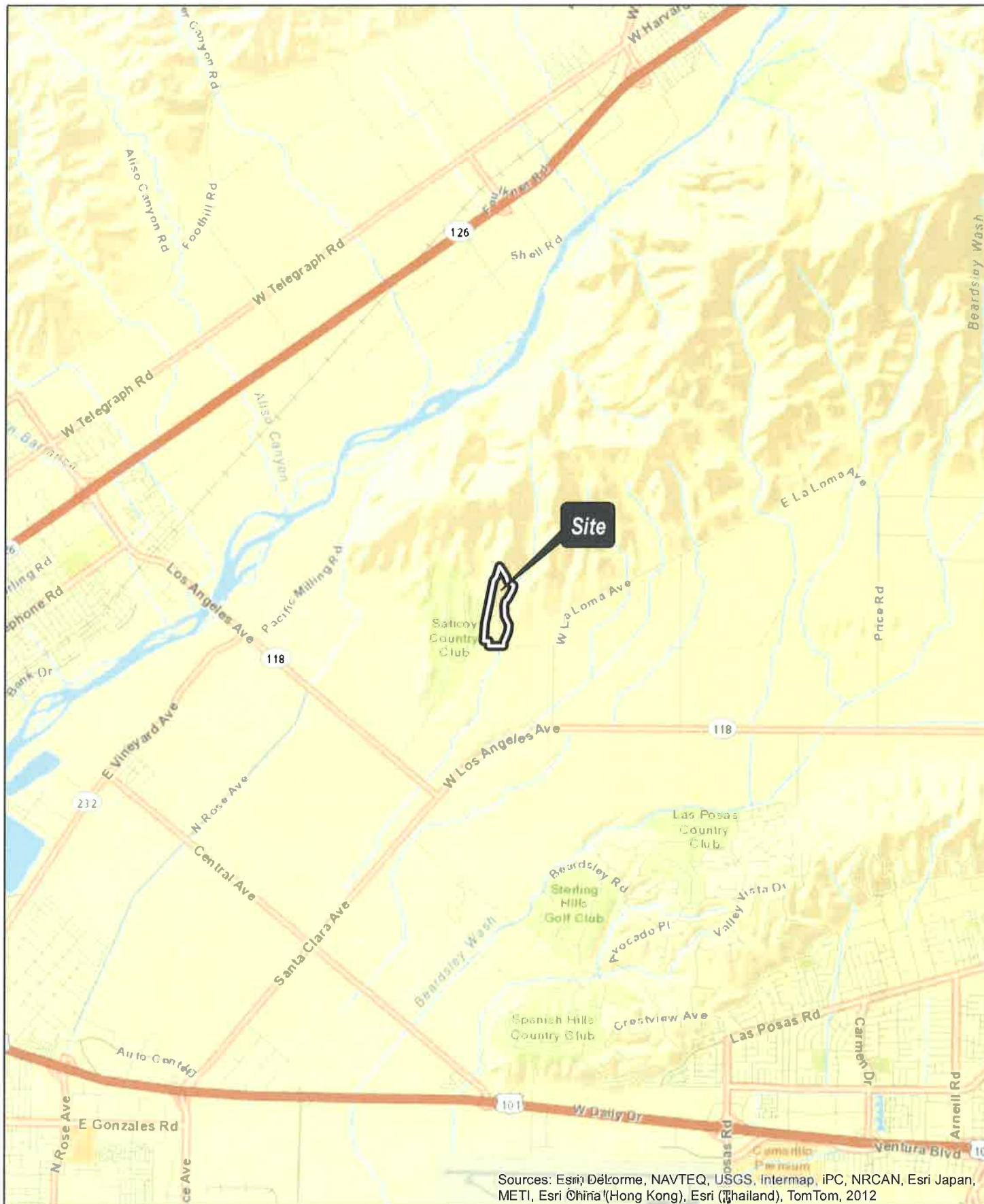

Thomas Chaffee, Case Planner
Commercial and Industrial Permits

Reviewed by:


