



Planning Director Staff Report Hearing on April 4, 2024

County of Ventura • Resource Management Agency

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

VERIZON WIRELESS, WIRELESS COMMUNICATIONS FACILITY, CONDITIONAL USE PERMIT, CASE NO. PL24-0002 (FORMERLY CASE NO. LU08-0056)

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Minor Modification to Conditional Use Permit (CUP) Case No. LU08-0056 for the modification and continued operation of an existing wireless communications facility (WCF) for a 10-year period (Case No. PL24-0002).
2. **Applicant:** Verizon Wireless, 15505 Sand Canyon Avenue, Building D, Irvine, CA 92618
3. **Property Owner:** Anerol Inc., 2759 Somis Rd., Somis, CA 93065
4. **Applicant's Representative:** Andrea Liu dba Butler Telecom LLC, 1511 E. Orangethorpe Ave, Suite D, Fullerton, CA 92831
5. **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.
6. **Project Site Size, Location, and Parcel Number:** The 39.86-acre property is located on the north side of Highway 126 approximately 2.7 miles northeast of the City of Santa Paula and 2.85 miles southwest of the City of Fillmore, near the intersection of Hall Road and Highway 126, in between the Cities of Santa Paula and Fillmore, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 041-0-210-210 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Agriculture
 - b. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)

8. Adjacent Zoning and Land Uses/Development (Table 1):

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

9. History: On May 11, 2009, CUP LU08-0056 was approved by the Planning Director authorizing the construction of a WCF designed as a 60-foot-tall monopine tower with 12 antennas in three arrays, four equipment cabinets, an emergency generator, a wireless meter, and a utility rack on an 18-foot by 33-foot (594 sq.ft.) lease area enclosed by an 8-foot tall chain link fence for a period of 10-years. CUP LU08-0056 expired on May 11, 2019.

10. Project Description: The applicant requests a modification to CUP LU08-0056 to allow for the continued operation of an existing stealth WCF for a 10-year period. The existing WCF includes a stealth monopine tower, 60-feet in height, with antennas for Verizon Wireless. The modification includes the addition of three new panel antennas, upgrading the DC power within the equipment shelter, and removal of any unused equipment.

The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. Access to the site is via Hall Road. No exterior lighting, grading, or new fencing is proposed with the project (Exhibit 3).

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 project includes the modification and continued operation of an existing WCF. The proposed project includes the addition of three new panel antennas and upgrading of ground mounted equipment within an existing equipment shelter is a negligible expansion of the existing use. Therefore, the proposed project qualifies for Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

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 Agricultural Exclusive (AE) zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with the requirements of the Ventura County NCZO.

The project is subject to the special use standards of the Ventura County NCZO (Section 8107-45.4). Table 2 lists the applicable special use standard and a description of whether the proposed project complies.

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4 (a), Partial and Full-Concealment Requirements:</p> <p>To minimize visual impacts, a wireless communication facility shall be designed as a stealth facility or building-concealed facility. A wireless communication facility may be designed as a non-stealth facility only if it meets standards provided in Sec. 8107-45.4(b) below.</p>	<p>Yes, the WCF is a stealth facility designed as a monopine and there are no proposed modifications to the facility that would defeat the stealth elements.</p>
<p>Section 8107-45.4 (b), Exceptions to Stealth and Building-Concealed Facilities:</p> <p>A non-stealth facility may be permitted when the applicant demonstrates that the project location and design meet one or more of the following criteria:</p> <ul style="list-style-type: none"> (1) (1) The facility is not prominently visible from a public viewpoint and could not be prominently visible from a public viewpoint following a Section 6409(a) Modification. This standard may be achieved by blending the facility into its surroundings as defined in Sec. 8107-45.4(c); or (2) (2) The non-stealth facility is prominently visible from a public viewpoint but meets one or more of the following criteria: <ul style="list-style-type: none"> (a) It is located on a ridgeline and meets the requirements in Sec. 8107- 45.4(l); or 	<p>N/A, facility meets Section 8107-45.4 (a).</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>(b) The minimum height required for adequate service, coverage, or capacity area cannot be achieved with one or more stealth facilities (see Sec. 8107-45.4(f)(4)); or</p> <p>(c) It is used solely for the provision of public safety and the decision-making authority waives this development standard pursuant to Sec. 8107-45.2.4.</p>	
<p>Section 8107-45.4 (c), Making Wireless Communication Facilities Compatible with the Existing Setting:</p> <p>To the extent feasible, all wireless communication facilities shall be located and designed to be compatible with the existing setting as follows:</p> <p>(3) Location: Facilities shall be located in areas where existing topography, vegetation, buildings, or structures effectively screen and/or camouflage the proposed facility; and</p> <p>(4) Facility Design: The facility shall be designed (i.e. size, shape, color, and materials) to blend in with the existing topography, vegetation, buildings, and structures on the project site as well as its existing setting.</p>	<p>Yes, the WCF is existing and designed as a stealth monopine to blend into the surrounding setting and terrain.</p>
<p>Section 8107-45.4 (d), Preferred Wireless Communication Facility Locations:</p> <p>To the extent feasible, and in the following order of priority, new wireless communication facilities shall be sited in the following locations:</p> <p>(1) On an existing wireless communication facility with adequate height and structure to accommodate additional wireless communication facilities (see Sec. 8107-45.6).</p> <p>(2) Flush-mounted on an existing structure, pole, or building in the AE and OS zones.</p> <p>(3) Where the wireless communication facility is not prominently visible from a public viewpoint.</p> <p>(4) Within an area zoned Industrial.</p> <p>(5) Near existing public or private access roads.</p> <p>(6) On or near the same site as an existing wireless communication facility when visual or other environmental impacts can be mitigated to a level of less than significant under CEQA and when such “clustering” of facilities is consistent with the applicable Area Plan.</p>	<p>Yes, the WCF is existing, is set back from Highway 126 as to not be prominently visible, and is stealth in design consistent with Section 8107-45.4 (d)(3)</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4 (e), Non-Preferred Wireless Communication Facility Locations:</p> <p>To the extent feasible, and in the following order of priority, new wireless communication facilities shall not be sited in the following locations:</p> <ul style="list-style-type: none"> (1) Within an area zoned Urban Residential (2) Silhouetted on the top of ridgelines on land designated as Open Space under the General Plan when prominently visible from public viewpoints. Where the wireless communication facility is not prominently visible from a public viewpoint. (3) On a structure, site or in a district designated as a local, state, or federal historical landmark (see Sec. 8107-45.4(j)). (4) Within an area zoned Scenic Resource Protection Overlay (see Sec. 8107-45.4(m)). (5) Within environmentally sensitive areas (see Sec. 8107-45.4(k)). 	<p>N/A, the WCF is existing and in a preferred location consistent with Section 8107-45.4 (d)(3)</p>
<p>Section 8107-45.4 (f) Height for Stealth Facilities:</p> <p>Stealth facilities shall meet the definition in Sec. 8102-0 and the applicable height limits prescribed in Section 8107-45.4.</p> <ul style="list-style-type: none"> (2) Minimizing Visual Impacts: The height of a wireless communication facility shall be limited to what is necessary to provide adequate service or coverage. (4) <ul style="list-style-type: none"> (b) Faux trees shall maintain a natural appearance and may not exceed the height of nearby natural trees (see i, ii, and iii below). A faux tree located among existing natural trees should not be obviously taller than the other trees. Smaller, natural trees may also be planted around the faux tree to mask its height from public viewpoints. The maximum allowable height of a faux tree shall be as follows: <ul style="list-style-type: none"> i. No Nearby Trees: Maximum heights in Table 2 apply if there are no trees within a 150-foot radius of the faux tree. (Also see the tree planting height requirement in Sec. 8107-45(i)(4).) [Table 2 identifies a monopine to have a maximum height of 80 feet] 	<p>Yes, the stealth monopine WCF is existing and reaches 60 feet to the top of the faux foliage. Surrounding trees are citrus trees maintained with an artificially low canopy for crop production. Therefore, the WCF is not subject to the nearby tree canopy height limitation per Section 8107-45.4(f)(4)(b)(ii) and (iii).</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4 (g), Setbacks:</p> <ul style="list-style-type: none"> (1) All wireless communication facilities shall comply with the required minimum front, side, and rear yard setbacks for the zone in which the site is located. No portion of an antenna array shall extend beyond the property lines. (2) Ground-mounted wireless communication facilities shall be set back a distance equal to the total facility height or 50 feet, whichever is greater, from any offsite dwelling unit. (3) Whenever feasible, a new ground-mounted wireless communication facility shall be set back from the property line to avoid creating the need for fuel clearance on adjacent properties. 	<p>Yes, the WCF is existing and meets the setback requirements of the AE zone. Additionally, the WCF is not in close proximity to any dwelling units.</p>
<p>Section 8107-45.4 (h), Retention of Concealment Elements:</p> <p>No modification to an existing wireless communication facility shall defeat concealment elements of the permitted facility. Concealment elements are defeated if any of the following occur:</p> <ul style="list-style-type: none"> (1) A stealth facility is modified to such a degree that it results in a non-stealth facility; or (2) The stealth facility no longer meets the applicable development standards for stealth facilities in Sec. 8107-45.4; or (3) Equipment and antennas are no longer concealed by the permitted stealth design features; or (4) Proposed modifications to a stealth facility, designed to represent a commonly found element in the environment or community (such as a tree, rock, or building), result in a facility that no longer resembles the commonly found element due to its modified height, size, or design 	<p>Yes, this is an existing WCF. There are no proposed changes to the structure or site which would impact or lessen the concealment elements.</p>
<p>Section 8107-45.4 (i)(4). Standards for Specific Types of Stealth Facilities:</p> <p>(4) Faux Trees:</p> <ul style="list-style-type: none"> (a) Shall incorporate a sufficient amount of “architectural branches” (including density and vertical height) and design material so that the structure is as natural in appearance as technically feasible. (b) Shall be the same type of tree or a tree type that is compatible (i.e. similar in color, height, shape, etc.) with existing trees in the surrounding area 	<p>Yes, the stealth WCF is existing and designed as a monopine, consistent with the standards for faux trees.</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>(i.e. within approximately a 150 foot radius of the proposed facility location). If there are no existing trees within the surrounding area, the vicinity of the facility shall be landscaped with newly planted trees. The trees should be compatible with the faux tree design, and be of a type and size that would be expected to reach 75 percent of the faux tree’s height within five (5) years. (Also see Sec. 8107-45.4(q) for additional information on landscaping.)</p> <p>(c) Shall not exceed the maximum height limits established for faux trees stated in Sec. 8107-45.4(f)(4)(b).</p> <p>(d) Shall include antennas and antenna support structures colored to match the components (i.e. branches and leaves) of the proposed artificial tree.</p> <p>(e) New trees required as part of a landscape plan for a faux tree shall be a minimum size of 36 inch box to help ensure survival of the tree. Palm trees shall have a minimum brown trunk height of 16 feet.</p>	
<p>Section 8107-45.4 (j). Historical Landmarks/Sites of Merit:</p> <p>A wireless communication facility shall not be constructed, placed, or installed on a structure, site or district designated by a federal, state, or County agency as an historical landmark or site of merit unless that facility is designed to meet the Secretary of the Interior (SOI) Standards. If the facility does not meet the SOI standards, then the Cultural Heritage Board must determine that the proposed facility will have no significant, adverse effect on the historical resource.</p>	<p>Yes, the WCF is existing and not constructed or installed on a structure, site, or district designated by a federal, state, or county agency as a historical landmark or site of merit.</p>
<p>Section 8107-45.4 (k)(1), Environmentally Sensitive Areas:</p> <p>All wireless communication facilities and their accessory equipment shall be sited and designed to avoid or minimize impacts to habitat for special status species, sensitive plant communities, migratory birds, waters and wetlands, riparian habitat, and other environmentally sensitive areas as determined by the County’s Initial Study Assessment Guidelines.</p>	<p>Yes, the WCF is existing and new development or siting of this WCF is proposed. The existing structure was designed for minimum impact to sensitive species.</p>
<p>Section 8107-45.4 (l), Ridgelines:</p> <p>(1) A wireless communication facility shall not be sited on a ridgeline or hilltop that is prominently visible from a public viewpoint when alternative sites are available. Applicants shall demonstrate that no feasible, alternative locations are available when</p>	<p>N/A, the WCF is not located on a ridge line.</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>proposing a wireless communication facility on a ridgeline or shall demonstrate that alternative locations result in significant environmental impacts when compared to the proposed ridgeline location.</p> <p>(2) Facilities sited on a ridgeline or hillside shall blend with the surrounding natural and man-made environment to the maximum extent possible. Blending techniques that should be utilized include the use of non-reflective materials, paint, or enamel to blend exterior surfaces with background color(s); the placement of facilities behind earth berms or existing vegetation; siting of associated equipment below ridgelines, and the use of small stealth facilities (such as slim line poles or whip antennas) that blend in with the surrounding vegetation.</p>	
<p>Section 8107-45.4 (m), Scenic Resource Protection Overlay Zone:</p> <p>With the exception of public safety described in Sec. 8107-45.2.4, a wireless communication facility shall not be prominently visible from a public viewpoint, and shall be designed as a stealth facility, when located within a Scenic Resource Protection Overlay Zone.</p>	<p>N/A, The WCF is not located in a Scenic Resource Protection Overlay Zone.</p>
<p>Section 8107-45.4 (n), Accessory Equipment:</p> <p>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.</p>	<p>Yes. The accessory equipment is located within the stealth monopine. The equipment shelter is setback from public view from Highway 126 and screened by existing citrus trees.</p>
<p>Section 8107-45.4 (o), Colors and Materials:</p> <p>All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.</p>	<p>Yes. The WCF is designed as a monopine tree to blend into the landscape. All colors and materials blend with the natural surroundings. There are no reflective materials.</p>
<p>Section 8107-45.4 (p), Noise:</p> <p>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.</p>	<p>Yes. The WCF is unmanned and will be operated and maintained to comply with the Ventura County noise standards.</p>
<p>Section 8107-45.4 (q), Landscaping and Screening:</p> <p>The permittee shall plant, irrigate and maintain additional landscaping during the life of the permit when landscaping is deemed necessary to screen the wireless communication facility from being prominently visible from a public viewpoint. New landscaping shall not incorporate any</p>	<p>Yes. No new landscaping is proposed. The WCF does not require additional screening as it is disguised as a natural feature and therefore is not prominently visible from public view.</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
invasive species or watch species, as defined by the California Invasive Plant Council (Cal-IPC) and shall be in conformance with Section 8106-8.2.5. (AM. ORD. 4577 – 3/9/21)	
<p>Section 8107-45.4 (r), Security:</p> <p>(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.</p> <p>(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.</p>	Yes. The WCF equipment is located within an existing chain-link equipment enclosure that is secured with locking gates, and is not prominently visible from a public view point.
<p>Section 8107-45.4 (s), Lighting:</p> <p>(1) No facility may be illuminated unless specifically required by the FAA or other government agency.</p> <p>(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.</p>	Yes, the WCF has no lighting.
<p>Section 8107-45.4 (t), Signage:</p> <p>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.</p>	Yes, the site includes signage indicating all necessary information related to the equipment for the operation of the facility.
<p>Section 8107-45.4 (u), Access Roads:</p> <p>(1) Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</p>	Yes, the site is accessed by Hall Road from Highway 126.

