



## Planning Director Staff Report– Hearing on March 31, 2022

### County of Ventura • Resource Management Agency

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

### GONZALEZ WATER TANK CONDITIONAL USE PERMIT (CUP), CASE NO. PL21-0088

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests authorization to reinstate Conditional Use Permit (CUP) for a 10-year period for the continued operation of an existing Wireless Communication Facility (WCF) known as the T-Mobile/Sprint Gonzalez Water Tank, located at 7944 Pine Grove Road in the Santa Paula area (Case No. PL21-0088).
2. **Applicant:** Crown Castle, C/O Alexander Lew, 1511 E. Orangethorpe Ave, Suite D, Fullerton, CA 92831.
3. **Property Owner:** Jess and Patsy Gonzalez and Christina Gonzalez, 8747 Boulder Ct., Rancho Cucamonga, CA 91730.
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested CUP.
5. **Project Site Size, Location, and Parcel Number:** The 2.15-acre project site is located at 7944 Pine Grove Road, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 040-0-080-060 and 040-0-100-015 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Open Space
  - b. Zoning Designation: OS-40ac/HCWC (Open Space, 40-acre minimum lot size/Habitat Connectivity Wildlife Corridor Overlay)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS-40ac/HCWC	Agricultural Uses
East	AE-40/HCWC (Agricultural Exclusive, 160-acre minimum lot size/Habitat Connectivity Wildlife Corridor Overlay)	Grazing Land
South	AE-40/HCWC	Agriculture

Location in Relation to the Project Site	Zoning	Land Uses/Development
West	OS-160ac/HCWC (Open Space, 160-acre minimum lot size/Habitat Connectivity Wildlife Corridor Overlay)	Camping/Recreational Activities

- 8. History:** The subject property is owned by Jess, Patsy and Christina Gonzalez. The site is currently developed with a single-family residence and the subject existing WCF, which is accessed via private dirt driveway from Pine Grove Road.

In 2000, the Planning Commission approved a CUP 5101 for the construction of the subject WCF operated by Sprint with an expiration date in 2010.

In 2010, the applicant submitted a minor modification (Case No. LU10-0123) to CUP 5101 for the continued use of the existing communications facility. The Minor Modification was approved by the Planning Director on May 24, 2011, and subsequently expired on May 24, 2021.

On October 8, 2021, the applicant submitted the subject application (PL21-0088) to reinstate the CUP for the continued operation of the existing WCF for a 10-year period. The applicant is also requesting to replace Sprint equipment with T-Mobile equipment.

**9. Project Description:** The applicant requests that a CUP be reinstated to authorize the continued use, operation, and maintenance of an existing stealth WCF for a 10-year period. The WCF consists of a faux 50-ft tall water tank with panel antennas mounted on exterior brackets below the 50-ft elevation. The faux water tank and associated telecommunication equipment are contained within a 1000 sq. ft. fenced lease area. The equipment is located on an existing concrete pad. The WCF would be unmanned and automated, except for maintenance visits that would occur once per month. The facility would operate annually 24 hours per day. The site would continue to be accessed via private non-paved road from Pine Grove Road. Water service would not be required to operate or maintain the proposed project, and no exterior lighting or grading is proposed.

The applicant proposes to replace all of the Sprint equipment with T-Mobile equipment. The proposed changes consist of the following:

1. Removing four (4) Antennas;
2. Removing eight (8) radios;
3. Removing three (3) hybrid cables;
4. Adding one (1) enclosed 6160 site support cabinet and one (1) B160 battery cabinet;
5. Adding one (1) DUG20 (GSM)/ RBS 6601 inside the 6160 cabinet;
6. Adding three (3) BB6648 inside 6160 cabinet- one (1) for L21/L19, one (1) for L700/L600/NR600 and one (1) for L2500/NR2500;

7. Adding three (3) 6X12 HCS (30M 6AWG) for Air6449, radio 4449, radio 4424 and radio 4415;
8. Adding one (1) PSU 4813 Voltage Booster;
9. Adding one (1) new IXRE router; and
10. Removing all unused equipment.

## **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 proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project includes the continued use, operation, and maintenance of an existing WCF. The proposed project qualifies for Class I Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Therefore, no further environmental review is required.

Therefore, the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines.

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

The proposed project has been analyzed and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 4 of this staff report.

## **D. ZONING ORDINANCE COMPLIANCE**

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

Pursuant to the requirements of the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the OS zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project would comply with this requirement.

The proposed WCF is subject to the special use standards of the Ventura County NCZO (Section 8107-45.4). Table 1 lists the applicable special use standards and a description of whether the proposed project complies with the special use standards.

**Table 1 – Special Use Standards Consistency Analysis**

Special Use Standard	Complies?
<p><b>Section 8107-45.4(f)(4)(e), Maximum Antenna Height:</b></p> <p><i>Flush-mounted wireless communication facilities shall not extend above the building height. If mounted on a structure other than a building, such as a light pole or utility pole, the antennas shall not extend more than 5 feet above the structure.</i></p>	<p>Yes, the design of the proposed project involves the continued use of a WCF with a maximum height of 50' above grade level.</p>
<p><b>Section 8107-45.4(n), Accessory Equipment:</b></p> <p><i>All accessory equipment associated with the operation of a wireless communication facility shall be located and screened to prevent the facility from being prominently visible from a public viewpoint to the maximum extent feasible.</i></p>	<p>Yes, none of the accessory equipment would be visible from offsite.</p>
<p><b>Section 8107-45.4(o), Colors and Materials:</b></p> <p><i>All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.</i></p>	<p>Yes, the WCF colors would blend into the surroundings. No reflective materials would be used.</p>
<p><b>Section 8107-45.4(p), Noise:</b></p> <p><i>All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.</i></p>	<p>Yes, the WCF would always be operated and maintained to comply with the Ventura County noise standards.</p>
<p><b>Section 8107-45.4(r), Security:</b></p> <ol style="list-style-type: none"> <li><i>1. Each Facility shall be designed to prevent unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations or visual blight. The approving authority may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism.</i></li> <li><i>2. All fences shall be constructed of materials and colors that blend in with the existing setting. The use of a chain link fence is prohibited within areas designated as Urban and Existing Community in the General Plan, and areas that are prominently visible from a public viewpoint, unless the chain link fence is fully screened.</i></li> </ol>	<p>Yes, the WCF would continue to be enclosed within an existing equipment building, preventing access and vandalism to the project site. The site would also remain secured with an existing chain-link fence.</p>
<p><b>Section 8107-45.4(s), Lighting:</b></p> <ol style="list-style-type: none"> <li><i>1. No facility may be illuminated unless specifically required by the FAA or other government agency.</i></li> <li><i>2. Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife.</i></li> </ol>	<p>Yes, the existing WCF would not be illuminated.</p>

**Table 1 – Special Use Standards Consistency Analysis**

Special Use Standard	Complies?
<p><b>Section 8107-45.4(t), Signage:</b></p> <p><i>A permanent, weather-proof identification sign, subject to Planning Director approval, shall be displayed in a prominent location such as on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the facility operator(s) and type of use, provide the operator’s address, FCC-adopted standards, and specify a 24-hour telephone number at which the operator can be reached during an emergency.</i></p>	<p>Yes, the new equipment cabinet would include signage indicating all necessary information related to the operation of the facility.</p>
<p><b>Section 8107-45.4(u), Access Roads:</b></p> <ol style="list-style-type: none"> <li>1. <i>Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</i></li> <li>2. <i>Wireless communication facility sites shall minimize the construction of new access roads, particularly when such roads are located in areas with steep slopes, agricultural resources, or biological resources as determined by the County’s Initial Study Assessment Guidelines. When required, new access roads shall be designed to meet standards established by the Ventura County Public Works Agency and Ventura County Fire Department District.</i></li> </ol>	<p>Yes, access to the WCF would remain available by an existing public road to a private access road, maintained by the property owner. No new roads are proposed with this project.</p>

The proposed project is located within a HCWC Overlay Zone and, therefore, is subject to the standards of the Ventura County NCZO Section 8109-4.8. Table 2 lists the applicable HCWC Overlay Zone standards and a description of whether the proposed project complies with those standards.

**Table 2 – HCWC Overlay Zone Standards Consistency Analysis**

Overlay Zone Standard	Complies?
<p><b>Section 8104-7.7- Habitat Connectivity and Wildlife Corridors:</b></p> <ol style="list-style-type: none"> <li>a. <i>Minimize the indirect impacts to wildlife created by outdoor lighting, such as disorientation of nocturnal species and the disruption of mating, feeding, migrating, and the predator-prey balance.</i></li> <li>b. <i>Preserve the functional connectivity and habitat quality of surface water features, due to the vital role they play in providing refuge and resources for wildlife.</i></li> <li>c. <i>Protect and enhance wildlife crossing structures to help facilitate safe wildlife passage.</i></li> <li>d. <i>Minimize the introduction of invasive plants, which can increase fire risk, reduce water availability, accelerate erosion and flooding, and diminish biodiversity within an ecosystem.</i></li> <li>e. <i>Minimize wildlife impermeable fencing, which can create barriers to food and water, shelter, and breeding access to</i></li> </ol>	<p>Yes, the existing WCF and proposed modifications do not include the use of outdoor lighting. No outdoor lighting will be installed for the WCF. The proposed modifications would not expand the existing footprint. The WCF would not have an impact on the functional connectivity and habitat quality or surface water features. The project includes site maintenance to minimize the introduction to invasive species. There will be no additional fencing authorized by this permit.</p>

<p><i>unrelated members of the same species needed to maintain genetic diversity.</i></p>	
<p><b>Section 8104-7.8- Critical Wildlife Passage Areas Overlay Zone:</b></p> <p><i>There are three critical wildlife passage areas that are located entirely within the boundaries of the larger Habitat Connectivity and Wildlife Corridors overlay zone. These areas are particularly critical for facilitating wildlife movement due to any of the following: (1) the existence of intact native habitat or other habitat with important beneficial values for wildlife; 2) proximity to water bodies or ridgelines; 3) proximity to critical roadway crossings; 4) likelihood of encroachment by future development which could easily disturb wildlife movement and plant dispersal; or 5) presence of non-urbanized or undeveloped lands within a geographic location that connects core habitats at a regional scale.</i></p>	<p>Yes, project implementation would not include any new permanent barriers or impediments for potential wildlife passage.</p>

**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 (Exhibit 4) 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 existing WCF that is the subject of this CUP application has been in operation since 2000. The continued use of this WCF would not alter the appearance of the site or the character of the land uses in the area. No new impact on public views would result from the continued operation of the WCF.

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

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

The proposed project involves the continued use of an existing WCF on the subject property. No adverse effect on neighboring properties or ongoing uses has been identified since project installation in 2000. The WCF is designed to look like a faux

water tank and the colors of the tank blend in with the natural surroundings. Implementation of the conditions of approval (Exhibit 5) would ensure the compatibility of the project with the ongoing uses in the vicinity.

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].**

No adverse effect of the proposed project on the environment or the use of adjacent properties has been identified. Similarly, no effect of the project has been identified that would be detrimental to the public interest, health, safety, or welfare.

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 existing WCF is located on a property which is currently developed with a residence. The existing antennas and equipment (including change of equipment) are not be prominently visible from offsite. In addition, no new development is proposed on any of the surrounding parcels.

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

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

APN's 040-0-080-060 and 040-0-100-015 combined constitute as one legal lot, shown as Parcel A of map recorded July 17, 1968, recorded in Book 4, Page 10 of Parcel Maps in the Office of the County Recorder of Ventura County. The lot was created in compliance with the Subdivision Map Act and Ventura County Subdivision Ordinance.

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

**7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.**

As discussed in Section B above, the proposed project involves the continued use of an existing WCF on the subject property. The proposed project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

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

**8. Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.4 and Article 9].**

The existing footprint at the project site will not increase. The proposed project includes replacing existing equipment.

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 the Ventura County NCZO (Section 8111-3.1). On March 17, 2022, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On March 21, 2021, the Planning Division placed a legal ad in the *Ventura County Star*.

**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 Planning Director has reviewed and considered this staff report and all exhibits thereto and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.
3. **MAKE** the required findings to grant 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;
4. **GRANT** CUP Case No. PL21-0088, subject to the conditions of approval (Exhibit 5).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact Christopher Alberts at (805) 654-3136 or Christopher.Alberts@ventura.org.

Prepared by:



---

Christopher P. Alberts, Case Planner  
Commercial and Industrial Permits Section  
Ventura County Planning Division

Reviewed by:



---

Mindy Fogg, Manager  
Commercial/Industrial Permits Section  
Ventura County Planning Division

**EXHIBITS:**

- Exhibit 2 Maps
- Exhibit 3 Site Plans
- Exhibit 4 General Plan Consistency Analysis
- Exhibit 5 Conditions of Approval



**site**

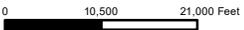
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 02-15-2022

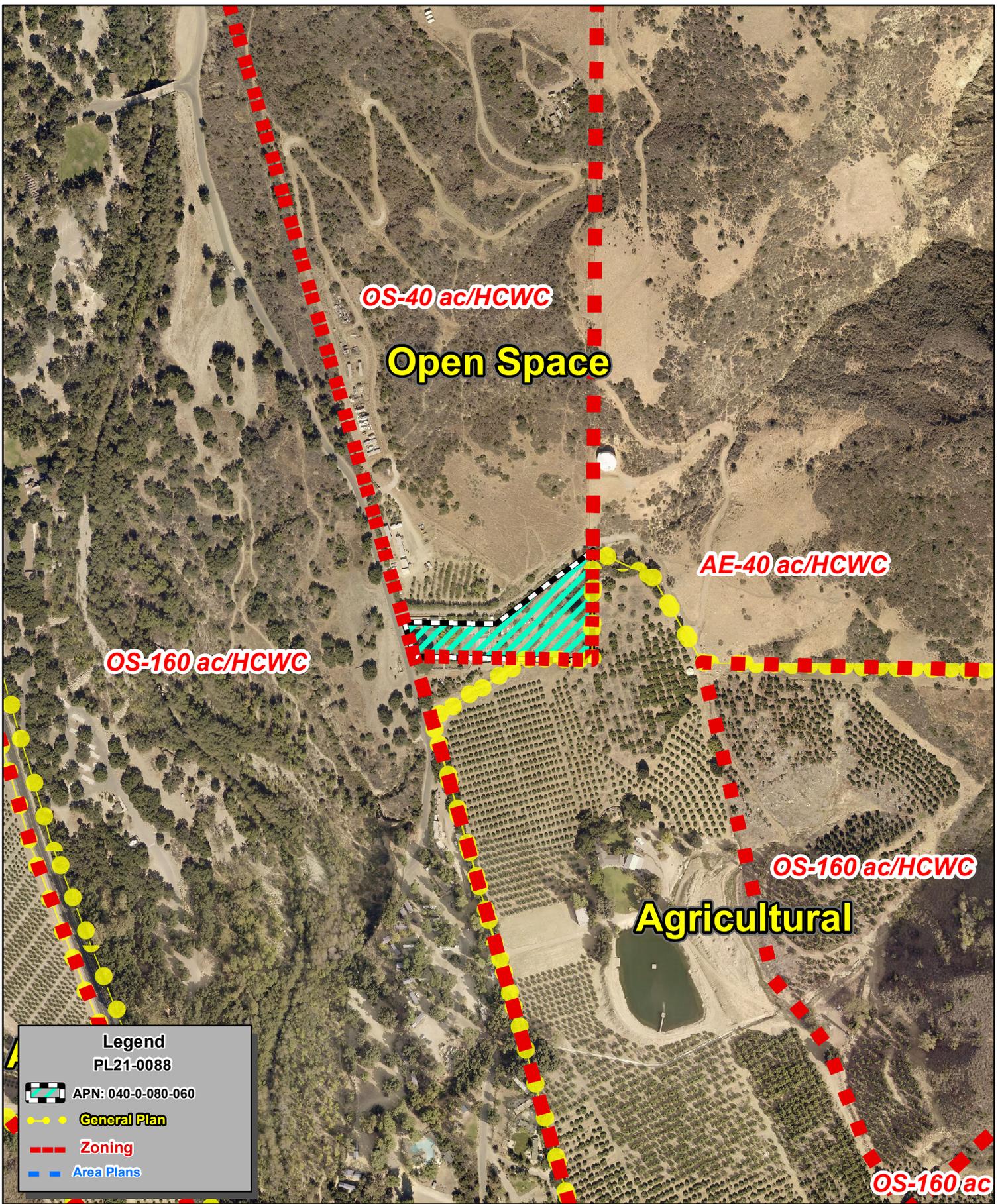


County of Ventura  
Planning Director Hearing  
Case No. PL21-0088  
Exhibit 2 - Maps



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - 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 nor decision involving a risk of economic loss or physical injury should be made in reliance thereon.





Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map Created on 2-15-2022  
 This aerial imagery is under the  
 copyrights of Pictometry  
 Source: Pictometry, 2019



County of Ventura  
 Planning Director Hearing  
 PL21-0088  
 General Plan & Zoning Map



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





**MUD CREEK RD**

**PINE GROVE RD**

**040-0-080-060**



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map Created on 02-15-2022  
This aerial imagery is under the  
Pictometry 2019



**County of Ventura  
Planning Director Hearing  
PL21-0088  
Aerial Photography**



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - 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 thereon.



