



Planning Director Staff Report – Hearing on August 6, 2015

County of Ventura • Resource Management Agency • Planning Division

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

Sprint Wireless Communication Facility Kilburn Court Water Tank

Case No. PL15-0019

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Modified Conditional Use Permit (CUP) No. 5030 be granted to authorize the continued operation and maintenance of an existing wireless communications facility and upgrade of equipment included in this facility (Case No. PL15-0019).
2. **Applicant:** Sprint Wireless, 330 Commerce Blvd., Suite 100, Irvine, CA 92602
3. **Property Owner:** Triunfo Sanitation District, 1001 Partridge Drive, Suite 150, Ventura, CA 93003
4. **Applicant's Representative:** Core Development Services /Ms. Areej Rajput, 2749 Saturn Street, Brea, CA 92821
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (§ 8105-4 and § 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The 26-acre property is located at 4997 Kilburn Court, near the intersection of Lindero Canyon Road and Kilburn Court, in the community of Oak Park, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 685-0-207-535 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: Open Space (Exhibit 2)
 - b. Oak Park Area Plan Land Use Map Designation: Public Open Space (Exhibit 2)

- c. Zoning Designation: (RPD 6du/ac) Residential Planned Development 6 dwelling units per acre and (PC 2) Planned Community (Exhibit 2)

8. Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RPD 6 du/ac	Residential
East	(OS 40 ac) Open Space 40 acres minimum lot size	Open Space
South	RPD 2.3 du/ac	Residential
West	NA	City of Thousand Oaks / Residential

- 9. History:** The parcel is developed with a water tank that is owned and maintained by the Triunfo Sanitation District. Several wireless communication facilities have been installed at various locations on or adjacent to the water tank. The following discretionary permits have been issued on the parcel.

Existing Wireless Communications Facilities

Permit No.	Permit Type	Permittee
PL13-0137	Permit Adjustment to CUP 5030	Sprint
PL12-0139	Permit Adjustment to LU08-0128	T-Mobile
LU10-0076	Minor Modification of LU07-0037	Verizon
LU09-0097	Permit Adjustment to CUP 5030	Sprint
LU08-0128	CUP	OmniPoint
LU07-0037	CUP	American Tower
LU04-0120	Permit Adjustment to CUP 4927	Verizon
LU04-0111	Modification of CUP 4845	AT & T
CUP 4927	CUP	Airtouch Cellular
CUP 4845	CUP	AT & T
CUP 5030	CUP	Sprint

- 10. Project Description:** The applicant requests that modification of CUP No. 5030 be granted to authorize the continued use of the existing wireless communications facility for an additional 10-year period.

The applicant is also proposing the following changes in the equipment included in the existing facility:

- Add one antenna and one remote radio head (RRH) to empty mounts on the existing water tank at the 25-foot level of the tank.
- Remove the existing 48-foot, 7-inch slim line monopole and replace the pole with a 53-foot, 5-inch tall slim-line monopole. The new-slim line pole will have four panel antennas and two remote radio units at the 46-foot level of the pole.

The existing wireless communications facility includes the following equipment and structures:

- four antenna mounts on the existing water tank (one antenna installed).
- one 48-foot slim-line monopole with two RRH's mounted on an H-frame at the base of the slim-line pole.
- Fiber, coax cables and supporting equipment cabinets at grade.

In total the wireless communication facility will consist of two antennas and one RRH on the water tank, four antennas and two RRHs on the new slim-line pole and two RRHs on an H-frame at the base of the slim-line pole. The antennas and will be painted to match the water tank. The proposed slim-line monopole will be painted a dark green color that matches the existing AT&T Wireless (CUP No. 4545 & LU04-0111) pole adjacent to subject Sprint wireless communication facility. The proposed panel antennas located on the water tank will be painted an earth tone color to match the existing water tank. No water will be utilized to operated and maintain the wireless communication facility. Kilburn Court provides access to the wireless communication lease area. (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The applicant proposes to continue the use of the existing wireless communication facility and install upgraded equipment at the facility. The proposed project is eligible for a Categorical Exemption pursuant to §15301 (Existing Facilities) and §15303 (Construction or Conversion of Small Structures) of the CEQA Guidelines based on the limited nature of the proposed project. The site will continue to be developed with the water tank and other existing wireless communication facilities. Therefore, staff recommends that the decision maker find the project to be Categorically Exempt from environmental review pursuant to CEQA Sections 15301 and 15303 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

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

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

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

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

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

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

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

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

Ventura County General Plan Goals, Policies and Programs Resources Water Resources Policy 1.3.2-4: *Discretionary development shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.*

The proposed project consists of the continued operation and maintenance of a wireless communications facility and the addition of upgraded equipment to the facility. Water is not required to operate and maintain the site. There will be no change in the area of impervious surfaces. Thus, there would be no impacts to the quality or quantity of water resources.

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

- 3. Ventura County General Plan Goals, Policies and Programs 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.

Oak Park Area Plan Policy 1.4.2-1: *Discretionary development and grading which will significantly obscure or degrade public views of the natural ridgelines shall be prohibited.*

The project site is located on a ridgeline overlooking the community of Oak Park. The project lease area is not located in a scenic resource protection overlay zone. However the project site is visible from public viewing locations. Lindero Canyon Road and Oak Canyon Community Park are within 1.2 miles of the project site. The proposed slim-line monopole will be painted a dark green color that matches the existing AT&T Wireless (CUP No. 4545 & LU04-0111) pole adjacent to subject Sprint wireless communication facility. The proposed panel antennas located on the water tank will be painted an earth tone color to match the existing water tank (Exhibit 4, Condition No. 17). In addition, the project site is located more than 700 feet from public viewing places along Kilburn Court. The proposed changes in the existing facility would not substantially alter public views of visual resources.

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

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

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

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

5. Ventura County General Plan Goals, Policies and Programs Fire Hazards
Policy 2.13.2-1: *All applicants for discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.*

Ventura County General Plan Goals, Policies and Programs Fire Hazards
Policy 2.13.2-3: *All discretionary permits in fire hazard areas shall be conditioned to*

include fire-resistant vegetation, cleared firebreaks, or a long-term comprehensive fuel management program as a condition of approval. Fire hazard reduction measures shall be incorporated into the design of any project in a fire hazard area.

Ventura County General Plan Goals, Policies and Programs Fire Protection Policy 4.8.2-1: *Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.*

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

Oak Park Area Plan Fire Hazards Policy 2.3.2-1: *Discretionary development permits shall be conditioned to provide adequate water and access for fire fighting purposes as determined by the Fire Protection District.*

Oak Park Area Plan Fire Hazards Policy 2.3.2-2: *Discretionary development in High Fire Hazard areas shall be required to develop landscape plans utilizing fire retardant plant material, cleared areas or other acceptable means of reducing fire hazards consistent with other policies.*

The Ventura County Fire Protection District (VCFPD) has determined that adequate access is available to the project site. In addition, the wireless communications facility does not require water for fire suppression or equivalent system (i.e. fire protection system). Therefore water supply will not be affected as a result of the proposed project.

The VCFPD has also determined that access and response time is adequate, as Fire Station No. 23 is located within five miles of the project site.

The project site is located in a high fire hazard area. Therefore, the VCFPD will require that the applicant shall have all grass or brush adjacent to antennas and equipment enclosures cleared for a distance of 30 feet or to the property line if less than 30 feet. All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project (Exhibit 4, Condition No. 22). With the implementation of this condition, adequate firebreaks are assured.

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

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

The Ventura County Environmental Health Division reviewed the proposed project in regards to the storage of hazardous material within the project site. The Environmental Health Division has required the applicant to store, handle and dispose of any hazardous material in compliance with state law.

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

7. Ventura County General Plan Goals, Policies and Programs Noise Policy

2.16.2-1: *All discretionary development shall be reviewed for noise compatibility with surrounding uses. Noise compatibility shall be determined from a consistent set of criteria based on the standards listed below. An acoustical analysis by a qualified acoustical engineer shall be required of discretionary developments involving noise exposure or noise generation in excess of the established standards. The analysis shall provide documentation of existing and projected noise levels at on-site and off-site receptors, and shall recommend noise control measures for mitigating adverse impacts. (1) Noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that:*

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

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

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

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

facilities are noise generators having Federal and State regulations that preempt local regulations.

Oak Park Area Plan Noise Policy 2.4.2-1: *Development proposals shall be subject to the policies and standards of the Noise Section of the Goals-Policies-Programs of the Ventura County General Plan. Noise levels for noise-sensitive uses proposed to be located near continuous noise sources, and for noise generators proposed to be located near noise-sensitive uses, shall conform to the specific noise standards of said section.*

The nearest sensitive receptor are existing single family dwellings located approximately 448-feet west of the proposed facility lease area. The facility is expected to produce minimal electronic noise with the operation of the proposed electrical equipment located on and adjacent to the water tank. This noise will not be discernable at the nearest residence or exceed County noise standards.

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

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County NCZO (§ 8105-4/§ 8105-5), the proposed use is allowed in the PC 2 and RPD 6 du/c 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 structures that are subject to the development standards of the Ventura County NCZO (§ 8106-1.1) proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	Not Applicable	Yes
Maximum Percentage of Building Coverage	5%	Yes
Front Setback	10 feet	Yes
Side Setback	10 feet	Yes
Rear Setback	6 feet	Yes
Maximum Building Height	35 feet	Yes. Per Section 8106-7.4 of the NCZO, provided that an accessory structure is set back 20 feet from all property lines, it may exceed 15 feet in height, but it shall not exceed the maximum allowed height of the principal

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
		structure unless a discretionary permit is issued pursuant to Article 5.

The proposed wireless communications facility is subject to the special use standards of the Ventura County NCZO (§ 8109-1.2). Table 2 lists the applicable special use standard and a description of whether the proposed project complies with the special use standards.

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
§8109-1.2.1a: In order to develop an RPD project, there must be single ownership or united control of the site, or written consent or agreement of all owners of the subject property for inclusion therein.	Yes. The Triunfo Sanitation District owns the parcel that the facility is located.
§8109-1.2.1b: The landscaping standards of Sec. 8109-0.6 and the parking requirements of Article 8 shall apply in the RPD zone.	Yes. A portion of the project site (facing south) is screened from public view and meets the landscaping requirement. Parking requirements for the site are in compliance with Article 8 of the NCZO.
§8109-1.2.1c: Buildings and circulation systems shall be designed so as to be integrated with the natural topography where feasible, and to encourage the preservation of trees and other natural features.	Yes.
§8109-1.2.1d: Mechanical heating and cooling equipment shall be screened from public view.	Yes.
§8109-1.2.1e: Minimum project density must be equal to at least 60 percent of that permitted by the zoning designation on the project site.	Yes.
§8109-1.2.2: Setback Regulations for RPD Zones	Yes.
a. Minimum setback from any public street: ten feet.	
b. Minimum setback from a rear lot line: ten feet.	
c. Minimum distance between structures that are separated by a side lot line and do not share a common wall: six feet.	
d. Sum of side yards on any lot: minimum six feet.	
e. Entrances to garages and carports shall be set back a minimum of 20 feet from any public street from which they take direct access in order to prevent vehicle overhang onto sidewalks. (AM. ORD. 3730 - 5/7/85)	
f. Detached accessory garages and carports may be constructed along side and rear property lines on commonly-owned land, provided that required setbacks	

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
from public streets are maintained.	
§8109-1.2.3 Circulation a. To minimize street and utility networks; b. To provide a pedestrian walking and bicycle path system throughout the common areas, which system(s) should interconnect with circulation systems surrounding the development; c. To discourage through-traffic in neighborhoods by keeping intersections to a minimum and by the creation of discontinuities such as curvilinear streets, cul-de-sacs and the like; and d. To facilitate solar access by orienting neighborhood streets along an east/west axis, except where this is precluded by the natural topography and drainage patterns.	Not Applicable

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP pursuant to § 8111-1.2.1.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [§ 8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [§ 8111-1.2.1.1.b].**

The proposed facility would be designed as a 53-foot tall slim-line monopole with an antenna and RRH attached at the 25-foot level of the water tank. Although the slim-line monopole would be partially visible from Lindero Canyon Road and Oak Canyon Community Park, the proposed panel antennas located on the water tank will be painted an earth tone color to match the existing water tank. The proposed slim-line monopole shall be painted a dark green color that matches the existing AT&T Wireless (CUP No. 4545 & LU04-0111) pole adjacent to subject Sprint wireless communication facility. In addition, landscape screening

will continue to soften the view of the facility from public views south of the facility. The facility will continue to blend in with the surrounding landscape after the applicant performs periodic brush removal.

The nearest single family dwelling to the site is located 448-feet west of the proposed facility lease area. Given this distance, the topography of the area, the design of the facility, the level of existing utility development on the site, and the minimal changes proposed, the facility will continue to be compatible with the surrounding development.

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

3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [§ 8111-1.2.1.1.c].

The proposed project involves the continued operation of an existing wireless communication facility. The proposed wireless communications facility would not involve the storage of hazardous materials. No obnoxious or harmful adverse effects on neighboring properties or uses have been identified that would result from the proposed project. Additionally, the applicant will be required (Exhibit 4, Condition Nos. 14 & 15) to include a contact person for the timely resolution of complaints.

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

4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [§ 8111-1.2.1.1.d].

The proposed wireless communications facility is designed to visually blend in with the existing water tank and surrounding vegetation. Although the proposed wireless communications facility use would generate some noise, the noise would be minor and not discernible from the nearest sensitive receptor. No hazardous materials will be generated or stored on the site.

Installation of this facility would provide additional convenience to the public with improved wireless communication. No aspect of this facility has been identified that would be detrimental to the public health, safety or welfare.

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

5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [§ 8111-1.2.1.1.e].

