



## Planning Director Staff Report – Hearing on June 18, 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 WIRELESS COMMUNICATIONS FACILITY, PL15-0031

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the continued use of an existing wireless communication facility (Case No. PL14-0156).
2. **Applicant:** Sprint-Nextel, 6391 Sprint Parkway, Overland Park, KS 66251
3. **Property Owner:** State of California Department of Transportation, Attention Lee Rennacker, 950 County Square Drive, Ventura, California, 93003
4. **Applicant's Representative:** Richard Tang, Paracon, Inc., 1019 Oakes Blvd., San Leandro, CA 94577
5. **Decision-Making Authority:** Pursuant to the *Ventura County Coastal Zoning Ordinance* (CZO) (§ 8174-4 and § 8181-3 et seq.), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The project site is located within the Highway 1 right of way, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 000-0-000-000 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: State or Federal Facility
  - b. Coastal Area Plan Land Use Map Designation: Open Space
  - c. Zoning Designation: COS-10 ac-sdf (Coastal Open Space, 10 acre minimum lot size, slope density formula)
8. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	COS-10 ac-sdf	Undeveloped, open space
East	CA-40 ac-sdf	Undeveloped, open space

Location in Relation to the Project Site	Zoning	Land Uses/Development
South	COS-10 ac-sdf	Undeveloped, open space
West	COS-10 ac-sdf	Undeveloped, open space

**9. History:** The proposed project site has been developed with the existing communications facility. The public right of way has been developed with utility poles and other communication equipment along the State highway. Discretionary development on the property includes the following:

- On July 11, 2002, the Planning Director approved a Planned Development Permit (PD 1915) for the installation and operation of a WCF owned by Sprint PCS with an expiration date on July 22, 2012.
- On September 23, 2005, the Planning Director approved a Minor Modification (CUP LU05-0045) of Coastal Planned Development Permit PD 1915 for the continued use of a WCF owned and operated by Sprint PCS with an expiration date on July 22, 2012.
- On March 19, 2015, the applicant, Sprint-Nextel, submitted the PL15-0031 application for a CUP to authorize the continued use of the existing WCF operated by Sprint-Nextel.

**10. Project Description:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the continued use of the existing wireless communication facility (WCF). The WCF and equipment is owned and operated by Sprint-Nextel. The site name is LA54XC111 and the site number is 4256345E. The WCF is located on the Highway 1 (Pacific Coast Highway) right-of-way. The approximate coordinates of the WCF are 34.101381, -119.081161.

The WCF is designed as equipment mounted on an existing utility pole and lease area. Two panel antennas will be mounted at 22 feet 6 inches off the ground on the existing 34-foot 11-inch tall utility pole. The lease area will be expanded an additional 47 square feet for a total of 187 square feet. The lease area is located at the base of the utility pole and includes ancillary equipment, panels and cabinets. The WCF will be unmanned and operate 24 hours per day for 365 days per year.

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

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not

have the potential to cause a significant effect on the environment. These projects are declared to be Categorical Exempt from environmental review. The proposed project involves the continued use of an existing WCF. This WCF is eligible for a Categorical Exemption from environmental review pursuant to the California Environmental Quality Act under Section 15301 ("Existing Facility") of the CEQA Guidelines. Staff recommends that the decision-maker find the project exempt from environmental review under this section of the CEQA Guidelines.

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

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

*...in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.*

Furthermore, the Ventura County CZO (§ 8181-3.5.a) states that in order to be approved, a CUP must be found consistent with all applicable policies of the Ventura County Coastal Area Plan.

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

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

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

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

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

**Biological Resources Policy 1.5.2-4:** *Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100*

*foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.*

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

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

- 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 site is not located within a Scenic Resource Protection overlay zone and no scenic resources exist onsite. The project site is located within the right-of-way of State Highway 1 (Pacific Coast Highway) which is an Eligible State Scenic Highway. The utility pole, mounted antenna panels, and the ground-mounted equipment within the lease area are visible from the highway. Given the location on the existing utility pole and lease area, the proposed upgraded facility will not be prominently distinguishable from other existing utility facilities in the surrounding area. The proposed facility will not create any new significant visual impacts. Thus, the project will not significantly alter or obscure public views of visual resources.

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

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

Ground disturbance would be limited to minor grading for the expansion of the lease area. This work would occur in an area previously disturbed during WCF installation. Thus, it is very unlikely that any cultural resources will be encountered.

In any case, the applicant will be required to cease construction until any paleontological or cultural resources encountered during construction can be evaluated, recovered, and curated. This condition may cause a temporary cessation of all ground disturbances, notification of the Planning Director, and assessment of the find by a paleontological/archeological consultant or professional geologist/archeologist. The Planning Director will review the recommendations of the consultant and decide on the disposition of the resources.

Based on the above discussion, the proposed project will be consistent with Policy 1.8.2-1.

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

The existing WCF does not require the provision of any water service for fire protection. Access to the WCF site is provided from the Highway 1 right-of-way. The Ventura County Fire Protection District (VCFPD) reviewed the proposed project and determined the project has adequate access. The project will be subject to conditions of approval (Exhibit 4, Condition No. 24 to 28) that require adequate access to be maintained and that other fire preventative measures be taken.

Based on the above discussion, the proposed project will be consistent with Policy 2.13.2-1.

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

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

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

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

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

During the construction phase of the proposed project, noise is expected to be produced. However, the construction phase will be temporary in nature. Noise-generating activities will be restricted to the days and times during which residential uses are not "noise-sensitive." The applicant will be required to limit noise-generating construction activities to the daytime (7:00 AM to 7:00 PM, Monday through Friday, and 9:00 AM to 7:00 PM, Saturday, Sunday, and local holidays).

Under normal operation, the proposed facility will not generate any noise that would be perceptible from offsite locations. This temporary noise would not exceed the County General Plan policy standards.

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

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

The proposed project involves an existing WCF that already has adequate public services. Since the proposed project will not have an increased demand on public services, the proposed project does not have the potential to adversely impact public services.

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

- 8. 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 existing WCF has an adequate water supply and access for fire protection via Pacific Coast Highway. The proposed project has been reviewed by the Ventura County Fire Protection District ("VCFPD") and does not require conditions of

approval to ensure adequate water supply and access for fire protection and evacuation purposes.

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

#### **D. ZONING ORDINANCE COMPLIANCE**

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

Pursuant to the Ventura County CZO (§ 8174-4), the proposed use is allowed in the COS zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with this requirement.

The proposed project includes the construction and use of buildings and structures that are subject to the development standards of the Ventura County CZO (§ 8175-2). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

**Table 1 – Development Standards Consistency Analysis**

<b>Type of Requirement</b>	<b>Zoning Ordinance Requirement</b>	<b>Complies?</b>
Minimum Lot Area (Gross)	10 acres	Yes
Maximum Percentage of Building Coverage	5 percent	Yes
Front Setback	20 feet	Yes
Side Setback	10 feet	Yes
Rear Setback	15 feet	Yes
Maximum Building Height	35 feet	Yes

#### **E. CUP FINDINGS AND SUPPORTING EVIDENCE**

The Planning Director must make certain findings in order to determine that the proposed project is consistent with the permit approval standards of the Ventura County CZO (§ 8181-3.5 et seq.). The proposed findings and supporting evidence are as follows:

- 1. The proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program [§ 8181-3.5.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 Certified Local Coastal Program can be made.

- 2. The proposed development is compatible with the character of surrounding development [§ 8181-3.5.b].**

The existing wireless communications facility will continue to be mounted on a utility pole that matches the utility poles located throughout the highway right-of-

way. Since the facility will not be prominently distinguishable from the highway or from any surrounding properties, it will be compatible with the character of the surrounding development. In any case, the proposed project does not require any changes to the existing facility that could substantially alter the character of the area.

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

**3. The proposed development, if a conditionally permitted use, is compatible with planned land uses in the general area where the development is to be located [§ 8181-3.5.c].**

As discussed in Finding 2 (above), the continued operation of the existing facility will not substantially alter the character of the area or significantly affect public views along the coast. Given the coastal location and the Open Space zoning of the area, substantial changes in land use are not reasonably foreseeable near the project site. In summary, the proposed wireless communication facility will be compatible with the surrounding agricultural and naval base uses.

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

**4. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [§ 8181-3.5.d].**

The existing wireless communications facility is surrounded by undeveloped open space. The proposed project is sited entirely within the Highway 1 right-of-way. The continued use of this facility will not create any substantial new effects on the neighboring properties. The proposed project will be conditioned to establish a system for the reporting and resolution of complaints. Reporting of all major incidents will also be required (Exhibit 4, Condition Nos. 14 and 15). Therefore, the proposed project will not be obnoxious or harmful, or impair the utility of neighboring property or uses.

