



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

Verizon Wireless Facility

Case No. PL14-0136

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the installation, operation and maintenance of a wireless communications facility.
2. **Applicant:** Verizon Wireless, 15505 Sand Canyon Ave., Building D, 1st Floor, Irvine, CA 92618
3. **Property Owner:** Robert J. McDonough, 6044 Bridgeview Drive, Ventura, CA. 93003
4. **Applicant's Representative:** Complete Wireless Consulting / David Downs, 2009 V Street, Sacramento, CA. 95818
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (§ 8105-4), the Planning Director is the decision-maker for the requested CUP.

SITE INFORMATION

6. **Project Site Size, Location, and Parcel Number:** The 43.06-acre project site is located adjacent to Ventavo Road, outside the City of Moorpark, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 163-0-031-195.
7. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: Agricultural
 - b. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40 acre minimum lot area)
8. **Adjacent Zoning and Land Uses/Development:**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac (Agricultural Exclusive, 40 acre minimum lot size)	Agricultural Land Use
East	AE-40 ac (Agricultural Exclusive, 40 acre minimum lot size)	Agricultural Land Use
South	AE-40 ac (Agricultural Exclusive, 40 acre minimum lot size)	Agricultural Land Use
West	AE-40 ac (Agricultural Exclusive, 40 acre minimum lot size)	Agricultural Land Use

9. History: The project site is developed with 2 existing wireless communication facilities in the same general vicinity as the proposed facility. One of the existing facilities is designed as a monopole and the other is a similar mono-pine to the one being proposed. Several Zoning Clearances and building permits have been issued on the project site which involves the operation and maintenance of the existing wireless facilities.

10. Project Description: The applicant requests that a CUP be granted to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility. This facility will be designed as a 57-foot high faux mono-pine. The facility will include the following equipment within the proposed 900 square foot lease area:

- Twelve, 8-foot high antennas installed at the top of the mono-pine.
- One dish antenna installed at the 36-foot level of the mono-pine
- Twelve new remote radio units at the top of the mono-pine.
- Five outdoor equipment cabinets. The cabinets will be housed behind fencing and would not be visible to the public.
- One generator that would occupy about 45 square feet. The equipment area will not be visible from public view by the existing slope and trees that surrounds the pad.

No grading is proposed. Construction of the facility and any subsequent vegetation removal will not occur within the breeding and nesting bird season (January 1 – September 15). No water will be required to operate the facility. Access to the lease area will be provided by a new 10' wide, non-exclusive, access easement from Hitch Boulevard.

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.

A Negative Declaration (ND) is a written statement describing the reasons that a proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Report. The CEQA Guidelines [§ 15074(b)] state that an ND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the ND reflects the agency's independent judgment and analysis.

County staff prepared an Initial Study in accordance with the County's Initial Study Assessment Guidelines. Based on the information contained in the Initial Study, County staff prepared a ND and made the ND available for public review and comment from March 24, 2015 to April 12, 2015. A Notice of Availability and Intent to Adopt a Negative Declaration was sent to property owners within 300 feet of the property and placed on the Planning Division website. A legal notice was also placed in the Ventura County Star newspaper.

The proposed final ND is attached as Exhibit 4. The ND concludes that less than significant impacts would occur as a result of the construction, operation and maintenance of the wireless communications facility.

Therefore, based on the information provided above and in light of the whole record, staff recommends that the decision-maker find there is no substantial evidence the proposed project may have a significant adverse effect on the environment and the ND (Exhibit 4) reflects the County's independent judgment and analysis.

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. Ventura County General Plan Goals, Policies and Programs 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) and in the ND prepared for the proposed project (Exhibit 4), 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. Ventura County General Plan Goals, Policies and Programs 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) and in the ND prepared for the proposed project (Exhibit 4), significant impacts on the environment would not occur as a result of the proposed project.

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

- 3. Ventura County General Plan Goals, Policies and Programs Water Resources Policy 1.3.2-2:** *Discretionary development shall comply with all applicable County and State water regulations.*

Ventura County General Plan Goals, Policies and Programs Water 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 wireless communications facility would not involve a long-term use of water or involve construction activities that would alter the area of impervious surfaces. Therefore, the project does not have the potential to adversely impact water resources.

Based on the above discussion, the proposed project will be consistent with the above Policies.

- 4. Ventura County General Plan Goals, Policies and Programs Mineral Resource Protection Policy 1.4.2-6:** *All General Plan amendments, zone changes, and discretionary developments shall be evaluated for their individual and cumulative impacts on access to and extraction of recognized mineral resources, in compliance with the California Environmental Quality Act.*

As discussed in Section B (above) and in the ND prepared for the proposed project (Exhibit 4), there are no extraction of recognized mineral resources in the vicinity of the proposed project. The land uses within the parcel site and adjacent parcels are agricultural operations. Thus, the proposed facility will not preclude access to any mineral resource extraction operations.

Based on the discussion above, the proposed project is consistent with Policy 1.4.2.6.

- 5. Ventura County Goals, Policies and Programs Biological Resources Policy 1.5.2-1:** *Discretionary development which could potentially impact biological resources shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.*

As discussed in the ND prepared for the project, the majority of the project site consists of an Avocado orchard. The communications facility is proposed on new pad which will require the removal of some Avocado trees. No native vegetation would be removed as a result of the proposed project (including trenching and vegetation clearance for fire protection). No special status plant species are present in the disturbed communications facility area, or in the fuel modification area. Thus, the proposed project would not significantly impact biological resources.

Based on the discussion above, the proposed project is consistent with Policy 1.5.2-1.

- 6. Ventura County Goals, Policies and Programs Energy Resources Policy 1.9.2-1:** *Discretionary development shall be evaluated for impact to energy resources and utilization of energy conservation techniques.*

The proposed wireless communications facility would not involve a substantial increase in onsite energy demand. All new construction would be required to meet the Building Code standards for energy efficiency. In any case, the amount of energy consumed by the proposed facility would have no effect on regional energy resources or generating stations.

Based on the above discussion, the proposed project will be consistent with Policy 1.9.2-1.

- 7. Ventura County General Plan Goals, Policies and Programs Fire 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.*

Ventura County General Plan Goals, Policies and Programs Fire Hazards Policy 2.13.2-2: *All discretionary permits in fire hazard areas shall be conditioned to include fire-resistant vegetation, cleared firebreaks, or a long-term comprehensive fuel management program as a condition of approval. Fire hazard reduction measures shall be incorporated into the design of any project in a fire hazard area.*

The Ventura County Fire Protection District (VCFPD) has recommended conditions of approval that would ensure fire prevention on the project site. The applicant would be required to remove brush and vegetation annually within 30 feet of the wireless communications facility (Exhibit 5, Condition No. 8).

As discussed in the ND prepared for the proposed project, the wireless communications facility does not require water for fire suppression or equivalent system (i.e. fire protection system). The VCFPD has also determined that access and response time are adequate.

Based on the above discussion, the proposed project will be consistent with the Policies discussed above.

