



## Planning Director Staff Report – Hearing on April 15, 2021

County of Ventura • Resource Management Agency • Planning Division

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

### VERIZON WIRELESS SOMIS ROAD CONDITIONAL USE PERMIT (CUP) CASE NO. PL20-0107

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Conditional Use Permit (CUP) for a 10-year time extension for the continued operation and minor modification of an existing Wireless Communication Facility (WCF) known as Verizon Wireless Site Somis Road (PL20-0107).
2. **Applicant:** Verizon Wireless, 15505 Sand Canyon Avenue, Building “D”, 1<sup>st</sup> Floor, Irvine, CA 92618
3. **Property Owner:** Kirpal Dhaliwal, 8747 Boulder Court, Rancho Cucamonga, CA 91730
4. **Applicant’s Representative:** Core Development Services, c/o Alexander Lew, 3350 E. Birch Street, Suite 250, Brea, CA 92821
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 20-acre project site is located at 6901 Worth Way in the unincorporated area of Ventura County. The Tax Assessor parcel number for the parcel that constitutes the project site is 163-0-020-550.
7. **Project Site Land Use and Zoning Designations:**
  - a. Countywide General Plan Land Use Map Designation: Agricultural
  - b. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)
8. **Adjacent Zoning and Land Uses/Development:**

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
East	AE-40 ac	Agricultural Uses
South	AE-40 ac	Agricultural Uses
West	AE-40 ac	Agricultural Uses

**9. History:** The subject property is owned by Kirpal Dhaliwal and is located off Worth Way on a private dirt road which is maintained by the property owner. The site is currently developed with agricultural operations and a single-family residence. The existing Verizon WCF that is the subject of this CUP has been in operation since 2001.

In February of 2001, CUP No. 5158 was approved for the construction, operation and maintenance of an unmanned telecommunications facility operated by Verizon Wireless. The facility consisted of a 232-square-foot equipment shelter with two directional antennas and one microwave dish mounted to pipe columns adjacent to the equipment shelter with one GPS antenna mounted on the roof. Also approved under the CUP was the construction of two, four-foot high antennas, mounted on one, 20-foot support column and located 45 feet east of the equipment shelter. This permit had a 10-year expiration date which ended on February 26, 2011.

On July 29, 2010, CUP LU09-0117 was approved for the continued use, operation, and maintenance of the existing WCF and the addition of an emergency backup generator. This permit extended the expiration date until February 26, 2021.

**10. Project Description:** The applicant requests that a CUP be granted to authorize the minor modification, continued use, operation, and maintenance of a Wireless Communication Facility consisting of the following (Exhibit 2, Site Plans):

- Replace two (2) existing 21-foot tall monopoles with two (2) 24-foot tall monopoles;
- Replace four (4) 6-foot tall panel antennas with four (4) 8-foot tall panel antennas;
- Pole mounted equipment below the antennas;
- 234-square-foot prefabricated equipment enclosure;
- 774-square-foot fenced lease area.

The WCF will be unmanned, except for occasional periodic maintenance visits, and will operate 24 hours a day, 365 days per year. Access to the facility is available from Worth Way, a public, paved road and up a private dirt roadway. Water service is not required to operate or maintain the proposed project, and no exterior lighting or grading is proposed.

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

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project includes the continued use, operation, and maintenance of an existing WCF. The proposed project qualifies for Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

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

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

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

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

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

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

- 1. LU-6.1 Agricultural Buffers:** *The County shall require non-agricultural land uses adjacent to agricultural uses to incorporate adequate buffers (e.g., fences, setbacks) to limit conflicts with adjoining agricultural operations.*

The existing facility is located within an existing orchard on the subject property. All ground mounted equipment is installed within an equipment building which limits conflicts with adjoining agricultural operations. No conflict with the adjoining agricultural operations will occur with the continuation of the project. Thus, no buffers are warranted.

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

- 2. LU-8.2 Land Uses Appropriate for the Agricultural Land Use Designation:** *The County shall ensure that land designated as Agricultural is used for the production of food, fiber, and ornamentals; animal husbandry and care; uses accessory to agriculture; and limited temporary or public uses which are consistent with agricultural or agriculturally related uses.*

The existing WCF is located within an existing orchard and no agricultural designated lands are proposed to be removed from operation for the implementation of the project. The location of the WCF does not interfere with the existing agricultural related uses on site.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-8.2.