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

**5. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [§ 8181-3.5.e].**

The proposed project does not require any substantial physical changes to the existing communications facility. The proposed project does not have the potential to substantially alter the character of the area. The continued use and upgrade of the facility will not create any substantial new effects on the neighboring properties. The facility will continue to be unmanned and will not generate significant noise. Therefore, the proposed project will not be detrimental to the public interest, health, safety, convenience, or welfare.



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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code § 65091 and CZO (§ 8181-6.2 et seq.). The Planning Division mailed notice to owners of property within 300 feet and residents within 100 feet of the property on which the project site is located and placed a legal ad in the Ventura County Star. As of the date of this document, the Planning Division has not received any comments regarding the proposed project.

The project site is located within the City of Camarillo's Area of Interest. Therefore, on April 29, 2015, the Planning Division notified the City of Camarillo of the proposed project and requested the City of Camarillo to submit any comments that the City might have on the proposed project. The City of Camarillo has not provided any comment.

#### **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 this project is Categorically Exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines;
3. **MAKE** the required findings for the granting of a Conditional Use Permit pursuant to Section 8181-3.5 of the Coastal Zoning Ordinance based on the substantial evidence included in Section E of this staff report and the entire record;
4. **GRANT** Conditional Use Permit No. PL15-0031, subject to the conditions of approval (Exhibit 4).
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 Hai Nguyen at (805) 654-5193 or via e-mail at [Hai.Nguyen@ventura.org](mailto:Hai.Nguyen@ventura.org),

Prepared by:



Hai Nguyen, Case Planner

Reviewed by:



Brian R. Baca, Manager  
Commercial and Industrial Permits Section

**EXHIBITS**

- Exhibit 2 - Aerial Location, General Plan and Zoning Designations Maps
- Exhibit 3 - Plans
- Exhibit 4 - Conditions of Approval





Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 05/05/2015  
Source: Picometry®, February 2015



County of Ventura  
Planning Director Hearing  
PL15-0031  
**Exhibit 2 - Location, GP, Maps**

0 500 1,000 2,000 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.







**GENERAL NOTES:**

- [illegible]

- [illegible]



[Private Labeling](#)

Source: *U.S. Census Bureau, 1997*

**Journal of Management Education** 35(10)br/>1000-1010

© 2007, California, 94017

[illegible]

11/16/2012

[illegible]

Year	Country	Value	Unit
2000	China	1000000000000	Yuan
2001	China	1000000000000	Yuan
2002	China	1000000000000	Yuan
2003	China	1000000000000	Yuan
2004	China	1000000000000	Yuan
2005	China	1000000000000	Yuan
2006	China	1000000000000	Yuan
2007	China	1000000000000	Yuan
2008	China	1000000000000	Yuan
2009	China	1000000000000	Yuan
2010	China	1000000000000	Yuan
2011	China	1000000000000	Yuan
2012	China	1000000000000	Yuan
2013	China	1000000000000	Yuan
2014	China	1000000000000	Yuan
2015	China	1000000000000	Yuan
2016	China	1000000000000	Yuan
2017	China	1000000000000	Yuan
2018	China	1000000000000	Yuan
2019	China	1000000000000	Yuan
2020	China	1000000000000	Yuan

100

CHOCOLATE CO. (C/NB) KODAK PAPER

\_\_\_\_\_

1000

1000

[illegible]

12	1
----	---

1. *Journal of Management Education*, 2000, 24(1), 1-10.

## LEGEND

### SYMBOL DESCRIPTION

	1/2\"/>
	3/4\"/>
	1\"/>
	1 1/2\"/>
	2\"/>
	3\"/>
	4\"/>
	6\"/>
	8\"/>
	12\"/>
	18\"/>
	24\"/>
	36\"/>
	48\"/>
	60\"/>
	72\"/>
	84\"/>
	96\"/>
	108\"/>
	120\"/>
	132\"/>
	144\"/>
	156\"/>
	168\"/>
	180\"/>
	192\"/>
	204\"/>
	216\"/>
	228\"/>
	240\"/>
	252\"/>
	264\"/>
	276\"/>
	288\"/>
	300\"/>
	312\"/>
	324\"/>
	336\"/>
	348\"/>
	360\"/>
	372\"/>
	384\"/>
	396\"/>
	408\"/>
	420\"/>
	432\"/>
	444\"/>
	456\"/>
	468\"/>
	480\"/>
	492\"/>
	504\"/>
	516\"/>
	528\"/>
	540\"/>
	552\"/>
	564\"/>
	576\"/>
	588\"/>
	600\"/>
	612\"/>
	624\"/>
	636\"/>
	648\"/>
	660\"/>
	672\"/>
	684\"/>
	696\"/>
	708\"/>
	720\"/>
	732\"/>
	744\"/>
	756\"/>
	768\"/>
	780\"/>
	792\"/>
	804\"/>
	816\"/>
	828\"/>
	840\"/>
	852\"/>
	864\"/>
	876\"/>
	888\"/>
	900\"/>
	912\"/>
	924\"/>
	936\"/>
	948\"/>
	960\"/>
	972\"/>
	984\"/>
	996\"/>
	1008\"/>
	1020\"/>
	1032\"/>
	1044\"/>
	1056\"/>
	1068\"/>
	1080\"/>
	1092\"/>
	1104\"/>
	1116\"/>
	1128\"/>
	1140\"/>
	1152\"/>
	1164\"/>
	1176\"/>
	1188\"/>
	1200\"/>
	1212\"/>
	1224\"/>
	1236\"/>
	1248\"/>
	1260\"/>
	1272\"/>
	1284\"/>
	1296\"/>
	1308\"/>
	1320\"/>
	1332\"/>
	1344\"/>
	1356\"/>
	1368\"/>
	1380\"/>
	1392\"/>
	1404\"/>
	1416\"/>
	1428\"/>
	1440\"/>
	1452\"/>
	1464\"/>
	1476\"/>
	1488\"/>
	1500\"/>
	1512\"/>
	1524\"/>
	1536\"/>
	1548\"/>
	1560\"/>
	1572\"/>
	1584\"/>
	1596\"/>
	1608\"/>
	1620\"/>
	1632\"/>
	1644\"/>
	1656\"/>
	1668\"/>
	1680\"/>
	1692\"/>
	1704\"/>
	1716\"/>
	1728\"/>
	1740\"/>
	1752\"/>
	1764\"/>
	1776\"/>
	1788\"/>
	1800\"/>
	1812\"/>
	1824\"/>
	1836\"/>
	1848\"/>
	1860\"/>
	1872\"/>
	1884\"/>
	1896\"/>
	1908\"/>
	1920\"/>
	1932\"/>
	1944\"/>
	1956\"/>
	1968\"/>
	1980\"/>
	1992\"/>
	2004\"/>
	2016\"/>
	2028\"/>
	2040\"/>
	2052\"/>
	2064\"/>
	2076\"/>
	2088\"/>
	2100\"/>
	2112\"/>
	2124\"/>
	2136\"/>
	2148\"/>
	2160\"/>
	2172\"/>
	2184\"/>
	2196\"/>
	2208\"/>
	2220\"/>
	2232\"/>
	2244\"/>
	2256\"/>
	2268\"/>
	2280\"/>
	2292\"/>
	2304\"/>
	2316\"/>
	2328\"/>
	2340\"/>
	2352\"/>
	2364\"/>
	2376\"/>
	2388\"/>
	2400\"/>
	2412\"/>
	2424\"/>
	2436\"/>
	2448\"/>
	2460\"/>
	2472\"/>
	2484\"/>
	2496\"/>
	2508\"/>
	2520\"/>
	2532\"/>
	2544\"/>
	2556\"/>
	2568\"/>
	2580\"/>
	2592\"/>
	2604\"/>
	2616\"/>
	2628\"/>
	2640\"/>
	2652\"/>
	2664\"/>
	2676\"/>
	2688\"/>
	2700\"/>
	2712\"/>
	2724\"/>
	2736\"/>
	2748\"/>
	2760\"/>
	2772\"/>
	2784\"/>
	2796\"/>
	2808\"/>
	2820\"/>
	2832\"/>
	2844\"/>
	2856\"/>
	2868\"/>
	2880\"/>
	2892\"/>
	2904\"/>
	2916\"/>
	2928\"/>
	2940\"/>
	2952\"/>
	2964\"/>
	2976\"/>
	2988\"/>
	3000\"/>
	3012\"/>
	3024\"/>
	3036\"/>
	3048\"/>
	3060\"/>
	3072\"/>
	3084\"/>
	3096\"/>
	3108\"/>
	3120\"/>
	3132\"/>
	3144\"/>
	3156\"/>
	3168\"/>
	3180\"/>
	3192\"/>
	3204\"/>
	3216\"/>
	3228\"/>
	3240\"/>
	3252\"/>
	3264\"/>
	3276\"/>
	3288\"/>
	3300\"/>
	3312\"/>
	3324\"/>
	3336\"/>
	3348\"/>
	3360\"/>
	3372\"/>
	3384\"/>
	3396\"/>
	3408\"/>
	3420\"/>
	3432\"/>
	3444\"/>
	3456\"/>
	3468\"/>
	3480\"/>
	3492\"/>
	3504\"/>
	3516\"/>
	3528\"/>
	3540\"/>
	3552\"/>
	3564\"/>
	3576\"/>
	3588\"/>
	3600\"/>
	3612\"/>
	3624\"/>
	3636\"/>
	3648\"/>
	3660\"/>
	3672\"/>
	3684\"/>
	3696\"/>
	3708\"/>
	3720\"/>
	3732\"/>
	3744\"/>
	3756\"/>
	3768\"/>
	3780\"/>
	3792\"/>
	3804\"/>
	3816\"/>
	3828\"/>
	3840\"/>
	3852\"/>
	3864\"/>
	3876\"/>
	3888\"/>
	3900\"/>
	3912\"/>
	3924\"/>
	3936\"/>
	3948\"/>
	3960\"/>
	3972\"/>
	3984\"/>
	3996\"/>
	4008\"/>
	4020\"/>
	4032\"/>
	4044\"/>
	4056\"/>
	4068\"/>
	4080\"/>
	4092\"/>
	4104\"/>
	4116\"/>
	4128\"/>
	4140\"/>
	4152\"/>
	4164\"/>
	4176\"/>
	4188\"/>
	4200\"/>
	4212\"/>
	4224\"/>
	4236\"/>
	4248\"/>
	4260\"/>
	4272\"/>
	4284\"/>
	4296\"/>
	4308\"/>
	4320\"/>
	4332\"/>
	4344\"/>
	4356\"/>
	4368\"/>
	4380\"/>
	4392\"/>
	4404\"/>
	4416\"/>
	4428\"/>
	4440\"/>
	4452\"/>
	4464\"/>
	4476\"/>
	4488\"/>
	4500\"/>
	4512\"/>
	4524\"/>
	4536\"/>
	4548\"/>
	4560\"/>



