



Planning Director Staff Report – Hearing on March 10, 2016

County of Ventura • Resource Management Agency • Planning Division

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

A. PROJECT INFORMATION:

1. **Request:** The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the continued operation of an existing wireless communications facility for an additional 10-year period (Case No. PL15-0147).
2. **Applicant:** Crown Castle, 222 East Carrillo Street, Suite 107, Santa Barbara, CA 93101
3. **Applicant's Representative:** Celeste Faber of Black and Veatch
12750 Center Court Drive, Suite 600, Cerritos, CA 90703
3. **Property Owner:** Tres Corderos, LLC, 2677 Hilltop Lane, Camarillo, CA 93012
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-4 and §8111-1.2 et seq.) the Planning Director is the decision-maker for the requested Conditional Use Permit.
5. **Project Site Location and Parcel Numbers:** The project site is located at 7568 Santa Rosa RD, Camarillo, Ca 93010, ½ mile east of the intersection of Upland Road and Santa Rosa Road, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the property that comprises the project site is 163-0-160-475 (legal in combination with (163-0-160-455, 163-0-170-135, and 163-0-130-465 and -475). (Exhibits 2 and 3)
6. **Project Description:**

The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the continued operation of an existing wireless communications facility for an additional 10-year period.

The existing facility includes the following structures and equipment:

- Two hollow faux boulders within which electronic equipment and antennas are installed
- A 416-square foot lease area with a small 160-square foot equipment building housing additional equipment and battery backup units.

The facility would be unmanned and not require water to operate. However, the facility would be subject to periodic maintenance. An existing dirt road from Santa

Rosa Road would provide access to the project site. No construction is proposed and no native vegetation removal would be required (Exhibits 4, 5, and 6).

7. Project Site Land Use and Zoning Designations:

a. Countywide General Plan Land Use Map Designation:

The General Plan Land Use designation for the project parcel is Open Space. The project parcel is subject to an adopted area plan.

b. Zoning Designation:

The proposed project has a Zoning designation of OS-160 ac (Open Space, 160-acre minimum lot size)

8. Adjacent Zoning and Land Uses/Development:

Location In Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac and City of Camarillo	Agricultural and Residential
East	AE-40	Agricultural
South	OS-160 ac	Agricultural
West	City of Camarillo	Residential

Land uses in the vicinity of the project site are primarily agricultural (avocado orchards and a wholesale plant nursery) and rural residential.

9. History:

Development on the subject property includes agricultural production, a wholesale plant nursery and four communications facilities disguised as boulders. Discretionary development on the subject property includes the following:

In 1993, the Planning Director granted a Conditional Use Permit (LU4796) for a communications facility. This permit was renewed in January 2012.

In 1995, the Planning Director granted Conditional Use Permit (LU4652) for a wholesale plant nursery. This permit was renewed in 2005.

In 2001, the Planning Director granted Conditional Use Permit (LU5167) for a communications facility. This permit has expired.

In 2004, the Planning Director granted CUP 5313 for a wireless communication facility and equipment building for a period of 10-years.

In 2004, the Planning Director granted CUP 5331 for a wireless communication facility. This permit expired in September 2014.

On September 25, 2008, the planning Director approved a permit adjustment to CUP 5313 (LU08-0102) for the replacement of the original batteries with a generator.

On September 9, 2014, the Planning Director approved a Minor Modification to CUP 5313 (PL14-0014) to authorize the continued operation of an existing wireless communications facility (Verizon Wireless) for an additional 10-year period.

On September 8, 2015, an application was submitted for a Minor Modification to CUP 5331 (PL15-0147) to authorize the continued operation of an existing wireless communications facility (Crown Castle) for an additional 10-year period.

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 Secretary for Resources has found that certain classes of projects are exempt from CEQA that do not have a significant effect on the environment, and these projects are declared to be categorically exempt from the requirement for the preparation of environmental documents. Given that the project involves the continued use of existing facilities, it can be found Categorically Exempt from environmental review pursuant to CEQA Guidelines Section 15301 (existing facilities). Section 15301 exempts projects that consist of permitting existing facilities, structures and equipment. Staff recommends that the decision-maker find the project to be exempt from environmental review pursuant to this CEQA Guidelines section.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan *Goals, Policies and Programs* (April 6, 2010, Edition, page 4) states:

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

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

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (§8111-1.2.1.1.a) states that in order to be approved, a Conditional Use Permit must be found consistent with all applicable policies of the Ventura County General Plan. The project site is also adjacent to the City of Camarillo sphere of influence.

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

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

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

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

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

As discussed in Section B (above), the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA. No significant adverse environmental impacts have been identified for the proposed project.

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

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

Implementation of the proposed project will not require any construction activities or include the introduction of new uses that could adversely impact the surrounding area. The site has been previously cleared of vegetation to accommodate the existing wireless communication facility. No new effects on biological resources would occur with implementation of the proposed project.

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

4. **Farmland Resources Policy 1.6.2.6:** *Discretionary development* adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.

The project site is not located on Agricultural designated lands. However, the project site is located within the Santa Rosa Valley Greenbelt and adjacent to Agricultural designated land that is currently planted with citrus and avocado orchards. The facility is located within an area that is developed with other existing communication facilities and an existing access road from Santa Rosa Road. In addition, the proposed project would not require the removal of any land from agricultural production. Therefore, the proposed project would have no impacts on agricultural land uses in the area.

Based on the above discussion, the proposed project will be consistent with Policy 1.6.2-6.

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

The proposed project does not include any grading or other types of ground disturbance activities (e.g., trenching) that could have an impact on subsurface resources that might exist on-site. Paleontological or cultural resources were not encountered during the construction of this existing communications facility.

