



## Planning Director Staff Report – Hearing on April 28, 2016

County of Ventura • Resource Management Agency • Planning Division

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

# CONDITIONAL USE PERMIT NO. PL13-0123

(MODIFICATION OF CUP 4262)

## Wireless Communication Facility

### A. PROJECT INFORMATION

1. **Request:** The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the modification and continued operation of an existing unmanned wireless communication facility (WCF) for an additional 10-year period.
2. **Applicant:** American Tower Corporation, 10 Presidential Way, Woburn, MA, 01801.
3. **Property Owner:** Bengard/Debusschere Lessor, P.O. Box 80090, Salinas, CA, 93912.
4. **Applicant's Representative:** Sonal Thakur, Core Development Services, 3350 East Birch St. #250, Brea, CA, 92821.
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8111-6.1.2.), the Planning Director is the decision-maker for the modified CUP.
6. **Project Site Size, Location, and Parcel Number:** The 0.08-acre project site is located on Laguna Road, immediately west of Revlon Slough, in the Oxnard area of unincorporated Ventura County. The Tax Assessor's parcel number (APN) for the project site is 218-0-042-380 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations:**
  - a. Countywide General Plan Land Use Map Designation: Agricultural (Exhibit 2)
  - b. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40 acre minimum lot size). (Exhibit 2)

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

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

- 9. History:** The project site includes an existing, previously authorized wireless communication facility and associated equipment compound. CUP 4262 was granted by the Planning Director on October 5, 1984 to authorize a 117-foot antenna and an unmanned 576 square-foot telecommunication facility building. On September 15, 1989, Modification No. 1 was approved by the Planning Director which authorized the antenna tower at the subject facility to be increased in height to 150 feet. In 1993, Modification No. 2 was granted to authorize the installation of additional equipment and a 10-year extension of the permit term to 2003. In 2003, Modification No. 3 authorized an extension of the permit term to 2013.

The site has no violation history.

- 10. Project Description:** The applicant requests that a modified permit be granted to authorize the modification and continued operation of an existing unmanned wireless communication facility (WCF) for an additional 10-year period. The proposed facility includes a 120-foot tall antenna tower (to be lowered from 150 feet) with the following components:

- A 6-foot diameter microwave dish mounted at 20 feet;
- A 6-foot diameter microwave dish mounted at 50 feet;
- A 2-foot diameter microwave dish mounted at 70 feet;
- A 4-foot diameter microwave dish mounted at 100 feet;
- Twelve antennas and RRUs;
- A screening shroud that covers all antennas and RRUs; and
- Two omni antennas mounted at 116 feet.

A section of the existing chain link fencing will be replaced and a new gate installed. The entire fence will be fitted with faux ivy and maintained around the

perimeter of the equipment enclosure. The monopole, bracket, panel, whip antennas, microwave dishes and screening shroud will be painted a galvanized metal (gray-silver) color.

Access to the wireless communication facility lease area will be provided by Laguna Road.

No grading or land clearing will be conducted. Minor tree trimming may be required. The foundation/base of the existing WCF will not be altered. Minor excavation will occur as necessary to install the replacement section of the chain link fencing and a gate.

No water will be utilized to operate and maintain the wireless communication facility. No new generators, tanks or batteries are proposed.

The site plans shown in Exhibit 3 depict the project components.

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

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

On October 5, 1984 the Planning Director adopted a Negative Declaration (ND) that evaluated the environmental impacts of the project which included a 117-foot antenna and an unmanned 576 square-foot telecommunication facility building. The ND (included in Exhibit 4) concludes that no significant environmental effects would result from the implementation of the project.

The CEQA Guidelines [Section 15164(b)] state that the lead agency shall prepare an addendum to an adopted ND if: (1) minor changes or additions are necessary; but (2) none of the conditions described in the CEQA Guidelines (Section 15162) calling for the preparation of a subsequent Environmental Impact Report (EIR) or ND have occurred. Exhibit 4 includes a description of the changes or additions that are necessary to the ND and a discussion of why none of the conditions described in the CEQA Guidelines exist, which require the preparation of an EIR or subsequent ND.

Therefore, based on the information provided above and in light of the whole record, staff recommends that the decision-maker find there is no substantial evidence to warrant the preparation of an EIR or subsequent ND, and the Addendum to the ND (Exhibit 4) reflects the County's independent judgment and analysis.

## C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan *Goals, Policies and Programs* (2015, 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 (Section 8111-1.2.1.1.a) states that in order to be approved, a CUP must be found consistent with all applicable policies of the Ventura County General Plan.

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

1. **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.*
2. **Public Facilities and Services Policy 4.3.2-1:** *Development that requires potable water shall be provided a permanent potable water supply of adequate quantity and quality that complies with applicable County and State water regulations. Water systems operated by or receiving water from Casitas Municipal Water District, the Calleguas Municipal Water District or the United Water Conservation District will be considered permanent supplies unless an Urban Water Management Plan (prepared pursuant to Part 2.6 of Division 6 of the Water Code) or a water supply and demand assessment (prepared pursuant to Part 2.10 of Division 6 of the Water Code) demonstrates that there is insufficient water supply to serve cumulative development within the district's service area. When the proposed water supply is to be drawn exclusively from wells in areas where groundwater supplies have been determined by the Environmental Health Division or the Public Works Agency to be questionable or inadequate, the developer shall be required to demonstrate the availability of a permanent potable water supply for the life of the project.*
3. **Public Facilities and Services Policy 4.8.2-1:** *Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.*
4. **Hazards Policy 2.13.2-1:** *All discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.*



The proposed project would not require water for the continued operation and maintenance of the existing unmanned wireless communication facility. The project will not impact the quantity of water resources.

The project would not result in a change from the existing conditions with respect to adequate water supply, access and response time for fire protection. The new faux-ivy will be made of flame-retardant material and no other project components would result in an increase in the need for fire protection services. The site has adequate access and no changes to the access are proposed.

The red-line channel Revlon Channel/Slough is located approximately 115 feet easterly of the project site. No changes in land use or impervious area are proposed. Thus, no changes in runoff volume or runoff water quality would occur due to the proposed project.

Based on the above discussion, the proposed project is consistent with Policy 1.3.2-4, Policy 4.3.2-1, Policy 4.8.2-1 and Policy 2.13.2-1.

5. **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.*

Although the proposed project would not involve any new impacts on biological resources, the recommended conditions of approval include measures to minimize the use of the antenna tower by nesting birds and minimize any effects that may occur during temporary construction activities. No significant environmental effects on biological resources have been identified that would result from the proposed facility modifications.

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

6. **Resources Policy 1.6.2-1:** *Discretionary development located on land designated as Agricultural (see Land Use Chapter) and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory, shall be planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.*

The project site is located on land designated as Agricultural in the County of Ventura General Plan but identified as Unique Farmland in the State's Important Farmland Inventory. Further, the site is already developed and the

project would include only minor modifications of an existing wireless facility that would not result in a change to the project's overall footprint.

Based on the above, discussion, the proposed project is consistent with Policy 1.6.2-1.

- 7. Resources Policy 1.6.2-6:** *Discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.*

The site is located adjacent to agricultural-designated lands. However, the site is already developed and the project would include only minor modifications to an existing wireless facility that would not conflict with the agricultural use of those lands.

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

- 8. Resources Policy 1.7.2-1:** *Notwithstanding Policy 1.7.2-2, discretionary development which would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.*

The project would include lowering the height of the existing wireless communication facility which would improve the overall appearance from public viewpoints. Additionally, the minor changes to the equipment located on the tower would not impact visual resources as the equipment will be similar to the existing equipment located on the tower. The new screening shroud will further improve the appearance of the facility. Additionally, the new faux-ivy placed on the fencing around the equipment compound will screen the compound from public viewpoints.

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

- 9. 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 project would not result in significant impacts on paleontological or cultural resources. The project site is not located in an archeologically sensitive area, does not contain historic resources, and is underlain by earth materials (Quaternary Alluvium) in which fossils are rarely found. Additionally, no tribal cultural resources would be impacted based upon feedback from those tribes requesting notification about the project pursuant to AB 52. Conditions of Approval Nos. 20 and 21 also include required actions in the unlikely event paleontological or archaeological resources are encountered during construction activities.

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

**10. Hazards Policy 2.10.2-3:** *Development shall be protected from a 100-year flood if built in the flood plain areas.*

The project is located within the 100-year floodplain area. However, no new development is proposed and only minor modifications of the existing facility will occur. Additionally, Condition of Approval No. 27 for the project will require the recordation of a Notice of Flood Hazard on the property title.

Based on the above discussion, the proposed project is consistent with Policy 2.10.2-3.

**11. Hazards 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.*

*(2) Noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that:*

- a. Guidelines (1)a. and (1)b. above are adhered to.*
- b. Outdoor noise levels do not exceed L10 of 60 dB(A).*

- (3) Noise sensitive uses proposed to be located near airports:*
  - a. Shall be prohibited if they are in a CNEL 65 or greater, noise contour.*
  - b. Shall be permitted in the CNEL 60 to CNEL 65 noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 or less.*
- (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.*
- (5) Construction noise shall be evaluated and, if necessary, mitigated in accordance with the County Construction Noise Threshold Criteria and Control Plan.*

The proposed project is not a noise sensitive use and is not adjacent to noise sensitive uses. The project includes the ongoing operation of an existing unmanned wireless communications facility that is surrounded by agricultural land uses. Therefore, any construction noise or emergency generator operational noise will not impact a noise sensitive use.

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

#### **12. Land Use Policy 3.2.2-4:**

- (1) The Agricultural land use designation shall primarily include lands which are designated as Prime Farmlands, Farmlands of Statewide Importance or Unique Farmlands in the State's Important Farmland Inventory (IFI), although land may not be designated Agricultural if small areas of agricultural land are isolated from larger blocks of farming land (in such cases, the agricultural land is assigned to the Open Space or Rural designation of the surrounding properties).*
- (2) The smallest minimum parcel size consistent with the Agricultural land use designation is 40 acres. Subzones may require larger minimum parcel sizes.*

*(3) Agricultural land shall be utilized for the production of food, fiber and ornamentals; animal husbandry and care; uses accessory to agriculture and limited temporary or public uses which are consistent with agricultural or agriculturally related uses.*

The legal lot which contains the project site/APN, as well as two additional APNs, meets the 40-acre minimum requirement with the total lot being greater than 300 acres. The site includes agricultural lands designated on the State's Important Farmland Inventory. However, the 10-year extension of the permit term for the continued use of the site for a wireless communication facility is an allowed use in the NCZO and is consistent with agricultural or agriculturally related uses. In any case, no new effect on agricultural soils or uses would occur as a result of the proposed project.

Based on the above discussion, the proposed project is consistent with Policy 3.2.2-4.

- 13. Public Facilities and Services Policy 4.1.2-1:** *Discretionary development shall be conditioned to contribute land, improvements or funds toward the cost of needed public improvements and services related to the proposed development.*

The proposed project will not require or create the need for new public improvements or services. Therefore, contribution of land, improvements or funds would not be required.

Based on the above discussion, the proposed project is consistent with Policy 4.1.2-1.

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

The project does not involve new development, and adequate public services are available for use, to operate and maintain the existing facility (e.g., the existing roadway for access to the site).

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

- 15. Public Facilities and Services Policy 4.2.2-10:** *Discretionary development that would endanger the efficient, safe operation of an airport or would result in significant land use incompatibility with an airport shall be prohibited.*

The modification of the existing wireless facility would result in the lowering of the tower height and minor associated equipment modifications. The project site is not located within a designated airport hazard zone. The project would not endanger the efficient, safe operation of an airport.

Based on the above discussion, the proposed project is consistent with Policy 4.2.2-10.

- 16. Public Facilities and Services Policy 4.6.2-2:** *Discretionary development shall be conditioned to provide flood control and drainage facilities deemed by the Public Works Agency and Flood Control District as necessary for the development, and shall be required to contribute toward flood control facilities necessitated by cumulative development.*

The nearest Ventura County Watershed Protection District jurisdictional red line channel is Revlon Channel/Slough which is approximately 115 feet easterly of the project site. Since no changes in land use are proposed, there will be no increase in impervious area. Therefore, no new flood control and drainage facilities are required and no contribution toward flood control facilities would be needed.

Based on the discussion above, the proposed project is consistent with Policy 4.6.2-2.

- 17. Public Utilities Policy 4.5.2-4:** *Wireless communication facilities shall be designed to minimize visual impacts from public viewpoints and to blend with the surrounding area in a manner that is consistent with the community character, natural environment, and existing development.*

The project includes the lowering of the tower height from 150 feet to 120 feet, painting the facility to blend in with the natural environment, and faux-ivy on the fencing surrounding the equipment enclosure. These features will minimize visual impacts from public viewpoints and blend the facility with the surrounding area.

Based on the discussion above, the proposed project is consistent with Policy 4.5.2-4.

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

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

Pursuant to the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the AE-40 acre zone district with the granting of a CUP. The proposed project includes the modification and use of facilities that are subject to the development standards of the Ventura County NCZO (Section 8106-1.1). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

**Table 1 – Development Standards Consistency Analysis**

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	40 acres	Yes
Maximum Percentage of Building Coverage	5%	Yes
Front Setback	20 feet	Yes
Side Setback	10 feet	Yes
Rear Setback	15 feet	Yes
Maximum Building Height	As specified by permit	Yes

Additionally, the proposed project is subject to the special use standards of the Ventura County NCZO (Section 8107). On March 24, 2015, the County of Ventura Board of Supervisors adopted new regulations for wireless communication facilities as Section 8107-45 of the NCZO. The proposed project has been designed in conformance with the development standards for wireless communication facilities set forth in Section 8107-45 of the NCZO. The facility is considered a non-stealth facility, and Section 8107-45.4.b of the NCZO states the following:

**Sec. 8107-45.4 – Development Standards**

***b. Exceptions to Stealth and Building-Concealed Facilities:*** *A non-stealth facility may be permitted when the applicant demonstrates that the project location and design meet one or more of the following criteria:*

*(2) The non-stealth facility is prominently visible from a public viewpoint but meets one or more of the following criteria:*

*(a) It is located on a ridgeline and meets the requirements in Sec. 8107-45.4(l); or*

*(b) The minimum height required for adequate service, coverage, or capacity area cannot be achieved with one or more stealth facilities (see Sec. 8107-45.4(f)(4)); or*

*(c) It is used solely for the provision of public safety and the decision-making authority waives this development standard pursuant to Sec. 8107-45.2.4.*

The site is visible from a public viewpoint but the applicant has provided documentation to allow a non-stealth facility based upon (b) above, i.e., that the minimum height required for adequate service, coverage or capacity area cannot be achieved with one or more stealth facilities.