**SITE NUMBER:** SV80208A (SPRINT KEEP)  
**SITE NAME:** VR33XC030-GONZALES TANK  
**SITE TYPE:** WATERTANK  
**TOWER HEIGHT:** 50'-0"

**BUSINESS UNIT #:** 881030  
**SITE ADDRESS:** 7944 PINE GROVE ROAD  
 SANTA PAULA, CA 93060  
**COUNTY:** VENTURA

**T-MOBILE PROJECT: SPRINT RETAIN  
 PROPOSED CONFIGURATION: 67D5A997DB**

**CROWN CASTLE**  
 200 SPECTRUM CENTER DRIVE,  
 SUITE 1700 & 1800  
 IRVINE, CA 92618

  
 TOWER ENGINEERING PROFESSIONALS  
 4710 E ELWOOD ST, STE 9  
 PHOENIX, AZ 85040  
 OFFICE: (480) 285-0036  
 www.tepgroup.net

**T-MOBILE SITE NUMBER:  
 SV80208A (SPRINT KEEP)**

**BU #: 881030  
 GONZALES TANK**

7944 PINE GROVE ROAD  
 SANTA PAULA, CA 93060

EXISTING 50'-0" WATERTANK

**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/15/21	GVM	PRELIMINARY	HMM
B	03/29/21	GVM	PRELIMINARY	HMM
0	05/14/21	KLP	CONSTRUCTION	HMM

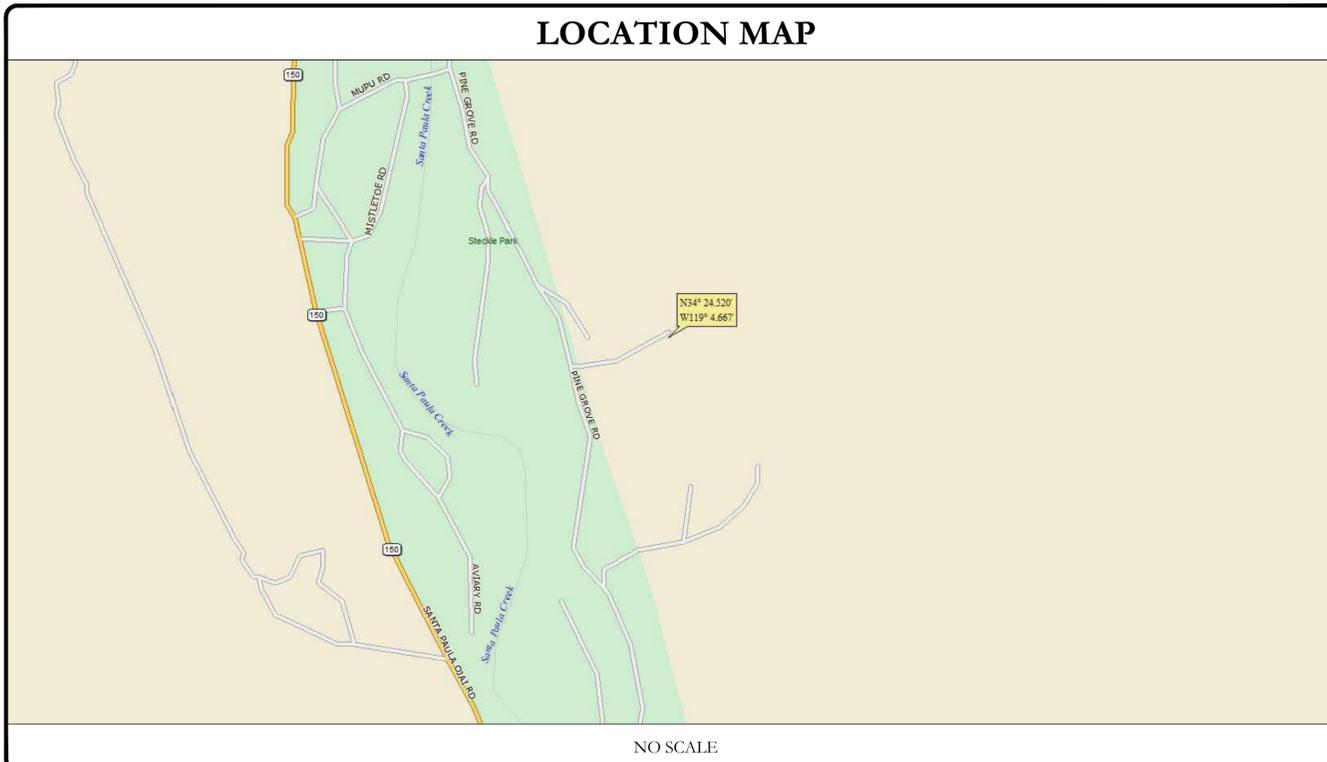
**SITE INFORMATION**

CROWN CASTLE USA INC.	GONZALES TANK
SITE NAME:	
SITE ADDRESS:	7944 PINE GROVE ROAD SANTA PAULA, CA 93060
COUNTY:	VENTURA
MAP/PARCEL #:	0400-080-060
AREA OF CONSTRUCTION:	EXISTING
LATITUDE:	34° 24' 31.19"
LONGITUDE:	-119° 04' 40.02"
LAT/LONG TYPE:	NAD83
GROUND ELEVATION:	821 FT
CURRENT ZONING:	OS
JURISDICTION:	COUNTY OF VENTURA
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	IIB
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER:	GLOBAL SIGNAL ACQUISITION PO BOX 277455 ATLANTA, GE 30384
TOWER OWNER:	CROWN CASTLE 2000 CORPORATE DRIVE CANONSBURG, PA 15317
CARRIER/APPLICANT:	T-MOBILE 3257 EAST GUASTI ROAD, SUITE 200 ONTARIO, CA 91764
ELECTRIC PROVIDER:	SCE
TELCO PROVIDER:	UNKNOWN

**DRAWING INDEX**

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1.1	OVERALL SITE PLAN
C-1.2	SITE PLAN
C-1.3	EXISTING & FINAL EQUIPMENT PLANS
C-2.1	TOWER ELEVATIONS
C-2.2	TOWER ELEVATIONS
C-2.3	TOWER ELEVATIONS
C-2.4	TOWER ELEVATIONS
C-3	ANTENNA PLANS
C-4	FINAL EQUIPMENT SCHEDULE
C-5.1	EQUIPMENT SPECS
C-5.2	EQUIPMENT SPECS
G-1	GROUNDING DETAILS
ATTACHED	RF CABLING DIAGRAM

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR FULL SIZE. 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.



CALL CALIFORNIA ONE CALL  
 (800) 227-2600  
 CALL 3 WORKING DAYS  
 BEFORE YOU DIG!



**PROJECT TEAM**

A&E FIRM:	TOWER ENGINEERING PROFESSIONALS 4710 E ELWOOD ST, STE 9 PHOENIX, AZ 85040 OFFICE: (480) 285-0036
CROWN CASTLE USA INC. DISTRICT CONTACTS:	200 SPECTRUM CENTER DRIVE, SUITE 1700 & 1800 IRVINE, CA 92618
	MICAH SULLIVAN - PROJECT MANAGER MICAH.SULLIVAN@CROWNCastle.COM
	SARAH KIM - A&E SPECIALIST SARAH.KIM@CROWNCastle.COM

**PROJECT DESCRIPTION**

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.

**TOWER SCOPE OF WORK:**

- REMOVE (4) ANTENNAS
- REMOVE (8) RADIOS
- REMOVE (3) HYBRID CABLES
- INSTALL (4) ANTENNAS
- INSTALL (6) RADIOS
- INSTALL (3) HYBRID CABLES

**GROUND SCOPE OF WORK:**

- ADD (1) ENCLOSURE 6160 SITE SUPPORT CABINET & (1) B160 BATTERY CABINET
- ADD (1) DUG20 (GSM)/ RBS 6601 INSIDE 6160
- ADD (3) BB648 INSIDE 6160 CABINET. (1) FOR L21/ L19, (1) FOR L700/L600/NR600 AND (1) FOR L2500/NR2500
- ADD (3) 6X12 HCS (30M 6AWG) FOR AIR6449, RADIO 4449, RADIO 4424 AND RADIO 4415.
- ADD (1) PSU 4813 VOLTAGE BOOSTER
- ADD (1) NEW IXRE ROUTER
- REMOVE ALL UNUSED EQUIPMENT

**APPLICABLE CODES/REFERENCE DOCUMENTS**

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

CODE TYPE	CODE
BUILDING	2019 CALIFORNIA BUILDING CODE/2018 IBC
MECHANICAL	2019 CALIFORNIA MECHANICAL CODE/2018 IMC
ELECTRICAL	2019 CALIFORNIA ELECTRICAL CODE/2017 NEC

**REFERENCE DOCUMENTS:**

STRUCTURAL ANALYSIS: B+T GROUP  
 DATED: 03/03/2021

MOUNT ANALYSIS: PENDING  
 DATED: PENDING

RFDS REVISION: 01  
 DATED: 01/19/2021

ORDER ID: 543297  
 REVISION: 0

County of Ventura  
 Planning Director Hearing  
 Case No. PL21-0088  
 Exhibit 3 - Site Plans

NOTE:  
 PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER.



5/17/2021

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

SHEET NUMBER:	REVISION:
T-1	0

**CROWN CASTLE USA INC. SITE ACTIVITY REQUIREMENTS:**

- NOTICE TO PROCEED- NO WORK SHALL COMMENCE PRIOR TO CROWN CASTLE USA INC. WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN CASTLE USA INC. NOC AT 800-788-7011 AND THE CROWN CASTLE USA INC. CONSTRUCTION MANAGER.
- "LOOK UP" - CROWN CASTLE USA INC. SAFETY CLIMB REQUIREMENT: THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.
- PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
- ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND CROWN CASTLE USA INC. STANDARD CED-STD-10253, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).
- ALL SITE WORK TO COMPLY WITH QAS-STD-10068 "INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON CROWN CASTLE USA INC. TOWER SITE," CED-STD-10294 "STANDARD FOR INSTALLATION OF MOUNTS AND APPURTENANCES," AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS." IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY CROWN CASTLE USA INC. PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
- ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS. LATEST APPROVED REVISION.
- CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, TOWER OWNER, CROWN CASTLE USA INC., AND/OR LOCAL UTILITIES.
- THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
- THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

**GREENFIELD GROUNDING NOTES:**

- ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
- THE CONTRACTOR SHALL PERFORM IEEE FALL-OFF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
- METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
- METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
- EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
- CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
- ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
- ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
- COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
- ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
- APPROVED ANTI-OXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
- BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
- GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
- ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
- BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).

**GENERAL NOTES:**

- FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  
CONTRACTOR: GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION  
CARRIER: T-MOBILE  
TOWER OWNER: CROWN CASTLE USA INC.
- THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
- THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
- NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
- SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CROWN CASTLE.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND CROWN CASTLE PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
- CONTRACTOR IS TO PERFORM A SITE INVESTIGATION AND IS TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF CROWN CASTLE USA INC.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

**CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:**

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°f AT TIME OF PLACEMENT.
- CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (w/c) OF 0.45.
- ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:  
#4 BARS AND SMALLER.....40 ksi  
#5 BARS AND LARGER.....60 ksi
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:  
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"  
CONCRETE EXPOSED TO EARTH OR WEATHER:  
#6 BARS AND LARGER.....2"  
#5 BARS AND SMALLER.....1-1/2"  
CONCRETE NOT EXPOSED TO EARTH OR WEATHER:  
SLAB AND WALLS.....3/4"  
BEAMS AND COLUMNS.....1-1/2"
- A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

**ELECTRICAL INSTALLATION NOTES:**

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
- CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
- WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.  
4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.  
4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
- EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
- PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
- ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
- ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THW, THW, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THW, THW, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
- ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SNEW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
- WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREFOLD SPECMATE WIREWAY).
- SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
- CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3R (OR BETTER) FOR EXTERIOR LOCATIONS.
- METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
- NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
- THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR CROWN CASTLE USA INC. BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
- THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
- INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "T-MOBILE".
- ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

CONDUCTOR COLOR CODE		
SYSTEM	CONDUCTOR	COLOR
120/240V, 1Ø	A PHASE	BLACK
	B PHASE	RED
	NEUTRAL	WHITE
120/208V, 3Ø	GROUND	GREEN
	A PHASE	BLACK
	B PHASE	RED
	C PHASE	BLUE
	NEUTRAL	WHITE
277/480V, 3Ø	GROUND	GREEN
	A PHASE	BROWN
	B PHASE	ORANGE OR PURPLE
	C PHASE	YELLOW
	NEUTRAL	GREY
DC VOLTAGE	GROUND	GREEN
	POS (+)	RED**
	NEG (-)	BLACK**

**APWA UNIFORM COLOR CODE:**

- WHITE PROPOSED EXCAVATION
- PINK TEMPORARY SURVEY MARKINGS
- RED ELECTRIC POWER LINES, CABLES, CONDUIT, AND LIGHTING CABLES
- YELLOW GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
- ORANGE COMMUNICATION, ALARM OR SIGNAL LINES, CABLES, OR CONDUIT AND TRAFFIC LOOPS
- BLUE POTABLE WATER
- PURPLE RECLAIMED WATER, IRRIGATION, AND SLURRY LINES
- GREEN SEWERS AND DRAIN LINES

\* SEE NEC 210.5(C)(1) AND (2)  
\*\* POLARITY MARKED AT TERMINATION

**ABBREVIATIONS:**

- ANT ANTENNA
- (E) EXISTING
- FIF FACILITY INTERFACE FRAME
- GEN GENERATOR
- GPS GLOBAL POSITIONING SYSTEM
- GSM GLOBAL SYSTEM FOR MOBILE
- LTE LONG TERM EVOLUTION
- MGB MASTER GROUND BAR
- MW MICROWAVE
- (N) NEW
- NEC NATIONAL ELECTRIC CODE
- (P) PROPOSED
- PP POWER PLANT
- QTY QUANTITY
- RECT RECTIFIER
- RBS RADIO BASE STATION
- RETS REMOTE ELECTRIC TILT
- RFDSD RADIO FREQUENCY DATA SHEET
- RRH REMOTE RADIO HEAD
- RRU REMOTE RADIO UNIT
- SIAD SMART INTEGRATED DEVICE
- TMA TOWER MOUNTED AMPLIFIER
- TYP TYPICAL
- UMTS UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
- W.P. WORK POINT



**Sprint Mobile**  
3257 EAST GUASTI ROAD, SUITE 200  
ONTARIO, CA 91764



**CROWN CASTLE**  
200 SPECTRUM CENTER DRIVE,  
SUITE 1700 & 1800  
IRVINE, CA 92618



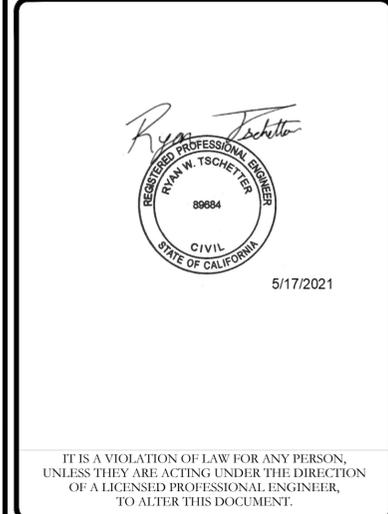
**TOWER ENGINEERING PROFESSIONALS**  
4710 E ELWOOD ST, STE 9  
PHOENIX, AZ 85040  
OFFICE: (480) 285-0036  
www.tepgroup.net

**T-MOBILE SITE NUMBER:  
SV80208A (SPRINT KEEP)**

**BU #: 881030  
GONZALES TANK**  
7944 PINE GROVE ROAD  
SANTA PAULA, CA 93060

**EXISTING 50'-0" WATERTANK**

ISSUED FOR:					
REV	DATE	DRWN	DESCRIPTION	DES./QA	
A	05/15/21	GVM	PRELIMINARY	HMM	
B	05/29/21	GVM	PRELIMINARY	HMM	
0	05/14/21	KLP	CONSTRUCTION	HMM	



RYAN W. TSCHETTER  
REGISTERED PROFESSIONAL ENGINEER  
89884  
CIVIL  
STATE OF CALIFORNIA  
5/17/2021

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

**SHEET NUMBER: T-2**      **REVISION: 0**

**SITE PLAN DISCLAIMER:**  
 PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM PREVIOUS PLAN SETS. CROWN CASTLE USA INC. HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.