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

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

The existing communications facility does not require the provision of any water service for fire protection. According to the VCFPD, the existing water supply and access is adequate for fire protection.

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

8. **Hazardous Materials and Waste Policy 2.15.2-2:** *Site plans for discretionary development that will generate hazardous wastes or utilize hazardous materials shall include details on hazardous waste reduction, recycling and storage.*

Implementation of Environmental Health Division conditions of approval will ensure that in the event hazardous materials/wastes are generated or utilized, the proposed project will be in compliance with state regulations regarding the storage, handling, and disposal of any potentially hazardous materials or waste.

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

D. ZONING COMPLIANCE

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

Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-4), the proposed use is allowed in the OS-160 acre zone district with the granting of a minor modification to a Conditional Use Permit. Upon the granting of the requested minor modification to CUP 5331 to authorize the continued use of an existing wireless communication facility, the Permittee would be in compliance with this requirement.

The proposed project includes the continuation of an existing telecommunications facility that is subject to the development standards of the Ventura County Non-Coastal Zoning Ordinance (§8106-1.1). As described in Table 2 (below), the proposed project is consistent with the development standards of the OS-160 acre zone.

Table 2 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10 acres	No
Maximum Percentage of Building Coverage	5%	Yes
Front Setback	20 feet	Yes
Side Setback	10 feet	Yes
Rear Setback	15 feet	Yes
Maximum Building Height	35 feet	Yes
Maximum Antenna Height	40 feet or as per Permit	Yes

The project parcel is a legal lot (Section E.6 below). Thus, the inconsistency with the minimum lot area does not affect the proposed uses. The project is not a subdivision

and involves the continuation of an existing communications facility on land currently zoned as open space. In addition, the subject facility is in conformance with the setback requirements in Table 2 above.

E. CONDITIONAL USE PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant the requested permit pursuant to Section 8111-1.2.1.1 of the Ventura County Non-Coastal Zoning Ordinance. The ability of the decision-maker to make these findings is evaluated below.

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

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

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

The proposed project involves the continued use of an existing communications facility on the subject property. The facility is located in a remote area near the Santa Rosa Valley area. The project site is surrounded by avocado orchards and open space. The faux boulder design is visually compatible with the surrounding uses. The project does not involve a change from the existing condition. Thus, the proposed development would be in character with the surrounding development.

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

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

As discussed in Finding 2 above, the proposed project involves the continued use of an existing communications facility on the subject property. No adverse effect on neighboring properties or ongoing uses has been identified that would result from the proposed project. Implementation of conditions of approval (Exhibit 7, Condition No's 1, 4, 8, 13, 17, 18, and 19) will ensure the compatibility of the project with the ongoing agricultural uses in the vicinity.

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].**

No adverse effect of the proposed project on the environment or public health and safety has been identified. The project would not involve any adverse effects on adjacent properties.

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

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

The proposed project involves the continued use of an existing communications facility located on top of a hill surrounded by avocado orchards. No adverse effect on the surrounding undeveloped open space and agricultural lands has been identified. Given the agricultural use of the area, a change in land use is not reasonably foreseeable at this time. Implementation of conditions of approval (Exhibit 7, Condition No's. 1, 4, 8, 13, 17, 18, and 19) will ensure the compatibility of the project with the ongoing and future agricultural uses in the vicinity.

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

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

The Tax Assessor's parcel number for the property that comprises the project site is 163-0-160-475 (legal in combination with (163-0-160-455, 163-0-170-135, and 163-0-130-465 and -475). The combined parcels constitute a lot that was legally created as Parcel A by Parcel Map Waiver No. PMW 60, approved by the planning Director August 15, 1979, compliance with the Ventura County Subdivision Ordinance in effect at the time; therefore, the use will occur on a legal lot. The approved division was not required to be, nor was it recorded.

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

F. PLANNING DIRECTOR HEARING NOTICE AND PUBLIC COMMENTS

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

G. RECOMMENDED ACTIONS

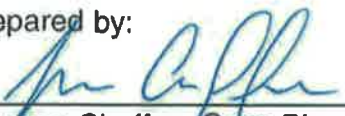
Based upon the preceding analysis and information provided, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Director has reviewed and considered this staff report and all exhibits thereto and has considered all comments received during the public comment process;
2. **FIND** that this project is Categorical Exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines;
3. **MAKE** the required findings to grant a conditional use permit in accordance with Sections 8111-1.2.1.1, 8111-1.2.1.2 and 8109-4.1.5 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** Conditional Use Permit No. PL15-0147, subject to the conditions of approval (Exhibit 7); and,
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Thomas Chaffee at (805) 654-2406 or thomas.chaffee@ventura.org.

Prepared by:


Thomas Chaffee, Case Planner
Commercial and Industrial Permits

Reviewed by:


Brian R. Baca, Manager
Commercial and Industrial Permits

EXHIBITS

- | | |
|-----------|---|
| Exhibit 2 | Location Map |
| Exhibit 3 | General Plan and Zoning Designation Map |
| Exhibit 4 | Site Plan PL15-0147 |
| Exhibit 5 | Detail Site Plan PL15-0147 |
| Exhibit 6 | Elevations PL15-0147 |
| Exhibit 7 | Conditions of Approval for PL15-0147 |



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 11-03-2015



County of Ventura
Planning Director Hearing
PL15-0147
Exhibit 2 – Location Map

10,590 21,080 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services. GIS which is designed & deployed solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map or any decision involving a risk of economic loss or physical injury should be made in reliance thereon.





Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 11-03-2018
This aerial imagery is under the
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Source: Pictometry, Jan, 2018



County of Ventura
Planning Director Hearing
PL15-0147
Exhibit 3 – General Plan and
Zoning Designation Map



BARON BROS NURSERY

828869

CONDITIONAL USE PERMIT (RENEWAL)

7568 SANTA ROSA ROAD, CAMARILLO, CA 93012

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER: TRES CORDEROS LLC
ADDRESS: 2577 HILLTOP LANE
CAMARILLO, CA 93012
(805) 987-8719

APPLICANT ADDRESS: CROWN CASTLE
222 EAST CARRILLO STREET, SUITE 107
SANTA BARBARA, CA 93101

APPLICANT REPRESENTATIVE ADDRESS: BLACK & VEATCH CO.
10950 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210

LATITUDE (NAD83): 34° 13' 58.465" N
34.232987°

LONGITUDE (NAD83): 118° 57' 59.846" W
-118.964124°

CONSTRUCTION TYPE: V-B

CURRENT ZONING: AG

POWER COMPANY: XXXX XXXX

TELCO COMPANY: XXXX XXXX

OCCUPANCY: U

EXISTING LEASE AREA (SF): 500

EXISTING ENTITLEMENT: XXXX XXXX
XXXX XXXX
XXXX, JX XXXXX

PROJECT TEAM

PROJECT MANAGER:
CROWN CASTLE
222 EAST CARRILLO STREET,
SUITE 107
SANTA BARBARA, CA 93101
CONTACT: JON DOMINIC
PHONE: (805) 560-7944

PERMITTING:
BLACK & VEATCH
12750 CENTER COURT DRIVE
SUITE 800
CARRITOS, CA 94703
CONTACT: CELESTE FABER
PHONE: (913) 458-1249
EMAIL: faber@bv.com

ENGINEERING:
BLACK & VEATCH CORPORATION
18950 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210
PHONE: (913) 458-2000

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA GREEN STANDARD CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA ENERGY CODE

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

PROJECT DESCRIPTION

THE PURPOSE OF THESE DRAWINGS IS TO REFLECT THE AS-BUILT CONDITIONS OF THE SUBJECT SITE IN ORDER TO OBTAIN A CUP RENEWAL. NO NEW WORK PROPOSED.

FLOOD HAZARD AREA NOTE

THIS SITE IS LOCATED IN FLOOD ZONE "X". NO BASE FLOOD ELEVATION AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

ZONING INFORMATION

JURISDICTION: CITY OF CAMARILLO
ZONING CLASS: AG
APN: 163-0-160-475

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV NO.
T-1	TITLE SHEET	A
Z-1	LAND USE MAP	A
Z-2	RADIUS MAP	A
Z-3	ENLARGED SITE PLAN & EQUIPMENT LAYOUT PLAN	A
Z-4	ARCHITECTURAL ELEVATIONS	A
Z-5	ARCHITECTURAL ELEVATIONS	A

AREA MAP



LOCATION MAP



DRIVING DIRECTIONS FROM CROWN CASTLE OFFICE ADDRESS

HEAD NORTH-EAST ON EAST CARRILLO STREET TOWARDS GARDEN STREET FOR 102 FEET, TURN RIGHT AT THE 1ST CROSS STREET ONTO GARDEN STREET FOR 0.7 MILES, TURN LEFT TO MERGE ONTO US-101 SOUTH FOR 44.2 MILES, TAKE THE PLEASANT VALLEY ROAD/SANTA ROSA ROAD EXIT FOR 0.3 MILES, TURN LEFT ONTO SANTA ROSA ROAD FOR 3.3 MILES, ARRIVE AT BARON BROS NURSERY.

11"x17" PLOT WILL BE HALF SCALE UNLESS NOTED

ENGINEER OF RECORD

BRIAN J. NIGG, PE
PE # C50364
BLACK & VEATCH CORPORATION

CALL BEFORE YOU DIG



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
811 OR 1-800-222-2600

3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



222 EAST CARRILLO STREET, SUITE 107
SANTA BARBARA, CA 93101



BLACK & VEATCH

18950 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210
(913) 458-2000

PROJECT NO: 183383
DRAWN BY: ASK
CHECKED BY: DJS

A 8/20/19 ISSUED FOR MTL EDN
REV DATE DESCRIPTION

NOT TO BE USED
FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

828869
BARON BROS NURSERY
7568 SANTA ROSA ROAD
CAMARILLO, CA 93012

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

NOTE
THIS SITE PLAN IS NOT A BOUNDARY SURVEY. PROPERTY LINES
ARE APPROXIMATE AND FOR REFERENCE ONLY.



LAND USE MAP



223 EAST CARMILLO STREET, SUITE 101
SANTA BARBARA, CA 93101



BLACK & VEATCH

1000 GRANDVIEW DRIVE
OAKLAND, CA 94612
(916) 499-3800

PROJECT NO. 183383
DRAWN BY: ASK
CHECKED BY: DJS

REV	DATE	DESCRIPTION
A	04/01/18	SUBMITTED FOR 87% 20% PERMIT
B		
C		
D		
E		
F		
G		
H		
I		
J		

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LICENSED PROFESSIONAL, TO ALTER THIS
DOCUMENT.