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
(2) 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 Protection District.	

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1a 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 8111-1.2.1.1a.a].**

Based on the information and analysis presented in Section D and Exhibit 4 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 8111-1.2.1.1a.b].**

As discussed in Table 2 above in Section D, the existing WCF is a stealth facility designed as a monopine tree that blends with the surrounding environment. The subject site is an agriculture parcel containing existing citrus trees and the site is surrounded by agriculture. The existing monopine is designed as a stealth facility that is consistent with the surrounding uses and Zoning.

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 8111-1.2.1.1a.c].**

The existing WCF is an unmanned facility with ground equipment completely contained on site that complies with the noise requirements of the NCZO and the General Plan and does not use any water to operate. The project is conditioned to

designate a person responsible for responding to complaints (Exhibit 5, Condition No 15), require removal of the facility if the CUP expires or the facility is abandoned (Condition No. 19), require storage, handling, and disposal of any potentially hazardous material in compliance with applicable State and local regulations (Condition No. 21), require operation in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District (Condition No. 22), provide adequate brush clearance from structures, cell site communication towers, and access roads/driveways (Condition Nos. 23, 24, and 25), and secure fire code permits (Condition No. 26).

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 8111-1.2.1.1a.d].

As indicated in Section B of this staff report, no significant environmental impacts have been identified that would result from the proposed project. Additionally, the project is conditioned to designate a person responsible for responding to complaints (Exhibit 5, Condition No 15), require removal of the facility if the CUP expires or the facility is abandoned (Condition No. 19), require storage, handling, and disposal of any potentially hazardous material in compliance with applicable State and local regulations (Condition No. 21), require operation in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District (Condition No. 22), provide adequate brush clearance from structures, cell site communication towers, and access roads/driveways (Condition Nos. 23, 24, and 25), and secure fire code permits (Condition No. 26). Due to the design and distance of the WCF from public viewing areas, the proposed project would not create any new impacts to visual resources.

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 8111-1.2.1.1a.e].

The existing stealth WCF is a conditionally permitted use within the AE-40ac Zone and blends in with the surrounding environment. The proposed project would be subject to conditions of approval (Exhibit 5) that will ensure that the existing WCF would be compatible with the existing and potential neighboring uses.

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

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

The existing 39.86-acre parcel is comprised of a lot which was legally created by conveyance (deed recorded August 7, 1923, in Book 9, Page 371 of Official

Records, less portion to road per document number 84-61750 recorded June 5, 1984) prior to regulation (b) the Subdivision Map Act or local subdivision ordinance as verified by Legal Lot Determination No. AD08-0016, dated February 25, 2008.

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 [Section 8111-1.2.1.1a.g].

As discussed in Section B above, the CUP involves the continued use of an existing WCF on the subject property. The 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. The establishment or maintenance of this use will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area [Section 8111-1.2.1.2.a].

The request is for the continued operation of an existing WCF on a graded pad that does not contain agriculture production, and would not involve physical modifications to the facility or ground mounted equipment enclosure. The continued operation of the existing site would not conflict with the agricultural resources or the viability of agricultural operations in the area.

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

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

The request is for the continued operation of an existing WCF, would not involve physical modifications to ground mounted equipment enclosure, and would not reduce, restrict or adversely affect agricultural activities on-site or in the area.

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

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

The request is for the continued operation of an existing WCF and would not involve physical modifications to the facility or ground mounted equipment enclosure. The continued operation of the existing site would not involve removal of any area for, or conflict with, the agricultural production in existence on the site.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and Ventura County NCZO (Section 8111-3.1). On March 25, 2024, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On March 25, 2024, the Planning Division placed a legal ad in the *Ventura County Star*.

The project site is located within the City of Santa Paula's Area of Interest. Therefore, on February 28, 2024, the Planning Division notified the City of Santa Paula of the proposed project and requested the City of Santa Paula to submit any comments that the City might have on the proposed project. On February 29, 2024, the City of Santa Paula responded by requesting additional faux foliage be provided for additional screening of the facility. The project will be conditioned to provide faux foliage to adequately screen the antennas and any accessory equipment consistent with the requirements for stealth concealment per NCZO Sections 8107-45.4(a), (c), and (h) (Exhibit 5).

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** the requested CUP (Case No. PL24-0002, 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 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact John Novi at (805) 654-2462 or john.novi@ventura.org.

Prepared by:



John Novi, Case Planner
Commercial and Industrial Permits Section
Ventura County Planning Division

Reviewed by:



Suan Curtis, Assistant Director
Ventura County Planning Division

EXHIBITS

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



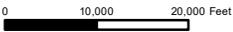
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



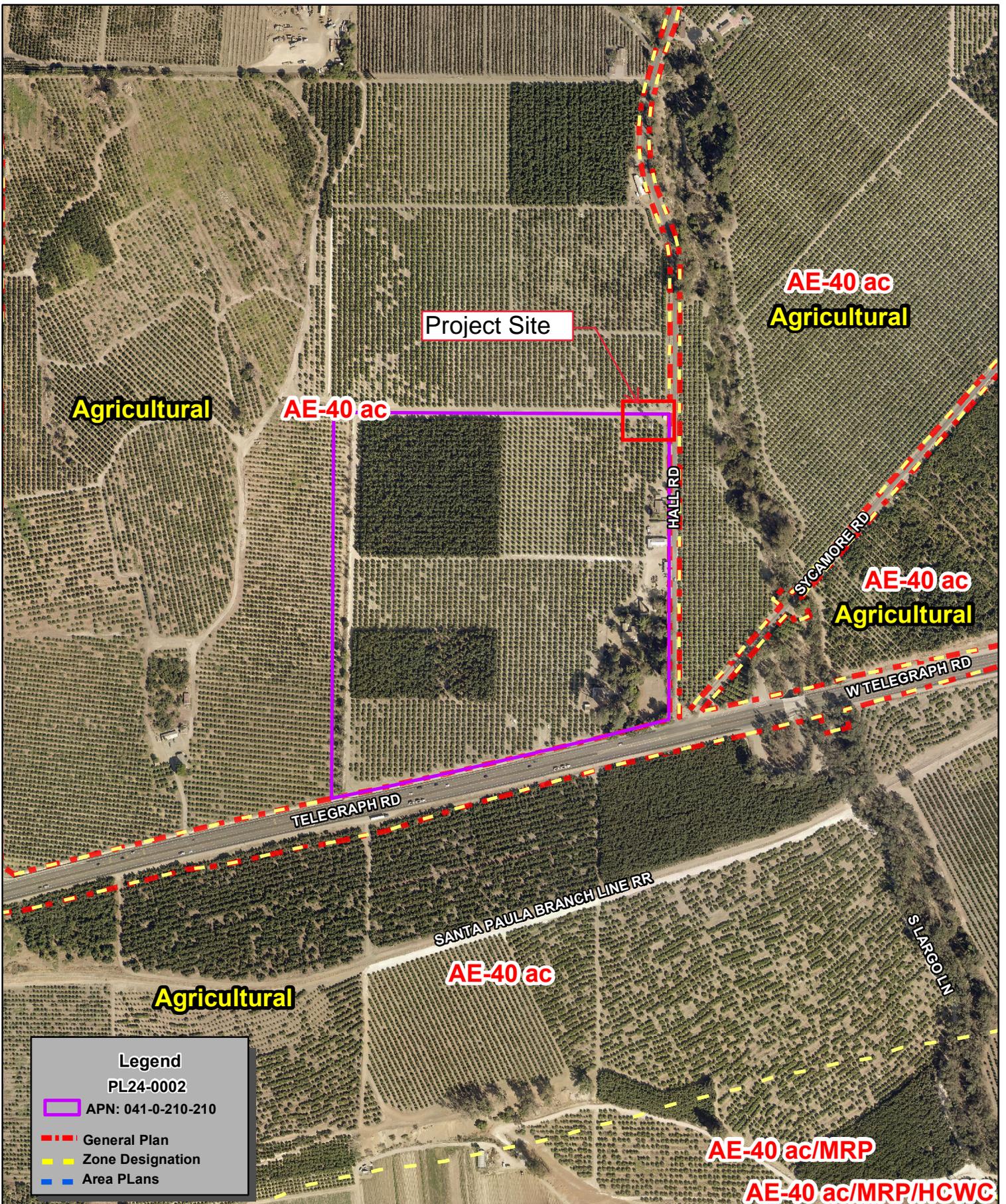
Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map created on 03-06-2024