**Sprint**  
**T-Mobile**  
 3257 EAST GUASTI ROAD, SUITE 200  
 ONTARIO, CA 91764

**CROWN CASTLE**  
 200 SPECTRUM CENTER DRIVE,  
 SUITE 1700 & 1800  
 IRVINE, CA 92618

**TOWER ENGINEERING PROFESSIONALS**  
 4710 E ELWOOD ST, STE 9  
 PHOENIX, AZ 85040  
 OFFICE: (480) 285-0036  
 www.tepgroup.net

**T-MOBILE SITE NUMBER:  
 SV80208A (SPRINT KEEP)**

**BU #: 881030  
 GONZALES TANK**

7944 PINE GROVE ROAD  
 SANTA PAULA, CA 93060

EXISTING 50'-0" WATERTANK

**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/15/21	GVM	PRELIMINARY	HMM
B	03/29/21	GVM	PRELIMINARY	HMM
0	05/14/21	KLP	CONSTRUCTION	HMM

*Ryan W. Tschetter*  
  
 5/17/2021

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



**T-MOBILE SITE NUMBER:  
 SV80208A (SPRINT KEEP)**

**BU #: 881030  
 GONZALES TANK**

7944 PINE GROVE ROAD  
 SANTA PAULA, CA 93060

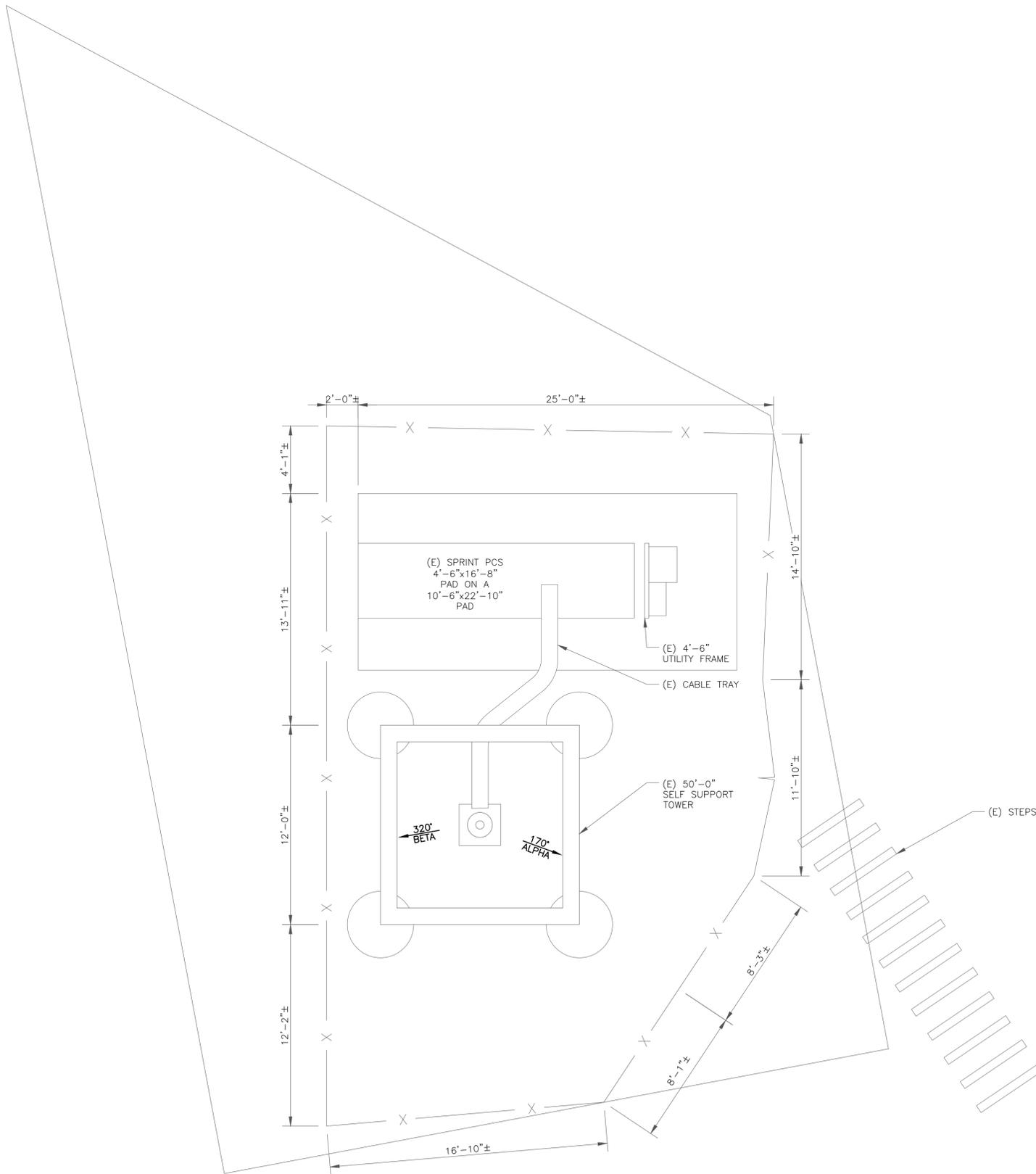
EXISTING 50'-0" WATERTANK

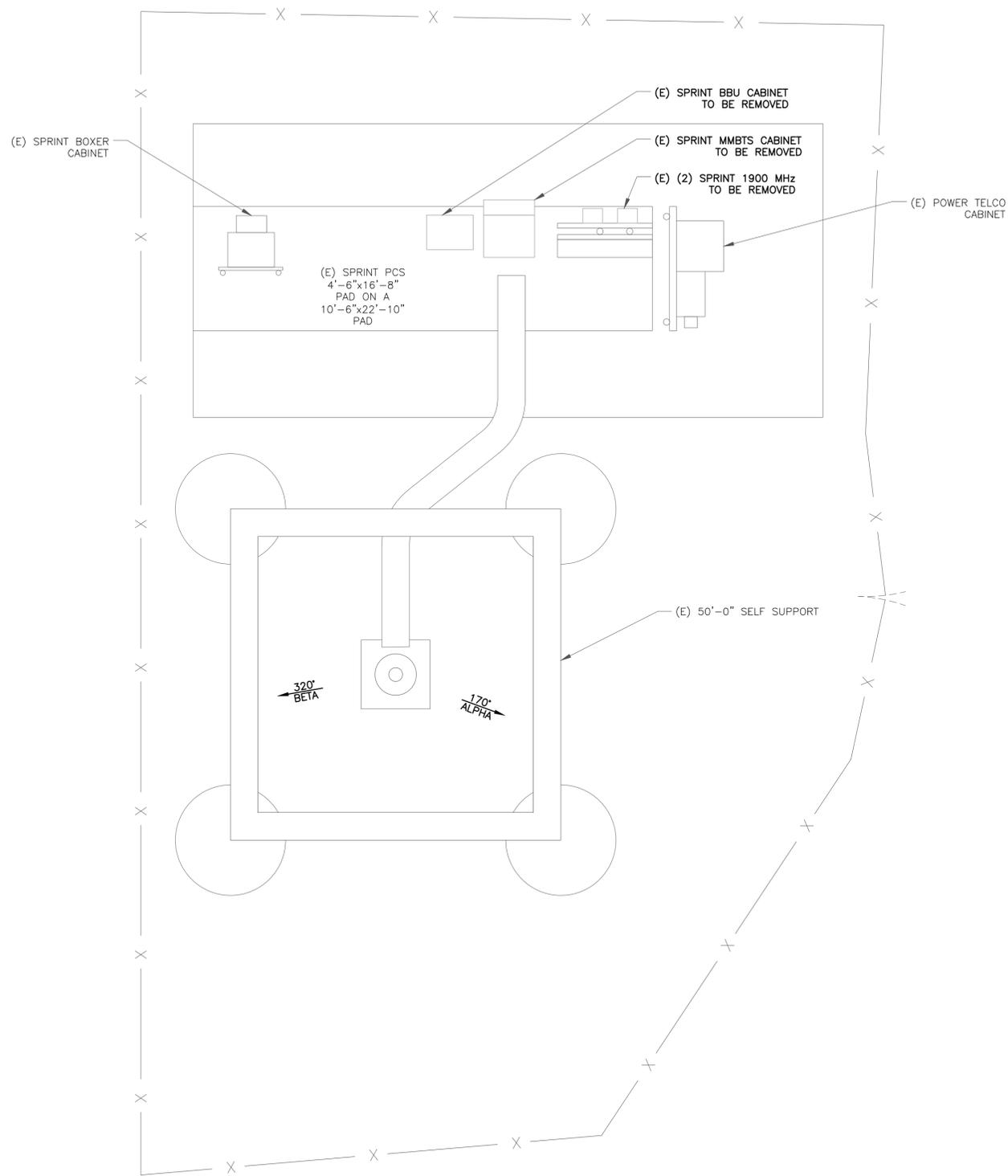
**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/15/21	GVM	PRELIMINARY	HMM
B	03/29/21	GVM	PRELIMINARY	HMM
0	05/14/21	KLP	CONSTRUCTION	HMM

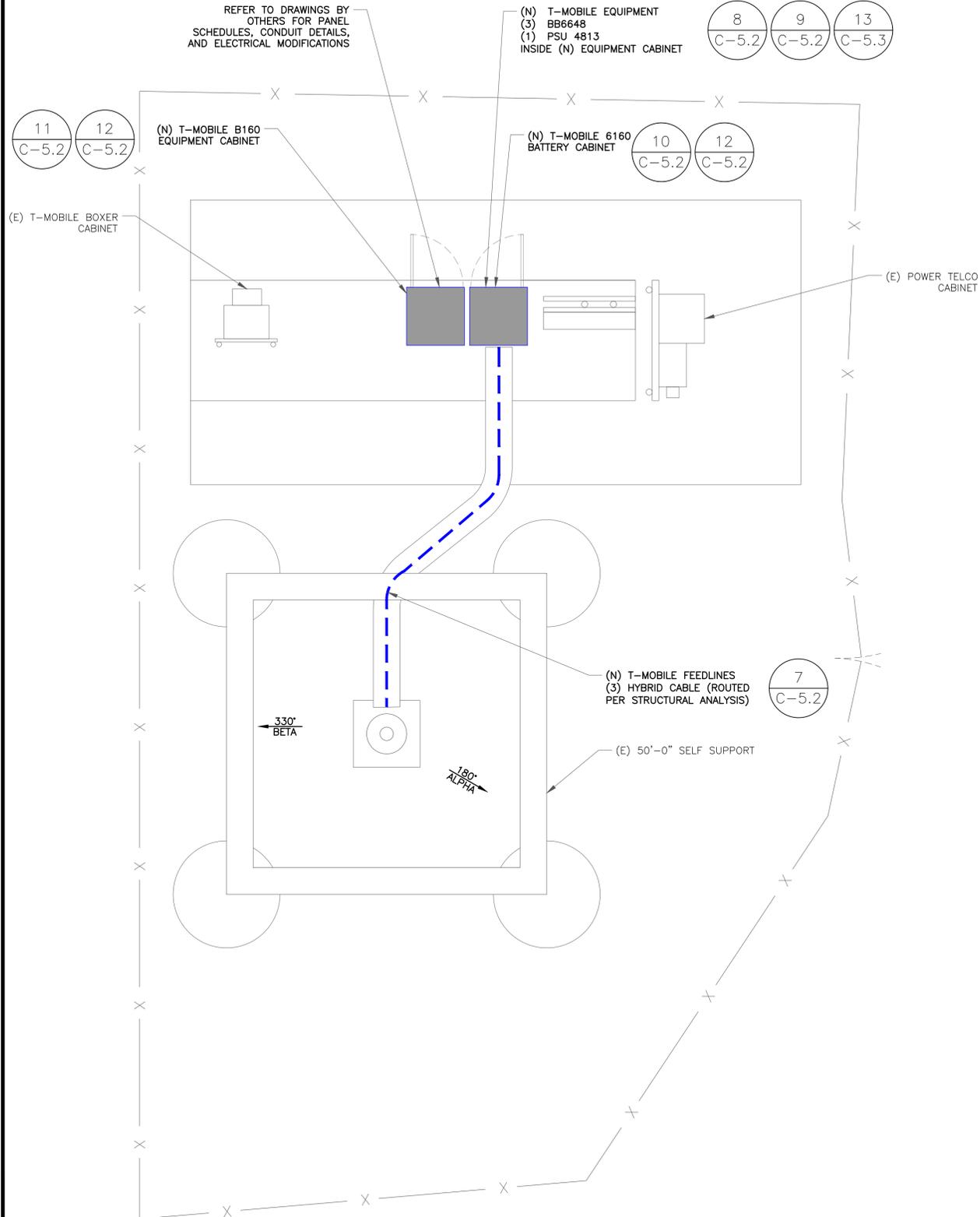
*Ryan W. Tschetter*  
 REGISTERED PROFESSIONAL ENGINEER  
 RYAN W. TSCHETTER  
 89884  
 CIVIL  
 STATE OF CALIFORNIA  
 5/17/2021

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





1 EXISTING EQUIPMENT PLAN  
SCALE: 1/8"=1'-0" (FULL SIZE)  
3/8"=1'-0" (11x17)



2 NEW EQUIPMENT PLAN  
SCALE: 1/8"=1'-0" (FULL SIZE)  
3/8"=1'-0" (11x17)



NOTE:  
THE POWER DESIGN FOR ANY AC ELECTRICAL POWER CHANGES IS TO BE PERFORMED BY OTHERS AND IS SHOWN HERE FOR REFERENCE PURPOSES ONLY. T-MOBILE IS SOLELY RESPONSIBLE FOR THE ELECTRICAL POWER DESIGN.

**Sprint**  
**T-Mobile**  
3257 EAST GUAISTI ROAD, SUITE 200  
ONTARIO, CA 91764

**CROWN CASTLE**  
200 SPECTRUM CENTER DRIVE,  
SUITE 1700 & 1800  
IRVINE, CA 92618

**TOWER ENGINEERING PROFESSIONALS**  
4710 E ELWOOD ST, STE 9  
PHOENIX, AZ 85040  
OFFICE: (480) 285-0036  
www.tepgroup.net

T-MOBILE SITE NUMBER:  
**SV80208A (SPRINT KEEP)**

BU #: **881030**  
**GONZALES TANK**

7944 PINE GROVE ROAD  
SANTA PAULA, CA 93060

EXISTING 50'-0" WATERTANK

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/15/21	GVM	PRELIMINARY	HMM
B	03/29/21	GVM	PRELIMINARY	HMM
0	05/14/21	KLP	CONSTRUCTION	HMM

*Ryan W. Tschetter*  
REGISTERED PROFESSIONAL ENGINEER  
RYAN W. TSCHETTER  
89884  
CIVIL  
STATE OF CALIFORNIA

5/17/2021

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

SHEET NUMBER: **C-1.3** REVISION: **0**

**T-MOBILE SITE NUMBER:  
 SV80208A (SPRINT KEEP)**

**BU #: 881030  
 GONZALES TANK**

7944 PINE GROVE ROAD  
 SANTA PAULA, CA 93060

EXISTING 50'-0" WATERTANK

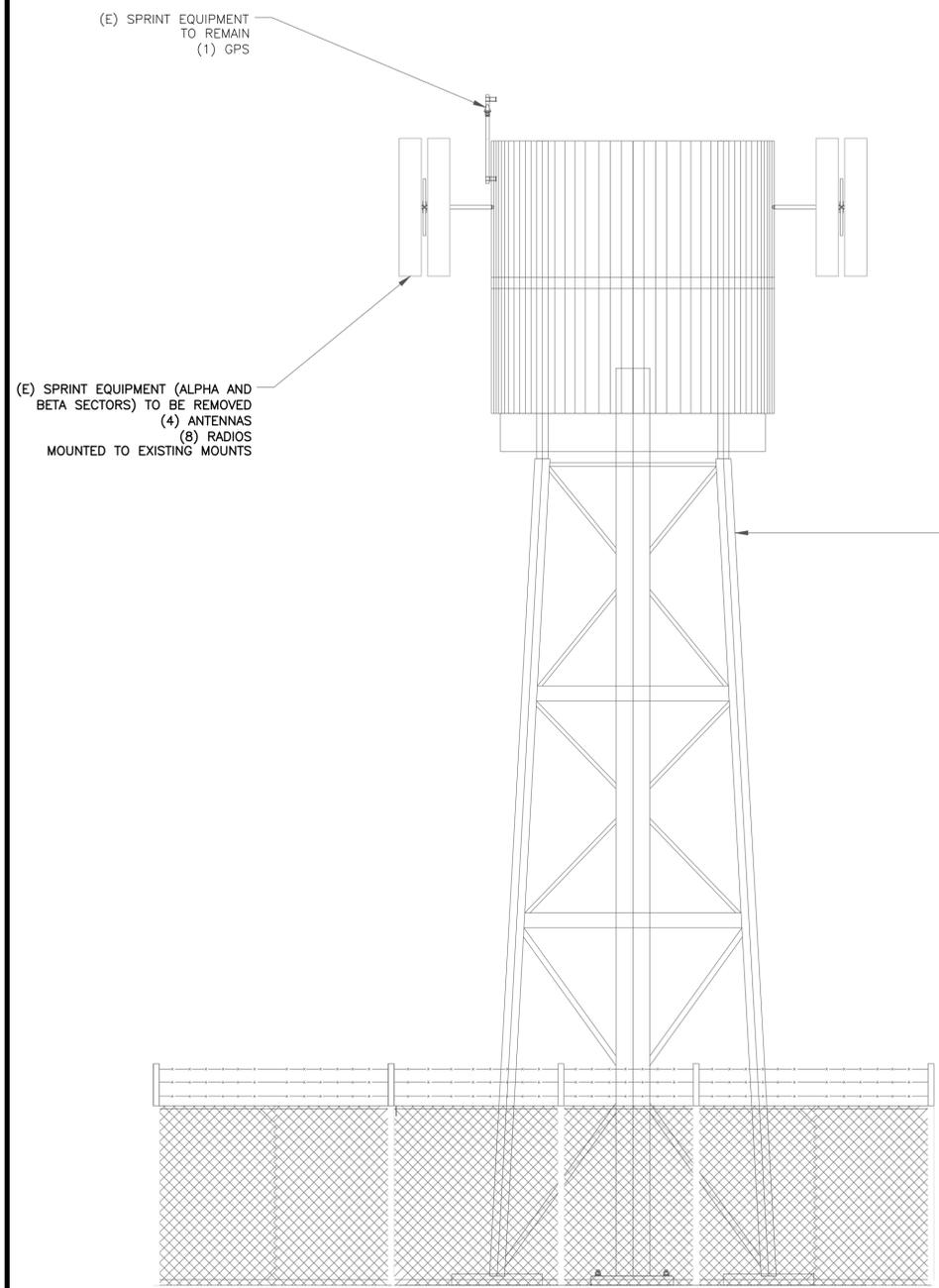
**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/15/21	GVM	PRELIMINARY	HMM
B	03/29/21	GVM	PRELIMINARY	HMM
0	05/14/21	KLP	CONSTRUCTION	HMM