# BATTERY INFORMATION / NOTES

## BATTERY MFG

MODEL NO

ELECTROLYTE CONTENT PER BATTERY

ELECTROLYTE HAZARD CLASSIFICATION

PER 107 C.F.C. (8.7% SULFURIC ACID)

NO. OF BATTERIES TO BE INSTALLED

TOTAL ELECTROLYTE CONTAINED

ON SITE (2.17 X 8 = 17.36)

EAST PENN MANUFACTURING

12AVR-145LLP

2.17 GALLONS

CORROSIVE

8 MAX

17.36 GALLONS MAX

- A. QUANTITIES OF 500 GAL OR LESS ARE EXEMPT PER TABLE 3-E OF THE 2013 U.B.C.  
 B. SINGLE VESSEL CAPACITIES OF 20 GAL. OR LESS, AND AGGREGATE QUANTITIES NOT IN EXCESS OF 100 GAL. ARE EXEMPT PER ARTICLE 64 OF THE 2013 C.F.C.  
 C. QUANTITIES LESS THAN 50 GAL. ARE EXEMPT FROM C.F.C. ARTICLE 80, AND SHALL NOT REQUIRE PERMIT.  
 D. ANY CHANGES OR ADDITIONS TO BACK-UP BATTERIES MUST COMPLY WITH 2013 C.F.C. ARTICLE 64, AND SHALL NOT CONTAIN ELECTROLYTE QUANTITIES OF 50.

## GENERATOR ACCESSORIES

1. MAIN LINE CIRCUIT BREAKER-100 AMPS, INSTALLED ON GENERATOR  
 2. VOLTAGE REGULATOR +/-2%  
 3. SAFEGUARD BREAKER

## ENGINE ELECTRICAL ACCESSORIES

1. ELECTRONIC/ISOCHRONOUS GOVERNOR  
 2. BATTERY RACK, CABLES AND STARTING BATTERY SYSTEM-LEAD ACID TYPE  
 3. BATTERY CHARGER-AUTOMATIC 6 AMP OUTPUT

## FIRE DEPARTMENT NOTES

- A. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE.  
 B. A CFC PERMIT TO OPERATE SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE.  
 C. CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.  
 D. A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL ENTRANCES INTO BATTERY STORAGE AREAS. LETTERS MUST BE AT LEAST 1" IN HEIGHT AND IN A COLOR WHICH CONTRASTS TO THE BACKGROUND OF THE SIGN AND LIST THE FOLLOWING (SEE FIGURE 1).  
 E. AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.  
 F. BATTERIES SHALL BE APPROVED WITH SAFETY VENTING CAPS.  
 G. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO APPROVAL OF THE FIRE INSPECTOR.  
 H. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.  
 I. EXISTING DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.  
 J. ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.  
 K. REQUIRED SIGNAGE SHALL INCLUDE LETTERING HEIGHT OF AT LEAST ONE INCH, IN A COLOR THAT CONTRASTS TO THE SIGN BACKGROUND, AND SHALL BE PROMINENTLY DISPLAYED.  
 L. REQUIRED SIGNAGE SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, APPLICABLE TYPES FROM EXAMPLES SHOWN HEREIN (SEE SIGNAGE).

FIGURE 1 (SIGNAGE)