The proposed facility would be designed as a 53-foot tall slim-line monopole with an antenna and RRH attached to the existing water tank at the 25-foot level. Although the slim-line monopole would be partially visible from Lindero Canyon Road and Oak Canyon Community Park, the panel antennas proposed to be attached to the water tank will be painted the color of the existing water tank (i.e. a tan color) so as to blend in with the surrounding landscape. The proposed slim-line monopole will be painted a dark green color that matches the existing AT&T Wireless (CUP No. 4545 & LU04-0111) pole adjacent to subject Sprint wireless communication facility. In addition, landscape screening will continue to soften the view of the facility from public views south of the facility. The facility will continue to blend in with the surrounding landscape after the applicant performs periodic brush removal.

The nearest single family dwelling to the site is located 448-feet west of the proposed facility lease area. Given this distance, the topography of the area, the design of the facility, the level of existing utility development on the site, and the minimal changes proposed, the facility will be compatible with the surrounding development.

Based on the existing open space zoning of the hilltop site and the developed residential community that surrounds this hill, a change in future land use in this area is not foreseeable at this time.

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

6. The proposed development will occur on a legal lot [§ 8111-1.2.1.1f].

The subject parcel is a legal lot pursuant to a Preliminary legal lot determination, dated November 2, 1993. The parcel was legally created as of Tract Map No. 4071, lot 104, MR 77.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§ 65091), and Ventura County NCZO (§ 8111-3.1). The Planning Division mailed notice to owners of property within 300 feet of the

property on which the project site is located and placed a legal ad in the *Ventura County Star*. As of the date of this document, no public comments have been received.

On April 28, 2015, the Oak Park Municipal Advisory Committee (MAC) considered the proposed project and recommended approval of the project provided that the applicant obtain the support of the Morrison Estates Home Owners Association regarding the height and color of facility in relation to scenic resources.

On May 19, 2015, the Morrison Estates Home Owners Association recommended approval of the proposed project provided that the proposed slim-line pole be painted a green color to match the existing AT&T Wireless pole and that the conditions of approval include language to limit the numbers of cars on the cul-de-sac (Kilburn Court) during the construction period for the site. Condition of approval No. 17 requires the applicant to paint the proposed slim-line pole a dark green color to match the existing AT&T Wireless (CUP No. 4545 & LU04-0111) pole adjacent to subject facility. Kilburn Court is a public road. Therefore, the County cannot place limitations on the number of cars on the cul-de-sac during construction of the wireless communications facility.

H. RECOMMENDED ACTIONS

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


1. **CERTIFY** that the Director has reviewed and considered this staff report and all exhibits thereto, 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 and Section 15303 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a modified CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** modified CUP No. PL15-0019, 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 10th day falls on a weekend or

holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Kristina Boero at (805) 654-2467 or kristina.boero@ventura.org.

Prepared by:



Kristina Boero, Case Planner
Commercial & Industrial Permits Section
Ventura County Planning Division

Reviewed by:



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

EXHIBITS

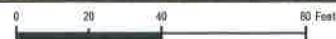
- Exhibit 2 - Aerial Location, General Plan and Zoning Designations, and Land Use Maps
- Exhibit 3 - Plans and Photo Simulations
- Exhibit 4 - Conditions of Approval



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 06/11/2015
source: Pictometry®, February 2015

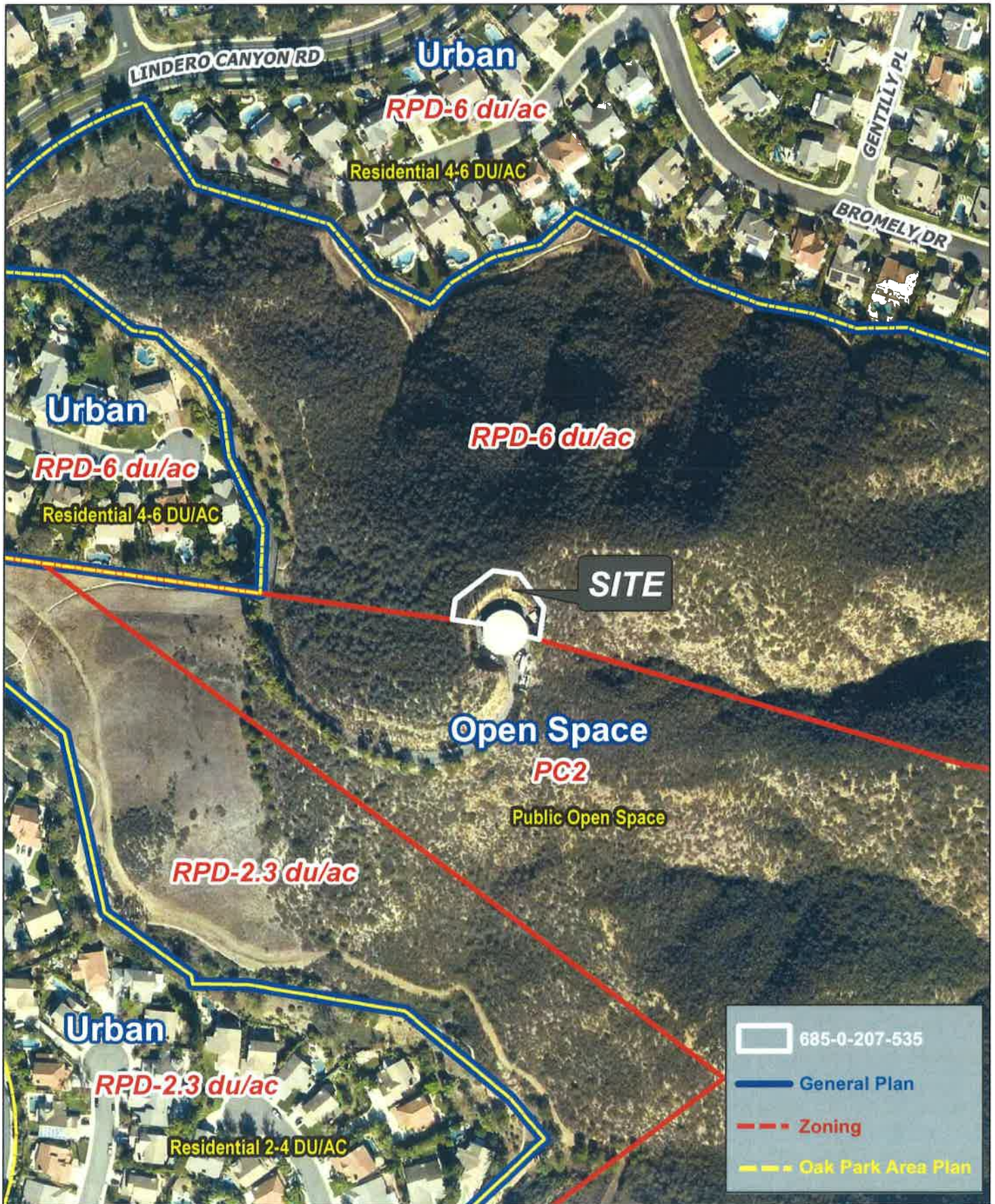


County of Ventura
Planning Director Hearing
PL15-0019
**Exhibit 2 – Aerial Location, General Plan,
Zoning Designations, Land Use Maps**



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 06/11/2015
Source: Pictometry®, February 2015



County of Ventura
Planning Director Hearing
PL15-0019
Land Use Aerial Map

Disclaimer: This map was created by the Ventura County Resource Management Agency Information Systems, 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 thereon.



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SITE INFORMATION

PROPERTY OWNER:

TRIUNFO SQUATATION DISTRICT
1001 PARKIDGE DRIVE #100
VENTURA, CALIFORNIA 93003

SITE ADDRESS:

4997 KILBURN COURT
OAK PARK, CALIFORNIA 91362
VENTURA COUNTY

GEOGRAPHIC COORDINATES:

LATITUDE: 34° 13' 21.04" N (34.18940000)
LONGITUDE: 118° 48' 40.215" W (-118.78006112)

ZONING JURISDICTION:

COUNTY OF VENTURA

APN:

685-0-207-535

ZONING DISTRICT:

RPD-G, MC2

POWER COMPANY:

SOUTHERN CALIFORNIA Edison
PHONE: (800) 655-4550

AAV PROVIDER:

AT&T

SPRINT CONSTRUCTION MANAGER:

SPRINT
330 COMMENCE SUITE 100
IRVINE, CALIFORNIA 92602

EQUIPMENT SUPPLIER:

TBD

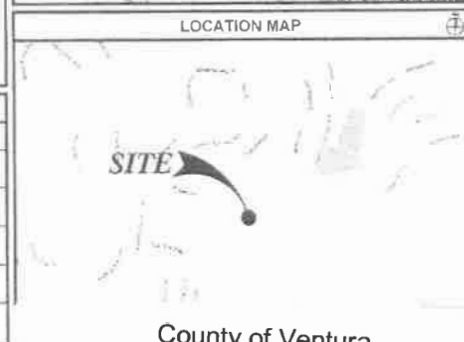
TOWER OWNER:

CROWN CASTLE
36 TECHNOLOGY DRIVE, SUITE 250
IRVINE, CALIFORNIA 92618

SIGNATURE BLOCK

APPROVAL	SIGNATURE	DATE
PROJECT MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		
SITE ACQUISITION		
PROPERTY OWNER		

PROPOSED TOWER INFORMATION PENDING CROWN CASTLE STRUCTURAL REVIEW.



PROJECT:

2.5 EQUIPMENT DEPLOYMENT

SITE NAME:

OAK PARK

SITE CASCADE:

VR03XC062

CROWN BU:

881024

SITE ADDRESS:

4997 KILBURN COURT
OAK PARK, CALIFORNIA 91362

SITE TYPE:

OUTDOOR EQUIPMENT
53'-5" MONOPOLE & 28'-11" WATER TANK

PROJECT DESCRIPTION

- INSTALL (1) 2.5 EQUIPMENT IN EXISTING CABINET
- INSTALL (3) PANEL ANTENNAS
- INSTALL (3) RRH'S ON TOWER
- INSTALL (1) FIBER CABLE
- INSTALL (1) STRING OF BATTERIES WITHIN EXISTING CABINET
- REMOVE (1) MONOPOLE
- INSTALL (1) MONOPOLE

APPLICABLE CODES

* ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH 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
2. 2013 CALIFORNIA BUILDING CODE
3. 2013 CALIFORNIA ELECTRIC CODE
4. 2013 CALIFORNIA MECHANICAL CODE
5. 2013 CALIFORNIA PLUMBING CODE
6. 2013 CALIFORNIA FIRE CODE
7. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
8. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 110309.



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SHEET INDEX

SHT NO:	SHEET TITLE:	REV:	ARCHITECT:
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E-1	GROUNDING DETAILS	A	JRA
E-2	DC POWER DETAILS & PANEL SCHEDULES	A	JRA

Sprint

330 Commence, Suite 100
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Attn: Data Development

PLANS PREPARED BY:



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REVISION:

NO.	DESCRIPTION	DATE	BY	REV.
1		08/11/11	JRA	1
2				
3				
4				
5				

SITE NAME:

OAK PARK

SITE CASCADE:

VR03XC062
(881024)

SITE ADDRESS:

4997 KILBURN COURT
OAK PARK, CALIFORNIA 91362
VENTURA COUNTY

SHEET DESCRIPTION:

TITLE SHEET

0-25' = 1" (AS SHOWN)

T-1

County of Ventura
Planning Director Hearing
PL15-0019
Exhibit 3 – Plans and Photo
Simulations

BATTERY INFORMATION / NOTES:

BATTERY TYPE: RECOMBINATION BATTERIES, VULTE REGULATED
BATTERY MFG: ALGATEL-LUCENT/CAST PDKM MANUFACTURING
MODEL NUMBER: 12AVH-1A5ET
ELECTROLYTE CONTENT PER BATTERY: 2.17 GALLONS
ELECTROLYTE HAZARD CLASSIFICATION PER 113 C.F.C. (H7X SULFURIC ACID): CORROSIVE
NUMBER OF EXISTING BATTERIES: 16/BATTERY CABINET
NUMBER OF EXISTING BATTERIES TO REMAIN: 16 BATTERIES
TOTAL EXISTING ELECTROLYTES (2.17 X 16): 34.72 GALLONS/BATTERY CABINET

FIRE DEPARTMENT NOTES:

1. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE.
2. A CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE.
3. A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.
4. 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:

CLASS 1 WATER REACTIVE LIQUID
 TOXIC LIQUID
 CORROSIVE LIQUID
 OTHER HEALTH HAZARDOUS LIQUID
5. AN APPROVED METHOD FOR NEUTRALIZATION OF A SPILL IS ONLY REQUIRED FOR SYSTEMS HAVING MORE THAN 50 GALLONS OF ELECTROLYTES PER 2013 C.F.C. 608.1.
6. BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS.
7. LOCATIONS AND CLASSIFICATIONS OF EXHAUSTERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO APPROVAL OF THE INSPECTOR.
8. 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.
9. EXIT DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
10. ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.
11. 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.
12. REQUIRED SIGNAGE SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, APPLICABLE TYPES FROM EXAMPLES SHOWN HEREIN; SEE DETAILS 1, 2 AND 3.

BATTERY INFORMATION

SCALE: N.T.S.

1



REQUIRED NFPA SIGNAGE

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

**SITE NUMBER: VR03XC062
SITE NAME: OAK PARK**

SITE IDENTIFICATION SIGNAGE

SCALE: N.T.S.

2

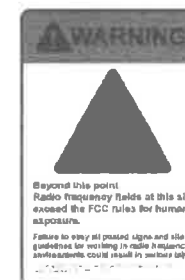
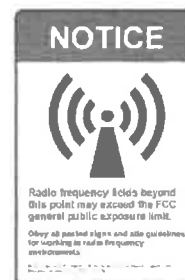
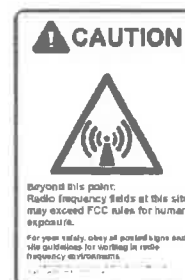


**DANGER
HAZARDOUS
MATERIAL
STORAGE AREA**

HAZARDOUS MATERIAL SIGNAGE

SCALE: N.T.S.

3



RF SIGNAGE

SCALE: N.T.S.