*Ryan W. Tschetter*  
 REGISTERED PROFESSIONAL ENGINEER  
 RYAN W. TSCHETTER  
 89884  
 CIVIL  
 STATE OF CALIFORNIA  
 5/17/2021

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

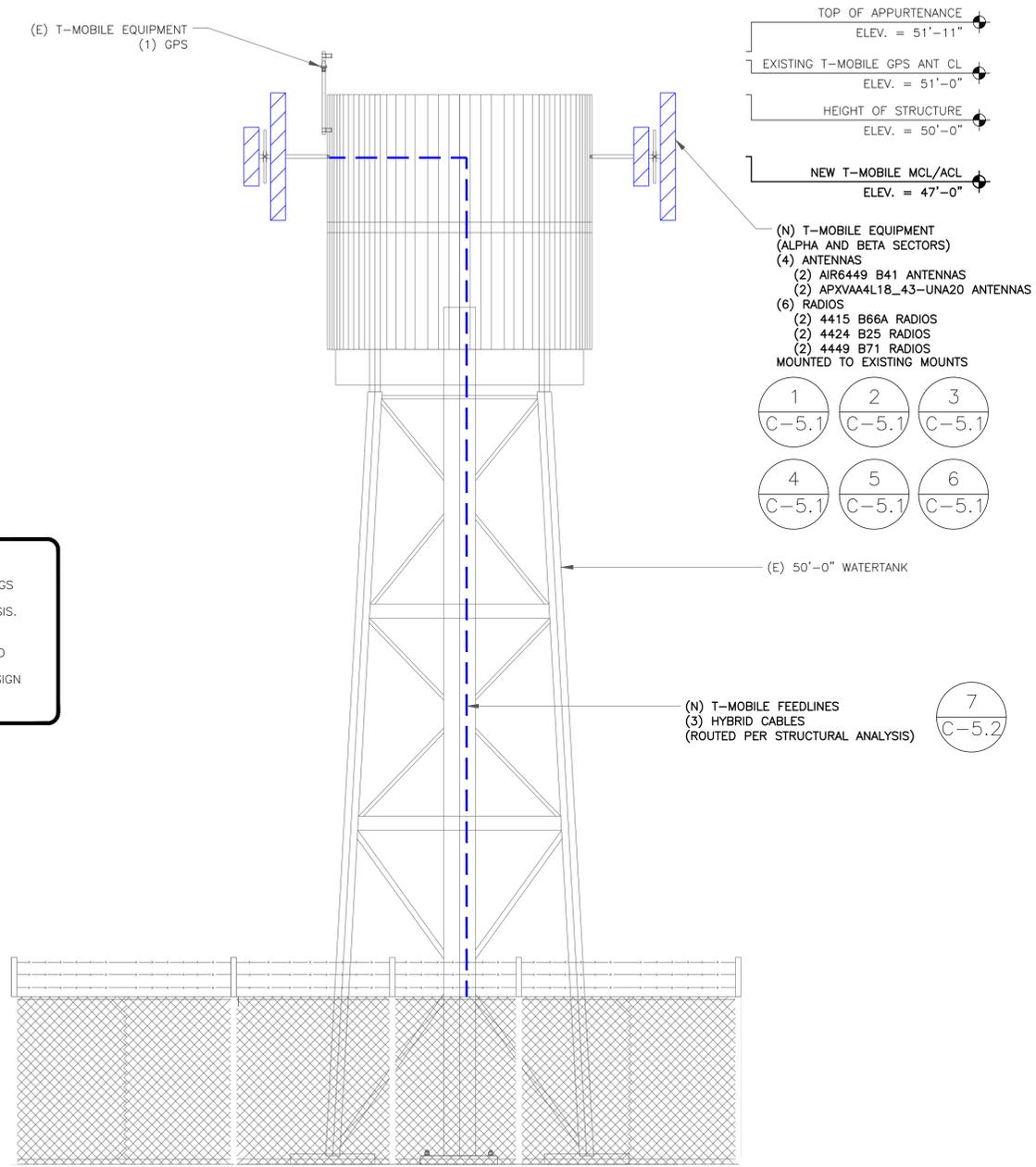
**SHEET NUMBER: C-2.1**  
**REVISION: 0**



**1** EXISTING EAST ELEVATION  
 SCALE: 1/2"=1'-0" (FULL SIZE)  
 1/4"=1'-0" (11x17)

**MOUNT ANALYSIS NOTES:**

1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
2. CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.



**2** NEW EAST ELEVATION  
 SCALE: 1/2"=1'-0" (FULL SIZE)  
 1/4"=1'-0" (11x17)

**T-MOBILE SITE NUMBER:  
 SV80208A (SPRINT KEEP)**

**BU #: 881030  
 GONZALES TANK**

7944 PINE GROVE ROAD  
 SANTA PAULA, CA 93060

EXISTING 50'-0" WATERTANK

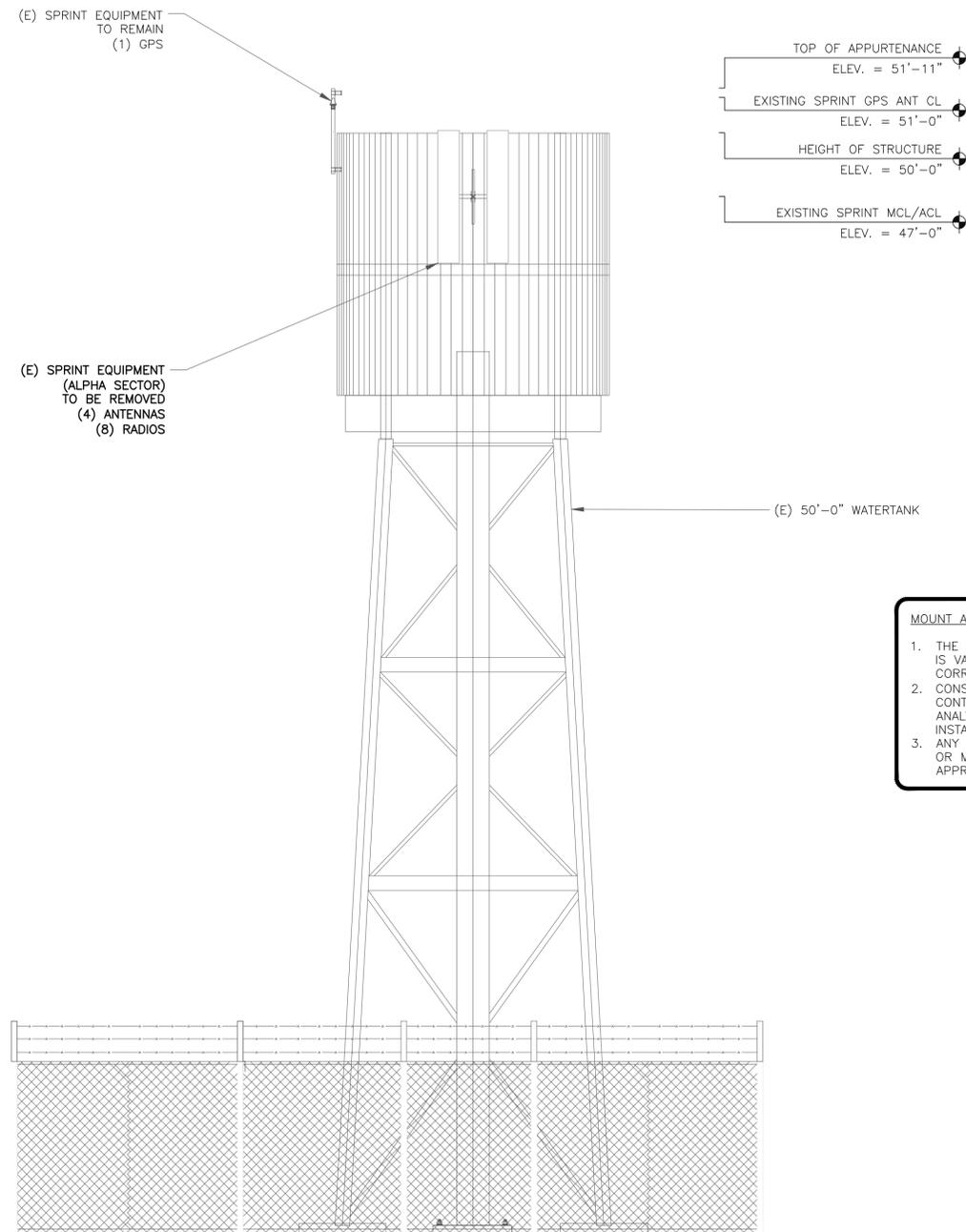
**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/15/21	GVM	PRELIMINARY	HMM
B	03/29/21	GVM	PRELIMINARY	HMM
0	05/14/21	KLP	CONSTRUCTION	HMM

*Ryan W. Tschetter*  
 REGISTERED PROFESSIONAL ENGINEER  
 RYAN W. TSCHETTER  
 89884  
 CIVIL  
 STATE OF CALIFORNIA  
 5/17/2021

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

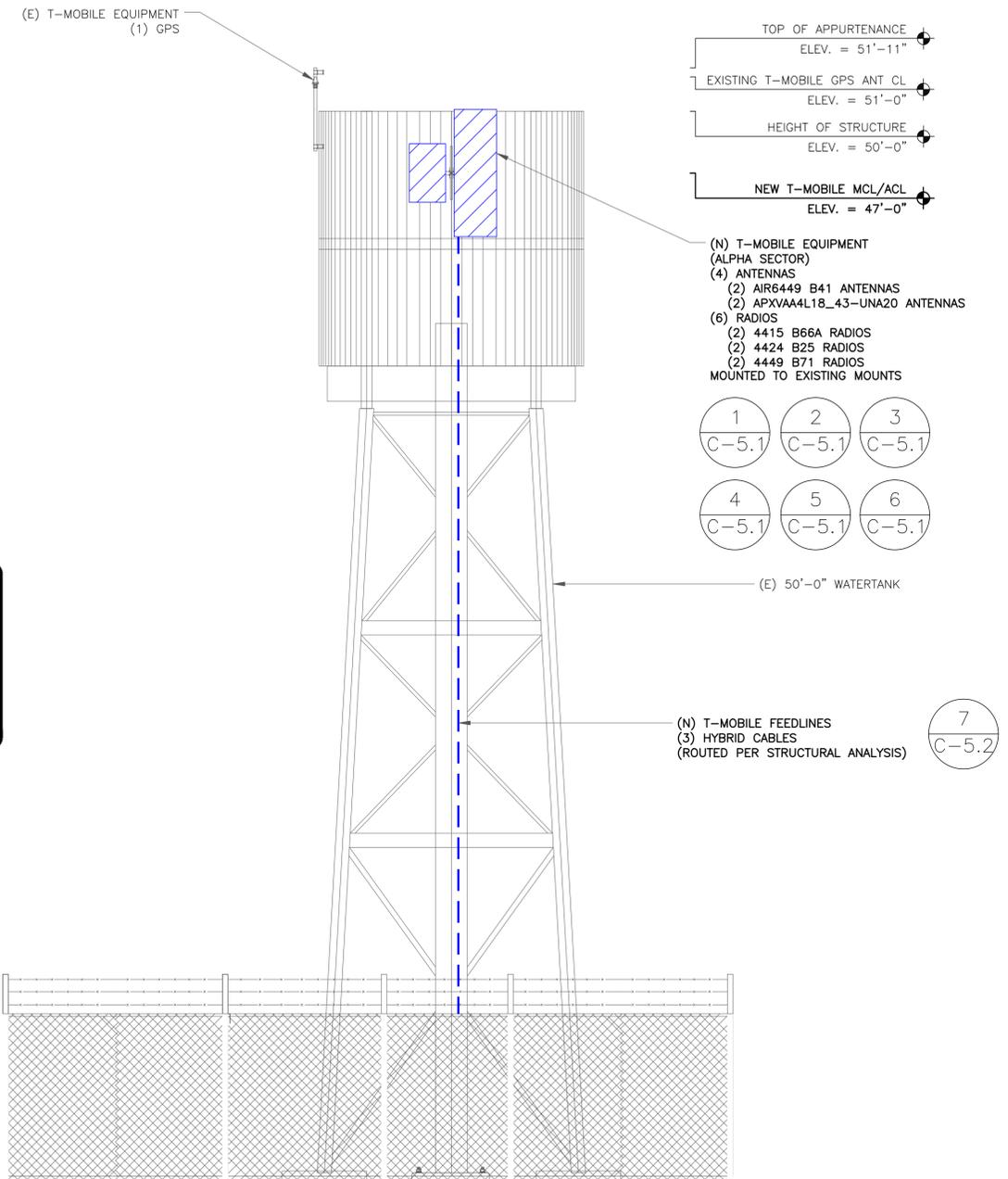
**SHEET NUMBER: C-2.2**  
**REVISION: 0**



**MOUNT ANALYSIS NOTES:**

1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
2. CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.