Additionally, the facility has been designed to blend in with the surrounding environment by painting the facility as well as adding faux-ivy to the equipment enclosure.

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

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County 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 [Section 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 [Section 8111-1.2.1.1.b].**

The project involves the minor modification and continued operation of an existing wireless communication facility. The proposed modifications include a reduction of the height of the antenna structure from 150 feet to 120 feet, installation of new faux-ivy screening on the equipment enclosure, and minor changes to the antenna panels. Although tall and non-stealth in design, the proposed project involves a reduction in the height of this facility. There will be no new impacts on public views. In the Oxnard Plain area, there are many utility towers and poles such that simple non-stealth metal antenna poles are less impactful of the regional viewshed. No substantial effect on the character of the area has been identified that would result from the continued use of this facility. 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 [Section 8111-1.2.1.1.c].**

The minor modification and continued operation of the existing wireless communications facility would not result in any changes that would impair the utility of neighboring agricultural land uses or be obnoxious or harmful. The proposed project will be conditioned to include a contact person for the timely



resolution of complaints and the reporting of all major incidents so as to prevent a recurrence of such an incident (Exhibit 5, Condition No. 15).

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

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

The minor modification and continued operation of the existing wireless communications facility would not result in any changes that would cause any new adverse effects on public health, safety, convenience or welfare. No aspect of the project has been identified that would be detrimental to the public interest. Additionally, the proposed project will be conditioned to include a contact person for the timely resolution of complaints and the reporting of all major incidents so as to prevent a recurrence of such an incident (Exhibit 5, Condition No. 15).

Based on the discussion above, 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 [Section 8111-1.2.1.1.e].**

The project involves the minor modification and continued operation of an existing wireless communication facility. The proposed modifications include a reduction of the height of the antenna structure from 150 feet to 120 feet, installation of new faux-ivy screening on the equipment enclosure, and minor changes to the antenna panels. Although tall and non-stealth in design, the proposed project involves a reduction in the height of this facility. There will be no new impacts on public views. In the Oxnard Plain area, there are many utility towers and poles such that simple non-stealth metal antenna poles are less impactful of the regional viewshed. No substantial effect on the agricultural land uses in the area have been identified that would result from the continued use of this facility. Given the remoteness of the area, the ongoing agricultural uses on State-designated farmland, changes in the land uses in this area are not foreseeable at this time. Thus, the continued use and appearance of the site will be compatible with the existing and anticipated long-term future agricultural use of the area.

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

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

Pursuant to a preliminary legal lot determination prepared by the County of Ventura Public Works Agency, County Surveyor Division, the project site (APN 218-0-042-380) is located on a legal lot identified in Book 218, Page 04 of Official

Records. The legal lot includes the project site (APN 218-0-042-380), as well as APN 218-0-042-390 and APN 218-0-042-330.

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

- 7. The establishment or maintenance of this use will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area [Section 8111-1.2.1.2.a].**

The project site is located on land designated as Agricultural in the County of Ventura General Plan and identified as Unique Farmland in the State's Important Farmland Inventory. However, the site is already developed and the project would include only minor modifications to an existing wireless facility that would not result in a change to the project's overall footprint. Additionally, no operational aspects of the project, including maintenance, would restrict or adversely affect agricultural resources or the viability of agricultural operations in the area.

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

- 8. The structures will be sited to minimize conflicts with agriculture, and other uses will not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area, where applicable [Section 8111-1.2.1.2.b].**

The project site is already developed and no changes to the location of the existing tower or associated equipment are proposed. The project would include only minor modifications to an existing wireless facility that would not result in a change to the project's overall footprint. No new conflicts will occur with the surrounding agricultural uses. The operation of the site will not significantly reduce, restrict or adversely affect the agricultural activities in the area.

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

- 9. The use will be sited to remove as little land from agricultural production (or potential agricultural production) as possible [Section 8111-1.2.1.2.c].**

The project is the continued operation of an existing wireless facility and will not result in any additional land being removed from agricultural use.

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 (Section 65091), and Ventura County NCZO (Section 8111-3.1). The Planning Division mailed notice to owners of property within 2,500 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 comments were received.

The project site is located within the City of Oxnard's Area of Interest. Therefore, on September 9, 2013 the Planning Division notified the City of Oxnard of the proposed project and requested the City of Oxnard submit any comments that the City might have on the proposed project. No comments from the City were received.

## **G. RECOMMENDED ACTIONS**

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

1. **CERTIFY** that the Director has reviewed and considered this staff report and all exhibits thereto, including the proposed Addendum to the ND (Exhibit 4), and has considered all comments received during the public comment process;
2. **FIND**, based on the whole of the record before the Planning Director, including the ND (included in Exhibit 4) and the Addendum to the ND (included in Exhibit 4) and all comments received, that the ND Addendum is the correct document to satisfy the environmental review requirement of CEQA, that no subsequent ND or EIR is required for the proposed project pursuant to CEQA Guidelines sections 15162, 15163 and 15164, and that the ND Addendum reflects the Planning Director's independent judgment and analysis;
3. **APPROVE** the Addendum to the ND (Exhibit 4);
4. **MAKE** the required findings to grant a Minor Modification of a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
5. **GRANT** modified CUP PL13-0123, subject to the conditions of approval (Exhibit 5); and
6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally

approved, or denied (or on the following workday if the 10<sup>th</sup> day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Monica Hood at (805) 654-5038 or [Monica.Hood@ventura.org](mailto:Monica.Hood@ventura.org).

Prepared by:



Monica Hood, Case Planner  
Commercial & Industrial Permits Section  
Ventura County Planning Division

Reviewed by:

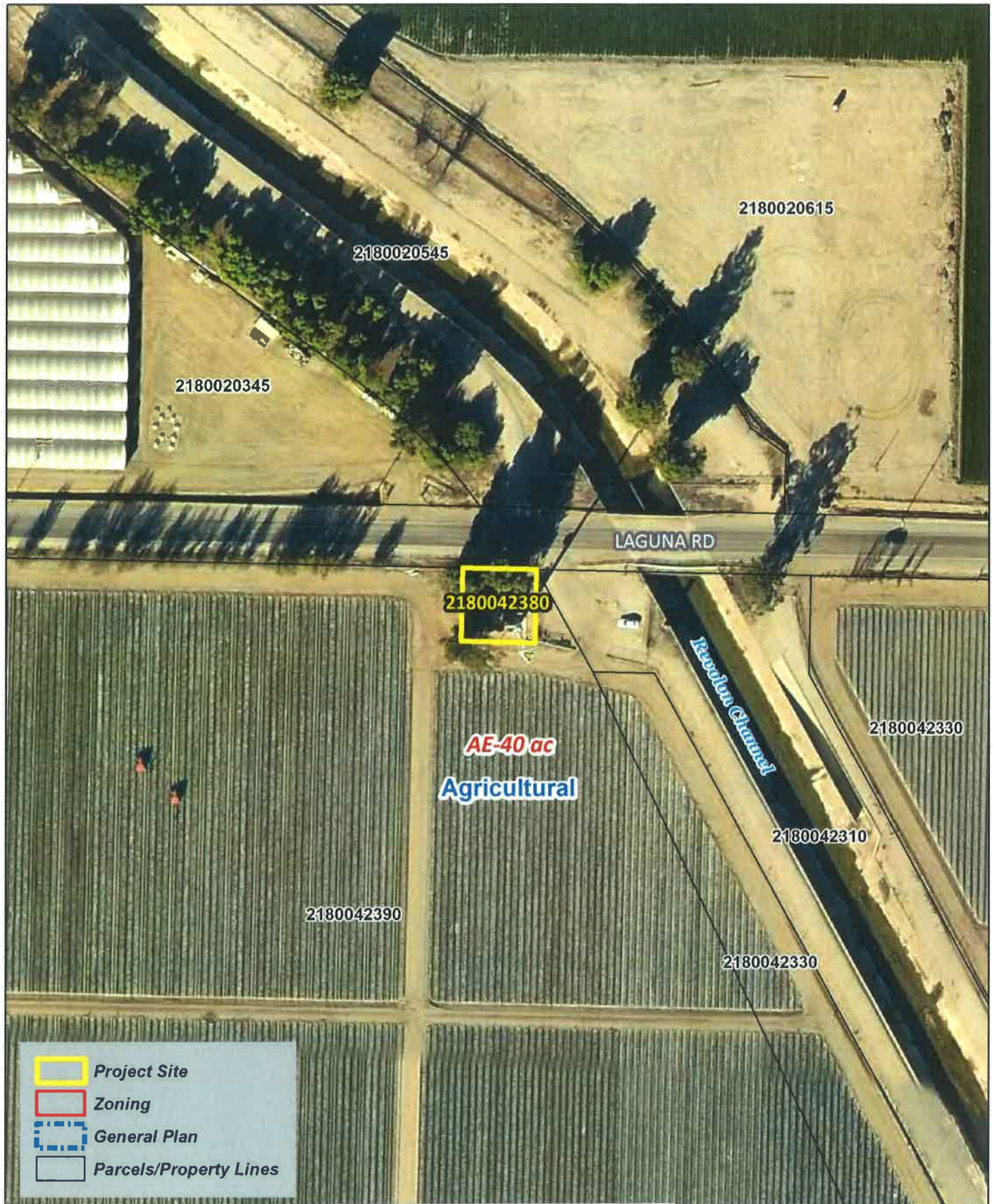


Brian R. Baca, Manager  
Commercial & Industrial Permits Section  
Ventura County Planning Division

#### EXHIBITS

- Exhibit 2 - Aerial Location, General Plan and Zoning Designations, and Land Use Maps
- Exhibit 3 - Site Plans
- Exhibit 4 - Addendum to Negative Declaration (includes adopted ND)
- Exhibit 5 - Draft Conditions of Approval





Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 04/12/2016  
Source: Pictometry, February 2015

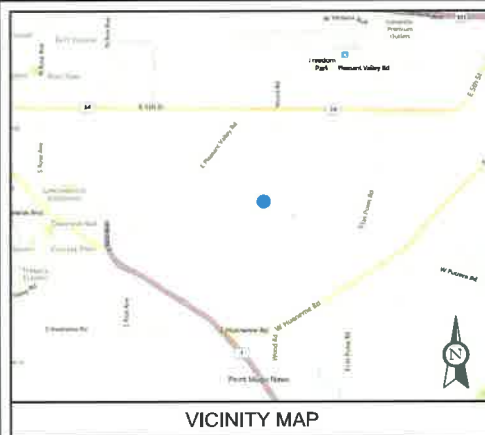


County of Ventura  
Planning Director Hearing  
PL13-0123  
**Exhibit 2 – Aerial Location, General  
Plan and Zoning Designations,  
And Land Use Maps**

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.







VICINITY MAP



**AMERICAN TOWER®**

**SITE NAME:** OXNARD CA 6  
**SITE NUMBER:** 300796  
**SITE ADDRESS:** 4620 LAGUNA ROAD  
 OXNARD, CA 93033



LOCAL MAP



Know what's below.  
Call before you dig.