Brian R. Baca, Manager
Commercial and Industrial Permits

EXHIBITS

- Exhibit 1 - Aerial Location, General Plan and Zoning Designations, and Land Use Maps
- Exhibit 2 - Site Plans
- Exhibit 3 - Conditions of Approval



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012



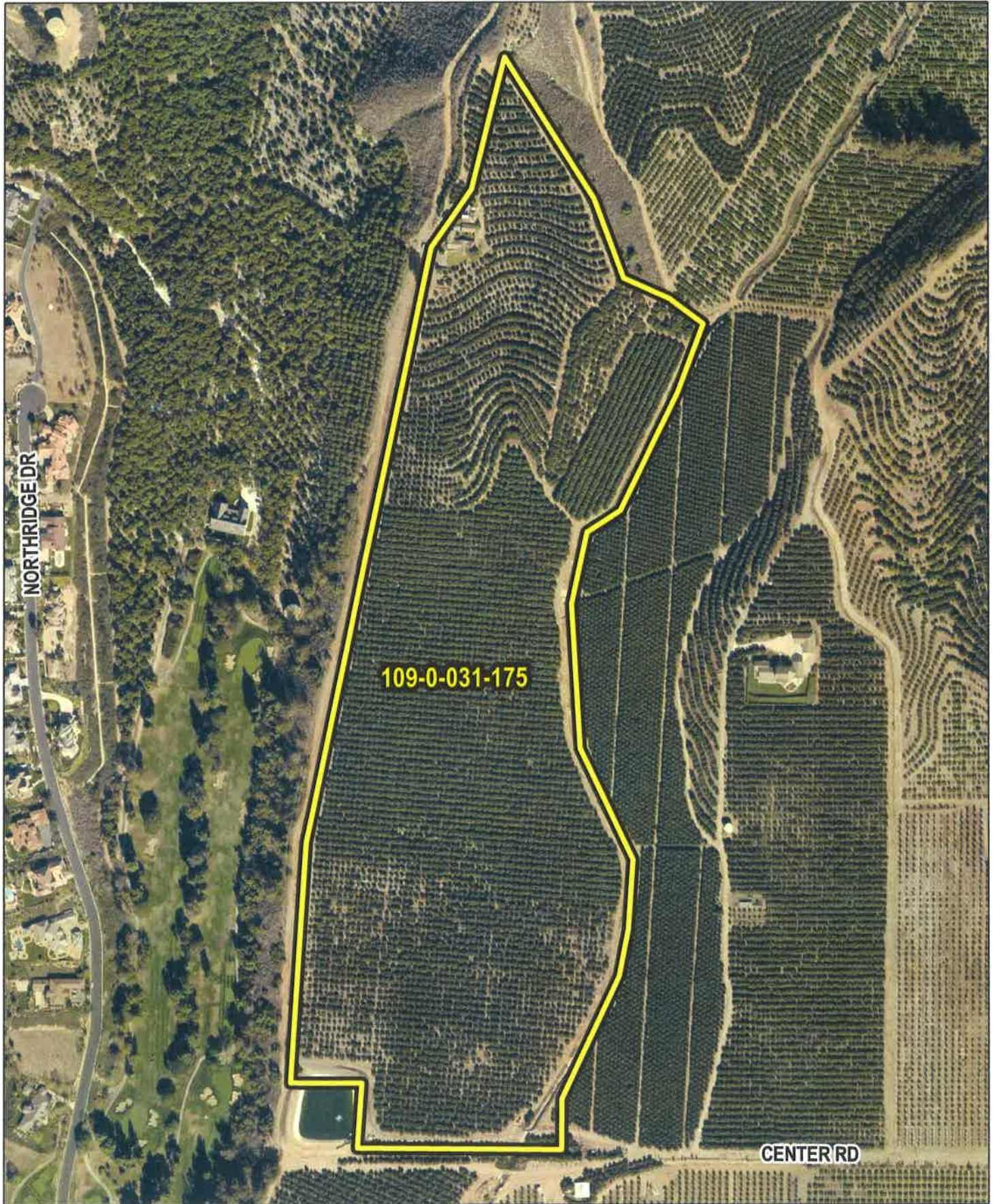
Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 04/14/2015