**1** EXISTING NORTH ELEVATION  
 SCALE: 1/2"=1'-0" (FULL SIZE)  
 1/4"=1'-0" (11x17)



**2** NEW NORTH ELEVATION  
 SCALE: 1/2"=1'-0" (FULL SIZE)  
 1/4"=1'-0" (11x17)

**T-MOBILE SITE NUMBER:  
 SV80208A (SPRINT KEEP)**

**BU #: 881030  
 GONZALES TANK**

7944 PINE GROVE ROAD  
 SANTA PAULA, CA 93060

EXISTING 50'-0" WATERTANK

**ISSUED FOR:**

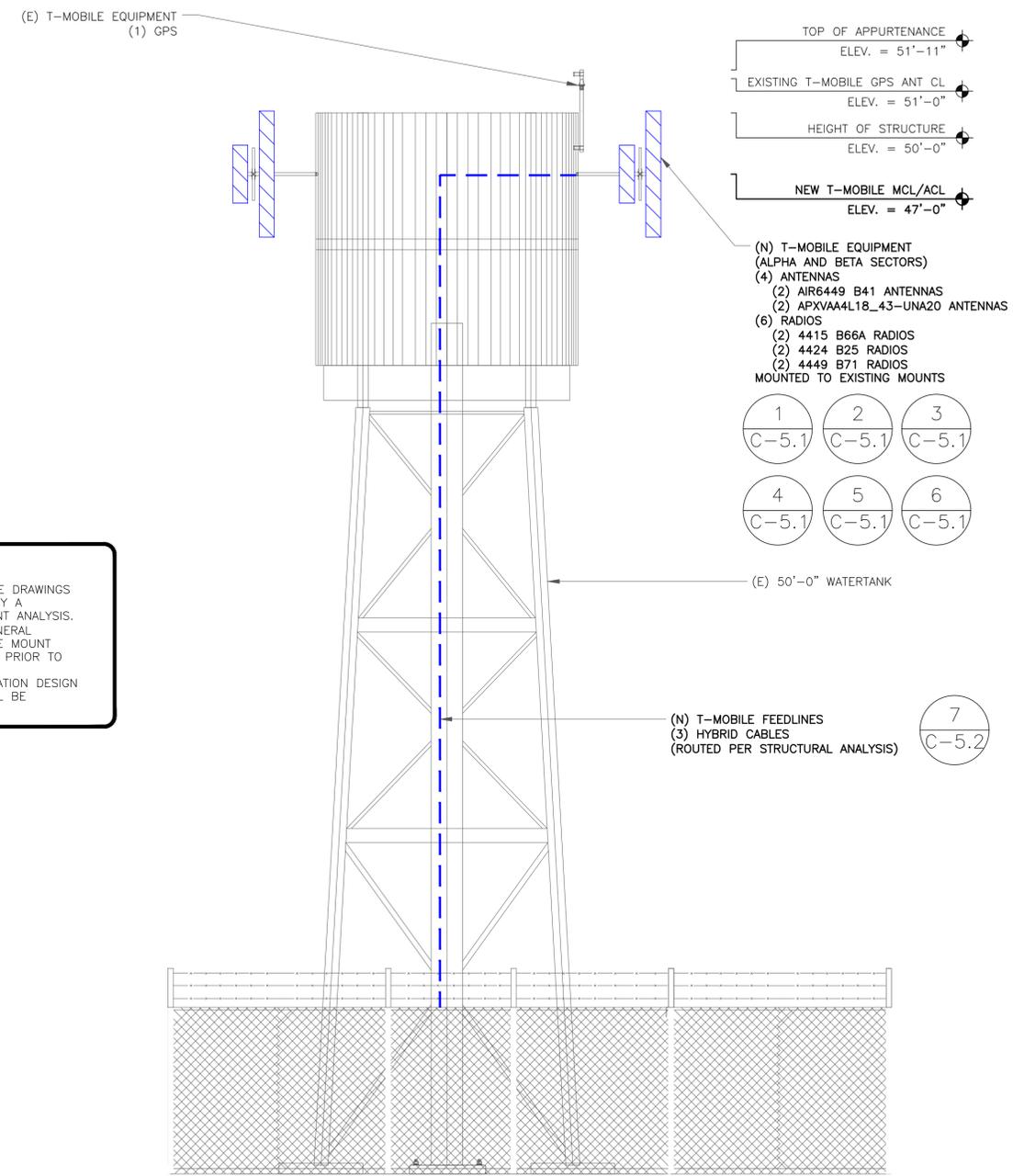
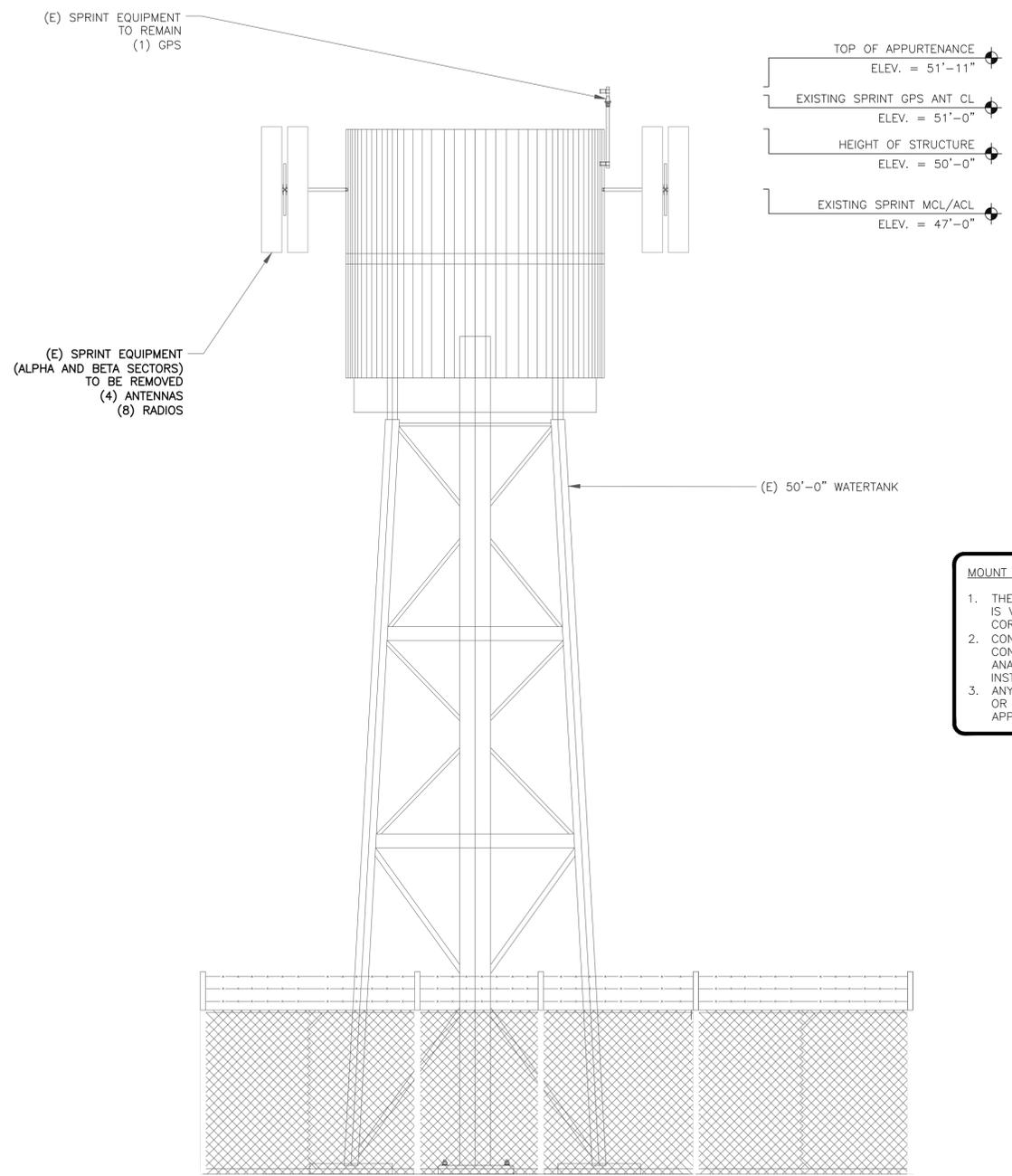
REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/15/21	GVM	PRELIMINARY	HMM
B	03/29/21	GVM	PRELIMINARY	HMM
0	05/14/21	KLP	CONSTRUCTION	HMM

*Ryan W. Tschetter*  
 REGISTERED PROFESSIONAL ENGINEER  
 RYAN W. TSCHETTER  
 89884  
 CIVIL  
 STATE OF CALIFORNIA  
 5/17/2021

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

**SHEET NUMBER:**  
**C-2.3**

**REVISION:**  
**0**



**MOUNT ANALYSIS NOTES:**

1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
2. CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.

**1** EXISTING WEST ELEVATION  
 SCALE: 1/2"=1'-0" (FULL SIZE)  
 1/4"=1'-0" (11x17)

**2** NEW WEST ELEVATION  
 SCALE: 1/2"=1'-0" (FULL SIZE)  
 1/4"=1'-0" (11x17)

**T-MOBILE SITE NUMBER:**  
**SV80208A (SPRINT KEEP)**

**BU #: 881030**  
**GONZALES TANK**

7944 PINE GROVE ROAD  
 SANTA PAULA, CA 93060

EXISTING 50'-0" WATERTANK

**ISSUED FOR:**

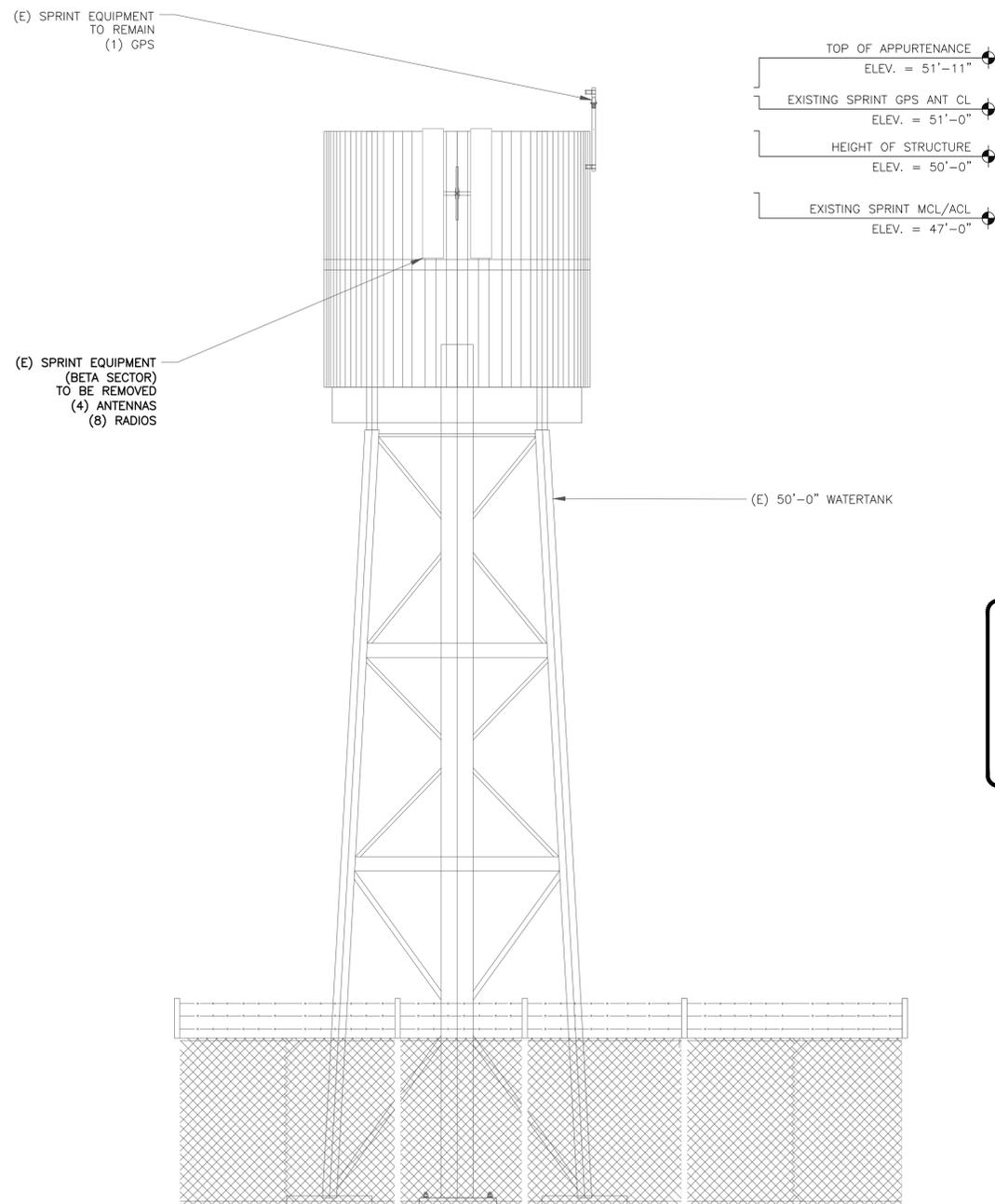
REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/15/21	GVM	PRELIMINARY	HMM
B	03/29/21	GVM	PRELIMINARY	HMM
0	05/14/21	KLP	CONSTRUCTION	HMM

*Ryan W. Tschetter*  
 REGISTERED PROFESSIONAL ENGINEER  
 RYAN W. TSCHETTER  
 89884  
 CIVIL  
 STATE OF CALIFORNIA  
 5/17/2021

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

**SHEET NUMBER:**  
**C-2.4**

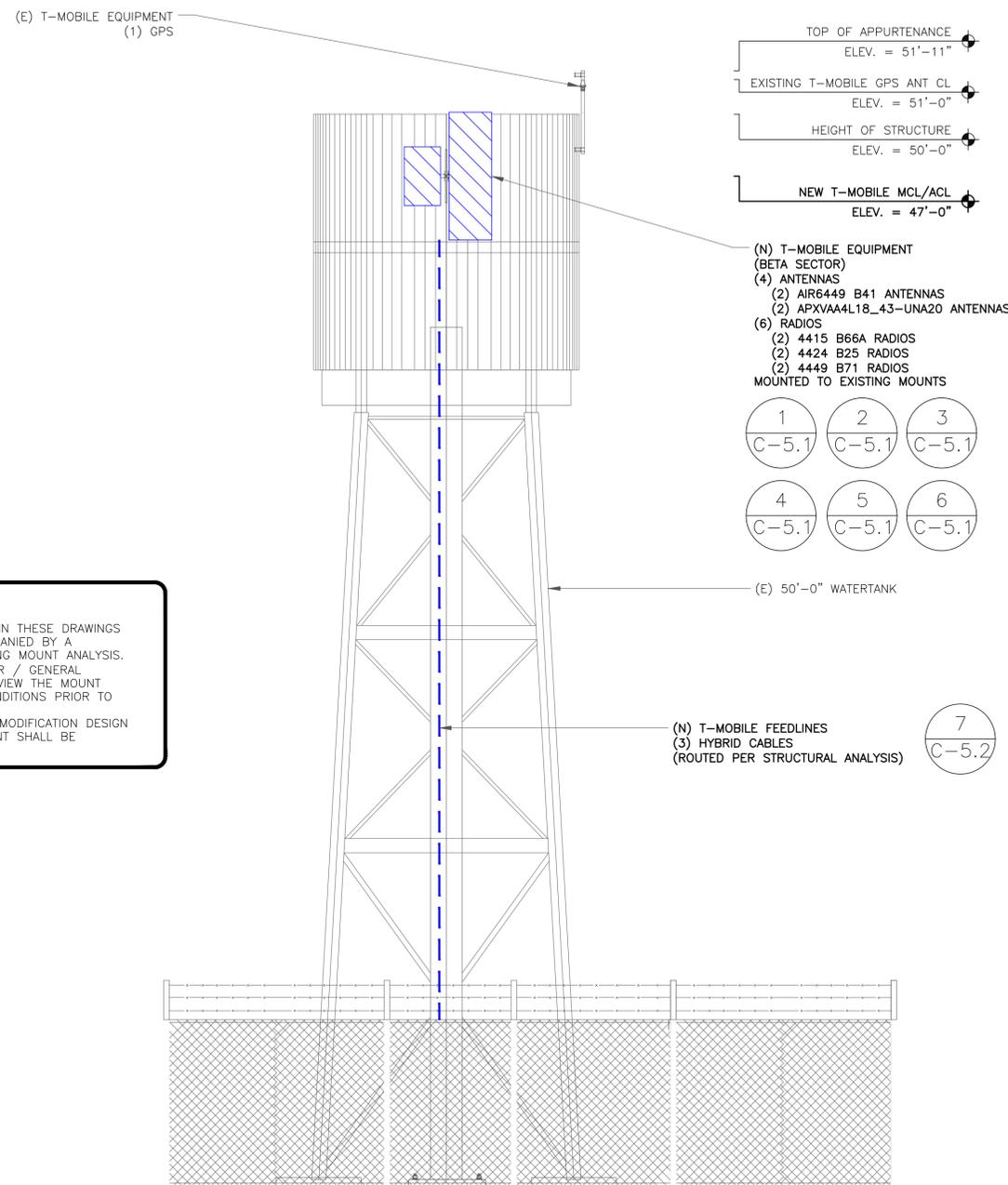
**REVISION:**  
**0**



**1** EXISTING SOUTH ELEVATION  
 SCALE: 1/2"=1'-0" (FULL SIZE)  
 1/4"=1'-0" (11x17)

**MOUNT ANALYSIS NOTES:**

1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
2. CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.



**2** NEW SOUTH ELEVATION  
 SCALE: 1/2"=1'-0" (FULL SIZE)  
 1/4"=1'-0" (11x17)

**T-MOBILE SITE NUMBER:**  
**SV80208A (SPRINT KEEP)**

**BU #: 881030**  
**GONZALES TANK**

7944 PINE GROVE ROAD  
 SANTA PAULA, CA 93060

**ISSUED FOR:**

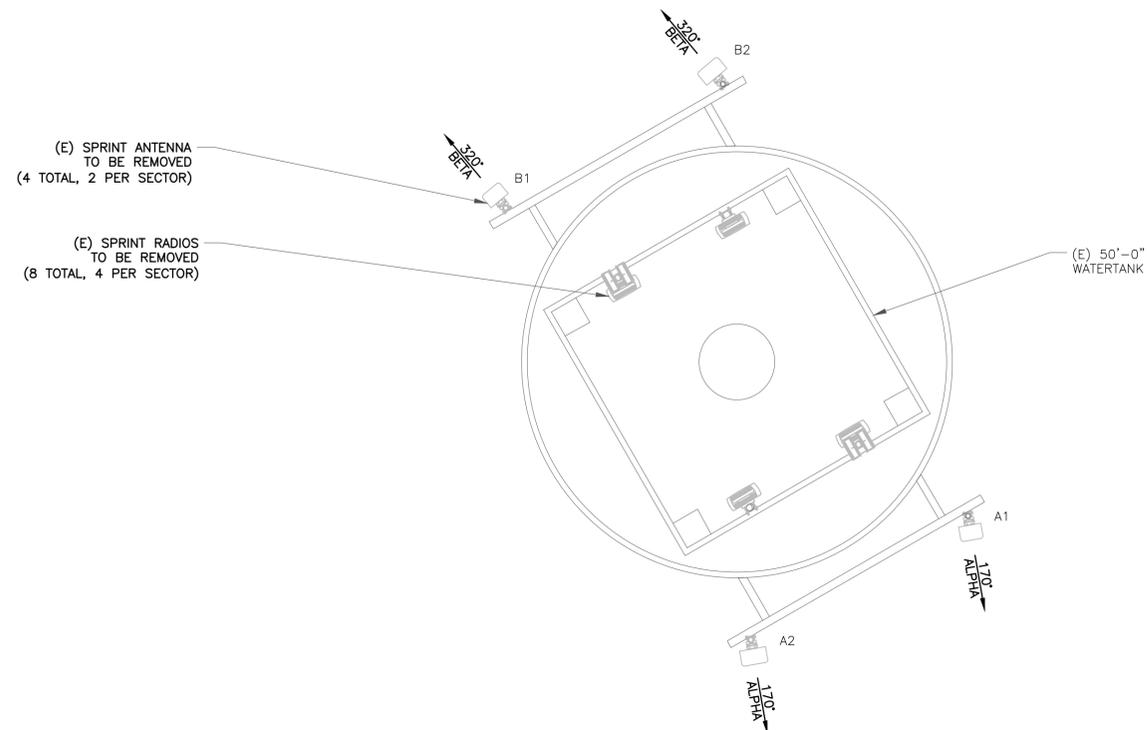
REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/15/21	GVM	PRELIMINARY	HMM
B	03/29/21	GVM	PRELIMINARY	HMM
0	05/14/21	KLP	CONSTRUCTION	HMM