## CUP 4262 RENEWAL (MINOR MODIFICATION)

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

SITE PHOTO	PROPERTY OWNER	PROJECT DESCRIPTION	SHEET INDEX					
	VERIZON WIRELESS AKIA PACTEL CELLULAR	<p>THIS SET OF DRAWINGS IS INTENDED TO DEPICT CURRENT SITE CONDITIONS AND MEET LOCAL JURISDICTION REQUIREMENTS. THE EXISTING TOWER CONSISTS OF MW DISHES, WHIP ANTENNAS, TWO EMERGENCY GENERATORS, EQUIPMENT CABINETS AND ASSOCIATED EQUIPMENT. MODIFICATIONS TO THE TOWER INCLUDE REDUCING TOWER HEIGHT FROM 150' TO 120', RELOCATING EQUIPMENT AND ADDING FAUX IVY-IT LANDSCAPE TO PROVIDE SCREENING OF THE EXISTING EQUIPMENT ENCLOSURE COMPOUND.</p> <p><b>PROJECT NOTES</b></p> <ol style="list-style-type: none"> <li>THE FACILITY IS UNMANNED.</li> <li>A TECHNICIAN VISITS THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.</li> <li>NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.</li> <li>HANDICAP ACCESS IS NOT REQUIRED.</li> </ol> <p><b>UTILITY COMPANIES</b></p> <p>POWER: SOUTHERN CALIFORNIA EDISON TELCO: VERIZON</p> <p><b>PROJECT DATA</b></p> <p>ZONING JURISDICTION: COUNTY OF VENTURA ZONING DISTRICT: AE-40 AC COUNTY: VENTURA COUNTY PARCEL: 218-0-042-390 TYPE OF OCCUPANCY: UNMANNED ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION TOWER AGE: 1985</p>	SH #:	DESCRIPTION:	REV:	DATE:	BY:	
	<b>COMPLIANCE CODE</b>		T-1	TITLE SHEET, VICINITY MAP AND GENERAL INFORMATION	7	01/19/2016	JMA	
	<p>ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> <li>2010 CALIFORNIA ADMINISTRATIVE CODE</li> <li>2010 CALIFORNIA BUILDING CODE (CBC) (2009 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS)</li> <li>2010 CALIFORNIA ELECTRICAL CODE (CEC) (2008 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS)</li> <li>2010 CALIFORNIA ENERGY CODE</li> <li>2010 CALIFORNIA MECHANICAL CODE (CMC) (2008 INTERNATIONAL MECHANICAL CODE WITH CALIFORNIA AMENDMENTS)</li> <li>2010 CALIFORNIA PLUMBING CODE (CPC) (2008 INTERNATIONAL PLUMBING CODE WITH CALIFORNIA AMENDMENTS)</li> <li>ANSI/ISA-222-F LIFE SAFETY CODE NFPA-101</li> <li>LOCAL BUILDING CODE</li> <li>CITY/COUNTY ORDINANCES</li> </ol>			SURVEY PAGE 1				
					SURVEY PAGE 2			
					FLOOD MAP			
					PARCEL MAP			
				A-1	GENERAL NOTES & SITE PLAN	2	06/02/2014	AD
				A-2	EX. & PROP. NORTH TOWER ELEVATION VIEWS	7	01/19/2016	JMA
				A-2.1	EX. & PROP. SOUTH TOWER ELEVATION VIEWS	7	01/19/2016	JMA
				A-2.2	EX. & PROP. EAST TOWER ELEVATION VIEWS	7	01/19/2016	JMA
	A-2.3	EX. & PROP. WEST TOWER ELEVATION VIEWS	7	01/19/2016	JMA			
	A-3	PROPOSED VERIZON ANTENNA CONFIGURATION	7	01/19/2016	JMA			
	A-3.1	VERIZON ANTENNA DETAILS	3	03/16/2015	JMA			
	A-4	EXISTING SIGNAGE	0	07/16/2013	PP			
	A-5	IVY-IT SPECIFICATIONS	2	06/02/2014	AD			
<b>DIRECTIONS TO SITE</b>	<b>FACILITY MANAGER</b>	<b>APPLICANT</b>	<b>AGENT</b>					
<p>FROM I 405 &amp; 101 FRWY: TAKE 101 NORTH "VENTURA" TO PLEASANT VALLEY RD (EXIT 52). EXIT, TURN LEFT, PROCEED ON PLEASANT VALLEY RD. TO LEWIS RD. TURN LEFT, TO LAGUNA RD, TURN RIGHT, PROCEED TO SITE ADDRESS ON LEFT SIDE OF ROAD.</p>	<p>OFFICIAL NOTICING ADDRESS: AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801 ATTN: ZONING DEPT</p> <p>ATC AGENT: BONNIE BELAIR ATTORNEY OFFICE: (781) 926-4637</p>	<p>VERIZON WIRELESS 15505 SAND CANYON AVE BUILDING D, 1ST FLOOR IRVINE, CA 92618 ATTN: LESLIE VARTANIAN</p>	<p>SONAL THAKUR PROJECT MANAGER CORE DEVELOPMENT SERVICES 2749 SATURN ST BREA, CA 92821 MOBILE: (714) 328-4349</p>					
<b>GEOGRAPHIC COORDINATES</b>	© 2016 by ATC IP LLC. All rights reserved.							
<p>LATITUDE: 34° 10' 34.01" N LONGITUDE: 119° 6' 87" W ELEVATION: 27' AMSL</p>								

**AMERICAN TOWER®**  
 ATC TOWER SERVICES, INC.  
 8505 FREEPORT PARKWAY  
 SUITE 135  
 IRVING, TX 75063  
 PHONE: (972) 999-8900  
 FAX: (972) 999-8940  
 NYSE: AMT

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ATC SITE NUMBER  
300796

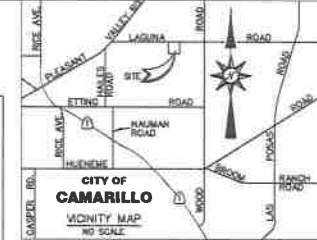
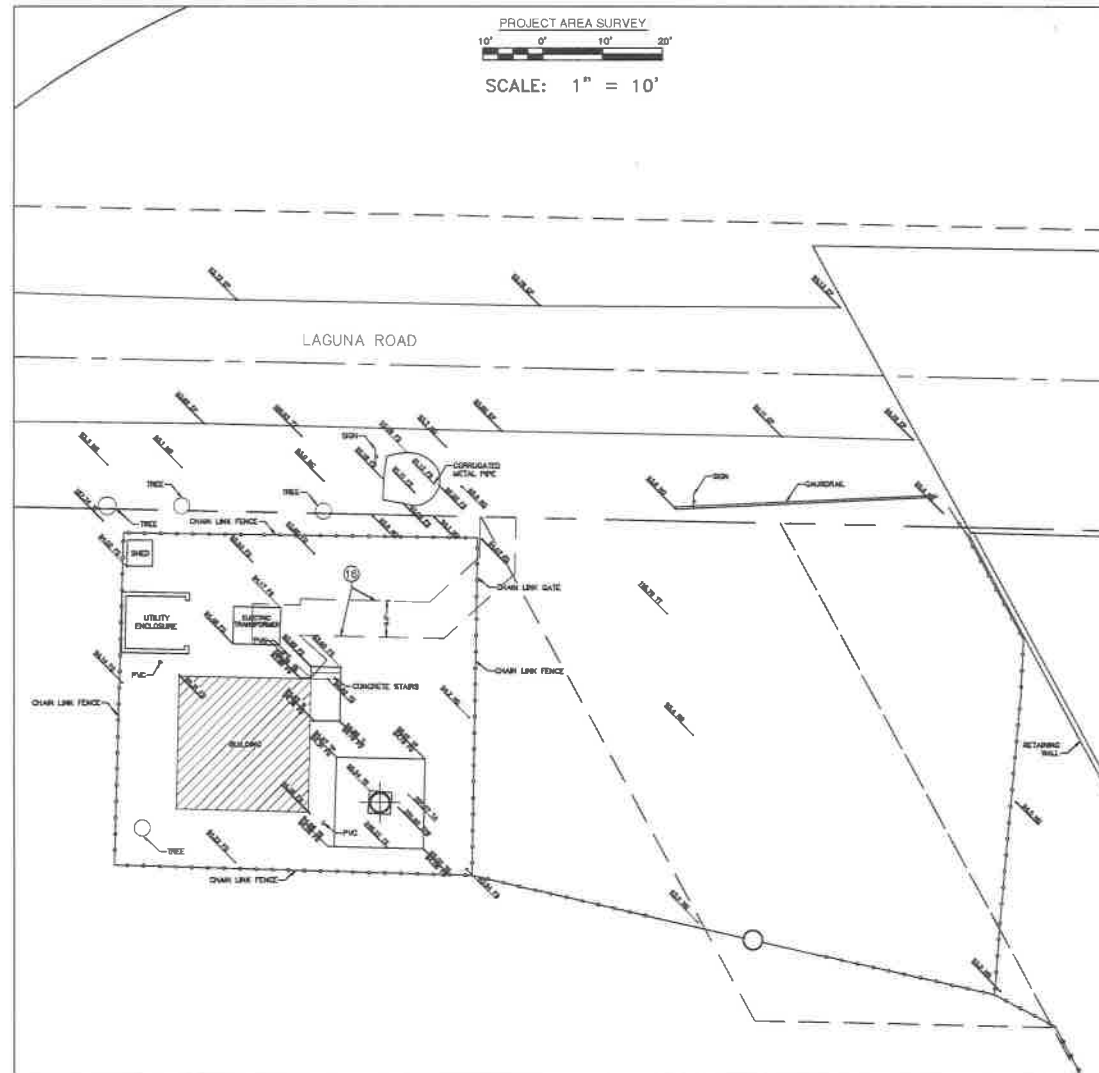
ATC SITE NAME  
OXNARD CA 6

SITE ADDRESS  
4620 LAGUNA ROAD  
OXNARD, CA 93033

<b>STAMP HERE:</b>	
DRAWN BY: JMA	
CHECKED BY: KRF	
DATE DRAWN: 04/14/2015	
PROJECT NO: 53690711	
SHEET TITLE:	
TITLE SHEET, VICINITY-MAP AND GENERAL INFORMATION	
SHEET NUMBER:	REV.#
T-1	7

# CELLSITE 300796

4620 LAGUNA ROAD  
CAMARILLO, CALIFORNIA



## DATUM STATEMENT

BASIS OF BEARINGS  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 5, NAD 83, EPOCH 2011.00, AS DERIVED LOCALLY THROUGH STATIONING OBSERVATIONS CONstrained TO THE FOLLOWING "CORS" "CORS" NETWORK STATIONS: "TOST" AND "KAWI"

BENCHMARK  
THE BENCHMARK FOR THIS SURVEY IS "CORS" "CORS" NETWORK STATION: "KAWI", THE ORTHOMETRIC VALUE OF THIS STATION WAS CALCULATED FROM DATA SHEETS MADE AVAILABLE BY THE NATIONAL GEODETIC SOCIETY.

ELEVATION: 185.81 DATUM: NAVD83

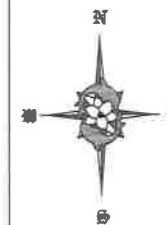
## COORDINATES

LATITUDE: 34°07'33.845" N  
LONGITUDE: 119°08'00.636" W

DATUM: NAD83

## LEGEND

APN = ASSESSORS PARCEL NUMBER  
E = EAST  
EP = EDGE OF PAVEMENT  
FS = FINISHED GRADE  
FS = FINISH SURFACE  
N = NORTH  
S = SOUTH  
TA = TOP OF ANTENNA  
TB = TOP OF BASE  
TT = TOP OF TOWER  
W = WEST



SHEET 1 OF 2	SCALE: AS NOTED DATE: 02/26/13	CELLSITE	JRN CIVIL ENGINEERS	REVISIONS 07/12/2013: boundary and easements
FILE NO. 12528	DRAWN BY: JFC CHKD. BY: JLM	ADDRESS: 4620 LAGUNA ROAD CAMARILLO, CALIFORNIA	CLIENT: AMERICAN TOWER CORPORATION	232 AVENIDA FABRICANTE, STE. 107 SAN CLEMENTE, CALIFORNIA 92672 (949) 248-4685 FAX (949) 248-4687

# CELLSITE 300796

4620 LAGUNA ROAD  
CAMARILLO, CALIFORNIA

## ITEMS CORRESPONDING TO SCHEDULE "B"

BY: OLD REPUBLIC TITLE COMPANY  
COMMITMENT NO. 01-13050883-017  
TITLE OFFICER:  
DATED: 02/26/13

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. EXEMPTIONS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DETERMINE SPECIFICS.

1. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT OF THE EL RIO DE SANTA CLARA O' LA COLONIA, AS RECORDED IN PLAT BOOK 3, PAGE 14 OF VENTURA COUNTY RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
2. SPRAWL EASEMENT, RECORDED 01/18/1999, IN BOOK 84, PAGE 228 OF THE VENTURA COUNTY RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
3. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 05/18/1994, AS BOOK 3008, PAGE 188 OF THE VENTURA COUNTY RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
4. EASEMENT AS CONTAINED IN DEED, RECORDED 12/26/1986, IN BOOK 3918, PAGE 181 OF THE VENTURA COUNTY RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
5. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 07/15/1974, AS BOOK 4287, PAGE 448 OF THE VENTURA COUNTY RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN DOCUMENT, RECORDED 01/16/1975, IN BOOK 4355, PAGE 48, AS AFFECTED BY A NOTICE OF NON-RENEWAL OF LAND CONSERVATION ACT, RECORDED 11/13/1987 AS INSTRUMENT NO. 87-18408 OF THE VENTURA COUNTY RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
7. EASEMENT IN FAVOR OF COUNTY OF VENTURA, RECORDED 02/23/1976, AS BOOK 3635, PAGE 585 OF THE VENTURA COUNTY RECORDS. PARCELS C OF THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
8. EASEMENT IN FAVOR OF THE COUNTY OF VENTURA, RECORDED 02/23/1976, AS BOOK 3635, PAGE 587 OF THE VENTURA COUNTY RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
9. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 04/28/1985, AS DOCUMENT NO. 842840 OF THE VENTURA COUNTY RECORDS. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
10. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 05/18/1994, AS DOCUMENT NO. 88-158738 OF THE VENTURA COUNTY RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
11. WATER WELL AGREEMENT, BY AND BETWEEN BENDLAND/OBOLUSCHKE LAND COMPANY, LLC, BENDLAND/OBOLUSCHKE MANAGEMENT COMPANY, LLC AND T.E. MYTAKA, INC., RECORDED 11/16/1998, IN DOCUMENT NO. 88-156883 OF THE VENTURA COUNTY RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
12. LAND CONSERVATION ACT CONTRACT NO. 47-7.5, RECORDED 12/29/1996, IN DOCUMENT NO. 88-332460 OF THE VENTURA COUNTY RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
13. LAND CONSERVATION ACT CONTRACT NO. 47-7.5, RECORDED 12/29/1996, IN DOCUMENT NO. 88-332462 OF THE VENTURA COUNTY RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
14. NOTICE OF LAND USE ENTITLEMENT, RECORDED 02/12/2004, IN DOCUMENT NO. 0200212-0200238 OF THE VENTURA COUNTY RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
15. NOTICE OF LAND USE ENTITLEMENT, RECORDED 02/12/2004, IN DOCUMENT NO. 0200212-0200238 OF THE VENTURA COUNTY RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS ITS SHOWN HEREON ARE STATED AS EXEMPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

## LEGAL DESCRIPTION:

PARCEL D OF SUBDIVISION 70 OF THE RANCHO EL RIO DE SANTA CLARA O' LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 3, PAGE 14 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LAND THE INTEREST IN THOSE PORTIONS THEREOF LYING WITHIN WOOD ROAD, AS CONVEYED TO THE COUNTY OF VENTURA, IN DEEDS RECORDED 5/8/1988, IN BOOK 38, PAGE 74 OF DEEDS, AND 7/10/1993 IN BOOK 90, PAGE 26 OF DEEDS.