CLASS 1 WATER REACTIVE LIQUID  
 TOXIC LIQUID  
 CORROSIVE LIQUID  
 OTHER HEALTH HAZARD LIQUID



REQUIRED NFPA SIGNAGE

IN CASE OF  
 EMERGENCY  
 CALL  
 1-866-400-6040

SITE NUMBER: LA54XC111  
 SITE NAME: #425634E

EMERGENCY CONTACT SIGNAGE

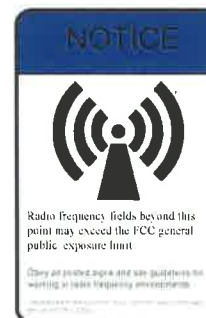
## SITE IDENTIFICATION SIGNAGE

3



## HAZARDOUS MATERIAL SIGNAGE

2



## RF SIGNAGE

1

Sprint



Comcast Communications

11/16/2012

100% REVIEW

#425634E

LA54XC111

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

NOTES

T-4

I

## BATTERY INFO AND FIRE DEPARTMENT NOTES

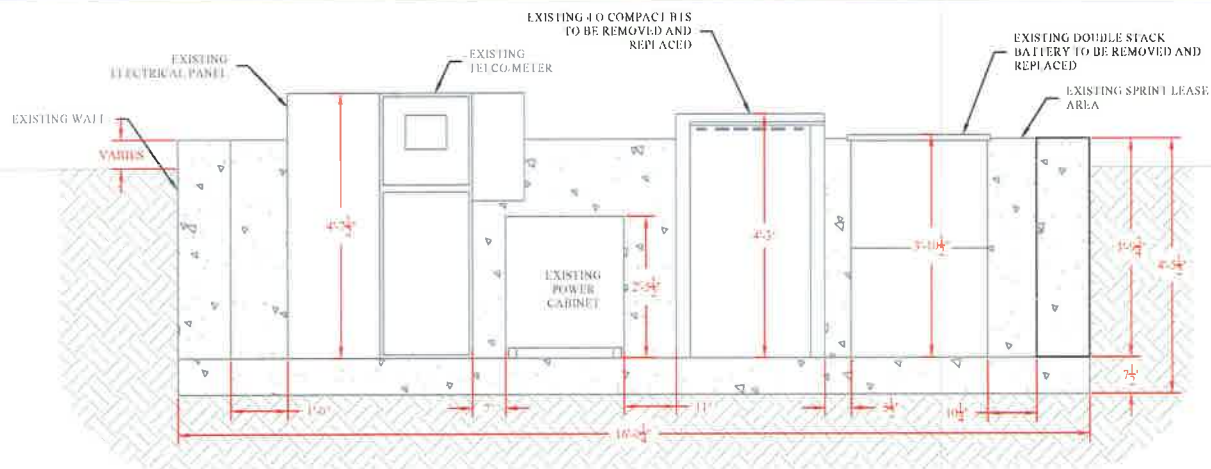
4





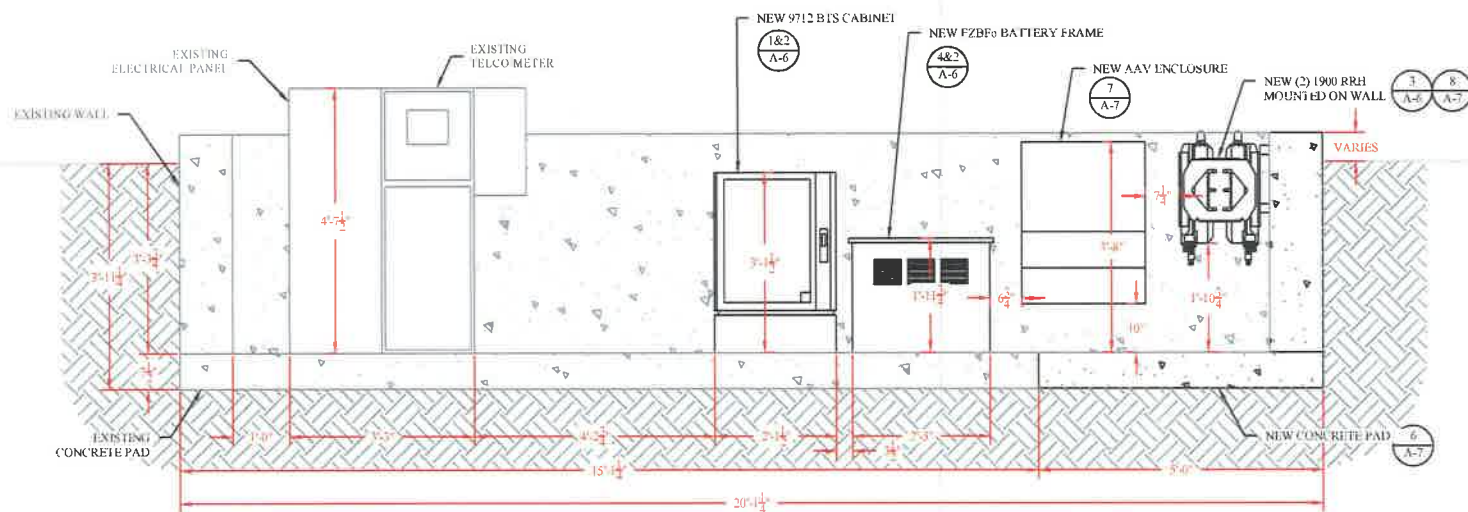






EXISTING ELEVATION

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



PROPOSED ELEVATION

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



OFFICIAL COMMUNICATIONS  
WITH A 4-10-10  
CIRCUIT CARD

PROJECT INFORMATION

PROJECT INFORMATION

#4256345E

LASANCHI

DESIGNED BY VENTURA  
PROJECT MANAGER: JAMES  
JAMES JAMES JAMES

DATE: 11/16/2012

11/16/2012

100% REVIEW

1	11/16/2012	100% REVIEW	100%
2	11/16/2012	100% REVIEW	100%
3	11/16/2012	100% REVIEW	100%
4	11/16/2012	100% REVIEW	100%
5	11/16/2012	100% REVIEW	100%
6	11/16/2012	100% REVIEW	100%
7	11/16/2012	100% REVIEW	100%
8	11/16/2012	100% REVIEW	100%
9	11/16/2012	100% REVIEW	100%
10	11/16/2012	100% REVIEW	100%

NOT FOR CONSTRUCTION UNLESS  
LABELED AS CONSTRUCTION SET

DATE: 11/16/2012

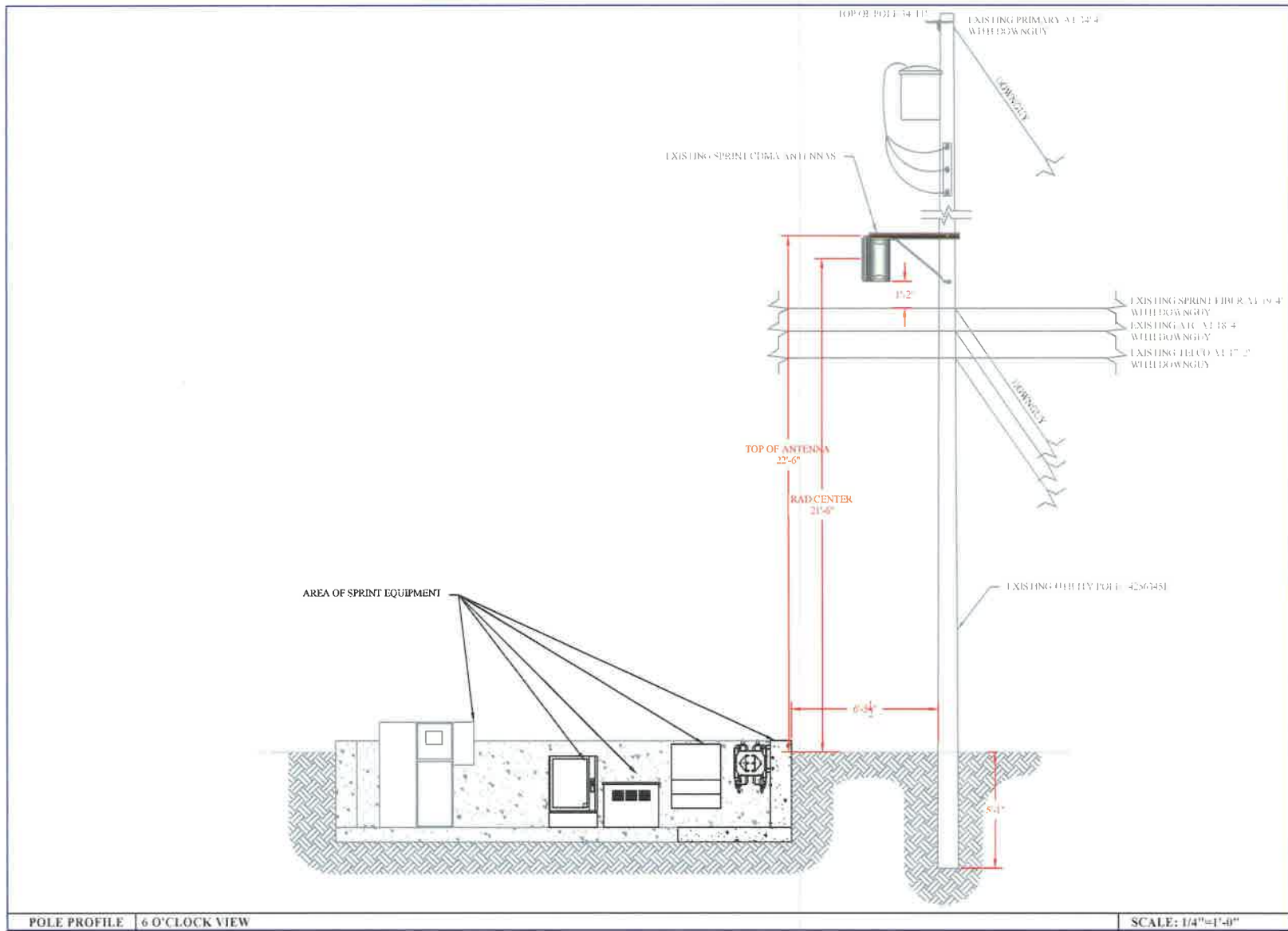


DATE: 11/16/2012

ELEVATION

DATE: 11/16/2012

A-4 I



**Sprint**



**Coastal Communications**  
Infrastructure & Engineering

COASTAL COMMUNICATIONS  
3841 Edison Place Ste. 110  
Chico, CA 95926  
(916) 351-8818

PROJECT NUMBER: 4256345E  
NETWORK TYPE: MMDS LAUNCH  
**#4256345E**  
**LA54XC111**  
COUNTY OF SACRAMENTO  
9849 PACIFIC OAK HWY  
SACRAMENTO, CALIFORNIA 95833

DATE: 11/16/2012

100% REVIEW

1	02/16/2012	100% REVIEW	4256345E
2	03/22/2012	100% REVIEW	4256345E
3	07/11/2012	100% REVIEW	4256345E
4	08/15/2012	100% REVIEW	4256345E
5	09/12/2012	100% REVIEW	4256345E
6	10/11/2012	100% REVIEW	4256345E
7	11/16/2012	100% REVIEW	4256345E