County of Ventura
 Planning Director Hearing
 PL24-0002
 Exhibit 2 – Aerial Location, General
 Plan and Zoning Designations, and
 Land Use Maps
 Hearing Date: April 4, 2024



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 does it involve 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 02-26-2024
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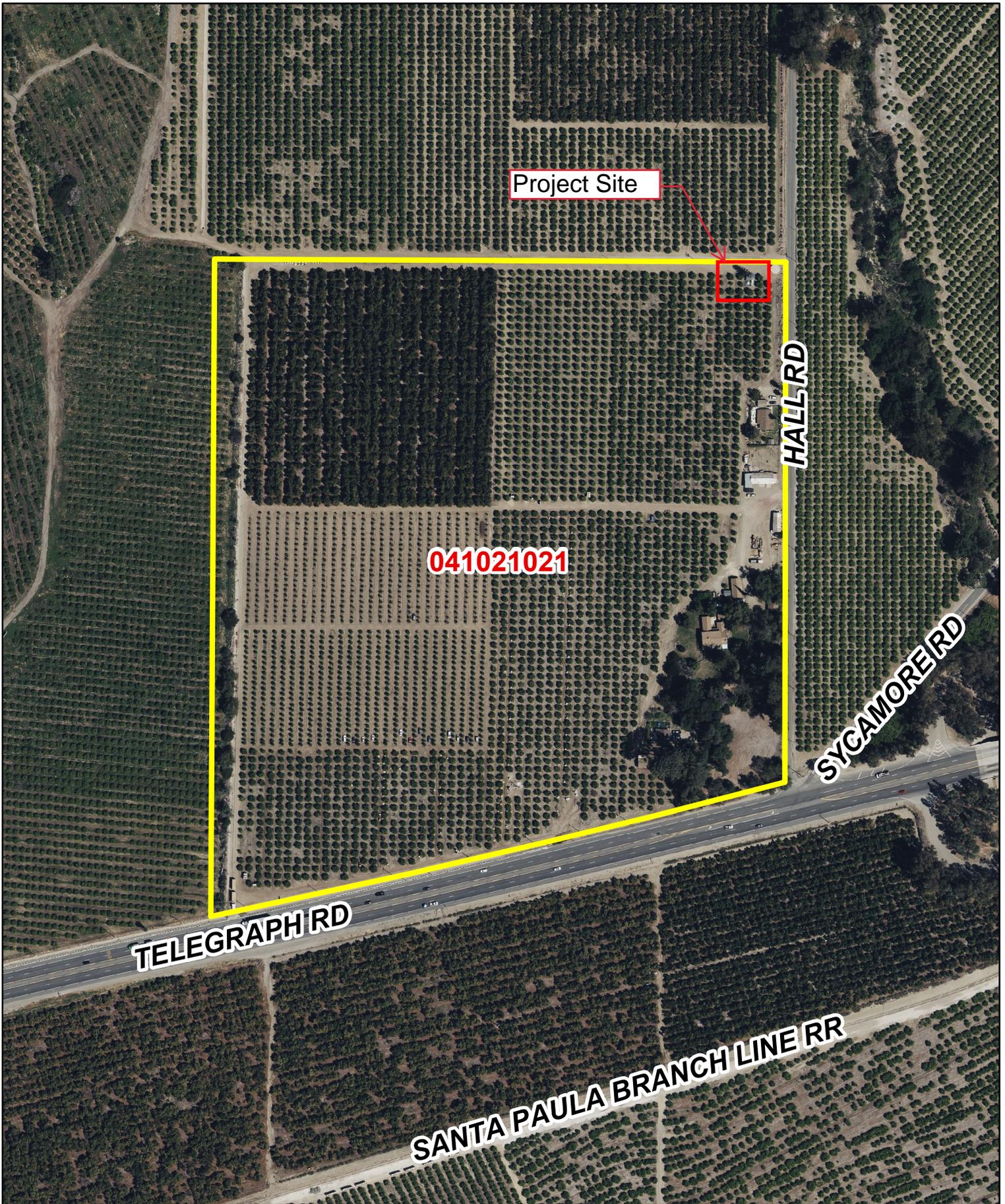


County of Ventura
Planning Director Hearing
PL24-0002
Exhibit 2 – Aerial Location, General
Plan and Zoning Designations, and
Land Use Maps
Hearing Date: April 4, 2024



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.





Project Site

041021021

HALL RD

SYCAMORE RD

TELEGRAPH RD

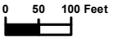
SANTA PAULA BRANCH LINE RR



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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County of Ventura
Planning Director Hearing
PL24-0002
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ABBREVIATIONS

ABV.	ABBREVIATION	EQ.	EQUAL	MECH.	MECHANICAL
AC	ACOUSTIC(AL)	EQUIP.	EQUIPMENT	MET.	METAL
A/C	AIR CONDITIONING	EXIST.	EXISTING	MIN.	MINIMUM
ALT.	ALTERNATE	EX.	EXTERIOR	MISC.	MISCELLANEOUS
ALUM.	ALUMINUM	F.S.	FACE OF STUD	NAT.	NATURAL
A.B.	ANCHOR BOLT	FIN.	FINISH	N.	NORTH
APPROX.	APPROXIMATE	FIX.	FIXURE	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECT(URAL)	FL.	FLOOR	N.T.S.	NOT TO SCALE
A.C.	ASPHALTIC CONCRETE	F.L.	FLOOR LINE	O.C.	ON CENTER
BM.	BEAM	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
BLK(G)	BLOCKING	FLOUR.	FLOURESCENT	OPNG.	OPENING
BD.	BOARD	FT./	FOOT PER	OPP.	OPPOSITE
BOT.	BOTTOM	FTG.	FOOTING	PL.	PLATE
BLDG.	BUILDING	FDN.	FOUNDATION	PLYWD.	PLYWOOD
CAB.	CABINET	GAL.	GALLON	REINF.	REINFORCE(ING)
C.I.	CAST IRON	GALV.	GALVANIZED	RM.	ROOM
C.B.	CATCH BASIN	G.I.	GALVANIZED IRON	SCHED.	SCHEDULE
CLG.	CEILING	G.	GAS	SEC.	SECTION
CEM.	CEMENT	GA.	GAUGE	SHT.	SHEET
CER.	CERAMIC	GL.	GLASS	SIM.	SIMILAR
C.O.	CLEAN OUT	G.L.	GLUED LAMINATE	S.	SOUTH
CLR.	CLEAR	GYP.	GYPSUM	SPECS.	SPECIFICATIONS
COL.	COLUMN	HT.	HEIGHT	SQ.	SQUARE
CONC.	CONCRETE	H.M.	HOLLOW METAL	STD.	STANDARD
CONN.	CONNECTION	HORIZ.	HORIZONTAL	STL.	STEEL
CONT.	CONTINUE(OUS)	H.B.	HOSE BIBB	STRUCT.	STRUCTURAL
DET.	DETAIL	INFO.	INFORMATION	SUSP.	SUSPENDED
DIAM.	DIAMETER	I.D.	INSIDE DIAMETER	T & P	TELEPHONE & POWER
DIM.	DIMENSION	INSUL.	INSULATE(ION)	THK.	THICK
DR.	DOOR	INT.	INTERIOR	T & B	TOP & BOTTOM
DBL.	DOUBLE	JT.	JOINT	TYP.	TYPICAL
DN.	DOWN	KIT.	KITCHEN	U.N.O.	UNLESS NOTED OTHERWISE
DS.	DOWN SPOUT	LAB.	LABORATORY	VENT.	VENTILATION
DWG.	DRAWING	LT.	LIGHT	VERT.	VERTICAL
D.F.	DRINKING FOUNTAIN	LIN.	LINEAL	W.	WATER
EA.	EACH	MFR.	MANUFACTUR(ER'S)	WT.	WEIGHT
E.	EAST	M.O.	MASONRY OPENING	W.W.M.	WELDED WIRE MESH
ELEC.	ELECTRIC(AL)	MAT.	MATERIAL	W.	WEST
EL.	ELEVATION	MAX.	MAXIMUM	W/	WITH
ENCL.	ENCLOSURE			WD.	WOOD

PROJECT DESCRIPTION

MODIFICATION OF AN EXISTING UNMANNED VERIZON WIRELESS COMMUNICATIONS SUBSTATION TO CONSIST OF THE FOLLOWING:

- INSTALL THREE (3) NEW 2'-6"H PANEL ANTENNAS (1 PER SECTOR)
- UPGRADE EXISTING DC POWER PLANT W/ NEW DC POWER PLANT UPGRADE WITHIN EQUIPMENT SHELTER WITH (N) DC UP-CONVERTERS
- REMOVE ALL UN-USED COAX CABLED WITHIN CABLE ROUTE
- REMOVE SIX (6) EXISTING DIPLXERS AT ANTENNA LOCATION

THE SIZE OF THE EXISTING EQUIPMENT LEASE AREA AND FACILITY HEIGHT IS TO REMAIN UNCHANGED.

EXISTING # OF ANTENNAS:	9
FINAL # OF ANTENNAS:	12
EXISTING # OF RRUS:	6
FINAL # OF RRUS:	9

CONSTRUCTION DATA:

JURISDICTION:	VENTURA COUNTY
ZONING:	AE-40 AGRICULTURE EXCLUSIVE
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U - UNMANNED TELECOMMUNICATIONS



SITE NAME: "OSBORN"

(L-SUB6 - CARRIER ADD)

MTX: 41-3

N/W CORNER OF TELEGRAPH RD (HWY 126) & HALL RD

SANTA PAULA, CA. 93080

LEGAL DESCRIPTION

A.P.N.:
041-0-210-210

Dept. Approved	Date
A&C	
RE	
RF	
INT	
EE	
OPS	
EE/OUT	



15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA. 92618
(949) 286-7000

SITE NAME: "OSBORN"
(L-SUB6 - CARRIER ADD)
N/W CORNER OF TELEGRAPH RD (HWY 126) & HALL RD
SANTA PAULA, CA. 93080

TITLE SHEET
CONSTRUCTION DRAWINGS

VICINITY MAP THIS VICINITY MAP NOT TO SCALE



PROJECT TEAM

APPLICANT:
VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING D, FIRST FLOOR
IRVINE, CA. 92618

TOWER ENGINEER:
DAVINCI ENGINEERING
191 S. HOUSE ROCK DR.
CEDAR CITY, UT 84720
PH: (805) 922-5221
CONTACT: SIMON W. LELAND

APPLICANT'S AGENT:
BUTLER AMERICA/
CORE DEVELOPMENT SERVICES
1511-D ORANGETHORPE AVE.
FULLERTON, CA 92831
CONTACT: AMY SINON
PH: (714) 729-8404

ARCHITECT:
DERRA DESIGN, INC.
495 E. RINCON STREET, #204
CORONA, CA. 92879
951-268-1650
CONTACT: JEFF ROEBUCK

PROPERTY OWNER:
ANEROL INC.
2759 SOMIS RD
SOMIS, CA. 93065
PH: (805) 484-1091

SHEET INDEX

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES & SYMBOLS
A-1	SITE PLAN
A-2	EXISTING AND PROPOSED EQUIPMENT PLAN
A-3	EXISTING AND PROPOSED ANTENNA PLAN
A-4.0	EXISTING AND PROPOSED EAST ELEVATIONS
A-4.1	EXISTING AND PROPOSED SOUTH ELEVATIONS
A-5	ARCHITECTURAL DETAILS

PROJECT INFORMATION

ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

2022 CALIFORNIA ADMINISTRATIVE CODE
PART 1, TITLE 24, C.C.R.

2022 CALIFORNIA BUILDING CODE (C.B.C.)
PART 2, TITLE 24, C.C.R.
(BASED ON THE 2021 INTERNATIONAL BUILDING CODE WITH 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA ELECTRICAL CODE (C.E.C.)
PART 3, TITLE 24, C.C.R.
(BASED ON THE 2020 NATIONAL ELECTRICAL CODE)

2022 CALIFORNIA MECHANICAL CODE (C.M.C.)
PART 4, TITLE 24, C.C.R.
(BASED ON THE 2021 UNIFORM MECHANICAL CODE WITH 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA PLUMBING CODE (C.P.C.)
PART 5, TITLE 24, C.C.R.
(BASED ON THE 2021 UNIFORM PLUMBING CODE)

2022 CALIFORNIA ENERGY CODE (PART 6, TITLE-24, CCR)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.B.S.C.) (PART 11)

2022 CALIFORNIA FIRE CODE (C.F.C.)
PART 9, TITLE 24, C.C.R.
(BASED ON THE 2021 INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS)

2022 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION, LISTS OF STANDARDS, AND DISABLED ACCESS REGULATORY REQUIRED.