828969
BARON BROS NURSERY
7368 SANTA ROSA ROAD
CAMARILLO, CA 93012

SHEET TITLE
LAND USE MAP

SHEET NUMBER
Z-1



322 EAST CARRILLO STREET, SUITE 107
SANTA BARBARA, CA 93101



BLACK & VEATCH

10000 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210
(913) 488-2800

PROJECT NO: 183383
DRAWN BY: ASK
CHECKED BY: DJS

REV	DATE	DESCRIPTION
A	8/3/2018	ISSUED FOR 90% EIR

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828869
BARON BROS NURSERY
7568 SANTA ROSA ROAD
CAMARILLO, CA 93012

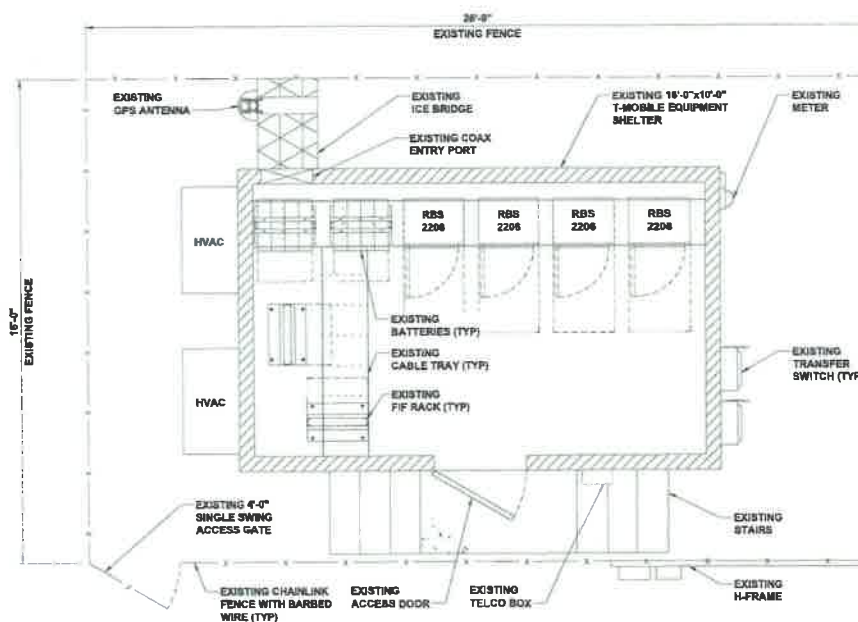
SHEET TITLE
RADIUS MAP

SHEET NUMBER
Z-2



RADIUS MAP

NO SCALE



ENLARGED SITE PLAN & EQUIPMENT LAYOUT PLAN



221 EAST CARRILLO STREET, SUITE 107
SANTA BARBARA, CA 93101



BLACK & VEATCH

1888 BRANFORD DRIVE
OVERLAND PARK, KS 66210
(913) 455-8000

PROJECT NO: 183383
DRAWN BY: ASK
CHECKED BY: DUB

REV	DATE	DESCRIPTION
A	04/08/15	ISSUED FOR 95% CD

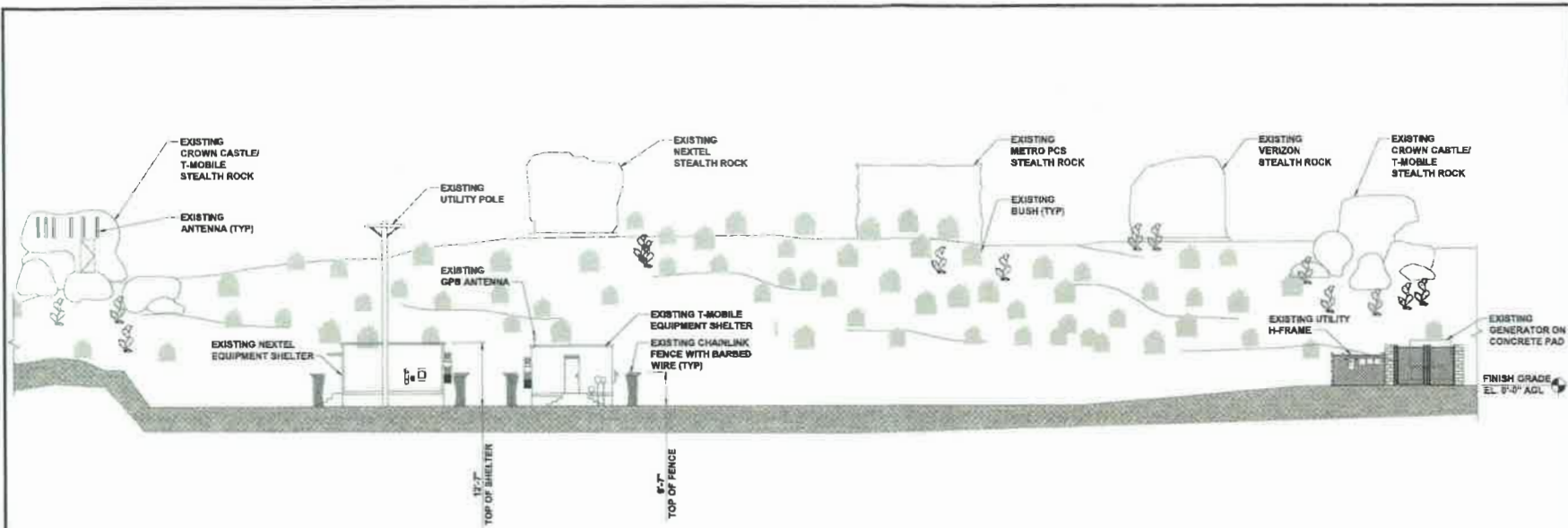
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DOCUMENT.