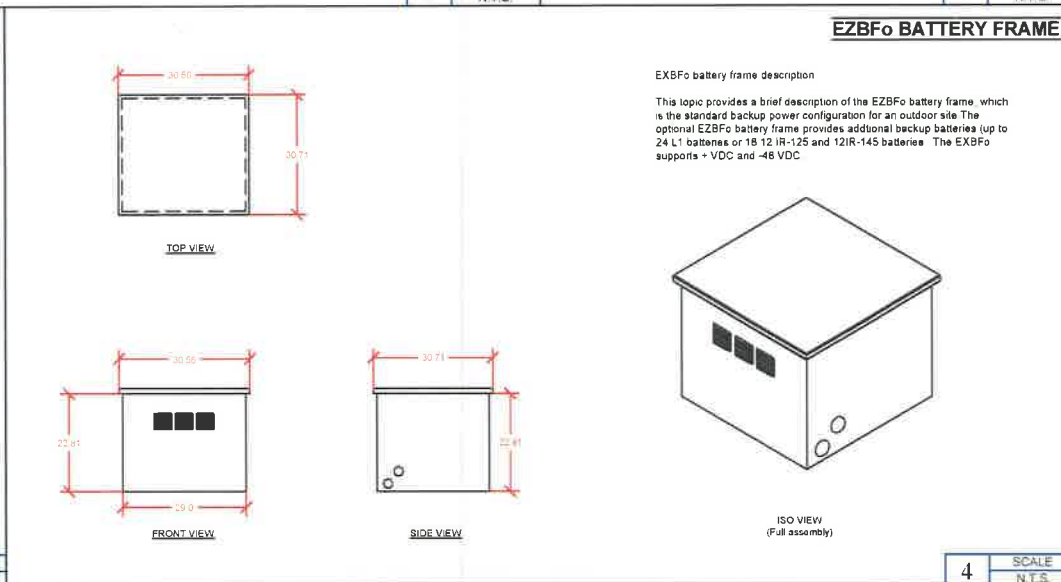
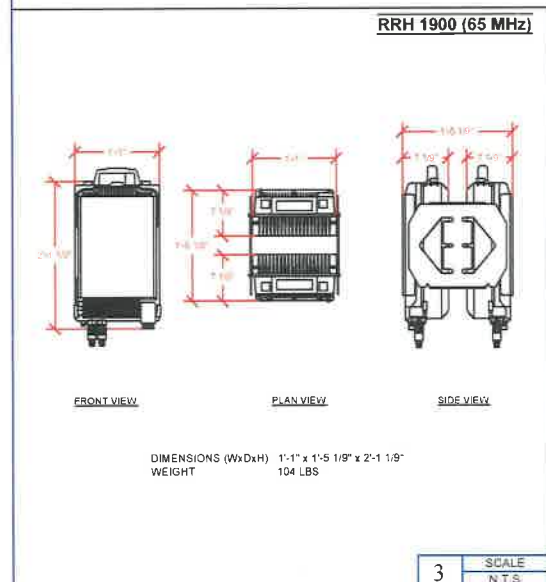
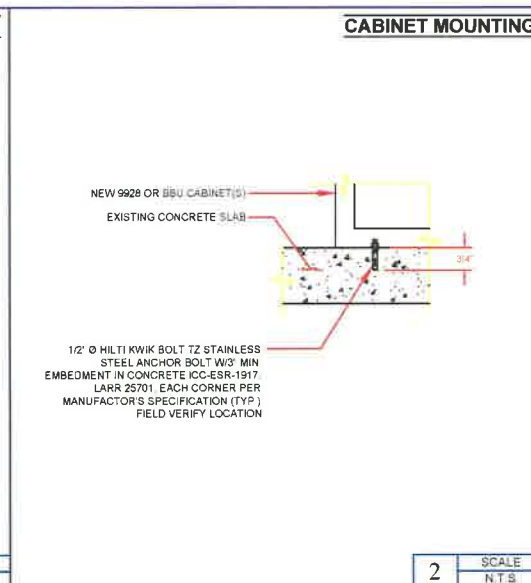
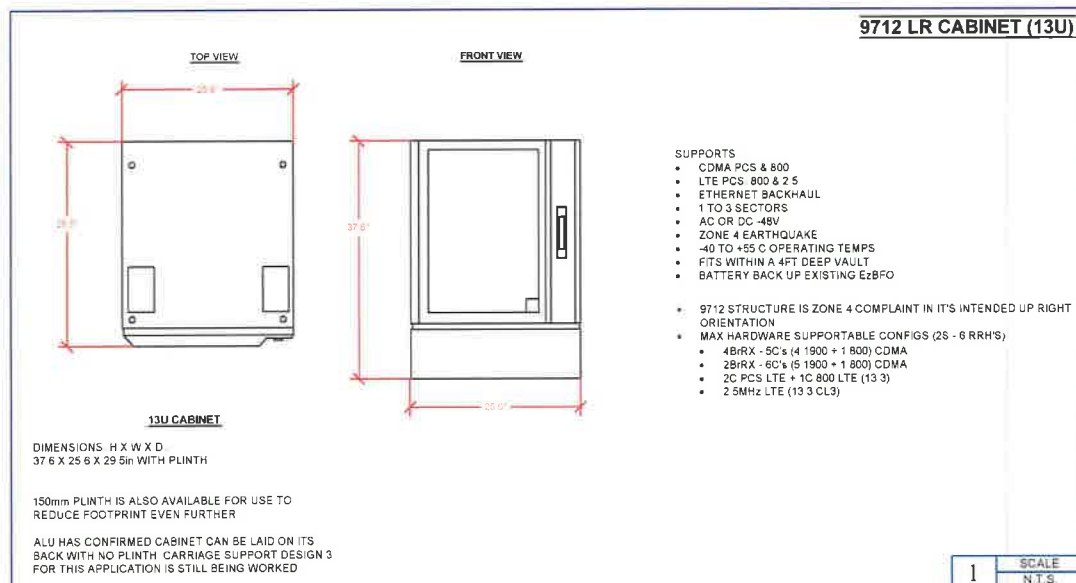
NOT FOR CONSTRUCTION UNLESS  
LABELLED AS CONSTRUCTION SET



POLE PROFILE

A-5 I





#4256345E

LA54XC111

COUNTY OF VENTURA

11/16/2012

100% REVIEW

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	11/16/12
2	ISSUED FOR REVIEW	11/16/12
3	ISSUED FOR REVIEW	11/16/12
4	ISSUED FOR REVIEW	11/16/12
5	ISSUED FOR REVIEW	11/16/12
6	ISSUED FOR REVIEW	11/16/12
7	ISSUED FOR REVIEW	11/16/12
8	ISSUED FOR REVIEW	11/16/12
9	ISSUED FOR REVIEW	11/16/12
10	ISSUED FOR REVIEW	11/16/12

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

DETAILS

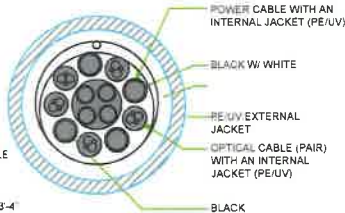
A-6

I

### HYBRIFLEX CABLE

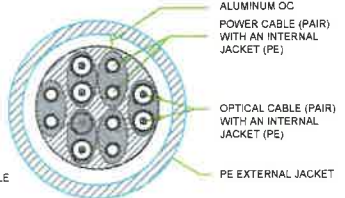
\* FOR RUNS OVER 201 FT USE  
H114-1-0813U4-M5F

INDOOR CABLE RUN  
MANUFACTURER RFS  
MODEL HB114-1-08U4-M5F  
WEIGHT (LB/FT) 1.30  
MINIMUM BENDING RADIUS SINGLE  
BENDING 8'  
REPEATED BENDING 20'  
MAXIMUM CLAP SPACING 4'-0"  
RECOMMENDED CLAP SPACING 3'-4"



\* FOR RUNS OVER 201 FT USE  
H114-1-0813U4-M6J

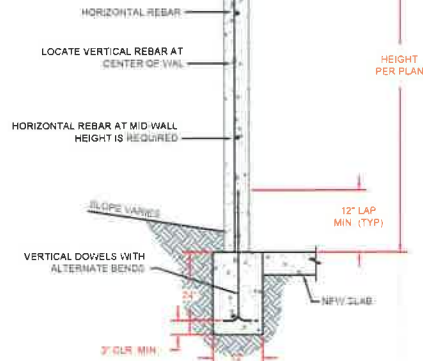
INDOOR CABLE RUN  
MANUFACTURER RFS  
MODEL HB114-1-08U4-M6J  
WEIGHT (LB/FT) 1.30  
MINIMUM BENDING RADIUS SINGLE  
BENDING 8'  
REPEATED BENDING 20'  
MAXIMUM CLAP SPACING 4'-0"  
RECOMMENDED CLAP SPACING 3'-4"



6

SCALE  
N.T.S.

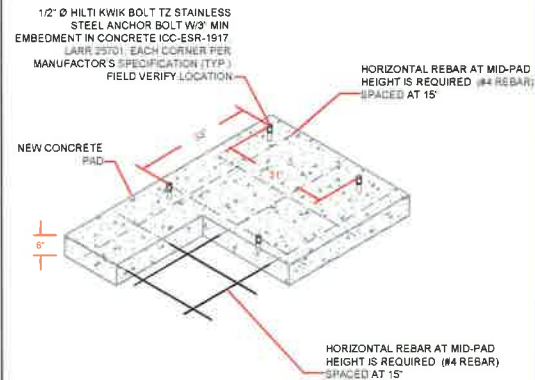
### STANDARD CMU WALL BLOCK WALL DETAIL



6

SCALE  
N.T.S.

### STANDARD CONCRETE PAD DETAIL



6

SCALE  
N.T.S.