4

Sprint
 330 Commercial, Suite 100
 Irvine, California 92614
 All Site Communications

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REVISION	DESCRIPTION	DATE	BY	REV
REV. 001		08/11/14	JB	1

SITE NAME:
 OAK PARK

SITE NUMBER:
 VR03XC062
 (881024)

SITE ADDRESS:
 4997 KILBURN COURT
 OAK PARK, CALIFORNIA 91362
 VENTURA COUNTY

SHEET DESCRIPTION:
 SIGNAGE & BATTERY
 INFORMATION

SHEET NUMBER:
 T-2

SECTION 01 100 - SCOPE OF WORK

THE WORK SHALL COMPLY WITH ALL APPLICABLE ADOPTED CODES AND STANDARDS, 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.

SITE FAMILIARITY:
CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

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.

CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

- A. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- B. CONTRACTOR SHALL NOTIFY SPRINT CONSTRUCTION MANAGER OF ANY VARIATIONS PRIOR TO PROCEEDING WITH THE WORK. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- C. MARK THE FIELD SET OF DRAWINGS IN RED, DOCUMENTING ANY CHANGES FROM THE CONSTRUCTION DOCUMENTS.

METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION

CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN:

- A. COAX COLOR CODING SWEETS AND FIBER TESTING TS-0200 AND EL-0506
- B. CABLE LABELING EN-2012-00
- C. APPLICABLE INSTALLATION MOPS IDENTIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS

SECTION 01 200 - COMPANY FURNISHED MATERIAL AND EQUIPMENT

- A. COMPANY FURNISHED MATERIAL AND EQUIPMENT IS IDENTIFIED ON THE RF DATA SHEET IN THE CONSTRUCTION DRAWINGS.
- B. CONTRACTOR IS RESPONSIBLE FOR SPRINT PROVIDED MATERIAL AND EQUIPMENT TO ENSURE IT IS PROTECTED AND HANDLED PROPERLY THROUGHOUT THE CONSTRUCTION DURATION.
- C. CONTRACTOR IS RESPONSIBLE FOR RECEIPT OF SPRINT FURNISHED EQUIPMENT AT CELL SITE OR CONTRACTOR'S LOCATION. CONTRACTOR TO COMPLETE SHIPPING AND RECEIPT DOCUMENTATION IN ACCORDANCE WITH COMPANY PRACTICE.

SECTION 01 300 - CELL SITE CONSTRUCTION

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

SITE CLEAN-UP:
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.

SECTION 01 400 - SUBMITTALS & TESTS

ALTERNATES:
AT THE COMPANY'S REQUEST, ANY ALTERNATIVES TO THE MATERIALS OR METHODS SPECIFIED SHALL BE SUBMITTED TO SPRINT'S CONSTRUCTION MANAGER FOR APPROVAL. SPRINT WILL REVIEW AND APPROVE ONLY THOSE REQUESTS MADE IN WRITING; NO VERBAL APPROVALS WILL BE CONSIDERED.

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:
1. COAX SWEEPS AND FIBER TESTS PER TS-0200 REV 4 ANTENNA LINE ACCEPTANCE STANDARDS
 2. AZL, AZIMUTH AND DOWNTILT: PROVIDE AN AUTOMATED REPORT UPLOADED TO SITERA USING A COMMERCIAL MADE-FOR-THE-PURPOSE ELECTRONIC ANTENNA ALIGNMENT TOOL (EAT). INSTALLED AZIMUTH, CENTERLINE AND DOWNTILT MUST CONFORM WITH RF CONFIGURATION DATA.
 3. 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.
- C. REQUIRED CLOSEOUT DOCUMENTATION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
1. AZIMUTH, DOWNTILT, AZL FROM SUNSHINE INSTRUMENTS - ANTENNA ALIGNMENT TOOL (AAT).
 2. SWEEP AND FIBER TESTS.
 3. SCALABLE BARCODE PHOTOGRAPHS OF TOWER TOP AND INACCESSIBLE SERIALIZED EQUIPMENT.
 4. ALL AVAILABLE JURISDICTIONAL PERMIT AND OCCUPANCY INFORMATION.
 5. PDF SCAN OF REDLINES PRODUCED IN FIELD.
 6. A PDF SCAN OF REDLINE MARK-UPS SUITABLE FOR USE IN ELECTRONIC AS-BUILT DRAWING PRODUCTION.
 7. LIEN WAIVERS.
 8. FINAL PAYMENT APPLICATION.
- D. REQUIRED FINAL CONSTRUCTION PHOTOS
10. CONSTRUCTION AND COMMISSIONING CHECKLIST COMPLETE WITH NO DEFICIENT ITEMS.
11. APPLICABLE POST-NOP TASKS INCLUDING DOCUMENT UPLOADS COMPLETED IN SITERA (SPRINT'S DOCUMENT REPOSITORY OF RECORD).
12. CLOSED-OUT PHOTOGRAPHS AND CLOSEOUT CHECKLIST; SPRINT WILL PROVIDE SEPARATE GUIDANCE.

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 FIBER CABLE.

ANTENNAS AND RRU'S:
THE NUMBER AND TYPE OF ANTENNAS AND RRU'S TO BE INSTALLED IS DETAILED ON THE CONSTRUCTION DRAWINGS.

HYBRID CABLE:
HYBRID CABLE WILL BE DC/FIBER AND FURNISHED FOR INSTALLATION AT EACH SITE. CABLE SHALL BE INSTALLED PER THE CONSTRUCTION DRAWINGS AND THE APPLICABLE MANUFACTURER'S REQUIREMENTS.

JUMPERS AND CONNECTORS:
FURNISH AND INSTALL 1/2" COAX JUMPER CABLES BETWEEN THE RRU'S AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLD 12-50, OR S40, OR FFL S40. 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. MIN. LENGTH FOR JUMPER SHALL BE 10'-0".

REMOTE ELECTRONIC TEST (RET) CONE:

MISCELLANEOUS:
INSTALL SPLITTERS, COMBINERS, FILTERS PER RF DATA SHEET, FURNISHED BY SPRINT.

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

- A. THE CONTRACTOR SHALL POSITION THE ANTENNA ON TOWER PIPE MOUNTS SO THAT THE BOTTOM STRUT IS LEVEL. THE PIPE MOUNTS SHALL BE PLUMB TO WITHIN 1 DEGREE.
- B. ANTENNA MOUNTING REQUIREMENTS: PROVIDE ANTENNA MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS.
- C. ANTENNA MOUNTING REQUIREMENTS: 6" EDGE TO EDGE MINIMUM SPACING FROM 1800MHZ NETWORK VISION ANTENNA AND 30" EDGE TO EDGE MINIMUM SPACING FROM 800MHZ NETWORK VISION ANTENNA.

HYBRID CABLE INSTALLATION:

- A. THE CONTRACTOR SHALL ROUTE, TEST AND INSTALL ALL 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: ALL CABLES SHALL BE INSTALLED INSIDE MONOPOLE WITH CABLE SUPPORT CRIPS AS REQUIRED BY THE MANUFACTURER.
 2. FASTENING INDIVIDUAL FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MEDUSA), WITHIN THE MOUNTS CABINET AND ANY INTERMEDIATE DISTRIBUTION BOXES:
 - a. FIBER: SUPPORT FIBER BUNDLES USING 1/2" VELCRO STRAPS OF THE REQUIRED LENGTH AT 18" O.C. STRAPS SHALL BE UV GL AND WATER RESISTANT AND SUITABLE FOR INDUSTRIAL INSTALLATIONS AS MANUFACTURED BY TETOL OR APPROVED EQUAL.
 - b. DC: SUPPORT DC BUNDLES WITH ZIP TIES OF THE ADEQUATE LENGTH. ZIP TIES TO BE UV STABILIZED, BLACK NYLON, WITH TENSILE STRENGTH AT 12,000 PSI AS MANUFACTURED BY HELCO PRODUCTS OR EQUAL.
 3. FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE ARMS OR HEAD FRAMES USING STAINLESS STEEL TIE WRAPS OR STAINLESS STEEL BUTTERFLY CLIPS.
4. CABLE INSTALLATION:
- a. INSPECT: CABLE PRIOR TO USE FOR SHIPPING DAMAGE, NOTIFY THE CONSTRUCTION MANAGER.
 - b. CABLE ROUTING: CABLE INSTALLATION SHALL BE PLANNED TO ENSURE THAT THE LINES WILL BE PROPERLY ROUTED IN THE CABLE ENVELOP AS INDICATED ON THE DRAWINGS, AVOID TWISTING AND CROSSTOVS.
 - c. HOIST CABLE USING PROPER HOISTING GRIPS. DO NOT EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM BEND RADIUS.
5. GROUNDING OF TRANSMISSION LINES: ALL TRANSMISSION LINES SHALL BE GROUNDED AS INDICATED ON DRAWINGS.
6. HYBRID CABLE COLOR CODING: ALL COLOR CODING SHALL BE AS REQUIRED IN TS 0200 REV 4.
7. HYBRID CABLE LABELING: INDIVIDUAL HYBRID AND DC BUNDLES SHALL BE LABELED ALPHA-NUMERICALLY ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1.

WEATHERPROOFING, OUTDOOR CONNECTIONS AND HYBRID CABLE GROUND AIDS:

- A. ALL FIBER & COAX CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED.
- B. WEATHERPROOFING 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 CDS 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 SLM LOCK CLOSURE 716: SUBSTITUTIONS WILL NOT BE ALLOWED.
 4. **DETAILED FRAME ON JOB SITE IS NOT ACCEPTABLE**

SPRINT 330 Casanova, Suite 100 Irvine, California 92602 At Site Development																																																								
PLANS PREPARED BY: Jeffrey Thomas Associates 123 Casanova Drive, Suite 100 Irvine, California 92602 949.555.1234 (Fax: 949.555.1235)																																																								
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SHEET NUMBER: SP-1																																																								

GENERAL NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. THE EXISTING FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE.
3. THE EXISTING FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITAT. (NO HANDICAPPED ACCESS IS REQUIRED)
4. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION APPROXIMATELY 2 TIMES PER MONTH BY SPRINT TECHNICIANS.
5. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS PROPOSAL.
6. OUTDOOR STORAGE AND WASTE CONTAINERS ARE NOT NEW.
7. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
8. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATION.
9. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION.
10. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
11. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND DRAWINGS PROVIDED BY THE SITE OWNER. SUBCONTRACTOR SHALL NOTIFY SPRINT OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

SITE WORK GENERAL NOTES:

1. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
2. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
3. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
4. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE SITE EQUIPMENT AND TOWER AREAS.
5. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
6. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
7. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER, OWNER AND/OR LOCAL UTILITIES.
8. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
9. THE SUBCONTRACTOR SHALL MAINTAIN COMPLIANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL EROSION CONTROL AND SEDIMENT CONTROL.
10. ADD ELECTRICAL CONNECTIONS IN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED UNDERGROUND TO THE NEAREST UTILITY POLE.
11. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL OF AND PERMIT FROM THE ENVIRONMENTAL AND PUBLIC WORKS MANAGEMENT DEPARTMENT -- ADMINISTRATIVE SERVICES.
12. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL DAMAGED OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK.
13. NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
14. NO RUNOFF SEDIMENT OR WASTE IS ALLOWED IN WATER LEAVING THE SITE.
15. ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST POLE.
16. ALL LABEL, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.



OVERALL SITE PLAN

SCALE: 1" = 120'-0" (1"=60'-0" ON 22"x34" SHEET)

1

PLANS PREPARED FOR:

Sprint

5350 Cornerstone, Suite 100
Irvine, California 92618
Tel: 949.261.1000

PLANS PREPARED BY:



Joffrey Home Associates

1000 Riverstone Drive, Suite 100
Irvine, California 92618
Tel: 949.261.1000

DATE:

BY: PARTNER

CROWN CASTLE

38 Technology Drive, Suite 250
Irvine, California 92618

ENGINEERING LICENSE:

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REVISIONS:

NO.	DESCRIPTION	DATE	BY	REV
1		08-11-14	JHA	1
2				
3				
4				
5				

SITE NAME:

OAK PARK

SITE ADDRESS:

VR03XC062
(881024)

SITE NUMBER:

4997 KILBURN COURT
OAK PARK, CALIFORNIA 91352
VENTURA COUNTY

SHEET DESCRIPTION:

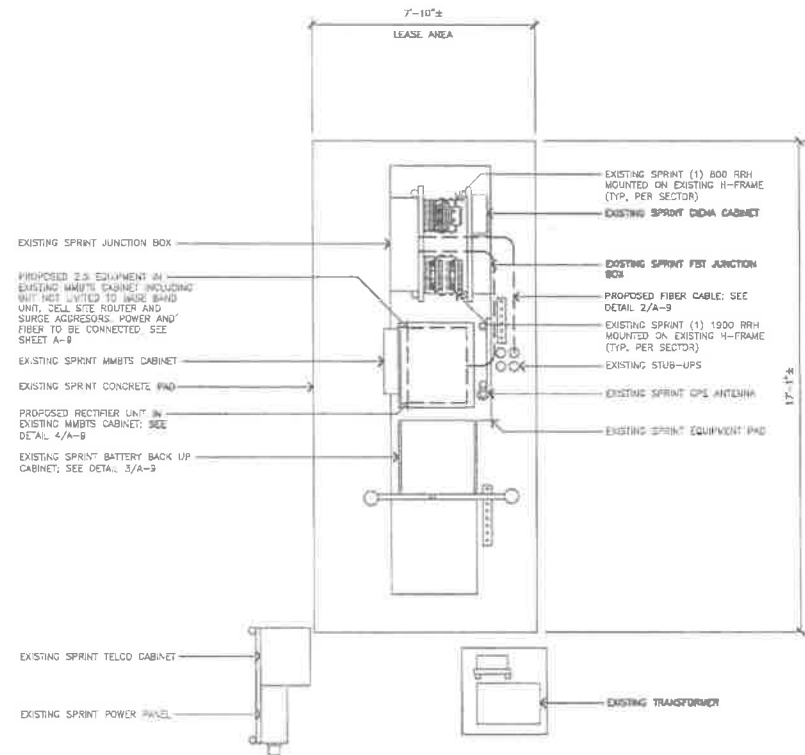
OVERALL SITE PLAN

SHEET NUMBER:

A-1

GENERAL NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

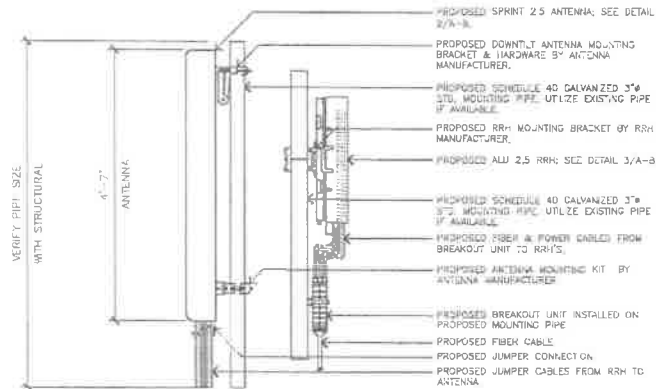


EXISTING EQUIPMENT PLAN

SCALE: 1/4" = 1'-0" (1/2"=1'-0" ON 22"x34" SHEET)

1

PLANS PREPARED FOR Sprint 330 Commerce Street Irvine, California 92602 A/E, Site Development																																														
PLANS PREPARED BY Jra JRA Engineering & Architecture 11111 Main Street, Suite 100 Irvine, California 92618 Tel: 949.261.1111																																														
DATE 																																														
BY 																																														
FOR 																																														
ENGINEERING LICENSE 																																														
DRAWING NOTICE THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.																																														
REVISIONS	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>REV</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	REV																																								
NO.	DESCRIPTION	DATE	BY	REV																																										
SITE NAME OAK PARK																																														
SITE CARRIER VR03XC062 (881024)																																														
SITE ADDRESS 4997 KILBURN COURT OAK PARK, CALIFORNIA 91362 VENTURA COUNTY																																														
SHEET DESCRIPTION EXISTING EQUIPMENT PLAN																																														
SHEET NUMBER A-2																																														



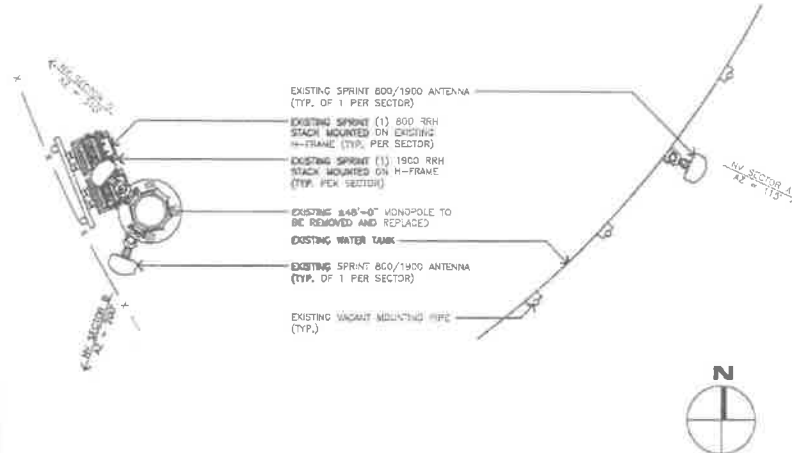
ANTENNA MOUNT DETAIL

SCALE: N.T.S.

1

NOTE:

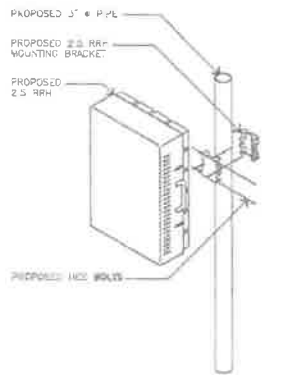
1. ANCHOR BOLTS ON EXISTING MONOPOLE SHALL BE CUT OFF AND GROUND SMOOTH, FLUSH WITH EXISTING FOUNDATION.



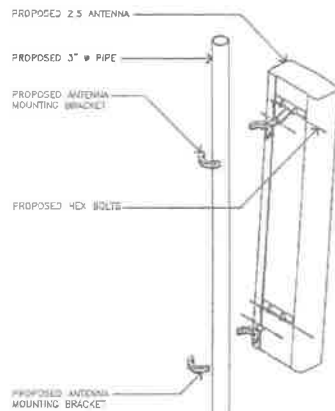
EXISTING ANTENNA & RRH LAYOUT

SCALE: N.T.S.

3



RRH VERTICAL PIV MOUNTING BRACKET/FRAM TILT ASSEMBLY

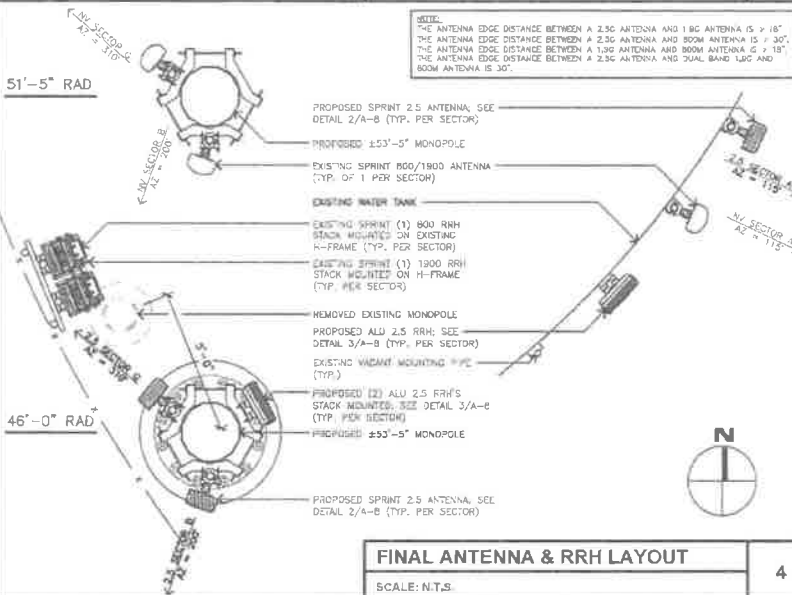


ANTENNA VERTICAL PIV MOUNTING BRACKET/FRAM TILT ASSEMBLY

ANTENNA MOUNTING DETAIL

SCALE: N.T.S.

2



FINAL ANTENNA & RRH LAYOUT

SCALE: N.T.S.

4

PLANS PREPARED FOR

Sprint

536 Camarillo, Suite 100
Irvine, California 92602
AS, Site Development

PLANS PREPARED BY

JRA

Jeffrey Rame Associates

155 Innovation Blvd., Suite 300
Irvine, California 92617
Tel: 949.440.2010 Fax: 949.440.2011

OWNER

LOCAL PARTNER

CROWN CASTLE

38 Technology Drive, Suite 250
Irvine, California 92618

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REVISION	DESCRIPTION	DATE	BY	REV
REV. 001		05.23.14	AL	1

SITE NAME

OAK PARK

SITE ADDRESS

VR03XC062 (881024)

SHEET DESCRIPTION

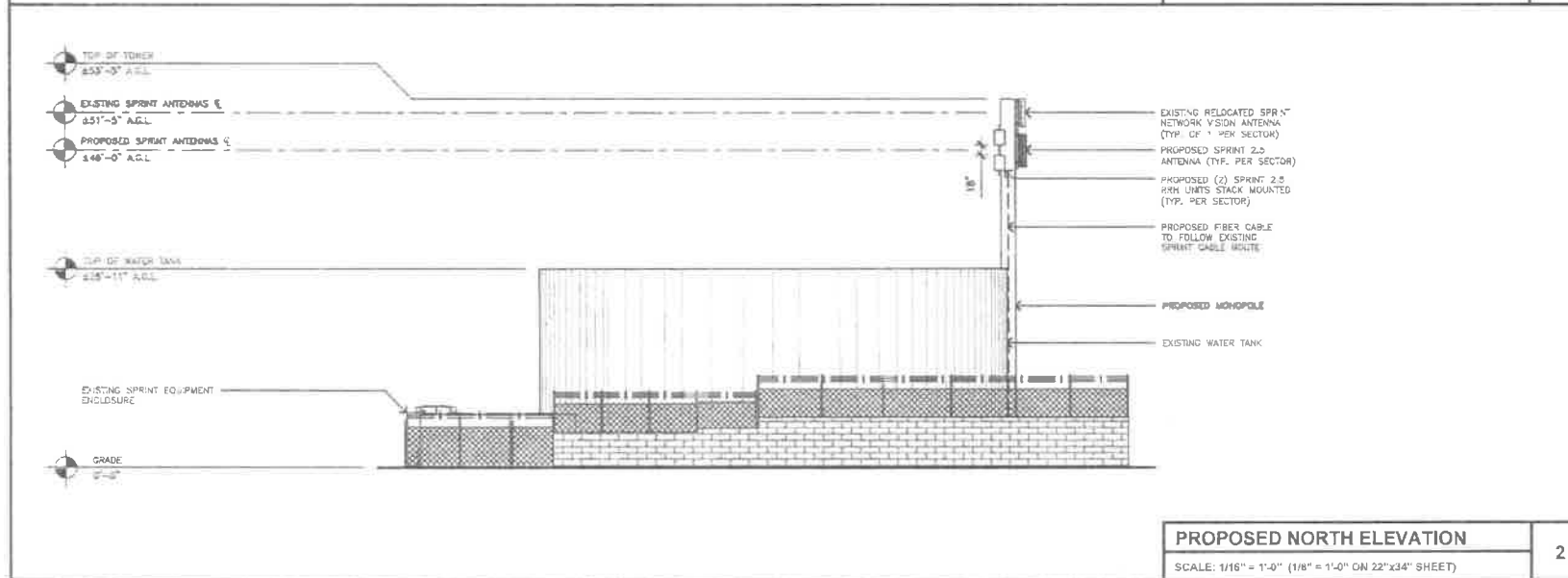
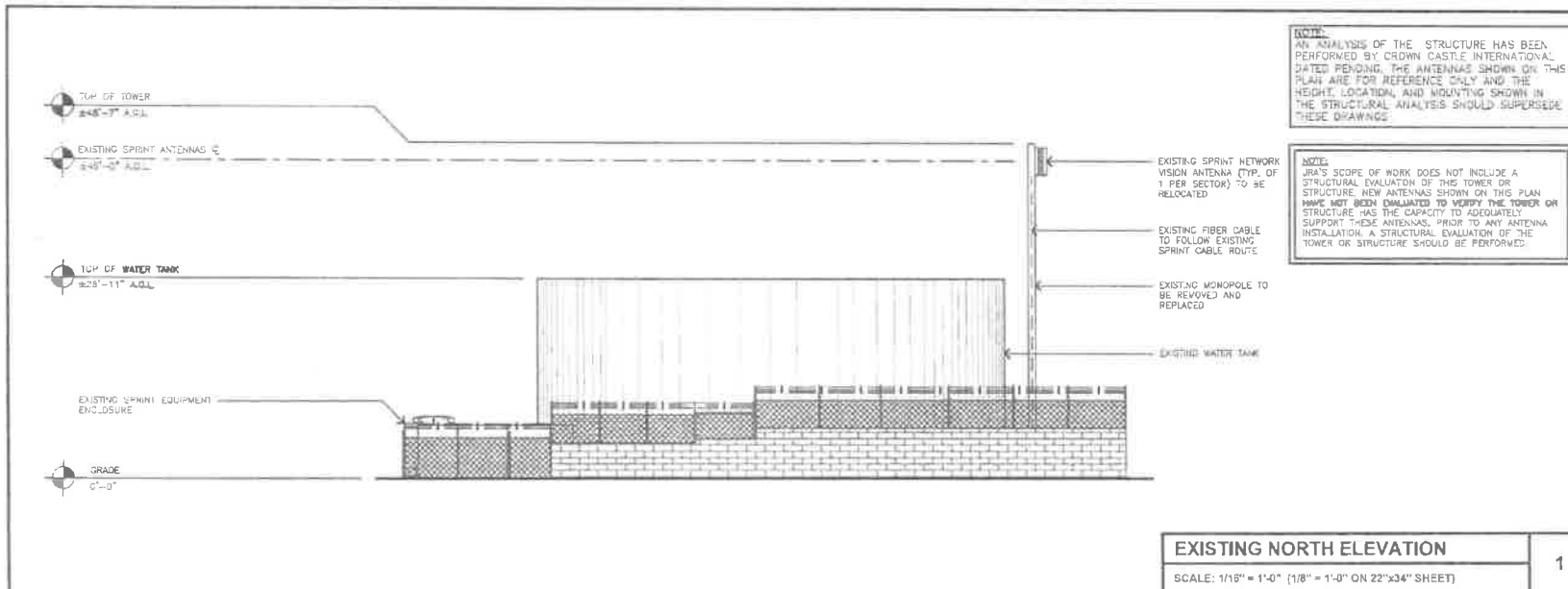
**4997 KILBURN COURT
OAK PARK, CALIFORNIA 91362
VENTURA COUNTY**

SHEET DESCRIPTION

ANTENNA LAYOUT & DETAILS

SHEET NUMBER

A-3



PLANS PREPARED FOR:

Sprint
 330 Concession, Suite 100
 Irvine, California 92612
 At Site Development

PLANS PREPARED BY:

JRA
 Jeffrey R. Associates
 4997 KILBURN COURT, SUITE 100
 OAK PARK, CALIFORNIA 91362
 (805) 866-0000 FAX (805) 866-0001

CCP:

CC PARTNER:

CROWN CASTLE
 38 Technology Drive, Suite 250
 Irvine, California 92618

(ENGINEERING LICENSE)

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REVISIONS		DESCRIPTION	DATE	BY	REV
NOV 07			08-01-07	AM	0

SITE NAME:

OAK PARK

SITE DESIGNATION:

VR03XC062 (881024)

SITE ADDRESS:

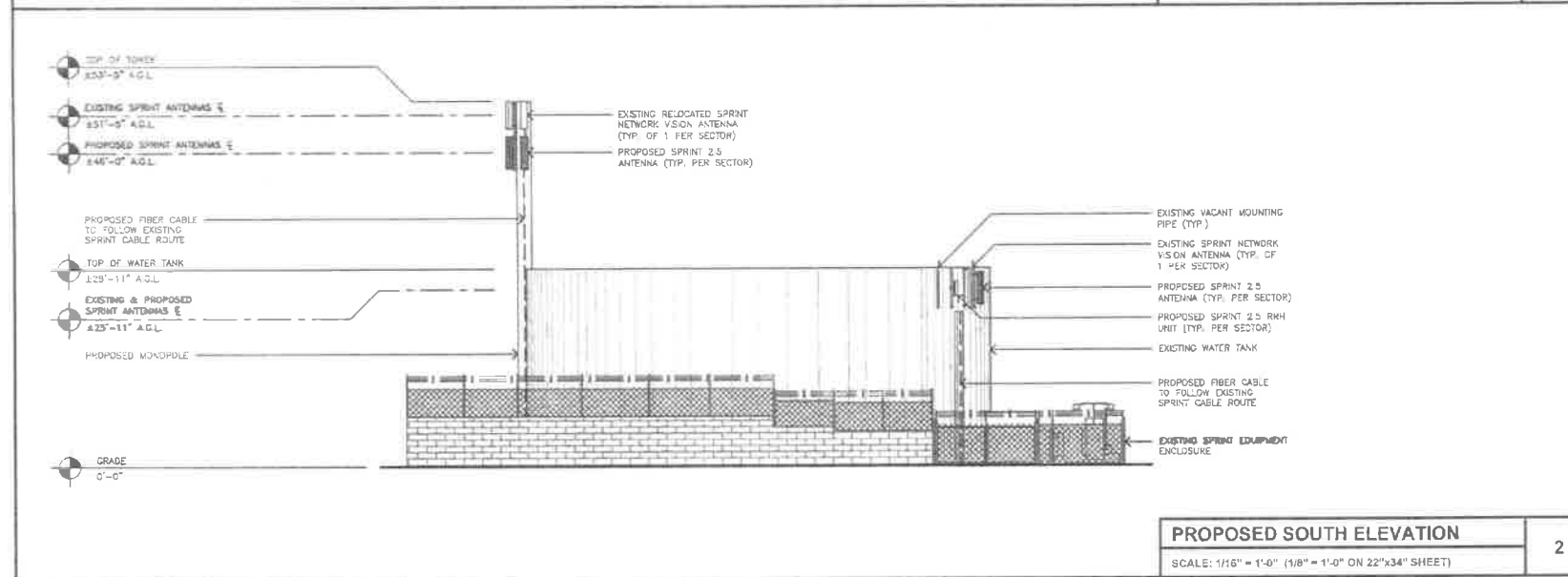
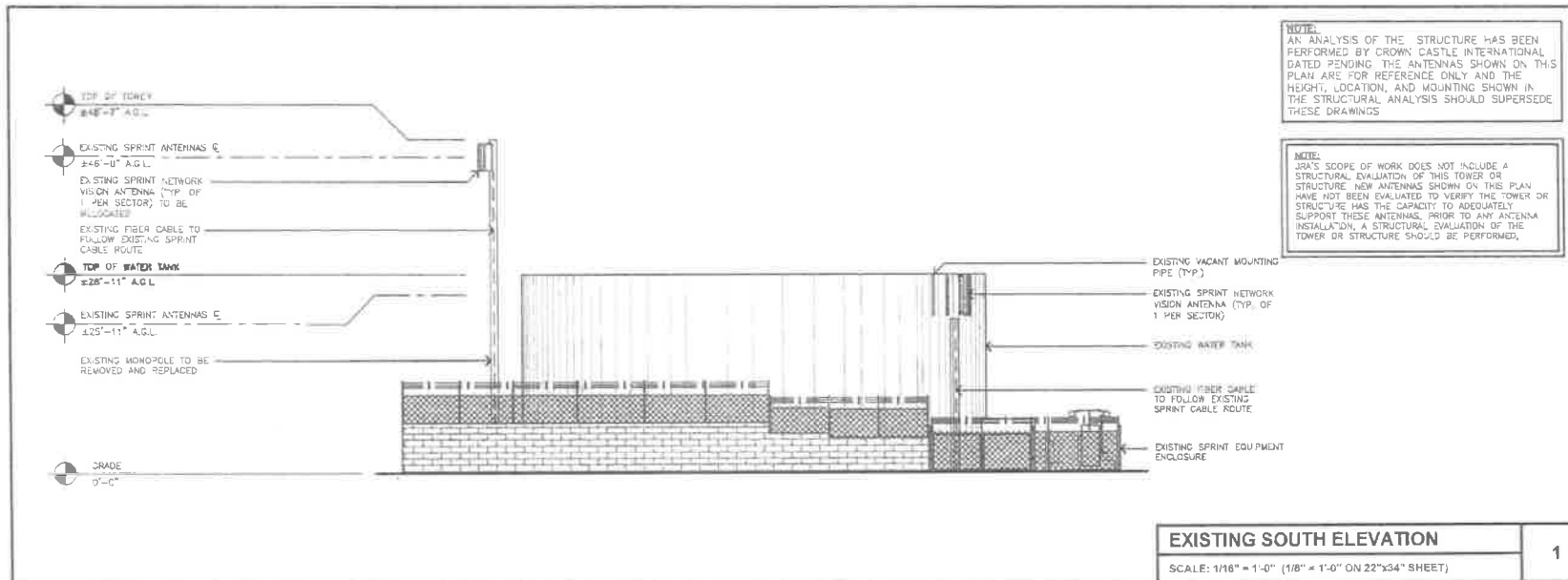
4997 KILBURN COURT
 OAK PARK, CALIFORNIA 91362
 VENTURA COUNTY

SHEET DESCRIPTION:

TOWER ELEVATIONS

SHEET NUMBER:

A-4



NOTE:
AN ANALYSIS OF THE STRUCTURE HAS BEEN PERFORMED BY CROWN CASTLE INTERNATIONAL DATED PENDING THE ANTENNAS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND THE HEIGHT, LOCATION, AND MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHOULD SUPERSEDE THESE DRAWINGS

NOTE:
JRA'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE SHOULD BE PERFORMED.

PLANS PREPARED FOR

Sprint
330 Greenwood, Suite 100
Irvine, California 92602
AZ, Site Development

PLANS PREPARED BY

JRA
Jeffrey R. Anderson, Inc.
25500 Calle Arroyo, Suite 200
Irvine, California 92618
Tel: 949.261.1111 Fax: 949.261.1112

DATE

BY PARTNER

CROWN CASTLE
38 Technology Drive, Suite 250
Irvine, California 92618

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REVISIONS	DESCRIPTION	DATE	BY	REV
REV. 001		08-21-14	JW	1

SITE NAME

OAK PARK

SITE ADDRESS

VR03XC062
(881024)

SITE ADDRESS

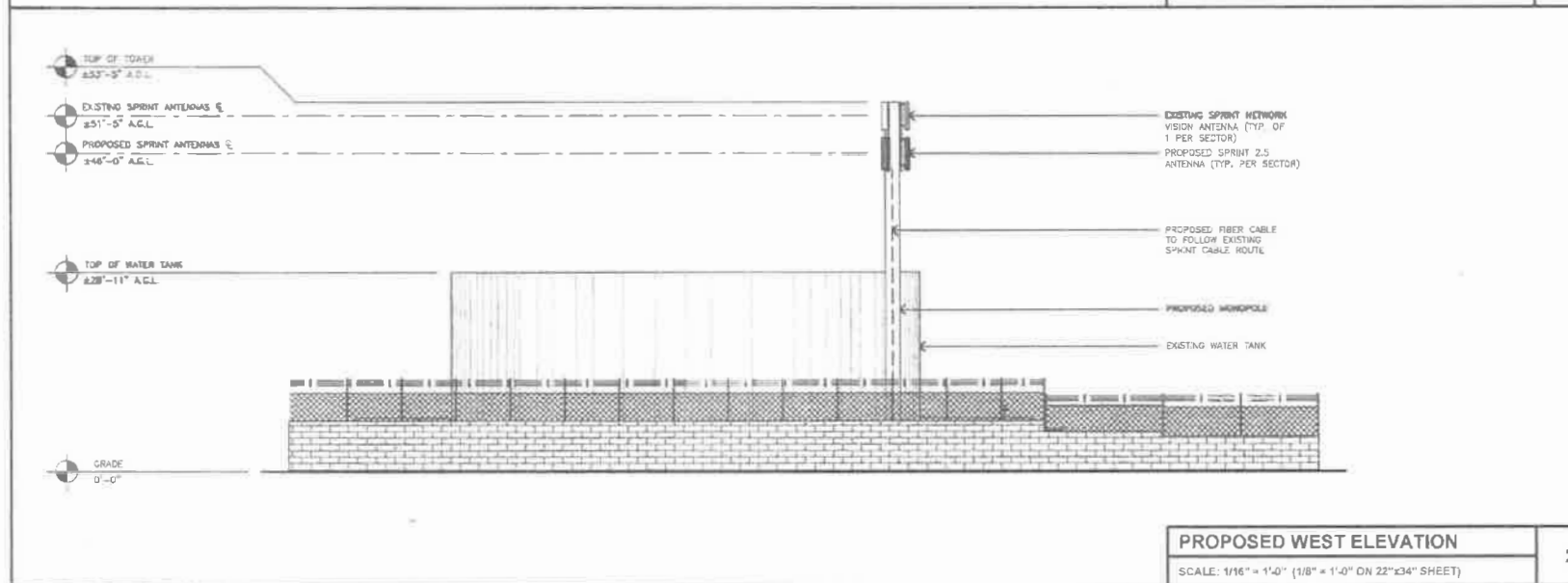
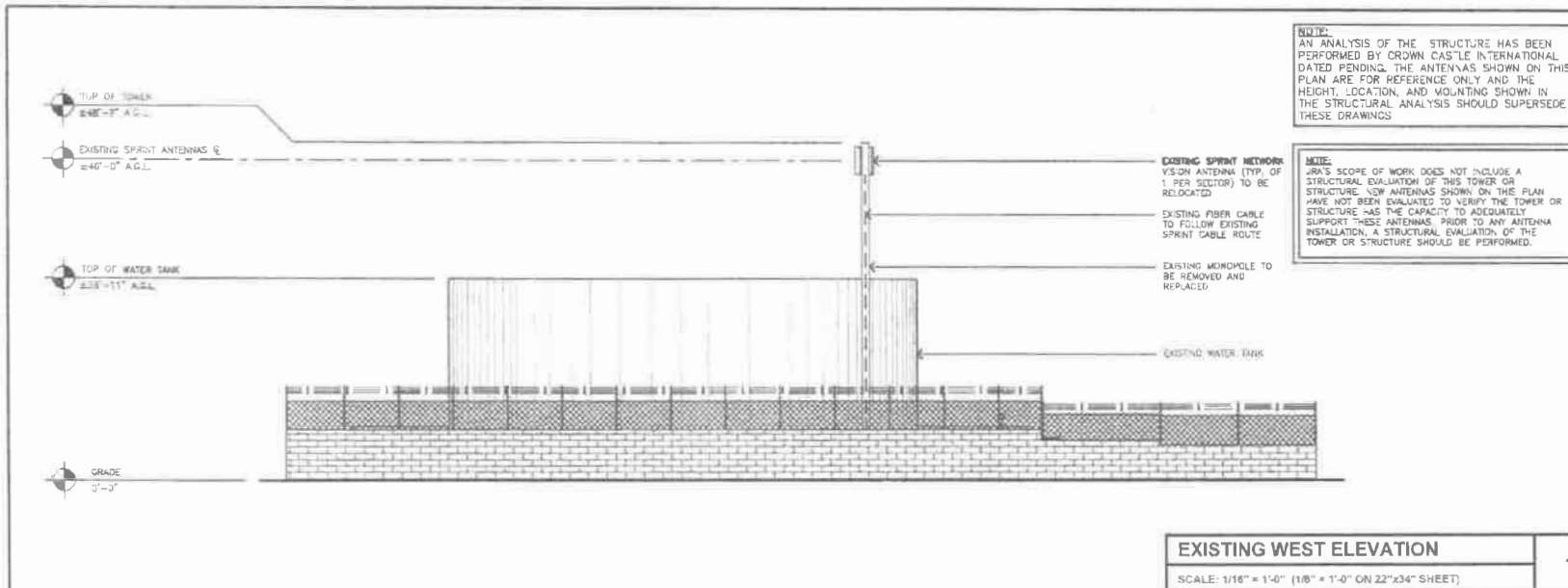
4997 KILBURN COURT
OAK PARK, CALIFORNIA 91362
VENTURA COUNTY

SHEET DESCRIPTION

TOWER ELEVATIONS

SHEET NUMBER

A-4.1



PLANS PREPARED FOR:
Sprint
330 Cornwell, Suite 100
Irvine, California 92602
AS Site Development

PLANS PREPARED BY:
JRA
Jeffrey R. Anderson
200 S. Street, Suite 100
Irvine, California 92602
949.440.2000

SCALE:

ALL MATERIALS:
CROWN CASTLE
38 Technology Drive, Suite 251
Irvine, California 92615

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NO.	DESCRIPTION	DATE	BY	REV.
001	ISSUED	06.01.14	JRA	1

PROJECT NAME:
OAK PARK




PROJECT NUMBER:
VR03XC062
(881024)