- 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 facility is designed to have the least amount of visual impact while ensuring the adequate provision of public facilities and services. The site poles and existing equipment are painted green to blend in with the vegetation on site and the facility is not prominently visible from offsite. The WCF provides wireless telecommunication services to the surrounding area and is compatible with the neighboring uses.

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

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

The existing WCF is located on the property at a location that is not prominently visible from offsite. The compact design and color of the facility helps it blend in with the surrounding vegetation. No new land use conflicts would occur with the continued use of the WCF.

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

- 5. PFS-7.1 Accessible Public Utilities:** *The County shall work with utility companies and service providers to ensure that gas, electric, broadband, cellular mobile communications, cable television, and telephone utility transmission lines*

*are located appropriately to provide for adequate services throughout the unincorporated area.*

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

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

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

The existing WCF provides service to the unincorporated Somis area and provides high quality access to cellular mobile communications. The continued use of the facility and ability to add additional antennas ensures that the residents and businesses will maintain a high quality of service.

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

- 7. 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 State's Important Farmland Inventory is planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.*

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

Based on the above discussion, the proposed project is consistent with General Plan Policy AG-1.2.

- 8. 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.*

The existing WCF does not conflict with the adjacent agricultural designated lands or agricultural uses of those lands. The antennas are mounted on the existing support poles and all ground mounted equipment is located within and

existing equipment building. No new conflicts will occur with the implementation of the proposed project.

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

**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 AE zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with this requirement.

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

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

Special Use Standard	Complies?
<p><b>Section 8107-45.4(f)(4)(e), Maximum Antenna Height:</b></p> <p><i>Flush-mounted wireless communication facilities shall not extend above the building height. If mounted on a structure other than a building, such as a light pole or utility pole, the antennas shall not extend more than 5 feet above the structure.</i></p>	<p>Yes, the design of the proposed project involves the minor modification and continued use of a WCF with a maximum height of 24' above grade level.</p>
<p><b>Section 8107-45.4(n), Accessory Equipment:</b></p> <p><i>All accessory equipment associated with the operation of a wireless communication facility shall be located and screened to prevent the facility from being prominently visible from a public viewpoint to the maximum extent feasible.</i></p>	<p>Yes, none of the accessory equipment is visible from offsite.</p>
<p><b>Section 8107-45.4(o), Colors and Materials:</b></p> <p><i>All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.</i></p>	<p>Yes, the facility uses colors that blend into the surroundings. No reflective materials will be used.</p>
<p><b>Section 8107-45.4(p), Noise:</b></p> <p><i>All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.</i></p>	<p>Yes, the WCF will always be operated and maintained to comply with the Ventura County noise standards.</p>
<p><b>Section 8107-45.4(r), Security:</b></p> <p>1. <i>Each Facility shall be designed to prevent unauthorized</i></p>	<p>Yes, the facility is enclosed within an existing equipment building which prevents access and</p>

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

Special Use Standard	Complies?
<p><i>access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations or visual blight. The approving authority may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism.</i></p> <p>2. <i>All fences shall be constructed of materials and colors that blend in with the existing setting. The use of a chain link fence is prohibited within areas designated as Urban and Existing Community in the General Plan, and areas that are prominently visible from a public viewpoint, unless the chain link fence is fully screened.</i></p>	<p>vandalism to the project site. No new fencing is proposed as part of this project.</p>
<p><b>Section 8107-45.4(s), Lighting:</b></p> <p>1. <i>No facility may be illuminated unless specifically required by the FAA or other government agency.</i></p> <p>2. <i>Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife.</i></p>	<p>Yes, the existing WCF is not illuminated.</p>
<p><b>Section 8107-45.4(t), Signage:</b></p> <p><i>A permanent, weather-proof identification sign, subject to Planning Director approval, shall be displayed in a prominent location such as on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the facility operator(s) and type of use, provide the operator's address, FCC-adopted standards, and specify a 24-hour telephone number at which the operator can be reached during an emergency.</i></p>	<p>Yes, the equipment shelter includes signage indicating all necessary information related to the operation of the facility.</p>
<p><b>Section 8107-45.4(u), Access Roads:</b></p> <p>1. <i>Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</i></p> <p>2. <i>Wireless communication facility sites shall minimize the construction of new access roads, particularly when such roads are located in areas with steep slopes, agricultural resources, or biological resources as determined by the County's Initial Study Assessment Guidelines. When required, new access roads shall be designed to meet standards established by the Ventura County Public Works Agency and Ventura County Fire Department District.</i></p>	<p>Yes, the proposed WCF is accessed by an existing public road to a private access road, maintained by the property owner, to the WCF location. No new roads are proposed with this project.</p>

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

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

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

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

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

The existing WCF that is the subject of this CUP application has been in operation since 2001. The continued use and minor modification of this WCF will not alter the appearance of the site or the character of the land uses in the area. No new impact on public views will result from the continued operation of the WCF.