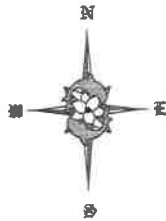
ALSO EXCEPT FROM SAID PARCEL, HEREON ALL OF THE LAND DESCRIBED IN THE GRANT DEED TO VENTURA COUNTY FLOOD CONTROL, EXCEPT IN DEED RECORDED 4/12/1978 IN BOOK 4371, PAGE 602 OF OFFICIAL RECORDS.

TAX ID. NUMBER: 218-0-042-300

## NOTE:

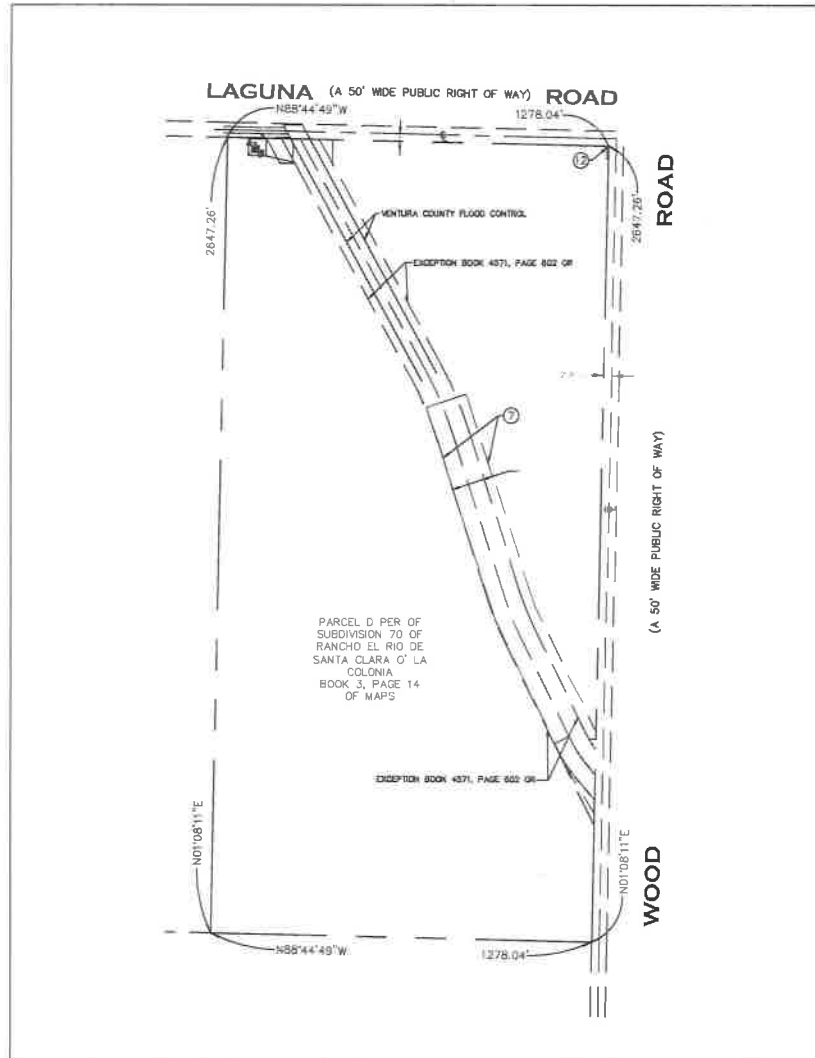
- DOCUMENTS LISTED AS EXEMPTIONS TO THE TITLE REPORT COULD NOT BE PROVIDED BY TITLE. SPECIFICALLY, DEED BOOK 38, PAGE 74 AND DEED BOOK 90, PAGE 26. THIS BLANKET AGREEMENT THAT NO EXEMPTION IS LIMITED TO WOOD ROAD AND IS NOT A PART OF THE BOUNDARY SHOWN.

- THE TAX ID NUMBER LISTED IN THE TITLE REPORT (218-0-042-300) APPEARS ON THE ASSESSOR PARCEL MAP TO BE A 60' X 80' PARCEL OF LAND. THE LEGAL DESCRIPTION IN THE TITLE REPORT IS NOT LIMITED TO THAT 60' X 80' PARCEL OF LAND.



BOUNDARY SURVEY  
200' 0' 200' 400'


SCALE: 1" = 200'



SHEET 2 OF 2	SCALE: AS NOTED	CELLSITE	JRN CIVIL ENGINEERS	REVISIONS
	DATE: 02/26/13			
	DRAWN BY: JFC			
	CHKD BY: JLM			
	FILE NO. 12529			
		4620 LAGUNA ROAD CAMARILLO, CALIFORNIA	232 AVENIDA FABRICANTE, STE. 107 SAN CLEMENTE, CALIFORNIA 92572	07/12/2013: boundary and easments
		CLIENT: AMERICAN TOWER CORPORATION	(949) 248-4885 FAX (949) 248-4887	





  
**MAP SCALE 1" = 500'**  
 50 0 500 1000  
 FEET  
 METER


---

**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0936E**  
  
**FIRM**  
**FLOOD INSURANCE RATE MAP**  
  
**VENTURA COUNTY, CALIFORNIA**  
**AND INCORPORATED AREAS**  
  
**PANEL 936 OF 1275**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)  

COMMUNITY	HAZARD	DATE	DEPTH
VENTURA COUNTY	050411	1995	5

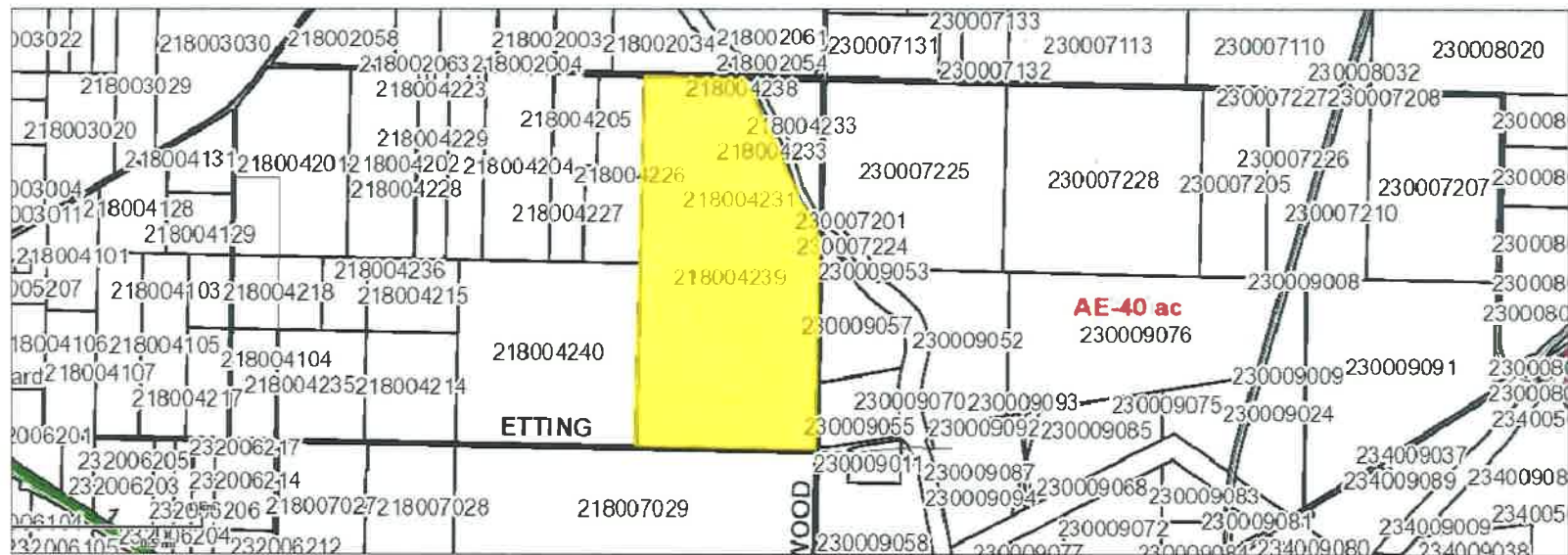
Notes to User: The map number shown below should be used when placing map orders. The Community Number shown above should be used in insurance applications for the subject community.



**MAP NUMBER**  
**06111C0936E**  
  
**EFFECTIVE DATE**  
**JANUARY 20, 2010**  
  
 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at [www.mapstore.fema.gov](http://www.mapstore.fema.gov)

① FLOOD PLAIN MAP



1 PARCEL MAP









**AMERICAN TOWER**  
 ATC TOWER SERVICES, INC.  
 8505 FREEPORT PARKWAY  
 SUITE 135  
 IRVING, TX 75063  
 PHONE: (972) 999-8900  
 FAX: (972) 999-8940  
 NYSE: AMT

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ATC SITE NUMBER  
**300796**

ATC SITE NAME  
**OXNARD CA 6**

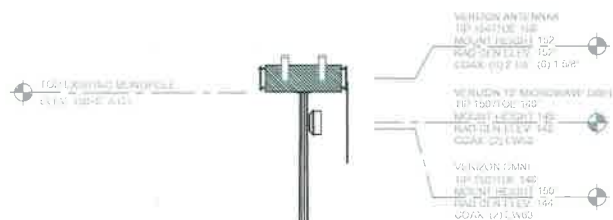
SITE ADDRESS  
**4620 LAGUNA ROAD  
 OXNARD, CA 93033**

STAMP HERE:

DRAWN BY:	JMA
CHECKED BY:	KRF
DATE DRAWN:	04/14/2015
PROJECT NO:	53690711
SHEET TITLE:	

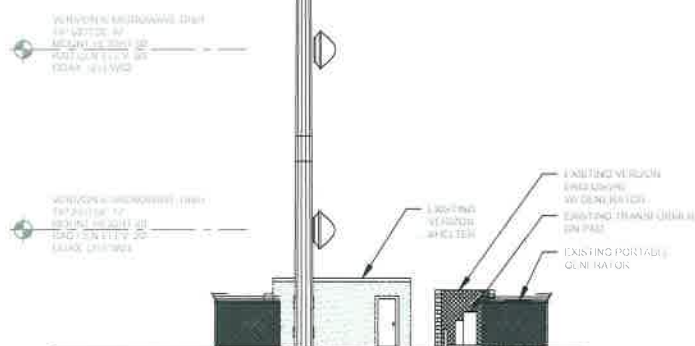
**SOUTH TOWER  
 ELEVATION VIEWS**

SHEET NUMBER	REV #
<b>A-2.1</b>	<b>7</b>

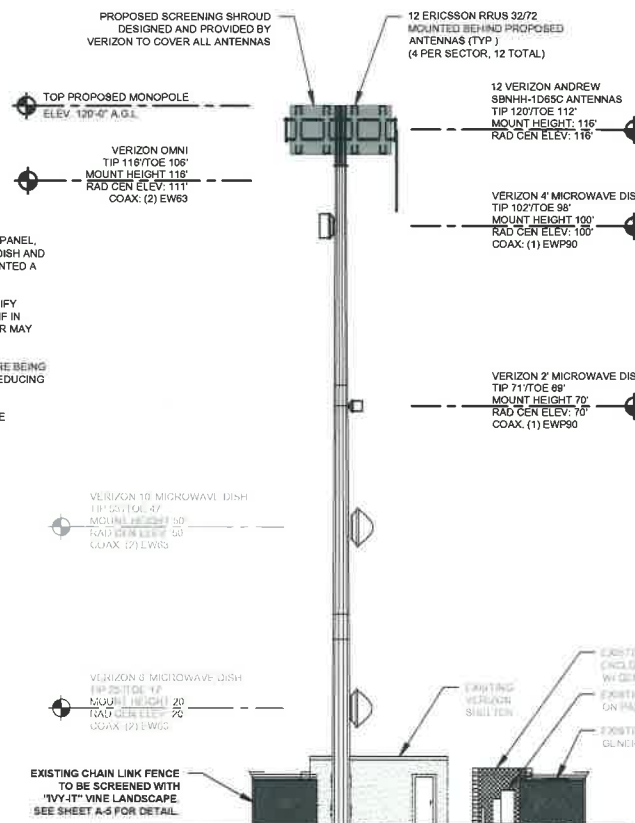


**NOTE**

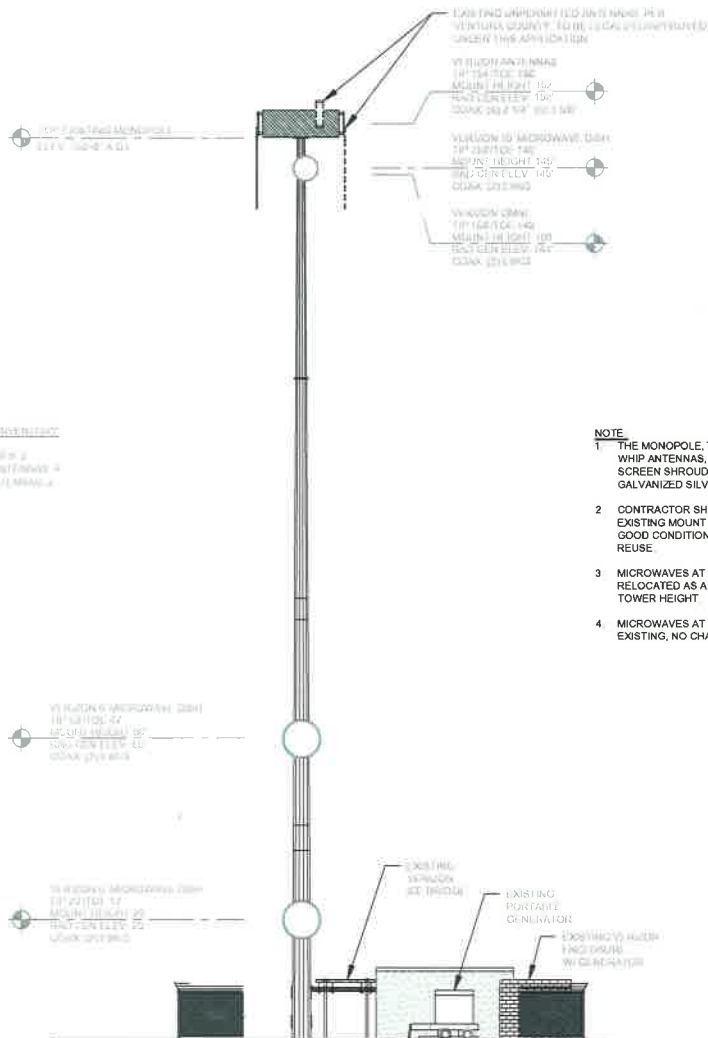
1. THE MONOPOLE, TRI-BRACKET, PANEL, WHIP ANTENNAS, MICROWAVE DISH AND SCREEN SHROUD SHALL BE PAINTED A GALVANIZED SILVER.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING MOUNT CONDITIONS. IF IN GOOD CONDITION, CONTRACTOR MAY REUSE.
3. MICROWAVES AT 70' AND 100' ARE BEING RELOCATED AS A RESULT OF REDUCING TOWER HEIGHT.
4. MICROWAVES AT 20' AND 50' ARE EXISTING, NO CHANGE.