828069
BARON BROS NURSERY
7568 SANTA ROSA ROAD
CAMARILLO, CA 93012

SHEET TITLE
**ENLARGED SITE PLAN &
EQUIPMENT LAYOUT PLAN**

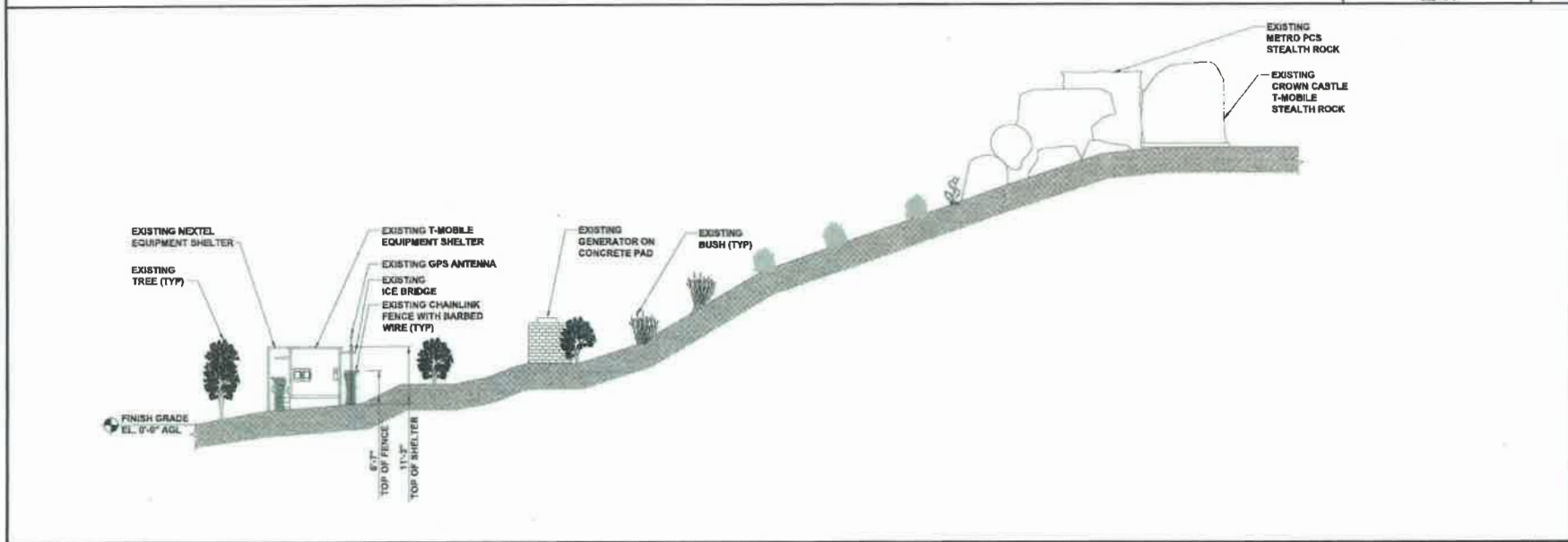
SHEET NUMBER
Z-3



EXISTING SOUTHEAST ELEVATION



A



EXISTING NORTHEAST ELEVATION



B



222 EAST CARRILLO STREET, SUITE 107
SANTA BARBARA, CA 93101



BLACK & VEATCH

10000 ORLANDVIEW DRIVE
OVERLAND PARK, KS 66210
(913) 486-2000

PROJECT NO.	183383
DRAWN BY:	ASK
CHECKED BY:	DJS

REVISIONS		
NO.	DATE	DESCRIPTION

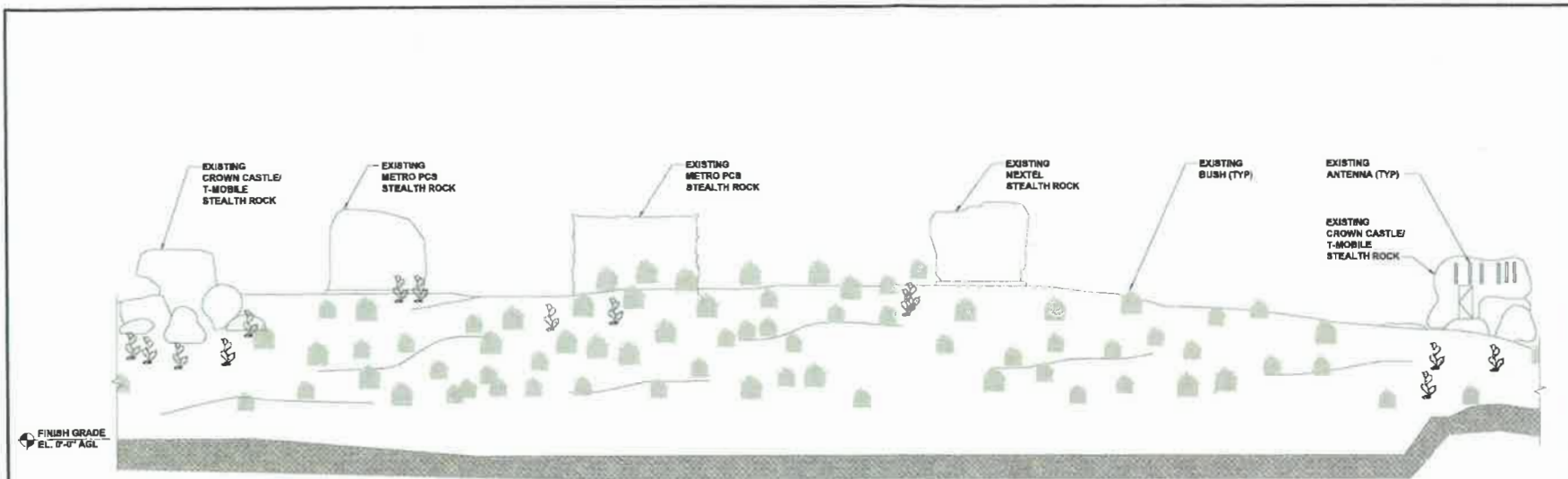
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828869
BARON BROS NURSERY
7568 SANTA ROSA ROAD
CAMARILLO, CA 93012