County of Ventura
Planning Director Hearing
PL14-0063
Location Map

0 2,000 4,000 8,000 Feet
Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems 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 and no decision involving a risk of economic loss or physical injury should be made in reliance therein





Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 04/14/2015
source: Pictometry®, February 2015

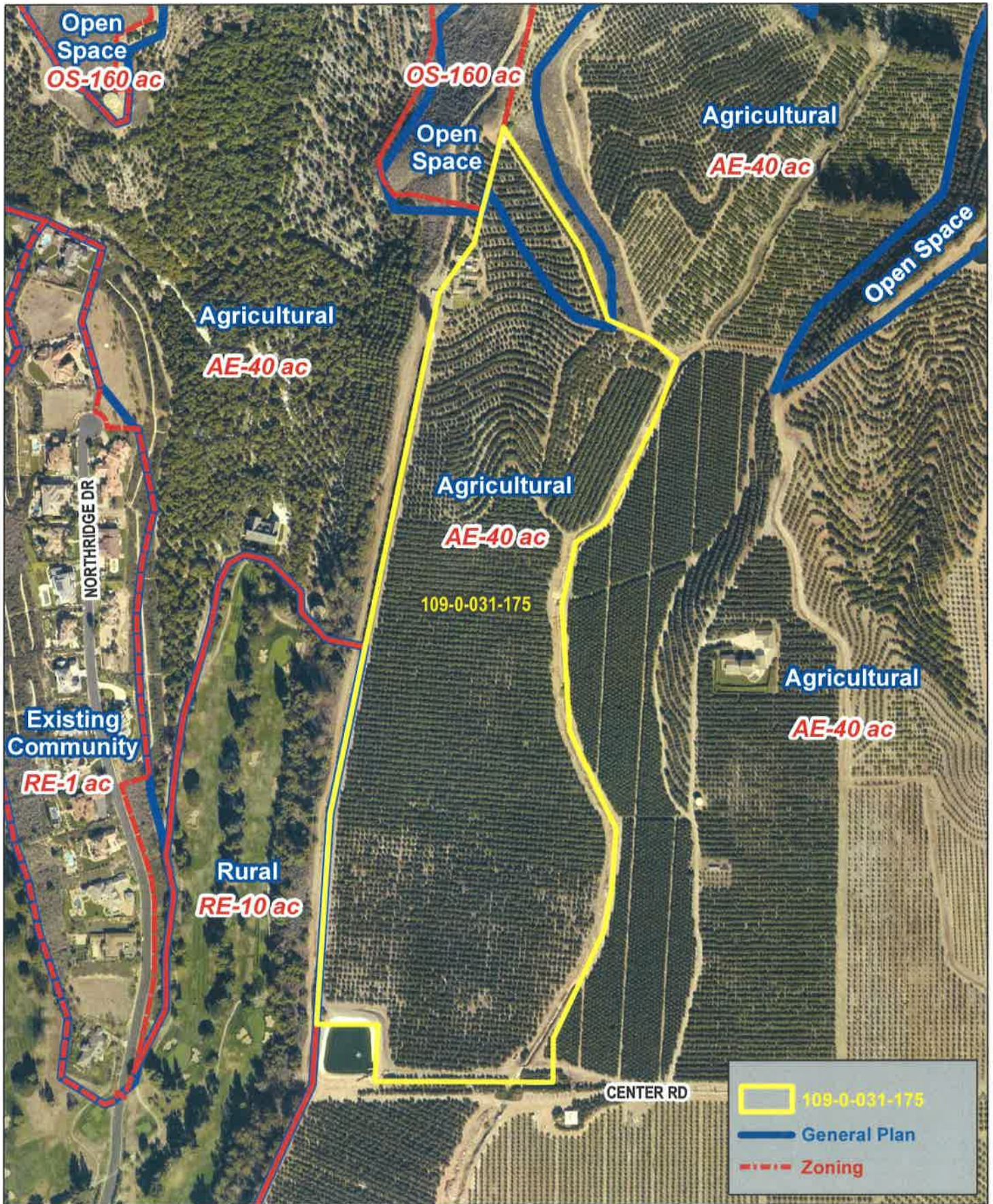


County of Ventura
Planning Director Hearing
PL 14-0063
Aerial Location Map

0 150 300 600 Feet

Disclaimer: This map was created by the Ventura County Resource Management Agency Information Systems 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 and no decision involving a risk of economic loss or physical injury should be made in reliance therein.





Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 04/14/2015
Source: Picometry®, February 2015

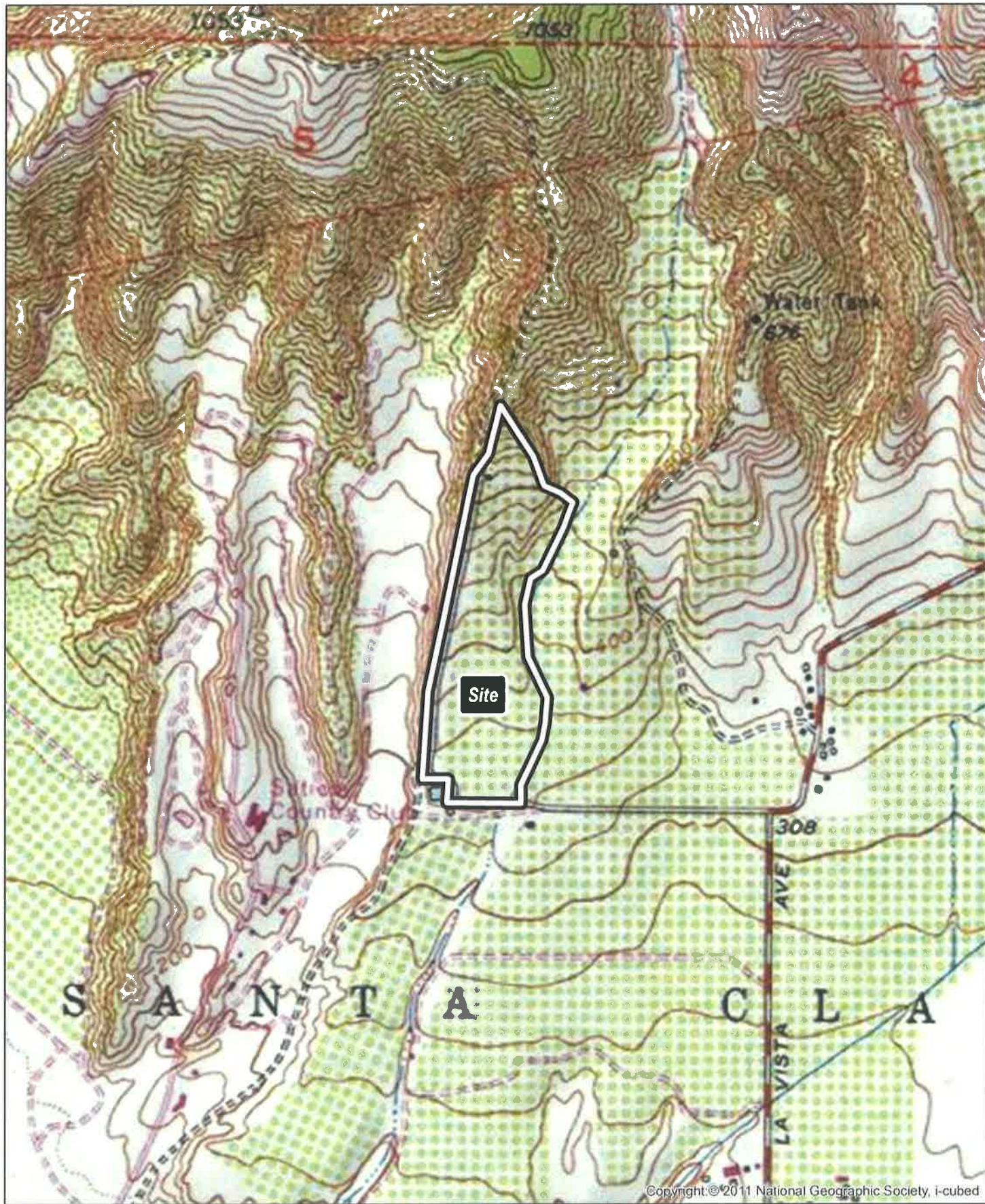


County of Ventura
Planning Director Hearing
PL14-0063
Land Use Aerial Map

0 150 300 600 Feet

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Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 04/14/2015
Source: Santa Paula U.S.G.S. Quad
Contour interval = 20 ft