*Ryan W. Tschetter*  
 REGISTERED PROFESSIONAL ENGINEER  
 RYAN W. TSCHETTER  
 89884  
 CIVIL  
 STATE OF CALIFORNIA  
 5/17/2021

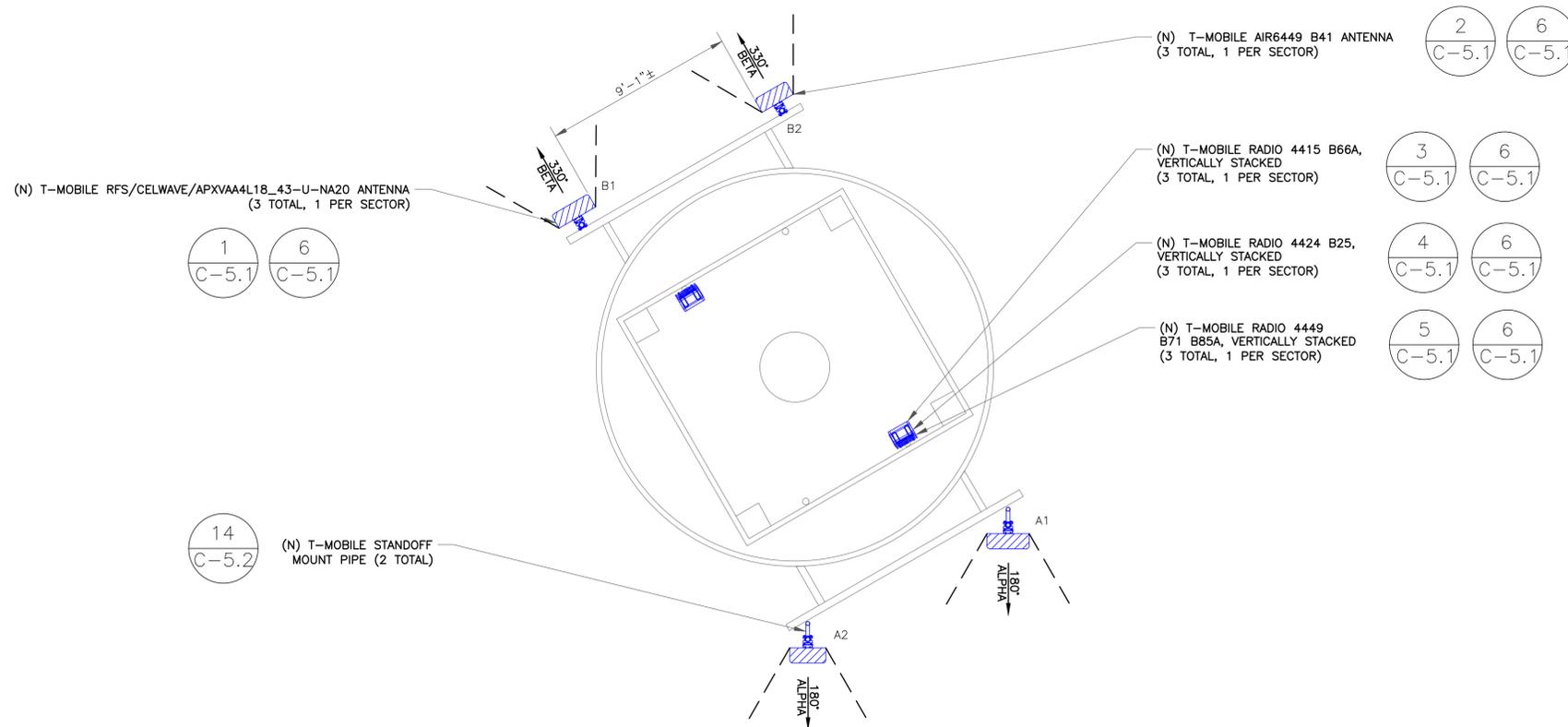
IT IS A VIOLATION OF LAW FOR ANY PERSON,  
 UNLESS THEY ARE ACTING UNDER THE DIRECTION  
 OF A LICENSED PROFESSIONAL ENGINEER,  
 TO ALTER THIS DOCUMENT.

**SHEET NUMBER:**  
**C-3**

**REVISION:**  
**0**



**1** EXISTING ANTENNA PLAN  
 SCALE: 1/2"=1'-0" (FULL SIZE)  
 1/4"=1'-0" (11x17)



**2** NEW ANTENNA PLAN  
 SCALE: 1/2"=1'-0" (FULL SIZE)  
 1/4"=1'-0" (11x17)



**"LOOK UP" - CROWN CASTLE USA INC. SAFETY CLIMB REQUIREMENT:**

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.

**NOTES:**

1. REFERENCE C-4.2 FOR FINAL EQUIPMENT SCHEDULE.
2. REFERENCE C-5.1 AND 5.2 FOR NEW EQUIPMENT SPECIFICATIONS.
3. CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED BEACON BASE HEIGHT.

**MOUNT ANALYSIS NOTES:**

1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
2. CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.



T-MOBILE SITE NUMBER:  
**SV80208A (SPRINT KEEP)**

BU #: **881030**  
**GONZALES TANK**

7944 PINE GROVE ROAD  
 SANTA PAULA, CA 93060

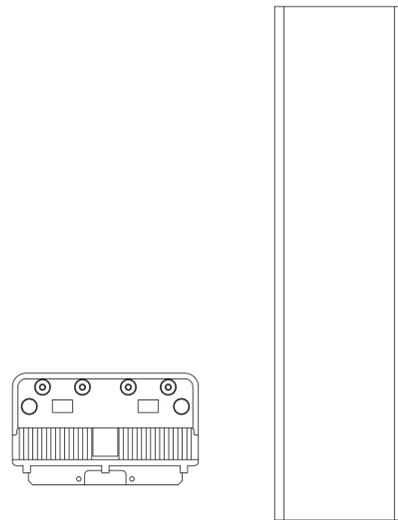
EXISTING 50'-0" WATERTANK

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/15/21	GVM	PRELIMINARY	HMM
B	03/29/21	GVM	PRELIMINARY	HMM
0	05/14/21	KLP	CONSTRUCTION	HMM

  
  
 5/17/2021

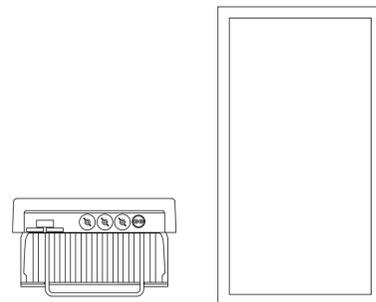
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

FINAL EQUIPMENT SCHEDULE (VERIFY WITH CURRENT RFDS)																				
ALPHA																				
POSITION	ANTENNA				RADIO				DIPLEXER		TMA		SURGE PROTECTION		CABLES			JUMPERS		
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH	TYPE	QTY.
A1	L700/L600 N600 L1900 G1900 L2100	(N) RFS/CELWAVE/ APXVAA4L18_43-UNA20	180°	47'-0"	1	(N) RADIO 4415 B66A	TOWER	-	-	-	-	-	-	-	3	(N) HYBRID	1-3/8"	97'-0"	10 FT SUREFLEX	12
					1	(N) RADIO 4424 B25	TOWER	-	-	-	-	-	-	-						
					1	(N) RADIO 4449 B71 B85A	TOWER	-	-	-	-	-	-	-						
A2	L2500 N2500	(N) ERICSSON AIR6449 B41	180°	47'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
A3	-	(E) SYMMETRICOM 58532A	180°	51'-0"	-	-	-	-	-	-	-	-	-	-	1	(E) COAX	1/2"	101'-0"	-	-
BETA																				
B1	L700/L600 N600 L1900 G1900 L2100	(N) RFS/CELWAVE/ APXVAA4L18_43-UNA20	330°	47'-0"	1	(N) RADIO 4415 B66A	TOWER	-	-	-	-	-	-	-	-	-	-	-	-	-
					1	(N) RADIO 4424 B25	TOWER	-	-	-	-	-	-							
					1	(N) RADIO 4449 B71 B85A	TOWER	-	-	-	-	-	-							
B2	L2500 N2500	(N) ERICSSON AIR6449 B41	330°	47'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
NOTE:														0	(E) UNUSED	-	-	-	-	



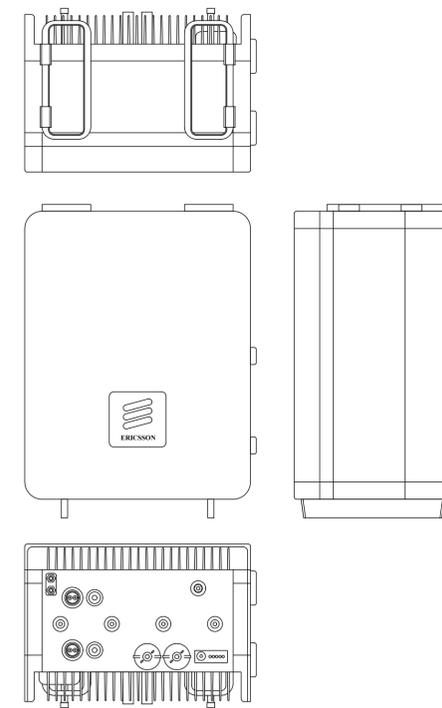
RFS/CELWAVE/APXVAA4L18\_43-UNA20  
 WEIGHT (WITHOUT MOUNTING HARDWARE): 131.30 LBS  
 SIZE (HxWxD): 72.00x24.00x8.50 IN.

1 RFS/CELWAVE/APXVAA4L18\_43-UNA20  
 SCALE: NOT TO SCALE



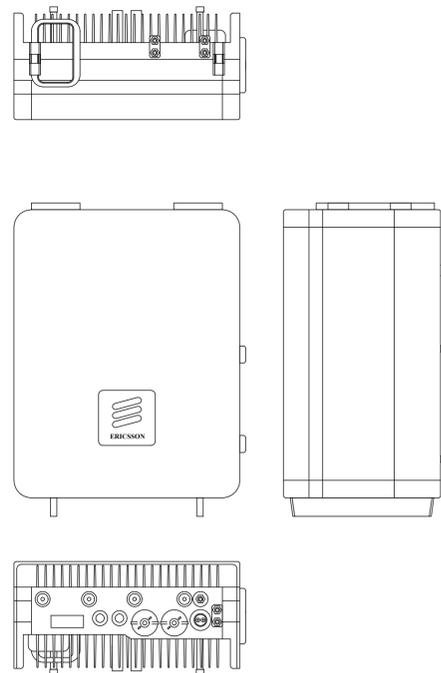
ERICSSON - AIR6449 B41  
 WEIGHT: 114.63 LBS  
 SIZE (HxWxD): 33.11x20.51x8.54 IN.

3 ERICSSON - AIR6449 B41  
 SCALE: NOT TO SCALE



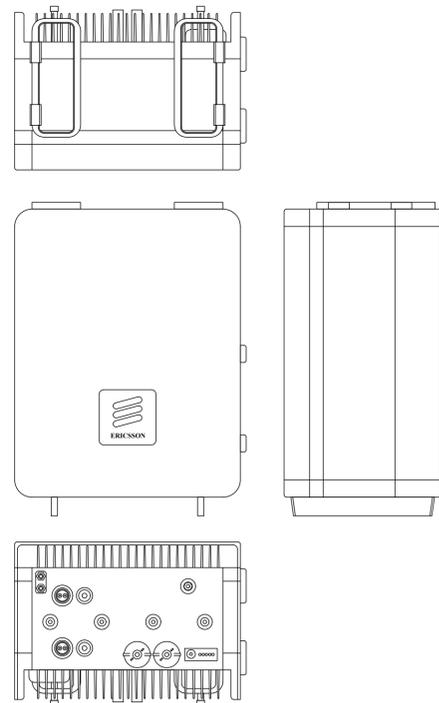
ERICSSON - RADIO 4415 B66A  
 WEIGHT: 49.60 LBS  
 SIZE (HxWxD): 16.50x13.5x6.3 IN.

3 ERICSSON - RADIO 4415 B66A  
 SCALE: NOT TO SCALE



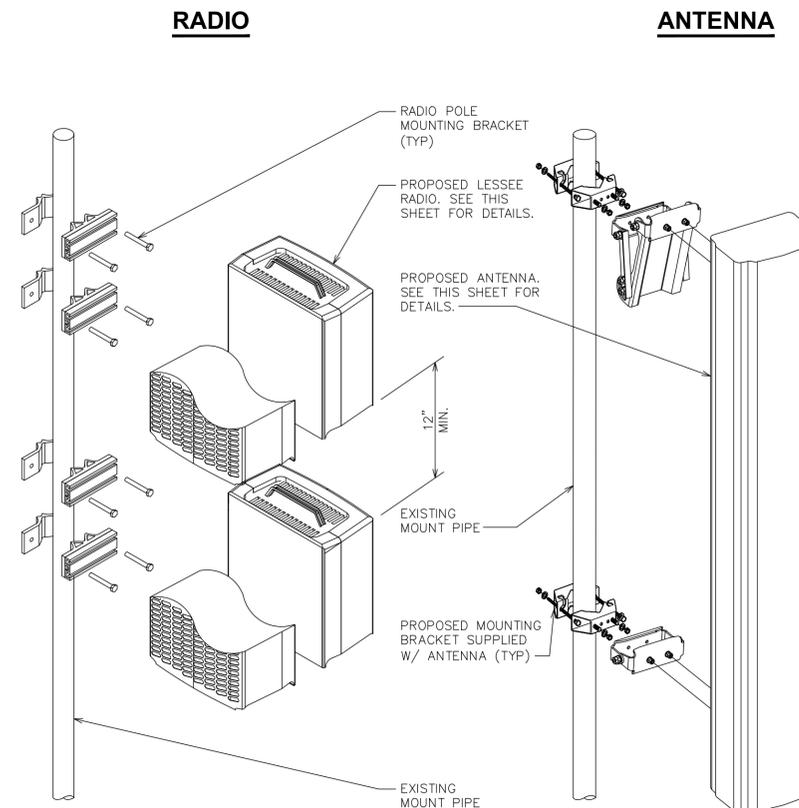
ERICSSON - RADIO 4424 B25  
 WEIGHT: 97.0 LBS  
 SIZE (HxWxD): 17.1x14.4x11.3 IN.

4 ERICSSON - RADIO 4424 B25  
 SCALE: NOT TO SCALE



ERICSSON - RADIO 4449 B71 B85A  
 WEIGHT: 73.21 LBS  
 SIZE (HxWxD): 17.91x13.2x10.63 IN.

5 ERICSSON - RADIO 4449 B71 B85A  
 SCALE: NOT TO SCALE



6 RADIO & ANTENNA MOUNTING  
 SCALE: NOT TO SCALE

**Sprint**  
**Mobile**  
 3257 EAST GUAISTI ROAD, SUITE 200  
 ONTARIO, CA 91764

**CROWN CASTLE**  
 200 SPECTRUM CENTER DRIVE,  
 SUITE 1700 & 1800  
 IRVINE, CA 92618

**TOWER ENGINEERING PROFESSIONALS**  
 4710 E ELWOOD ST, STE 9  
 PHOENIX, AZ 85040  
 OFFICE: (480) 285-0036  
 www.tepgroup.net

**T-MOBILE SITE NUMBER:  
 SV80208A (SPRINT KEEP)**

**BU #: 881030  
 GONZALES TANK**

7944 PINE GROVE ROAD  
 SANTA PAULA, CA 93060

EXISTING 50'-0" WATERTANK

**ISSUED FOR:**

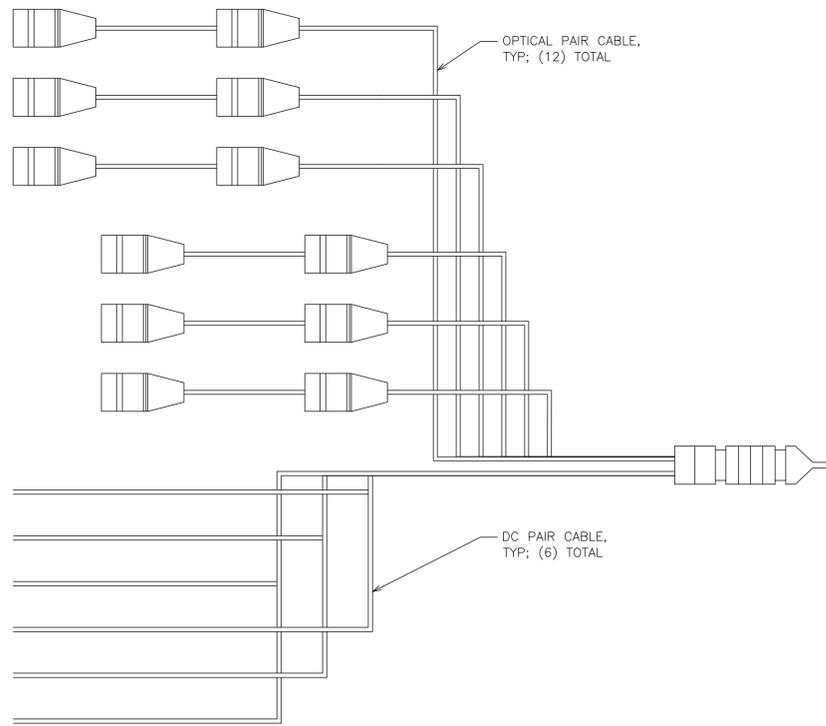
REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/15/21	GVM	PRELIMINARY	HMM
B	03/29/21	GVM	PRELIMINARY	HMM
0	05/14/21	KLP	CONSTRUCTION	HMM

*Ryan W. Tschetter*  
 REGISTERED PROFESSIONAL ENGINEER  
 RYAN W. TSCHETTER  
 89884  
 CIVIL  
 STATE OF CALIFORNIA

5/17/2021

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

**SHEET NUMBER: C-5.1**  
**REVISION: 0**



ERICSSON - HCS 6X12  
WEIGHT: 1.7 LBS/FT  
DIAMETER: 1.38" (±.1")  
COAX EQUIVALENT: 1 1/8"

7 HCS DETAIL  
SCALE: NOT TO SCALE

### Hardware Architecture

This section contains an overview of the hardware units of the 19-inch baseband unit.