SHEET TITLE
**ARCHITECTURAL
ELEVATIONS**

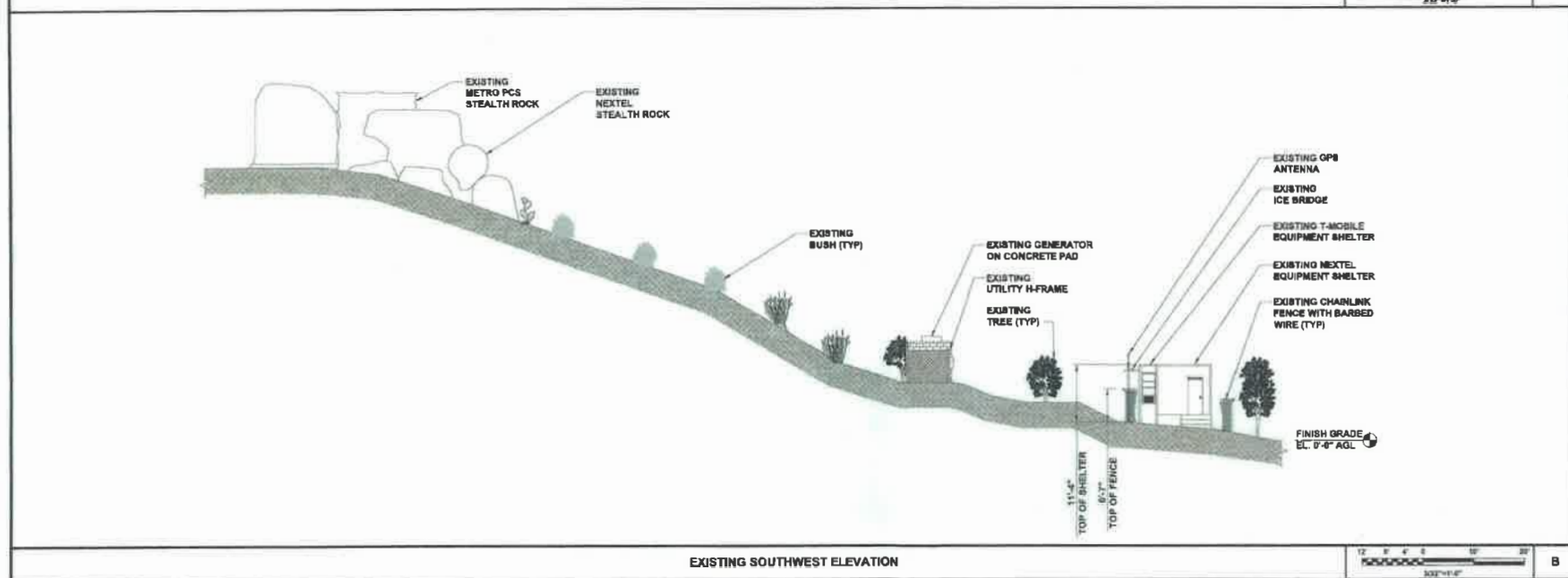
SHEET NUMBER
Z-4



EXISTING NORTHWEST ELEVATION

12' 6' 3' 0' 3' 6' 9' 12' 15' 18' 21' 24' 27' 30'

A



EXISTING SOUTHWEST ELEVATION

12' 6' 3' 0' 3' 6' 9' 12' 15' 18' 21' 24' 27' 30'

B



222 EAST CARMILLO STREET, SUITE 107
SANTA BARBARA, CA 93101



BLACK & VEATCH

1849 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210
(913) 498-2500

PROJECT NO: 183383
DRAWN BY: ASK
CHECKED BY: DJS

REV	DATE	DESCRIPTION

**NOT TO BE USED
FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS
THEY ARE ACTING UNDER THE DIRECTION OF A
LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS
DOCUMENT.

828869
BARON BROS NURSERY
7588 SANTA ROSA ROAD
CAMARILLO, CA 93012

SHEET TITLE
ARCHITECTURAL
ELEVATIONS

SHEET NUMBER
Z-5

NOTE

THIS SITE PLAN IS NOT A BOUNDARY SURVEY. PROPERTY LINES ARE APPROXIMATE AND FOR REFERENCE ONLY.



LAND USE MAP

County of Ventura
Planning Director Hearing
PL15-0147
Exhibit 5 – Detail Site Plan