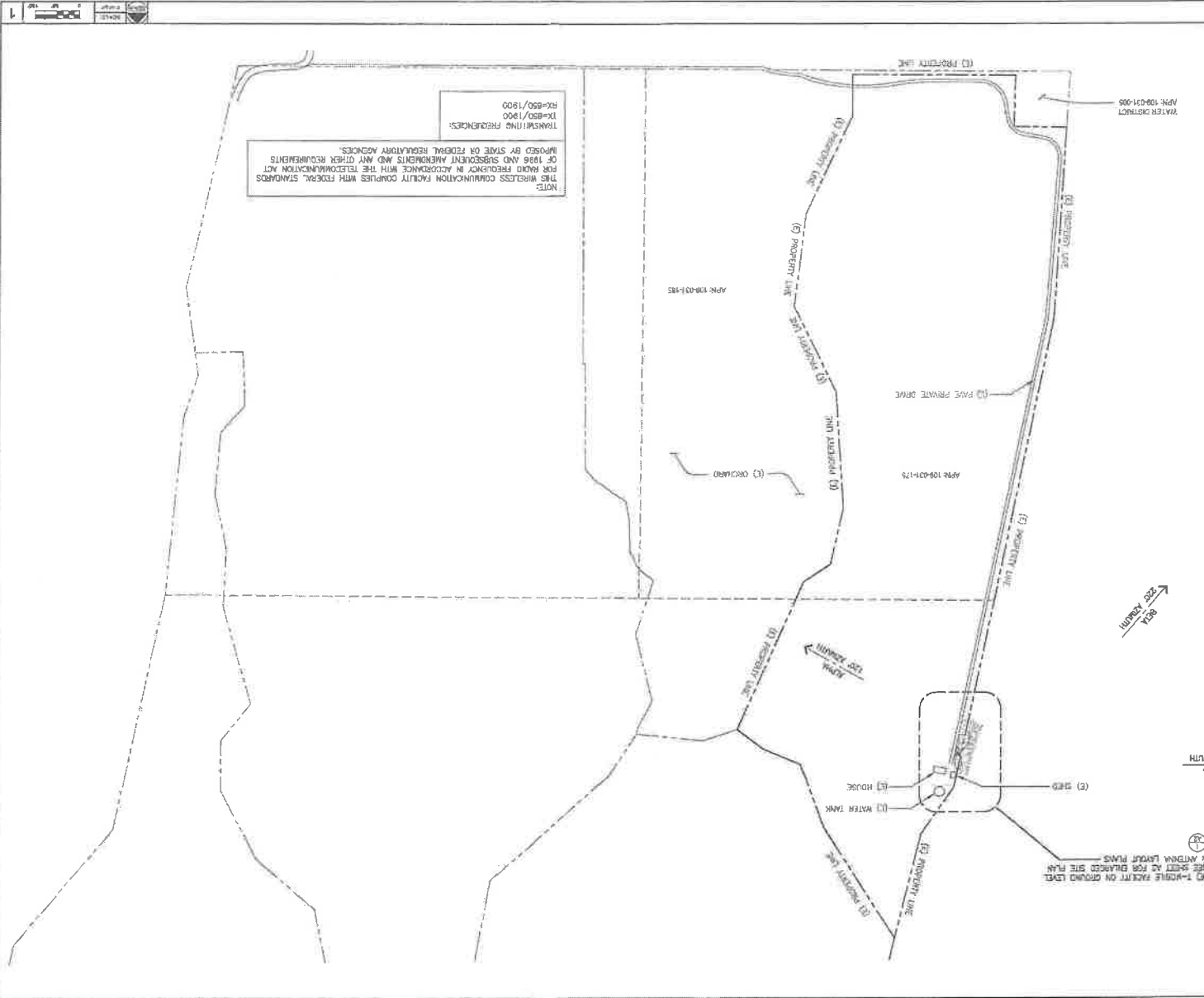
PL14-0063 U.S.G.S. Topo Map

0 400 800 1,600 Feet

Disclaimer: This map was created by the Ventura County Resource Management Agency Information Systems 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 and no decision involving a risk of economic loss or physical injury should be made in reliance therein.



