



## Planning Director Staff Report – Hearing on June 4, 2015

County of Ventura • Resource Management Agency • Planning Division

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

### SPRINT PCS Wireless Communication Facility

#### Case No. PL14-0140

**A. PROJECT INFORMATION:**

1. **Request:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the continued use of an existing telecommunications facility for a ten-year period.
2. **Applicant:** Chris Repp for Sprint PCS, 3659 Green Road, #214, Cleveland, Oh 44122
3. **Property Owner:** Ventura County Waterworks-District 8, 2929 Tapo Canyon Road, Simi Valley, 93063
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-4 and §8111-1.2 et seq.) the Planning Director is the decision-making authority for the requested Conditional Use Permit.
5. **Project Site Location and Parcel Numbers:** The .41 acre project site is located near the end of Hilltop Road at 5969 Hilltop Road, Simi Valley, CA in the unincorporated area of Ventura County (Exhibit 2). The Assessor's Parcel Number is: 645008401.
6. **Project Site Land Use and Zoning Designations:**
  - a. Countywide General Plan Land Use Map Designation: The General Plan designation is Existing Community. The project is located in the Ojai Area Plan with a land use designation of RE-10,000 (*Rural Exclusive 10,000 square foot lot size minimum*) (Exhibit 3)
  - b. Zoning Designation: RE-10,000 (*Rural Exclusive, 10,000 square foot minimum lot size*) (Exhibit 3)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 3):**

**Table 1 -- Adjacent Zoning and Land Uses**

Location in Relation to the Project Site	Zoning	Land Uses/Development
<b>North</b>	RE-5 ac, RE-1 ac, and RE-20,000	Rural Exclusive
<b>South</b>	RE-10,000	Rural Exclusive
<b>East</b>	RE-10,000	Rural Exclusive
<b>West</b>	RE-10,000	Rural Exclusive

8. **Site History:** On November 1, 1996, the Planning Director granted CUP 4957 to authorize the construction and operation of an unmanned wireless communications facility for a 10-year period. As part of this action, the Planning Director adopted a Negative Declaration as meeting the requirements of CEQA.

On February 13, 2012, the County Resource Management Agency sent the property owner and the Permittee a Notice of Expiration of Conditional Use Permit (CUP-4957) letter which included instructions for permit renewal. No response was received and the permit lapsed.

On September 29, 2014, the Permittee submitted an application (Case No. PL14-0140) requesting approval of a Conditional Use Permit to authorize the continued operation of the existing wireless communication facility and the removal and replacement of antenna panels, antennas support structure and equipment on the subject property.

9. **Project Description:** The applicant requests that a Conditional Use Permit be granted to authorize the continued operation of an existing wireless communication facility on the subject property for a period of 10 years. The project also includes modifications to the existing facility (Exhibit 4).

- a. The existing facility includes the following equipment:
- 55 foot tall monopole
  - 484 square foot lease area enclosed by chain link fence
  - (6) 48 inch tall panel antennas
  - (3) equipment cabinets
- b. The following changes to the existing facility are proposed:
- Replace the 55 foot tall monopole antenna structure with new 61 foot tall mono-pine stealth antenna support structure
  - Removal of (6) 48 inch tall panel antennas and installation of (3) new 56.3 inch tall panel antennas and (3) new 72 inch tall panel antennas

- Replacement of (1) modcell equipment cabinet with (1) new MMBTS cabinet
- Replacement of (1) battery cabinet and installation of (1) new battery cabinet
- Replacement of (1) GPS antenna

## **B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

On November 10, 1997, the Planning Director granted CUP 4957 and adopted a Negative Declaration (ND) as meeting the requirements of CEQA. The ND evaluated the environmental impacts of a proposed unmanned wireless communications facility for Sprint PCS for a 10-year period. This ND is attached as Exhibit 5.

The CEQA Guidelines [§ 15164(b)] state that the lead agency shall prepare an addendum to an adopted ND if: (1) minor changes or additions are necessary; but (2) none of the conditions described in the CEQA Guidelines (§ 15162) calling for the preparation of a subsequent ND have occurred. Exhibit 6 includes a description of the changes or additions that are necessary to the ND and a discussion of why none of the conditions described in the CEQA Guidelines exist, which require the preparation of an EIR or subsequent ND.

Therefore, based on the information provided in the Addendum and in light of the whole record, staff recommends that the decision-maker find that there is no substantial evidence to warrant the preparation of an EIR or subsequent ND, and that the addendum to the ND (Exhibit 11) reflects the County's independent judgment and analysis.

## **C. CONSISTENCY WITH THE GENERAL PLAN**

The Ventura County General Plan *Goals, Policies and Programs* (April 6, 2010, Edition, 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 Non-Coastal Zoning Ordinance (§8111-1.2.1.1.a) states that in order to be approved, a Conditional Use Permit must be found consistent with all applicable policies of the Ventura County General Plan.

Evaluated below is the consistency of the project with the applicable policies of the General Plan.

- 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) for the project, the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA.

Based on the above discussion, the proposed project will be 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 project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA. No significant adverse environmental impacts have been identified for the proposed project.

Based on the above discussion, the proposed project will be consistent with Resources Policy 1.1.2-2.

3. **Scenic 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 involves the continued use of an existing communications facility on the subject property. The requested CUP would authorize minor modifications of the permitted facility which include the removal and replacement of the existing antennas, equipment, and support structure. The replacement antenna support structure will be designed as a stealth mono-pine to visually blend into the surrounding environment. The proposed replacement antennas for the existing communication facility will be hidden from public viewpoints by the foliage of the new support structure.

Therefore, the proposed project would not substantially obstruct, degrade, or obscure public views of scenic resources as seen from public viewpoints.

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

4. **Hazardous Materials 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.*

Implementation of Environmental Health Division condition of approval (Exhibit 7, Condition No. 21) will ensure that in the event hazardous materials/wastes are generated or utilized, the proposed project will be in compliance with state regulations regarding the storage, handling, and disposal of any potentially hazardous materials or waste.

Based on the above discussion, the proposed project will include details on hazardous waste reduction, recycling and storage consistent with Hazardous Materials and Waste Policy 2.15.2-2.

- 5. Hazards Policy 2.13.2-1:** *All discretionary permits shall be required, as 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.

- 6. 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 COMPLIANCE**

The proposed project is subject to the requirements of the Ventura County Non-Coastal Zoning Ordinance.

Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-4), the proposed use is allowed in the RE-10,000 zone district with the granting of a Conditional Use Permit. Upon the granting of the Conditional Use Permit, the Permittee would be in compliance with this requirement.

The proposed project includes the construction of a telecommunications facility that is subject to the development standards of the Ventura County Non-Coastal Zoning Ordinance (§8106-1.1). As described in Table 2 (below), the proposed project is consistent with the development standards of the AE-40 ac zone.

**Table 2 – Development Standards Consistency Analysis**

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10,000 Sq. Ft.	Yes
Maximum Percentage of Building Coverage	5%	Yes
Front Setback	20 feet	Yes
Side Setback	5 feet	Yes
Rear Setback	15 feet	Yes
Maximum Building Height	25 feet	Yes
Maximum Antenna Height	35 feet or as allowed by Permit	Yes

The project parcel is a legal lot (Section E.6 below). In addition, the subject facility is in conformance with the building coverage, setback and height requirements in Table 2 above.

#### **E. CONDITIONAL USE PERMIT FINDINGS AND SUPPORTING EVIDENCE**

The Planning Director must make certain findings in order to grant the requested permit pursuant to Section 8111-1.2.1.1 of the Ventura County Non-Coastal Zoning Ordinance. The ability of the decision-maker to make these 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 existing facility is surrounded by developed residentially zoned parcels of one to five acres in size. The trunk and foliage of the proposed mono-pine will be colored so as to visually blend in with the surrounding landscape. Moreover, the proposed panel antennas will be concealed within the foliage of the mono-pine to reduce the visual impact of the antennas. The site was previously analyzed for its potential impacts on the environment. The existing baseline conditions that were used to analyze potential impacts to the environment have not changed. No

significant environmental effects have been identified for the proposed project. Thus, the proposed development would be in character with the surrounding development.

Based on the above discussion, 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 use of an existing communications facility on the subject property. The requested CUP would authorize minor modifications of the permitted facility which include the removal of the existing antennas and equipment and replacement with new similar antenna and equipment. The existing antenna support structure will be removed and replaced by a mono-pine stealth support structure that would visually blend into the natural environment. No adverse effect on neighboring properties or uses have been identified.

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].**

As indicated in Section B of this staff report, no adverse effect of the proposed project on the environment or public health and safety has been identified. The project would not cause any adverse effects on adjacent properties.

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].**

As discussed in Finding 2 above, the proposed project involves the continued use of an existing communications facility on the subject property. The requested CUP would authorize minor modifications of the permitted facility which include the removal of the existing antennas and equipment and replacement with new similar antenna and equipment. The existing antenna support structure will be removed and replaced by a mono-pine stealth support structure to blend into the natural environment. No adverse effect on neighboring properties or ongoing uses has been identified.

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

**6. The proposed development will occur on a legal lot [Sections 8101-3.4 and 8111-1.2.1.1f].**

The subject property is owned by the County of Ventura (Waterworks District). The parcel became a legal lot when acquired by the County as such transactions involving a public agency are exempt from the Subdivision Map Act.

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

## **F. PLANNING DIRECTOR HEARING NOTICE AND PUBLIC COMMENTS**

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§65091), Ventura County Non-Coastal Zoning Ordinance (§8111-3.1). The Planning Division mailed notice to owners of property within 300 feet of the subject project site. In addition, a legal ad in the Ventura County Star was published. As of the date of this document, no comments have been received.

## **G. RECOMMENDED ACTIONS**

Based upon the preceding analysis and information provided, 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 and has considered all comments received during the public comment process;
2. **FIND** that the Addendum to the Negative Declaration satisfies the environmental review requirements of CEQA and that the Addendum reflects the Planning Director's independent judgment and analysis (Exhibits 5 and 6);
3. **MAKE** the required findings to grant a conditional use permit in accordance with Sections 8111-1.2.1.1, 8111-1.2.1.2 and 8109-4.1.5 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** Conditional Use Permit No. PL14-0140, subject to the conditions of approval (Exhibit 7).
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 10<sup>th</sup> 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](mailto:thomas.chaffee@ventura.org).

Prepared by:

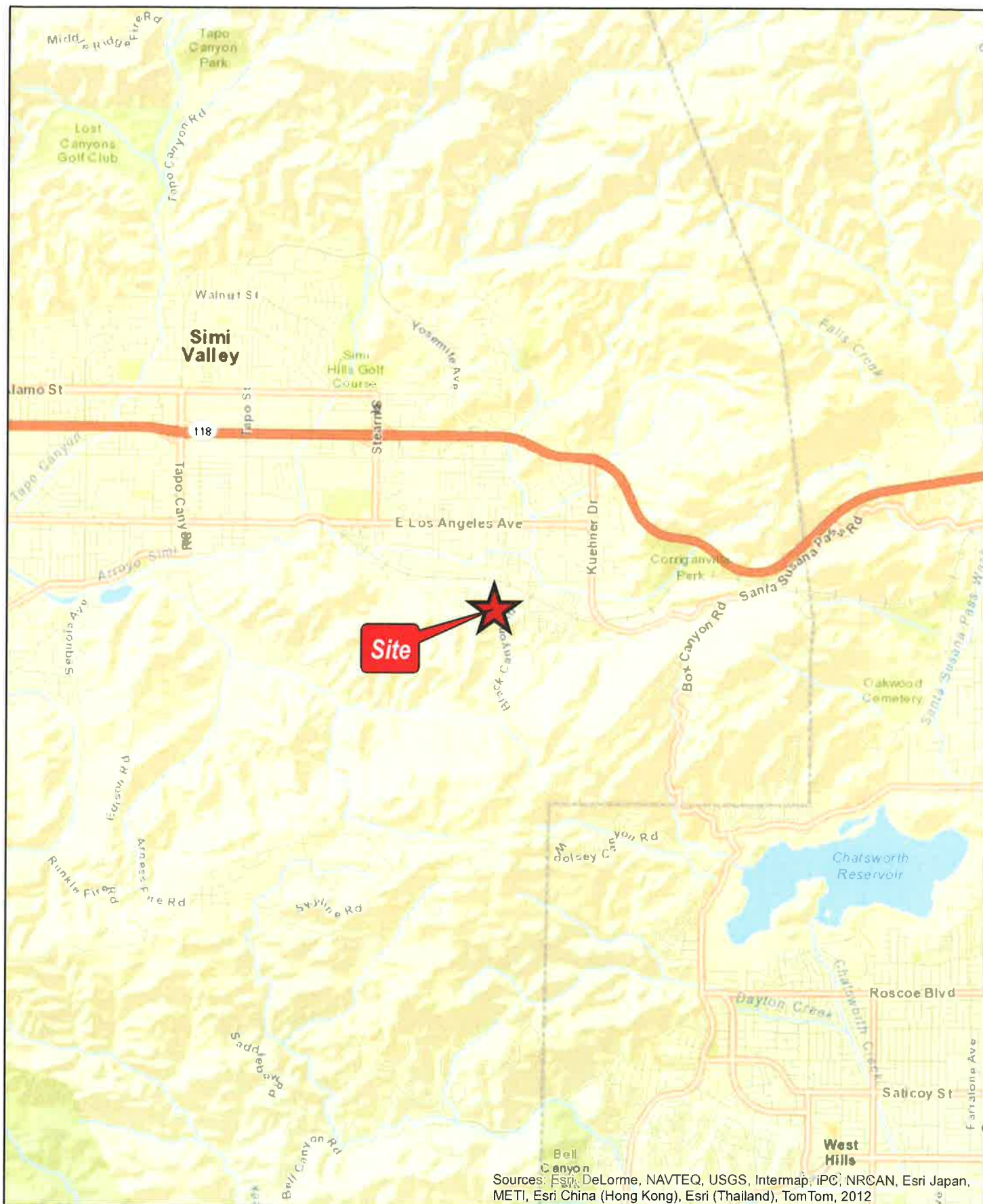
  
Thomas Chaffee, Case Planner  
Commercial and Industrial Permits

Reviewed by:

  
Brian R. Baca, Manager  
Commercial and Industrial Permits

## EXHIBITS

- Exhibit 2 - Location Map
- Exhibit 3 - General Plan and Zoning Designation Map
- Exhibit 4 - Site Plan for PL14-0140
- Exhibit 5 - ND for CUP 4957
- Exhibit 6 - ND Addendum for PL14-0140
- Exhibit 7 - Conditions of Approval for PL14-0140



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



County of Ventura  
Planning Director Hearing  
PL14-0140  
**Exhibit 2 – 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: Picometry®, February 2015



County of Ventura  
Planning Director Hearing  
PL14-0140  
Exhibit 3 – GP and ZD Map

0 100 200 400 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.







**PROJECT:** 2.5 EQUIPMENT DEPLOYMENT  
**SITE NAME:** SANTA SUSANA KNOLLS  
**SITE CASCADE:** VR03XC034-A  
**SITE ADDRESS:** 5969 HILLTOP ROAD  
 SIMI VALLEY, CA 93063  
**SITE TYPE:** 61'-0" MONOPINE

### SITE INFORMATION

#### PROPERTY/TOWER OWNER:

OWNER: VENTURA COUNTY WATER WORKS DIST. #8  
 ADDRESS: 2929 TAPO CANYON ROAD  
 SIMI VALLEY, CA 93063

CONTACT: ROBERT ZASTROW  
 PHONE: (805) 583-6786

#### LATITUDE (NAD83):

34° 15' 44.6184" N  
 34.262394

#### LONGITUDE (NAD83):

118° 40' 29.6538" W  
 118.674804

APN: 645-008-401

#### COUNTY:

VENTURA

#### ZONING JURISDICTION:

VENTURA COUNTY

#### ZONING DISTRICT:

AV

#### POWER COMPANY:

AV

#### AAV / TELCO PROVIDER:

AV

#### RF ENGINEER:

NAME: JEFF ALLEN  
 PHONE: (714) 617-9591  
 JEFFREY.ALLEN@SPRINT.COM

#### SPRINT CM:

NAME: MIKE RUSSELL  
 PHONE: (760) 445-4300  
 MICHAEL.2.RUSSELL@SPRINT.COM

#### ARCHITECT:

DCI PACIFIC  
 32 EXECUTIVE PARK, SUITE 110  
 IRVINE, CA 92614  
 PHONE: (949) 475-1000  
 FAX: (949) 475-1001

#### SPRINT REPRESENTATIVE:

SURESITE CONSULTING GROUP, LLC  
 36 EXECUTIVE PARK, SUITE 210  
 IRVINE, CA 92614

CONTACT: KARRI KEEBLE | PM  
 PHONE: (310) 775-7436  
 EMAIL: K.KEEBLE@SURE-SITE.COM

CONTACT: D.K. DO, RA  
 E-MAIL: DKDO@DCIPACIFIC.COM  
 CONTACT: JOHNOAH "BOB" YU, RA  
 E-MAIL: BOB@DCIPACIFIC.COM

APPROVAL	DATE
R.M.:	
LANDLORD:	
CONST:	
S/A:	
R.F.:	
ZONING:	
AME:	
R.F.:	

REVISIONS SHALL CLEARLY PLACE INITIALS AGREEING TO EACH REVISION NOTE AS DRAWINGS ARE BEING REVISIONED.

### AREA MAP



### LOCATION MAP



### PROJECT DESCRIPTION

#### UPGRADE TO AN EXISTING 'SPRINT' SITE:

- INSTALL (1) 9928 MMBITS CABINET WITH 2.5 EQUIPMENT
- INSTALL (1) BATTERY CABINET
- INSTALL (1) FIBER/POWER DISTRIBUTION PANEL
- INSTALL (3) 2500 MHZ ANTENNAS
- INSTALL (3) 1900 MHZ ANTENNAS
- INSTALL (3) 2500 MHZ RRH'S
- INSTALL (6) 1900 MHZ RRH'S
- INSTALL (3) HYBRID CABLES AND JUMPERS
- INSTALL (2) 1-1/2" FLEXIBLE LIQUID TIGHT CONDUITS
- INSTALL (20) NEW BATTERIES IN (4) BATTERY CABINET
- INSTALL (1) NEW MONOPINE
- DEMO EXISTING MONOPOLE
- REMOVE (2) EXISTING CABINETS
- REMOVE (6) EXISTING ANTENNAS
- REPLACE EXISTING GPS ANTENNA

### CODE COMPLIANCE

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

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)
3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
5. 2013 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)
6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)
7. 2013 CALIFORNIA GREEN CODE
8. 2013 CALIFORNIA REFERENCES STANDARDS CODE
9. APPLICABLE LOCAL CODES

### DRAWING INDEX

#### SHEET DESCRIPTION

T1	TITLE SHEET
T2	BATTERY INFORMATION & EQUIPMENT TABULATION

SP1	SPECIFICATIONS
SP2	SPECIFICATIONS

A1	SITE PLAN
A2	PARTIAL ENLARGED SITE PLAN
A3	EXISTING AND NEW EQUIPMENT & ANTENNA LAYOUT PLANS
A4	ELEVATIONS
A5	ELEVATIONS

D1	DETAILS
D2	DETAILS
D3	DETAILS
E1	ELECTRICAL NOTES, SINGLE LINE DIAGRAM AND PANEL SCHEDULE
E2	GROUNDING NOTES & GROUNDING PLAN
E3	GROUNDING DETAILS

15 TOTAL SHEETS

PLANS PREPARED FOR:

**Sprint**

310 COMMERCIAL SUITE 250  
 IRVINE, CA 92602  
 PHONE: (714) 617-3342

PLANS PROVIDED BY:

**DCI PACIFIC**  
 A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
 32 EXECUTIVE PARK | SUITE 110  
 IRVINE | CA 92614 | 949.475.1000

DATE:

DATE:

**SureSite Consulting Group, LLC**  
 36 EXECUTIVE PARK, SUITE 210  
 IRVINE, CA 92614  
 WWW.SURE-SITE.COM

PROJECT LICENSE:

REGISTERED PROFESSIONAL  
 E.E. 51  
 6-1815  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA

REVISIONS	DESCRIPTION	DATE	BY	Δ
001	PRELIM CD	06/14/14	HT	0
1000	CD	06/24/14	HT	1
REV 1000	CD	06/24/14	UGD	2
INCORPORATED NY SCOPE		10/20/14	HT	3
DROP-IN-SWAP		01/08/15	HT	4
RF COMMENTS		01/21/15	HT	5

SITE NAME:

**SANTA SUSANA KNOLLS**

SITE CASCADE:

**VR03XC034-A**

SITE ADDRESS:

**5969 HILLTOP ROAD  
 SIMI VALLEY, CA 93063**

SHEET DESCRIPTION:

**TITLE SHEET**

SHEET NUMBER:

**T1**



**SECTION 01 100 - SCOPE OF WORK****PART 1 - GENERAL****THE WORK:**

THE WORK SHALL COMPLY WITH APPLICABLE NATIONAL AND LOCAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF.