**1 EXISTING TOWER ELEVATION (SOUTH)**  
 SCALE: 1"=10' (24X36)  
 1"=20' (11X17)

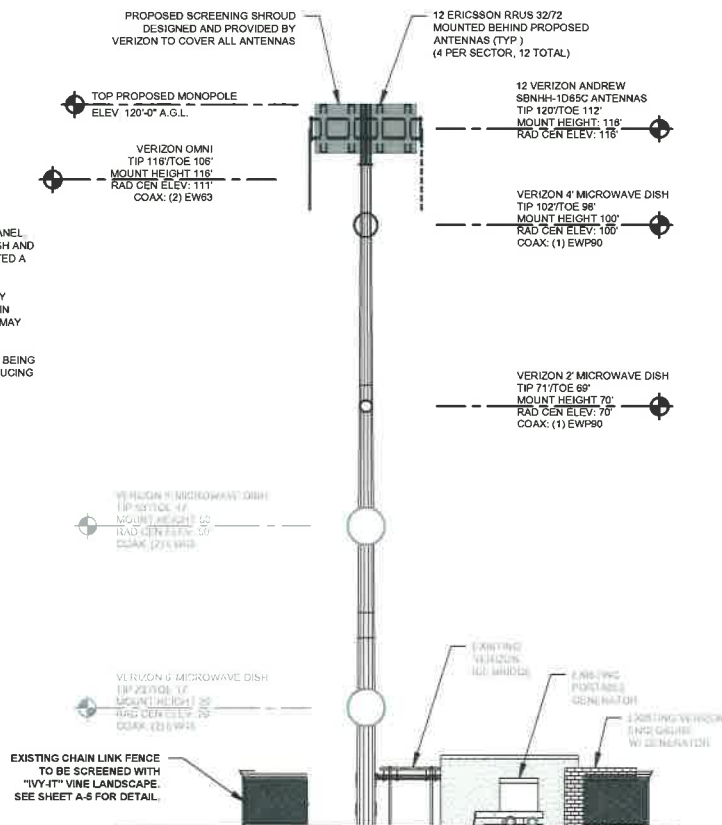


**2 PROPOSED TOWER ELEVATION (SOUTH)**  
 SCALE: 1"=10' (24X36)  
 1"=20' (11X17)



1 EXISTING TOWER ELEVATION (EAST)  
SCALE: 1"=10' (24X36)  
1"=20' (11X17)

- NOTE**
1. THE MONOPOLE, TRI-BRACKET, PANEL WHIP ANTENNAS, MICROWAVE DISH AND SCREEN SHROUD SHALL BE PAINTED A GALVANIZED SILVER.
  2. CONTRACTOR SHALL FIELD VERIFY EXISTING MOUNT CONDITIONS. IF IN GOOD CONDITION, CONTRACTOR MAY REUSE.
  3. MICROWAVES AT 70' AND 100' ARE BEING RELOCATED AS A RESULT OF REDUCING TOWER HEIGHT.
  4. MICROWAVES AT 20' AND 50' ARE EXISTING, NO CHANGE.



2 PROPOSED TOWER ELEVATION (EAST)  
SCALE: 1"=10' (24X36)  
1"=20' (11X17)



**AMERICAN TOWER**  
ATC TOWER SERVICES, INC.  
8505 FREEPORT PARKWAY  
SUITE 135  
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NYSE: AMT

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ATC SITE NUMBER  
**300796**

ATC SITE NAME  
**OXNARD CA 6**

SITE ADDRESS  
**4620 LAGUNA ROAD  
OXNARD, CA 93033**

STAMP HERE:

DRAWN BY:	JMA
CHECKED BY:	KRF
DATE DRAWN:	04/14/2015
PROJECT NO:	536967J1
SHEET TITLE	

**EAST TOWER  
ELEVATION VIEWS**

SHEET NUMBER	REV #
<b>A-2.2</b>	<b>7</b>



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF ATC TOWER SERVICES, INC. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE WHERE THEY WERE PREPARED. NO REUSE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO ATC TOWER SERVICES, INC. OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. IF THESE DRAWINGS ARE USED FOR THE PROPERTY OF ATC TOWER SERVICES, INC. WHETHER OR NOT THE PROJECT IS EXECUTED NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE ATC TOWER SERVICES, INC. OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THIS LATEST VERSION ON FILE WITH ATC TOWER SERVICES, INC.

ATC SITE NUMBER  
300796

ATC SITE NAME  
OXNARD CA 6

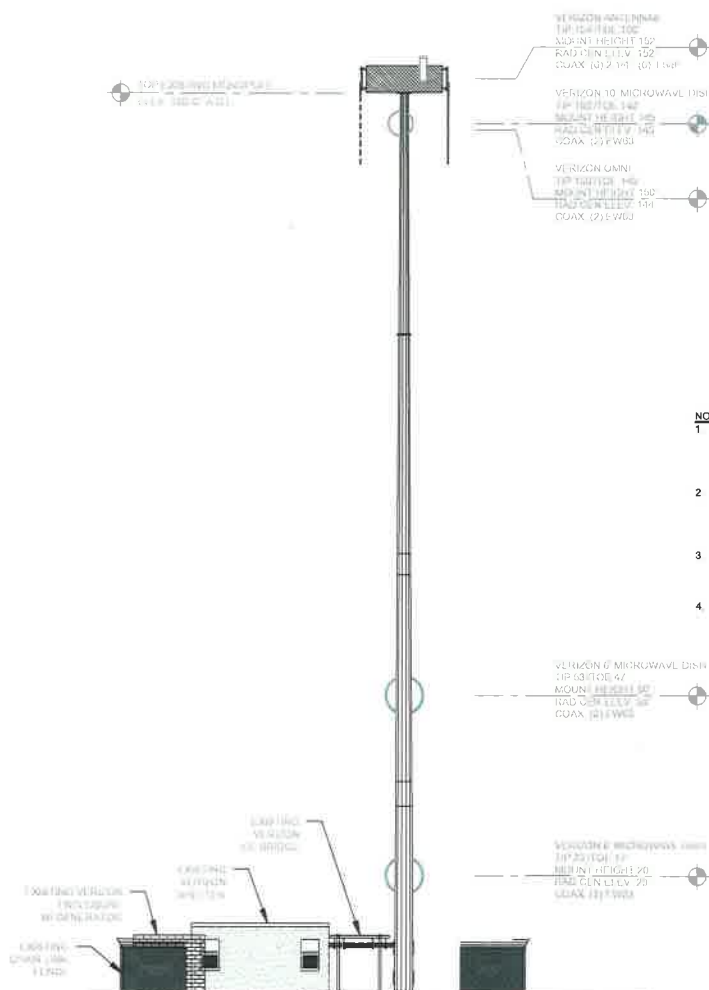
SITE ADDRESS  
4620 LAGUNA ROAD  
OXNARD, CA 93033

STAMP HERE

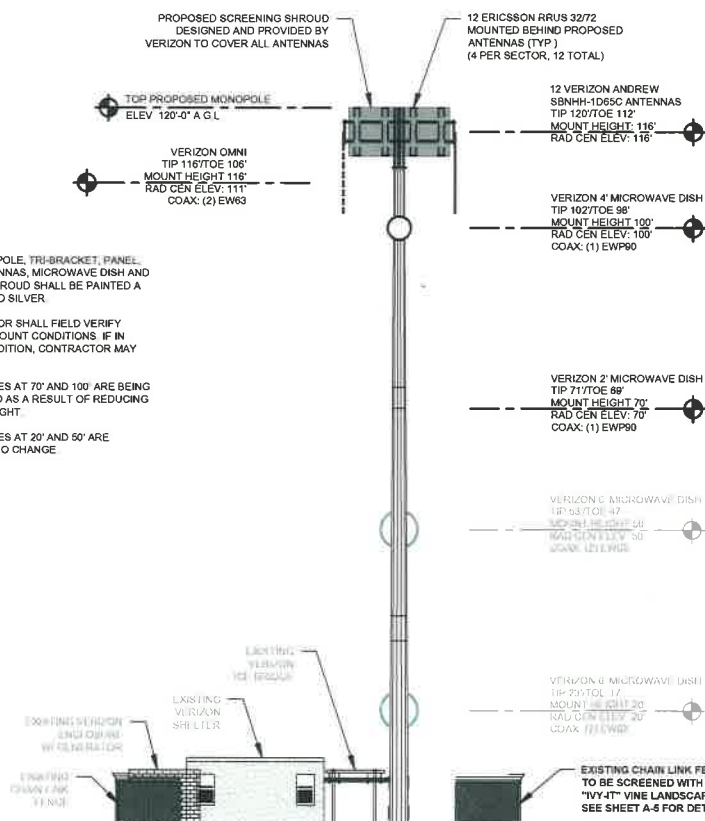
DRAWN BY:	JAA
CHECKED BY:	KRF
DATE DRAWN:	04/14/2015
PROJECT NO:	530067J1
SHEET TITLE:	

WEST TOWER  
ELEVATION VIEWS

SHEET NUMBER:	REV #
A-2.3	7



1 EXISTING TOWER ELEVATION (WEST)  
SCALE 1"=10' (24X36)  
1"=20' (11X17)



2 PROPOSED TOWER ELEVATION (WEST)  
SCALE: 1"=10' (24X36)  
1"=20' (11X17)



# GENERAL NOTES:

1. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.
2. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.

RF DATA CHART (PROPOSED ANTENNAS)				
AZIMUTH	NUMBER OF ANTENNAS	RAD CENTER	ANTENNA TIP HEIGHT	COAX DIAMETER
100°	4	116'	120'	1 5/8" (EXISTING)
210°	4	116'	120'	1 5/8" (EXISTING)
320°	4	116'	120'	1 5/8" (EXISTING)

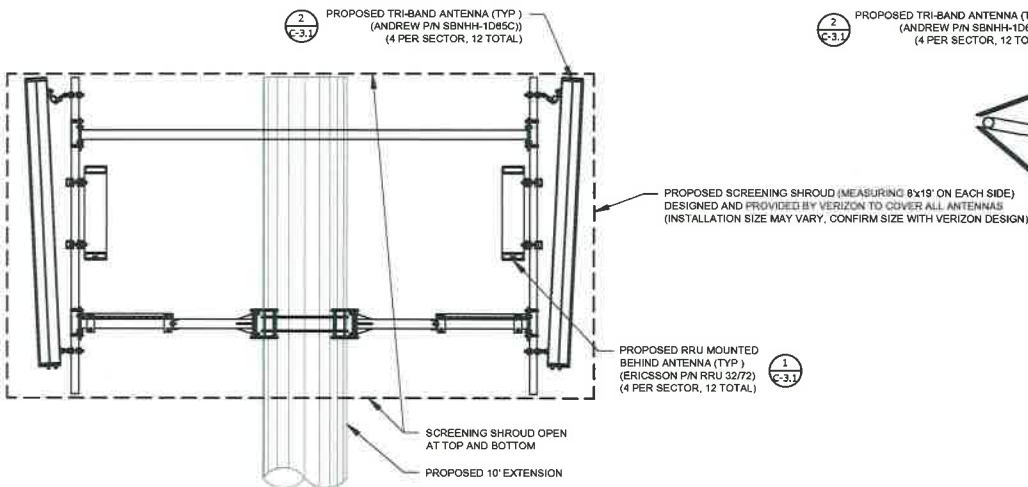
NOTE: CONTRACTOR TO OBTAIN FINAL CONFIGURATION FROM VERIZON REPRESENTATIVE PRIOR TO CONSTRUCTION.

## NOTES:

1. MARKING TAPE MUST BE APPLIED AT TOP OF FEED LINES AND AT BASE OF TOWER.
2. CHECK ALL ANTENNA INFO WITH VERIZON WIRELESS PRIOR TO CONSTRUCTION.
3. DESIGN REQUIREMENTS FOR ANTENNA SUPPORTING STRUCTURES, EQUIPMENT CABINETS, AND PPC CABINETS PER 2008 IBC/2010 CALIFORNIA BUILDING CODE WIND SPEED REQUIREMENTS OF 85 MPH, 3 SECOND GUST.

## STRUCTURAL NOTES:

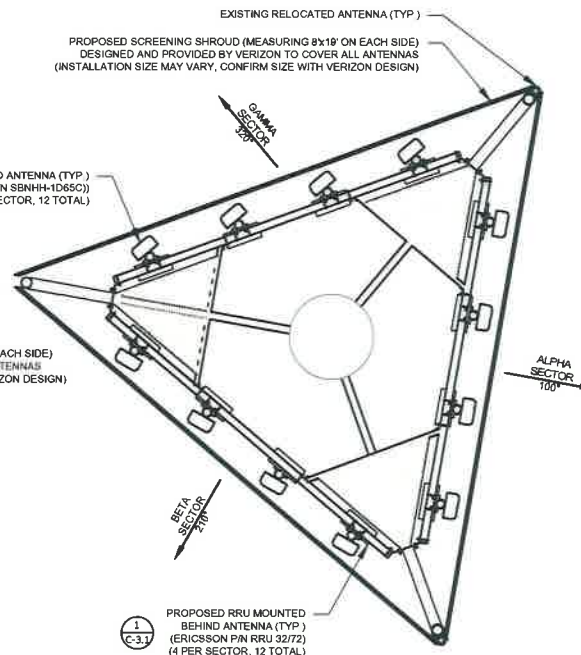
1. DESIGN REQUIREMENTS PER 2008 IBC/2010 CALIFORNIA BUILDING CODE AND THE EIA/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES. BASIC WIND SPEED: 85 MPH (3 SEC. GUST).
2. PLATFORM AND SCREENING SHROUD DESIGNED AND PROVIDED BY VERIZON.