- 8. Ventura County General Plan Goals, Policies and Programs Hazardous Material and Waste Policy 2.15.2-2:** *Site plans for discretionary development that will generate hazardous wastes or utilize hazardous materials shall include details on hazardous waste reduction, recycling and storage.*

The Ventura County Environmental Health Division reviewed the proposed project in regards to the storage of hazardous material within the project site. The Environmental Health Division determined that the proposed project is not a use that generates hazardous waste.

Based on the above discussion, the proposed project will be consistent with Policy 2.15.2-2.

- 9. Ventura County General Plan Goals, Policies and Programs 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.*

(1) Noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that:

- a. Indoor noise levels in habitable rooms do not exceed CNEL 45.*
- b. Outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*

(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.

During the construction phase of the proposed project, noise is expected to be produced. However, the construction phase will be temporary in nature, lasting approximately 60 days. Residential dwelling units are located on parcels adjacent to the proposed project area with the nearest being 450 feet away from the proposed site. There is also an existing wireless communications facility located on the same parcel. Therefore, the noise levels generated by the project would be similar to the existing ambient noise. The noise that is generated from the proposed facility will not exceed the standards for noise in General Plan Policy 2.16 as measured at the nearest sensitive receptor.

The nearest sensitive receptors are existing single family dwellings located adjacent to the project site. The facility is expected to produce minimal electronic noise with the operation of the proposed electrical equipment located in outdoor equipment cabinets that would be mounted to a concrete pad. However, due to the minimal amount of noise emitted from the operation and maintenance of the facility and the distance to the dwelling unit, the noise created will not be noticeable offsite.

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

- 10. Ventura County General Plan Goals, Policies and Programs Fire Protection 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.*

Ventura County General Plan Goals, Policies and Programs Fire Protection
Policy 4.8.2-2: *Fire stations shall be sited in locations central to the area served and on or near arterial highways so as to minimize call response time.*

As discussed in the ND prepared for the proposed project, the wireless communications facility does not require water for fire suppression. The applicant would be required to remove brush and vegetation annually within 30-feet of the wireless communications facility (Exhibit 5, Condition No. 8). The VCFPD has also determined that access and response time is adequate.

Based on the above discussion, the proposed project will be consistent with the above Policies.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County NCZO (§ 8105-4), the proposed use is allowed in the AE-40 ac zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with this requirement.

The proposed project includes the construction and use of buildings and structures that are subject to the development standards of the Ventura County NCZO (§ 8106-1.1). 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)	40 acres	Yes
Maximum Percentage of Building Coverage	5%	Yes
Front Setback	20 feet	Yes
Side Setback	10 feet	Yes
Rear Setback	15 feet	Yes
Maximum Building Height	As specified by permit.	Yes. Per §8106-7.4 of the NCZO, which states that if an accessory structure is set back 20 feet from all property lines, it may exceed 15 feet in height, but it shall not exceed the maximum allowed height of the principal structure unless a discretionary permit is issued pursuant to Article 5.

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP 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 facility would be designed as a 57-foot high faux mono-pine with five equipment cabinets. The five proposed equipment cabinets would be required to be painted an earth tone color to blend in with the surrounding landscape. The facility would be located within a ten-foot high chain link lease area. The mono-pine would not be visible from State Route 118, or any other public viewing location, due to the mountainous topography of the site and the stealth design of the facility. Even after brush removal for fire suppression is completed, the site will not be visible from a public viewpoint.

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 facility is expected to produce minimal electronic noise with the operation of the proposed electrical equipment located in outdoor equipment cabinets that would be mounted to a concrete pad. The proposed generator will be located within the lease area and will only be operable is the site loses power.

The proposed wireless communications facility would also not involve the storage of hazardous materials. The facility would be entirely contained within the 900 square foot fenced lease area with none of its components prominently discernible from outside viewpoints.

No aspect of the project has been identified that would be obnoxious or harmful, or impair the use of adjacent property.

Based on the above discussion, 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 wireless communications facility is designed as a faux pine tree to blend in with the surrounding landscape and will not be visible from public viewpoints. The amount of noise emitted from the operation and maintenance of the facility will be negligible and the backup generator only operates when the facilities power is lost. No hazardous materials will be generated or stored on the site. Installation of this facility would provide additional convenience with improved wireless communication. No aspect of this facility has been identified that would be detrimental to the public health, safety or welfare.

Based on the above discussion, 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 facility would be designed as a 57-foot high mono-pine with five outdoor cabinets. The proposed cabinets would be painted an earth tone color to blend in with the surrounding landscape. The mono-pine would not be visible from State Route 118, or any other public roadway due to the stealth design and the mountainous topography of the site. The facility will continue to blend in with the surrounding landscape after periodic brush removal is performed by the applicant. Given the remote nature of the site, and the existing agricultural use adjacent to the subject parcel, future changes in land use in the vicinity of the project are 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].

This APN, 163-0-031-195, is comprised of a legal lot shown as PARCEL 14 on map filed February 21, 1975 in Book 18, Page 5 of Parcel Maps. The lot was created in compliance with the Subdivision Map Act and Ventura County Subdivision Ordinance.

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), and 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 public comments have been received.

G. RECOMMENDED ACTIONS

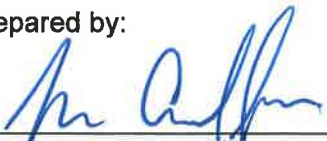
Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Director has reviewed and considered this staff report and all exhibits thereto, including the proposed ND (Exhibit 4), and has considered all comments received during the public comment process;
2. **FIND**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that the ND reflects the Planning Director's independent judgment and analysis;
3. **ADOPT** the ND (Exhibit 4);
4. **MAKE** the required findings to grant 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;
5. **GRANT** CUP No. PL14-0136, subject to the conditions of approval (Exhibit 5).
6. **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 Director 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 & Industrial Permits Section
Ventura County Planning Division

Reviewed by:



Brian R. Baca, Manager
Commercial & Industrial Permits Section
Ventura County Planning Division

EXHIBITS

Exhibit 2 – Aerial Location, General Plan and Zoning Designations, and Land Use Maps

Exhibit 3 – Site Plans & Photo Simulations
Exhibit 4 – Environmental Document
Exhibit 5 – Conditions of Approval



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 12/01/2014
Source: Pictometry®, February 2014