**PRECEDENCE:**

SHOULD CONFLICTS OCCUR BETWEEN THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES INCLUDING THE STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE CONSTRUCTION DRAWINGS, INFORMATION ON THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE. NOTIFY SPRINT CONSTRUCTION MANAGER IF THIS OCCURS

**SITE FAMILIARITY:**

CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE SPRINT CONSTRUCTION MANAGER PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OR FIELD CONDITIONS.

**ON-SITE SUPERVISION:**

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT WHO SHALL BE IN ATTENDANCE AT THE SITE AT ALL TIMES DURING PERFORMANCE OF THE WORK.

**DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE:**

THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS, STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.

A. THE JOBSITE DRAWINGS, SPECIFICATIONS AND DETAILS SHALL BE CLEARLY MARKED DAILY IN RED PENCIL WITH ANY CHANGES IN CONSTRUCTION OVER WHAT IS DEPICTED IN THE DOCUMENTS. AT CONSTRUCTION COMPLETION, THIS JOBSITE MARKUP SET SHALL BE DELIVERED TO THE COMPANY OR COMPANY'S DESIGNATED REPRESENTATIVE TO BE FORWARDED TO THE COMPANY'S A&E VENDOR FOR PRODUCTION OF "AS-BUILT" DRAWINGS.

B. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK. CONTRACTOR SHALL NOTIFY SPRINT CONSTRUCTION MANAGER OF ANY VARIATIONS PRIOR TO PROCEEDING WITH THE WORK.

C. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE.

SPACING BETWEEN EQUIPMENT IS THE REQUIRED CLEARANCE. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE SPRINT CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH THE WORK.

**METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION:**

CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN THE FOLLOWING INSTALLATION AND COMMISSIONING MOPS.

- TOP HAT
- HOW TO INSTALL A NEW CABINET
- BASE BAND UNIT IN EXISTING UNIT
- INSTALLATION OF BATTERIES
- INSTALLATION OF HYBRID CABLE
- INSTALLATION OF RRU'S
- CABLING
- TS-0220 REV 4 - ANTENNA LINE ACCEPTANCE STANDARDS
- SPRINT CELL SITE ENGINEER NOTICE
- COMMISSIONING MOPS

**SECTION 01 200 - COMPANY FURNISHED MATERIAL AND EQUIPMENT**

CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN THE FOLLOWING INSTALLATION AND COMMISSIONING MOPS.

THE CONTRACTOR IS RESPONSIBLE FOR SPRINT PROVIDED MATERIAL AND EQUIPMENT TO ENSURE IT IS PROTECTED AND HANDLED PROPERLY THROUGHOUT THE CONSTRUCTION DURATION.

CONTRACTOR RESPONSIBLE FOR RECEIPT OF SPRINT FURNISHED EQUIPMENT AT THE CELL SITE OR CONTRACTORS LOCATION. CONTRACTOR TO COMPLETE SHIPPING AND RECEIPT DOCUMENTATION IN ACCORDANCE WITH COMPANY PRACTICE.

**SECTION 01 300 - CELL SITE CONSTRUCTION****NOTICE TO PROCEED:**

NO WORK SHALL COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF THE WORK ORDER.

**SITE CLEANLINESS:**

CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.

**TESTS AND INSPECTIONS:**

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.

B. CONTRACTOR SHALL ACCOMPLISH TESTING INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- COAX SWEEPS AND FIBER TESTS PER TS-0220 REV 4 ANTENNA LINE ACCEPTANCE STANDARDS
- AZIMUTH AND DOWNTILT USING ELECTRONIC COMMERCIAL MADE-FOR-THE-PURPOSE ANTENNA ALIGNMENT TOOL

C. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIONS TO ANY WORK IDENTIFIED AS UNACCEPTABLE IN SITE INSPECTION ACTIVITIES AND/OR AS A RESULT OF TESTING.

4. ALL TESTING REQUIRED BY APPLICABLE INSTALLATION MOPS

D. REQUIRED CLOSEOUT DOCUMENTATION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:

- AZIMUTH, DOWNTILT, AGL - UPLOAD REPORT FROM ANTENNA ALIGNMENT TOOL, TO SITERA TASK 485, INSTALLED AZIMUTH, DOWNTILT, AND AGL MUST CONFORM TO THE RF DATA SHEETS, SWEEP AND FIBER TESTS
- SWEEP AND FIBER TESTS
- SCANNABLE BARCODE PHOTOGRAPHS OF TOWER TOP AND INACCESSIBLE SERIALIZED EQUIPMENT
- ALL AVAILABLE JURISDICTIONAL INFORMATION
- PDF SCAN OF REDLINES PRODUCED IN FIELD
- ELECTRONIC AS-BUILT DRAWINGS IN AUTOCAD AND PDF FORMATS. ANY FIELD CHANGE MUST BE REFLECTED BY MODIFYING THE PLANS, ELEVATIONS, AND DETAILS IN THE DRAWING SETS. GENERAL NOTES INDICATING MODIFICATIONS WILL NOT BE ACCEPTED. CHANGES SHALL BE HIGHLIGHTED AS "CLOUDS" IDENTIFIED AS THE "AS-BUILT" CONDITION.

7. LEXI WARRIORS

8. FINAL PAYMENT APPLICATION

9. REQUIRED FINAL CONSTRUCTION PHOTOS

10. CONSTRUCTION AND COMMISSIONING CHECKLIST COMPLETE WITH NO DEFICIENT ITEMS

11. ALL POST MTP TASKS INCLUDING DOCUMENT UPLOADS COMPLETED IN SITERA (SPRINTS DOCUMENT REPOSITORY OF RECORD).

12. CLOSEOUT PHOTOGRAPHS:

A. PROVIDE PHOTOGRAPHS OF FINAL PROJECT PER THE FOLLOWING LIST, ADDITIONAL PHOTOGRAPHS MAY BE REQUIRED TO SUPPORT ACCEPTANCE PROCESSES.

- MAIN HYBRID CABLE ROUTE (MINIMUM TWO PHOTOS)
- PHOTOS OF EACH ANTENNA AND RRU
- MANUFACTURERS NAME TAG FOR ALL SERIALIZED EQUIPMENT
- PULL AND DISTRIBUTION BOXES INTERMEDIATE BETWEEN RRU'S AND MMBS (DOOR OPEN)
- MMBS CABINET WITH DOORS OPEN BATTERIES INSTALLED
- BREAK OUT CYLINDERS
- ASR SIGNAGE FOR SPRINT OWNED TOWERS
- RADIATION EXPOSURE WARNING SIGN
- PHOTOGRAPH FROM EACH SECTOR FROM APPROXIMATELY RAD CENTER
- OF ANY NEW ANTENNA AT HORIZON
- LOAD PHOTOS TO SITERA PROJECT LIBRARY 15, IN 15 CREATE NEW CATEGORY: 2.5 DEPLOYMENT, AND SECTION: PERMANENT CONSTRUCTION LABEL PHOTOS WITH SITE CASCADE AND VIEW BEING DEPICTED CAMERAS USED TO TAKE PHOTOGRAPHS SHALL GPS ENABLED SUCH THAT THE GPS COORDINATES ARE INCLUDED IN THE PHOTO MEDIA-FILE INFORMATION.

**COMMISSIONING:**

PERFORM ALL COMMISSIONING AS REQUIRED BY APPLICABLE MOPS

**INTEGRATIONAL:**

PERFORM ALL INTEGRATION ACTIVITIES AS REQUIRED BY APPLICABLE MOPS

**SECTION 02 500 - ROOF CUTTING, PAINTING AND SEALING****SUMMARY:**

THIS SECTION SPECIFIES CUTTING AND PATCHING EXISTING ROOFING SYSTEMS WHERE CONDUIT OR CABLES EXIT THE BUILDING ONTO THE ROOF OR BUILDING-MOUNTED ANTENNAS, AND AS REQUIRED FOR WATERIGHT PERFORMANCE. ROOF TOP ENTRY OPENINGS IN MEMBRANE ROOFTOPS SHALL BE CONSTRUCTED TO COMPLY WITH LANDLORD, ANY EXISTING WARRANTY, AND LOCAL JURISDICTIONAL STANDARDS. ROOF TOP CABLE TRAY SHALL BE CONSTRUCTED TO COMPLY WITH RACEWAY-STANDARD DETAIL ROOF MOUNTED CABLE TRAY.

**1.4 SUBPARTIALS:**

- PRE-CONSTRUCTION ROOF PHOTOS: COMPLETE A ROOF INSPECTION AND REPORT PRIOR TO THE INSTALLATION OF SPRINT EQUIPMENT ON ANY ROOF TOP BUILD REQUIRING ROOF PENETRATION. AT A MINIMUM INSPECT PHOTOGRAPHY (3 MIN EA) ALL AREAS IMPACTED BY THE ADDITION OF THE SPRINT EQUIPMENT.
- PROVIDE SIMILAR PHOTOGRAPHS SHOWING ROOF CONDITIONS AFTER CONSTRUCTION (3 MIN EA)
- ROOF INSPECTION PHOTOGRAPHS SHOULD BE UPLOADED WITH CLOSE-OUT

**SECTION 03 900 - PAINTING****QUALITY ASSURANCE:**

- COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- REGULATIONS: COMPLIANCE WITH VOC AND ENVIRONMENTAL REGULATIONS.

**MATERIALS:**

- MANUFACTURERS: BENJAMIN MOORE, ICI DEVOE COATINGS, PPG, SHERWIN WILLIAMS OR APPROVED EQUAL. PROVIDE PREMIUM GRADE, PROFESSIONAL-QUALITY PRODUCTS FOR COATING SYSTEMS.

**PAINIT SCHEDULE:**

- EXTERIOR ANTENNAE AND ANTENNA MOUNTING HARDWARE: ONE COAT OF PRIMER AND TWO FINISH COATS. PAINT FOR ANTENNAS SHALL BE NON-METALLIC BASED AND CONTAIN NO METALLIC PARTICLES. PROVIDE COLORS AND PATTERNS AS REQUIRED TO MASK APPEARANCE OF ANTENNAE ON ADJACENT BUILDING SURFACES AND AS ACCEPTABLE TO THE OWNER, REFER TO ANTENNA MANUFACTURER'S INSTRUCTIONS WHENEVER POSSIBLE.
- ROOF TOP CONSTRUCTION: TOUCH UP - PREPARE SURFACES TO BE REPAIRED. FOLLOW INDUSTRY STANDARDS AND REQUIREMENTS OF LANDLORD TO MATCH EXISTING COATING AND FINISH.

**PAINTING APPLICATION:**

- INSPECT SURFACES. REPORT UNSATISFACTORY CONDITIONS IN WRITING; BEGINNING WORK MEANS ACCEPTANCE OF SUBSTRATE.
- COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR PREPARATION, PRIMING AND COATING WORK. COORDINATE WITH WORK OF OTHER SECTIONS.
- MATCH APPROVED MOCK-UPS FOR COLOR, TEXTURE, AND PATTERN. RE-COAT OR REMOVE AND REPLACE WORK WHICH DOES NOT MATCH OR SHOWS LOSS OF ADHESION.
- CLEAN UP, TOUCH UP AND PROTECT WORK.

**PAINTING AND TOUCHUP:**

- GALVANIZING DAMAGE AND ALL BOLTS AND NUTS SHALL BE TOUCHED UP AFTER TOWER ERECTION WITH "GALVANOL" OR "CRY GALV" OR "ZINC-IT".
- MONOPOLE BOLTS AND NUTS SHALL NOT BE PAINTED.
- FIELD TOUCHUP PAINT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ALL COMPONENTS METAL SHALL BE HANDLED WITH CARE TO PREVENT DAMAGE TO THE COMPONENTS, THEIR PRESERVATIVE TREATMENT, OR THEIR PROTECTIVE COATINGS.

**SECTION 11 700 - ANTENNA ASSEMBLY, REMOTE RADIO UNITS AND CABLE INSTALLATION:****SUMMARY:**

THIS SECTION SPECIFIES INSTALLATION OF ANTENNAS, RRU'S, AND CABLE EQUIPMENT, INSTALLATION, AND TESTING OF COAXIAL PRIOR CABLE AND WAVEGUIDE, ALL COAXIAL CABLE AND ASSOCIATED HARDWARE SHALL BE INSTALLED BY OR UNDER THE DIRECT SUPERVISION OF MANUFACTURER TRAINED AND CERTIFIED PERSONNEL.

**ANTENNAS AND REMOTE RADIO UNITS (RRU):**

INSTALL EQUIPMENT FURNISHED BY COMPANY. REFER TO THE DRAWINGS FOR TYPES AND QUANTITIES OF PANEL AND MICROWAVE ANTENNAS AND RRU'S TO BE INSTALLED. JUMPERS AND CONNECTORS: FURNISH AND INSTALL 3/4" COAX JUMPER CABLES BETWEEN THE RRU'S AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLC 12-50, CR 540, OR FLC 540. SUPER-FLEX CABLES ARE NOT ACCEPTABLE. JUMPERS BETWEEN THE RRU'S AND ANTENNAS OR TOWER TOP AMPLIFIERS SHALL CONSIST OF 1/2 INCH FOAM DIELECTRIC, OUTDOOR RATED COAXIAL CABLE. DO NOT USE SUPERFLEX OUTDOORS.

**HYBRID AND COAXIAL CABLE:**

INSTALL HYBRID DC/FIBER CABLE AND COAXIAL CABLES, INCLUDING CONNECTORS, JUMPERS, AND CABLE TERMINATING DEVICES FURNISHED BY COMPANY. CABLE SHALL BE DELIVERED TO THE JOB SITE OR TO THE COMPANY'S DESIGNATED LOCATION. CABLE SHALL BE INSTALLED PER THE CONSTRUCTION DRAWINGS AND THE APPLICABLE MANUFACTURER'S REQUIREMENTS.

**JUMPERS AND CONNECTORS:**

FURNISH AND INSTALL 3/4" COAX JUMPER CABLES BETWEEN THE RRU'S AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLC 12-50, CR 540. SUPER-FLEX CABLES ARE NOT ACCEPTABLE. JUMPERS BETWEEN THE RRU'S AND ANTENNAS OR TOWER TOP AMPLIFIERS SHALL CONSIST OF 1/2 INCH FOAM DIELECTRIC, OUTDOOR RATED COAXIAL CABLE. DO NOT USE SUPERFLEX OUTDOORS. JUMPERS SHALL BE FACTORY FABRICATED IN APPROPRIATE LENGTHS WITH A MAXIMUM OF 4 FEET EXCESS PER JUMPER AND HAVE CONNECTORS AT EACH END, MANUFACTURER BY SUPPLIER. IF JUMPERS ARE FILLED FABRICATED, FOLLOW MANUFACTURERS REQDS FOR INSTALLATION OF CONNECTORS.

**REMOTE ELECTRICAL TLT (RET) CABLES:****MISCELLANEOUS:**

INSTALL SPLITTERS, COMBINERS, FILTER PER RF DATA SHEET, FURNISHED BY SPRINT.

**ANTENNA INSTALLATION:**

THE CONTRACTOR SHALL ASSEMBLE ALL ANTENNAS ON-SITE IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE THE MANUFACTURER. ANTENNA HEIGHT, AZIMUTH, AND FEED ORIENTATION INFORMATION SHALL BE A DESIGNATED ON THE CONSTRUCTION DRAWINGS.

- THE CONTRACTOR SHALL POSITION THE ANTENNA ON THE TOWER PIPE MOUNTS SO THAT THE BOTTOM STRUT IS LEVEL. THE PIPE MOUNTS SHALL BE PLUMB TO WITHIN 1 DEGREE.
- ANTENNA MOUNTING REQUIREMENTS: PROVIDE ANTENNA MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS.

PLANS PROVIDED FOR:

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PLANS PROVIDED BY:

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SIC:

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**SureSite Consulting Group, LLC**

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WWW.SURE-SITE.COM

ARCHITECT LICENSE:



REVISIONS:

DESCRIPTION:	DATE:	BY:	Δ
90% PRELIM CD	06/14/14	HT	0
100% CD	06/24/14	HT	1
REV 100% CD	06/29/14	JSD	2
INCORPORATED NV SCOPE	10/06/14	HT	3
OROP-H-SKAP	01/06/15	HT	4
RF COMMENTS	01/21/15	HT	5

SITE NAME:

**SANTA SUSANA KNOLLS**

SITE CASCADE:

**VR03XC034-A**

SITE ADDRESS:

**5969 HILLTOP ROAD  
SIMI VALLEY, CA 93063**

SHEET DESCRIPTION:

**SPECIFICATIONS**

SHEET NUMBER:

**SP1**

**HYBRID AND COAXIAL CABLE INSTALLATION**

- A. THE CONTRACTOR SHALL ROUTE, TEST, AND INSTALL ALL COAXIAL CABLES AS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- B. THE INSTALLED RADIUS OF THE CABLES SHALL NOT BE LESS THAN THE MANUFACTURER'S SPECIFICATIONS FOR BENDING RADI.
- C. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE CABLES DURING HANDLING AND INSTALLATION.
1. FASTENING MAIN HYBRID CABLES SHALL BE PERMANENTLY FASTENED TO THE COAX LADDER AT 4'-0" OC USING NON-MAGNETIC STAINLESS STEEL CLIPS.
2. FASTENING INDIVIDUAL FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MEDUSA), WITHIN THE MVMS CABINET AND ANY INTERMEDIATE DISTRIBUTION BOXES:
- a. FIBER: SUPPORT FIBER BUNDLES USING 3/4" VELCO STRAPS OF THE REQUIRED LENGTH ON 18" CENTERS. VELCO STRAPS SHALL BE OIL, UV, AND WATER RESISTANT AND SUITABLE FOR INDUSTRIAL INSTALLATIONS AS MANUFACTURED BY TETRO, OR EQUAL.
- b. DC: SUPPORT DC BUNDLES WITH ZIP-TIES OF ADEQUATE LENGTH. ZIP-TIES SHALL BE UV STABILIZED, BLACK NYLON WITH A TENSILE STRENGTH OF 12,000 PSI AS MANUFACTURED BY NELCO PRODUCTS OR EQUAL.
3. FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE ARMS OR HEAD FRAMES USING STAINLESS STEEL TIE WRAPS ON STAINLESS STEEL BUTTERFLY CLIPS.
4. CABLE INSTALLATION:
7. CABLE CONNECTIONS:
- a. CLEAN FIBER CONNECTORS AS REQUIRED IN EL-0568.
- b. FOR FIELD FABRICATIONS USE ONLY CABLE CONNECTORS RECOMMENDED BY THE CABLE MANUFACTURER AND REQUIRED BY THE EQUIPMENT BEING CONNECTED.
- c. EXCEPT AS OTHERWISE REQUIRED, CONNECTORS FOR ALL MAIN STATION ANTENNA CABLES SHALL BE 7/16 DIN.
- d. EXCEPT AS OTHERWISE REQUIRED, CONNECTORS FOR GPS ANTENNAS SHALL BE TYPE N.
- e. CONNECTORS FOR MICROWAVE ANTENNAS, UNLESS OTHERWISE NOTED, SHALL BE TYPE N.
- f. INSTALL AND TIGHTEN CONNECTORS PER MANUFACTURER'S INSTRUCTIONS.
8. COLOR CODING OF CABLES: ALL CABLES SHALL BE COLOR CODED WITH 2 INCH BANDS OF DOUBLE WRAPPED UV RESISTANT COLORED TAPE EXCEPT AS OTHERWISE REQUIRED IN THE INSTALLATION MOPS, AS INDICATED ON THE DRAWINGS IN THE RF DATA SHEETS. ALL CABLES SHALL BE COLOR CODED AT THE TOP, BOTTOM, BOTH SIDES OF THE ENTRY PORT AND ALL LOCATIONS WHERE THE CABLE PENETRATES A WALL, CEILING OR FLOOR. INDIVIDUAL FIBER AND DC BUNDLES BEYOND HYBRID CABLE BREAKOUT POINTS SHALL BE COLOR CODED PER THE RF DATA SHEETS ON THE DRAWINGS.
9. ALPHA-NUMERIC LABELING OF CABLES: COMPLY WITH EN-2012-001 REV. 1.