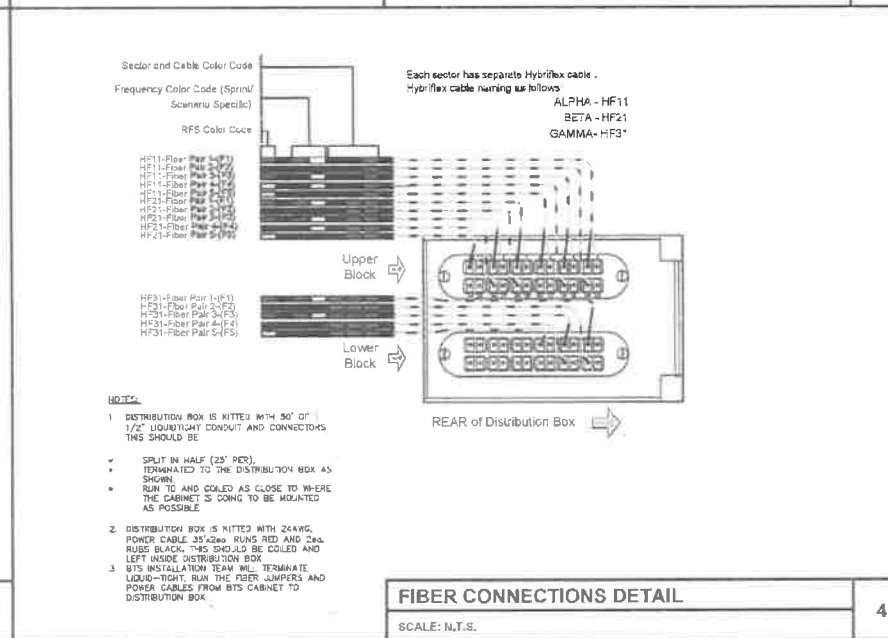
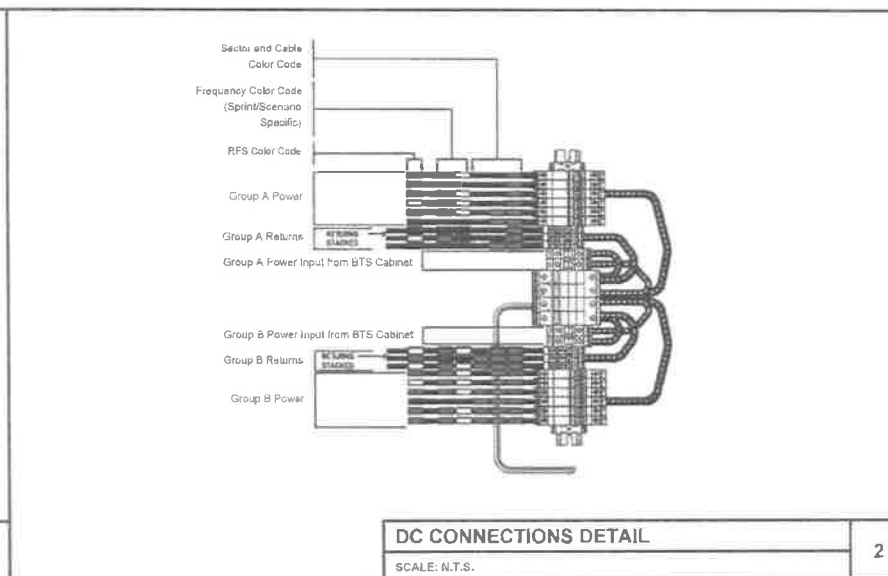
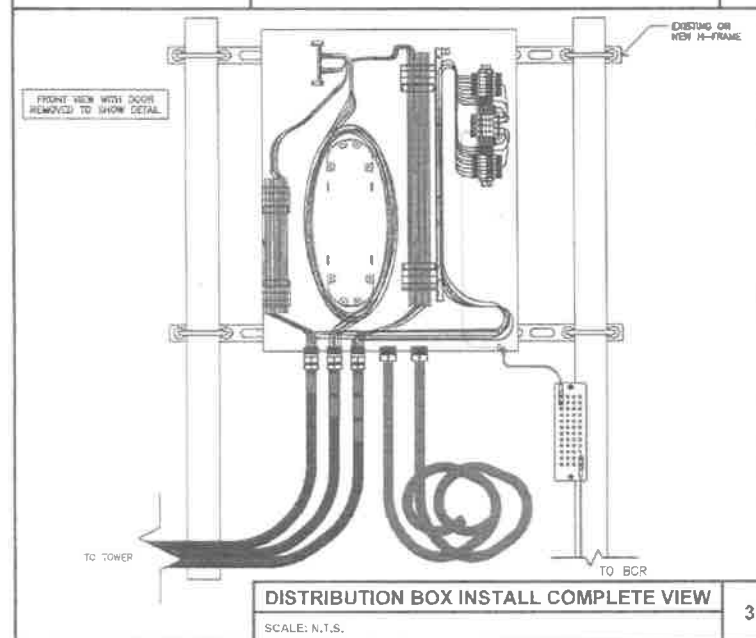
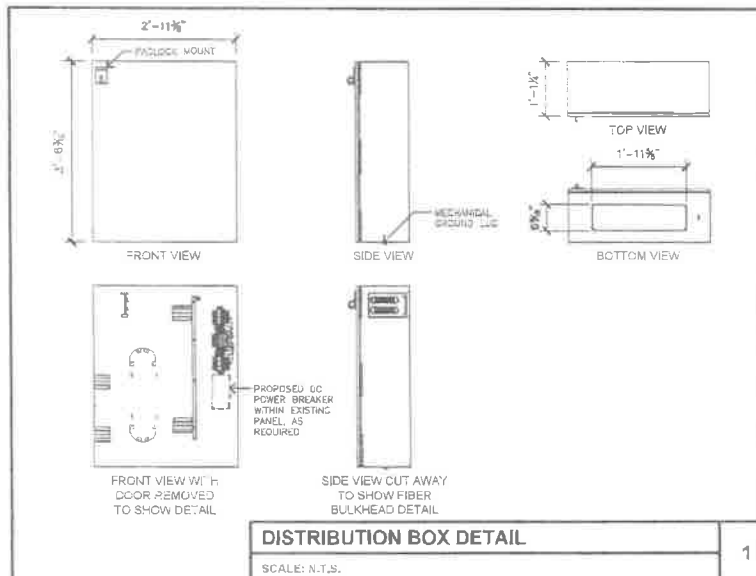
SITE ADDRESS:
4997 KILBURN COURT
OAK PARK, CALIFORNIA 91362
VENTURA COUNTY

SHEET DESCRIPTION:
TOWER ELEVATIONS

SHEET NUMBER:
A-4.3

RF DATA SHEET	1	SHEET NUMBER
SCALE: N.T.S.		A-5

																																																	
330 Commerce, Suite 100 Irvine, California 92602 AS Site Development																																																	
PLANS PREPARED BY <div style="text-align: center;">  Jolley Rowe Associates <small>A JACOBI COMPANY</small> </div> <p style="font-size: small; margin-top: 5px;"> 225 Sweetwater Drive, Suite 800 San Jose, California 95134 Tel: (415) 285-3111 Fax: (415) 285-3113 </p>																																																	
CLIENT 																																																	
TITLE PARTNER <div style="text-align: center;">  <h2 style="margin: 0;">CROWN CASTLE</h2> </div> <p style="text-align: center; font-weight: bold;"> 33 Technology Drive, Suite 250 Irvine, California 92618 </p>																																																	
ENGINEERING LICENSE 																																																	
DISBURSE NOTICE <p style="font-size: x-small; margin: 0;"> THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT. </p>																																																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">PROJECT NO.</th> <th style="width: 40%;">DESCRIPTION</th> <th style="width: 15%;">DATE</th> <th style="width: 10%;">BY</th> <th style="width: 15%;">REV.</th> </tr> </thead> <tbody> <tr> <td>BUR-500</td> <td></td> <td>06/21/04</td> <td>JR</td> <td>4</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					PROJECT NO.	DESCRIPTION	DATE	BY	REV.	BUR-500		06/21/04	JR	4																																			
PROJECT NO.	DESCRIPTION	DATE	BY	REV.																																													
BUR-500		06/21/04	JR	4																																													
SITE NAME <div style="text-align: center; font-size: large;">OAK PARK</div>																																																	
SITE GRADICIE <div style="text-align: center; font-size: large;">VRD3XC06Z (881024)</div>																																																	
SITE ADDRESS <div style="text-align: center;"> 4997 KILBURN COURT OAK PARK, CALIFORNIA 91362 VENTURA COUNTY </div>																																																	
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SHEET NUMBER <div style="text-align: center; font-size: xx-large; font-weight: bold;">A-5</div>																																																	



NOTE:
PLEASE VERIFY WITH LATEST APPROVED RFDS
FOR THE BUILD DATA AND COLOR CODE.

ANTENNA MOUNTING NOTES

1. APPROXIMATE LENGTH OF (1) HYBRID CABLE
RUA = APPROX. LENGTH OF ICE BRIDGE +
ANTENNA MOUNTING HEIGHT + 20 FEET
2. CONTRACTOR SHALL VERIFY THE DOWNTILT OF
EACH ANTENNA WITH A DIGITAL LEVEL.
3. CONTRACTOR TO CONFIRM HYBRID CABLE
COLOR CODING PRIOR TO CONSTRUCTION.

CABLE MARKING NOTES

1. ALL CABLES SHALL BE MARKED WITH 2"
WIDE, UV STABILIZED, UL APPROVED TAPE.
2. THE FIRST RING SHALL BE CLOSEST TO THE
END OF THE CABLE AND SPACED
APPROXIMATELY 2" FROM THE END
CONNECTOR, WEATHERPROOFING, OR
BREAKOUT UNIT. THERE SHALL BE 1" SPACE
BETWEEN EACH RING.
3. A 2" GAP SHALL SEPARATE THE CABLE
COLOR CODE FROM THE FREQUENCY COLOR
CODE. THE 2" COLOR RINGS FOR THE
FREQUENCY CODE SHALL BE PLACED NEXT
TO EACH OTHER WITH NO SPACES.
4. THE 2" COLORED TAPE(S) SHALL BE
WRAPPED A MINIMUM OF 3 TIMES AROUND
THE INDIVIDUAL CABLES, AND THE TAPE
SHALL BE KEPT IN THE SAME LOCATION AS
MUCH AS POSSIBLE.
5. SITES WITH MORE THAN FOUR (4) SECTORS
WILL REQUIRE ADDITIONAL RINGS FOR EACH
SECTOR. FOLLOWING THE PATTERN, HIGH
CAPACITY SITES WILL USE THE SECOND CABLE
IDENTIFIED BY BLUE BANDS OF TAPE.
6. HYBRID FIBER CABLE SHALL BE SECTOR
IDENTIFIED INSIDE THE CABINET ON
FREQUENCY BUNDLES, ON THE SEATTLE, ON
THE MAIN LINE UPON EXIT OF SEATTLE, AND
BEFORE AND AFTER THE BREAKOUT UNIT
(MEDUSA), AS WELL AS BEFORE AND AFTER
ANY ENTRANCE OR EXIT.
7. HFC "MAIN TRUNK" WILL NOT BE MARKED
WITH THE FREQUENCY CODES, AS IT
CONTAINS ALL FREQUENCIES.
8. INDIVIDUAL POWER PAIRS AND FIBER BUNDLES
SHALL BE LABELED WITH BOTH THE CABLE
AND FREQUENCY.

COLOR CODE & PLUMBING DIAGRAM

SCALE: N.T.S.

1

PLANS PREPARED FOR

Sprint

33C Commerce, Suite 100
Irvine, California 92602
Attn: Site Development

PLANS PREPARED BY



Jeffrey Rizzo, Architect
Architectural | Interiors | Construction
830 Redwood Drive, Suite 100
Irvine, California 92614
Tel: 949.444.1000 | Fax: 949.444.1001

DATE

WLA PARTNER



38 Technology Drive, Suite 250
Irvine, California 92618

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REVISIONS

NO.	DESCRIPTION	DATE	BY	REV
1	10/15/14	10/15/14	10/15/14	10/15/14

SITE NAME

OAK PARK

SITE CARRIER

VR03XC062
(881024)

SITE ADDRESS

4997 KILBURN COURT
OAK PARK, CALIFORNIA 91362
VENTURA COUNTY

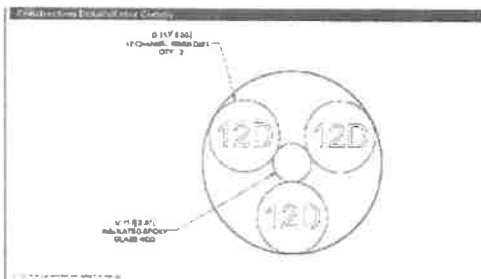
SHEET DESCRIPTION

CODE COLOR &
PLUMBING DIAGRAM

SHEET NUMBER

A-7

HYBRIFLEX™ RRH Fiber Only Cabling Solution, 0x18, Riser, 5/8", Multi-Mode Fiber



Answer 5: HYPERBOLIC Series

Technical Specifications

[illegible][illegible]

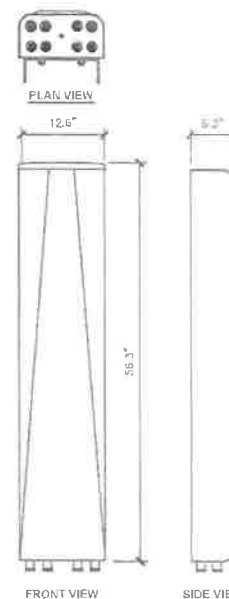
RFS The Clear Choice®

Page 11
Print Date: 1-11-2013

FIBER CABLE CROSS-SECTION & DATA

SCALE: N.T.S.

1

[illegible]

2.5 ANTENNA DETAIL

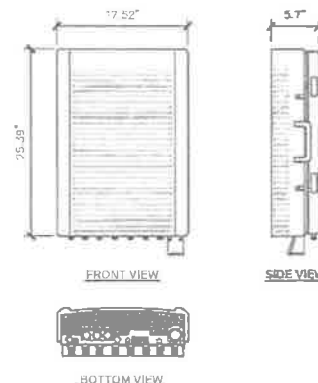
SCALE: N.T.S.