SITE PLAN



DCI PACIFIC
 A/E/C WORKS

14000 JEFFERSON BLVD. SUITE 100
 SAN DIEGO, CA 92131
 TEL: 619.434.1000 FAX: 619.434.1001

CROWN CASTLE
 GT COMPANY LLC

PROJECT IDENTIFICATION:
 828877
 VY525
 1501 CENTER ROAD
 SAN DIEGO, CA 92108

ISSUED DATE: 04/24/14

RENEWAL

APPROVALS:

DATE	BY	FOR

ISSUE STATUS:

DATE	BY	FOR

SHEET PLAN

SHEET NUMBER: 1

DCI PACIFIC A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
4200 UNIVERSITY PARK, SUITE 1100 | IRVINE, CA 92614
T 949.475.2000 | F 949.475.8011



PROJECT IDENTIFICATION

YY523
828877

1001 CENTER ROAD
LONG BEACH, CA 90804

ISSUED FOR DATE
04/24/14

REVIEW FOR
ZD RENEWAL

APPROVALS:

APPROVED BY:	DATE:	APPROVED BY:
DESIGNER		REVIEWER
CHECKER		APPROVER
DATE:		
BY:		

DESIGN BY:	DATE:	APPROVED BY:
DESIGNER		REVIEWER

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
04/24/14	ISSUE ZD	HH
04/24/14	ISSUE ZD	HH

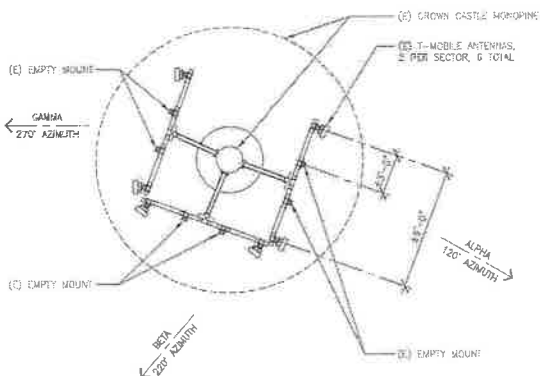
SHEET TITLE:

ENLARGED SITE PLAN &
ANTENNA LAYOUT PLANS

SHEET NUMBER:

A2

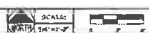
SCALE:
AS SHOWN



NOTE:
(E) (S) ANTENNA SOCKS MISSING TO BE REPLACED

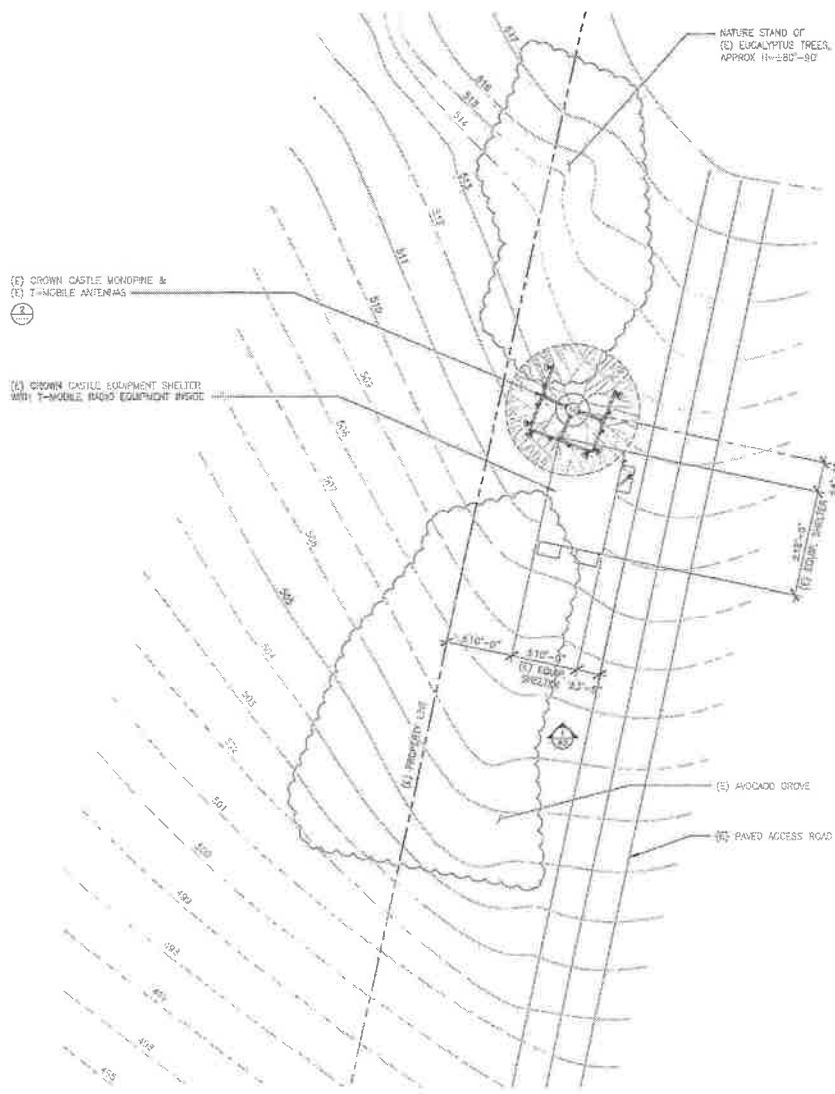
NOTE:
(E) MONOPINE BRANCHES NOT SHOWN FOR CLARITY

ANTENNA LAYOUT PLAN



2

ENLARGED SITE PLAN



NATURE STAND OF
(E) EUCALYPTUS TREES,
APPROX 110°-80°-80°

(E) AVOCADO GROVE

(E) PAVED ACCESS ROAD



1

CONDITIONS OF APPROVAL FOR DISCRETIONARY ENTITLEMENT CASE NO. PL14-0063

RESOURCE MANAGEMENT AGENCY CONDITIONS

Environmental Health Division

1. Hazardous Materials Management

The storage, handling, and disposal of any potentially hazardous material must be in compliance with applicable state regulations. (EHD-10)

OTHER VENTURA COUNTY AGENCIES CONDITIONS

Ventura County Fire Protection District

2. 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, install, and maintain all gates along required fire access roads / driveways consistent with Fire Protection District Standards. If gates are to be locked a Knox entry system shall be installed.

Documentation: A stamped copy of the approved gate plans.

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 zoning clearance issued by the Planning Department.

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. (VCFPD-30)

3. Hazardous Fire Area

Purpose: To advise the applicant that the project is located within a Hazardous Fire Area and

ensure compliance with California Building and Fire Codes.

Requirement: The Permittee shall construct all new structures to meet hazardous fire area building code requirements.

Documentation: A stamped copy of the approved building plans to be retained by the Building Department.

Timing: The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the approved construction for the life of the structure. (VCFPD-46)

4. Hazard Abatement

Purpose: To ensure compliance with Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. All grass and brush shall be removed a distance of 30 feet from antenna towers or to the property line if less than 30 feet. All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. The Fire District may require the entire parcel to be cleared.] Note: A Notice to Abate Fire Hazard may be recorded against the parcel.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

Timing: The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition. (VCFPD-47)

5. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for his / her project.

Requirement: The Permittee shall obtain VCFD Form #126 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction"

Timing: The Permittee shall submit VCFPD Form #126 Application to the Fire Prevention Bureau for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances. (VCFPD-51)

6. Fire Code Permits

Purpose: To comply with the requirements of the Ventura County Fire Code.

Requirement: The Permittee and/or tenant shall obtain all applicable Fire Code permits.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit 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 conditions of the Fire Code permit for the life of the development.
(VCFPD-53)

7. Inspection Authority

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the

purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions.

Timing: The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

Monitoring and Reporting: A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections. (VCFPD-60)