**WEATHERPROOFING CONNECTORS AND GROUND KITS**

- A. ALL COAX CONNECTORS, FIBER CONNECTORS AND INSTALLED CABLE GROUND KITS SHALL BE WEATHERPROOFED USING ONE OF THE FOLLOWING METHODS. ALL INSTALLATIONS MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES.
1. COLD SHRINK: ENCOMPASS CONNECTOR IN COLD SHRINK TUBING AND PROVIDE A DOUBLE WRAP OF 2" ELECTRICAL TAPE EXTENDING 2" BEYOND TUBING. PROVIDE 3M COLD SHRINK CAS SERIES OR EQUAL.
2. SELF-AMALGAMATING TAPE: CLEAN SURFACES. APPLY A DOUBLE WRAP OF SELF-AMALGAMATING TAPE 2" BEYOND CONNECTOR. APPLY A SECOND WRAP OF SELF-AMALGAMATING TAPE IN OPPOSITE DIRECTION. APPLY DOUBLE WRAP OF 2" WIDE ELECTRICAL TAPE EXTENDING 2" BEYOND THE SELF-AMALGAMATING TAPE.
3. 3M SLIM LOCK CLOSURE 718. SUBSTITUTIONS WILL NOT BE ALLOWED.
4. HEAT SHRINK TUBING REQUIRING OPEN FLAME ON THE SITE IS NOT ACCEPTABLE.

**SECTION 11.000 - MULTIMODAL BASE STATIONS (RANES) AND RELATED EQUIPMENT****SUMMARY:**

- A. THIS SECTION SPECIFIES BTS AND RELATED EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFCI).
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND LABOR REQUIRED FOR INSTALLATION OF THE BTS CABINET AND RELATED EQUIPMENT.
- C. ALL WORK PROVIDED BY CONTRACTOR SHALL BE IN COMPLIANCE WITH THE CONSTRUCTION DRAWINGS AND DETAILS, SITE SPECIFIC CONTRACT DOCUMENTS, AND THESE SPECIFICATIONS.
- DESCRIPTION OF WORK:
- A. THE NUMBER OF CABINETS INSTALLED AT EACH SITE IS SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL INSTALL MOUNTING BASES, BTS CABINETS, POWER CABINETS, BATTERY AND OTHER EQUIPMENT AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- B. THE NUMBER OF RELATED COAX CABLES TO BE INSTALLED AT EACH SITE IS INDICATED ON THE CONSTRUCTION DRAWINGS AND/OR THE RF CONFIGURATION SHEET FOR THE SITE.
- DELIVERY: CONTRACTOR SHALL RECEIVE NOTIFICATION FROM SPRINT OR ITS COMPANY DESIGNATED REPRESENTATIVE THAT THE SITE IS READY FOR RADIO EQUIPMENT INSTALLATION. CONTRACTOR SHALL COORDINATE WITH COMPANY FOR THE DELIVERY OF RADIO EQUIPMENT TO THE SITE. CONTRACTOR SHALL TAKE RECEIPT AND ACCEPT RESPONSIBILITY FOR THE RADIO EQUIPMENT UPON DELIVERY. CONTRACTOR SHALL VERIFY ALL PARTS, AND INSPECT FOR DAMAGE USING SPRINT DAMAGE RECEIVING AND NOTIFICATION FORM AND PROCESS. CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE, INSURANCE, DAMAGE, SHORTAGE, AND LOSS OF THE RADIO EQUIPMENT FROM TIME OF RECEIPT THROUGH THE TIME WHEN SPRINT ACCEPTS THE WORK.
- MULTIMODAL BASE STATION EQUIPMENT
- A. INSTALL CABINETS AND COMPONENTS INCLUDING BASE BAND UNITS, CELL SITE ROUTERS, RECTIFIERS AND SIMILAR EQUIPMENT AS INDICATED ON THE DRAWINGS AND REQUIRED BY THE APPLICABLE INSTALLATION MOPS.

**SUPPORTING DEVICES:**

- A. INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC.
- B. COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER TRADES.
- C. RACEWAY SUPPORTS SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS FOR SELECTION AND INSTALLATION OF SUPPORTS.
- D. THE STRENGTH OF EACH SUPPORT SHALL BE ADEQUATE TO CARRY THE PRESENT AND FUTURE LOAD MULTIPLIED BY A SAFETY FACTOR OF AT LEAST FOUR, WHERE THIS DETERMINATION RESULTS IN A SAFETY ALLOWANCE OF LESS THAN 200 POUNDS, PROVIDE ADDITIONAL STRENGTH UNTIL THERE IS A MINIMUM OF 200 POUNDS SAFETY ALLOWANCE IN THE STRENGTH OF EACH SUPPORT.
- E. INSTALL INDIVIDUAL AND MULTIPLE (TRAPEZ) RACEWAY HANGERS AND RISER CLAMPS AS NECESSARY TO SUPPORT THE RACEWAYS. PROVIDE U-BOLTS, CLAMPS, ATTACHMENTS, AND OTHER HARDWARE NECESSARY FOR HANGER ASSEMBLY AND FOR SECURING HANGER RODS AND CONDUITS.

**ELECTRICAL IDENTIFICATION PRODUCTS:**

- A. UNDERGROUND LINE MARKING TAPE: PERMANENT, RED-COLORED, CONTINUOUS-PRINTED, PLASTIC TAPE COMPOUNDED FOR DIRECT-BURIAL SERVICE NOT LESS THAN 6 INCHES (152 MM) WIDE BY 4 MILS (0.1 MM) THICK.
- B. PAINT FERROUS CONDUITS IN EARTH: APPLY THREAD LUBRICANT/SEALANT TO ALL JOINTS. PAINT EXTERIOR OF CONDUIT SYSTEM WITH TWO COATS OF BLACK ASPHALTUM, SHERWIN-WILLIAMS OR EQUAL.

**SECTION 28.000 - ELECTRICAL MATERIALS AND EQUIPMENT****CONDUIT:**

- A. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL BE USED FOR EXTERIOR LOCATIONS ABOVE GROUND AND IN UNFINISHED INTERIOR LOCATIONS, AND FOR ENCASED RUNS IN CONCRETE. RIGID CONDUIT SHALL BE STEEL, COATED WITH ZINC EXTERIOR AND INTERIOR BY THE HOT DIP GALVANIZING PROCESS. CONDUIT SHALL BE PRODUCED TO ANSI SPECIFICATIONS C80.1, FEDERAL SPECIFICATION WW-C-581 AND SHALL BE LISTED WITH THE UNDERWRITERS' LABORATORIES. RGS CONDUITS SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND AND SHALL BE GROUNDED PER CURRENT NEC SPECIFICATIONS. CONDUIT AND FITTINGS SHALL BE PRODUCED BY THE SAME MANUFACTURER, WHO SHALL HAVE A MINIMUM OF FIVE YEARS' EXPERIENCE PRODUCING THE MATERIAL.
- B. EXTERIOR UNDERGROUND CONDUIT SHALL BE POLYVINYLCHLORIDE (PVC) SCHEDULE 80 OR DIRECT BURIAL RATED. JOINTS SHALL BE BELLED, AND FLUSH SOLVENT WELDED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL BE CARLON ELECTRICAL PRODUCTS OR EQUAL. CONDUIT AND FITTINGS SHALL BE PRODUCED BY THE SAME MANUFACTURER, WHO SHALL HAVE A MINIMUM OF FIVE YEARS' EXPERIENCE PRODUCING THE MATERIAL.
- C. ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN CONCEALED SPACES ABOVE CEILINGS OR WITHIN WALLS AND IN SPRINT SHELTERS. EMT SHALL BE MILD STEEL, ELECTRICALLY WELDED, ELECTRO-GALVANIZED OR HOT-DIPPED GALVANIZED AND PRODUCED TO ANSI SPECIFICATION C80.3, FEDERAL SPECIFICATION WW-C-583, AND SHALL BE UL LISTED. EMT SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND, OR EQUAL.
- D. FLEXIBLE CONDUITS MAY BE USED FOR FINAL CONNECTION TO EQUIPMENT. MAXIMUM LENGTH OF FLEXIBLE CONDUIT SHALL NOT EXCEED 6 FEET IN LENGTH. FLEXIBLE CONDUITS SHALL NOT BE USED WHERE SUBJECT TO MECHANICAL DAMAGE AND SHALL BE SUPPORTED AS REQUIRED BY NEC. MANUFACTURERS OF FLEXIBLE CONDUITS SHALL BE CAROL ANADONDA METAL HOSE (MSPAN) OR UNIVERSAL METAL HOSE, SOUTHWIRE, OR EQUAL. LIQUID TIGHT FLEXIBLE CONDUIT (LMFC) SHALL BE UL LISTED, OIL RESISTANT, SUNLIGHT RESISTANT, WATERPROOF, AND TEMPERATURE RATED -30C TO +80C.
- E. MINIMUM SIZE CONDUIT SHALL BE 3/4 INCH.

PLANS PREPARED FOR:



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PLANS PROVIDED BY:



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 87 EXECUTIVE PARK | SUITE 110  
 IRVINE | CA 92614 | 949 475.1180

-DCI-

-SAC-



 38 EXECUTIVE PARK, SUITE 210  
 IRVINE, CA 92614  
 WWW.SURE-SITE.COM

ARCHITECT LICENSE:



-REVISIONS-

DESCRIPTION:	DATE:	BY:	Δ
BOX PRELIM CE	06/14/14	HT	0
100% CD	06/24/14	HT	1
REV 100% CD	06/26/14	JSD	2
INCORPORATED NY SCOPE	12/26/14	HT	3
DEOP-IN-SWAP	01/05/15	HT	4
RF COMMENTS	01/21/15	HT	5

-SITE NAME-

SANTA SUSANA KNOLLS

-SITE CAGADE-

VR03XC034-A

-SITE ADDRESS-

 5969 HILLTOP ROAD  
 SIMI VALLEY, CA 93063

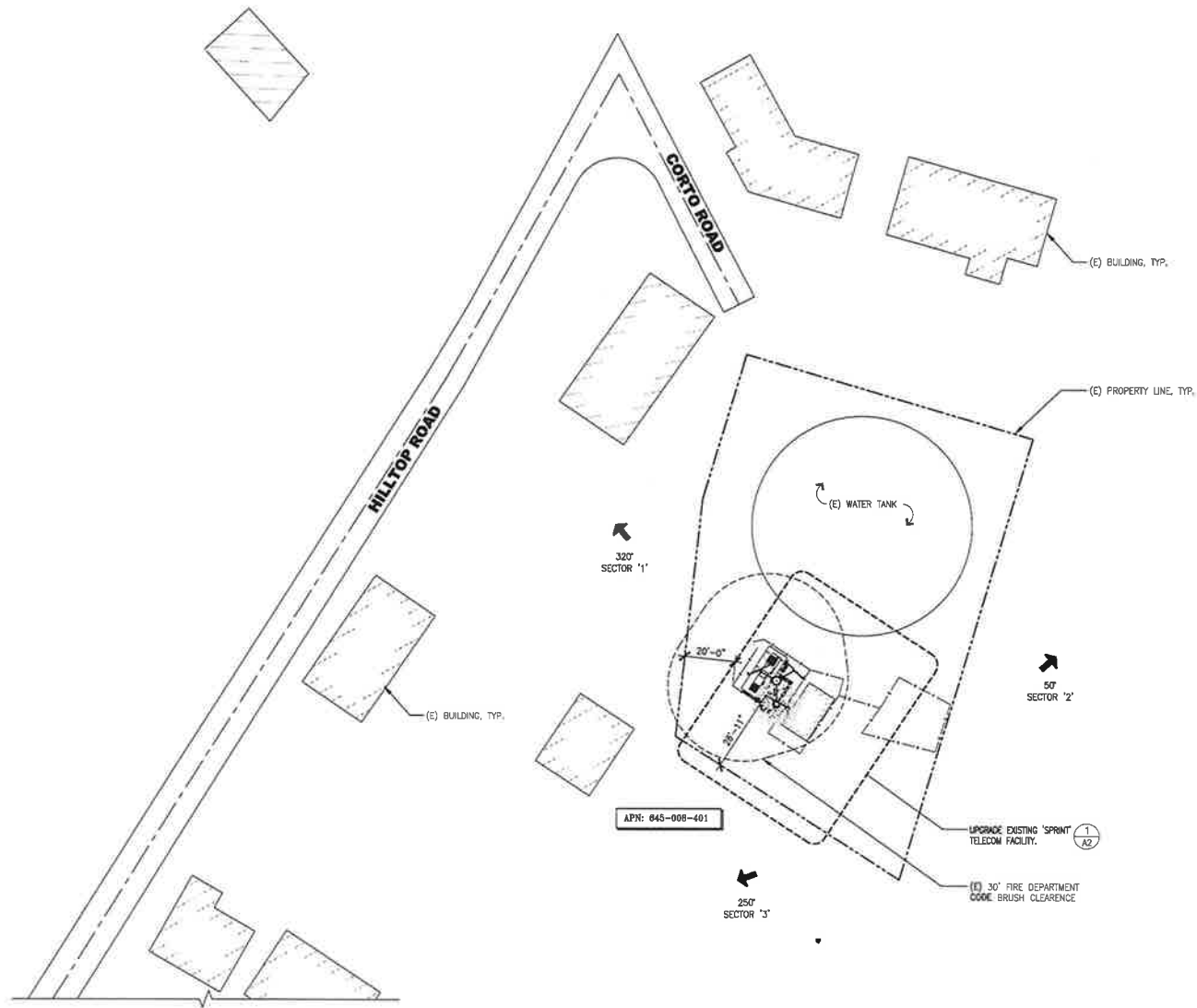
-SHEET DESCRIPTION-

SPECIFICATIONS

-SHEET NUMBER-

SP2

## SITE PLAN



PLANS PROVIDED FOR:

**Sprint**

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PHONE: (714) 617-8342

PLANS PROVIDED BY:

**DCI PACIFIC**  
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IRVINE | CA 92618 | 949-475-1000

DCI

SureSite Consulting Group, LLC

35 EXECUTIVE PARK, SUITE 210  
IRVINE, CA 92614  
WWW.SURE-SITE.COM

ARCHITECT LICENSE:

STATE OF CALIFORNIA

REVISIONS:	DESCRIPTION:	DATE:	BY:	Δ
001	PRELIM CD	08/14/14	HT	0
002	100% CD	08/24/14	HT	1
003	REV 100% CD	08/26/14	JGO	2
004	INCORPORATED HW SCOPE	10/26/14	HT	3
005	OROP-N-SWAP	01/06/15	HT	4
006	RF COMMENTS	01/21/15	HT	5

SITE NAME:

**SANTA SUSANA KNOLLS**

SITE CASCADE:

**VR03XC034-A**

SITE ADDRESS:

**5969 HILLTOP ROAD  
SIMI VALLEY, CA 93063**

SHEET DESCRIPTION:

**SITE PLAN**

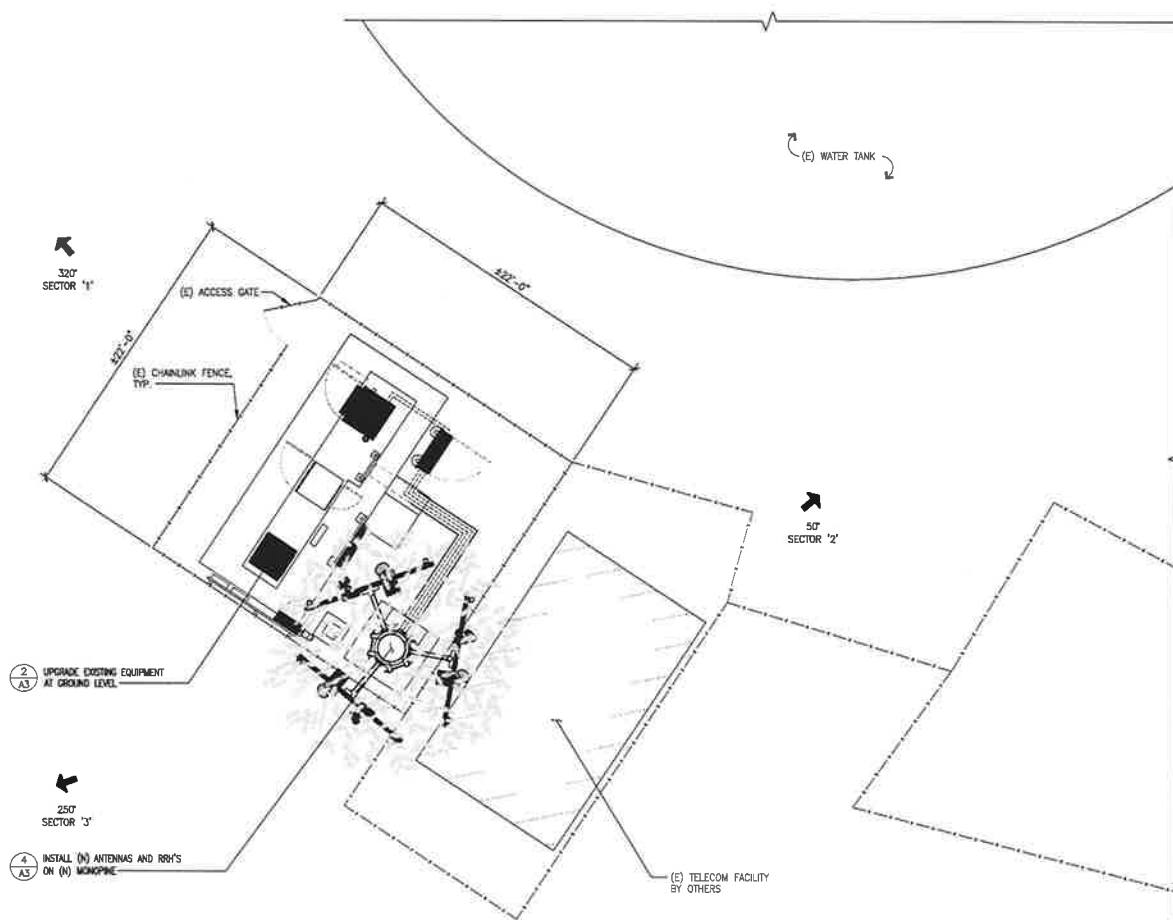
SHEET NUMBER:

**A1**



2.5GHz 61'-0" MONOPINE

PARTIAL ENLARGED SITE PLAN



PLANS PREPARED FOR:

**Sprint**

310 COMMERCE, SUITE 250  
IRVING, CA 92602  
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PLANS PROVIDED BY:

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IRVING | CA 92614 | 949 475-3000

DATE:

SIGNATURE:

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38 EXECUTIVE PARK, SUITE 210  
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WWW.SURE-SITE.COM

REGISTERED LICENSE:

**REGISTERED ARCHITECT**  
C-10015  
JAN 1/2010  
STATE OF CALIFORNIA

REVISIONS:	DESCRIPTION:	DATE:	BY:	Δ
BOX PRELIM CD		06/14/14	HT	0
100% CD		06/24/14	HT	1
REV 100% CD		06/29/14	AGD	2
INCORPORATED NY SCOPE		10/20/14	HT	3
DROP-IN-SWAP		01/08/15	HT	4
RF COMMENTS		01/21/15	HT	5

SITE NAME:

**SANTA SUSANA KNOLLS**

SITE CASCADE:

**VR03XC034-A**

SITE ADDRESS:

**5969 HILLTOP ROAD  
SIMI VALLEY, CA 93063**

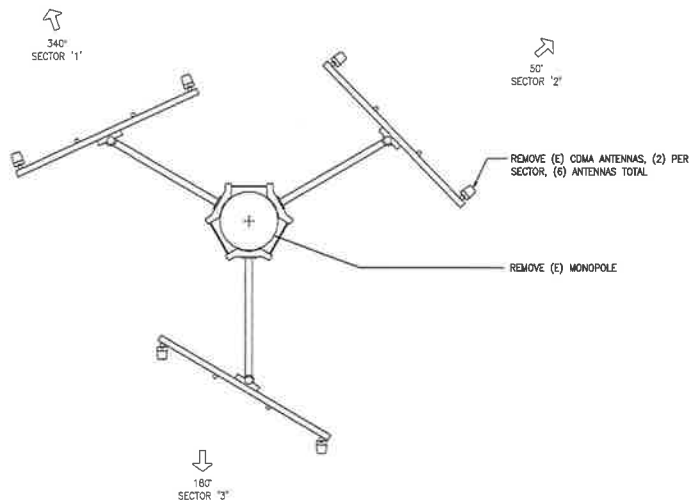
SHEET DESCRIPTION:

**PARTIAL ENLARGED SITE PLAN**

SHEET NUMBER:

**A2**

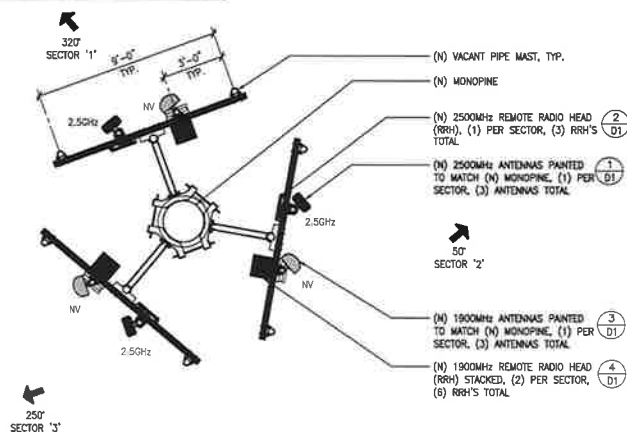
SCALE: 1/4"=1'-0" 1



EXISTING ANTENNA LAYOUT PLAN

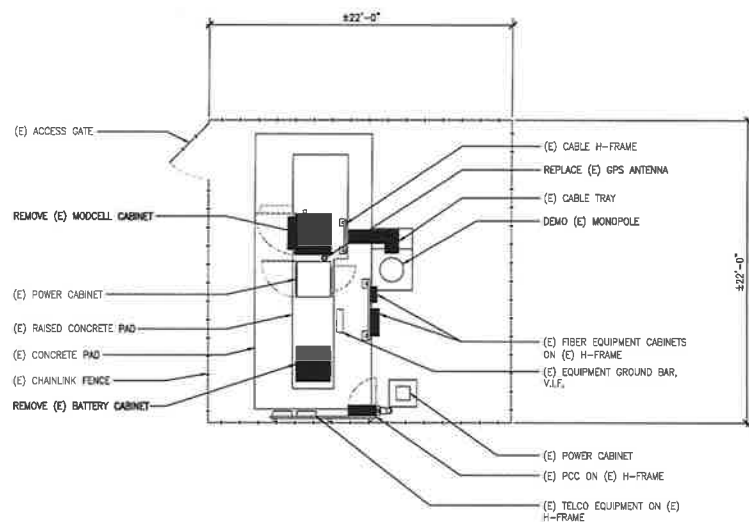
SCALE: 3/8"=1'-0" 3

NOTE:  
NEW MONOPINE FOLIAGE NOT SHOWN FOR CLARITY



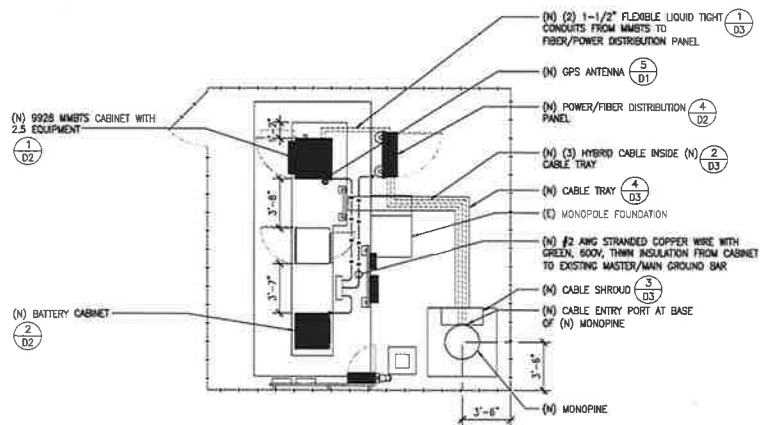
NEW ANTENNA LAYOUT PLAN

SCALE: 3/8"=1'-0" 4



EXISTING EQUIPMENT LAYOUT PLAN

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



NEW EQUIPMENT LAYOUT PLAN

SCALE: 1/4"=1'-0" 2

PLANS PREPARED FOR:  
**Sprint**  
310 COMMERCE, SUITE 250  
IRVINE, CA 92610  
PHONE: (714) 817-9542

PLANS PROVIDED BY:  
**DCI PACIFIC**  
A/E/C WORKS  
ARCHITECTURE | ENGINEERING | CONSULTING  
35 EXECUTIVE PARK, SUITE 110  
IRVINE, CA 92614 | 949.475.1080

DATE:  
10/1/14

SAC:  
**SureSite Consulting Group, LLC**  
38 EXECUTIVE PARK, SUITE 210  
IRVINE, CA 92614  
WWW.SURE-SITE.COM

ARCHITECT LICENSE:

REVISIONS	DESCRIPTION	DATE	BY	Δ
1	90% PRELIM CD	08/14/14	HT	0
2	100% CD	08/26/14	HT	1
3	REV 100% CD	08/29/14	JSD	2
4	INCORPORATED NV SCOPE	12/26/14	HT	3
5	DRGP-N-SKIP	01/20/15	HT	4
6	RF COMMENTS	01/21/15	HT	5

SITE NAME:  
**SANTA SUSANA KNOLLS**

SITE CASCADE:  
**VR03XC034-A**

SITE ADDRESS:  
**5969 HILLTOP ROAD  
SIMI VALLEY, CA 93063**

SHEET DESCRIPTION:  
**EXISTING AND NEW  
EQUIPMENT & ANTENNA  
LAYOUT PLANS**

SHEET NUMBER:  
**A3**

(N) 2500MHz ANTENNAS PAINTED TO MATCH (N) MONOPOLE, (1) PER SECTOR, (3) ANTENNAS TOTAL

(N) 1900MHz ANTENNAS PAINTED TO MATCH (N) MONOPOLE, (1) PER SECTOR, (3) ANTENNAS TOTAL

(N) VACANT PIPE MAST, TYP.

(N) 1900MHz REMOTE RADIO HEAD (RRH) STACKED, (2) PER SECTOR, (6) RRH'S TOTAL

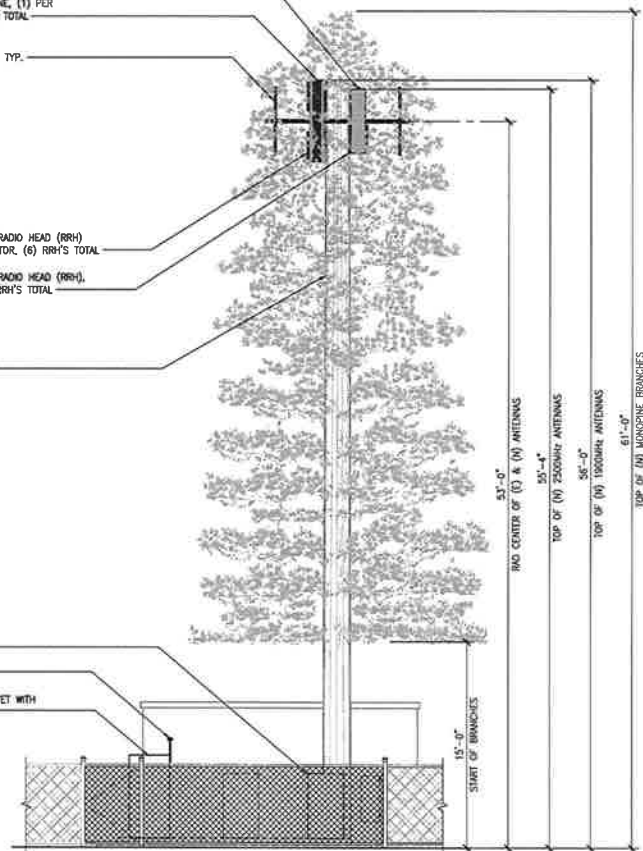
(N) 2500MHz REMOTE RADIO HEAD (RRH), (1) PER SECTOR, (3) RRH'S TOTAL

(N) MONOPOLE

(N) BATTERY CABINET

(N) GPS ANTENNA

(N) 9928 MMERS CABINET WITH 2.5 EQUIPMENT



REMOVE (E) CDMA ANTENNAS, (2) PER SECTOR, (6) ANTENNAS TOTAL

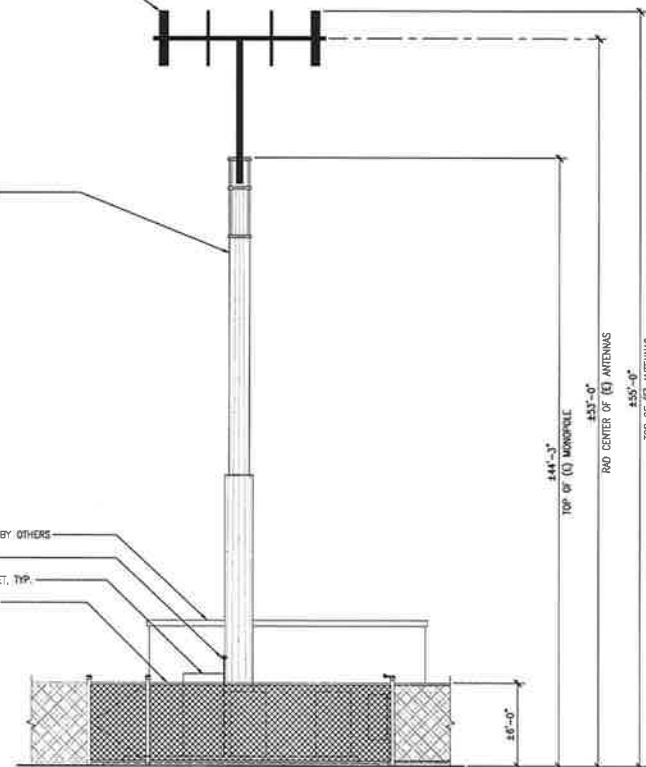
DEMO (E) MONOPOLE

(E) SHELTER BEYOND BY OTHERS

(E) GPS ANTENNA

(E) EQUIPMENT CABINET, TYP.

(E) CHAINLINK FENCE



NEW NORTHWEST ELEVATION

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

2

EXISTING NORTHWEST ELEVATION

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

1

PLANS PROVIDED FOR:

**Sprint**

310 COMMERCE, SUITE 250  
IRVINE, CA 92610  
PHONE: (714) 817-8342

PLANS PROVIDED BY:

**DCI PACIFIC**  
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614 | PH: 949.475.1000

DATE:

**SureSite Consulting Group, LLC**

30 EXECUTIVE PARK, SUITE 210  
IRVINE, CA 92614  
WWW.SURE-SITE.COM

ARCHITECT LICENSE:

2-18615  
STATE OF CALIFORNIA

REVISIONS:

DESCRIPTION:	DATE:	BY:	Δ
BOE PRELIM CD	08/14/14	HT	0
100% CD	08/24/14	HT	1
REV 100% CD	08/26/14	JGD	2
INCORPORATED REV SCOPE	10/20/14	HT	3
DROP-IN-SWAP	01/05/15	HT	4
RF COMMENTS	01/21/15	HT	5

SITE NAME:

**SANTA SUSANA KNOLLS**

SITE CASCADE:

**VR03XC034-A**

SITE ADDRESS:

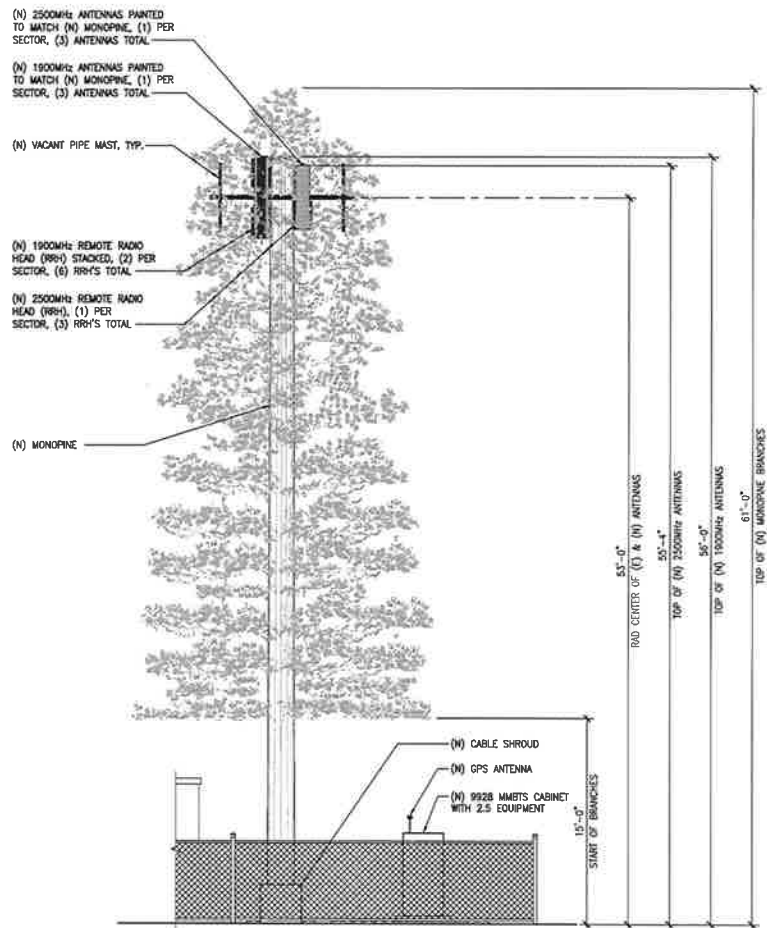
**5969 HILLTOP ROAD  
SIMI VALLEY, CA 93063**

SHEET DESCRIPTION:

**ELEVATIONS**

SHEET NUMBER:

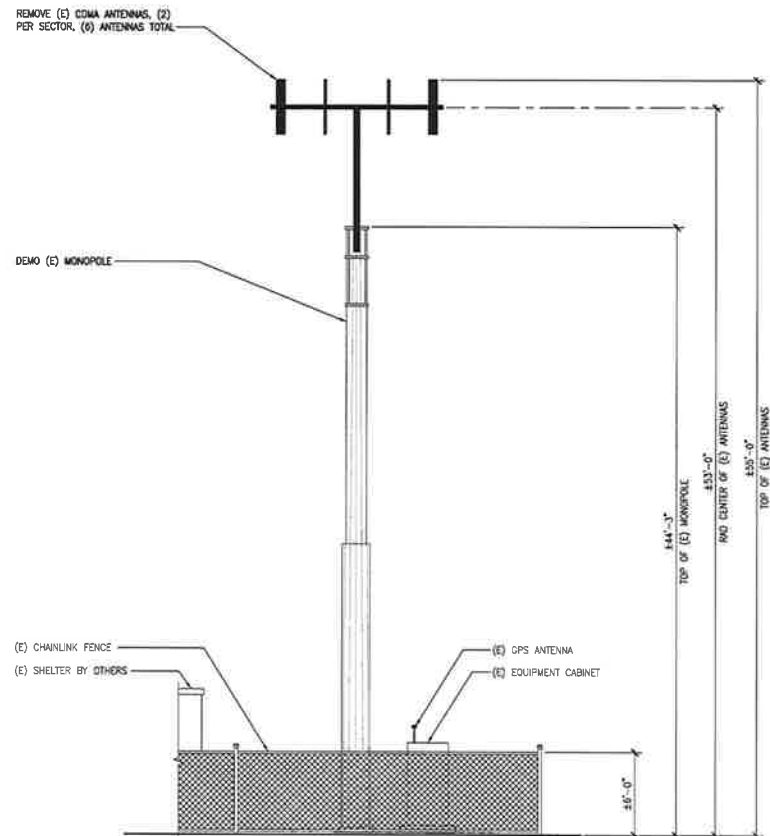
**A4**



NEW NORTHEAST ELEVATION

SCALE: 1/8"=1'-0"

2



EXISTING NORTHEAST ELEVATION

SCALE: 1/8"=1'-0"

1

PLANS PROVIDED FOR:

**Sprint**

310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 817-8342

PLANS PROVIDED BY:

**DCI PACIFIC**  
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK, SUITE 110  
IRVINE, CA 92614 | 949-475-1080

NO.