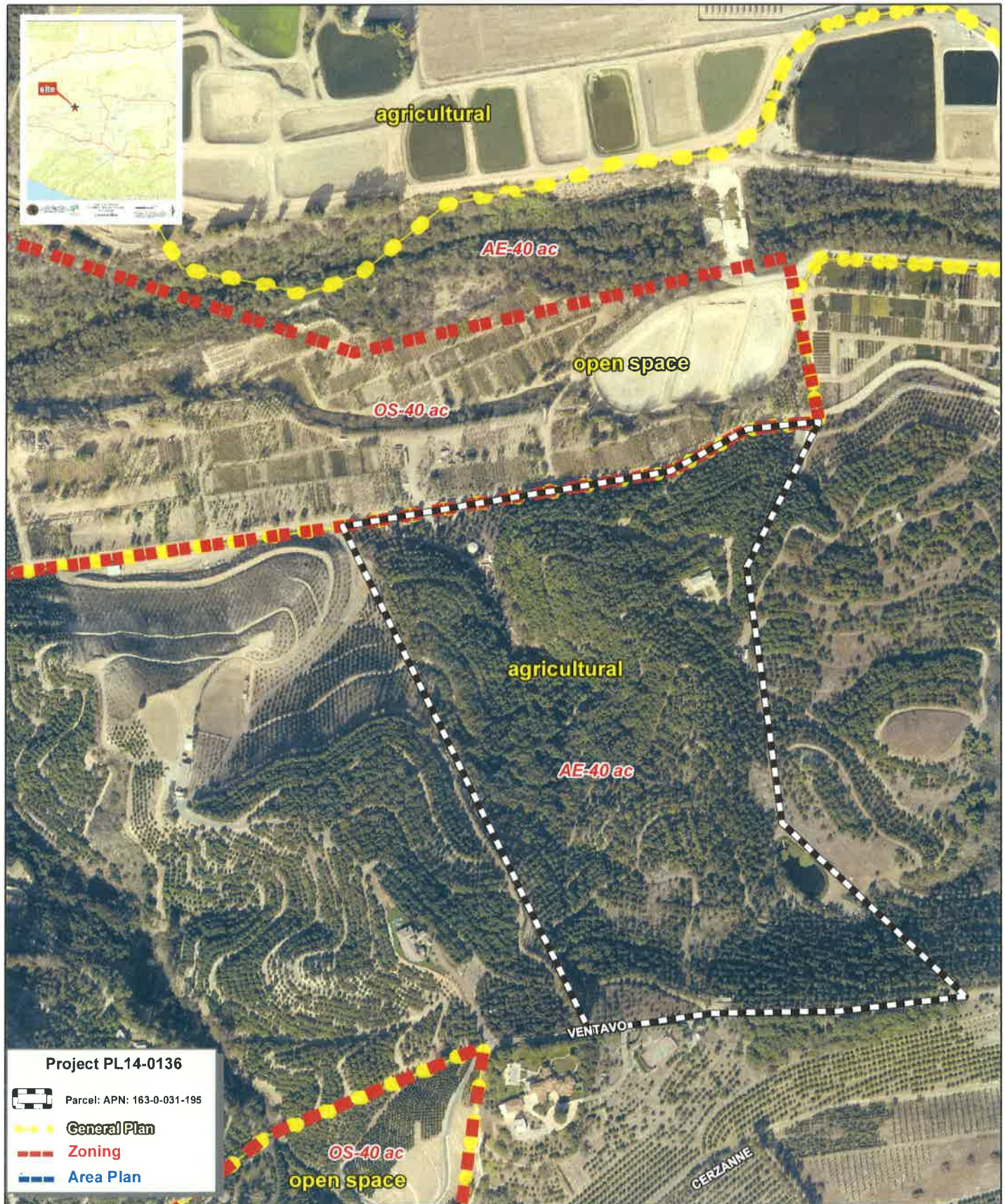


County of Ventura
Planning Director Hearing
PL14-0136
Land Use Aerial Map

0 200 400 800 Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency Information 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, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 03-17-2015
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copyrights of Pictometry
Source: Pictometry, Jan, 2015



County of Ventura
Planning Director Hearing
PL14-0136
General Plan & Zoning Map

0 200 400 Feet

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Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 03-17-2015



County of Ventura Planning Director Hearing PL14-0136 Location Map

0 8,000 16,000 Feet

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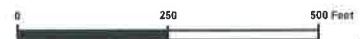




Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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County of Ventura
Planning Director Hearing
PL14-0136
Aerial Photography



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RH



VENTAVO

4385 HITCH BOULEVARD MOORPARK CA 93021



VIEW 1



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM VENTAVO ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT



VENTAVO

4385 HITCH BOULEVARD MOORPARK CA 93021



VIEW 2



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING WEST FROM VENTAVO ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT



VENTAVO

4385 HITCH BOULEVARD MOORPARK CA 93021



VIEW 3



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM VENTAVO ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT



REV.	DATE BY	REVISION DESCRIPTION
0	07-17-14 JFM	900 EXHIBIT SET
1	07-31-14 JFM	1000 EXHIBIT SET

(CONSULTANT)

TYPE-BLANKS



15505 SAND CANYON AVE.
BUILDING 'D' 4th FLOOR
IRVINE, CA 92618
PHONE (949) 256-7000

ME DEVELOPMENT



26170 ENTERPRISE WAY #600
LAKE FOREST, CA 92650
TEL: 949-716-7940
FAX: 949-241-4786

ENGINEER

SEE PAGE

515/516

VENTAVO

SITE ADDRESS:

4385 HITCH BLVD.
MOORPARK, CA 9302

SHEET TITLE

TITLE SHEET

DRAWING INFO:

DRG. NAME:	DRAWN BY:	DATE:
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

































SECT. NUMBER:

T-1

DIRECTIONS TO SITE

HEAD SOUTHEAST TOWARD SAND CANYON TRAIL, TURN RIGHT ONTO SAND CANYON AVE, SLIGHT RIGHT TO MERGE ONTO I-405 N. FOLLOW I-405 N TO CA-105 N/CA-105 N/LOS ANGELES AVE IN MOORPARK. TAKE THE CA-205 N/CA-105 N/LOS ANGELES AVE EXIT FROM CA-105 N. MERGE ONTO I-405 N, TAKE THE EXIT ONTO CA-105 N TOWARD SPM VALLEY. TAKE THE CA-205 N/CA-105 N/LOS ANGELES AVE EXIT, FOLLOW CA-105 N/LOS ANGELES AVE TO HITCH BLVD, TURN RIGHT ONTO CA-105 N/CA-205 N/LOS ANGELES AVE, CONTINUE TO FOLLOW CA-105 N/LOS ANGELES AVE. TURN LEFT ONTO HITCH BLVD, 4388 HITCH BLVD, MOORPARK, CA 91021

DRIVING DIRECTIONS

 MEN ANTENNA  EXISTING ANTENNA  GROUND ROD  GROUND BUS BAR  FICAL GROUND CONCL.  GROUND AC WELL  ELECTRIC BOX  TELEPHONE BOX	 LIGHT POLE  FOUNDATION  SPOT ELEV.  SET POINT  REVISION  GRID REF.  DETAIL REF.	 ELEVATION REF.  SECTION REF.  PROP. LEASE LINE  MATCH LINE  MARK POINT  GROUND CONDUCTOR  TELE. CONDUIT	 SELECT CONDUIT  COAXIAL CABLE  OVERHEAD SERV. CONDUCTIONS  CHAIN LINK FENCE  CENTERLINE  MOOD CONT.  MOOD BLOCKING	 PLASTER  (E) MASONRY  CONCRETE  EARTH  GRAVEL  SAND  STEEL
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SYMBOLS, LINETYPES AND HATCH PATTERNS

PLAN VERIFICATION

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL CONTRACTOR NOTES

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR THE
NATION'S WIRELESS COMMUNICATIONS NETWORK.