1 PROPOSED VERIZON ANTENNA CONFIGURATION  
SCALE: NTF

TOWER SECTIONS PROPERTIES								
SHAFT SECTION	LENGTH (FT)	DIAMETER (IN) ACROSS FLATS		THICK (IN)	JOINT TYPE	OVERLAP LENGTH (IN)	TAPER (IN/FT)	STEEL GRADE (KSI)
		TOP	BOTTOM					
1	35.667	31.38	37.00	0.375		0.000	0.157500	85
2	42.000	26.04	32.66	0.313	SLIP JOINT	50.000	0.157500	85
3	40.000	20.80	27.10	0.250	SLIP JOINT	42.000	0.157500	85
4	40.000	14.50	20.80	0.188	BUTT JOINT	0.000	0.157500	85

NOTE: THERE IS NO CHANGE TO THE DIAMETER OF THE TOWER. THE DIMENSIONS SHOWN REFER TO SECTIONS THAT WILL REMAIN. THE PROPOSED EXTENSION WILL REPLACE THE TOP SECTION OF THE EXISTING TOWER.



2 PROPOSED VERIZON ANTENNA CONFIGURATION (PLAN VIEW)  
SCALE: NTF



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ATC SITE NUMBER  
300796

ATC SITE NAME  
OXNARD CA 6

SITE ADDRESS  
4620 LAGUNA ROAD  
OXNARD, CA 93033

STAMP HERE	
DRAWN BY:	JMA
CHECKED BY:	KRF
DATE DRAWN:	04/14/2015
PROJECT NO:	506967J1
SHEET TITLE	

PROPOSED  
VERIZON ANTENNA  
CONFIGURATION

SHEET NUMBER	REV #
A-3	7



[illegible]

NOTE  
EQUIPMENT SHOWN FOR REFERENCE ONLY. PLEASE  
REFER TO MANUFACTURER SPECIFICATIONS FOR  
COMPLETE INSTALLATION DETAILS.

3-1

Amorpha Tri-band Antenna, 1 k 450-490 MHz and 2 x 1710-2280 MHz, 45° horizontal beamwidth, internal electrical tilt. Both high bands share the same electrical tilt.

- Broadband design: internal processing for all bands, no more feed mechanism required
- The lowest impedance in the defined flux zone (coupling capacity) is 0.0001 Ohm (lower impedance is by the MIMO system)

[illegible]

Address Brand	x86_64
Antenna Type	Omni-Dir 90-Degrees
Burn In	OK (No Error)
Days d	1 day 15 h 1 client(s)
Download / Upload Speed	1710 ~ 2360 Mbit   090 ~ 096 Mbit

- Color
- Connector Interface
- Connector Location
- Connector Quantity: Total
- Lightning Protection
- Roofing Material
- Roofing Material
- Wind Loading: Maximum

1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 26



NOTE  
EQUIPMENT SHOWN FOR REFERENCE ONLY. PLEASE  
REFER TO MANUFACTURER SPECIFICATIONS FOR  
COMPLETE INSTALLATION DETAILS

Wind Speed: maximum 300.0 km/h 100.0 mph

**Dimensions**

Orbits 100.0 rev / 3.0 s  
Length 100.0 cm 36.0 in  
Height 10.0 cm 3.9 in  
Net weight 10.0 kg 22.0 lb

[illegible]

<b>Agency</b>	<b>Classification</b>
Air Force Research Laboratory	Compliant by Exemption
1000 Main Street, Suite 1000	Above Maximum Limit(s)/Hazard Value (PWL)
150-9001-7006	Detailed manufactured analysis of product since 2000 model. Subsequent to 2000

[illegible]

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**AMERICAN TOWER®**  
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NYSE AMT

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ATC SITE NUMBER  
300796

ATC SITE NAME  
OXNARD CA 6

SITE ADDRESS  
4620 LAGUNA ROAD  
OXNARD, CA 93033

STAMP HERE:

DRAWN BY:	JMA
CHECKED BY:	KRF
DATE DRAWN	04/14/2015
PROJECT NO:	530007.1

SHEET TITLE

### VERIZON ANTENNA DETAILS

SHEET NUMBER:

### A-3.1

REV #

3

**CAUTION**



Beyond this point:  
Radio frequency fields at this site  
may exceed FCC rules for human  
exposure.

For your safety, obey all posted signs  
and site guidelines for working in radio  
frequency environments.

In accordance with Federal Communications  
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

**NO TRESPASSING**

ATC CAUTION AND NO TRESPASSING  
SIGN

**WARNING**



Beyond this point:  
Radio frequency fields at this site  
may exceed FCC rules for human  
exposure.

For your safety, obey all posted signs  
and site guidelines for working in radio  
frequency environments.

In accordance with Federal Communications  
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER  
SIGN

FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER  
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

**NOTICE**  
GUIDELINES FOR WORKING IN  
RADIOFREQUENCY ENVIRONMENTS

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not step in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



SITE NAME:

SITE NUMBER:

FCC REGISTRATION #:

FOR LEASING INFORMATION:

**877-282-7483**  
**877-ATC-SITE**

FOR EMERGENCIES CALL:

**877-518-6937**  
**877-51-TOWER**

**NO TRESPASSING**

**www.americantower.com**

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

#### REPLACEMENT OF SIGNAGE

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

#### NOTE

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-40.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.



**AMERICAN TOWER**  
ATC TOWER SERVICES, INC.

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SUITE 135  
IRVING, TX 75063  
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FAX: (972) 999-8940  
NYSE: AMT

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ATC SITE NUMBER  
**300796**

ATC SITE NAME  
**OXNARD CA 6**

SITE ADDRESS  
**4620 LAGUNA ROAD  
OXNARD, CA 93033**

STAMP HERE:

DRAWN BY: PP

CHECKED BY: KRF

DATE DRAWN: 04/14/2015

PROJECT NO: 536967.11

SHEET TITLE

EXISTING SIGNAGE

SHEET NUMBER: REV #

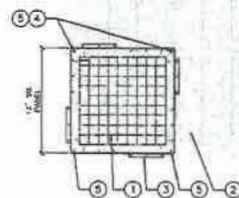
**A-4 0**

 **TILE IVY SQUARE OUTDOOR/INDOOR**



**SPECIFICATIONS**

<b>DESCRIPTION</b>	19 Leaf Clusters
<b>SIZE(s) SHOWN</b>	12"x12"
<b>ITEM ID(s) SHOWN</b>	TILE IVY SQUARE
<b>SIZE(s) SHOWN</b>	Ivy-It-Inc artificial ivy has fire-retardant and ultraviolet blocking chemicals that are impregnated into the materials during the manufacturing process.
	High-strength grid & leaf clusters
<b>PRODUCT INFORMATION</b>	Low-density polyethylene resin - LDPE - 100% Recycled
	ESK-NHF synthetic flame-retardant NHF-68L
	Chemical abstract number (CAS No.) 9002-88-4



**LEGEND**

- 1 12"x12" IVY-IT PANEL
- 2 ADJACENT INTERLOCKING IVY-IT PANEL
- 3 INTERLOCKING TAP
- 4 TWO (2) PER 12" SQUARE PANEL, OR PER MANUFACTURER RECOMMENDATION. SECURE VINE FROM THE TOP OF PANEL THRU PER FORMED HOLES
- 5 SECURE PANEL AT FOUR (4) LOCATIONS WHEN PANELS ARE AT THE TOP AND BOTTOM OF WALL



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**ATC TOWER SERVICES, INC.**  
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 SUITE 135  
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STAMP HERE:

DRAWN BY:	PP
CHECKED BY:	KRF
DATE DRAWN:	5/14/2015
PROJECT NO.:	536967J1

SHEET TITLE:

IVY-IT  
 SPECIFICATIONS

SHEET NUMBER:

A-5

REV.#:

2



# Negative Declaration Addendum

County of Ventura • Resource Management Agency • Planning Division  
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [ventura.org/rma/planning](http://ventura.org/rma/planning)

## CONDITIONAL USE PERMIT NO. PL13-0123 (MODIFICATION OF CUP 4262)

### Wireless Communication Facility

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

1. **Entitlement:** The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the modification and continued operation of the existing unmanned wireless communication facility (WCF) for an additional 10-year period.
2. **Applicant:** American Tower Corporation, 10 Presidential Way, Woburn, MA, 01801.
3. **Property Owner:** Bengard/Debusschere Lessor, P.O. Box 80090, Salinas, CA, 93912.
4. **Applicant's Representative:** Sonal Thakur/Core Development Services, 3350 East Birch St. #250, Brea, CA, 92821.
5. **Location:** Laguna Road, immediately west of Revlon Slough (Oxnard area).
6. **Assessor's Parcel Number:** 218-0-042-380
7. **Lot Size:** 0.08 acres
8. **General Plan Land Use Designation:** Agricultural
9. **Zoning Designation:** AE-40 acres
10. **Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife
11. **Project Description:** The requested permit would authorize the modification and continued operation of the existing unmanned wireless communication facility (WCF) for an additional 10-year period. The proposed facility includes a 120-foot tall antenna tower (to be lowered from 150 feet) with the following components:

- A 6-foot diameter microwave dish mounted at 20 feet;
- A 6-foot diameter microwave dish mounted at 50 feet;
- A 2-foot diameter microwave dish mounted at 70 feet;
- A 4-foot diameter microwave dish mounted at 100 feet;
- Twelve antennas and RRUs;
- A screening shroud that covers all antennas and RRUs; and
- Two omni antennas mounted at 116 feet.

A section of the existing chain link fencing will be replaced and a new gate installed. The entire fence will be fitted with faux ivy and maintained around the perimeter of the equipment enclosure. The monopole, bracket, panel, whip antennas, microwave dishes and screening shroud will be painted a galvanized metal (gray-silver) color.

Access to the wireless communication facility lease area will be provided by Laguna Road.

No grading or land clearing will be conducted. Minor tree trimming may be required. The foundation/base of the existing WCF will not be altered. Minor excavation will occur as necessary to install the replacement section of the chain link fencing and a gate.

No water will be utilized to operate and maintain the wireless communication facility. No new generators, tanks or batteries are proposed.

## **B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

On October 5, 1984 the Planning Director adopted a Negative Declaration (ND) that evaluated the environmental impacts of the project which included a 117-foot antenna and an unmanned 576 square-foot telecommunication facility building. The ND concluded that no significant environmental effects would result from the implementation of the project. This ND is attached as Exhibit 4b.

On September 15, 1989, the Planning Director authorized the antenna tower at the subject facility to be increased in height to 150 feet. The environmental impacts of this project modification were found to be categorically exempt pursuant to Section 15301 of the CEQA Guidelines. No new significant impacts were identified to result from this previous modification of the facility. As indicated in the above Project Description, the current proposal involves lowering the tower height to 120 feet. The tower equipment will not substantially change from the existing permitted condition.



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

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

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

The proposed project involves the modification and continued operation of an existing wireless communication facility. The modified facility will be similar in height to that analyzed in the previous ND, and will be lowered from the existing permitted height. Additionally, the painting of the tower and attached equipment, as well as the screening shroud, will minimize visual impacts by blending the facility into the surrounding environment. The new faux ivy screening around the equipment enclosure will also improve the overall facility appearance from public viewpoints, and the facility will continue to be screened to some extent by the existing trees in the area. The proposed changes in the existing facility will not result in a significant impact on visual resources.

Minor tree trimming may be required for the tower modifications, and minor excavation will be required for the installation of the replacement section of the chain link fencing and gate. Although the proposed project would not involve any new impacts on biological resources, the recommended conditions of approval include measures to minimize the use of the antenna tower by nesting birds and minimize any effects that may occur during temporary construction activities. No significant environmental effects on biological resources would result from the proposed facility modifications. Additionally, no cultural resource impacts have been identified. Further, the standard condition of approval has been included which identifies actions to be taken in the unlikely event cultural resources are discovered during construction activities.

Based on the above discussion, the proposed project will not involve any new significant environmental impacts that were not identified in the ND. Major revisions of the ND are not required.

- 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due**

**to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

As was the case when the subject facility was first permitted, the surrounding area is essentially undeveloped and primarily used for agriculture. There have been no substantial changes in the circumstances under which the subject facility was permitted and has operated. No new significant environmental effects or an increase in severity of any environmental effect has been identified that would result from the proposed project. Major revisions of the previous ND are not required.

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

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

The proposed modification and continued operation of the wireless communications facility will not result in any new potentially significant environmental impacts that are not discussed in the adopted ND. This conclusion is based on the minor nature of the modifications of the existing permitted facility. The most substantial change, a reduction in antenna tower height from 150 to 120 feet, would lessen any adverse effects on visual resources.

While new CEQA-related required analyses are now in effect which could not have been known at the time the previous ND was adopted (e.g., the requirement to analyze Greenhouse Gas Emissions (GHGs), as well as AB 52 requirements for tribal consultation and potentially new analyses), the proposed project would not have any new associated significant effects due to the nature of the project and limited construction-related activities. The minor construction vehicle-related emissions would generate less than significant GHGs emissions. Further, the facility is operated with electrical power and does not emit GHGs. With respect to tribal cultural resources, no significant impacts were identified as a result of the minor construction activities.