### AAC VERIZON CUBE CABINET

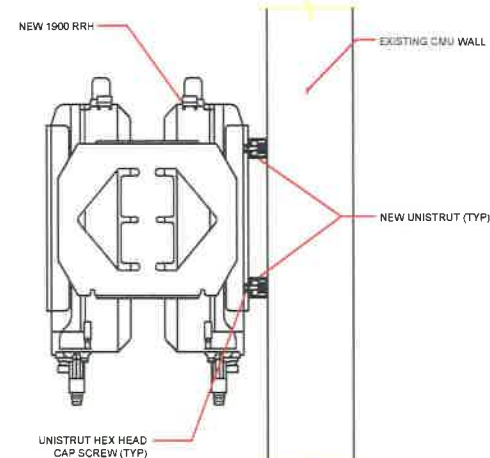
MODEL RL2000

Category	
Dimensions and weight	20.5"H x 20"W x 10.5"D 62lbs (100lbs max. with equipment)
Equipment Rack Space	11" (5RU)
Hole spacing on Racks	1" tapped, 12-24 thread
Rack Width	23" EIA standard
Color	Off-White
Material	125" Welded Aluminum
Maximum Heat Dissipation	50W
Temperature Fans	None
Bonding and Grounding	(2) 8 position 2 Hole Ground Bars
Cable Entrance	Power: (1) 1" Rigid Conduit Fitting Fiber: (1) 1" Rigid Conduit Fitting Drop: (4) 1" Rigid Knockouts
Mounting	Wall: H-frame: Kit #97-001671-A Pole: Kit #97-001277-A
Touch up paint	Charles #02-000290-G
Operating Temp. Range, Inside Enclosure	-40° to +149°F -40° to 85°C
Operating Temp. Range, Outside Enclosure	-40° to +115°F -40° to 48°C
Humidity	0 to 95% (non-condensing)
Altitude	Up to 12,000 feet

7

SCALE  
N.T.S.

### WALL MOUNTED RRH

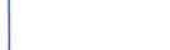
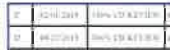
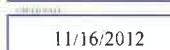
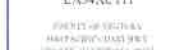
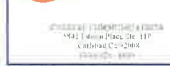
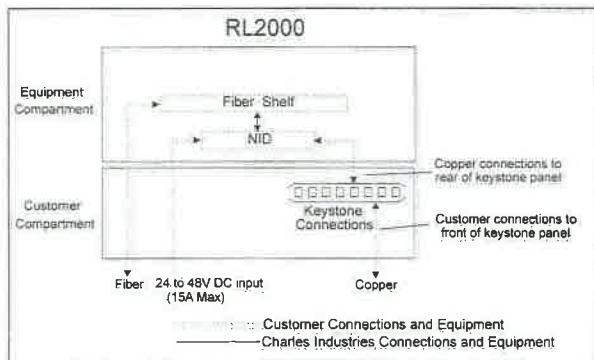


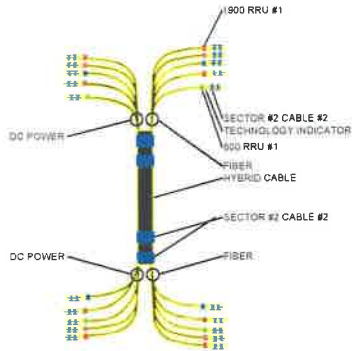
8

SCALE  
N.T.S.



LTCUBE-RL2000-1





**3 HYBRID CABLE COLOR CODE**  
SCALE N.T.S.

TYPICAL COAX CABLE COLOR CODING SCHEME				
SECTOR	CABLE	FIRST RING	SECOND RING	THIRD RING
1 ALPHA	1	GREEN	NO TAPE	NO TAPE
	2	NO TAPE	NO TAPE	NO TAPE
	3	NO TAPE	NO TAPE	NO TAPE
	4	WHITE	NO TAPE	NO TAPE
	5	NO TAPE	NO TAPE	NO TAPE
	6	SLATE	NO TAPE	NO TAPE
	7	SLATE	NO TAPE	NO TAPE
	8	SLATE	NO TAPE	NO TAPE
2 BETA	1	GREEN	GREEN	NO TAPE
	2	NO TAPE	NO TAPE	NO TAPE
	3	NO TAPE	NO TAPE	NO TAPE
	4	WHITE	WHITE	NO TAPE
	5	NO TAPE	NO TAPE	NO TAPE
	6	SLATE	SLATE	NO TAPE
	7	PURPLE	PURPLE	NO TAPE
	8	SLATE	SLATE	NO TAPE
3 GAMMA	1	GREEN	GREEN	GREEN
	2	NO TAPE	NO TAPE	NO TAPE
	3	NO TAPE	NO TAPE	NO TAPE
	4	WHITE	WHITE	WHITE
	5	NO TAPE	NO TAPE	NO TAPE
	6	SLATE	SLATE	SLATE
	7	PURPLE	PURPLE	PURPLE
	8	SLATE	SLATE	SLATE

**4 COAXIAL CABLE COLOR CODE**  
SCALE N.T.S.

TECHNOLOGY COLOR CODE	FIRST RING	SECOND RING
800 #1	YELLOW	GREEN
1900 #1	YELLOW	RED
1900 #2	YELLOW	BROWN
RESERVED	YELLOW	BLUE
RESERVED	YELLOW	SLATE
RESERVED	YELLOW	ORANGE
RESERVED	YELLOW	WHITE
1600 #1	YELLOW	PURPLE

**2 FREQUENCY COLOR CODE**  
SCALE N.T.S.

### ANTENNA AND CABLE COLOR CODING

(3 SECTORED / MULTIPLE RF CHANNELS)  
ASSUMING 8 LINES AND ANTENNAS



- COLOR BAND TO BE 2" WIDE ON MAIN LINE
- SPACING TO BE 1" BETWEEN BANDS AND 2" BETWEEN LINE AND TECHNOLOGY BANDS. NO SPACE BETWEEN TECHNOLOGY COLOR BANDS
- COLOR BAND ON JUMPERS 1" WIDE W/ 1" SPACE
- START COLOR BANDS 2" BEYOND WEATHERPROOFING
- START SECTOR COLOR NEXT TO END CONNECTOR



**1 ANTENNA & CABLE COLOR CODE**  
SCALE N.T.S.



11/16/2012

100% REVIEW

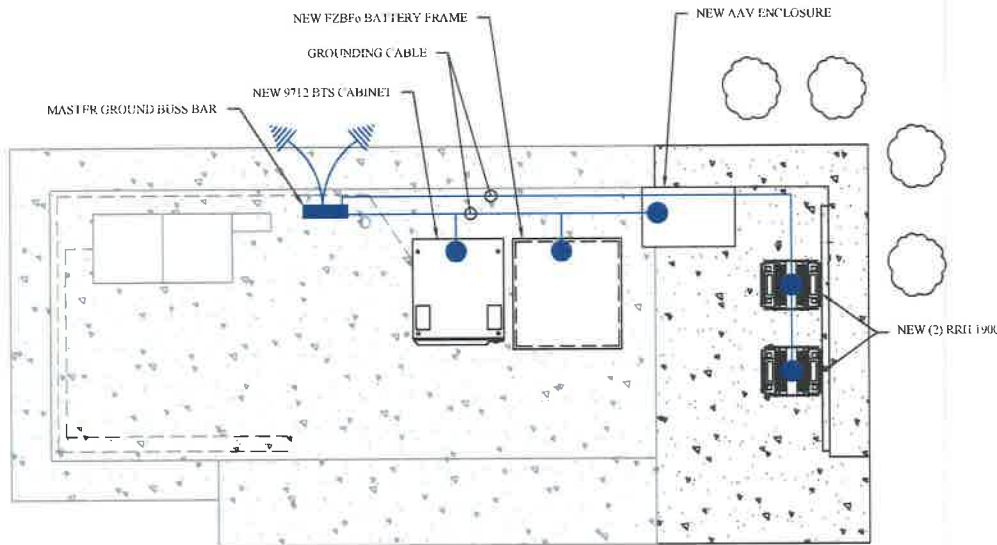
1	8000 BAND	100% 200 800 100	800
2	8000 BAND	100% 200 800 100	800
3	8000 BAND	100% 200 800 100	800
4	8000 BAND	100% 200 800 100	800
5	8000 BAND	100% 200 800 100	800
6	8000 BAND	100% 200 800 100	800
7	8000 BAND	100% 200 800 100	800
8	8000 BAND	100% 200 800 100	800

NOT FOR CONSTRUCTION UNLESS LABELLED AS CONSTRUCTION SET



COLOR CODING

A-8	I
-----	---



GROUNDING PLAN

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

#### SERVICE EQUIPMENT NOTES:

- 1 ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS
- 2 PATCH REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK

#### CONDUCTOR NOTES:

- 1 ALL CONDUCTORS SHALL BE COPPER
- 2 ALL WIRING SHALL BE COPPER WITH THHN/THWN DUAL RATED 6000 VOLTS INSULATED
- 3 GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER UNLESS OTHERWISE NOTED