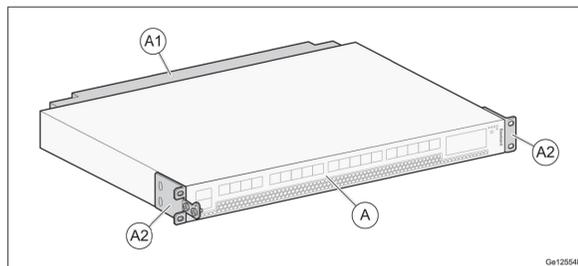


Figure 4 19-Inch Baseband Hardware Units Location

Table 8 19-Inch Baseband Hardware Units

Position	Name of Units	Number of Units
A	19-inch baseband unit	1
A1	Fan module	1
A2	Movable Brackets	2

8 BASEBAND 6630  
SCALE: NOT TO SCALE

### BASEBAND6648

- Dimensions: 19" x 1U (1.75") x 13.8"
- Powered by dual 48V DC
- Cells:
  - NR Mid Band AAS
    - 12 sector carriers
  - NR Mid Band TDD
    - 12 sector carriers
  - NR Low Band FDD
    - 24 sector carriers



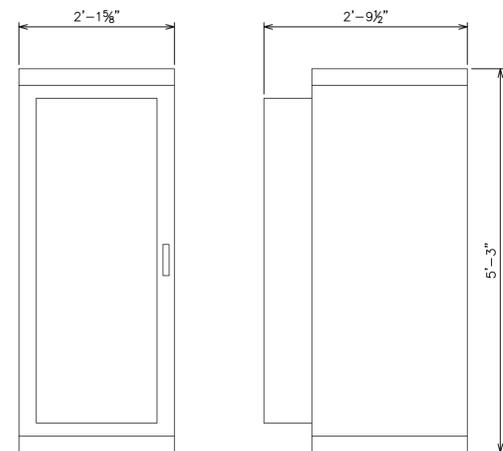
Ports	Quantity	Comments
Power	2	-48V
LMT	1	RJ45
TN/IDL	4	3 x SFP28 (25G) 1 x QSFP28 (4x 25G)
TN	1	1 x 1G (RJ45)
Radio Interface	12	SFP+/SFP28
Sync	1	RJ45
External alarms	8	2 x RJ45
USB 3.0	1	USB C

### BB6648 VS BB6630

- Similarities:
  - Dimensions
    - 19" x 1U (1.75") x 13.8"
  - Power Cables
- Differences:
  - BB6648 offers double processing capacity then BB6630.
    - Higher maximum 5G & 4G throughput
    - Higher number of cells supported



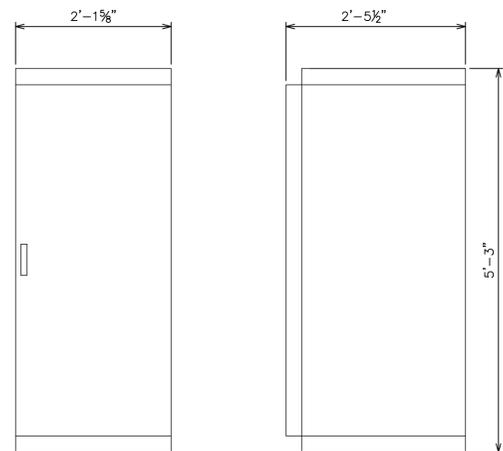
9 BASEBAND 6648  
SCALE: NOT TO SCALE



#### EQUIPMENT NOTES:

HEIGHTxWIDTHxDEPTH: 62.99" x 25.59" x 33.46"  
(1600.0mm x 650.0mm x 850.0mm)  
APPROX. MAX. WEIGHT: 410.06 LBS (186 kg)  
MAX. DC POWER: 33 KW  
MAX. AC LOAD: 24 KW

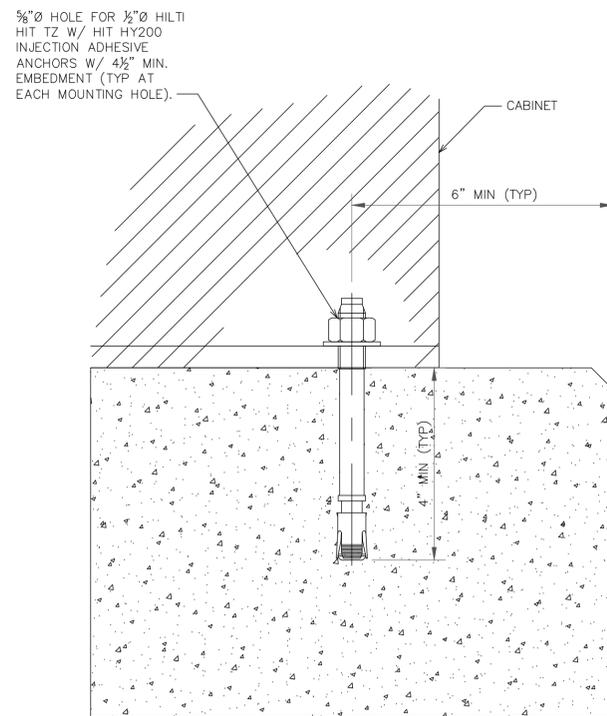
10 ENCLOSURE - 6160  
SCALE: NOT TO SCALE



#### EQUIPMENT NOTES:

HEIGHTxWIDTHxDEPTH: 62.99" x 25.59" x 29.53"  
(1600.0mm x 650.0mm x 750.0mm)  
APPROX. MAX. WEIGHT: 485.01 LBS (220 kg)

11 ENCLOSURE - B160  
SCALE: NOT TO SCALE



12 CABINET ANCHORAGE DETAIL  
SCALE: NOT TO SCALE



Attribute	Value
Min Input Voltage	-38 VDC
Output Voltage	3x -58 V DC ports
CB rating	30A/40A/50A
Efficiency	96%
Total output power	6000 Watts (2000 W/port)
Operating Temp	-40°C to +68°C
Alarms	Output fault, DC SPD failure
Mechanical	1 U 19", 13" depth
Certification	IEC 62368-1, UL 62368-1
MTBF	143 Years
Air Flow	Front to Back

13 PSU 4813  
SCALE: NOT TO SCALE

**Sprint**  
**T-Mobile**  
3257 EAST GUASTI ROAD, SUITE 200  
ONTARIO, CA 91764

**CROWN CASTLE**  
200 SPECTRUM CENTER DRIVE,  
SUITE 1700 & 1800  
IRVINE, CA 92618

**TOWER ENGINEERING PROFESSIONALS**  
4710 E ELWOOD ST, STE 9  
PHOENIX, AZ 85040  
OFFICE: (480) 285-0036  
www.tepgroup.net

**T-MOBILE SITE NUMBER:  
SV80208A (SPRINT KEEP)**

**BU #: 881030  
GONZALES TANK**

7944 PINE GROVE ROAD  
SANTA PAULA, CA 93060

EXISTING 50'-0" WATERTANK

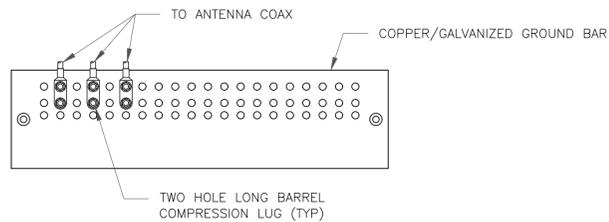
**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/15/21	GVM	PRELIMINARY	HMM
B	03/29/21	GVM	PRELIMINARY	HMM
0	05/14/21	KLP	CONSTRUCTION	HMM

*Ryan W. Tschetter*  
REGISTERED PROFESSIONAL ENGINEER  
RYAN W. TSCHETTER  
89684  
CIVIL  
STATE OF CALIFORNIA  
5/17/2021

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

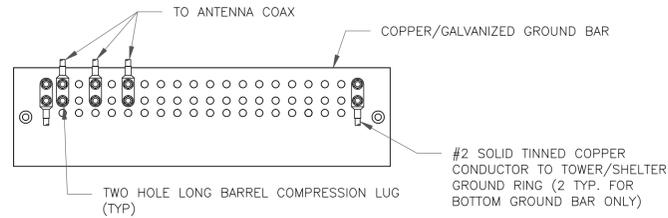
**SHEET NUMBER: C-5.2**      **REVISION: 0**



NOTES:

1. DOUBLING UP "OR STACKING" OF CONNECTIONS IS NOT PERMITTED.
2. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
3. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER. MOUNT DIRECTLY TO TOWER STEEL.

1 ANTENNA GROUND BAR DETAIL  
SCALE: NOT TO SCALE

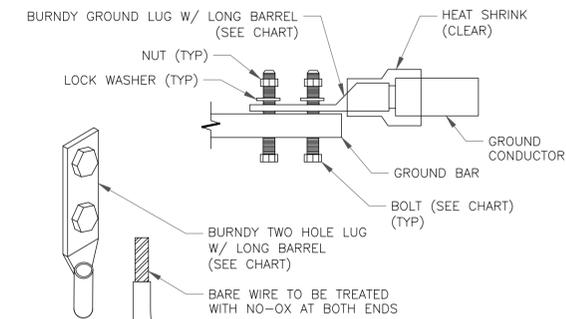


NOTES:

1. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
2. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER. MOUNT DIRECTLY TO TOWER STEEL (TOWER ONLY).
3. GROUND BAR SHALL BE ISOLATED FROM BUILDING OR SHELTER.

2 TOWER/SHELTER GROUND BAR DETAIL  
SCALE: NOT TO SCALE

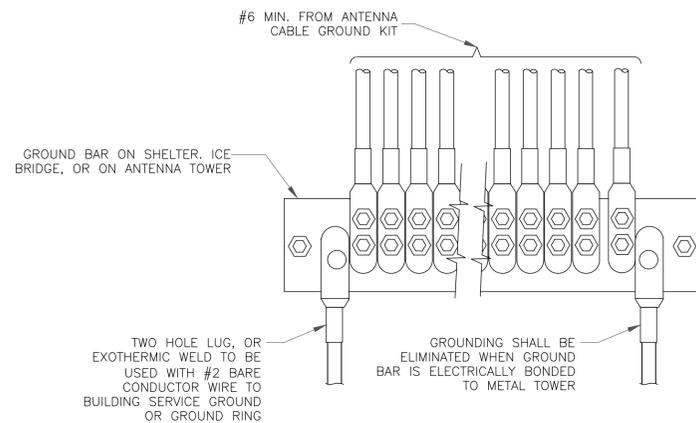
WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC SS 2 BOLT
#2 SOLID TINNED	YA3C-2TC38	3/8" - 16 NC SS 2 BOLT
#2 STRANDED	YA2C-2TC38	3/8" - 16 NC SS 2 BOLT
#2/0 STRANDED	YA26-2TC38	3/8" - 16 NC SS 2 BOLT
#4/0 STRANDED	YA28-2N	1/2" - 16 NC SS 2 BOLT



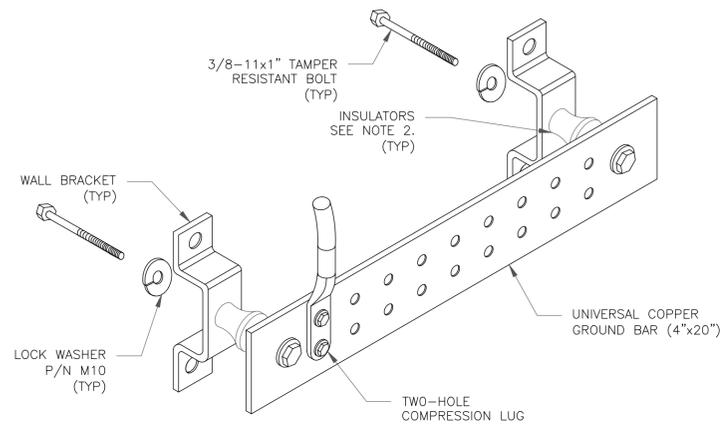
NOTE:

ALL GROUNDING LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER AND NUT.

3 MECHANICAL LUG CONNECTION  
SCALE: NOT TO SCALE



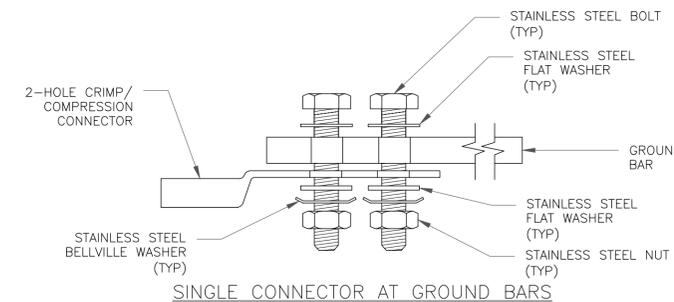
4 GROUNDWIRE INSTALLATION  
SCALE: NOT TO SCALE



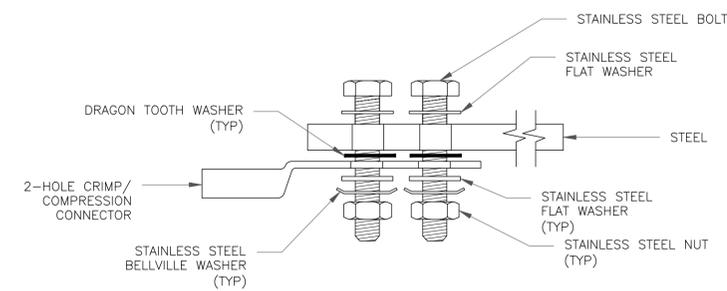
NOTES:

1. DOWN LEAD (HOME RUN) CONDUCTORS ARE NOT TO BE INSTALLED ON CROWN CASTLE USA INC. TOWER, PER THE GROUNDING DOWN CONDUCTOR POLICY QAS-STD-10091. NO MODIFICATION OR DRILLING TO TOWER STEEL IS ALLOWED IN ANY FORM OR FASHION, CAD-WELDING ON THE TOWER AND/OR IN THE AIR ARE NOT PERMITTED.
2. OMIT INSULATOR WHEN MOUNTING TO TOWER STEEL OR PLATFORM STEEL USE INSULATORS WHEN ATTACHING TO BUILDING OR SHELTERS.

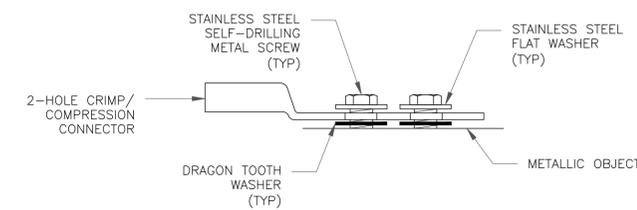
5 GROUND BAR DETAIL  
SCALE: NOT TO SCALE



SINGLE CONNECTOR AT GROUND BARS

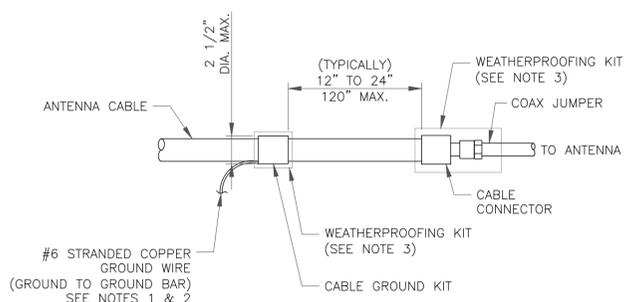


SINGLE CONNECTOR AT STEEL OBJECTS



SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS

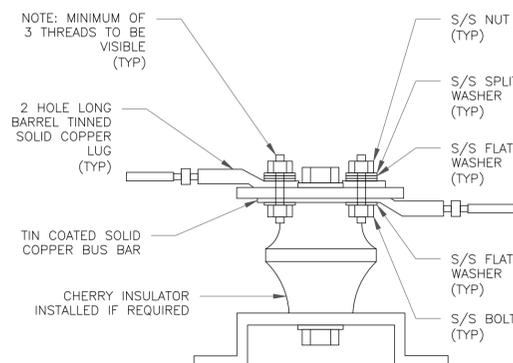
8 HARDWARE DETAIL FOR EXTERIOR CONNECTIONS  
SCALE: NOT TO SCALE



NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
3. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.