328 EAST CARMELLO STREET, SUITE 107
SANTA BARBARA, CA 93101



BLACK & VEATCH

10888 GRANDVIEW DRIVE
OVERLAND PARK, KS 66209
(913) 488-2000

PROJECT NO: 163383
DRAWN BY: ASK
CHECKED BY: DJS

REV	DATE	DESCRIPTION
A	6/10/15	ISSUED FOR 95% DOW

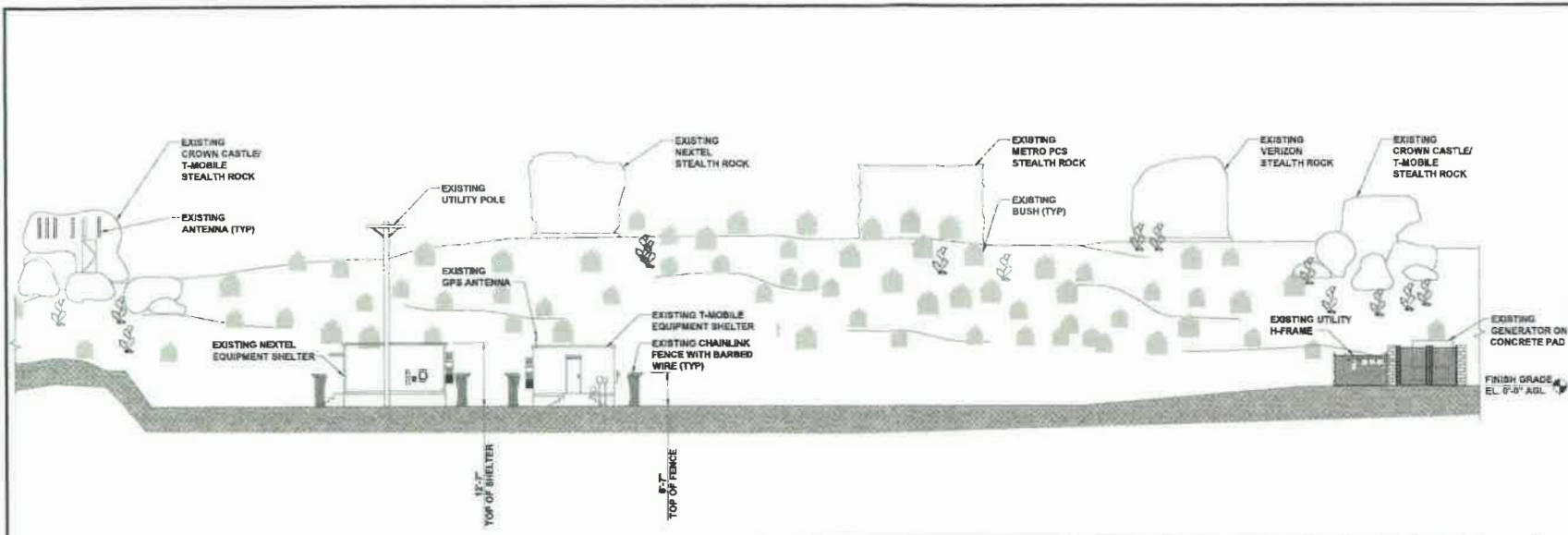
**NOT TO BE USED
FOR CONSTRUCTION**

IF IT IS A VIOLATION OF LAW FOR ANY PERSON, WHOEVER THEY ARE, TO ACT OR INACT, OR THE DIRECTOR OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

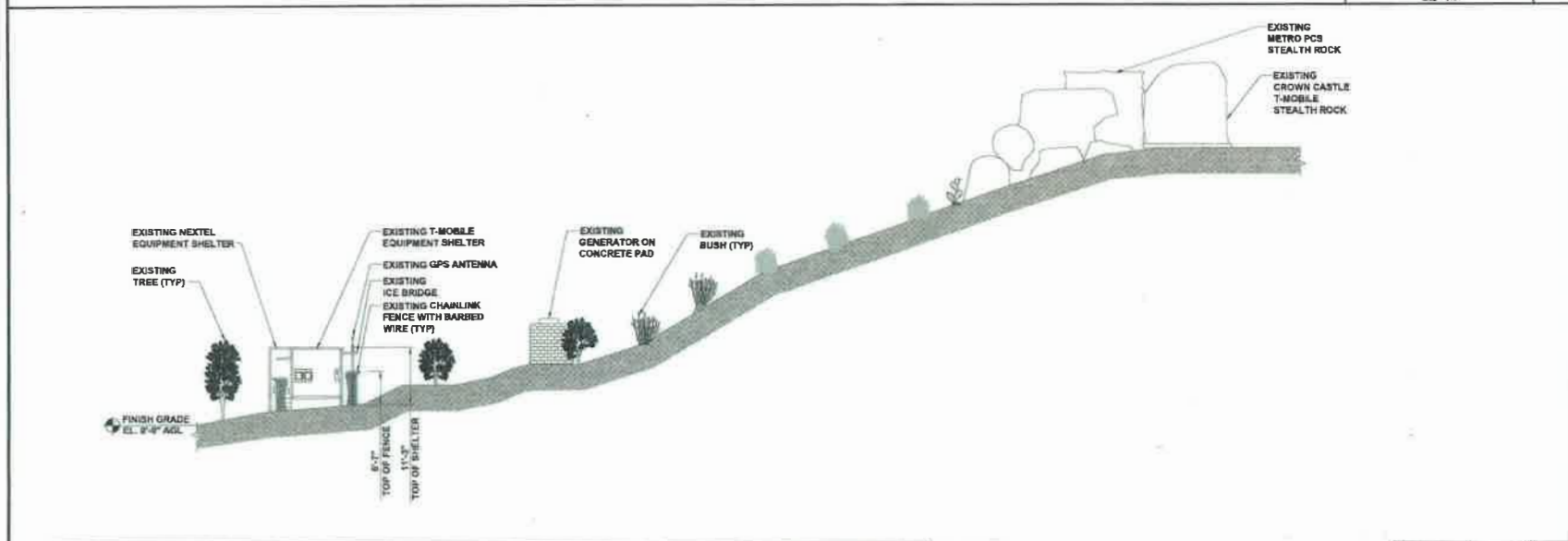
828069
BARON BROS NURSERY
7569 SANTA ROSA ROAD
CAMARILLO, CA 93012

SHEET TITLE
LAND USE MAP

SHEET NUMBER
Z-1



EXISTING SOUTHEAST ELEVATION



EXISTING NORTHEAST ELEVATION



122 EAST CARRILLO STREET, SUITE 102
SANTA BARBARA, CA 93101



BLACK & VEATCH

1499 GRANDVIEW DRIVE
OVERLAND PARK, KS 66119
(913) 488-3880

PROJECT NO. 183383
DRAWN BY: ASK
CHECKED BY: DJB

REV	DATE	DESCRIPTION
A	5/10/19	ISSUED FOR 30% EIR

**NOT TO BE USED
FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS
THEY ARE ACTING UNDER THE DIRECTION OF A
LICENSED PROFESSIONAL ENGINEER TO ALTER THIS
DOCUMENT