2

ALCATEL-LUCENT TD-RRH8x20
REMOTE RADIO HEAD

PHYSICAL DIMENSIONS

- | | |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| • WDT: 845 nm | • FREQUENCY BANDS SUPPORTED
→ 280nm to 2800nm
(XGPP Band 41) |
| • WDT: 845 nm | • INFINITE BANDWIDTH OF WVC |
| • DOPM: 143 nm | • IF OUTPUT POWER AT ANTENNA
PORT UP TO 20W NORMAL |
| • WDM: 30db (WITHOUT SOLAR
WHEELS & MOUNTING ARMS) | • RE ENLIGHTEN 3-5W |
| CABLE | • WDM POWER 3.3 db TYPICAL |
| • POWER SUPPLY → 400V | • ANTENNA LINE GELVE FEATURES
RETRACTIBLE TUNING 3-7 (RE)
SUPPORT WAVE ASG V2.0 |
| EXTERNAL PORTS AND ALARMS | |
| • THREE OPTICAL PORTS | |
| • TWO EXTERNAL ALARMS | |
| OPERATING ENVIRONMENT | OPTICAL CHARACTERISTICS |
| • OUTDOOR TEMPERATURE RANGE
FROM -20°C up to +50°C | • SINGLE-WAVE DUAL FIBER
(SCAP) VARIANT UP TO 10 km
OR WJ-2-MODE DUAL FIBER
(WJ2F) |
| • PASSIVE CONVECTION COOLING
(NO FANS) | |
| • EMI/EMI/EMI PROTECTION
(INTERNATIONAL PROTECTION
CLASS II) | |



2.5 RRH DETAIL

SCALE: N.T.S.

5

375487701162138

Sprint

330 Commerce Suite 10
Irvine, California 92602
Attn: Bill Thompson

PLANS PREPARED BY



Jeffrey Rome | ASSOCIATES

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 111 River Street, Suite 100
 Cambridge, MA 02142, USA
 Tel: 617 552 3890 Fax: 617 552 3891

CON

PLA PARTNER



58 Technology Drive, Suite 252
Irvine, California 92618

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REVISION	DESCRIPTION	DATE	BY
0001	ISSUE	08-21-14	JP

SEE SITE NAME

OAK PARK

— THE CASCADE —

VR03XC062
(881024)

SITE SCORING

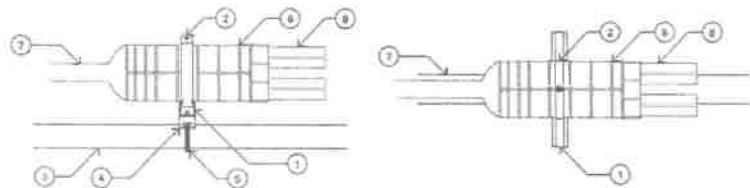
4997 KILBURN COURT
OAK PARK, CALIFORNIA 91362
VENTURA COUNTY

SHEET DESCRIPTION

ANTENNA & FIBER CABLE DETAILS

THE DIRECTOR

A-8



NOTES:

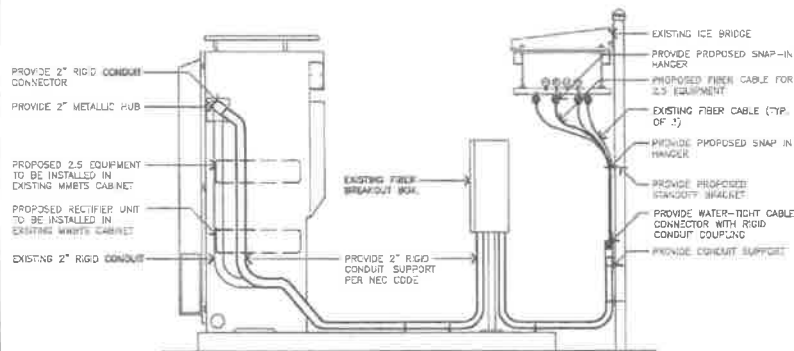
1. 1-5/8" x 1-5/8" UNISTRUT (6" LONG)
2. 4" PIPE HANGER
3. EXISTING SUPPORT WIRE
4. PROPOSED STANDOFF BRACKET ANDREW PART NO. 30848-4
CONTRACTOR TO SUPPLY 3/8" CONNECTION HARDWARE
5. PROPOSED ROUND MEMBER ADAPTER SIZED FOR P.P.E. SUPPORT
6. PROPOSED CABLE BREAKOUT UNIT
7. PROPOSED 5/8" FIBER CABLE
8. PROPOSED FIBER & POWER CABLES FROM BREAKOUT

FIBER BREAKOUT DETAIL

SCALE: N.T.S.

1

NOTE:
DETAIL IS DIAGNOSTIC. SEE SITE PLAN FOR ACTUAL
CABLE ROUTING AND LOCATION OF EQUIPMENT



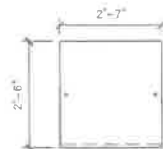
CABLE ROUTE FROM CABINET

SCALE: N.T.S.

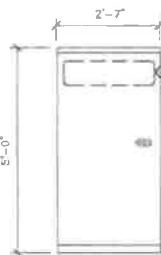
2

MANUFACTURER: ANDREW (CUMSCOPE)
MODEL: 60ECV2
CABINET DIMENSIONS
HEIGHT: 60 INCHES (152.5 CM)
WIDTH: 31 INCHES (78.7 CM)
DEPTH: 30 INCHES (76.2 CM)
TEMPERATURE RANGE: -40°C TO 45°C
MAX WEIGHT: 2,525 LBS WITH BATTERIES

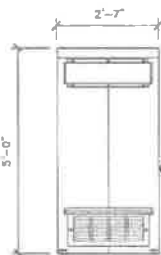
NOTE:
LOCATIONS SHOWN FOR PROPOSED EQUIPMENT IN
EXISTING CABINET ARE APPROXIMATE. ACTUAL SPACE
AVAILABLE TO BE VERIFIED IN FIELD ON A SITE BY SITE
BASIS.



TOP VIEW



FRONT VIEW



BACK VIEW



SIDE VIEW

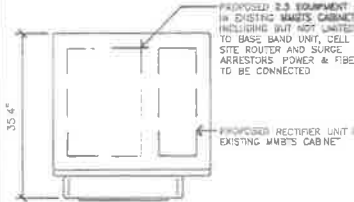
EXISTING BATTERY BACKUP UNIT CABINET

SCALE: N.T.S.

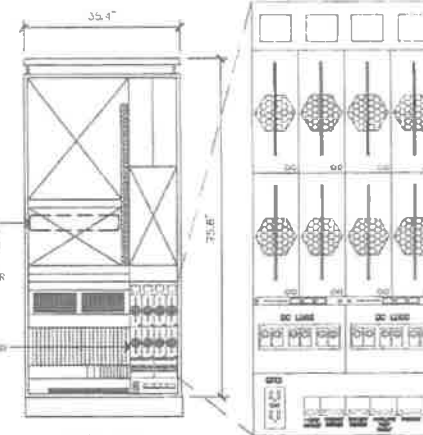
3

MANUFACTURER: ALCATEL-LUCENT
MODEL: 9925 DISTRIBUTED BTS
CABINET DIMENSIONS
HEIGHT: 75.8 INCHES (1925 MM)
WIDTH: 35.4 INCHES (900 MM)
DEPTH: 37.8 INCHES (960 MM)
MAX WEIGHT: 1,074 LBS FULLY LOADED

NOTE:
LOCATIONS SHOWN FOR PROPOSED EQUIPMENT IN
EXISTING CABINET ARE APPROXIMATE. ACTUAL SPACE
AVAILABLE TO BE VERIFIED IN FIELD ON A SITE BY SITE
BASIS.



TOP VIEW



FRONT VIEW

EXISTING MMBTS CABINET

SCALE: N.T.S.

4

PLANS PREPARED FOR

Sprint
330 Corporate Center
Irvine, California 92602
All Site Development

PLANS PREPARED BY

pra
Jeffrey Roma | 408.666.6155
4750 International Drive, Suite 300
Irvine, California 92618
www.pra.com | 1-800-451-1000

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001	001	09.01.11	JA	1

ENGINEERING LICENSE

CROWN CASTLE
38 Technology Drive, Suite 250
Irvine, California 92618

OAK PARK

VR03XC062
(881024)

4997 KILBURN COURT
OAK PARK, CALIFORNIA 91362
VENTURA COUNTY

BREAKOUT & EQUIPMENT DETAILS

A-9

EXISTING

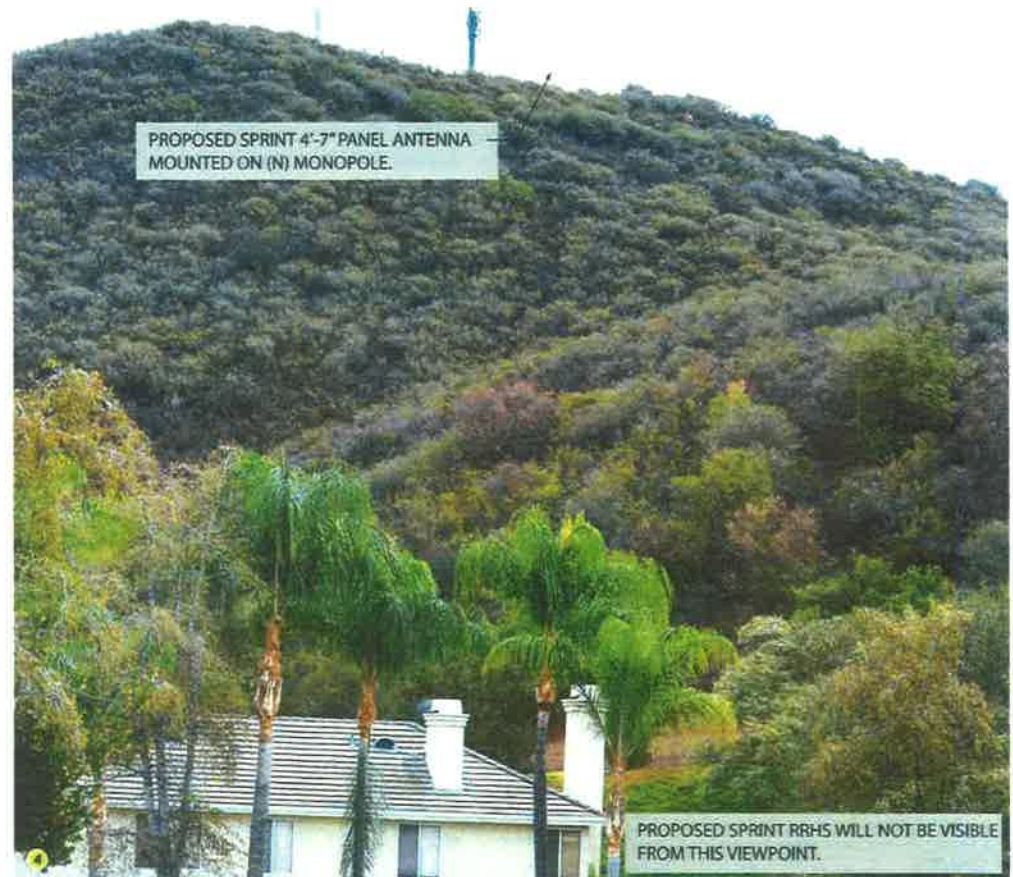


Photosimulation Viewpoint



SPRINT VISION PROJECT
VR03XC062
CROWN BU: 881024
OAK PARK
4997 Kilburn Court
Oak Park, CA 91362

PROPOSED



Photosimulation of proposed telecommunications site

EXISTING

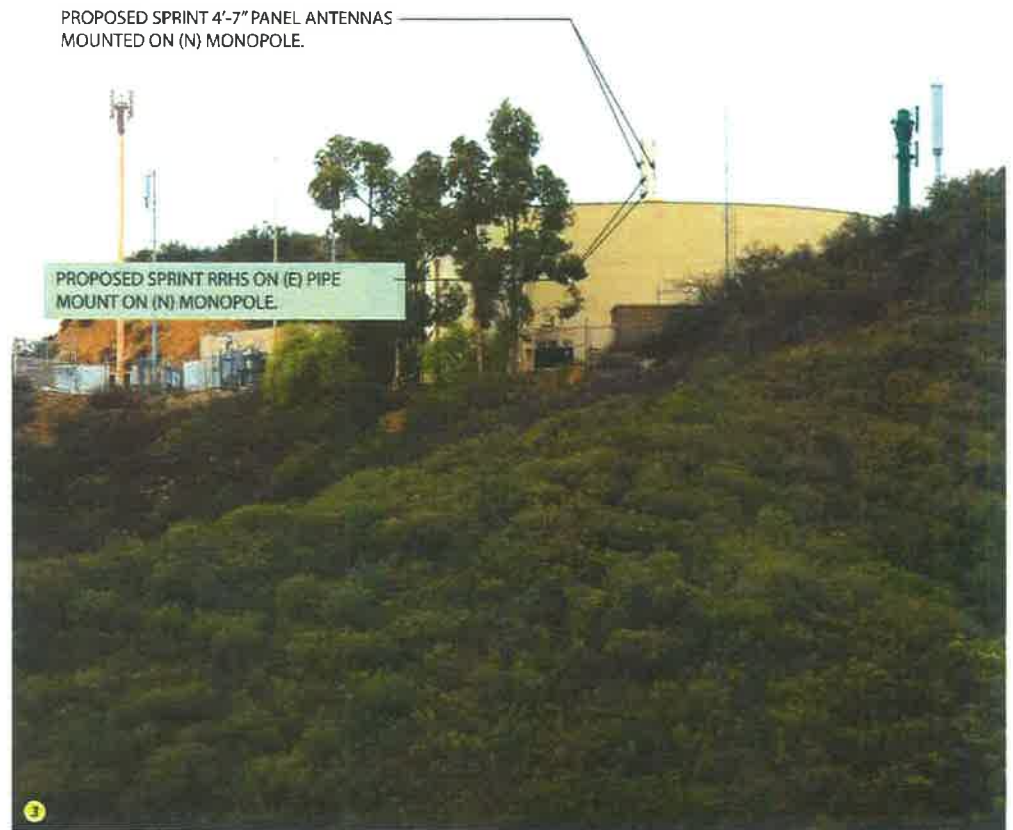


Photosimulation Viewpoint



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Photosimulation of proposed telecommunications site