#### CONDUIT NOTES:

- 1 RIGID GALVANIZED STEEL (RGS) SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH EARTH OR EXPOSED ABOVE GRADE
- 2 EMT SHALL BE USED ONLY FOR INTERIOR RUNS AND SHALL HAVE COMPRESSION TYPE FITTING
- 3 SEAL TIGHT, FLEXIBLE CONDUIT MAY BE USED WHERE CODE PERMITS ALL CONDUIT SHALL HAVE FULL SIZE EQUIPMENT GROUND WIRE
- 4 SERVICE CONDUIT SHALL HAVE NO MORE THAN (3) -90 BENDS IN ANY SINGLE RUN THE CONTRACTOR SHALL PROVIDE PULL BOXES AS NEEDED WHERE CONDUIT REQUIREMENTS EXCEED THESE CONDUITS
- 5 ALL CABLES, POWER AND/OR TELEPHONE AND/OR FIBER SYSTEMS CONDUIT SHALL HAVE A MINIMUM 24" RADIUS SWEEPS TO EQUIPMENT, PULL BOXES, ETC., UNLESS OTHERWISE NOTED, OR AS REQUIRED BY UTILITY COMPANIES

#### NEW CABLE GROUNDING NOTES:

- 1 CONTRACTOR SHALL CONNECT GROUND KITS TO THE EXISTING GROUND BARS AT THE TOP OF THE BASE TOWER
- 2 CONTRACTOR SHALL CONNECT GROUND KITS TO THE NEW GROUND BAR BEFORE ENTRY TO CABINET
- 3 NO BACK TO BACK LUGGING OF SPRINT GROUNDS

#### GENERAL GROUNDING NOTES:

- 1 VERTICAL DROPS SHALL BE 20'-0" OF #2 AWG SOLID TINNED COPPER WIRE CADWELD TO GROUND BAR
- 2 ALL BENDS MINIMUM 8" RADIUS
- 3 APPLY ANTI-OXIDATION COMPOUND TO ALL CONNECTIONS
- 4 BARE COPPER CONDUITS SHALL NOT BE IN CONTACT WITH ANY DISSIMILAR MATERIAL PLACE ON STANDOFFS, IF NECESSARY TO ALLOW FOR PROPER INSTALLATION
- 5 SHARP BENDS IN GROUNDING CONDUCTOR SHALL BE AVOIDED 90 BENDS SHALL NOT BE USED
- 6 ALL GROUNDING CONDUCTORS SHALL BE KEPT AS SHORT AS POSSIBLE THE SHORTER PRACTICAL ROUTE SHALL BE CHOSEN WITH THE LEAST AMOUNT OF BENDS AND SPLICES USE THIS RULE AT ALL TIMES
- 7 ALL CONNECTIONS TO GROUND BARS SHALL BE WITH A 2-HOLE LUG UNLESS OTHERWISE SPECIFIED
- 8 WHEN GROUNDING MORE THAN ONE PIECE OF EQUIPMENT, DO NOT USE THE EQUIPMENT AS A GROUNDING CONDUCTOR DOUBLE-STACKING OF LUGS SHALL BE USED TO GET FROM EQUIPMENT TO EQUIPMENT
- 9 REMOVE ALL PAINT BENEATH THE SURFACE OF GROUND LUGS

#### GROUNDING LEGEND:

- ⊗ COPPER GROUND RD
- ⊙ MECHANICAL CONNECTION
- ⊞ CADWELD CONNECTION
- ⊠ TEST WELL
- GROUND BAR
- ⚡ FIELD VERT & TIE INTO (E) GROUNDING SYSTEM



11/16/2012

100% REVIEW

C	10/16/2012	100% REVIEW	EN
B	10/16/2012	100% REVIEW	EN
A	10/16/2012	100% REVIEW	EN
F	10/16/2012	100% REVIEW	EN
G	10/16/2012	100% REVIEW	EN
H	10/16/2012	100% REVIEW	EN
I	10/16/2012	100% REVIEW	EN

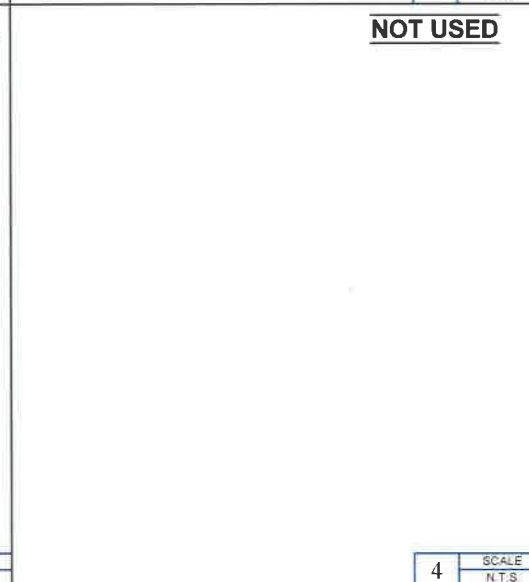
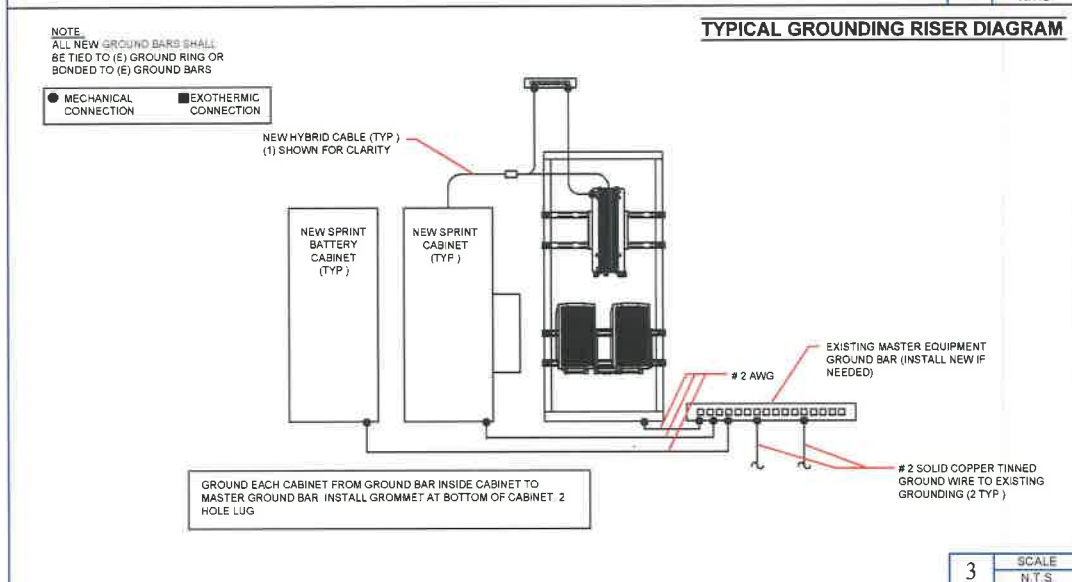
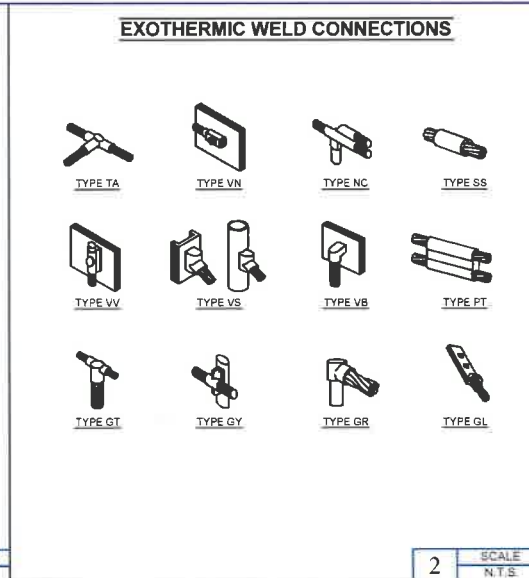
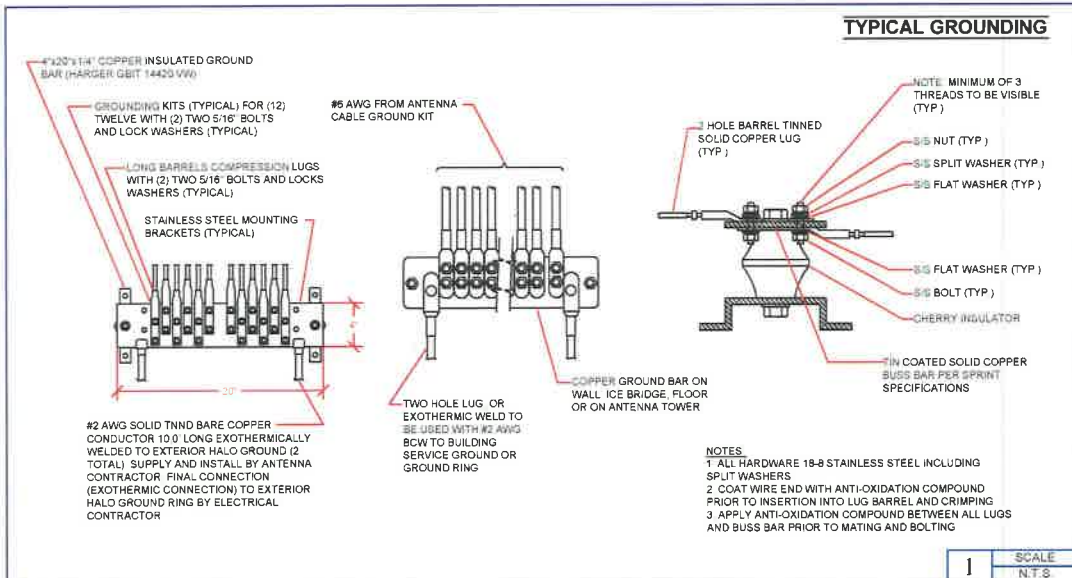