6 CABLE GROUND KIT CONNECTION  
SCALE: NOT TO SCALE



7 LUG DETAIL  
SCALE: NOT TO SCALE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/15/21	GVM	PRELIMINARY	HMM
B	03/29/21	GVM	PRELIMINARY	HMM
0	05/14/21	KLP	CONSTRUCTION	HMM



5/17/2021

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

SHEET NUMBER:

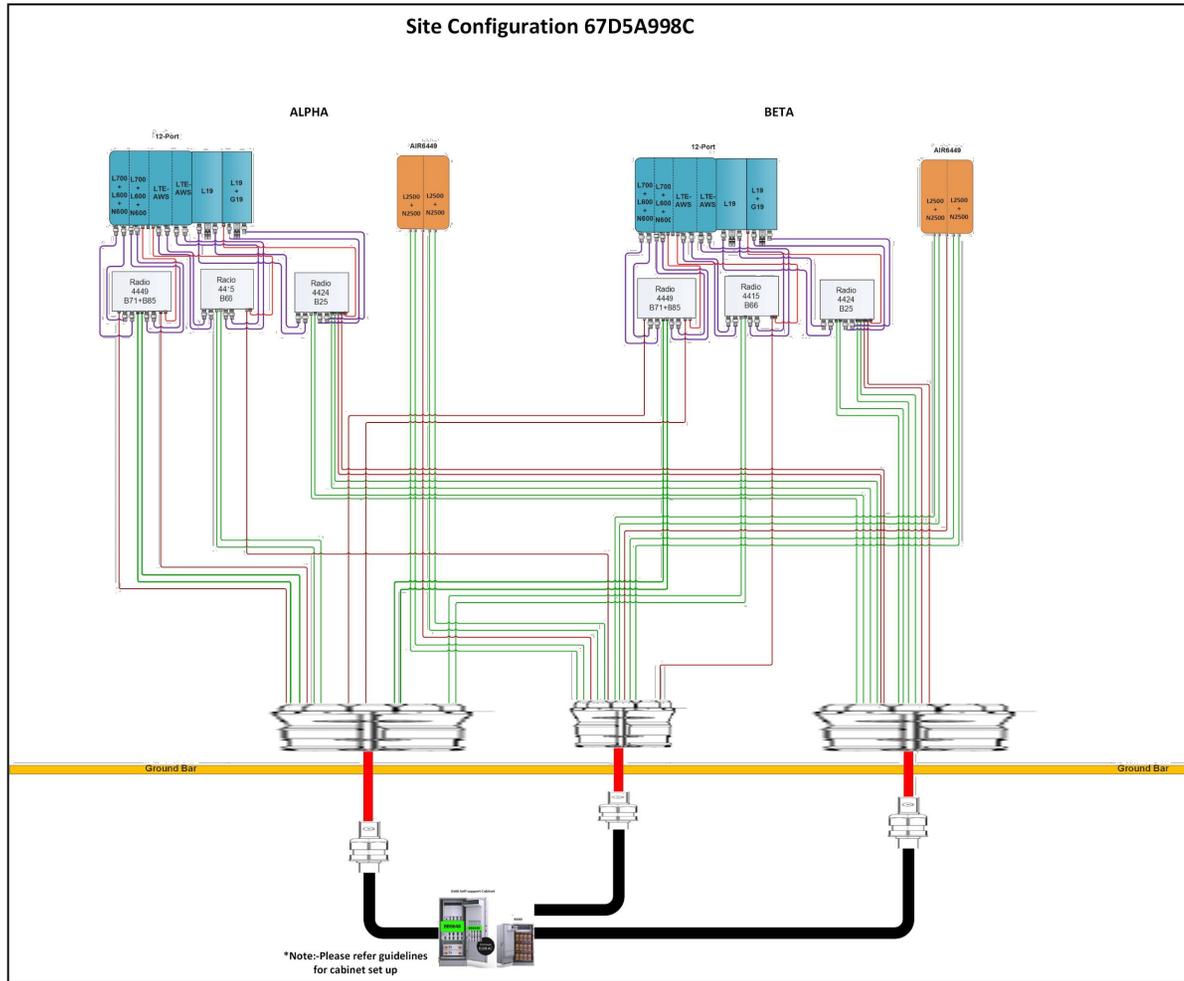
**G-1**

REVISION:

**0**

Section 3 - Proposed Template Images

67D5A998C\_3HCS\_12PORT\_RFS\_2Sec.jpg



Notes:

FOR REFERENCE ONLY



# Exhibit 4 – General Plan Consistency Analysis

County of Ventura • Resource Management Agency • Planning Division

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

## CONSISTENCY WITH THE GENERAL PLAN

The 2040 Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

*All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.*

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8111-1.2.1.1.a) states that in order to be approved, a project 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. LU-6.1 Agricultural Buffers:** *The County shall require non-agricultural land uses adjacent to agricultural uses to incorporate adequate buffers (e.g., fences, setbacks) to limit conflicts with adjoining agricultural operations.*

The existing WCF is located on the northeast corner of the parcel. The parcel is developed with a single-family residence. The subject parcel is surrounded by agriculture uses and open space. All equipment would continue to be located behind a chain-line fence. No conflict with the adjoining agricultural operations would occur with the continuation of the project. Thus, no buffers are warranted.

Based on the discussion above, the proposed project is consistent with General Plan Policy LU-6.1.

- 2. LU-9.1 Land Uses Appropriate for the Open Space Land Use Designation:** *The County shall ensure that the Open Space land use designation includes areas of land or water that are set aside for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, wetlands, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and important watershed lands.*

The existing WCF is located on a parcel with one developed single-family residence. There are no agricultural designated lands proposed to be removed as

County of Ventura  
Planning Director Hearing  
Case No. PL21-0088  
Exhibit 4 - General Plan Consistency Analysis

a result of implementation of the project. The location of the WCF would not interfere with the existing uses on site.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-9.1.

- 3. LU-9.2 Community Character and Quality of Life:** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

The existing WCF is designed to look like a faux water tank. The WCF would continue to be painted brown and blends in with the mountain and vegetation in the background (Condition of Approval No. 15, Exhibit 5). The WCF would continue to provide wireless telecommunication services to the surrounding area and would remain compatible with the neighboring uses. The WCF would not be visible from any scenic highway.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-9.2.

- 4. LU-16.2 Urban Design Standards for Commercial and Industrial Development:** *The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion.*

The existing WCF is located on the northeast corner of a 2.15-acre property. The WCF is approximately 15 feet from Mud Creek Road which is privately maintained by the property owners. The design and color of the WCF would continue to assist with blending in with the surrounding vegetation. No new land use conflicts would occur with the continued use of the WCF.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-16.2.

- 5. PFS-7.1 Accessible Public Utilities:** *The County shall work with utility companies and service providers to ensure that gas, electric, broadband, cellular mobile communications, cable television, and telephone utility transmission lines are located appropriately to provide for adequate services throughout the unincorporated area.*

The existing WCF ensures that cellular mobile communications infrastructure is provided for adequate services throughout the unincorporated area. The facility would continue to be located appropriately, blending seamlessly into the surrounding environment.

Based on the above discussion, the proposed project is consistent with General Plan Policy PFS-7.1.

- 6. PFS-7.5 Broadband Service Access:** *The County shall encourage broadband service providers to expand service areas and provide high quality access to broadband (high-speed internet) and cellular mobile communications services to residents and businesses, including unserved and underserved areas.*

The existing WCF provides service to the unincorporated Santa Paula area and provides high quality access to cellular mobile communications. The continued use of the facility and ability to replace Sprint equipment with T-Mobile equipment ensures that the residents and businesses will maintain a high quality of service.

Based on the above discussion, the proposed project is consistent with General Plan Policy PFS-7.5.

- 7. Protection of Sensitive Biological Resources Policy COS-1.1:** *The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.*

The existing WCF would not require the removal of any agricultural land or operations. No Prime Farmland, Farmland of Statewide Importance on the State's Important Farmland Inventory, or topsoil would be affected from the implementation of the proposed project.

Based on the above discussion, the proposed project is consistent with General Plan Policy COS-1.1.

- 8. Evaluation of Potential Impacts of Discretionary Development on Wetlands Policy COS-1.10:** *The County shall require discretionary development that is proposed to be located within 300 feet of a wetland to be evaluated by a County-approved biologist for potential impacts on the wetland and its associated habitats pursuant to the applicable provisions of the County's Initial Study Assessment Guidelines.*

**Discretionary Development Sited Near Wetlands Policy COS-1.11:** *The County shall require discretionary development to be sited 100 feet from wetland habitats, except as provided below. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and approval by the decision making body based on factors that include, but may not be limited to, soil type, slope stability, drainage patterns, the potential for*

*discharges that may impair water quality, presence or absence of endangered, threatened or rare plants or animals, direct and indirect effects to wildlife movement, and compatibility of the proposed development with use of the wetland habitat area by wildlife. Discretionary development that would have a significant impact on a wetland habitat shall be prohibited unless mitigation measures are approved that would reduce the impact to a less than significant level. Notwithstanding the foregoing, discretionary development that would have a significant impact on a wetland habitat on land within a designated Existing community may be approved in conjunction with the adoption of a statement of overriding considerations by the decision-making body.*

According to County mapping data system, the existing WCF is located approximately 30 feet north from a Class III tributary, leading to the Santa Paula Creek. The tributary is classified as a wetland. With the original CUP application (CUP 5101), the applicant submitted an Initial Study Checklist prepared by ENSR Corporation, dated March 21, 2000. According to the study, there is a small wetland habitat located directly to the south of the project site. The applicant is not proposing development within the wetland habitat. The project is existing, and the proposed modifications would not increase the footprint of the project.

The existing WCF is located approximately 30 feet north from an existing wetland, which is a Class III stream that is a tributary to the Santa Paula Creek. The applicant submitted an Initial Study Checklist prepared by ENSR Corporation, dated March 21, 2000. The study did not recommend any setback reductions. There would be no hazardous materials stored onsite and the proposed modifications would not increase the footprint of the project.

Based on the above discussion, the proposed project is consistent with General Plan Policies COS-1.10 and COS-1.11.

- 9. Scenic Roadways Policy COS 3.1:** *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

**Open Space Character Policy COS 3.6:** *The County shall require discretionary development outside of Existing Communities be planned and designed to maintain the scenic open space character of the surrounding area, including view corridors from highways. Discretionary development should integrate design, construction, and maintenance techniques that minimize the visibility of structures from public viewing locations within scenic vistas.*

The existing WCF is designed to look like a faux water tower. There are no reflective accessories or painted colors that would take away from the scenic vistas. The existing development and proposed modifications would not impact the visibility of the WCF from public viewing locations.

Based on the above discussion, the proposed project is consistent with General Plan Policy COS-3.1 and COS-3.6.

**10. Open Space Preservation Policy COS 9.1:** *The County shall preserve natural open space resources through: the concentration of development in Urban Areas and Existing Communities; use of cluster or compact development techniques in discretionary development adjacent to natural open space resources; maintaining large lot sizes in agricultural areas, rural and open space areas; discouraging conversion of lands currently used for agricultural production or grazing; limiting development in areas constrained by natural hazards; and encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production or grazing.*

The existing WCF would continue to blend with the natural open space resources and designed to look like a faux water tower. The project would not have any impact on the existing and adjacent land uses.

Based on the above discussion, the proposed project is consistent with General Plan Policy COS-9.1.

**11. Discretionary Development on or Adjacent to Open Space Policy ED 3.1:** *The County shall condition discretionary development located on or adjacent to Open Space land to ensure that impacts to biological and mineral resources and recharge/storage basins are minimized.*

The applicant submitted a Biological Initial Study Checklist, prepared by ENSR Corporation, dated March 21, 2000 (CUP 5105). The study found the project would not have a significant impact on the environment. The WCF is existing, and the proposed modifications would not increase the footprint of the project.

Based on the above discussion, the proposed project is consistent with General Plan Policy ED-3.1.

**12. Discretionary Development Adjacent to Agriculturally Designated Lands Policy AG-2.1:** *The County shall ensure that discretionary development adjacent to Agriculturally designated lands does not conflict with agricultural use of those lands.*

The existing WCF would not conflict with the adjacent agricultural designated lands or agricultural uses of those lands. The antennas would be mounted on the existing support poles and all ground mounted equipment would be located within the proposed equipment cabinet. No new conflicts would occur with the implementation of the proposed project.

Based on the above discussion, the proposed project is consistent with General Plan Policy AG-2.1.

## EXHIBIT 5

### CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP), CASE NO. PL21-0088 FOR “GONZALEZ WATER TANK” WIRELESS COMMUNICATION FACILITY (WCF)

#### RESOURCE MANAGEMENT AGENCY (RMA)

##### Planning Division Conditions

###### 1. Project Description

This Conditional Use Permit is based on and limited to compliance with the project description stated in this condition below, all exhibits of the Planning Director hearing on March 31, 2022, and conditions of approval set forth below. 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 Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

A reinstated CUP is authorized to allow the continued use, operation, and maintenance of an existing WCF for a 10-year period. The project authorizes replacement of all Sprint equipment with T-Mobile equipment. The changes consist of the following:

1. Removed four (4) Antennas;
2. Removed eight (8) radios;
3. Removed three (3) hybrid cables;
4. Added one (1) enclosed 6160 site support cabinet and one (1) B160 battery cabinet;
5. Added one (1) DUG20 (GSM)/ RBS 6601 inside the 6160 cabinet;
6. Added three (3) BB6648 inside 6160 cabinet- one (1) for L21/L19, one (1) for L700/L600/NR600 and one (1) for L2500/NR2500;
7. Added three (3) 6X12 HCS (30M 6AWG) for Air6449, radio 4449, radio 4424 and radio 4415;
8. Added one (1) PSU 4813 Voltage Booster;
9. Added one (1) new IXRE router; and
10. Removed all unused equipment.

The WCF shall be unmanned and automated, except for occasional periodic maintenance visits that may occur once a month. The facility may operate annually 24 hours per day.

The site is accessed via private non-paved driveway from Pine Grove Road. Water service is not required to operate or maintain the project, and no exterior lighting or grading is authorized.

The use and maintenance of the property, the size, shape, arrangement, and location of structures, and parking 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. 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.

3. Time Limits

a. Zoning Clearance for Construction and Use Inauguration:

- (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 construction and 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 construction and use inauguration within one year (see 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 construction and 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 construction and 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 construction and 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. Operations Period: This CUP will expire on March 31, 2032. 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 prior to March 31, 2032; 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.

#### 4. 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.

5. Consolidation of All Approved Exhibits, Conditions, and Permits:

Prior to the issuance of a Zoning Clearance for construction and use inauguration, the permittee shall provide the following in a form approved by the Planning Director:

- a) Documentation to verify that all of the requirements of the conditions/programs that are required prior to issuance of a Zoning Clearance for construction and use inauguration have been satisfied; and,
- b) Documentation to verify that all other entitlements and conditions imposed by any agencies have been obtained or satisfied.

Within 30 days of any subsequent modifications of a permit or submission of an application for any permit, the applicable materials in revised form shall be submitted to the Planning Director.

6. 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 maintain a current set of CUP conditions and exhibits at the project site or, in the case of projects where this is impractical (e.g., telecommunication sites), use “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 use inauguration 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.

7. 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:

(3) 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 7.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.

(4) 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.

## 8. 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 and use inauguration.

**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.

9. 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 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.

#### 10. 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.

#### 11. 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 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. 11 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.

## 12. 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 a WCF.

## 13. Contact Person

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

**Requirement:** The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP. The designated contact person shall be available, via telecommunication, 24 hours a day.

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

**Timing:** Prior to the issuance of a Zoning Clearance for construction and use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the

Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide 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.

#### 14. 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.

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

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

#### 15. 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);
- 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 and use inauguration, 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 and use inauguration, 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.

#### 16. Removal of Facility upon Abandonment of Use or Expiration of Permit

**Purpose:** In compliance with § 8111-2.8 and § 8111-8.1 of the Ventura County Non-Coastal Zoning Ordinance and in order to ensure that the use of the subject property remains compatible with existing and potential uses of other property within the general

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

**Requirement:** Upon the expiration of this CUP, or abandonment of the use of the communication facility, the Permittee shall:

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

In the event that the Permittee fails to perform the required actions, the Property Owner shall be responsible for compliance with the requirements set forth in this condition. The facility shall be considered to be abandoned if it has not been in use for 12 continuous months.

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

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

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

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

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

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

- e. the party seeking the collocation shall be responsible for all facility modifications, environmental review, mitigation measures, associated costs, and permit processing;
- f. the Permittee shall not be required to compromise the operational effectiveness of its facility or place its prior approval at risk;

- g. the Permittee shall make its facilities and site available for collocation on a non-discriminatory and equitable cost basis; and
- h. the County retains the right to verify that the use of the Permittee's facilities and site conforms to County policies.

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

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

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

### **Environmental Health Division (EHD) Conditions**

#### 18. Hazardous Materials (General Notice)

**Purpose:** To ensure the storage, handling, and disposal of any potentially hazardous material complies with applicable State and local regulations.

**Requirement:** If hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid) are stored onsite, or any hazardous wastes are generated, additional permitting, monitoring, and reporting requirements would apply. Used batteries must be properly disposed of or recycled in accordance with state and local regulations. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency website: <https://vcrma.org/cupa>

**Monitoring:** When applicable, the Ventura County Environmental Health Division/Certified Unified Program Agency issues hazardous material and hazardous waste permits and conducts site inspections.

**Timing:** Prior to issuance of a Zoning Clearance for construction and use inauguration 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.