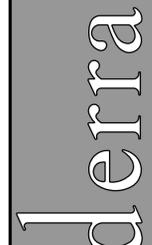
APPROVALS

APPROVED BY	DATE	INITIALS	COMMENTS
RF ENGINEER			
SITE DEV.			
SITE ACQ.			
PM			
COMMENTS:			

County of Ventura
Planning Director Hearing
PL24-0002
Exhibit 3 - Plans
Hearing Date: April 4, 2024

NOTES

- THE MAXIMUM NUMBER OF PREVIOUSLY APPROVED DIRECTIONAL CELLULAR ANTENNAS IS TWELVE (12).
- THE MAXIMUM NUMBER OF DIRECTIONAL CELLULAR ANTENNAS TO BE REMOVED IS ZERO (0).
- THE MAXIMUM NUMBER OF DIRECTIONAL CELLULAR ANTENNAS TO BE INSTALLED IS THREE (3).
- THE MAXIMUM NUMBER OF PREVIOUSLY APPROVED GPS ANTENNAS TO REMAIN IS ONE (1).
- ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED.



495 E. Rincon Street, Suite 204
Corona, Ca. 92879
Ph: 951-268-1650 Fax: 951-268-1651

Revisions			
0	11/17/23	90% CD REVIEW	
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0	12/07/23	100% CD REVIEW	
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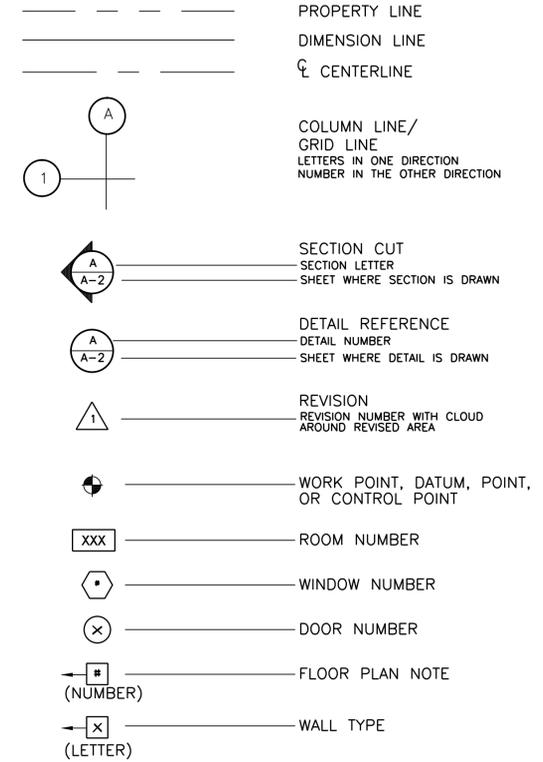
INFORMATION SPECIAL INSPECTIONS

WIRELESS EXCEPT UNDER WRITTEN NONE

SPECIAL INSPECTION & STRUCTURAL OBSERVATION NOTES

1. ITEMS REQUIRING SPECIAL INSPECTION AND/OR STRUCTURAL OBSERVATION FOR THIS PROJECT SHALL INCLUDE:
 - A. NONE
2. A CERTIFICATE OF SATISFACTORY COMPLETION OF THE WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
3. AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO FABRICATION.
4. A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.
5. THE SPECIAL INSPECTIONS IDENTIFIED ARE IN ADDITION TO THOSE REQUIRED BY SEC. 108 OF THE BUILDING CODE, AS AMENDED. SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY A CITY INSPECTOR.
6. ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, & INSPECTION SERVICES. THE STRUCTURAL OBSERVER SHALL SUBMIT A WRITTEN STATEMENT TO INSPECTION SERVICES THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT HAVE NOT BEEN RESOLVED. THE STRUCTURE WILL NOT BE IN COMPLIANCE UNTIL THE DESIGNER HAS NOTIFIED INSPECTION SERVICES THAT ALL DEFICIENCIES ARE RESOLVED.

SYMBOLS



CONSTRUCTION NOTES

1. HOURS OF WORK: CONTRACTOR TO OBSERVE BUSINESS HOURS OF 8 A.M. TO 6 P.M., M - F. ANY OTHER SPECIAL OR EXTENDED HOURS TO BE APPROVED BY OWNER REPRESENTATIVE.
2. STAGING/LOADING AREA: ALL WORK MUST BE ARRANGED TO AVOID INTERFERING WITH EXISTING TRAFFIC (PEDESTRIAN & MOTOR) AND BUSINESS. ALL EQUIPMENT & MATERIALS MUST BE STORED IN NEW EQUIPMENT ROOM ONLY, UNLESS PRIOR AGREEMENT IS MADE BETWEEN VERIZON WIRELESS PROJECT MANAGER, OWNER AND CONTRACTOR.
3. CONTRACTOR SHALL READ, UNDERSTAND, & ADHERE TO ALL NOTES ON THIS SHEET & ALL NOTES THROUGHOUT THIS SET OF CONSTRUCTION DOCUMENTS. ANY REQUIRED CHANGES AND/OR ADJUSTMENTS MUST BE MADE WITH THE PRIOR APPROVAL OF THE VERIZON WIRELESS PROJECT MANAGER AND THE ARCHITECT.
4. PROTECT ALL SURFACES & MATERIALS IN AND ADJACENT TO EQUIPMENT ROOM. ALSO PROTECT, PRESERVE AND CLEAN ALL AREAS; INCLUSIVE OF PATHS OF TRAVEL, IN AND BETWEEN ALL AREAS OF WORK.
5. CONTRACTOR TO MAKE APPOINTMENT WITH BUILDING OWNER REPRESENTATIVE PRIOR TO ANY X-RAY & CORE DRILLING THAT MAY AFFECT OTHER TENANTS.

Dept.	Approved	Date
A&C		
PE		
RF		
INT		
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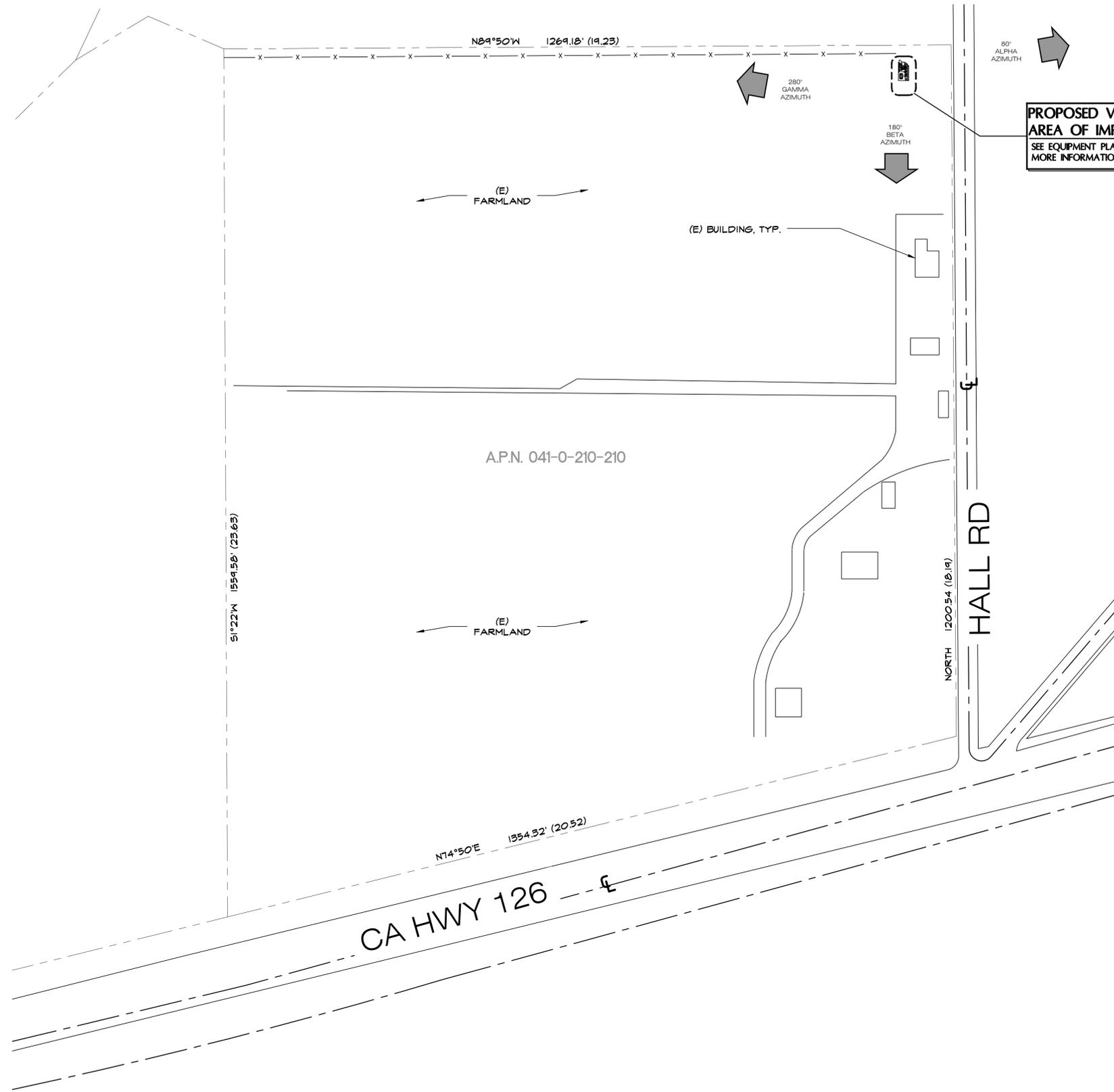
SITE NAME: "OSBORN"
(L-SUB6 - CARRIER ADD)
NW CORNER OF TELEGRAPH RD (HWY 126) & HALL RD
SANTA PAULA, CA. 93080
GENERAL NOTES & SYMBOLS
CONSTRUCTION DRAWINGS



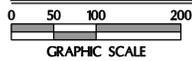
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SITE PLAN



NORTH
SCALE: 1"=100'-0"