DATE

**SureSite Consulting Group, LLC**  
36 EXECUTIVE PARK, SUITE 210  
IRVINE, CA 92614  
WWW.SURE-SITE.COM

ARCHITECT LICENSE:

REGISTERED  
ARCHITECT  
STATE OF CALIFORNIA  
C-18815  
EXP. 12/31/14

REVISIONS:

NO.	DESCRIPTION	DATE	BY	Δ
001	PRELIM CD	08/14/14	HT	0
1000	CD	08/24/14	HT	1
REV 1000	CD	08/29/14	JGD	2
INCORPORATED NV SCOPE		10/30/14	HT	3
DROP-IN SWAP		01/05/15	HT	4
RF COMMENTS		01/21/15	HT	5

SITE NAME:

**SANTA SUSANA KNOLLS**

SITE CASCAD:

**VR03XC034-A**

SITE ADDRESS:

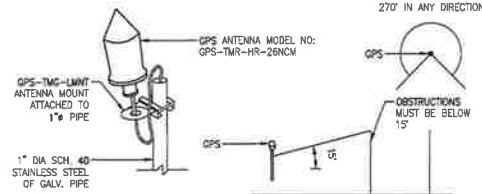
**5969 HILLTOP ROAD  
SIMI VALLEY, CA 93063**

SHEET DESCRIPTION:

**ELEVATIONS**

SHEET NUMBER:

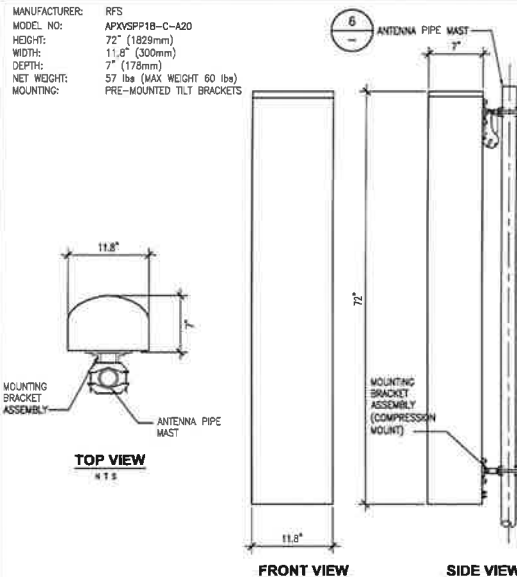
**A5**



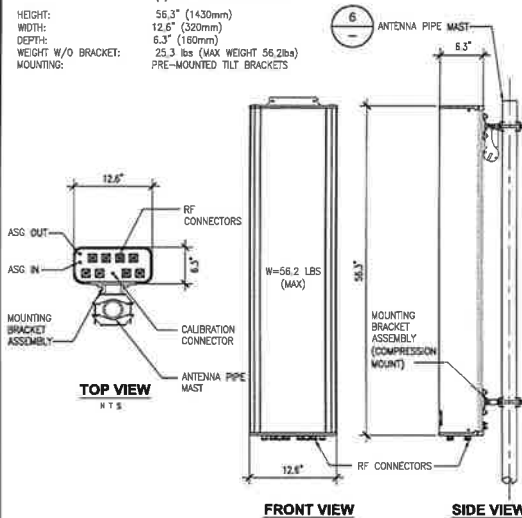
## NOTES:

1. THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1", SCH. 40, GALVANIZED STEEL OF STAINLESS STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END.
2. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MIN. OF 18", 6'-0" IF MOUNTING TO NEW MWBS-BBU) USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE DEBURRED.
3. IT IS CRITICAL THAT THE GPS ANTENNA IS MOUNTED SUCH THAT IT IS WITHIN 2 DEGREES OF VERTICAL AND THE BASE OF THE ANTENNA IS WITHIN 2' OF LEVEL.
4. DO NOT SWEEP TEST GPS ANTENNA
5. ATTACH GPS MOUNTING PIPE TO NEW MWBS-BBU USING (4) 8MMx15MM SS BOLTS AND (4) 1" PIPE STRAPS. GPS TO BE MOUNTED A MIN. OF 2'-0" ABOVE MWBS-BBU CABINET.

MANUFACTURER: RFS  
MODEL NO: APXVSP118-C-A20  
HEIGHT: 72" (1829mm)  
WIDTH: 11.8" (300mm)  
DEPTH: 7" (178mm)  
NET WEIGHT: 57 lbs (MAX WEIGHT 60 lbs)  
MOUNTING: PRE-MOUNTED TILT BRACKETS



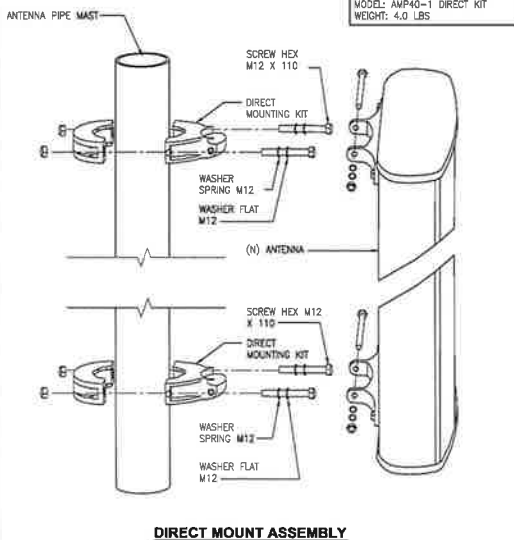
MANUFACTURER: ANDREW  
MODEL NO: APXVTH14-C-120  
CONNECTOR: (8) 4.1/9.5 DIN FEMALE  
(1) NF - CALIBRATION PORT  
HEIGHT: 56.3" (1430mm)  
WIDTH: 12.6" (320mm)  
DEPTH: 6.3" (160mm)  
WEIGHT W/O BRACKET: 25.3 lbs (MAX WEIGHT 56.2lbs)  
MOUNTING: PRE-MOUNTED TILT BRACKETS



## GPS ANTENNA SPEC. (NV)

SCALE: 1/2" = 1'

5



DIRECT MOUNT ASSEMBLY

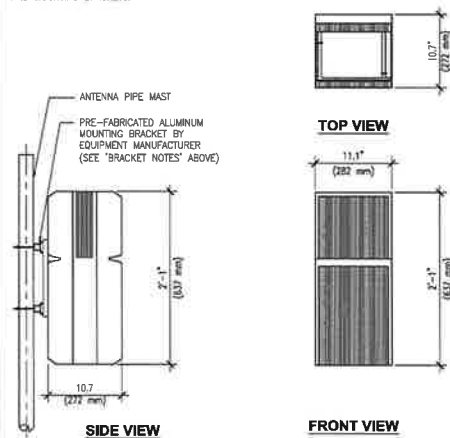
## 1900MHz ANTENNA (NV)

SCALE: 1/2" = 1'

3

MANUFACTURER: ALCATEL-LUCENT  
MODEL NO: TD-RRHX20  
HEIGHT: 25.6" (645mm)  
WIDTH: 17.6" (445mm)  
DEPTH: 5.7" (145mm)  
WEIGHT W/O SOLAR SHIELD AND MOUNTING BRACKETS: 30 lbs (MAX WEIGHT 56.2lbs)

BRACKET NOTES:  
1. ALLOWABLE SIZE RANGE = 50-120MM  
2. USE STAINLESS STEEL "NORD-LOCK" WASHERS FOR SECURING SCREWS  
3. MATERIAL TO BE ANODIZED ALUMINUM



NOTES:  
COMPLY WITH MANUFACTURERS INSTRUCTION TO ENSURE THAT ALL RRH'S RECEIVE ELECTRICAL POWER WITHIN 24 HOURS OF BEING REMOVED FROM THE MANUFACTURER'S PACKAGING. DO NOT OPEN RRH PACKAGES IN THE RAIN.

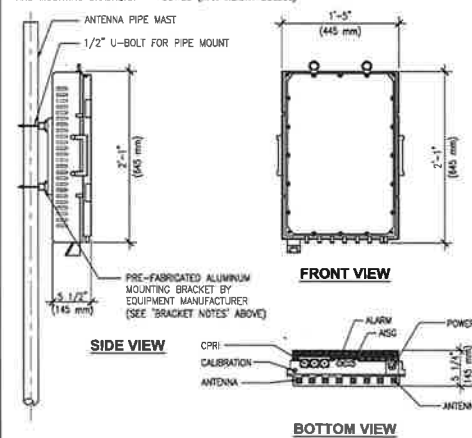
## 2500MHz ANTENNA

SCALE: 1/2" = 1'

1

MANUFACTURER: ALCATEL-LUCENT  
MODEL NO: TD-RRHX20  
HEIGHT: 25.6" (645mm)  
WIDTH: 17.6" (445mm)  
DEPTH: 5.7" (145mm)  
WEIGHT W/O SOLAR SHIELD AND MOUNTING BRACKETS: 30 lbs (MAX WEIGHT 56.2lbs)

BRACKET NOTES:  
1. ALLOWABLE SIZE RANGE = 50-120MM  
2. USE STAINLESS STEEL "NORD-LOCK" WASHERS FOR SECURING SCREWS  
3. MATERIAL TO BE ANODIZED ALUMINUM



NOTES:  
COMPLY WITH MANUFACTURERS INSTRUCTION TO ENSURE THAT ALL RRH'S RECEIVE ELECTRICAL POWER WITHIN 24 HOURS OF BEING REMOVED FROM THE MANUFACTURER'S PACKAGING. DO NOT OPEN RRH PACKAGES IN THE RAIN.

## TYPICAL ANTENNA MOUNT ON PIPE MAST

SCALE: 1/2" = 1'

6

## 1900MHz REMOTE RADIO HEAD (NV)

SCALE: 1/2" = 1'

4

## 2500MHz REMOTE RADIO HEAD (2.5)

SCALE: 1/2" = 1'

2

PLANS PREPARED FOR:

**Sprint**

310 CONVERSE, SUITE 250  
IRVING, CA 92602  
PHONE: (714) 817-8342

PLANS PREPARED BY:

**DCI PACIFIC**  
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
30 EXECUTIVE PARK | SUITE 110  
IRVING, CA 92614  
WWW.SURE-SITE.COM

ARCHITECT LICENSE:

REGISTERED ARCHITECT  
C-10015  
EXP. 12/31/10

REVISIONS:

NO.	DESCRIPTION:	DATE:	BY:	Δ
001	PRELIM. CD	08/14/14	HT	0
1000	CD	08/26/14	HT	1
REV 1000	CD	08/26/14	JSD	2
INCORPORATED NV SCOPE		10/08/14	HT	3
DRIP-IN-SWAP		01/05/15	HT	4
RF COMMENTS		01/21/15	HT	5

SITE NAME:

**SANTA SUSANA KNOLLS**

SITE CASCAD:

**VR03XC034-A**

SITE ADDRESS:

**5969 HILLTOP ROAD  
SIMI VALLEY, CA 93063**

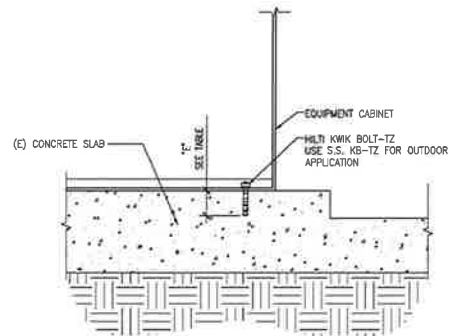
SHEET DESCRIPTION:

**DETAILS**

SHEET NUMBER:

**D1**

ANCHOR SCHEDULE		
BOLT DIA.	HOLE DIA.	TE EMBEDMENT
3/8"	3/8"	2"
1/2"	1/2"	3"
5/8"	5/8"	3 1/8"
3/4"	3/4"	3 3/4"



NOTES:  
1. VERIFY WITH CABINET MANUFACTURER FOR BOLTING TEMPLATE

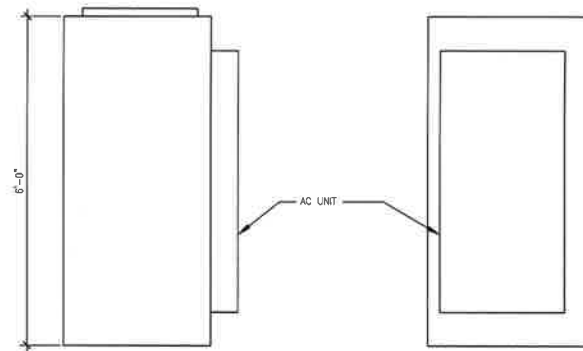
MANUFACTURE: ALCATEL-LUCENT  
MODEL #: 9928 W/2.5 EQUIPMENT

MAIN CABINET DIMENSIONS:

HEIGHT: 72"  
WIDTH: 35.5"  
DEPTH: 32"

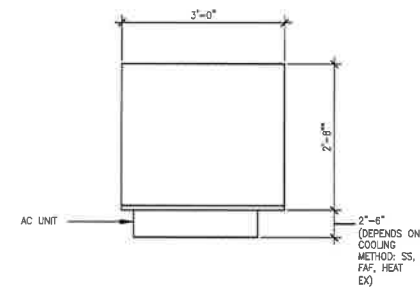
ESTIMATED MAX WEIGHT:

FACTORY: 1190 LBS  
UPGRADED: 1390 LBS



SIDE VIEW

FRONT VIEW



TOP VIEW

NOTE:  
1. SEE DETAIL 5 THIS SHEET FOR CABINET ANCHORAGE

PLANS PREPARED FOR:

**Sprint**

310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-8342

PLANS PREPARED BY:

**DCI PACIFIC**  
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
30 EXECUTIVE PARK, SUITE 210  
IRVINE, CA 92614 | 949.478.1000

DATE:

SAC:

**SureSite Consulting Group, LLC**  
38 EXECUTIVE PARK, SUITE 210  
IRVINE, CA 92614  
WWW.SURE-SITE.COM

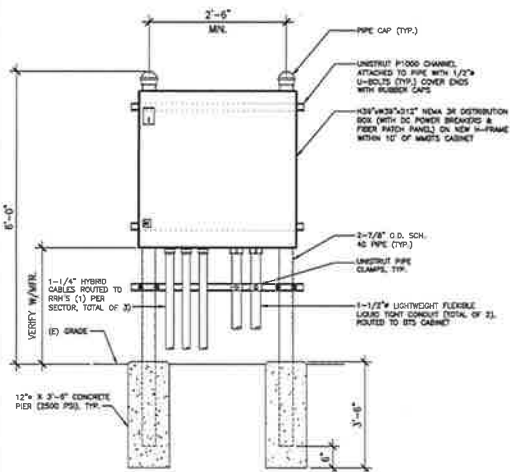
ARCHITECT LICENSE:

**REGISTERED PROFESSIONAL ARCHITECT**  
6-1815  
EXP. 10/15  
STATE OF CALIFORNIA

# CABINET ANCHOR DETAIL

SCALE:  
1" = 1'

5



# DISTRIBUTION BOX MOUNTING

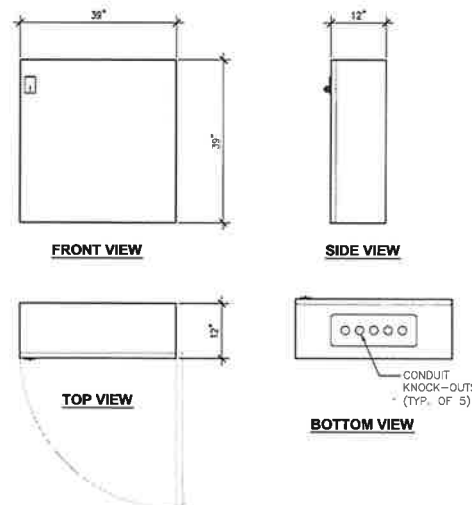
SCALE:  
N.T.S.

6

# MMBTS OUTDOOR EQUIPMENT CABINET (NV & 2.5)

MANUFACTURER: TBD  
MODEL NO.: TBD  
WEIGHT: 100 LBS.

NOTE:  
1. SEE DETAIL 6 THIS SHEET FOR CABINET MOUNTING



FRONT VIEW

SIDE VIEW

TOP VIEW

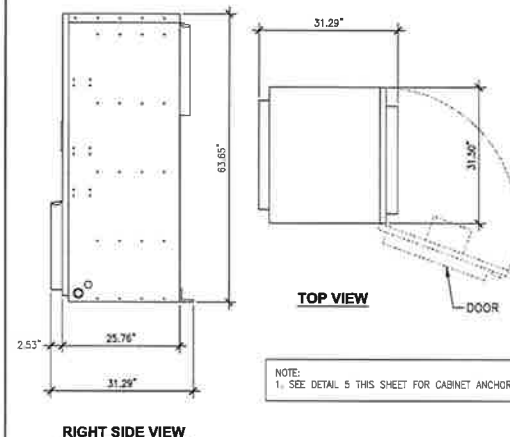
BOTTOM VIEW

MANUFACTURER: EMERSON NETWORK POWER  
MODEL NO.: -48V BATTERY BACKUP CABINET  
WEIGHT: 2640 LBS.

(FULLY LOADED WITH BATTERIES AT 105 LBS. EACH)

(20 BATTERIES AT 2.17 GALLONS EACH FOR A TOTAL OF 43.4 GALLONS)

SEE BATTERY TABLE (SHEET T2)



TOP VIEW

RIGHT SIDE VIEW

NOTE:  
1. SEE DETAIL 5 THIS SHEET FOR CABINET ANCHORAGE

# BATTERY CABINET

SCALE:  
1" = 1'

2

REVISIONS:	DESCRIPTION:	DATE:	BY:	Δ
90% PRELIM CD		06/14/14	HT	0
100% CD		06/24/14	HT	1
REV 100% CD		08/29/14	JSD	2
INCORPORATED NV SCOPE		12/30/14	HT	3
OROP-N-SWAP		01/30/15	HT	4
RF COMMENTS		01/21/15	HT	5

SITE NAME:

**SANTA SUSANA KNOLLS**

SITE CAGECODE:

**VR03XC034-A**

SITE ADDRESS:

**5969 HILLTOP ROAD  
SIMI VALLEY, CA 93063**

SHEET DESCRIPTION:

**DETAILS**

SHEET NUMBER:

**D2**

14 GA. G.I. SHEET METAL CABLE COVER TRANSITION. TRIM TO FIT IN FIELD. SEAL ALL CUTS EDGES WITH TWO COATS OF GALVANY OR EQUAL. PAINTED TO MATCH LIGHT POLE.

CABLE ENTRY POINT

14 GA. G.I. SHEET METAL REMOVABLE COVER. ATTACH TO PAN WITH #6 S.S. SELF-TAPPING SHEET METAL SCREWS.

CABLE TRAY

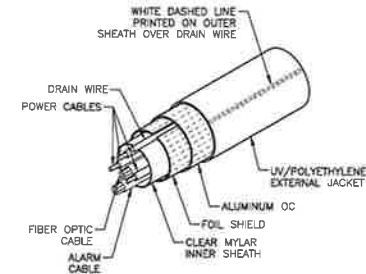
(E) GRADE/GRAVEL

HYBRID CABLES

GROUND BAR

MONOPINE

2'-10"



NOT USED

SCALE: N.T.S.

5

CABLE SHROUD

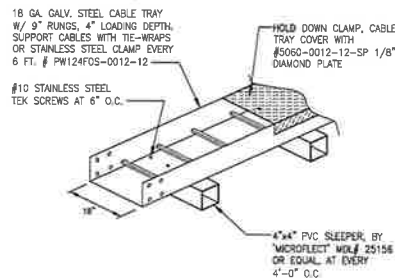
SCALE: N.T.S.

3

HYBRID CABLE SPECIFICATION

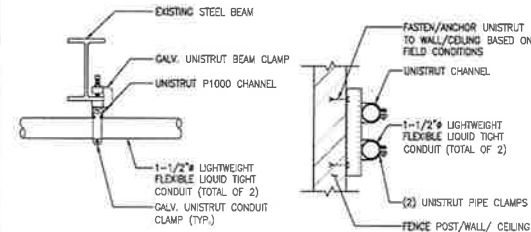
SCALE: N.T.S.

1



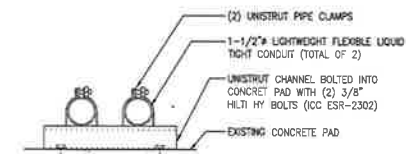
NOTES:

1. RUN #2 AWG BOW GROUND CONDUCTOR ALONG CABLE TRAY AND GROUND AT BOTH ENDS.
2. CABLE TRAYS SHALL BE FREE OF SHARP OBJECTS AND BURRS WHICH COULD DAMAGE CABLES.



STEEL BEAM

WALL/CEILING



CONCRETE PAD

SCALE: N.T.S.