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

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

As discussed in Section E.2 above, the proposed project involves the continued use and minor modification of an existing WCF on the subject property. No adverse effect on neighboring properties or ongoing uses has been identified that would result from the proposed project. Implementation of the conditions of approval (Exhibit 3) will ensure the compatibility of the project with the ongoing uses in the vicinity.

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

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

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

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

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

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

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

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

The subject property is a legal lot created by means of Parcel Map (18 PM 36) recorded in the Ventura County Recorder's Office on April 1, 1975.

Based on the discussion above, this finding can be made

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

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

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

## **F. PLANNING DIRECTOR HEARING NOTICE**

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), NCZO (Section 8111-3.1). On April 3, 2021, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On April 8, 2021, the Planning Division placed a legal ad in the *Ventura County Star*.

## **G. RECOMMENDED ACTIONS**

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto and has considered all comments received during the public comment process;

2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a Minor Modification of a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** CUP Case No. PL20-0107, subject to the conditions of approval (Exhibit 3).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

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

Prepared by:

Reviewed by:

*Thomas Chaffee*



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Thomas Chaffee, Case Planner  
Commercial and Industrial Permits Section  
Ventura County Planning Division

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

**EXHIBITS:**

- Exhibit 2 Site Plans
- Exhibit 3 Draft Conditions of Approval
- Exhibit 4 Site Maps

VERIZON WIRELESS (VAW) LLC,  
d/b/a



SITE NAME:

**SOMIS RD**

**AWS3/PCS-LTE/850-LTE ADDITION & 700 CONVERSION  
(MTX 41-BSC 3)**

ADDRESS:

**6901 WORTH WAY  
CAMARILLO, CA 93012**



15505 SAND CANYON AVENUE BUILDING "D"  
1ST FLOOR IRVINE, CA 92618



Tectonic Engineering Consultants  
1420 Bristol Street North  
Suite 210 Newport Beach, CA 92660  
Phone: (949) 502-8555  
(800) 829-6531  
www.tectonicengineering.com

WORK ORDER NUMBER: 8453.34  
DRAWN BY: GJC

NO.	DATE	ISSUE
0	8/08/17	FOR COMMENT
1	10/24/17	PER COMMENTS
2	2/8/18	PER REVISED RFDS

RELEASED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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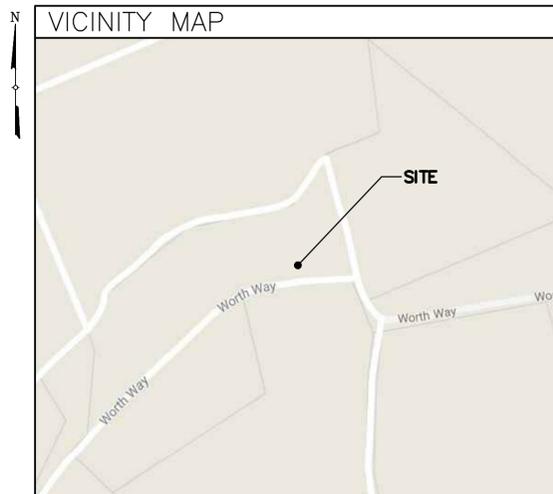
ORIGINAL SIZE IN INCHES