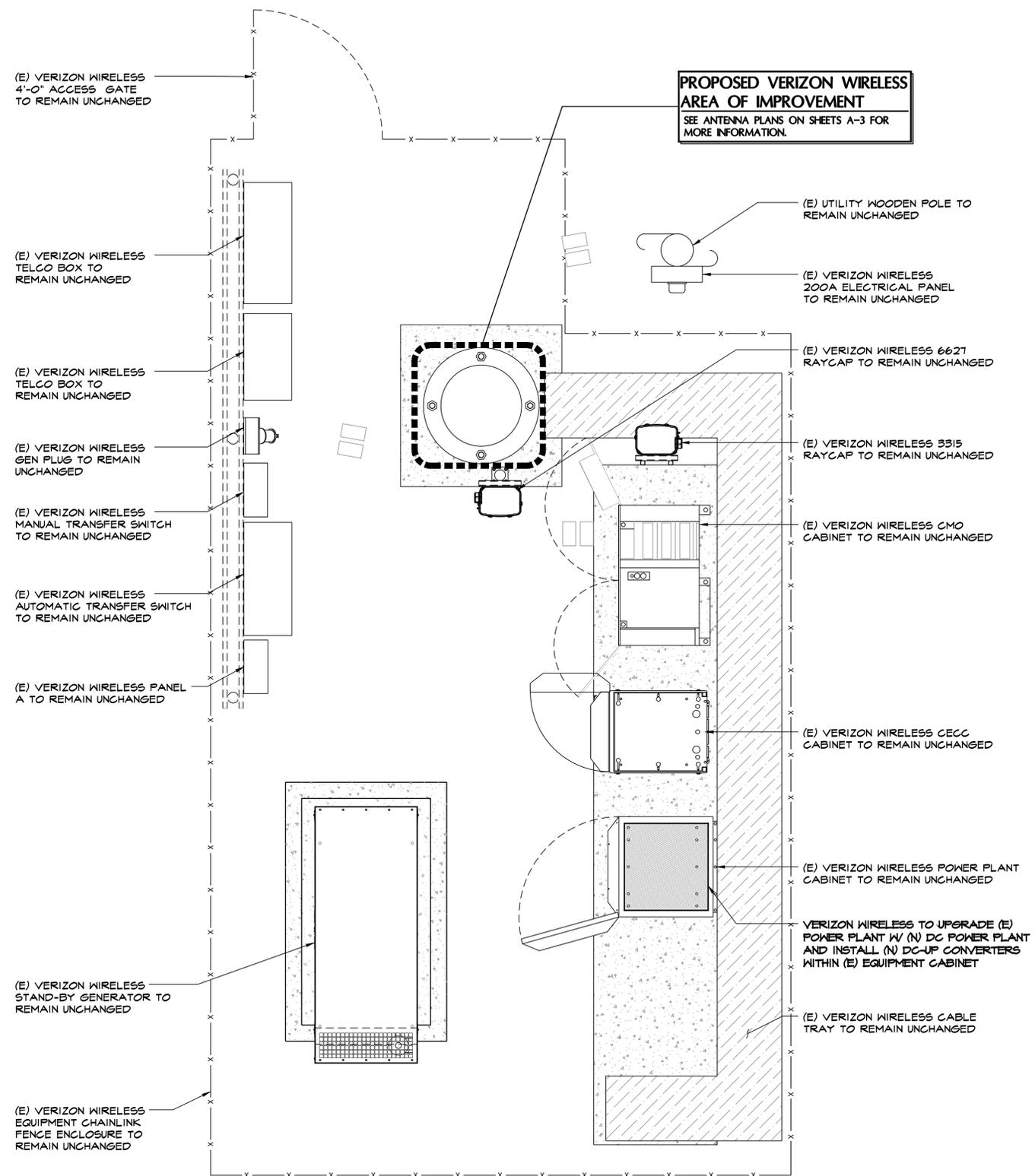
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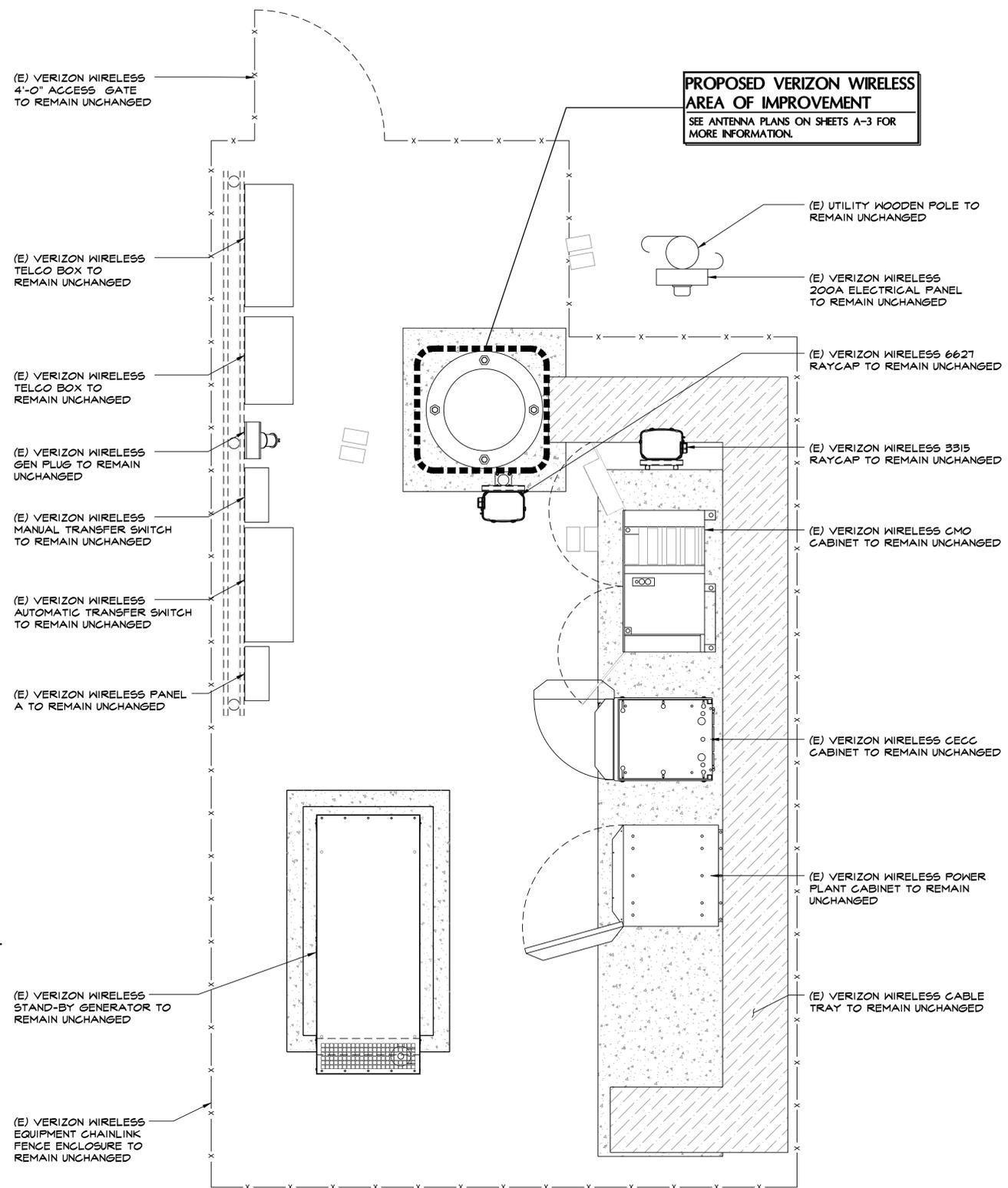
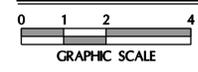
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SITE PLAN
CONSTRUCTION DRAWINGS

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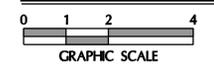
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PROPOSED EQUIPMENT PLAN



EXISTING EQUIPMENT PLAN



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SANTA PAULA, CA, 93080
EXISTING & PROPOSED
EQUIPMENT PLAN
CONSTRUCTION DRAWINGS

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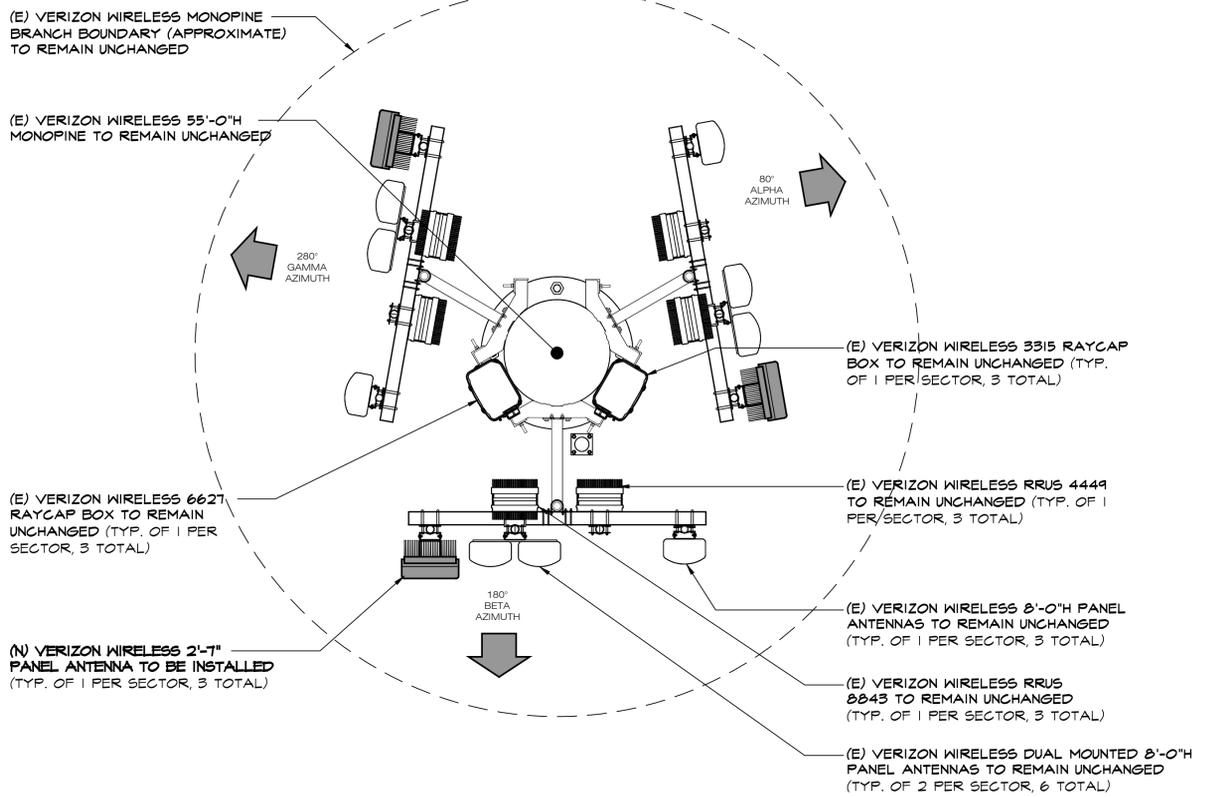
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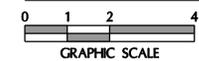
PROPOSED ANTENNA SCHEDULE						
SECTOR	AZIM-UTH	CABLE RUN	CENTER LINE	CABLE TYPE/ SIZE	ANTENNA TYPE	RRUS/RAYCAP
ALPHA 1	80°	-	53'-0"	-	(1) (E) SPARE	(1) RRUS 4449 (1) RRUS 8843
ALPHA 2	80°	±70'	53'-0"		(2) NHH-65C-R2B	
ALPHA 3	-				EMPTY	
ALPHA 4	80°	±70'	53'-0"		(1) AIR-6419	
BETA 1	180°	-	53'-0"	(1) 1-5/8" HYBRIFLEX	(1) (E) SPARE	(1) RRUS 4449 (1) RRUS 8843 (1) 3315 RAYCAP
BETA 2	180°	±70'	53'-0"		(2) NHH-65C-R2B	
BETA 3	-				EMPTY	
BETA 4	180°	±70'	53'-0"		(1) AIR-6419	
GAMMA 1	280°	-	53'-0"	(1) 1-5/8" HYBRIFLEX	(1) (E) SPARE	(1) RRUS 4449 (1) RRUS 8843 (1) 6627 RAYCAP
GAMMA 2	280°	±70'	53'-0"		(2) NHH-65C-R2B	
GAMMA 3	-				EMPTY	
GAMMA 4	280°	±70'	53'-0"		(1) AIR-6419	
TOTAL:				(2) 1-5/8" HYBRIFLEX	(3) SPARE (6) NHH-65C-R2B (3) AIR-6449	(3) RRUS 4449 (3) RRUS 8843 (1) 3315 RAYCAP (1) 6627 RAYCAP