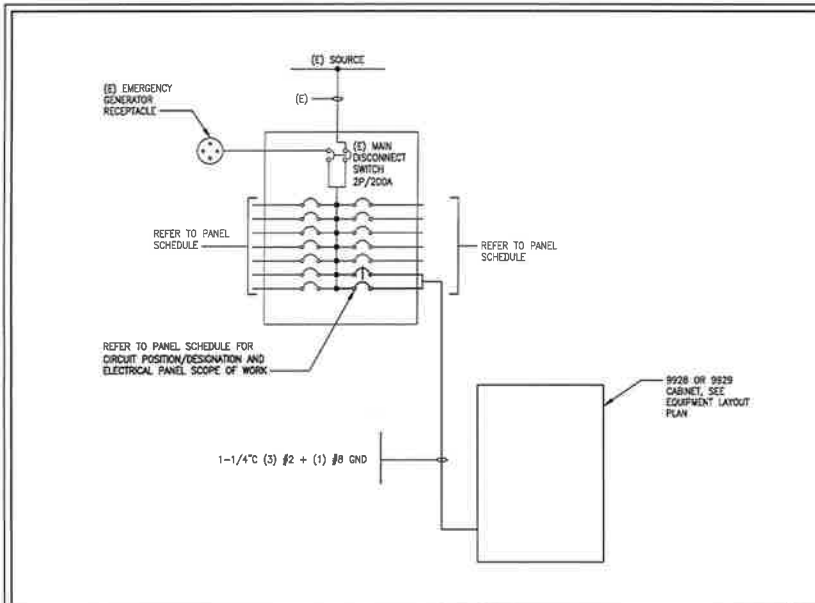
4

TYPICAL CONDUIT SUPPORT DETAIL

SCALE: N.T.S.

2

PLANS PREPARED FOR:	
<b>Sprint</b> 310 COMMERCE, SUITE 250 IRVINE, CA 92602 PHONE: (949) 817-8342	
PLANS PREPARED BY:	
<b>DCI PACIFIC</b> <b>A/E/C WORKS</b> ARCHITECTURE / ENGINEERING / CONSULTING 52 EXECUTIVE PARK, SUITE 110 IRVINE, CA 92614   949-475-1000	
PROJECT:  	
SACS:  	
SureSite Consulting Group, LLC 38 EXECUTIVE PARK, SUITE 210 IRVINE, CA 92614 WWW.SURE-SITE.COM	
ARCHITECT LICENSE:  	
REVISIONS:	
DESCRIPTION:	DATE: BY: Δ
001 PRELIM CD	06/14/14 HT 0
1100E CD	08/24/14 HT 1
REV 1000E CD	09/29/14 JSD 2
INCORPORATED REV SCOPE	10/30/14 HT 3
CHOP-IN-SHOP	01/08/15 HT 4
RF COMMENTS	01/21/15 HT 5
SITE NAME:  	
SANTA SUSANA KNOLLS	
SITE CADD:  	
VR03XC034-A	
SITE ADDRESS:  	
5969 HILLTOP ROAD SIMI VALLEY, CA 93063	
SHEET DESCRIPTION:  	
DETAILS	
SHEET NUMBER:  	
<b>D3</b>	



SINGLE LINE DIAGRAM

2

EXISTING PANEL 'A' (V.I.F.)									
120/240V, 1 PHASE, 3W 200A BUS					200A MAIN BKR (COMMERCIAL PMN) PART OF SUNWEST CABINET ASSEMBLY				
MAIN BREAKER RATING (A): 200					SYSTEM VOLTAGE (V): 240				
DESCRIPTION	VA	CHRG	BKR POSN	L1	L2	POSN	BKR	CHRG	DESCRIPTION
SURGE ARRESTOR	180	C	50	1	380	2	10	C	(E) SPARE
	180	C		3	1260	4	15	NC	(E) GFI
(N) 9928 OR 9929 CABINET	7000	C	100	5	7500	6	20	NC	(E) LIGHTING
	7000	C		7	7000	8			
SPACE	0	-	9	0		10			
SPACE	0	-	11		0	12			
SPACE	0	-	13	0		14			
SPACE	0	-	15		0	16			
SPACE	0	-	17	0		18			
SPACE	0	-	19		0	20			
SPACE	0	-	21	0		22			
SPACE	0	-	23		0	24			
PHASE TOTALS (VA):				7880	8260				
CURRENT PER PHASE (A):				81	84				
PANEL TOTAL (VA):				16140					
PANEL CAPACITY (kVA):				48.0	CONNECTED LOAD (kVA):		16.1		
PANEL LOADING (100% non-cont. load) (kVA):				1.6	Legends:				
PANEL LOADING (125% continuous load) (kVA):				18.2	C = Continuous				
PANEL LOADING (TOTAL) (kVA):				19.8	NC = Non-Continuous				
SPARE CAPACITY (kVA):				28.2	(E) = Existing				
					(N) = New				
NOTES: FIELD VERIFY EXISTING BREAKER POSITIONS									

PANEL SCHEDULE

3

## ELECTRICAL NOTES:

- WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CEC AND CBC.
- SUBCONTRACTOR SHALL MODIFY EXISTING CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLE TO THE NEW BTS/RADIO EQUIPMENT. SUBCONTRACTOR SHALL SUBMIT MODIFICATIONS TO CONTRACTOR FOR APPROVAL.
- EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND), 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR (EQUAL), THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS.
- POWER PHASE CONDUCTORS (I.E., HOTS) SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND), 3/4 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR (EQUAL), PHASE CONDUCTOR COLOR CODES SHALL CONFORM WITH THE CEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S), NELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
- ALL THE WRAPS WHERE PERMITTED SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. USE LOW PROFILES TIE WRAPS.
- POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (12 AWG OR LARGER), 600 V, OIL RESISTANT THIN OR THIN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (6 AWG OR LARGER), 600 V, OIL RESISTANT THIN OR THIN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR 2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.
- POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (12 AWG OR LARGER), 600 V, OIL RESISTANT THIN OR THIN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET, LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
- NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
- ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
- RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND, DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC, OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND CEC.
- CABINETS, BOXES, AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
- WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANOUT TYPE 'E' (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
- THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
- FOR WIRING FROM LOAD CENTER TO EQUIPMENT, REFER TO DRAWINGS OR INSTRUCTIONS PROVIDED BY EQUIPMENT MANUFACTURER.
- FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO DRAWINGS PROVIDED BY PANEL MANUFACTURER.
- AC RATING FOR NEW METER, PANEL BOARDS, AND CIRCUIT BREAKERS MUST MATCH OR EXCEED THE RATINGS AS DETERMINED BELOW:
  - AC RATING AS REQUESTED BY THE SERVICE PROVIDER
  - AC RATING OF EXISTING LOAD/METER/SWITCHGEAR EQUIPMENT

NOTES

1

PLANS PREPARED FOR: <b>Sprint</b> 310 CONVERSE, SUITE 230 IRVINE, CA 92612 PHONE: (714) 817-8242																																				
PLANS PREPARED BY: <b>DCI PACIFIC</b> <b>A E C WORKS</b> ARCHITECTURE   ENGINEERING   CONSULTING 32 EXECUTIVE PARK   SUITE 110 IRVINE, CA 92614   PH: 475.1000																																				
ARCHITECT LICENSE: 																																				
REVISIONS: <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>Δ</th> </tr> </thead> <tbody> <tr> <td>001</td> <td>PRELIM CD</td> <td>08/14/14</td> <td>HT</td> <td>0</td> </tr> <tr> <td>1000</td> <td>CD</td> <td>08/24/14</td> <td>HT</td> <td>1</td> </tr> <tr> <td>REV 1000</td> <td>CD</td> <td>08/29/14</td> <td>JGO</td> <td>3</td> </tr> <tr> <td>INCORPORATED REV SCOPE</td> <td>10/30/14</td> <td>HT</td> <td>3</td> <td></td> </tr> <tr> <td>DROP-IN-SWAP</td> <td>01/05/15</td> <td>HT</td> <td>4</td> <td></td> </tr> <tr> <td>REV COMMENTS</td> <td>01/11/15</td> <td>HT</td> <td>5</td> <td></td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	BY	Δ	001	PRELIM CD	08/14/14	HT	0	1000	CD	08/24/14	HT	1	REV 1000	CD	08/29/14	JGO	3	INCORPORATED REV SCOPE	10/30/14	HT	3		DROP-IN-SWAP	01/05/15	HT	4		REV COMMENTS	01/11/15	HT	5	
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SITE ORIGIN: <b>VR03XC034-A</b>																																				
SITE ADDRESS: <b>5969 HILLTOP ROAD SIMI VALLEY, CA 93063</b>																																				
SHEET DESCRIPTION: <b>ELECTRICAL NOTES, SINGLE LINE DIAGRAM AND PANEL SCHEDULE</b>																																				
SHEET NUMBER: <b>E1</b>																																				



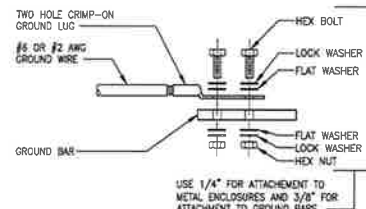
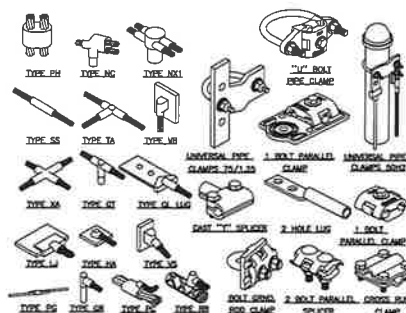


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PLANS PROVIDED FOR: <div style="text-align: right; font-size: 2em; font-weight: bold;">Sprint</div> <div style="text-align: right;"> </div> <div style="text-align: center; font-size: 0.8em;">           510 COMMERCIAL SUITE 250            IRVINE, CA 92602            PHONE: (714) 817-3242         </div>			
PLANS PROVIDED BY: <div style="text-align: center; font-size: 1.5em; font-weight: bold;">DCI PACIFIC</div> <div style="text-align: center; font-size: 1.2em; font-weight: bold;">A/E/C WORKS</div> <div style="text-align: center; font-size: 0.8em;">           ARCHITECTURE   ENGINEERING   CONSULTING            35 EXECUTIVE PARK   SUITE 110            IRVINE   CA 92614   949-475.1000         </div>			
ODE			
SAC: <div style="text-align: center; font-size: 1.2em; font-weight: bold;">SureSite Consulting Group, LLC</div> <div style="text-align: center; font-size: 0.8em;">           34 EXECUTIVE PARK, SUITE 210            IRVINE, CA 92614            WWW.SURE-SITE.COM         </div>			
ARCHITECT LICENSE: <div style="text-align: center;"> </div>			
REVISIONS:	DESCRIPTION:	DATE:	BY:
100% PRELIM CD		06/14/14	HT 0
100% CD		08/24/14	HT 1
REV 100% CD		09/24/14	JSD 2
INCORPORATED NEW SCOPE		10/28/14	HT 3
GROUP-B-SHIP		01/29/15	HT 4
RF COMMENTS		01/21/15	HT 5
SITE NAME: <div style="text-align: center; font-size: 1.5em; font-weight: bold;">SANTA SUSANA KNOLLS</div>			
SITE CASCAD: <div style="text-align: center; font-size: 1.2em; font-weight: bold;">VR03XC034-A</div>			
SITE ADDRESS: <div style="text-align: center; font-size: 1.2em; font-weight: bold;">5969 HILLTOP ROAD</div> <div style="text-align: center; font-size: 1.2em; font-weight: bold;">SIMI VALLEY, CA 93063</div>			
SHEET DESCRIPTION: <div style="text-align: center; font-size: 1.5em; font-weight: bold;">GROUNDING NOTES &amp; GROUNDING PLAN</div>			
SHEET NUMBER: <div style="text-align: center; font-size: 4em; font-weight: bold;">E2</div>			

Diagram illustrating the connection of the antenna cable to the ground bar. The antenna cable is connected to the WP KIT (Weathering Plate Kit) and the Cable Ground Kit. The connection is secured with a #6 AWG stranded copper ground wire grounded to the ground bar. The distance from the antenna cable to the ground bar is specified as 32" to 24".

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE ANDREW SUREGROUND TYPE KIT WITH TWO-HOLE LUG.
3. WEATHER PROOFING SHALL BE ANDREW TWO-PART TAPE SUPPLIED WITH KIT. COLD SHRINK SHALL NOT BE USED.



1. BOLTS, WASHERS, AND NUTS SHALL BE STAINLESS STEEL.
2. SELECT BOLT LENGTH TO PROVIDE A MINIMUM OF TWO EXPOSED THREADS.
3. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT.
4. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND.

PLANS PREPARED FOR:

**Sprint** 

310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 817-8342

PLANS PREPARED BY:

**DCI PACIFIC**

**A/E/C WORKS**

ARCHITECTURE | ENGINEERING | CONSULTING

22 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614 | 949.475.1000

**SureSite Consulting Group, LLC**  
39 EXECUTIVE PARK, SUITE 210  
IRVINE, CA 92614  
WWW.SURE-SITE.COM

[illegible]

SITE NAME: SANTA SUSANA KNOLLS

SITE CASCADE

VR03XC034-A

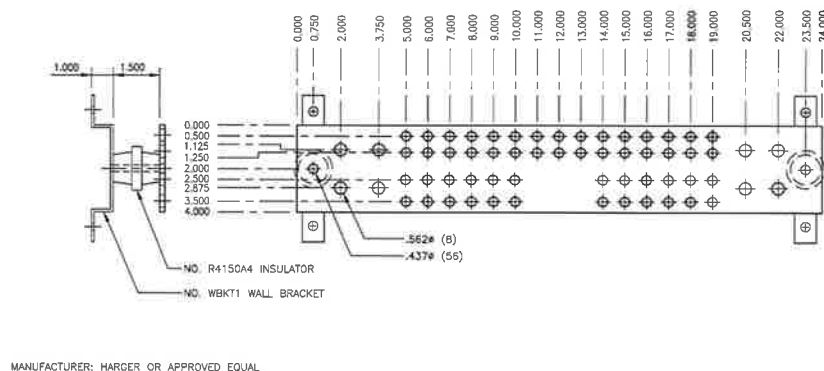
SITE ADDRESS:  
5969 HILLTOP ROAD  
SIMI VALLEY, CA 93063

SHEET DESCRIPTION: \_\_\_\_\_

**GROUNDING DETAILS**

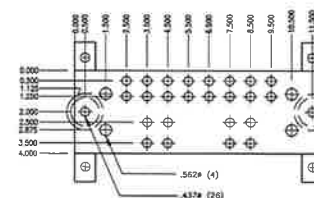
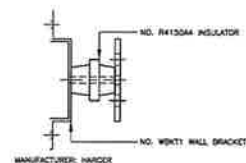
SHEET NUMBER: **E3**

5	CALDWELD & MECHANICAL CONNECTIONS
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## 24" GROUND BAR ASSEMBLY

3	GROUNDING TO GROUND BAR
---	-------------------------



4	12" GROUND BAR ASSEMBLY
---	-------------------------

SCALE:	2
$3/8" = 1' - 0"$	

**NEGATIVE DECLARATION**

**RECEIVED**  
OCT 09 1996

**A. PROJECT DESCRIPTION**

1. Entitlement: CUP-4957
2. Applicant: Pacific Bell Mobile Services
3. Location: Top of Hilltop Road, Waterworks District #8 Site, Santa Susanna Knolls
4. Assessor Parcel Number: 645-0-084-010
5. Parcel Size: .4 acres
6. General Plan Designation: Existing Community
7. Existing Zoning: R-E (Rural Exclusive)
8. Project Description: Installation of a Personal Communication Services (PCS) cell site on a 180 square foot portion of an approximately .4 acre parcel located at the existing Waterworks District #8 site in Santa Susanna Knolls. Proposed improvements include 4 panel antennas to be installed on a 60 foot monopole, the placement of two Base Transceiver Station (BTS) cabinets, and a "temporary during construction" palletized BTS unit (approximately 4' x 2.5' x 20' in height) that would not be at the site for longer than 6 months.
9. Responsible Agencies: none

OFFICE OF CLERK  
BOARD OF SUPERVISORS

**FILED**

OCT 09 1996

RICHARD W. WILK  
*Richard W. Wilk*  
Deputy County Clerk

**B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

California State law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly effect the environment. An Initial Study was conducted by the Planning Division. Based on the findings contained in the attached Initial Study, it has been determined that this project will not have a significant effect on the environment. A Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (Section 15073).

**C. PUBLIC REVIEW:**

1. Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in a newspaper of general circulation.
2. Document Posting Period: October 9, 1996 to October 29, 1996

**D. COMMENTS:**

The public is encouraged to submit written comments regarding the adequacy of this Negative Declaration no later than 5:00 p.m. on the last day of the above-posting period to the case planner, Lisa Woodburn, RMA/Planning Division, 800 S. Victoria Avenue, Ventura, CA. 93009. The FAX number is (805) 654-2509.

Prepared by: Lisa Woodburn, Case Planner

Reviewed for release to the public by:

*Jeff Walker*  
Jeff Walker, Manager  
Land Use Permits Section

RECOMMENDED FOR APPROVAL BY LEAD AGENCY BY:

Keith Turner, Director, Planning

County of Ventura  
Planning Director Hearing  
PL14-0140  
Exhibit 5 - ND CUP 4957

POSTED  
2196-11119196  
J.D. DEAN, County Clerk  
*J.D. Dean*  
Deputy

SECTION B  
INITIAL STUDY CHECKLIST  
PROJECT NO. 4957

ISSUE	(RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	S	U	N	LS	S	U
GENERAL:	1. <u>GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES (PLNG.):</u>	X				X			
LAND USE:	2. <u>LAND USE (PLNG.)</u>								
	A. COMMUNITY CHARACTER:		X				X		
	B. HOUSING:	X				X			
	C. GROWTH INDUCEMENT:	X				X			
RESOURCES:	3. <u>AIR QUALITY (APCD)</u>								
	A. REGIONAL	X				X			
	B. LOCAL:	X				X			
	4. <u>WATER RESOURCES (PWA)</u>								
	A. GROUNDWATER QUANTITY:		X				X		
	B. GROUNDWATER QUALITY:		X				X		
	C. SURFACE WATER QUANTITY:		X				X		
	D. SURFACE WATER QUALITY:		X				X		
	5. <u>MINERAL RESOURCES (PLNG.)</u>								
	A. AGGREGATE:	X				X			
	B. PETROLEUM:	X				X			
	6. <u>BIOLOGICAL RESOURCES</u>								
	A. ENDANGERED, THREATENED, OR RARE SPECIES:	X				X			
	B. WETLAND HABITAT:	X				X			
	C. COASTAL HABITAT:	X				X			
	D. MIGRATION CORRIDORS:	X				X			
	E. LOCALLY IMPORTANT SPECIES/COMMUNITIES:	X				X			
	7. <u>AGRICULTURAL RESOURCES (AG. DEPT.)</u>								
	A. SOILS:	X				X			
	B. WATER:	X				X			
	C. AIR QUALITY/MICRO-CLIMATE:	X				X			
	D. PESTS/DISEASES:	X				X			
	E. LAND USE INCOMPATIBILITY:	X				X			
	8. <u>VISUAL RESOURCES</u>								
	A. SCENIC HIGHWAY (PLNG.):		X				X		
	B. SCENIC AREA/FEATURE:		X				X		
	9. <u>PALEONTOLOGICAL RESOURCES:</u>		X				X		
	10. <u>CULTURAL RESOURCES</u>								
	A. ARCHAEOLOGICAL:		X				X		
	B. HISTORICAL (GSA):	X				X			
	C. ETHNIC, SOCIAL OR RELIGIOUS:	X				X			
	11. <u>ENERGY RESOURCES:</u>	X				X			
	12. <u>COASTAL BEACHES &amp; SAND DUNES:</u>	X				X			