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

**C. PUBLIC REVIEW:**

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

Prepared by:

  
\_\_\_\_\_  
Monica Hood, Case Planner  
Commercial & Industrial Permits Section  
Ventura County Planning Division

Reviewed by:

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

Approved by:

\_\_\_\_\_  
Kimberly Prillhart, Director  
Ventura County Planning Division



NEGATIVE DECLARATION

VENTURA COUNTY RESOURCE MANAGEMENT AGENCY  
800 South Victoria Avenue  
Ventura, California 93009

I. PROJECT DESCRIPTION:

1. Zoning Designation: "A-E" (Agricultural Exclusive)
2. General Plan Designation: Agriculture
3. Entitlement: CUP-4262
4. Applicant: PacTel Mobile Access
5. Proposal: Telecommunication facility building (576 square feet) and 117' antenna.
6. Location and Parcel Number(s): (See attached map)  
Laguna Road, 1,150 feet west of Wood Road, Oxnard Plains.
7. Responsible Agencies: None

II. STATEMENT OF ENVIRONMENTAL FINDINGS:

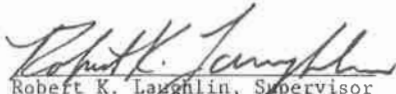
An initial study was conducted by the Planning Division to evaluate the potential effect of this project upon the environment. Based upon the findings contained in the attached initial study it has been determined that this project will not have a significant effect upon the environment.

III. PUBLIC REVIEW:

1. Legal Notice Method: Direct mailing to property owners within 300 feet.
2. Document Posting Period: September 19, 1984 to October 3, 1984
3. Environmental Report Review Committee Hearing: October 3, 1984

Prepared by: Ingrid Hainline

Approved by:

  
Robert K. Laughlin, Supervisor  
Commercial/Industrial Land Use Section

Date Oct. 5, 1984

RKL:IH:j/EIR14

# INITIAL STUDY CHECKLIST

## I. BACKGROUND

1. Name of Applicant PACTEL MOBILE ACCESS
2. Project Description UNMANNED TELECOM-MUNICIPATIONS FACILITY BUILDING (24'x24') AND ANTENNA
3. Project Location LAGUNA ROAD 1500 WEST OF WOOD ROAD
4. Date Checklist Completed 9/17/1984

## II. ENVIRONMENTAL IMPACTS

<u>Planning Division Input</u>	<u>Yes</u>	<u>Maybe</u>	<u>No*</u>
1. <u>Land Use.</u> Will the proposal result in a substantial alteration of the present or planned land use of an area?	—	—	<u>X</u>
2. <u>Population.</u> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	—	—	<u>X</u>
3. <u>Housing.</u> Will the proposal affect existing housing, or create a demand for additional housing?	—	—	<u>X</u>
4. <u>Aesthetics.</u> Will the proposal result in the obstruction of an scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	—	—	<u>X</u>
5. <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	—	—	<u>X</u>
6. <u>Natural Resources.</u> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	—	—	<u>X</u>
b. Substantial depletion of any non-renewable natural resources (e.g., loss of prime agricultural land)?	—	—	<u>X</u>
7. <u>Public Services.</u> Will the proposal and/or the cumulative demands of other pending projects have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Sanitation	—	—	<u>X</u>
b. Water (not under County Jurisdiction)?	—	—	<u>X</u>
c. Fire Protection?	—	—	<u>X</u>
d. Police Protection?	—	—	<u>X</u>
e. Schools?	—	—	<u>X</u>
f. Parks or other recreational facilities?	—	—	<u>X</u>
g. Other governmental services ?	—	—	<u>X</u>

\* The county reviewing agency has determined this issue not to be significant.

APCD Input

Yes Maybe No\*

8. Air. Will the proposal result in:

- |   |   |   |          |
|---|---|---|----------|
| a. Substantial air emissions or deterioration of ambient air quality?   | — | — | <u>X</u> |
| b. The creation of objectionable odors?   | — | — | <u>X</u> |
| c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? | — | — | <u>X</u> |
| d. Is there a potential for cumulative adverse impacts on air quality in the project area?                      | — | — | <u>X</u> |

Public Works Agency Input

9. Earth. Will the proposal result in:

- |   |   |   |          |
|---|---|---|----------|
| a. Unstable earth conditions or in changes in geologic substructures?   | — | — | <u>X</u> |
| b. Disruptions, displacements, compaction or overcovering of the soil?  | — | — | <u>X</u> |
| c. Change in topography or ground surface relief features?  | — | — | <u>X</u> |
| d. The destruction, covering or modification of any unique geologic or physical features?   | — | — | <u>X</u> |
| e. Any increase in wind or water erosion of soils, either on or off the site?   | — | — | <u>X</u> |
| f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | — | — | <u>X</u> |
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, liquefaction, tsunami or similar hazards?   | — | — | <u>X</u> |

10. Transportation/Circulation. Will the proposal result in:

- |   |   |   |          |
|---|---|---|----------|
| a. Generation of substantial additional vehicular movement?                           | — | — | <u>X</u> |
| b. Effects on existing parking facilities, or demand for new parking?                 | — | — | <u>X</u> |
| c. Substantial impact upon existing transportation systems?                           | — | — | <u>X</u> |
| d. Alterations to present patterns of circulation or movement of people and/or goods? | — | — | <u>X</u> |
| e. Alterations to waterborne, rail or air traffic?                                    | — | — | <u>X</u> |
| f. Increase in traffic problems to motor vehicles, bicyclists or pedestrians?         | — | — | <u>X</u> |

\* The County reviewing agency has determined this issue not to be significant.

Yes Maybe No\*

- g. Would the project area system of roads be unable to accommodate the traffic to be generated by the project and all other pending projects in the area? — — X
11. Utilities. Will the proposal and/or the cumulative demands of other pending projects impact or result in a need for new public service systems, or substantial alterations to the following utilities?
- a. Electricity or natural gas? — — X
- b. Communication systems? — — X
- c. Street lighting annexation and improvements? — — X
12. Energy. Will the proposal result in:
- a. Use of substantial amounts of fuel or energy? — — X
- b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? — — X

Flood Control and Water Resources Department Input

13. Hydrology. Will the proposed result in:
- a. Effects upon a Flood Control District's jurisdiction channel? — — X
- b. Effects upon a secondary drain? — — X
- c. Changes in drainage patterns or the rate and amount of surface water runoff? — — X
- d. Alterations to the course or flow of flood waters? — — X
- e. Exposure of people to water related hazards such as flooding or tsunami? — — X
- f. Degradation of groundwater quality? — — X
- g. Degradation of surface water quality? — — X
- h. Reduction in groundwater quantity? — — X
- i. Increase in groundwater quantity? — — X
- j. High groundwater table? — — X
- k. Sewage disposal limitations? — — X
14. Plant Life. Will the proposal result in:
- a. Affect any unique, rare or endangered plant species? — — X
- b. Change the diversity of plant species? — — X

\* The County reviewing agency has determined this issue not to be significant.

Yes Maybe No\*

- c. Threaten to eliminate or otherwise reduce either native, ornamental or agricultural plant populations? — — X
- d. Introduce new plant species into an area which will represent a fire hazard to project residents? — — X
15. Animal Life. Will the proposal result in:
- a. Restrict the range of or otherwise affect any rare or endangered animal species? — — X
- b. Restrict the range of or otherwise affect any unique animal species? — — X
- c. Change the diversity of animal species? — — X
- d. Reduce wildlife populations? — — X
- e. Introduce new wildlife species in an area? — — X
- f. Affect existing wildlife food webs, habitat or migration patterns? — — X
- g. Deteriorate or cause an existing fish or wildlife population to drop below self-sustaining levels? — — X
16. Archaeological/Historical. Will the proposal:
- a. Affect possible unknown archaeological or historical sites? — — X
- b. Result in destruction or alteration of a known archaeological or historical site within the vicinity of the project? — — X
- c. Result in destruction or alteration of a known archaeological or historical site near the vicinity of the project? — — X
17. Water Supply (Purveyors Under County Jurisdiction): Will the proposal result in:
- a. A project and/or cumulative demand for additional off-site water facilities? — — X
- b. A significant project and/or cumulative demand on existing water supply? — — X

Environmental Health Input

18. Sanitation. If the proposal will utilize septic tank systems, can the sewage generated by the project create a significant adverse health impact on the area? — — X
19. Water. Will the proposal and/or all other pending projects in the area result in substantial reduction in the amount of water otherwise available from public water supplies? — — X

\* The County reviewing agency has determined this issue not to be significant.

- |   | Yes | Maybe | No* |
|---|-----|-------|-----|
| 20. <u>Solid Waste.</u> Will the proposal result in:  |     |       |     |
| a. Production of significant amounts of solid waste?  | —   | —     | X   |
| b. Would this waste create a significant impact on the existing solid waste disposal system?  | —   | —     | X   |
| 21. <u>Noise.</u> Will the proposal result in:  |     |       |     |
| a. Significant increases in existing noise levels?  | —   | —     | X   |
| b. Exposure of people to severe noise levels?   | —   | —     | X   |
| 22. <u>Light and Glare.</u> Will the proposal produce significant amounts of new light or glare?  | —   | —     | X   |
| 23. <u>Risk of Upset:</u> Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | —   | —     | X   |
| 24. <u>Human Health.</u> Will the proposal result in:   |     |       |     |
| a. Creation of any health hazard or potential health hazard (excluding mental health)?  | —   | —     | X   |
| b. Exposure of people to potential health hazards?  | —   | —     | X   |

### III. MANDATORY FINDINGS OF SIGNIFICANCE

- |  |   |   |   |
|--|---|---|---|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | — | — | X |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future?)   | — | — | X |
| 3. Does the project have impacts which are individually limited, but cumulatively considerable? (Several projects may have relatively small individual impacts on two or more resources, but where the effect of the total of those impacts on the environment is significant?)  | — | — | X |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | — | — | X |

\* The County reviewing agency has determined this issue not to be significant.

IV. RECOMMENDATION

On the basis of this initial evaluation:

- ☐ In conformance with Section 15060 of the State EIR Guidelines, I find with certainty that the proposal would not have a significant impact on the environment.
- ☐ I find the proposed project is categorically exempt pursuant to Class \_\_\_\_\_.
- ☒ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet could be applied to the project. A MITIGATED NEGATIVE DECLARATION SHOULD BE PREPARED.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ADDENDUM to an existing certified Environmental Impact Report is required.
- ☐ I find the proposed project MAY have a significant effect on the environment, and this effect is adequately addressed in a certified Environmental Impact Report, and thus SUBSEQUENT USE of the existing EIR is required.

Date: September 17, 1984 Ingrid Kainlin  
(Signature of Environmental Planner)

Initial Study Contributors:

Lafco  
City of Oxmand  
EA  
PW  
APCD

JH:ss/401

Fire Dept  
Sheriff's Dept.  
Ag. Adv.  
Communications and Fleet Serv.

**EXHIBIT 5 – DRAFT CONDITIONS OF APPROVAL FOR  
CONDITIONAL USE PERMIT NO. PL13-0123  
(MODIFICATION OF CUP 4262)**

**Wireless Communication Facility**

*The updated conditions of approval below supersede and replace prior permit conditions, with the exception of the two attached, previously-imposed Ventura County Fire Protection District (VCFPD) requirements (Condition No. 14 and Condition No. 15 of CUP 4262, Modification 3).*

**RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS**

**I. Planning Division (PL) Conditions**

**1. Project Description**

This modified Conditional Use Permit is based on and limited to compliance with the project description stated below, all County land use hearing exhibits in support of the project marked Exhibits 2 through 5, for the April 28, 2016 Planning Director Staff Report for Case No. PL13-0123, and conditions of approval set forth herein. Together, these conditions and 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 approved Project. 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 the required County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

This permit authorizes the continued operation of the existing unmanned wireless communication facility (WCF) for an additional 10-year period. The authorized facility includes a 120-foot tall antenna tower (lowered from 150 feet) with the following components:

- A 6-foot diameter microwave dish mounted at 20 feet;
- A 6-foot diameter microwave dish mounted at 50 feet;
- A 2-foot diameter microwave dish mounted at 70 feet;
- A 4-foot diameter microwave dish mounted at 100 feet;
- Twelve antennas and RRUs;
- A screening shroud that covers all antennas and RRUs; and



**Draft Conditions for Conditional Use Permit No.PL13-0123**

**Planning Director Hearing Date:** April 28, 2016

**Permittee:** American Tower Corporation

**Planning Director Approval Date:** TBD

**Location:** Laguna Road, immediately west of Revlon Slough (Oxnard area)

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- Two omni antennas mounted at 116 feet.

The monopole, bracket, panel, whip antennas, microwave dishes and screening shroud shall be painted a galvanized metal (gray-silver) color.

Access to the wireless communication facility lease area will be provided by Laguna Road. No grading or land clearing is authorized. Minor tree trimming is authorized. The foundation/base of the existing WCF will not be altered. Minor excavation for the installation of the replacement section of the chain link fencing and a gate is authorized. No other excavation is authorized. Fencing fitted with faux ivy shall be maintained around the perimeter of the equipment enclosure.

No water will be utilized to operate and maintain the wireless communication facility. No new generators, tanks or batteries are authorized.

The modification, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape screened 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.

**2. Site Maintenance**

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

**Requirement:** The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project. All graffiti shall be removed within ten working days from the time of notification by the Planning Director.

**Documentation:** The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

**Timing:** The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of §8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

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**3. CUP Modification**

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

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

**4. Construction Activities**

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division.

**5. Acceptance of Conditions and Schedule of Enforcement Responses**

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition of this CUP shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (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.

**6. Time Limits**

- a. Use inauguration:

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- (1) The approval decision for this CUP becomes effective upon the expiration of the 10 day appeal period following the approval decision/date on which the Planning Director rendered the decision on the Project, 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 set forth in Condition No. 1.
  - (2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year per the Ventura County Non-Coastal Zoning Ordinance §8111-4.7 from the date the approval decision of this CUP becomes effective. 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 implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
  - (3) 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 December 27, 2023. No CUP for a wireless communication facility shall be issued for a period that exceeds ten years. 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 §8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to December 27, 2023; 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 §8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

When a permit time extension is requested for a wireless communication facility, the permittee shall replace or upgrade existing equipment when feasible to reduce the facility's visual impacts and improve the land use compatibility of the facility.