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PROPOSED



Photosimulation Viewpoint



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Photosimulation of proposed telecommunications site

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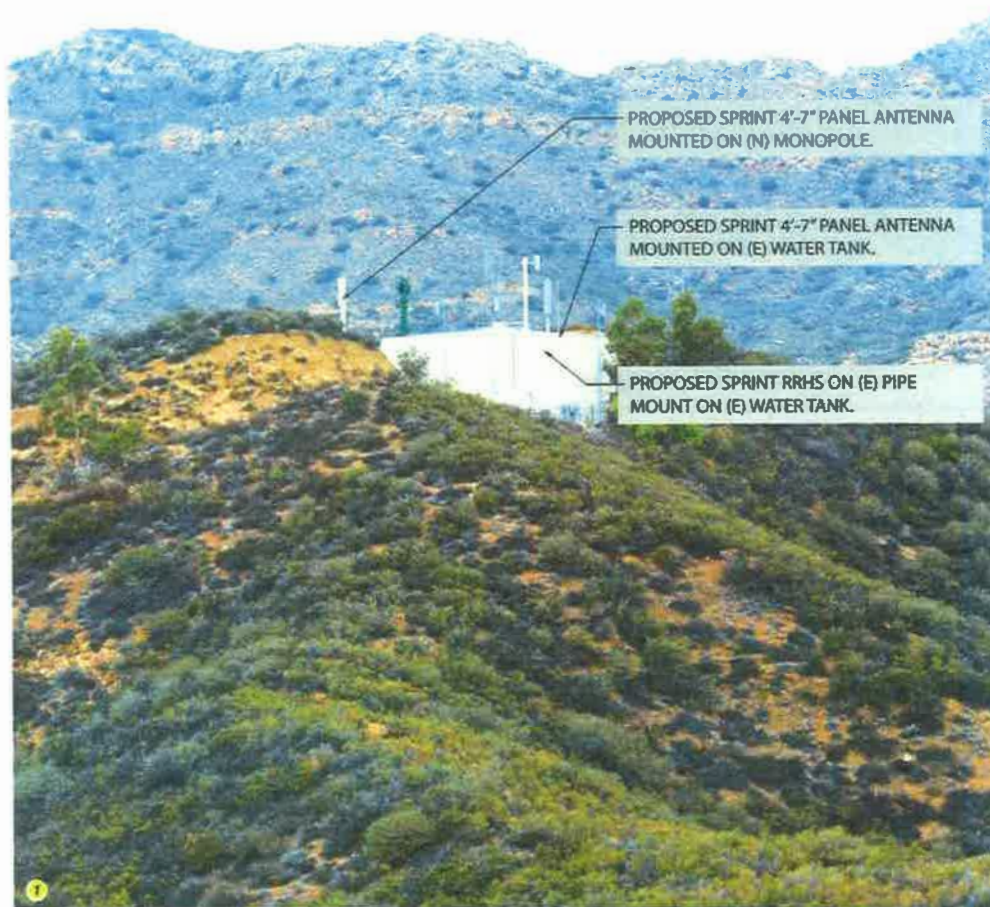


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PROPOSED



Photosimulation of proposed telecommunications site



Photosimulation Viewpoint




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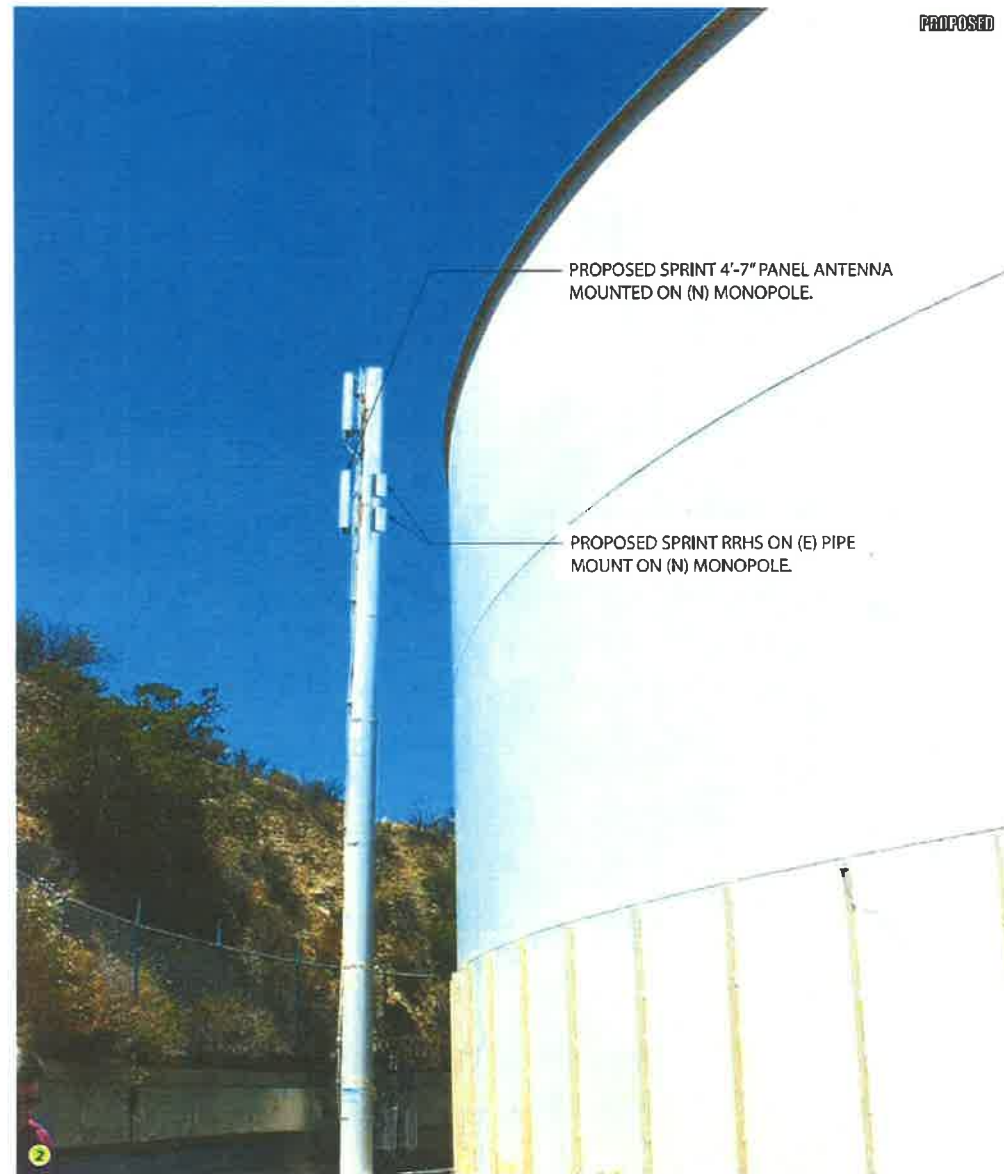
Photosimulation of proposed telecommunications site



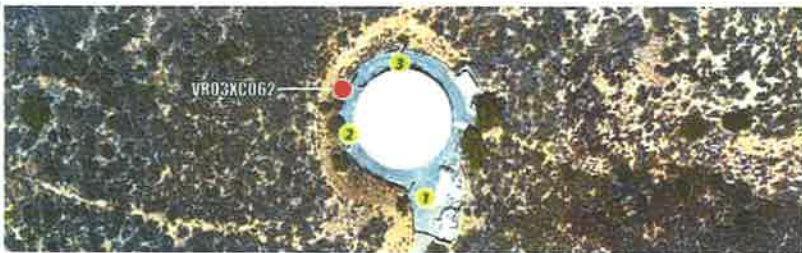
Photosimulation Viewpoint



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Photosimulation of proposed telecommunications site



Photosimulation Viewpoint



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 Oak Park, CA 91362



Photosimulation of proposed telecommunications site

EXHIBIT 4- DRAFT CONDITIONS OF APPROVAL FOR MODIFIED CONDITONAL USE PERMIT NO. PL15-0019

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

Planning Division (PL) Conditions

1. Project Description

This CUP is based on and limited to compliance with the project description found in this condition below, all County land use hearing exhibits in support of the project marked 2 to 4, dated August 6, 2015, and conditions of approval set forth below. Together, these documents describe the Project. Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the original approval. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) constitutes a violation of the conditions of this permit.

The project description is as follows:

This permit authorizes the continued use of the existing wireless communications facility for an additional 10-year period.

The applicant is also proposing the following changes in the equipment included in the existing facility:

- Add one antenna and one remote radio head (RRH) to empty mounts on the existing water tank at the 25-foot level of the tank.
- Remove the existing 48-foot, 7-inch slim line monopole and replace the pole with a 53-foot, 5-inch tall slim-line monopole. The new-slim line pole will have four panel antennas and two remote radio units at the 46-foot level of the pole.

The existing wireless communications facility includes the following equipment and structures:

- four antenna mounts on the existing water tank (one antenna installed).
- one 48-foot slim-line monopole with two RRH's mounted on an H-frame at the base of the slim-line pole.
- Fiber, coax cables and supporting equipment cabinets at grade.

In total the wireless communication facility will consist of two antennas and one RRH on the water tank, four antennas and two RRHs on the new slim-line pole and two RRHs on an H-frame at the base of the slim-line pole. The antennas and will be painted to match the water tank. The slim line pole will be constructed out of galvanized steel material. No water will be utilized to operated and maintain the wireless communication facility. Kilburn Court provides access to the wireless communication lease area.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below. (PL-1)

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. (PL-5)

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, the Permittee shall obtain a Grading Permit from the Public Works Agency. (PL-6)

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 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 Non-Coastal Zoning Ordinance* (2011, Article 14), 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.

The Permittee is responsible for being aware of and complying with the CUP conditions and all applicable federal, state, and local laws and regulations. (PL-7)

5. Time Limits

a. Use inauguration:

- i. 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).
- ii. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the granting or approval of this CUP per the *Ventura County Non-Coastal Zoning Ordinance* (2011, § 8111-4.7). The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration 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 time extension in writing at least 30 days prior to the one year expiration date.
- iii. Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

b. Permit Life or Operations Period:

This CUP will expire on [insert date 10 years from permit approval date]. 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 [expiration date]; 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: Upon the request of the Planning Director, 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.

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. (PL-9)

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 present to the Planning Division copies of the conditions, upon the Planning Division's request.

Timing: Prior to issuance of a Zoning Clearance for use inauguration and until expiration of the CUP.

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*. (PL-10)

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: Recorded Notice of Land Use Entitlement.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Permittee shall return a copy of the recorded Notice of Land Use Entitlement to the Planning Division for the project file. (PL-11)

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:

- i. 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,
- ii. monitoring and enforcement costs required by the *Ventura County Non-Coastal Zoning Ordinance (2011, § 8114-3)*. 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 (which may include weekday and/or weekend 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:

- i. 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,
 - ii. 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. (PL-12)

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 10(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 (Permitted Land Uses), as it may be subsequently modified pursuant to the conditions of this CUP. (PL-13)

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 CUP conditions or limitations. In the event the Planning Director determines that any condition contained herein is 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.

In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee 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 a court of law invalidates any condition, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director 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. (PL-14)

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 County will use the lowest bidder. Any decisions made by County staff in reliance on consultant or contractor work 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, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. If the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense. (PL-15)

13. Relationship of CUP Conditions, Laws and Other Permits

The Permittee shall design, maintain, and operate the CUP area and any facilities thereon in compliance with all applicable requirements and enactments of Federal, State, and County authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when 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.

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, lawful rules or regulations, or orders of an authorized governmental agency. Neither the issuance of this CUP, or 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 the wireless communication facility. (PL-16)

14. Contact Person

Purpose: To designate a person responsible for responding to complaints.

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/PD 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*. (PL-17)

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. 15 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about a use as it is occurring may directly contact the Contact Person;
- b. If a written complaint about this CUP is received by the County, Planning staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and,
- 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. (PL-18)

16. 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/PD 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). The 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 the 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 acknowledging and agreeing 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*. (PL-20)

17. 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). The proposed slim-line monopole shall be painted a dark green color that matches the existing AT&T Wireless (CUP No. 4545 & LU04-0111) pole adjacent to subject Sprint wireless communication facility. The proposed panel antennas located on the water tank shall be painted an earth tone color to match the existing water tank.
- 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,
- 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 use inauguration, 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*. (PL-89)

18. Removal of Facility upon Abandonment of Use or Expiration of Permit

Purpose: In compliance with § 8111-2.8 and § 8111-8.1 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 CUP, or abandonment of the use, the Permittee 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.

In the event that the Permittee fails to perform the required actions, the Property Owner shall be responsible for compliance with the requirements set forth in this condition.

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

Documentation: The Permittee shall provide photos of the site after restoration is completed, to the County Planning Division.

Timing: The Permittee shall complete the notification, removal, and restoration activities within 60 days of the expiration of this CUP, 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*. (PL-90)

19. 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 avail its facility and site 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 use inauguration, 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 is constructed as approved. (PL-91)

Environmental Health Division

20. 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

21. Hazardous Fire Area

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

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

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

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

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

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 antennas and equipment enclosures cleared for a distance of 30 feet or to the property line if less than 30 feet. All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. The Fire District may require the entire parcel to be cleared. Note: A Notice to Abate Fire Hazard may be recorded against the parcel.

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

Timing: The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines at all times.

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

23. Fire Department Clearance

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

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

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

Timing: The Permittee shall submit VCFPD Form #126 Application to the Fire Prevention

Bureau for approval before issuance of building permits.

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

24. Fire Code Permits

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

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

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

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

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development. (VCFPD-53)

25. Inspection Authority

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

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

Documentation: A copy of the approved entitlement conditions.

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

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