ISSUE	(RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	S	U	N	LS	S	U
HAZARDS:	13. <u>SEISMIC HAZARDS (PWA)</u>								
	A. FAULT RUPTURE:	X				X			
	B. GROUND SHAKING:		X				X		
	C. TSUNAMI:	X				X			
	D. SEICHE:	X				X			
	E. LIQUEFACTION:	X				X			
	14. <u>GEOLOGIC HAZARDS (PWA)</u>								
	A. SUBSIDENCE:	X				X			
	B. EXPANSIVE SOILS:	X				X			
	C. LANDSLIDES/MUDSLIDES:		X				X		
	15. <u>HYDRAULIC HAZARDS (PWA/FCD)</u>								
	A. EROSION/SILTATION:	X				X			
	B. FLOODING:	X				X			
	16. <u>AVIATION HAZARDS (AIRPORTS):</u>	X				X			
	17. <u>FIRE HAZARDS (FIRE):</u>	X				X			
	18. <u>HAZARDOUS MATERIALS/WASTE</u>								
	A. ABOVE-GROUND HAZARDOUS MTL'S. (FIRE):	X				X			
	B. BELOW-GROUND HAZARDOUS MTL'S. (EH):	X				X			
	C. HAZARDOUS WASTE (EH):	X				X			
	19. <u>NOISE AND VIBRATION:</u>		X				X		
	20. <u>GLARE:</u>	X				X			
PUBLIC FACILITIES/ SERVICES:	21. <u>TRANSPORTATION/CIRCULATION</u>								
	A. PUBLIC ROADS AND HIGHWAYS								
	(1) LEVEL OF SERVICE (PWA):	X				X			
	(2) SAFETY/DESIGN (PWA):	X				X			
	(3) TACTICAL ACCESS (FIRE):		X				X		
	B. PRIVATE ROADS AND DRIVEWAYS (FIRE)								
	(1) SAFETY/DESIGN:		X				X		
	(2) TACTICAL ACCESS:		X				X		
	C. PEDESTRIAN/BICYCLE								
	(1) PUBLIC FACILITIES (PWA):	X				X			
	(2) PRIVATE FACILITIES:	X				X			
	D. PARKING (PLNG.):	X				X			
	E. BUS TRANSIT:	X				X			
	F. RAILROADS:	X				X			
	G. AIRPORTS (AIRPORTS):	X				X			
	H. HARBORS (GSA):	X				X			
	I. PIPELINES:	X				X			
	22. <u>WATER SUPPLY</u>								
	A. QUALITY (EH):	X				X			
	B. QUANTITY (PWA/EH):	X				X			
	C. FIRE FLOW (FIRE):	X				X			

ISSUE	(RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	S	U	N	LS	S	U
PUBLIC FACILITIES/ SERVICES (CONT.):	23. <u>WASTE TREATMENT/DISPOSAL</u>								
	A. INDIVIDUAL SEWAGE DISPOSAL SYSTEM (EH):	X				X			
	B. SEWAGE COLLECTION/TREATMENT FACILITIES:	X				X			
	C. SOLID WASTE FACILITIES (SWMD):	X				X			
	24. <u>UTILITIES</u>								
	A. ELECTRIC:		X				X		
	B. GAS:		X				X		
	C. COMMUNICATION:		X				X		
	25. <u>FLOOD CONTROL/DRAINAGE</u>								
	A. FCD FACILITY (FCD):	X				X			
	B. OTHER FACILITIES (PWA):	X				X			
	26. <u>LAW ENFORCEMENT/EMERGENCY SYS. (SHERIFF)</u>								
	A. PERSONNEL/EQUIPMENT:	X				X			
	B. FACILITIES:	X				X			
	27. <u>FIRE PROTECTION (FIRE)</u>								
	A. DISTANCE/RESPONSE TIME:	X				X			
	B. PERSONNEL/EQUIPMENT/FACILITIES:	X				X			
	28. <u>EDUCATION</u>								
	A. SCHOOLS:	X				X			
	B. LIBRARIES (LIB. AGENCY):	X				X			
	29. <u>RECREATION (GSA)</u>								
	A. LOCAL PARKS/FACILITIES:	X				X			
	B. REGIONAL PARKS/FACILITIES:	X				X			
	C. REGIONAL TRAILS/CORRIDORS:	X				X			

\*EXPLANATION: DEGREE OF EFFECT

N = NO EFFECT

LS = LESS THAN SIGNIFICANT EFFECT

S = SIGNIFICANT EFFECT; MND OR EIR REQUIRED.

U = UNKNOWN; EIR REQUIRED.

#### AGENCIES

APCD - AIR POLLUTION CONTROL DISTRICT

PWA - PUBLIC WORKS AGENCY

PLNG. - PLANNING DIVISION

GSA - GENERAL SERVICES AGENCY

AG. DPT. - AGRICULTURAL DEPARTMENT

FCD - FLOOD CONTROL DISTRICT

AIRPORTS - DEPARTMENT OF AIRPORTS

FIRE - FIRE PROTECTION DISTRICT

SHERIFF - SHERIFF'S DEPARTMENT

EH - ENVIRONMENTAL HEALTH DIVISION

SWMD - SOLID WASTE MANAGEMENT DEPT.

LIB. AGENCY - LIBRARY SERVICES AGENCY

D. MANDATORY FINDINGS OF SIGNIFICANCE		YES/MAYBE	NO
BASED ON THE INFORMATION CONTAINED WITHIN SECTIONS B AND C:			
1.	DOES THE PROJECT HAVE THE POTENTIAL TO SIGNIFICANTLY DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF A FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL, OR ELIMINATE IMPORTANT EXAMPLES OF THE MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?		X
2.	DOES THE PROJECT HAVE THE POTENTIAL TO ACHIEVE SHORT-TERM, TO THE DISADVANTAGE OF LONG-TERM, ENVIRONMENTAL GOALS? (A SHORT-TERM IMPACT ON THE ENVIRONMENT IS ONE WHICH OCCURS IN A RELATIVELY BRIEF, DEFINITIVE PERIOD OF TIME WHILE LONG-TERM IMPACTS WILL ENDURE WELL INTO THE FUTURE).		X
3.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (SEVERAL PROJECTS MAY HAVE RELATIVELY SMALL INDIVIDUAL IMPACTS ON TWO OR MORE RESOURCES, BUT THE TOTAL OF THOSE IMPACTS ON THE ENVIRONMENT IS SIGNIFICANT).		X
4.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH WILL CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?		X

E. DETERMINATION OF ENVIRONMENTAL DOCUMENT	
ON THE BASIS OF THIS INITIAL EVALUATION:	
<input checked="" type="checkbox"/>	I FIND THE PROPOSED PROJECT COULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, AND A NEGATIVE DECLARATION SHOULD BE PREPARED.
<input type="checkbox"/>	I FIND THAT ALTHOUGH THE PROPOSED PROJECT COULD HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, THERE WILL NOT BE A SIGNIFICANT EFFECT IN THIS CASE BECAUSE THE MITIGATION MEASURE(S) DESCRIBED IN SECTION C OF THE INITIAL STUDY WILL BE APPLIED TO THE PROJECT. A MITIGATED NEGATIVE DECLARATION SHOULD BE PREPARED.
<input type="checkbox"/>	I FIND THE PROPOSED PROJECT, INDIVIDUALLY AND/OR CUMULATIVELY, MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED.*

  
 SIGNATURE OF PERSON RESPONSIBLE  
 FOR ADMINISTERING THE PROJECT

10/7/96  
 DATE

\*EIR ISSUES OF FOCUS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

LW:nf

SECTION "C" TO INITIAL STUDY CHECKLIST  
DISCUSSION OF RESPONSES  
PERMIT NO. 4957

GENERAL

1. General Plan Environmental Goals and Policies

After review of the County General Plan, staff has determined that the proposed project is in compliance with the environmental goals, policies and programs of the County General Plan, therefore, no impacts are anticipated.

LAND USE

2. Land Use

a. Community Character

Cellular telecommunications facilities are consistent with the General Plan land use designation of Existing Community and with the Rural Exclusive ("R-E") zoning. The proposed project is located on a 180 square foot portion of an approximately .4 acre parcel located off of Hilltop Road in the Santa Susanna Knolls community. The surrounding area has been developed predominately with single family residences.

The proposed site is located on property owned by Ventura County Waterworks District No. 8. The property is developed as a reservoir site (water tank), and there is an existing monopole and equipment building on the site which was approved under CUP 4896. The proposed project would add a 60 foot monopole with 4 panel antennas, two Base Transceiver Station (BTS) cabinets, and a "temporary during construction" facility consisting of a palletized BTS unit that is approximately 20 feet tall and would not be at the site for more than six months.

The potential health risks associated with PCS are less than significant. The American National Standards Institute (ANSI) and the Institute of Electrical and Electronic Engineering (IEEE) have developed standards for PCS exposure. The most recent ANSI/IEEE standard was adopted by the FCC in order to address its responsibilities under the National Environmental Policy Act prior to issuance of PCS licenses. The 1992 ANSI standard was chosen because it was widely accepted and technically supportable. This standard is set at 1,200 microwatts per centimeter squared for maximum allowable public exposure. This standard is not set at a threshold between safety and known hazard but rather is set at 50 times below a level that the majority of the scientific community believes may pose a health risk to human populations.

PCS radio transmitters, by design and operation are low-power devices. The maximum exposure of a typical PCS facility operating under maximum exposure conditions in which all the channels from all antennas are operating at full power will not result in power densities in excess of 1 microwatt per centimeter squared. This equates to less than 1% of the standard.

The Federal Telecommunications Act of 1996 was signed into law in February, 1996. Section 704(a)(7)(B)(v) states that "no state or local government...may regulate the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

The proposed project is permitted in the Existing Community land use designation and Rural Exclusive zone and will be built to the same scale as the



existing antenna facility. Therefore, staff believes that the impact to community character will be less than significant.

b. Housing

The proposed project will not, individually or cumulatively, affect existing housing or create a demand for additional housing. Therefore, no impacts to housing are expected to occur.

c. Growth Inducement

The proposed project will not result in the removal of any impediments to growth, nor will any new services be needed. Therefore, no growth inducing impacts are expected.

RESOURCES

3. Air Quality

a. Regional

The Air Pollution Control District comments that, based on the criteria contained in Ventura County's Guidelines for the Preparation of Air Quality Impact Analyses, the proposed project will not have an impact on regional air quality.

b. Local

APCD comments that, based on information contained in the project description questionnaire, the project is not expected to result in any long term localized air quality impacts.

4. Water Resources

a. Groundwater Quantity

The proposed project will have a less than significant impact to groundwater quantity because no water will be required for construction or continued operation of the proposed facility.

b. Groundwater Quality

The proposed project will have a less than significant impact on groundwater quality because due to the nature of the project, no water will be used.

c. Surface Water Quantity

Site runoff at the location will not be affected by constructing this facility and there are no nearby streams, therefore there will be a less than significant impact to surface water quantity.

d. Surface Water Quality

The proposed project is not near any open or exposed surface water bodies or streams, and runoff will not be changed. Therefore, the impact to surface water quality will be less than significant.

5. Mineral Resources

a. Aggregate

Given the nature of the proposed project, it is not anticipated to have an effect upon current aggregate manufacturing (raw materials to processed goods) or production "stream", not will the project result in direct impacts through the use of mineral resources. The site is not zoned for mineral resource protection. Therefore, the proposed project will not create a significant impact on aggregate mineral resources.

b. Petroleum Resources

The proposed project will not preclude access to petroleum resources, nor create a demand for the use of additional resources. Therefore, the proposed project will not have a significant impact on petroleum resources.

6. a-e. Biological Resources

The proposed project is on a waterworks district site that has already been developed with a water tank and antenna facility. There are no endangered, threatened or rare species that would be effected by the proposed project, no wetland habitat located near the proposed project, no coastal habitat or migration corridors located near the proposed project and no locally important species/communities that would be effected by the proposed project. Therefore, the proposed project would not have a significant impact on biological resources.

7. a-e. Agricultural Resources

The proposed project is not located within or adjacent to agricultural land. Therefore, there will not be an impact to agricultural resources as a result of the proposed project.

8. Visual Resources

a. Scenic Highway

State Route 118 is classified as an eligible County Scenic Highway on Figure 1.7.2a of the Resource Appendix to the County General Plan. However, the proposed project is not in the immediate vicinity of SR 118, and cannot be seen from SR118. Therefore, the impact to scenic highways is less than significant.

b. Scenic Area

The proposed project will be located at an existing water tank site where an antenna and equipment building already exist. However, there are existing trees at the site to screen the proposed monopole and antennae as much as possible from the surrounding residences in order to keep the site from having an "antenna farm" appearance. Also, this location is not within a designated scenic resource protection area. Therefore, the impact to scenic areas is considered to be less than significant.

9. Paleontological Resources

The proposed project is in an area that has been commercially farmed for many years. Therefore, the proposed project will have a less than significant impact on paleontological resources.

10. a. Cultural Resources

The project is proposed to locate on a site that has previously been developed for the water tank and other antenna facility. No artifacts were uncovered during the construction of those facilities, therefore cultural resources are not expected to be uncovered during the construction of the proposed project. However, if an

artifact is discovered during grading, the conditions of the permit will require that all grading stop until a County-approved archaeologist is brought onto the site to monitor additional grading activities. Therefore, the impact to cultural resources will be less than significant.

b. Historical Resources

No historical resources are associated with the site. Therefore, there will not be any impacts to historical resources as a result of the proposed project.

c. Ethnic, Social or Religious Resources

Due to the nature of the proposed project, there will not be any impacts to ethnic, social or religious resources.

11. Energy Resources

The proposed project is not expected to create a significant increase in demand upon utility services. All proposed construction will be regulated by the Uniform Building Code, and as such, fuel and energy will not be used in a wasteful manner. Therefore, no impacts to energy resources are expected.

12. Coastal Beaches and Sand Dunes

The subject site is not in the coastal zone, nor is it located on a beach or sand dune. Therefore, there will be no impacts to coastal beaches and sand dunes as a result of this project.

HAZARDS

13. Seismic Hazards

a. Fault Rupture

The Public Works Agency comments that pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.2.1b, no indications of faulting were identified on the proposed project site. As no known active or potentially active faults project or appear to cross through the property, the potential for fault rupture on the proposed project site is considered to be very low. Therefore, there would be no adverse impacts relating to fault rupture.

b. Ground Shaking

The Public Works Agency comments that the primary geologic hazard relative to site development is ground shaking from earthquakes originating outside of the site area. The site is located within an active seismic area where past earthquakes have caused considerable ground shaking. Based on the low probability of shaking occurring during the economical life of the structures, and the type of construction anticipated, it is recommended that the Uniform Building Code (UBC) guidelines for structural design be followed or considered as minimum requirements. Therefore, the adverse impacts relating to ground shaking would be considered to be less than significant.

c.d. Tsunamis and Seiches

The Public Works Agency comments that pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is not located in a Tsunami and/or Seiches Zone. Therefore, there would be no adverse impacts relating to tsunamis and/or seiches.

e. Liquefaction

The Public Works Agency comments that pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is not located in a Liquefaction Zone. Therefore, the potential hazard due to liquefaction should be considered negligible. Therefore, there would be no adverse impacts relating to liquefaction.

14. Geologic Hazards

a.b. Subsidence and Expansive Soils

The Public Works Agency comments that if subsidence is to take place, the majority of settlement would occur during construction and be minimal. Prior to construction, the expansive nature of the soils would be taken into consideration for the design of the foundations. Therefore, there would be no adverse impact relating to subsidence and expansive soils.

c. Landslides/Mudslides

The Public Works Agency comments that pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.9, the proposed project is not located in a landslides and/or mudslide Zone. Therefore, the potential hazard due to liquefaction should be considered less than significant.

15. Hydraulic Hazards

a. Erosion/Siltation

The Public Works Agency comments that pursuant to the Ventura County Building Code, when construction is completed, the proposed project will have no erosion or siltation. During grading, erosion and increased siltation will occur, but the Code requires storm damage prevention measures to reduce this potential adverse impact. Therefore, there will be no adverse impacts relating to erosion/siltation.

b. Flooding

The Public Works Agency comments that due to the inland location and elevation of the site, and since all the proposed building sites are at a sufficient relative elevation to mitigate potential storm induced flooding, there would be no adverse impact relating to flooding.

16. Aviation Hazards

The proposed project is not in the vicinity of an airport, therefore, it will not have an impact on aviation.

17. Fire Hazard

No habitable structures or hazardous materials are proposed as a part of the project. Therefore, there will be no impact related to fire hazards.

18. Hazardous Materials/Waste

a. Above ground hazardous materials

No above ground hazardous materials are associated with the proposed project. Therefore, there will be no impact.

b. Below ground hazardous materials

The proposed project will not utilize any underground hazardous materials tanks. Therefore, the project will not have any impacts relative to underground tanks.

c. Hazardous Waste

The proposed project/activity is not considered to be a producer of hazardous wastes. Therefore, the project will not create any adverse impacts relative to hazardous wastes.

19. Noise and Vibration

Equipment and vehicles used during construction of the proposed antenna site will create noise impacts. However, construction is a temporary activity and the proposed project will be conditioned to limit the hours of construction to between 7:00 a.m. and 9:00 p.m. The panel antennae and the Base Transceiver Station (BTS) cabinets will not generate noise levels over 60 dB(A). Therefore, there will be a less than significant impact from noise and vibration.

20. Glare

Based upon the information presented in the project description, the proposed project will not result in the creation of additional light or glare upon surrounding properties and there will be no impact.

PUBLIC FACILITIES AND SERVICES

21. Transportation/Circulation

a. Public Roads and Highways

According to information presented in the project description, it is anticipated that normal maintenance visits will occur on an average of one per month, with an estimated duration of approximately 4 hours. Maintenance vehicles are of a van or pick-up variety. Therefore, there will be no traffic impact on the County's Regional Road Network and/or local street system relating to level of service and safety/design.

b. Private Roads and Driveways

The Fire Prevention District considers that the public road access is adequate and is per Fire Prevention District guidelines. Due to the fact that there are no habitable structures or hazardous materials proposed as a part of the project, there will be a less than significant impact created by the proposed project on private roads and driveways.

c. Pedestrians/bicycles

The Public Works Agency comments that there will be no adverse impact to public pedestrian/bicycle facilities created by the proposed project because it will not generate more than one trip a month of additional traffic.

d. Parking

The proposed project will not create the need for additional parking on site or off site. When necessary, there is sufficient space for a repair or maintenance vehicle to park on the property. Therefore, there will be no impacts relating to parking.

e-i. Bus, Railroads, Airports, Harbors and Pipelines

The proposed project will not have an impact on bus transport, railroads, airports, harbors and/or pipelines.

22. Water Supply

a. Quality

The project does not include any structures that contain domestic plumbing fixtures, so the project will not impact the quality of domestic water available to the site.

b. Quantity

The Public Works Agency comments that there will be no impact to water supply as a result of the proposed project because no water will be required for the facility.

c. Fire Flow

According to the Fire Prevention District, there will not be an impact to fire flow due to the nature of the proposed project.

23. Waste Treatment/Disposal

a. Individual Sewage Disposal

The project will not require the use of an individual sewage disposal system (septic system). Therefore, the project will not create any adverse impacts to on-site sewage disposal.

b. Sewage Collection/Treatment Facilities

The proposed project will not utilize a sewage collection/treatment facility, and thus will not have an impact on such facility.

c. Solid Waste Facilities

The proposed project, an unmanned telecommunications facility, will not generate or use any solid waste material. Therefore, there will not be an impact on Solid Waste Facilities.

24. Utilities

a-c. Electric, Gas and Communications

According to information provided in the project questionnaire, the proposed project will be served by utilities already servicing the area and capable of supplying this additional service. Therefore, the proposed project will have a less than significant impact on electric, gas and communications utilities.