THIS PROJECT CONSISTS OF THE INSTALLATION OF (2) NEW PANEL ANTENNAS, (1) NEW MICROWAVE ANTENNA (2) NEW RFPS, (4) NEW RAYCAPS, AND (2) NEW HYBRID POWER CABLES ON A NEW 67' HIGH MONOPILE. ALSO A 500W STANDBY GENERATOR WITHIN A VERIZON UNMANNED TELECOMMUNICATIONS FACILITY. THIS GENERATOR WOULD RUN IN THE EVENT OF A MAJOR CATASTROPHE CAUSING COMMERCIAL POWER FAILURE.

PROJECT DESCRIPTION

T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	EQUIPMENT/ANTENNA LAYOUT PLANS
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS

AC.	ASPHALT CONCRETE	QVL.	GRAVEL
ANT.	ANTHRA(3)	NIC.	HANDICAPPED
BE.	BELUM	KORZL.	HORIZONTAL
BL.	BLIND GRADE	WT.	HEIGHT
BLDGE.	BLIND DRAIN	AVAC.	HTG./VENT./A/C
B.M.	BENCH MARK	INCL.	INCLUDE
BRCK.	BRICK	LBS.	POUNDS
CAB.	CABINET	LFT.	FOOT
C.B.	COLD BASIN	MASTRY.	LGA POINT
CBT.	CEMENT	MAX.	MAXIMUM
CFT.	CLEAR FOOT	NET.	METAL
CL.P.C.	CAST-IN-PLACE CONC.	MYR.	MANUFACTURER
CL.	CLEAR LIFT LINE	N.	NO
CLS.	CLOSURE	(N)	NEM
CL.UJ.	CLOS. HAZARD/INT.	N	NORTH
CONC.	CONCRETE	N.E.	NOT IN CONTRACT
CONCH.	CONCRECH	K.T.S.	NOT TO SCALE
CONST.	CONSTRUCTION	P.T.	POWER POLE
CTR.	CENTER	P.L.	PROPERTY LINE
CTD.	CURB YARD	P.O.C.	POINT OF CONC.
D.	DRAIN	PROP.	PROPERTY
DEPO.	DEPOSITION	PT.	POINT
DIM.	DIMENSION	PAINT.	PAYMENT
DRAW.	DRAWING	REED.	REQUIRED
DY.	DRAIN	ROOF	ROOF
(E)	EAST	RFR.	ROOFING
E.	EAST	R.D.M.	RIGHT-OF-WAY
E.L.	ELEVATION	S.	SOUTH
ELC.	ELECTRIC (AL)	TEL.	TELEPHONE
ENCL.	ENCLOSURE	T.O.P.	TOP OF PARAPET
E.P.	ELECT. PANELBOARD	T.O.S.	TOP OF SLAB
EQUP.	EQUIPMENT		(SURFACE)
EXT.	EXTENDING	T.O.M.	TOP OF WALL
EXT.	EXTERIOR	T.Y.P.	TYPICAL
FS.	FINISH SURFACE	UNF.	UNFINISHED
FT.	FOOT OR FEET	U.J.O.	OTHERWISE NOTED
FUT.	FUTURE		
G.C.	GENERAL CONTR.	VERT.	VERTICAL
G.F.	GROUND FACE	N	NORTH
GRD.	GROUND	N/	NORTH
GR.	GRADE OR GRADING	W/	WITH
G.V.	GR. VERT.	WT.	WEIGHT

ABBREVIATIONS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ACCEPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

1. 2015 CALIFORNIA BUILDING CODE, VOLS. 1 & 2	6. 2015 ENERGY CODE
2. 2015 CALIFORNIA RESIDENTIAL CODE	7. 2015 GREEN BUILDING CODE
3. 2015 CALIFORNIA PLUMBING CODE	8. 2015 CALIFORNIA FIRE CODE
4. 2015 CALIFORNIA MECHANICAL CODE	9. 2015 CALIFORNIA REFERENCE STANDARDS CODE
5. 2015 CALIFORNIA ELECTRICAL CODE	

CODE COMPLIANCE

<u>SITE PARCEL NO.</u>	163-G-081-P15
<u>JURISDICTION</u>	COUNTY OF VENTURA
<u>ZONE</u>	EXCLUSIVE ARCHITECTURE (AE)
<u>LEGAL DESCRIPTION</u>	SEE SURVEY

PROJECT DATA

SITE ADDRESS: 4905 HITCH BLVD.
MOOREPARK, CA 94021

OWNER: ROBERT J. MCDONOUGH

CONTACT: ROBERT J. McDONOUGH
6044 BRIDGEVIEW DRIVE
VENTURA, CA 93005-1126
PHONE: 805-944-2111

APPLICANT: VERIZON WIRELESS
1605 SAND CANYON AVE
BUILDING 10 1ST FLOOR
IRVINE, CA 92618
PHONE: (949) 256-3000

CONTACT: COMPLETE WIRELESS CONSULTING
PROJECT MANAGER: KELLEN FARNHAM
2004 Y STREET
SACRAMENTO, CA 95816
PHONE: (916) 704-2267

ARCHITECT: ACO ARCHITECTS, INC.
26170 ENTERPRISE WAY #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9940
FAX: (949) 237-4780