- NOTES:
- VERIZON WIRELESS TO INSTALL ALL ANTENNAS WITH PINE SOCK COVERINGS & ARE TO BE CONCEALED WITHIN EXISTING FAUX FOLIAGE
 - VERIZON WIRELESS TO INSTALL/RELOCATE NEW & EXISTING RRUS WITH HEAT SHIELD & PAINT TO MATCH FAUX FOLIAGE
 - EXISTING MONOPINE FAUX FOLIAGE NOT SHOWN FOR CLARITY PURPOSES
 - REMOVE ALL UNUSED COAX

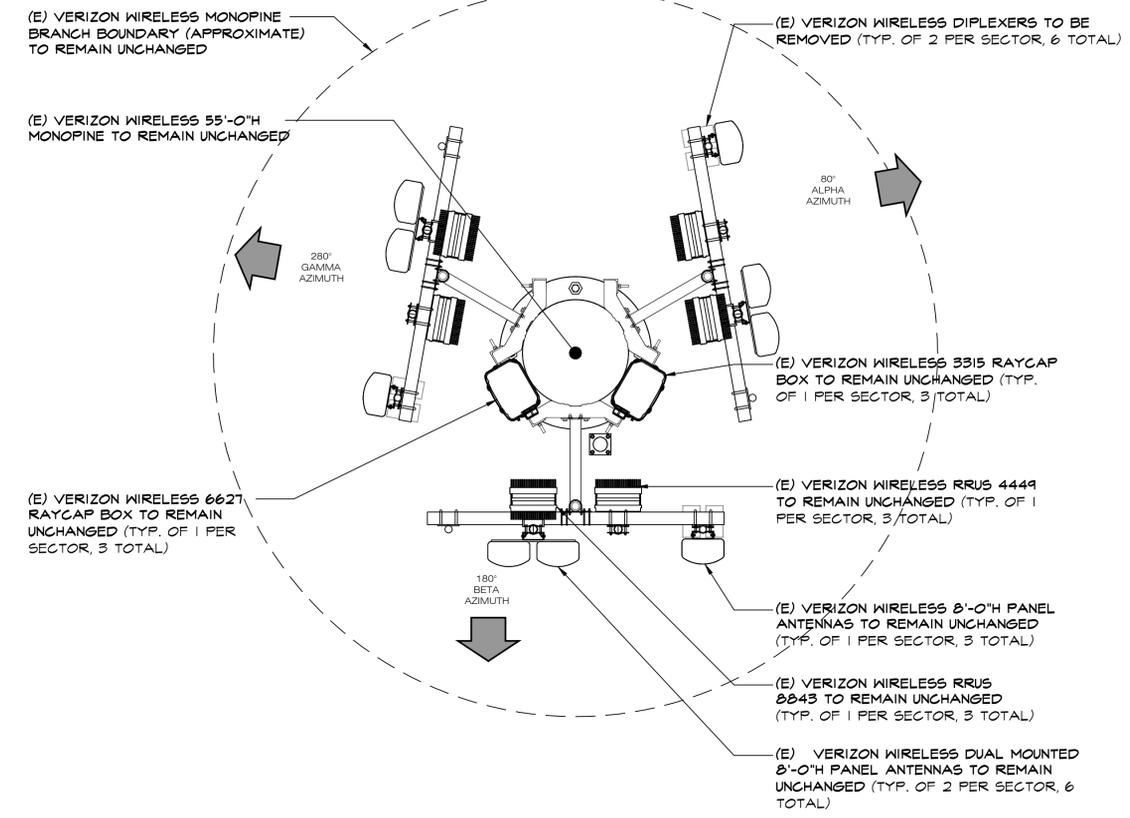
EXISTING ANTENNA SCHEDULE						
SECTOR	AZIM-UTH	CABLE RUN	CENTER LINE	CABLE TYPE/ SIZE	ANTENNA TYPE	RRUS/RAYCAP
ALPHA 1	80°	±70'	53'-0"	(6) 7/8" COAX	(1) (E) SPARE	(1) RRUS 4449 (1) RRUS 8843
ALPHA 2	80°	±70'	53'-0"		(2) NHH-65C-R2B	
ALPHA 3	-				EMPTY	
ALPHA 4	-	-	-		EMPTY	
BETA 1	180°	±70'	53'-0"	(6) 7/8" COAX (1) 1-5/8" HYBRIFLEX	(1) (E) SPARE	(1) RRUS 4449 (1) RRUS 8843
BETA 2	180°	±70'	53'-0"		(2) NHH-65C-R2B	
BETA 3	-				EMPTY	
BETA 4	-	-	-		EMPTY	
GAMMA 1	280°	±70'	53'-0"	(6) 7/8" COAX (1) 1-5/8" HYBRIFLEX	(1) (E) SPARE	(1) RRUS 4449 (1) RRUS 8843
GAMMA 2	280°	±70'	53'-0"		(2) NHH-65C-R2B	
GAMMA 3	-				EMPTY	
GAMMA 4	-	-	-		EMPTY	
TOTAL:				(18) 7/8" COAX (2) 1-5/8" HYBRIFLEX	(3) SPARE (6) NHH-65C-R2B	(3) RRUS 4449 (3) RRUS 8843



PROPOSED ANTENNA PLAN



EXISTING ANTENNA PLAN



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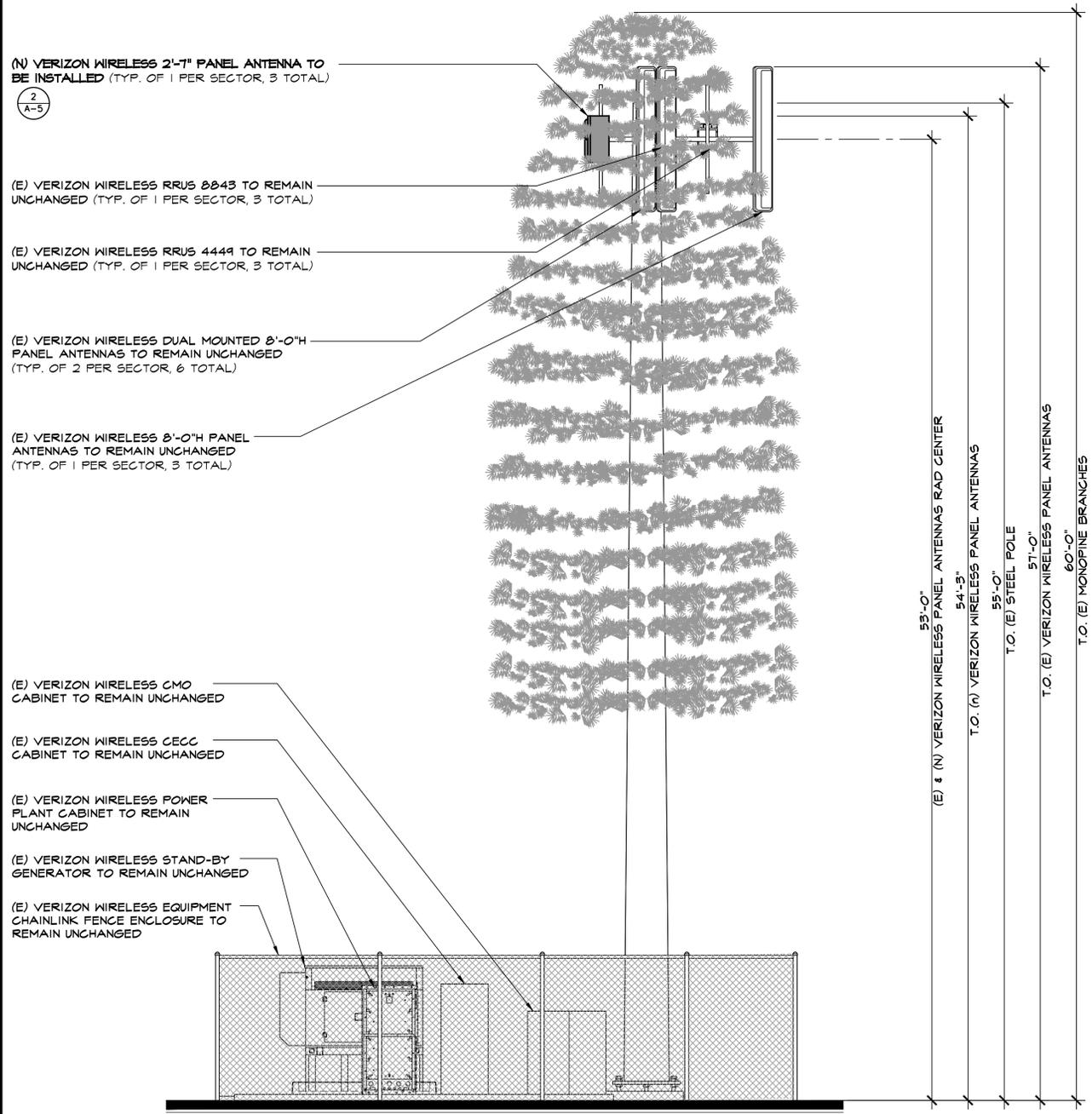
SITE NAME: "OSBORN"
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NW CORNER OF TELEGRAPH RD (HWY 126) & HALL RD
SANTA PAULA, CA. 93080
ANTENNA PLAN
CONSTRUCTION DRAWINGS

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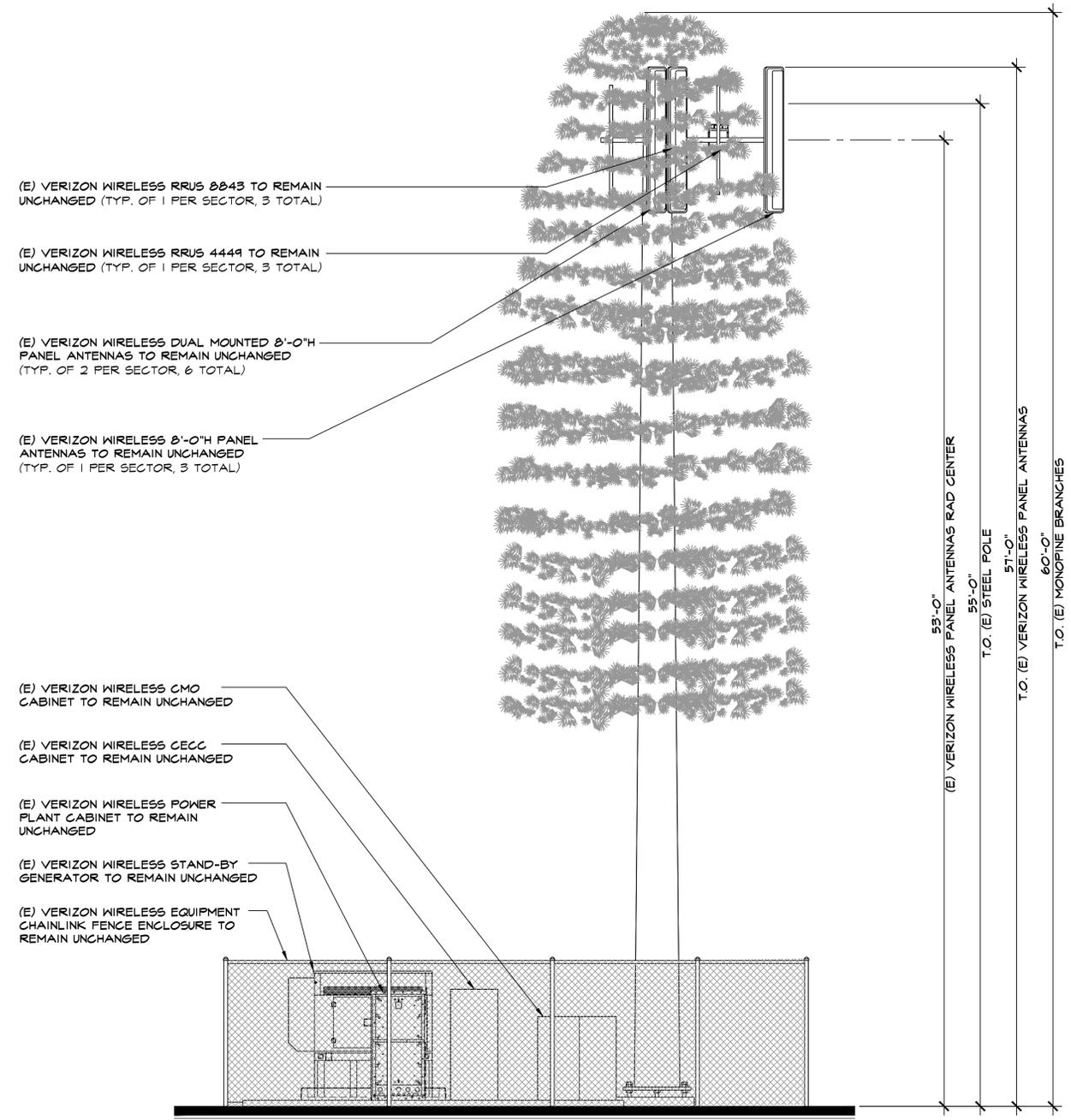
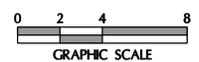
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	1	12/07/23	100% CD REVIEW
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- NOTES:
- VERIZON WIRELESS TO INSTALL ALL ANTENNAS WITH PINE SOCK COVERINGS & CONCEALED WITHIN EXISTING FAUX FOLIAGE
 - VERIZON WIRELESS TO INSTALL/RELOCATE NEW & EXISTING EQUIP. WITH HEAT SHIELD & PAINT TO MATCH FAUX FOLIAGE



PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 3/16" = 1'-0"



Dept.	Approved	Date
A&C	RE	
	RF	
	INT	
	EE	
	OPS	
	EE/OUT	

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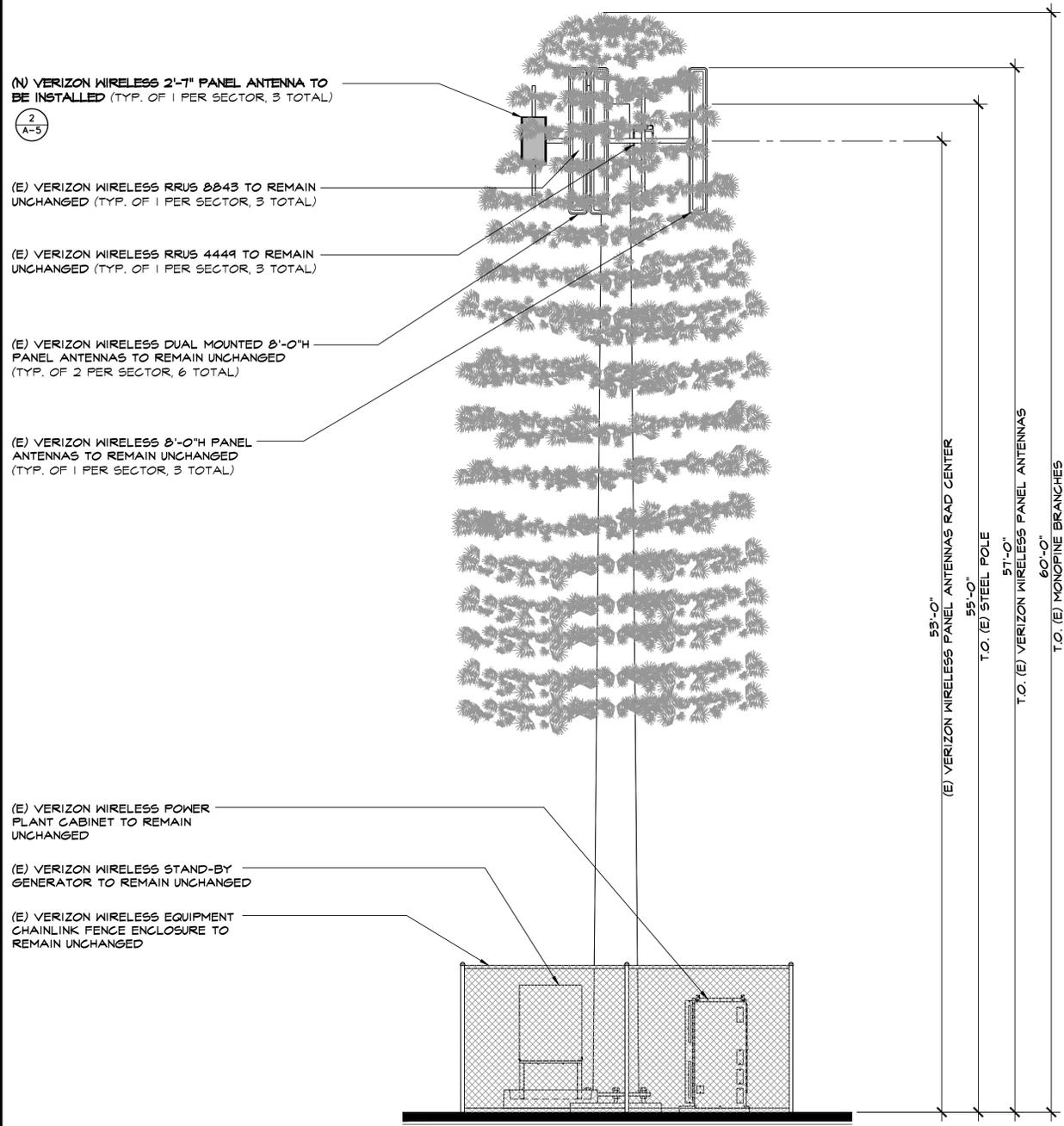
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SANTA PAULA, CA, 93080
EXISTING AND PROPOSED
EAST ELEVATION
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derra

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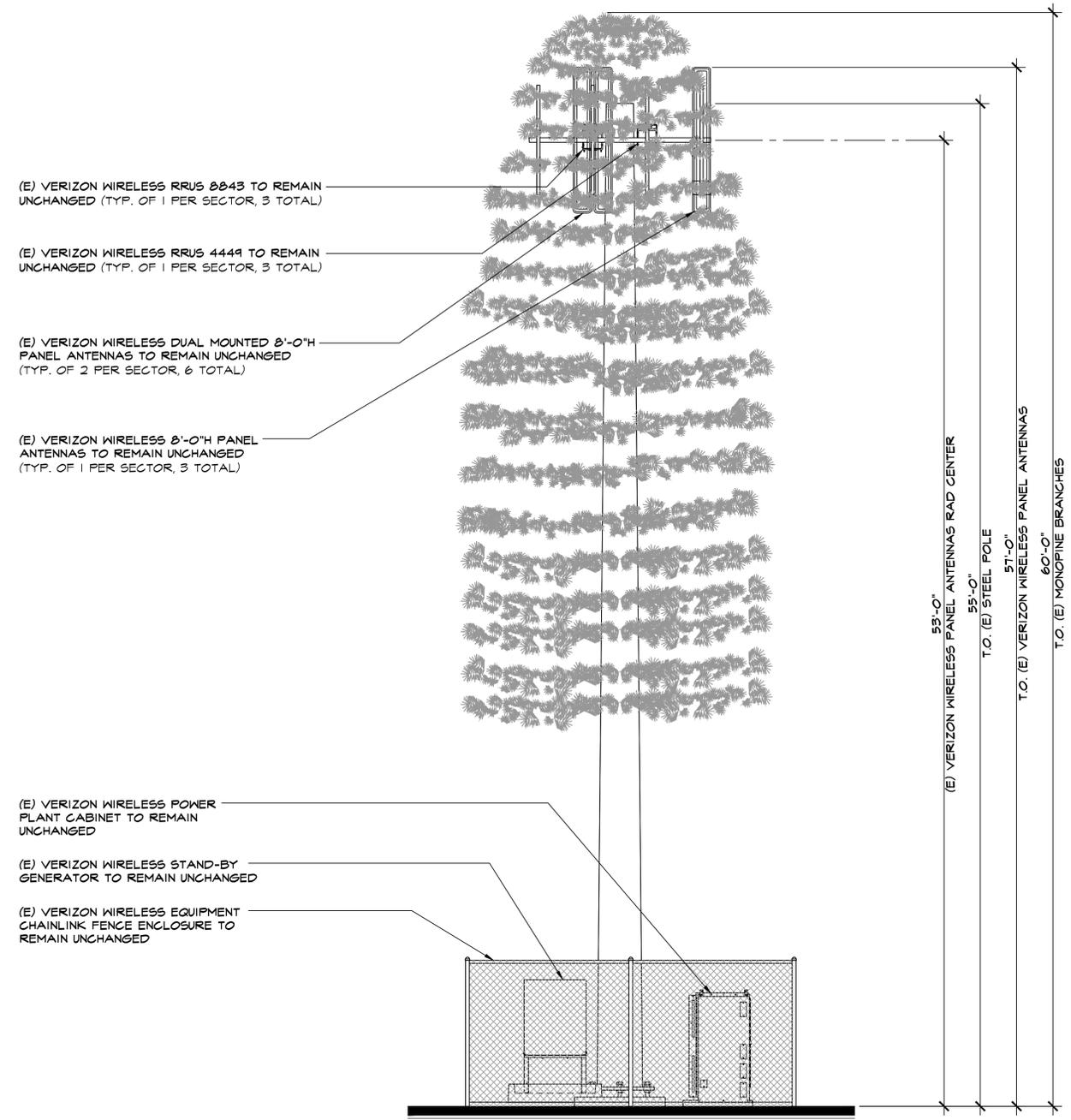
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- NOTES:
- VERIZON WIRELESS TO INSTALL ALL ANTENNAS WITH PINE SOCK COVERINGS & CONCEALED WITHIN EXISTING FAUX FOLIAGE
 - VERIZON WIRELESS TO INSTALL/RELOCATE NEW & EXISTING EQUIP. WITH HEAT SHIELD & PAINT TO MATCH FAUX FOLIAGE



PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OPS		
EE/OUT		

15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA, 92618
(949) 286-7000

SITE NAME: "OSBORN"
(L-SUB6 - CARRIER ADD)
N/W CORNER OF TELEGRAPH RD (HWY 126) & HALL RD
SANTA PAULA, CA, 93080
EXISTING AND PROPOSED
SOUTH ELEVATION
CONSTRUCTION DRAWINGS

495 E. Rimcon Street, Suite 204
Corona, Ca. 92879
Ph: 951.268.1650 Fax: 951.268.1651

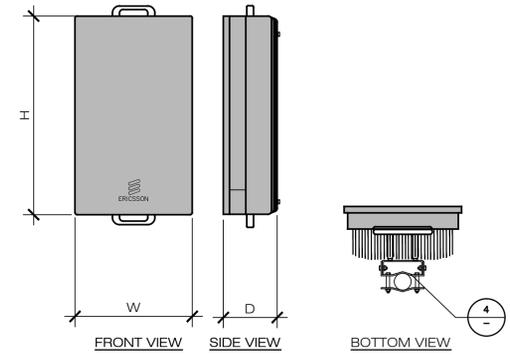
Revisions	0	11/17/23	90% CD REVIEW
	1	12/07/23	100% CD REVIEW
			AC