25. Flood Control/Drainage

The Public Works Agency comments that the proposed project site is not within the flood plain of any drainage facility under the jurisdiction of the Flood Control District. Additionally, the proposed project will not significantly alter the drainage patterns or the route of surface runoff for the ultimate development. No changes in drainage are anticipated in the proposed site development plans, and if changes are to take place, they will be done in accordance with the Ventura County Building Code, Chapter 70 of the

Uniform Building Code. Therefore, there will not be an impact relating to drainage facilities.

26. Law Enforcement/Emergency Services

Due to the size and nature of the proposed project, there will be no impact on the patrol functions or facilities of the Ventura County Sheriff's Department.

27. Fire Protection

Due to the nature of the proposed project, the Fire Protection District comments that there are no impacts on fire protection services.

28. Education

The proposed project will not increase the number of residents in the area. Therefore, there will not be an impact on educational facilities.

29. Recreation

Due to the nature and location of the proposed project, there will not be an impact on recreational facilities or regional trails/corridors.

**NEGATIVE DECLARATION (ND) ADDENDUM**  
**Sprint Wireless Communication Facility**  
**Case No. PL14-0140**

**A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:**

1. **Entitlement:** Conditional Use Permit Case No. PL14-0140
2. **Applicant:** Sprint, 310 Commerce, Suite 250, Irvine, CA 92602
3. **Property Owner:** Ventura County Waterworks District #8, 2929 Tapo Canyon Road, Simi Valley, CA 93063
4. **Location:** This facility is located at 5969 Hilltop Road, Simi Valley, CA 93063
5. **Assessor's Parcel Number:** 645008401
6. **Lot Size:** .41 acres
7. **General Plan Land Use Designation:** Existing Community
8. **Zoning Designation:** RE-10,000
8. **Project Description:** The applicant requests that a modification of Conditional Use Permit (CUP) 4957 be granted to authorize minor changes to and the continued use of an existing wireless communication facility.
  - a. The existing facility includes the following equipment:
    - 55-foot tall monopole
    - Six 4-foot tall antennas
    - A 484 square-foot equipment lease area enclosed by a chain link fence
    - Three ground-mounted equipment cabinets within lease area
  - b. The project includes the following changes to the existing facility
    - Replace existing monopole with new 61-foot tall faux pine tree
    - Replace existing battery cabinet with new battery cabinet
    - Replace existing microcell cabinet with new 9928 MMBTS cabinet.
    - Replace 6 existing 4-foot tall antennas with 6 new 6-foot tall antennas

**B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

On November 1, 1996 the Planning Director adopted a Negative Declaration (ND) that evaluated the environmental impacts of the installation of a wireless telecommunication facility on a 180 square foot portion of an approximately 0.4 acre parcel located in the community of Santa Susana Knolls. The proposal included the installation of 4 panel



antennas to be installed on a 60-foot tall monopole, and the placement of two equipment cabinets on the ground.

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted ND if: (1) only minor technical changes or additions are necessary; and, (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of an Environmental Impact Report (EIR) or subsequent negative declaration have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent negative declaration, are provided below, along with a discussion as to why an EIR or subsequent negative declaration is not required:

- 1. Substantial changes are proposed in the project which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].**

The requested CUP would authorize minor modifications of the permitted facility which include the replacement of the existing antenna structure (a monopole) with a faux pine tree. The antennas and equipment on the new structure will be at the same height and serve the same purpose as the originally approved antennas and equipment.

A separate wireless communication facility owned and operated by another wireless company is located adjacent to the project site. The proposed project is designed to seamlessly blend into the surrounding environment and would convert the non-stealth facility to a stealth faux pine tree matching the design of the adjacent facility. The site was previously analyzed for its potential impacts on the environment. The proposed changes in the facility would not result in any new significant environmental effects.

- 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

The existing baseline conditions that were present when the potential impacts of the facility on the environment were evaluated have not changed.

The requested CUP would authorize minor modifications of the permitted facility which include the removal of the existing antennas and equipment and replacement with new similar antennas and equipment designed as a faux pine

tree. The new antennas and equipment will have the same height and serve the same purpose as the originally approved antennas and equipment. In addition, the antennas will be installed in the same location and mounted on the new stealth facility.

The site was previously analyzed for its potential impacts on the environment. The existing baseline conditions that were used to analyze potential impacts to the environment have not changed. The proposed changes in the facility would not result in any new significant environmental effects. Therefore, revisions to the ND are not required.

**3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Planning Director adopted the previous ND shows any of the following:**

**a. The project will have one or more significant effects not discussed in the previous ND [§ 15162(a)(3)(A)].**


The proposed antennas have a stealth design and would be designed emulate a faux pine tree. In addition, there are no resources, hazards, or public facilities located on, or within the vicinity of, the project site that were previously unknown and to which the proposed project could have a significant environmental impact that was not discussed in the previous ND.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent ND. The decision-making body shall consider this addendum to the adopted ND prior to making a decision on the project.

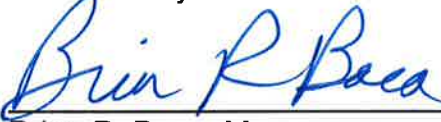
**C. PUBLIC REVIEW:**

Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the ND does not need to be circulated for public review, and shall be included in, or attached to, the adopted ND.

Prepared by:

  
Thomas Chaffee, Case Planner  
Commercial and Industrial Permits  
Ventura County Planning Division

Reviewed by:

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

## **EXHIBIT 4 - CONDITIONS OF APPROVAL**

### **Sprint Wireless Communications Facility CASE NO. PL14-0140**

#### **RESOURCE MANAGEMENT AGENCY CONDITIONS**

##### **Planning Division**

##### **1. Project Description**

A Conditional Use Permit (PL14-0140) is granted to authorize the continued operation and modification of an existing wireless communication facility (WCF) owned and operated by Sprint. The WCF will be designed as a stealth mono-pine support structure with six panel antennas hidden from public view within the foliage of the new mono-pine. The WCF contains one existing 484-square foot equipment enclosure. The modification of the WCF will include:

- Removal of the existing 55 foot tall monopole antenna support structure;
- Installation of new 61 foot tall stealth mono-pine antenna support structure;
- Replacement of the six existing antennas with six new antennas;
- Replacement of two existing equipment cabinets with two new equipment cabinets in same enclosure;
- Replacement of the existing GPS antenna with a new unit; and,

The WCF will be unmanned and operate 24 hours a day for 365 days per year.

##### **2. CUP Modification**

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions or Project Description, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and,
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, § 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, § 15000-15387), as amended from time to time.

### 3. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading except as it relates to ground clearance requirements, the Permittee shall obtain a Grading Permit from the Public Works Agency.

### 4. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall be deemed to be acceptance by the Permittee of all conditions of this CUP. Failure to abide by and comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in the *Ventura County Non-Coastal Zoning Ordinance* (2010, Article 14), which include, but are not limited to, the following actions:

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

It is the Permittee's or the Permittee's successors-in-interest's responsibility to be aware of, and to comply with, the CUP conditions and the rules and regulations of all jurisdictions having authority over the uses described herein.

### 5. Time Limits

#### a. Use Inauguration:

- (1) The approval decision for this CUP becomes effective upon the expiration of the 10 day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses provided in Condition No. 1 (Project Description).
- (2) This CUP shall expire and become null and void if the Use Inauguration Zone Clearance has not been issued within one year of the date this CUP is granted [*Ventura County Non-Coastal Zoning Ordinance* (2010, 8111-4.7)]. The Planning Director may grant a one-year extension of time to obtain the Use Inauguration Zoning Clearance if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to inaugurate the permitted land use, and the

Permittee has requested the extension in writing prior to the one-year expiration date.

- (3) Prior to the issuance of the Use Inauguration Zoning Clearance, all fees and charges billed to that date by any County agency, as well as all fines, penalties, and sureties, must be paid or submitted in full. After issuance of the Use Inauguration Zoning Clearance, any final billed processing fees must be paid within 30 days of the billing date or this CUP is subject to revocation.

b. Permit Life or Operations Period:

This CUP will expire on June 4, 2025. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

1. The Permittee has filed a permit modification application pursuant to Section 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to June 4, 2025; and
2. The County decision-maker grants the requested modification.

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

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

**Purpose:** To ensure compliance with and notification of federal, state, or local government regulatory agencies that have requirements that pertain to the project (Condition No. 1, above) that is the subject of this CUP.

**Requirement:** The Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the project.

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

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

**Monitoring and Reporting:** The Planning Division maintains the documentation provided by the Permittee in the respective project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the project

or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

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

**Purpose:** To ensure full and proper notice of permit requirements and conditions affecting the use of the subject property.

**Requirement:** Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors regularly dealing with the daily operation of the proposed activities, of the pertinent conditions of this CUP.

**Documentation:** The Permittee shall provide a copy of all correspondence or signage that involves notification of permit conditions to parties of interest to the Planning Division.

**Timing:** The documentation of notification shall be provided prior to issuance of a Zoning Clearance. Evidence of ongoing notification shall be maintained as a public record by the Permittee.

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

8. Recorded Notice of Land Use Entitlement

**Purpose:** In order to comply with § 8111-8.3 of the *Ventura County Non-Coastal Zoning Ordinance*, a notice shall be recorded on the deed of the subject property that describes the responsibilities of the Property Owner and Permittee for compliance with applicable permit conditions and regulations.

**Requirement:** The Permittee and Property Owner of record shall sign, have notarized, and record with the Office of the County Recorder, a Notice of Land Use Entitlement form furnished by the Planning Division, for tax assessor's parcel that is subject to this CUP.

**Documentation:** The Permittee shall provide to the Planning Division a copy of the recorded Notice of Land Use Entitlement.

**Timing:** The Notice of Land Use Entitlement shall be recorded prior to the issuance of a Zoning Clearance for use inauguration.

**Monitoring and Reporting:** The Planning Division shall review the Notice for accuracy and maintain a copy in the project file.

9. Condition Compliance, Enforcement, and Other Responsibilities

- a. Cost Responsibilities: The Permittee shall bear the full costs of all staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs as described below in Condition 9b. Specifically, the Permittee shall bear the full costs of the following:
  - (1) Condition compliance costs which include, but are not limited to, staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
  - (2) Monitoring and enforcement costs required by the *Ventura County Non-Coastal Zoning Ordinance (2010, § 8114-3.4)*. The Permittee, or the Permittee's successors-in-interest, shall bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections, public reports, penalty hearings, forfeiture of securities, and suspension of this CUP. Costs will be billed at the contract rates in effect at the time enforcement actions are required. The Permittee shall be billed for said costs and penalties pursuant to the *Ventura County Non-Coastal Zoning Ordinance (§ 8114-3.4)*.
- b. Establishment of Revolving Compliance Accounts: Within 10 calendar days of the effective date of the decision on this CUP, the Permittee, or the Permittee's successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
  - (1) a payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs incurred for Condition Compliance review (Condition 9.a, above), monitoring and enforcement (Condition 9.c, below). The \$500.00 deposit may be modified to a higher amount by mutual agreement between the Permittee and the Planning Director; and,
  - (2) a signed and fully executed County RMA reimbursement agreement, which is subject to the Permittee's right to challenge any charges obligating the Permittee to pay all Condition Compliance review, monitoring, and enforcement costs.
- c. Monitoring and Enforcement Costs: The \$500.00 deposit and reimbursement agreement (Condition 9.b, above) are required to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. All permits issued by the Planning Division may be reviewed and the sites inspected no less than once every three years, unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspections or the resolution of confirmed violations of the conditions of this CUP and/or the *Ventura County Non-Coastal Zoning Ordinance* that may occur.

- d. Billing Process: The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

#### 10. Defense and Indemnity

As a condition of CUP issuance and use including adjustment, modification, or renewal thereof, the Permittee agrees to:

- a. Defend, at the Permittee's sole expense, any action brought against the County by a third party challenging either the County's decision to issue this CUP or the manner in which the County is interpreting or enforcing the conditions of this CUP; and
- b. Indemnify the County against any settlements, awards, or judgments, including attorney's fees, arising out of, or resulting from, any such legal action. Upon written demand from the County, the Permittee shall reimburse the County for any and all court costs and/or attorney's fees which the County may be required by a court to pay as a result of any such legal action the Permittee defended or controlled the defense thereof pursuant to Section 13(a) above. The County may, at its sole discretion, participate in the defense of any such legal action, but such participation shall not relieve the Permittee of the Permittee's obligations under this condition.

Neither the issuance of this CUP, nor compliance with the conditions thereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the County of Ventura, its officers, or employees for injury or damage to persons or property.

Except with respect to the County's sole negligence or intentional misconduct, the Permittee shall indemnify, defend, and hold harmless the County, its officers, agents, and employees from any and all claims, demands, costs, and expenses, including attorney's fees, judgments, or liabilities arising out of the construction, maintenance, or operations described in Condition No. 1 (Project Description), as it may be subsequently modified pursuant to the conditions of this CUP.

#### 11. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid, that holding shall not invalidate any of the remaining conditions or limitations set forth. In the event that any condition contained herein is determined to be in conflict with any other condition contained herein, then where principles of law do not provide to the contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible, as determined by the Planning Director.

In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the project sponsors in an action filed in a court of law, or threatened to be filed therein, which action is brought in the time period provided for by the Code of Civil Procedures (§ 1094.6), or other applicable law, this CUP shall be allowed to



continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

If any condition is invalidated by a court of law, and said invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, the project may be reviewed, at the discretion of the Planning Director, by the Planning Commission and substitute feasible conditions/mitigation measures may be imposed to adequately address the subject matter of the invalidated condition. The determination of adequacy shall be made by the Planning Commission. If the Planning Commission cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

#### 12. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for this land use have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or manpower of County staff.

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

The Permittee may hire private consultants to conduct work required by the County, provided the consultant and the proposed scope-of-work are acceptable to the County. However, the County retains the right to hire its own consultants to evaluate any work undertaken by the operator or consultants under contract with the operator.

#### 13. Relationship of CUP Conditions, Laws and Other Permits

The design, maintenance, and operation of the CUP area and facilities thereon shall comply with all applicable requirements and enactments of Federal, State, and County authorities, as amended (e.g., County Business License Tax Ordinance), and all such requirements and enactments shall by reference become conditions of this CUP. In the event of conflicts between various requirements, the more restrictive requirements shall apply. In the event that any CUP condition contained herein is determined to be in conflict with any other CUP condition contained herein, then where principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible, as determined by the Planning Director.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, or any lawful rules or regulations

or orders of an authorized governmental agency. Neither the issuance of this CUP nor compliance with the conditions of this CUP shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

A business tax certificate [and regulatory licenses] shall be obtained for operation of a communications facility.

#### 14. Contact Person

**Purpose:** In order to facilitate the resolution of complaints, a contact person that represents the Permittee shall be designated.

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

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

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

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

#### 15. Resolution of Complaints

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

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 14 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about an event as it is occurring may directly contact the Contact Person.
- b. If a written complaint about this project is received by the County, Planning staff will contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation.
- c. If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this permit is confirmed, County enforcement actions pursuant to § 8114-3 of the *Non-Coastal Zoning Ordinance* may be initiated.

16. Reporting of Major Incidents

**Purpose:** To ensure that the Planning Director is notified of major incidents within the CUP area.

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

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

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

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

17. Change of Owner and/or Permittee

**Purpose:** To ensure that the Planning Division is properly and promptly notified of any change of ownership or change of Permittee affecting the CUP site.

**Requirement:** The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

**Documentation:** The initial notice must be submitted with new Property Owner's and/or Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses. In this letter, the new Owner, Lessee or Operator must agree to comply with all conditions of this CUP.

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

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

18. Color/Material/Manufacture Specifications

**Purpose:** To comply with the *Ventura County General Plan* Scenic Resources Policies 1.7.2-1 through 1.7.2-4 and to ensure that the communication facility is constructed as illustrated on the approved plans and photo simulations.

**Requirement:** The Permittee shall:

- a. construct and maintain the exterior surfaces of all buildings and structures of the communication facility using building materials and colors that are compatible with surrounding terrain (e.g., earth tones and non-reflective paints);
- b. provide the manufacturer's specifications and model numbers of all tower, antenna, and ancillary equipment (e.g., batteries, equipment in cabinets, GPS, and antennae) on all development plans; and,
- b. construct and maintain the site in compliance with the approved plans and photo-simulations; and
- c. provide photos to the Planning Division to verify that the facility is constructed as approved.

**Documentation:** The Permittee shall provide plans, photo simulations, and a materials sample/color board to the Planning Division. Prior to final inspection of the communication facility the Permittee shall provide photographs demonstrating that the facility was treated as approved.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the colors and materials of all buildings and structures on building plans for review and approval by the Planning Division. Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the materials sample/color board that illustrates the proposed colors for review and approval by the Planning Division. Prior to final inspection, the Permittee shall paint and treat the approved structures according to the approved plans.

**Monitoring and Reporting:** The Planning Division maintains copies of the approved plans, photo simulations, and materials sample/color board in the project file. The Permittee shall provide photos of the constructed facility to the Planning Division to verify that the facility is constructed as approved prior to final inspection. The Planning Division maintains the photo documentation provided by the Permittee in the project file. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

19. Removal of Facility for Abandonment of Use and/or Expiration of Permit

**Purpose:** In compliance with § 8111-2.8 and § 8111-6.2 of the *Ventura County Non-Coastal Zoning Ordinance* and in order to ensure that the use of the subject property remains compatible with existing and potential uses of other property within the general area, the communication facility shall be removed if this CUP expires or if the facility is abandoned.

**Requirement:** Upon the expiration of this permit, or abandonment of the use, the Property Owner shall:

- a) notify the County that the Permittee has discontinued the use of the facility;
- b) remove the facility and all appurtenant structures; and
- c) restore the premises to the conditions existing prior to the issuance of the permit, to the extent feasible, as determined by the Planning Director.

*Note: The facility shall be considered to be abandoned if it has not been in use for 12 continuous months.*

**Documentation:** Photos of the site after restoration is completed shall be provided to the County Planning Division.

**Timing:** The Property Owner shall complete the notification, removal, and restoration activities within 60 days of the expiration of this permit, or abandonment of the use, unless the Planning Director grants (in writing) additional time.

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

## 20. Future Collocation of Wireless Telecommunication Facilities and Equipment

**Purpose:** To reduce the number of communication facilities and minimize the potential environmental impacts associated with such facilities.

**Requirement:** The Permittee shall make its facility and site available to other telecommunication carriers and, in good faith, accommodate all reasonable requests for collocation in the future subject to the following parameters:

- a. the party seeking the collocation shall be responsible for all facility modifications, environmental review, mitigation measures, associated costs, and permit processing;
- b. the Permittee shall not be required to compromise the operational effectiveness of its facility or place its prior approval at risk;
- c. the Permittee shall make its facilities and site available for collocation on a non-discriminatory and equitable cost basis; and,
- d. the County retains the right to verify that the use of the Permittee's facilities and site conforms to County policies.

**Documentation:** Permittee shall demonstrate to the satisfaction of the Planning Director that the wireless telecommunications tower associated with the communication facility is engineered in a manner that can accommodate supplementary antennas to collocate at least one additional telecommunication carrier.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit evidence to the Planning Division that the facility is engineered to accommodate the collocation of at least one additional carrier.

**Monitoring and Reporting:** Prior to the issuance of a Certificate of Occupancy, Building and Safety inspectors and Planning Division staff have the authority to inspect the facility to confirm that it is constructed as approved.

## **Environmental Health Division**

### **21. 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**

#### **22. 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 30 feet or to the property line if less than 30 feet.

**Documentation:** A copy of the plans for the project showing the 30 foot brush clearance from the antenna structures shall be provided to VCFPD.

**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 maintain a copy of the plans and may conduct on-site inspections to ensure compliance with this condition. (VCFPD-47)