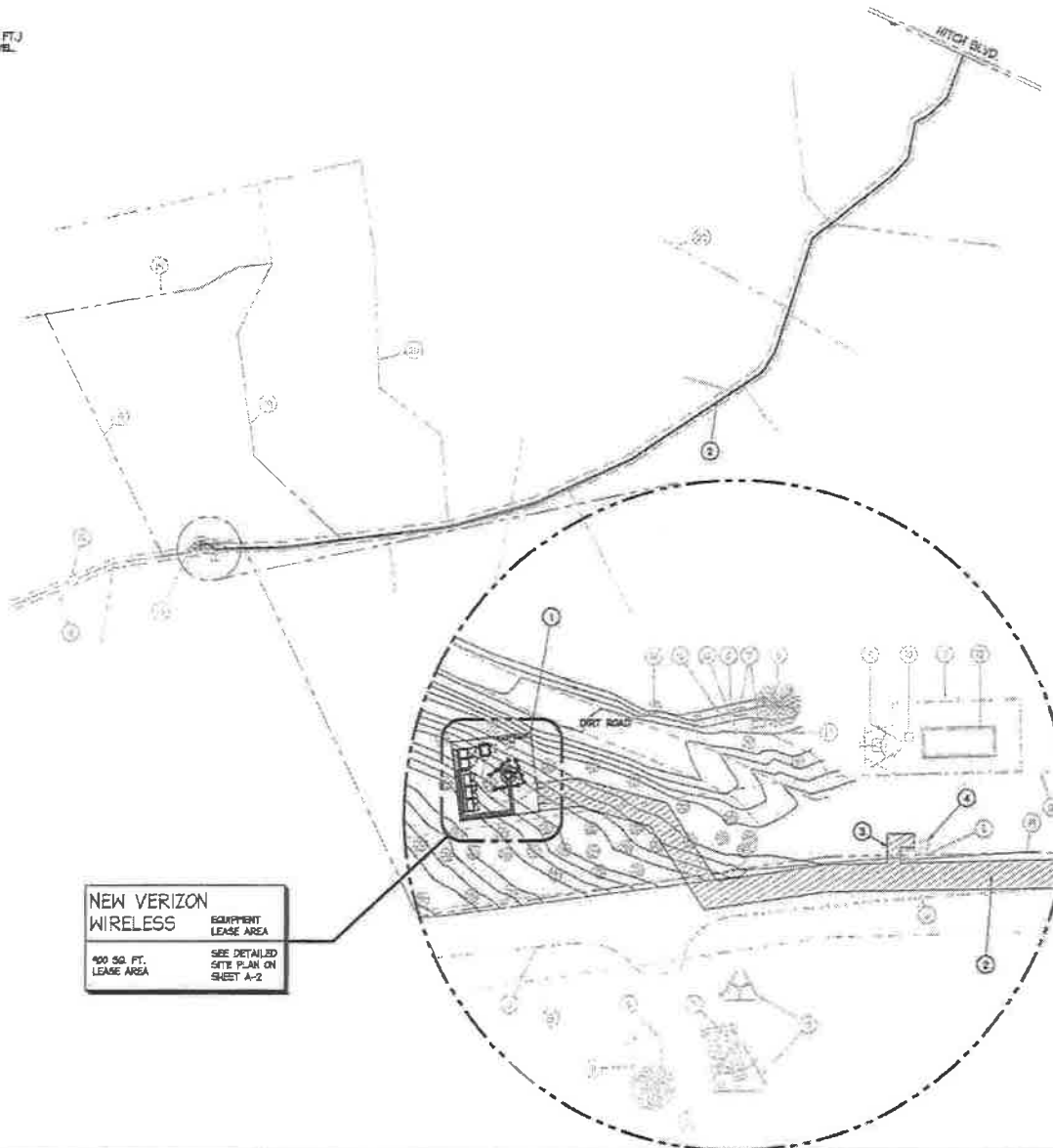
CONTACT: ANTHONY ORTALA (949) 716-7740

PROJECT DIRECTORY

PROJECT DIRECTORY

NOTES:

- 1 NEW VERIZON WIRELESS 10'-0" X 10'-0" (100 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT GRADE LEVEL. SEE SHEET A-2 FOR EQUIPMENT LAYOUT.
- 2 NEW VERIZON WIRELESS 1/2 MILE NON-EXCLUSIVE ACCESS ROAD FROM HITCH BLVD.
- 3 NEW VERIZON WIRELESS 5' WIDE NON-EXCLUSIVE UTILITY EASEMENT.
- 4 EXISTING TOLL BOOTH AND NEW VERIZON WIRELESS POWER AND TELCO P.O.C.
- 5 EXISTING LIGHT FIXTURES
- 6 EXISTING TOLL BOX
- 7 EXISTING EXCHANGE BY OFFICIAL
- 8 EXISTING TOWER BY OFFICIAL
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- 100 EXISTING TOWER BY OFFICIAL



NEW VERIZON WIRELESS
EQUIPMENT LEASE AREA
100 SQ. FT. LEASE AREA
SEE DETAILED SITE PLAN ON SHEET A-2

SITE PLAN

REV.	DATE/BY	REVISION DESCRIPTION
0	07-17-14	408 ZONING SET
1	07-31-14	408 ZONING SET

CONSULTANT:

SITE BUILDER:

verizon wireless
15505 SAND CANYON AVE.
BUILDING 17 1st FLOOR
IRVINE, CA 92610
PHONE (949) 256-7000

AME DEVELOPMENT:

ACO
ARCHITECTS - INC.
2610 ENTERPRISE WAY #600
LAKE FOREST, CA 92630
TEL: 949-716-9940
FAX: 949-277-4788

INGRESS:

SITE INFO:

SITE NAME:
VENTAVO
SITE ADDRESS:
4285 HITCH BLVD.
MOORPARK, CA 93021

SHEET TITLE:

SITE PLAN

DRAWING INFO:

DWG NAME: DRAWN BY: DATE:

SHEET NUMBER:

A-1

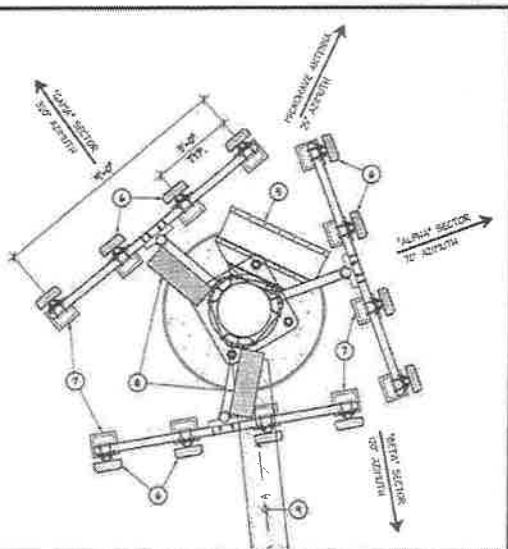
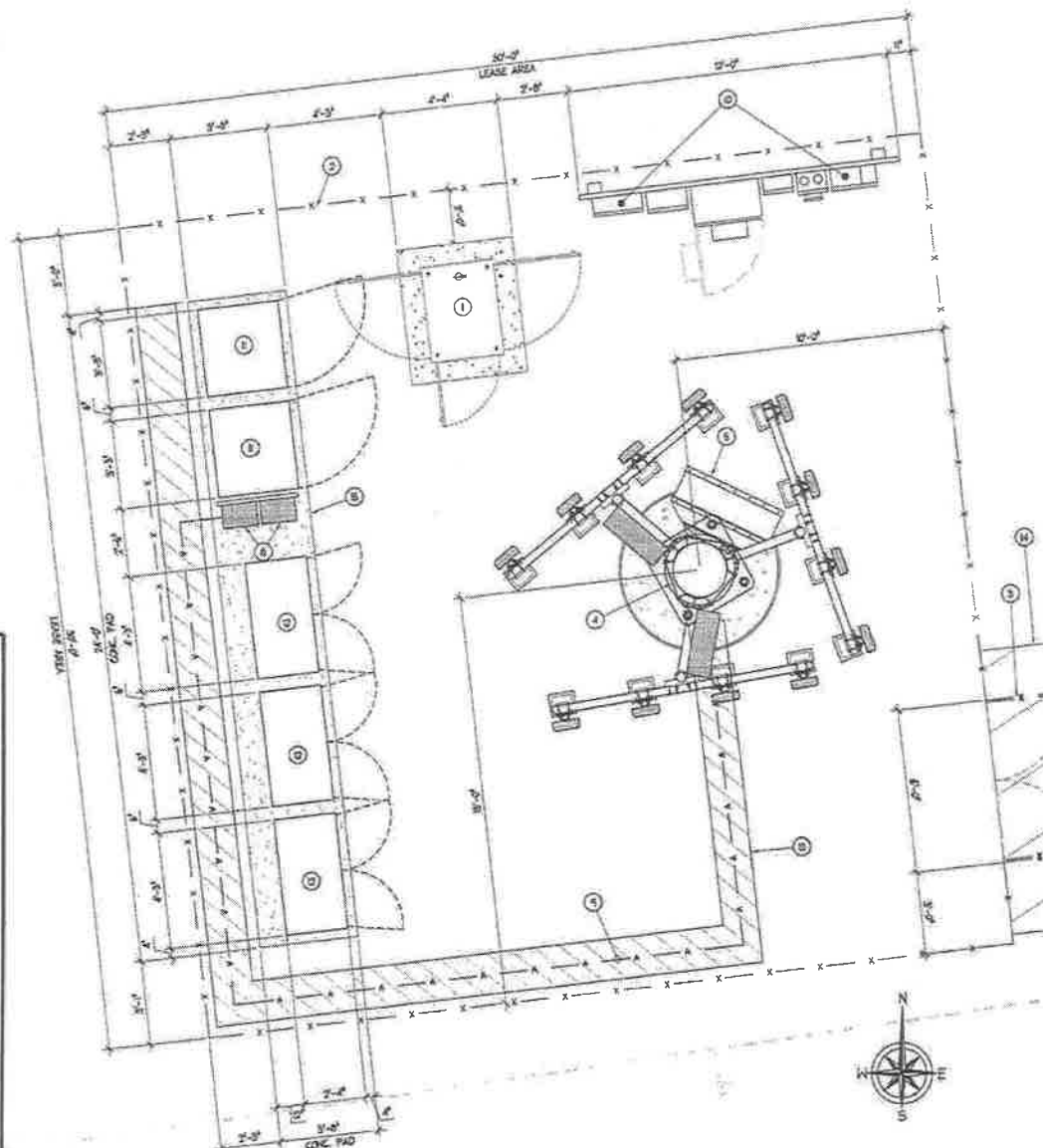