828069
BARON BROS NURSERY
7568 SANTA ROSA ROAD
CAMARILLO, CA 93012

SHEET TITLE
**ARCHITECTURAL
ELEVATIONS**

SHEET NUMBER
Z-4

County of Ventura
Planning Director Hearing
PL15-0147
Exhibit 6 – Elevations

CONDITIONS OF APPROVAL FOR DISCRETIONARY ENTITLEMENT CASE NO. PL15-0147

RESOURCE MANAGEMENT AGENCY CONDITIONS

Planning Division

1. Project Description

This permit authorizes the continued use of the existing wireless communication facility (WCF) for an additional 10-year period. The WCF and equipment is owned by Crown Castle. The site identification number is 828869 (Baron Bros Nursery).

The existing facility includes the following structures and equipment:

- Two hollow faux boulders within which electronic equipment and antennas are installed
- A 416-square foot lease area with a small 160-square foot equipment building housing additional equipment and battery backup units.

The facility would be unmanned and not require water to operate. However, the facility would be subject to periodic maintenance. An existing dirt road from Santa Rosa Road would provide access to the project site. No construction is proposed and no native vegetation removal would be required.

2. CUP Modification

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

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

3. Construction Activities

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

4. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

5. Time Limits

a. Use Inauguration:

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

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

b. Permit Life or Operations Period:

This CUP will expire on March 10, 2026. 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 April 9, 2025; and
2. The County decision-maker grants the requested modification.

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

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

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

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

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

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

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

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

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

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

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

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

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

8. Recorded Notice of Land Use Entitlement

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

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

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

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

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

9. Condition Compliance, Enforcement, and Other Responsibilities

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs as described below in Condition 9b. Specifically, the Permittee shall bear the full costs of the following:

- (1) Condition compliance costs which include, but are not limited to, staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
 - (2) Monitoring and enforcement costs required by the *Ventura County Non-Coastal Zoning Ordinance (2010, § 8114-3.4)*. The Permittee, or the Permittee's successors-in-interest, shall bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections, public reports, penalty hearings, forfeiture of securities, and suspension of this CUP. Costs will be billed at the contract rates in effect at the time enforcement actions are required. The Permittee shall be billed for said costs and penalties pursuant to the *Ventura County Non-Coastal Zoning Ordinance (§ 8114-3.4)*.
- b. Establishment of Revolving Compliance Accounts: Within 10 calendar days of the effective date of the decision on this CUP, the Permittee, or the Permittee's successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
- (1) a payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs incurred for Condition Compliance review (Condition 9a, above), monitoring and enforcement (Condition 9.c, below). The \$500.00 deposit may be modified to a higher amount by mutual agreement between the Permittee and the Planning Director; and,
 - (2) a signed and fully executed County RMA reimbursement agreement, which is subject to the Permittee's right to challenge any charges obligating the Permittee to pay all Condition Compliance review, monitoring, and enforcement costs.
- c. Monitoring and Enforcement Costs: The condition compliance account deposit and reimbursement agreement are required to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. All permits issued by the Planning Division may be reviewed and the sites inspected no less than once every three years, unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspections or the resolution of confirmed violations of the conditions of this CUP and/or the *Ventura County Non-Coastal Zoning Ordinance* that may occur.
- d. Billing Process: The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

10. Defense and Indemnity

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

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

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

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

11. Invalidation of Condition(s)

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

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

until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

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

12. Consultant Review of Information and Consultant Work

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

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

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

13. Relationship of CUP Conditions, Laws and Other Permits

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

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

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

A business tax certificate shall be obtained for operation of a communications facility.

14. Contact Person

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

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

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

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

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

15. Resolution of Complaints

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

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

16. Reporting of Major Incidents

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

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

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

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

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

17. Change of Owner and/or Permittee

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

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

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

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

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

18. Color/Material/Manufacture Specifications

Purpose: To comply with the Ventura County General Plan Scenic Resources Policies 1.7.2-1 through 1.7.2-4 and to ensure that any future construction or alteration of the existing communication facility is constructed as illustrated on the approved plans and photo simulations. The existing WCF is currently in compliance.

Requirement: The Permittee shall:

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

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

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

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

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

Purpose: In compliance with § 8111-2.8 and § 8111-6.2 of the *Ventura County Non-Coastal Zoning Ordinance* and in order to ensure that the use of the subject property remains compatible with existing and potential uses of other property within the general

area, the communication facility shall be removed if this CUP expires or if the facility is abandoned.

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

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

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

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

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

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

20. Future Collocation of Wireless Telecommunication Facilities and Equipment

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

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

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

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

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

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

OTHER VENTURA COUNTY AGENCIES CONDITIONS

Environmental Health Division

1. Hazardous Materials Management

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

Ventura County Fire Protection District

2. Access Road / Driveway Maintenance

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

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

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

Timing: The Permittee shall provide evidence of provisions for maintenance to be submitted to the Fire Prevention Bureau upon request.

Monitoring and Reporting: The Fire District has the authority to inspect all on-site access

road(s) and driveway(s) as it deems necessary. The Permittee shall be responsible for ongoing maintenance of the access road and driveways and shall conduct repairs as required by the Fire District. (VCFPD-10)

3. Hazard Abatement

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

Requirement: The Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. All grass and brush shall be removed a distance of 30 feet from any tower or equipment enclosure. 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)

4. 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)

5. 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)

6. 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)