**Draft Conditions for Conditional Use Permit No.PL13-0123**

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

**Purpose:** To ensure compliance with, and notification of, federal, state, and/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 Planning Division staff 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.

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

**Purpose:** To ensure full and proper notice of these CUP 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 who regularly conduct activities associated with the Project, of the pertinent conditions of this CUP.

**Documentation:** The Permittee shall present to the Planning Division staff copies of the conditions, upon Planning Division staff's request.

**Timing:** Prior to issuance of a Zoning Clearance for construction and throughout the life of the Project.

**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.

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**9. Recorded Notice of Land Use Entitlement**

**Purpose:** The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this CUP with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this CUP.

**Requirement:** The Permittee 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 and the conditions of this CUP with the deed of the property that is subject to this CUP.

**Documentation:** Recorded "Notice of Land Use Entitlement" form and conditions of this CUP.

**Timing:** The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this CUP prior to issuance of a Zoning Clearance for construction.

**Monitoring and Reporting:** The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this CUP to Planning Division staff to be included in the Project file.

**10. Financial Responsibility for Compliance Monitoring and Enforcement**

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

- b. **Establishment of Revolving Compliance Account:**

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:

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- (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 associated with condition compliance review, monitoring, and enforcement activities described in 10.a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.
  - (2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.
- c. **Billing Process:** The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

**11. Defense and Indemnification**

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from

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and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, 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 Indemnified Parties for injury or damage to persons or property.

**12. Invalidation of Condition(s)**

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. 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 competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, 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.

**13. Consultant Review of Information and Consultant Work**

The County and all other County permitting agencies for the Project 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 resources 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 estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or



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proposer. 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. In accordance with Condition No. 10 above, 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.

**14. Relationship of CUP Conditions, Laws, and Other Entitlements**

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local 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 approval 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.

The Permittee shall obtain a business tax certificate and regulatory licenses for the operation of the wireless communication facility.

**15. 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.

**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 Project site.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the Planning Division the contact information of the Permittee's field

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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 Planning Division staff 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 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.

**16. Reporting of Major Incidents**

**Purpose:** To ensure that the Planning Director is notified of major incidents associated with, or resulting from, the Project.

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

**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 receiving the request.

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

**17. Change of Permittee**

**Purpose:** To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

**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 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.

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**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 30 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. Avoidance of Nesting Birds**

**Purpose:** In order to prevent impacts on birds protected under the Migratory Bird Treaty Act.

**Requirement:** The Permittee shall conduct all construction-related activities including equipment modification/relocation, fencing replacement and faux-ivy installation, potential tree trimming, and any other construction activities, in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

- a. Timing of construction: Prohibit activities during the breeding and nesting season (January 1 – September 1), in which case the following surveys are not required; or
- b. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to construction-related activities during the breeding and nesting season (January 1 – September 1) and avoid occupied bird nests. A County-approved biologist shall conduct surveys to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

The County-approved biologist shall conduct an initial breeding and nesting bird survey 3 weeks prior to the initiation of construction-related activities. The County-approved biologist shall continue to survey the Project site on a weekly basis, with the last survey completed no more than 3 to 5 days prior to the initiation of construction activities. The nesting bird survey must cover the wireless communication facility site and 500 feet from the site. If occupied (active) nests are found, construction activities within a specified setback area surrounding the nest shall be postponed or halted. Activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Activities can also occur outside of the setback areas. Pursuant to the recommendations of the California Department of Fish and Wildlife, the required setback is 300 feet for most birds and 500 feet for raptors.

This setback can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

**Documentation:** The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a monitoring report from a County-approved biologist following construction activities documenting actions taken to avoid nesting birds and results.

**Timing:** If construction activities will occur between January 1 and September 1, the County-approved biologist shall conduct the nesting bird surveys 30 days prior to initiation of construction activities, and weekly thereafter. The last survey for nesting birds shall be conducted no more than 3 days prior to initiation of activities. The Permittee shall submit the Survey Report documenting the results of the first nesting bird survey and the signed contract to the Planning Division prior to issuance of a zoning clearance for construction. The Permittee shall submit the monitoring report within 14 days of completion of the construction activities.

**Monitoring and Reporting:** The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and monitoring report in the Project file.

#### 19. Bird Deterrents to Prevent Nesting

**Purpose:** To prevent birds from using the Wireless Communication Facility (WCF) as a nesting site through the implementation of bird nesting deterrent devices or engineering features.

**Requirement:** The Permittee shall prevent birds from nesting in or on the WCF by developing deterrent devices or engineering features, such as bird spikes, bird spiders, etc. The devices or features shall be made of durable materials and shall be replaced as needed to ensure they effectively prevent nesting. If a nest is found on or in the WCF at any time during the construction or operation of the WCF, the Planning Division shall be notified within 48 hours. Surveys shall be conducted by a qualified biologist to determine if the nest is active pursuant to the requirements, documentation, timing, monitoring, and reporting dictated in Condition 18 prior to any work being conducted at the WCF. If the nest is inactive, work may proceed. If the nest is determined to be active by the qualified biologist, no work shall proceed on the WCF unless the qualified biologist determines the nature of the work will not disturb the nesting bird(s).

**Documentation:** The Permittee shall provide to the Planning Division a memorandum or plans that demonstrate and describe the proposed nesting deterrent devices or features. If engineering features are selected, they shall be shown on an updated set up of plans with a description of materials. The memorandum or plans shall propose a lifespan for the deterrent and provide an estimated time at which bird deterrents should be replaced.

**Timing:** The Permittee shall submit the memorandum or revised plans prior to issuance of a zoning clearance for construction.

**Monitoring and Reporting:** The Planning Division reviews the memorandum or revised plans for adequacy prior to issuance of a zoning clearance for construction. Periodic condition compliance monitoring will ensure bird deterrent devices or features continue to function effectively.

**20. Paleontological Resources Discovered During Construction**

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

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

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

**Documentation:** The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

**Timing:** If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.



**Monitoring and Reporting:** The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of §8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

**21. Archaeological Resources Discovered During Construction**

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

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

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

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recommendations on the proper disposition of the site in a written report format;

(4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

(5) Implement the agreed upon recommendations.

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

**Timing:** If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

**Monitoring and Reporting:** The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of §8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

**22. Color/Material/Manufacture Specifications**

**Purpose:** To comply with the Ventura County General Plan Goals, Policies and Programs 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);

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- 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 for review and approval. Prior to final inspection of the communication facility, the Permittee shall provide photographs demonstrating that the Permittee constructed the facility in compliance with the approved plans, photo simulations, and materials sample/color board.

**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 the Planning Division's review and approval. 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 the Planning Division's review and approval. Prior to final inspection, the Permittee shall construct and paint the 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, or schedule a site inspection with the Planning Division, to verify that the Permittee constructed and painted the facility according to the approved plans, photo simulations, and materials sample/color board. The Planning Division maintains the Permittee's approved plans, photo simulations, materials sample/color board, and (if submitted in lieu of a site inspection) photo documentation 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.

**23. Sign Plan**

**Purpose:** To ensure signage on the property is designed in conformance with §8107-45.4(t) and Chapter 1, Article 10 of the Ventura County Non-Coastal Ordinance.

**Requirement:** A permanent, weather-proof identification sign shall be displayed in a prominent location such as eye level on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the following:

- a. current facility operator(s);

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- b. name of site or site number;
- c. type of use;
- d. operator's address;
- e. FCC-adopted standards; and,
- f. 24-hour telephone number at which the operator can be reached during an emergency.

The sign plan shall include the proposed size, colors, materials, lighting details, and elevation. The Permittee shall bear the total cost of such review and approval.

**Documentation:** The Permittee shall submit two copies of a sign plan to the Planning Division for review and approval.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall obtain approval of the sign plan from the Planning Division.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved sign plan in the Project file. 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 and §8107-45.7 of the Ventura County Non-Coastal Zoning Ordinance.

**24. Radio Frequency Emissions Report**

**Purpose:** In compliance with §8107-45.3(e) of the *Ventura County Non-Coastal Zoning Ordinance* and to verify that public exposure to radio frequency emissions from the proposed facility are in compliance with Federal Communications Commission standards.

**Requirement:** The Permittee shall have prepared a report by a State-certified radio frequency engineer that describes the radio frequency emissions of the proposed facility as well as the engineer's qualifications to conduct the analysis. The findings shall be included or copied into the beginning of the report and shall clearly state whether the wireless facility will exceed FCC emissions standards for public exposure.

**Documentation:** The Permittee shall submit the radio frequency emissions report to the Planning Division.

**Timing:** Prior to the Issuance of a Zoning Clearance for use inauguration, the applicant shall submit the radio frequency emissions report.

**Monitoring and Reporting:** The radio frequency emissions report shall be updated prior to authorization of any modifications of the wireless communication facility that would affect radio frequency emissions.

**25. Abandonment of Use, Voluntary Termination, and Site Restoration**

**Purpose:** In compliance with §8107-45.14 through §8107-45.16 of the Ventura County Non-Coastal Zoning Ordinance, the wireless communication facility shall be removed if the CUP is revoked, expired or voluntarily terminated, and site restoration shall be completed.

**Requirement:** When the use of a wireless communication facility is voluntarily terminated, the permittee shall provide a written notification to the Planning Director. The permittee must specify in the written notice the date of termination, the date the facility will be removed, and the method of removal. After permit revocation, permit expiration or voluntary termination, the permittee shall be responsible for removal of the wireless communication facility and all associated improvements, and for restoring the site to its pre-construction condition.

The facility shall be considered to be abandoned if it has not been in use for 12 continuous months. The abandonment constitutes grounds for revocation of the CUP.

If the permittee does not comply with these requirements, the property owner shall be responsible for the cost of removal, repair, site restoration, and storage of any remaining equipment.

**Documentation:** When the use of a wireless communication facility is terminated, the permittee shall provide a written notification to the Planning Director. The permittee must specify in the written notice the date of termination, the date the facility will be removed, and the method of removal.

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

**Timing:** When the use of a wireless communication facility is terminated, the permittee shall provide a written notification to the Planning Director within 30 days after the final day of use. Within one-hundred and eighty (180) days of permit revocation, permit expiration or voluntary termination, the permittee shall be responsible for removal of the wireless communication facility and all associated improvements, and for restoring the site to its pre-construction condition.

**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 and §8107-45.7 of the Ventura County Non-Coastal Zoning Ordinance.

**II. Environmental Health Division Conditions**

**26. Hazardous Materials Management**

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



## **PUBLIC WORKS AGENCY (PWA) CONDITIONS**

### **III. Encroachment and Watercourse Permits Section (EWP) Condition**

#### **27. Notice of Flood Hazard Recorded on Property Title**

**Purpose:** To comply with the Ventura County General Plan policy 2.10.2-2 so as to inform existing and future owners of the subject property that the site, in whole or in part, has currently been mapped by the Federal Emergency Management Agency (FEMA) as being in a 1% annual chance (100-year) floodplain.

**Requirement:** The Permittee shall, with the assistance of the Ventura County Public Works Agency Floodplain Manager, have recorded on the title of the subject property a Notice of Flood Hazard.

**Documentation:** A Notice of Flood Hazard deemed satisfactory to the Ventura County Public Works Agency Floodplain Manager.

**Timing:** The Notice of Flood Hazard shall be recorded on title of the subject property by the Applicant prior to Zoning Clearance for Use Inauguration.

**Monitoring and Reporting:** A copy of the recorded Notice of Flood Hazard shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

## **OTHER VENTURA COUNTY AGENCIES**

### **IV. Air Pollution Control District (APCD) Conditions**

#### **28. Emergency Generators**

**Purpose:** To comply with the California Air Resources Board Air Toxic Control Measure for Stationary Compression Ignition Engines and VCAPCD Rule 10 (Permits Required) and Rule 23 (Exemptions from Permit).

**Requirement:** The Permittee shall obtain an Authority to Construct and a Permit to Operate the existing diesel generators from VCAPCD, if needed.

**Documentation:** An approved Authority to Construct and an approved Permit to Operate.

**Timing:** The Authority to Construct and the Permit to Operate is required prior to operation of the diesel generators.

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**Location:** Laguna Road, immediately west of Revlon Slough (Oxnard area)

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**Monitoring and Reporting:** A copy of both the approved Authority to Construct and the Permit to Operate shall be maintained as part of the project file. Ongoing compliance with the requirements of the Permit to Operate shall be accomplished through field inspection by District Inspectors.

CONDITIONS FOR: CUP-4262, Mod. 3

APPLICANT: Spectrasite Communications

HEARING DATE: December 11, 2003

APPROVAL DATE: December 12, 2003

LOCATION: Camarillo

EXPIRATION DATE: December 27, 2013

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11. Maintenance of Communications Facility:

The property covered by this permit shall be maintained in a neat and orderly manner at all times during the life of the permit. This includes any necessary repairs, repainting, or replacement of the antennas, support facilities and equipment cabinets. If, in the opinion of the Planning Director, the applicant fails to adequately maintain the facility, the Planning Director will provide written notice to the applicant outlining the deficiencies of the facility and the applicant shall make all necessary repairs within 45 days of the written notice.

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

Upon expiration of this permit, abandonment of the use, or revocation of the permit, the premises shall be restored by the permittee to the conditions existing prior to the issuance of the permit, as nearly as practicable.

**B. ENVIRONMENTAL HEALTH DIVISION CONDITION:**

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

**C. VENTURA COUNTY FIRE PROTECTION DISTRICT CONDITIONS:**

14. Any change in the tank size for the emergency generator shall require a Uniform Fire Code permit.
15. Any use of lead acid batteries more than 50 gallons in un-sprinklered buildings used for facility standby power or uninterrupted power supplies shall require the applicant to obtain a Uniform Fire Code permit for Stationary Lead Acid Batteries, and comply with 2000 UFC Article 64.

**End of Conditions for CUP-4262, Mod.3**