GROUNDING PLAN

E-1

I





CREST COMMUNICATIONS  
 1811 FARM ROAD, 1ST FLOOR  
 CHANDLER, AZ 85224  
 (480) 948-1000

**#4250349E**

**LA54XC111**

CONTACT US AT: 800.875.5555  
 WWW.PRINTING-HOUSE.COM  
 10/10/2011 10:00:00 AM

**11/16/2012**

**100% REVIEW**

REV	DATE	DESCRIPTION	BY
1	11/16/2012	100% REVIEW	REV
2	11/16/2012	100% REVIEW	REV
3	11/16/2012	100% REVIEW	REV
4	11/16/2012	100% REVIEW	REV
5	11/16/2012	100% REVIEW	REV
6	11/16/2012	100% REVIEW	REV
7	11/16/2012	100% REVIEW	REV
8	11/16/2012	100% REVIEW	REV
9	11/16/2012	100% REVIEW	REV
10	11/16/2012	100% REVIEW	REV

**NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET**

**GROUNDING**

**E-2**

**I**

## EXHIBIT 4 – DRAFT CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP) CASE NO. PL15-0031

### Sprint WCF

#### Resource Management Agency Conditions

##### Planning Division

##### 1. Project Description

A Conditional Use Permit (PL15-0031) is granted to authorize the continued use of the existing wireless communication facility (WCF). The WCF and equipment is owned and operated by Sprint-Nextel. The site name is LA54XC111 and the site number is 4256345E. The WCF is located on the Highway 1 (Pacific Coast Highway) right-of-way. The approximate coordinates of the WCF are 34.101381, -119.081161

The WCF is designed as equipment mounted on an existing utility pole and lease area. Two panel antennas will be mounted at 22 feet 6 inches off the ground on the existing 34-foot 11-inch tall utility pole. The lease area will be expanded an additional 47 square feet for a total of 187 square feet. The lease area is located at the base of the utility pole and includes ancillary equipment, panels and cabinets. The WCF will be unmanned and operate 24 hours per day for 365 days per year.

##### 2. Site Maintenance

**Purpose:** To ensure that the CUP area is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside the CUP area.

**Requirement:** The Permittee shall maintain the project site in compliance with the described uses outlined in Condition No. 1 (Project Description). Only equipment and/or materials which the Planning Director determines to substantially comply with Condition No. 1 (Project Description), or which are authorized by any subsequent amendments to this CUP, shall be stored on the property during the life of this CUP. Equipment shall not be stored outside of the equipment shelter.

**Documentation:** Pursuant to Condition No. 1 (Project Description), the CUP and any amendments thereto.

**Timing:** Prior to occupancy and for the life of the permit.

**Monitoring and Reporting:** The County Building Inspector, Public Works Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

### 3. 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.

### 4. 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.

### 5. 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 constitute the Permittee's formal agreement to comply with 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 Coastal Zoning Ordinance* (2004, Article 13), which shall include, but is not limited to, the following:

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

6. 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 Zoning Clearance has not been issued within one year of the date this CUP is granted *Ventura County Coastal Zoning Ordinance* (2013, § 8181-7.7). 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 20, 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 8181-10.4 of the *Ventura County Coastal Zoning Ordinance* prior to June 20, 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 8181-5.7 of the *Ventura County Coastal Zoning Ordinance*.

7. 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 use inauguration 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.

8. 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 § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

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 9.b. 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 Coastal Zoning Ordinance (2004, § 8183-5)*. 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 Coastal Zoning Ordinance (§ 8183-5.4)*.
- 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 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, against any claim, action or proceeding 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. The County shall promptly notify Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- 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 claim, action or proceeding the Permittee defended pursuant to Section 13(a) above. The County may, at its sole discretion, participate in the defense of any such claim, action or proceeding through its own legal counsel, 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, its officers, or employees for injury or damage to persons or property.

Except with respect to claims arising from the County's sole negligence or intentional misconduct, the Permittee shall also indemnify, defend, and hold harmless the County, its officers, agents, and employees from any and all claims, actions, proceedings, demands, costs, and expenses, including attorney's fees, judgments, fines 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. The County shall promptly notify Permittee of any such claim, action or proceeding and shall cooperate fully in the defense. The County may, at its sole discretion, participate in the defense of any such legal action through its own legal counsel, but such participation shall not relieve the Permittee of the Permittee's obligations under this condition.

**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. The designated contact person shall be available, via telecommunication, 24 hours a day.

**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 § 8183-5 of the *Ventura County 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 § 8183-5 of the *Ventura County 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 § 8183-5 of the *Ventura County 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 any future construction or alteration of the existing communication facility is constructed as illustrated on the approved plans and photo simulations. The existing WCF is currently in compliance.

**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 antennas) on all development plans;

- c. construct and maintain the site in compliance with the approved plans and photo-simulations; and,
- d. 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 § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

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

**Purpose:** In compliance with § 8181-5.8 of the *Ventura County 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.

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 § 8183-5 of the *Ventura County 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.

21. Paleontological Resources Inadvertently Discovered During Grading

**Purpose:** In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

**Requirement:** If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

- a. Cease operations and assure the preservation of the area in which the discovery was made;
- b. Notify the Planning Director in writing, within three days of the discovery;
- c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide recommendations on the proper disposition of the site;
- d. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and,
- e. Implement the agreed upon recommendations.

**Documentation:** Permittee shall submit the reports prepared by the paleontologist or geologist. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by in the paleontological report.

**Timing:** Paleontological reports shall be provided to the Planning Division immediately upon completion.

**Monitoring and Reporting:** The Permittee shall provide any paleontological report prepared for the project site to the Planning Division to be made part of the project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director.

22. Archaeological Resources Inadvertently Discovered During Grading

**Purpose:** In order to mitigate potential impacts to archaeological resources inadvertently discovered during ground disturbance.

**Requirement:** The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
  - (1) Cease operations and assure the preservation of the area in which the discovery was made;
  - (2) Notify the Planning Director in writing, within three days of the discovery;
  - (3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
  - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and,
  - (5) Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:

- (1) Cease operations and assure the preservation of the area in which the discovery was made;
- (2) Immediately notify the County Coroner and the Planning Director;
- (3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
- (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and,
- (5) Implement the agreed upon recommendations.

**Documentation:** If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

**Timing:** Archaeologist reports shall be provided to the Planning Division immediately upon completion.

**Monitoring and Reporting:** The Permittee shall provide any archaeologist report prepared for the project site to the Planning to be made a part of the project file. The Permittee shall implement any recommendations made in the archaeologist's report to the satisfaction of the Planning Director.

## **Environmental Health Division**

### **23. Hazardous Materials Management**

The storage, handling, and disposal of any potentially hazardous material must be in compliance with applicable state regulations

**Ventura County Fire Protection District**

24. **Access Road Gates**

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall maintain all on site access road(s) and driveway(s) not included in a maintenance agreement. Repairs shall be made as needed or as required by the Fire District to maintain the original design and installation of the access road(s) and driveway(s).

**Documentation:** A copy of the Covenants, Conditions and Restrictions or such other documentation as may be deemed acceptable by the Fire Prevention Bureau.

**Timing:** The Permittee shall provide evidence of provisions for maintenance submitted to the Fire Prevention Bureau when requested.

**Monitoring and Reporting:** The Fire District has the authority to inspect all on site access road(s) and driveway(s) as it deems necessary. The Permittee shall be responsible for ongoing maintenance of the access road and driveways and shall conduct repairs as required by the Fire District

25. **Hazard Fire Area**

**Purpose:** To inform the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

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

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

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

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



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

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

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

27. Fire Department Clearance

**Purpose:** To inform the Permittee of all fire department requirements applicable to the proposed project.

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

**Documentation:** The Permittee shall submit to the VCFPD a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

**Timing:** Prior to the issuance of building permits, the submitted VCFPD Form #126 Application must be approved by the Fire Prevention Bureau.

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

28. Fire Code Permits

**Purpose:** In order to minimize fire hazards, the project shall be constructed in conformance with the requirements of the Ventura County Fire Code.

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

**Documentation:** The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for review and approval.

**Timing:** Prior to final occupancy clearance, installation or use of any required item or system, the Permittee must obtain approval of all necessary Fire Code permits.

**Monitoring and Reporting:** A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.