SCALE: 1" = 20'

NOTES:

- 1 NEW VERIZON WIRELESS 1504 STANDOFF GENERATOR WITH 55 GALLON DIESEL FUEL TANK MOUNT ON NEW 5'-0" X 9'-0" CONCRETE PAD.
- 2 NEW VERIZON WIRELESS 30'-0" X 30'-0" (900 S.F.) LEASE AREA ENCLOSURE WITH A 12' HIGH CHAIN LINK FENCE AND PRIVACY SLATS.
- 3 NEW VERIZON WIRELESS 6' WIDE DOUBLE CHAIN LINK ACCESS GATE.
- 4 NEW VERIZON WIRELESS 57' HIGH MONOPINE.
- 5 NEW VERIZON WIRELESS (1) 4'x4' MICROWAVE ANTENNA.
- 6 NEW VERIZON WIRELESS (2) 8' PANEL ANTENNAS (4) PER SECTOR, MOUNTED ON A NEW 57' HIGH MONOPINE.
- 7 NEW VERIZON WIRELESS (2) 800'S, (4) 1900'S PER SECTOR MOUNTED ON ANTENNA PIPE MOUNTS BEHIND NEW PANEL ANTENNAS.
- 8 NEW VERIZON WIRELESS (4) RAYCAPS, (2) MOUNTED ON ANTENNA MOUNT AND (2) MOUNTED ON NEW UTILITY H-FRAME NEAR EQUIPMENT CABINETS.
- 9 NEW VERIZON WIRELESS (2) HYBRID FIBER CABLES RUN (±100) FEET FROM RAYCAP AT ANTENNA MOUNT TO RAYCAP LOCATED INSIDE NEW ENCLOSURE. CONTRACTOR TO VERIFY EXACT CABLE ROUTING AND AVAILABLE SPACE WITHIN EXISTING CONDUITS.

- 10 NEW VERIZON WIRELESS UTILITY CABINETS MOUNTED ON NEW H-FRAME.
- 11 NEW VERIZON WIRELESS (2) COMPSCOPE EQUIPMENT CABINETS MOUNTED ON NEW EQUIPMENT PLATFORM.
- 12 NEW VERIZON WIRELESS (3) 600 EQUIPMENT CABINETS MOUNTED ON NEW EQUIPMENT PLATFORM.
- 13 NEW VERIZON WIRELESS COAX CABLE TRAY.
- 14 NEW VERIZON WIRELESS 10' HIDE ACCESS GASKINET FROM HITCH BLVD.
- 15 NEW VERIZON WIRELESS 24'-0" X 8'-0" CONCRETE EQUIPMENT PAD.
- 16 2" X 4" X 8" LVL.
- 17 EXISTING ACCESS AND EYE-TOE W/OUT PAID FOR BY THE CLIENT.



ANTENNA LAYOUT PLAN

EQUIPMENT PLAN LAYOUT

REV.	DATE	BY	REVISION DESCRIPTION
0	07-17-14	JON	916 ZONING SET
1	07-21-14	JON	1008 ZONING SET

CONSULTANT:

SITE BUILDER:

verizon WIRELESS

15505 SAND CANYON AVE.
BUILDING 107 1st FLOOR
IRVINE, CA 92618
PHONE (949) 286-7000

ARCHITECT:

ACO
ARCHITECTS - INC.

26170 ENTERPRISE WAY #600
LAKE FOREST, CA 92630
TEL 949-716-9140
FAX 949-297-4766

ENGINEER:

SITE INFO:

SITE NAME:
VENTAVO

SITE ADDRESS:
4865 HITCH BLVD.
MOORPARK, CA 93021

SHEET TITLE:

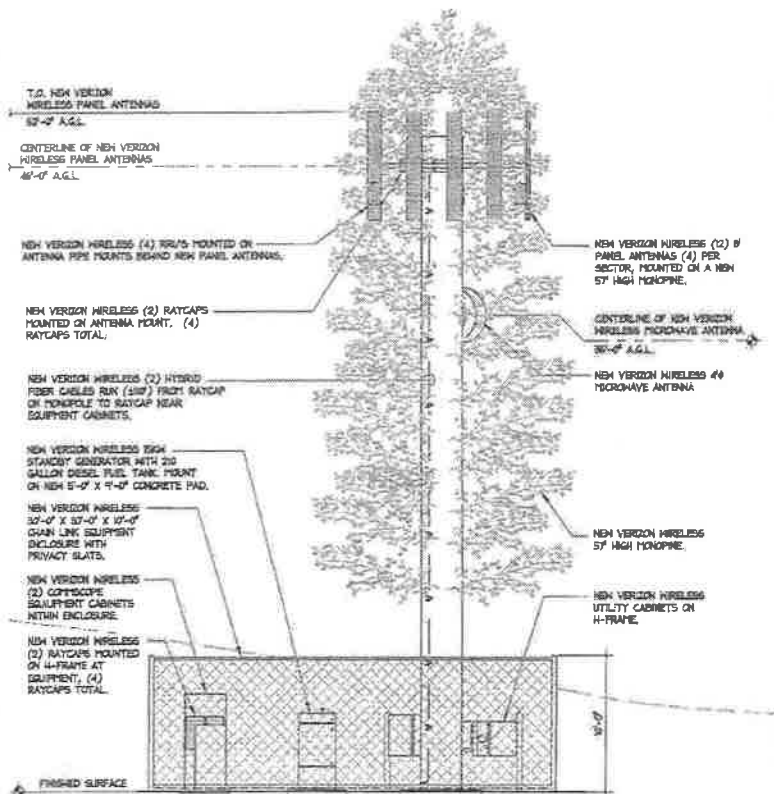
EQUIPMENT/ANTENNA
LAYOUT PLANS

DRAWING INFO:

ENG. NAME	DRAWN BY	DATE

SHEET NUMBER:

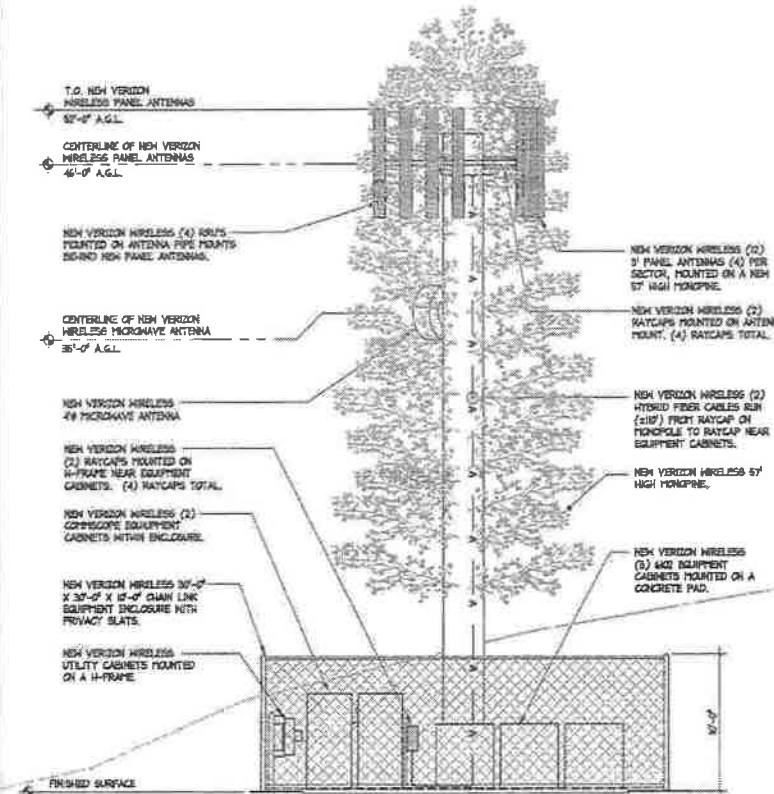
A-2



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2



WEST ELEVATION

SCALE: 1/4" = 1'-0"

REV.	DATE/BY	REVISION DESCRIPTION
0	07-17-14 JH	908 ZONING SET
1	07-31-14 JH	908 ZONING SET

CONSULTANT

SITE BUILDER

verizon wireless
15505 SAND CANYON AVE.
BUILDING 7D 5th FLOOR
IRVINE, CA 92618
PHONE (949) 256-7000

ME DEVELOPMENT

ACO
ARCHITECTS - INC.

2470 ENTERPRISE WAY #600
LAKE FOREST, CA 92630
TEL: 949-716-1940
FAX: 949-297-4766

ENGINEER

SITE INFO

SITE NAME:
VENTAVO

SITE ADDRESS:
4355 HITCH BLVD.
MOOREPARK, CA 93021

SHEET TITLE

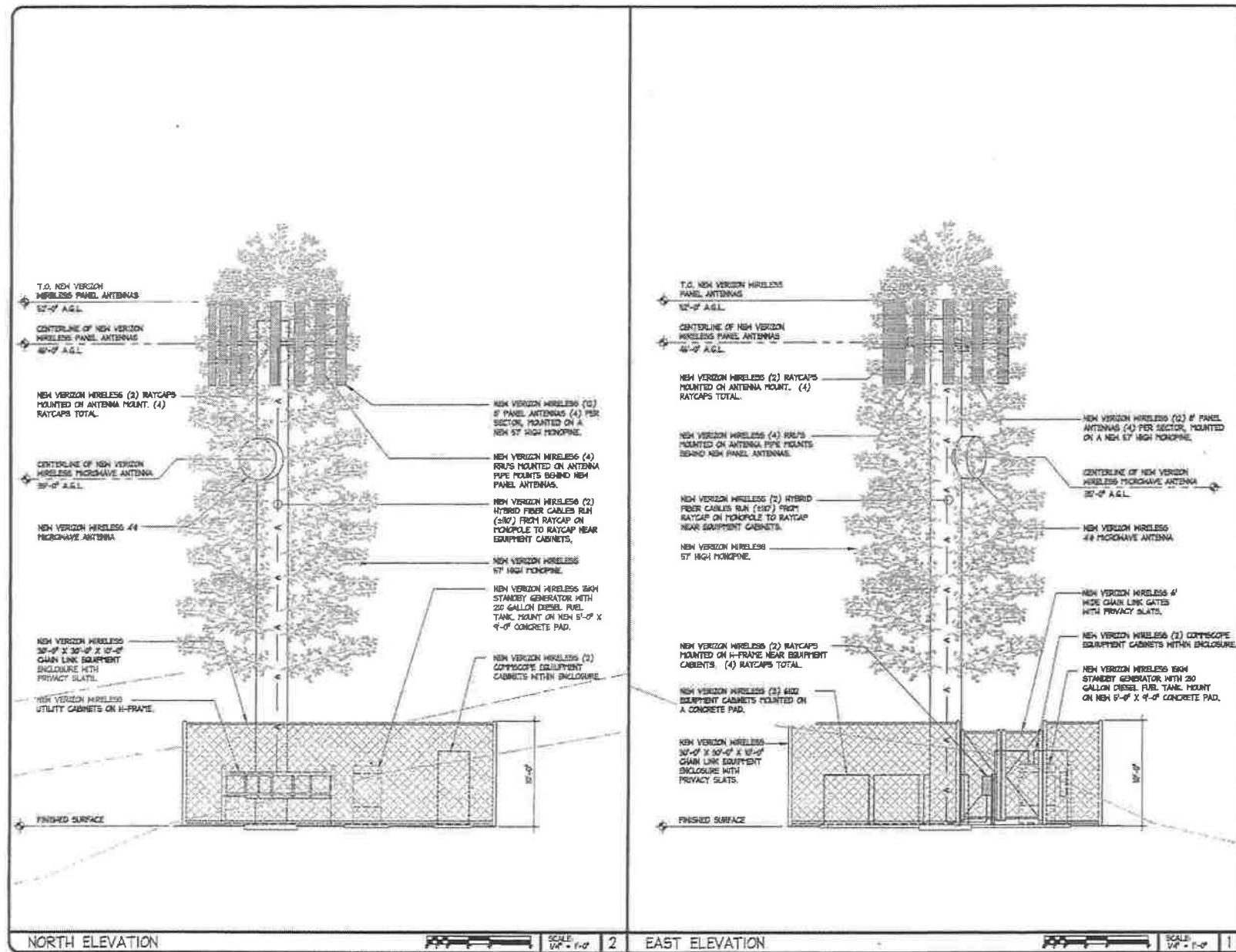
**ARCHITECTURAL
ELEVATIONS**

DRAWING INFO

DWG. NAME:	DRAWN BY:	DATE:
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SHEET NUMBER

A-3



REV.	DATE/BY	REVISION DESCRIPTION
0	07-17-14 JW	905 ZONING SET
1	07-28-14 JW	1001 ZONING SET

CONSULTANT

SITE BUILDER

verizon wireless
15505 SAND CANYON AVE.
BUILDING 101 1st FLOOR
RYAN, CA 92583
PHONE (949) 254-7000

ARCHITECT

ACO
ARCHITECTS - INC.