NOT USED	SCALE: -	17	NOT USED	SCALE: -	13	NOT USED	SCALE: -	9	NOT USED	SCALE: -	5
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NOT USED	SCALE: -	18	NOT USED	SCALE: -	14	NOT USED	SCALE: -	10	NOT USED	SCALE: -	6
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NOT USED	SCALE: -	19	NOT USED	SCALE: -	15	NOT USED	SCALE: -	11	NOT USED	SCALE: -	7
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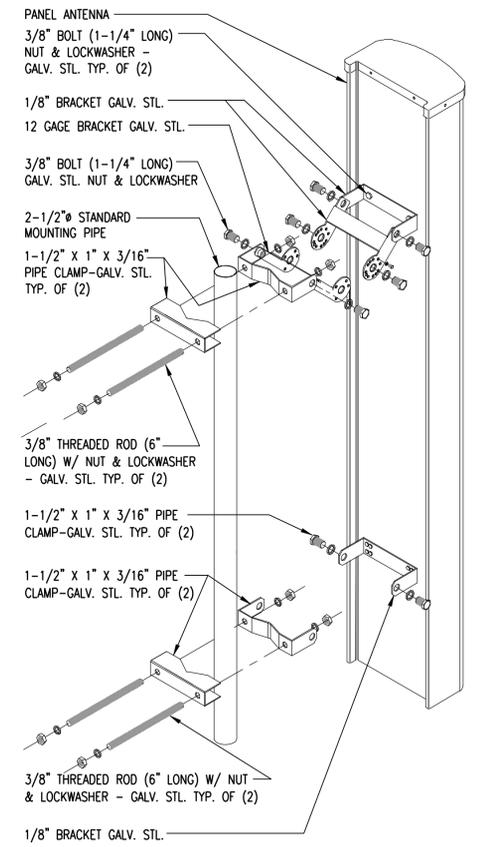
NOT USED	SCALE: -	20	NOT USED	SCALE: -	16	NOT USED	SCALE: -	12	NOT USED	SCALE: -	8
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ANTENNA DATA

ANTENNA MODEL:	ERICSSON-AIR6419-LS6
ANTENNA TYPE:	MULTIBAND
FREQUENCY RANGES:	3700 - 3980 MHZ
ANTENNA PHYSICAL DATA	
LENGTH (L):	31.22'
WIDTH (W):	16.06'
DEPTH (D):	9.05'
NET WEIGHT:	63.05#
NET WEIGHT (WITH MOUNTING KIT):	76.55#
RADOME MATERIAL:	FIBERGLASS (UV RESISTANT)

(N) C-BAND ANTENNA SCALE: 1" = 1'-0" 2



ANT. MOUNTING DETAIL SCALE: 1-1/2" = 1'-0" 4

Dept. Approved	Date
A&C	
RE	
RF	
INT	
EE	
OPS	
EE/OUT	

verizon
15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA, 92618
(949) 286-7000

SITE NAME: "OSBORN"
(L-SUB6 - CARRIER ADD)
N/W CORNER OF TELEGRAPH RD (HWY 126) & HALL RD
SANTA PAULA, CA. 93080
ARCHITECTURAL DETAILS
CONSTRUCTION DRAWINGS

derra
495 E. Rimcon Street, Suite 204
Corona, Ca. 92879
Ph: 951.268.1650 Fax: 951.268.1651

Revisions	90% CD REVIEW	100% CD REVIEW
0	11/17/23 LS	12/07/23 AC
0		

EXHIBIT 4 - CONSISTENCY WITH THE VENTURA COUNTY GENERAL PLAN FOR CONDITIONAL USE PERMIT CASE NO. PL24-0002

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.

The proposed project would allow for a modification to, and continued operation of, an existing Wireless Communications Facility (WCF) for Verizon Wireless.

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

- 1. AG-1.1 Agricultural Land Protection and Preservation:** *The County shall continue to protect and preserve agricultural land by directing growth away from productive agricultural lands into cities, unincorporated urban areas, or existing communities and by supporting the acquisition or voluntary dedication of agriculture conservation easements.*

AG-1.2 Agricultural Land Use Designation: *The County shall ensure that discretionary development located on land designated as Agricultural on the General Plan Land Use Diagram and identified as Prime Farmland or Farmland of Statewide importance on the States Important Farmland Inventory is planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.*

AG-1.8 Avoid Development on Agricultural Land: *The County shall ensure that discretionary development located on land identified as Important Farmland on the State's Important Farmland Inventory shall be conditioned to avoid direct loss of Important Farmland as much as feasibly possible.*

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

LU-6.1 Agricultural Buffer - *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 land designated as Agricultural on the General Plan Land Use Diagram and identified as Farmland of Statewide Importance. The proposed project would authorize a 10-year Conditional Use Permit (CUP) for the modification to, and continued operation of, an existing stealth WCF designed as a monopine, and associated ground mounted equipment enclosure. There are no proposed operational or physical changes to the existing WCF or ground equipment. The existing WCF is on a graded pad without agriculture production and does not conflict with the adjacent agricultural designated lands or agricultural uses of those lands. In addition, grading is not proposed at the project site. No new conflicts would occur with the renewal of this permit.

Based on the discussion above, the proposed project is consistent with General Plan Policies AG-1.1, AG-1.2, AG-1.8, AG-2.1, and AG-6.1.

- 2. 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 WCF is an existing facility. The subject parcel is utilized for agricultural production and the surrounding parcels are all agriculture uses. All equipment is located either inside the existing monopine faux tree or behind a chain link equipment enclosure. There are no proposed operational or physical changes. 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.

- 3. LU-16.1 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 stealth WCF is designed as a monopine faux tree with a ground mounted equipment enclosure, and there are no proposed operational or physical changes. The design and color of the WCF would continue to provide wireless telecommunication service to the surrounding area and remain compatible with neighboring uses. No new land use conflicts would occur with the continued use of the WCF. The existing WCF is within the viewshed of Highway 126, which is an eligible County scenic highway, however, the facility is set back approximately

1,200 feet from Highway 126 and is not prominently visible. Additionally, the visual impact from the WCF is minimized by the stealth design as a monopine.

Based on the discussion above, the proposed project is consistent with General Plan Policy LU-16.1.

4. **PFS-1.1 Equitable Provision of Public Facilities and Services:** *The County shall require that facilities and services that are essential for public health and safety shall be equitably provided for all residents and businesses.*

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.*

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 WCF would continue to provide telecommunication and internet service throughout the unincorporated county and to the cities of Santa Paula and Fillmore. The continued use of the facility ensures that the residents and businesses will maintain a high quality of service.

Based on the discussion above, the proposed project is consistent with General Plan Policy PFS-1.1, PFS-7.1, and PFS-7.5.

**DRAFT EXHIBIT 5 - CONDITIONS OF APPROVAL FOR CONDITIONAL USE
PERMIT CASE NO. LU08-0056 AS MODIFIED BY MINOR MODIFICATION CUP
CASE NO. PL24-0002.**

**THESE CONDITIONS OF APPROVAL SUPERSEDE ALL PREVIOUSLY
APPROVED CONDITIONS**

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

I. Planning Division (PL) Conditions

1. Project Description

This Conditional Use Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits two through four of the Planning Director hearing on April 4, 2024, 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 modification to Conditional Use Permit (CUP) LU08-0056 to allow for the continued operation of an existing stealth wireless Communications Facility (WCF) for a 10-year period. The existing WCF includes a stealth monopine tower, 60-feet in height, with antennas for Verizon Wireless. The modification includes the addition of three new panel antennas, upgrading the DC power within the equipment shelter, and removal of any unused equipment.

The WCF is unmanned, except for occasional periodic maintenance visits, and operates 24 hours per day. The WCF does not require water to operate. Access to the site is via Hall Road. No exterior lighting, grading, or new fencing is proposed with the project.

The use, modification, and maintenance of WCF shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Site Maintenance

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

County of Ventura
Planning Director Hearing
PL24-0002
**Exhibit 5 - Conditions of
Approval**

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

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

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

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

3. CUP Modification

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

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

4. Construction Activities

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

5. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

6. Time Limits

a. Use inauguration:

- (1) The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearances 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 Zoning Clearances for construction and use inauguration within one year 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 Clearances, if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
- (3) Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

b. Permit Life or Operations Period: This CUP will expire on **[insert actual date 10 years after approval]**. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

- (1) The Permittee has filed a permit modification application pursuant to Section 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to **[expiration date]**; and

(2) The County decision-maker grants the requested modification.

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

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

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

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

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

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration.

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

8. Notice of CUP Requirements and Retention of CUP Conditions

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

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

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

Timing: Prior to issuance of a Zoning Clearance for 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 Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

9. Recorded Notice of Land Use Entitlement

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

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a “Notice of Land Use Entitlement” form furnished by the Planning Division and the conditions of this CUP, with the deed of the property that is subject to this CUP.

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this CUP.

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

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

10. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Coastal Zoning Ordinance (Section 8183-5) 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:**
Pursuant to the requirements of LU08-0056, the Resource Management Agency created Condition Compliance Case No. CC09-0025 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties. The Planning Division will continue to use Condition Compliance Case No. CC09-0025 to cover the costs associated

with condition compliance review, monitoring, and enforcement activities described in subsection 10.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit:

- (1) A payment of \$500.00 payable to the "County of Ventura" for deposit into condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.
 - (2) A new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC09-0025, in a form provided by the Planning Division, obligating the financially responsible party for continued operation of the WCF to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.
- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

11. Defense and Indemnification

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

- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

12. Invalidation of Condition(s)

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

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

13. Consultant Review of Information and Consultant Work

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

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 10 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

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

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this CUP, nor compliance with the conditions of this CUP, shall relieve the from any responsibility otherwise imposed by law for damage to persons or property.

The Permittee shall obtain a business tax certificate for the operation of the WCF.

15. Contact Person

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

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

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

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

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

16. Reporting of Major Incidents

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

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

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

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

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

17. Change of Permittee

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

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

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s)

of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

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 Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

18. Color/Material/Manufacture Specifications

Purpose: To ensure that the modifications to the existing communication facility are 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. all antennas and visible equipment on the WCF shall be consistent with the stealth elements of the facility and include faux foliage socks to match existing faux foliage on the WCF.
- c. 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;
- d. construct and maintain the site in compliance with the approved plans and photo-simulations; and
- e. provide photos to the Planning Division to verify that the facility is constructed as approved.

Documentation: The Permittee shall provide plans and photo simulations 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 and photo simulations.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the colors and materials of all buildings and structures on building plans for the Planning Division's review and approval. Prior to 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 and photo simulations 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 and photo simulations. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

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

Purpose: In compliance with Section 8111-2.8 and Section 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 Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Environmental Health Division (EHD) Conditions

20. Hazardous Materials/Waste Management (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.

Ventura County Air Pollution Control District (APCD) Conditions

21. Complaint-driven for air pollutant discharges

Purpose: To ensure that discharge of air contaminants (odor, dust, etc.) that may result from site operations are minimized to the greatest extent feasible.

Requirement: Permittee shall operate in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, stated below:

- I. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

Documentation: No documentation is required for the purposes of this condition.

Timing: Throughout the life of the permit.

Reporting and Monitoring: Monitoring and enforcement of nuisance provision is enforceable by APCD on a complaint-driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

22. Hazard Abatement - All grass or brush exposing any structure(s) to fire hazards shall be cleared for a distance of 100 feet prior to construction of any structure and shall be maintained in accordance with VCFPD Ordinance.

23. Hazard Abatement - All grass and brush shall be cleared to a distance of ten (10) feet on each side of all access roads / driveways.

24. Hazard Abatement – All grass and brush shall be cleared to a distance of 30 ft from cell site communication towers.
25. Fire Code Permits – Diesel Generator Storage - Applicant and / or tenant shall obtain all applicable International Fire Code (IFC) permits prior to occupancy or use of any system or item requiring an IFC permit.

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