2610 ENTERPRISE WAY #600
LAKE FOREST, CA 92650
TEL: 949-716-9940
FAX: 949-297-4780

ENGINEER

SITE INFO

SITE NAME:
VENTAVO

SITE ADDRESS:
4385 HITCH BLVD.
MOORPARK, CA 95021

SHEET TITLE

**ARCHITECTURAL
ELEVATIONS**

DRAWING INFO

DWG. NAME: DRAWN BY: DATE:

SHEET NUMBER

A-4

county of ventura

DRAFT NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Conditional Use Permit

Case #: PL14-0136

Applicant: Verizon Wireless

Location: 4385 Hitch Boulevard, Camarillo, CA 93012

Assessor's Parcel No.: 163-0-031-195

Parcel Size: 43.06 ac

General Plan Designation: Agricultural

Existing Zoning: AE-40 ac

Project Description: Conditional Use Permit for the installation and operation of a Wireless Communication Facility. The proposed facility consists of a 57-foot faux pine tree (mono-pine) located on a 43 acre property in the AE-40 ac minimum parcel size zone district and the Agricultural General Plan Land Use Designation addressed as 4385 Hitch Boulevard in the Moorpark area (APN# 163-0-031-195). The proposed facility will be located along the southern property line of the subject property on a ridgeline adjacent to 4 other existing wireless facilities. The associated telecommunication equipment will be located in a 30'x30' fenced lease area at the base of the mono-pine. Access to the site is provided by a private driveway via Hitch Boulevard. No water is necessary to operate the unmanned facility. No grading or removal of native vegetation is required to prepare the site for the proposed facility.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

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

C. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in the *Ventura County Star*.



Document Posting Period: March 25, 2015 through April 13, 2015

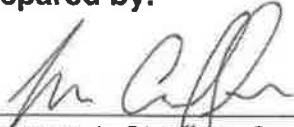
Public Review: The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to the case planner, Thomas J. Chaffee, at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the case planner at thomas.chaffee@ventura.org.

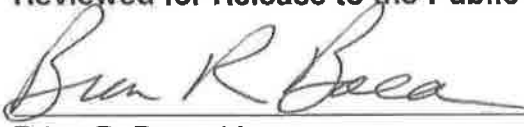
D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

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

Prepared by:


Thomas J. Chaffee, Case Planner
(805) 654-2406

Reviewed for Release to the Public by:


Brian R. Baca, Manager
Commercial and Industrial Permits Section

CONDITIONS OF APPROVAL FOR DISCRETIONARY ENTITLEMENT CASE NO. PL14-0136

RESOURCE MANAGEMENT AGENCY CONDITIONS

Environmental Health Division

1. Hazardous Materials

Purpose: To comply with the California Health and Safety Code and Ventura County Ordinance Code to ensure the safe storage, handling, and disposal of any potentially hazardous material.

Requirement: The Permittee shall submit a business plan to the Environmental Health Division/Certified Unified Program Agency for the hazardous materials associated with the backup power supply.

Documentation: A completed business plan submitted to the Certified Unified Program Agency.

Timing: The business plan must be submitted and approved by the Certified Unified Program Agency prior to the storage of any hazardous material on site.

Monitoring and Reporting: A copy of the approved business plan shall be maintained by the Permittee as part of the project file. Ongoing compliance with the requirements shall be accomplished through field inspection by District Inspectors of the Certified Unified Program Agency.

2. Hazardous Materials Management

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

PUBLIC WORKS AGENCY CONDITIONS

Engineering Services Department

3. Grading Permit

Purpose: In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

Requirement: The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Development and Inspection Services Division for review and approval. If a grading permit is required, a State licensed civil engineer must prepare and submit the grading plans to Development and Inspection Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the proposed grading.

Documentation: If a grading permit is required, all materials, as detailed on Public Works Agency Form DS-37 and/or DS-44, must be submitted to Development and Inspection Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be approved prior to issuance of a Building Permit.

Monitoring and Reporting: The Public Works Agency will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

WATERSHED PROTECTION DISTRICT CONDITIONS

Groundwater Section

4. Diesel Fuel Tank Area

Purpose: In accordance with the Ventura County General Plan Policies 1.3.2.2 & 4a, Diesel Fuel Tank Area is required.

Requirement: The Diesel Fuel Tank Area shall be constructed with a covered (roof or canopy), concrete pad with berm designed to prevent runoff and to collect all spilled liquids into a sump for legal disposal off site. The concrete pad shall be underlain by a cemented and lapped 80-mil HDPE liner turned up on the edges to prevent leakage.

Documentation: A copy of the approved Diesel Fuel Tank Area site plan.

Timing: Prior to the Issuance of a Zoning Clearance for use inauguration, the Permittee shall submit a Diesel Fuel Tank Area site plan to the WPD for review and approval.

Monitoring and Reporting: A copy of the approved Diesel Fuel Tank Area site plan will be maintained in the case file. The Permittee shall allow the WPD to inspect the Diesel Fuel Tank Area upon request. (GWQ-4)

Water Quality Section

5. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No.CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities.

Documentation: The Permittee shall complete SW-1 form (Best Management Practices for Construction Less Than One Acre) and submit to the Watershed Protection District, Surface Water Quality Section (SWQS) for review and approval. The SW-1 form can be found at <http://onestoppermit.ventura.org/>.

Timing: The above listed item shall be submitted to the SWQS for review and approval prior to issuance of a Zoning Clearance for Construction.

Monitoring and Reporting: SWQS will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs. (SWQ-1)

OTHER VENTURA COUNTY AGENCIES CONDITIONS

Ventura County Fire Protection District

6. Address Numbers (Commercial, Industrial)

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: 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. The address number(s) shall be posted adjacent to the driveway/private road entrance.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction".

Timing: The Permittee shall install address numbers before final occupancy.

Monitoring and Reporting: A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form. (VCFPD-41b)

7. Hazard Abatement

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

Requirement: The Permittee shall have all grass or brush adjacent to mono pine structure and equipment shelters cleared for a distance of 30 feet or to the property line if less than 30 feet.

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)

8. 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)

9. 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)