**SITE INFORMATION**  
SOMIS RD  
PN: 20171591952  
LC: 117235

**SITE ADDRESS**  
6901 WORTH WAY  
CITY OF CAMARILLO  
VENTURA COUNTY  
CA 93012

**SHEET TITLE**  
TITLE SHEET

**SHEET NUMBER**  
T-1



PROJECT SUMMARY	
PROJECT NUMBER:	20171591952
LOCATION CODE:	117235
SITE ADDRESS:	6901 WORTH WAY
MUNICIPALITY:	CITY OF CAMARILLO
COUNTY:	VENTURA COUNTY
TAX MAP NUMBER:	163-0-020-550
COORDINATES (NAD83):	N 34° 15' 12.00" W 118° 58' 22.36"
ELEVATION (NAVD88):	689'± AMSL
<b>ZONING DATA</b>	
ZONING DESIGNATION:	AGRICULTURAL EXCLUSIVE /TELECOMMUNICATIONS
EXISTING SITE USE:	AGRICULTURAL EXCLUSIVE /TELECOMMUNICATIONS

SHEET INDEX	
SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	OVERALL SITE PLAN
C-2	DETAIL SITE PLAN
C-3A	SOUTHWEST ELEVATIONS
C-3B	NORTHWEST ELEVATIONS
C-4	ANTENNA ORIENTATION PLANS
C-5	EQUIPMENT SCHEDULES & CONNECTION DETAILS
C-6	CONNECTION DETAILS

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

**CODE COMPLIANCE**

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

- 2016 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA EXISTING BUILDING CODE
- LOCAL BUILDING CODE(S)
- CITY AND/OR COUNTY ORDINANCES
- ANSI/TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

**INSPECTIONS**

SPECIAL INSPECTIONS ARE REQUIRED FOR THE TYPES OF WORK DESCRIBED BELOW:  
NONE

PROPRIETARY INFORMATION NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT.

**PROJECT DESCRIPTION**

MODIFICATION TO AN EXISTING VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY TO CONSIST OF THE FOLLOWING:

- REMOVE FOUR (4) EXISTING ANTENNAS
- REMOVE TWO (2) RRUS W/A2 PACKS
- REMOVE TWO (2) 1064 RAYCAP UNITS
- REMOVE FOUR (4) 7/8" COAX
- REMOVE TWO (2) 2x4 SECTOR HYBRIDS
- INSTALL FOUR (4) PROPOSED ANTENNAS
- INSTALL TWELVE (12) NEW RRUS
- INSTALL EIGHT (8) DIPLEXERS
- INSTALL FOUR (4) COMBINERS
- INSTALL ONE (1) PROPOSED 3315 RAYCAP AT ALPHA SECTOR
- INSTALL ONE (1) PROPOSED 6x12 HYBRID CABLE
- TRIM TREE BRANCHES AT ALPHA SECTOR AS NEEDED
- REPLACE (2) EXISTING ANTENNA POLES W/ (2) NEW 24' ANTENNA POLES, 1 AT EACH SECTOR

**DO NOT SCALE DRAWINGS**

THESE DRAWINGS ARE FORMATTED FOR 22"x34". OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

**DIRECTIONS**

DIRECTIONS TO SITE:  
FROM VERIZON IRVINE OFFICE:  
MERGE ONTO I-5 N. AND FOLLOW 36.0± MILES. KEEP LEFT AT FORK, CONTINUE ON US-101 N, FOLLOW FOR 52.6± MILES. TAKE EXIT 52 AND TURN RIGHT ONTO SANTA ROSA RD AND FOLLOW FOR 1.0± MILES. TURN LEFT ONTO WOODCREEK RD, TURN RIGHT ON UPLAND RD, THE LEFT ONTO WORTH WAY SIGHT LOCATION IS ON THE LEFT.

PROJECT TEAM	
<b>PROPERTY OWNER</b>	<b>SITE ACQUISITION</b>
KIRPAL DHALIWAL 8747 BOULDER CT RANCHO CUCAMONGA CA, 91730	CORE DEVELOPMENT SERVICES 3350 E. BIRCH ST, SUITE 250 BREA, CA 92821 (714) 729-8404
<b>APPLICANT</b>	
VERIZON WIRELESS 15505 SAND CANYON AVE. BUILDING "D", 1st FLOOR IRVINE, CA 92618 CONTACT: PROPERTY MANAGEMENT PHONE: (907) 286-7000	
<b>ENGINEER</b>	
TECTONIC ENGINEERING CONSULTANTS 1420 BRISTOL STREET NORTH, SUITE 200 NEWPORT BEACH, CA 92660 (949) 502-8555	

VERIZON WIRELESS RF DESIGN = OCTOBER 31, 2017

OVERALL STRUCTURE HEIGHT = 24'-0"

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

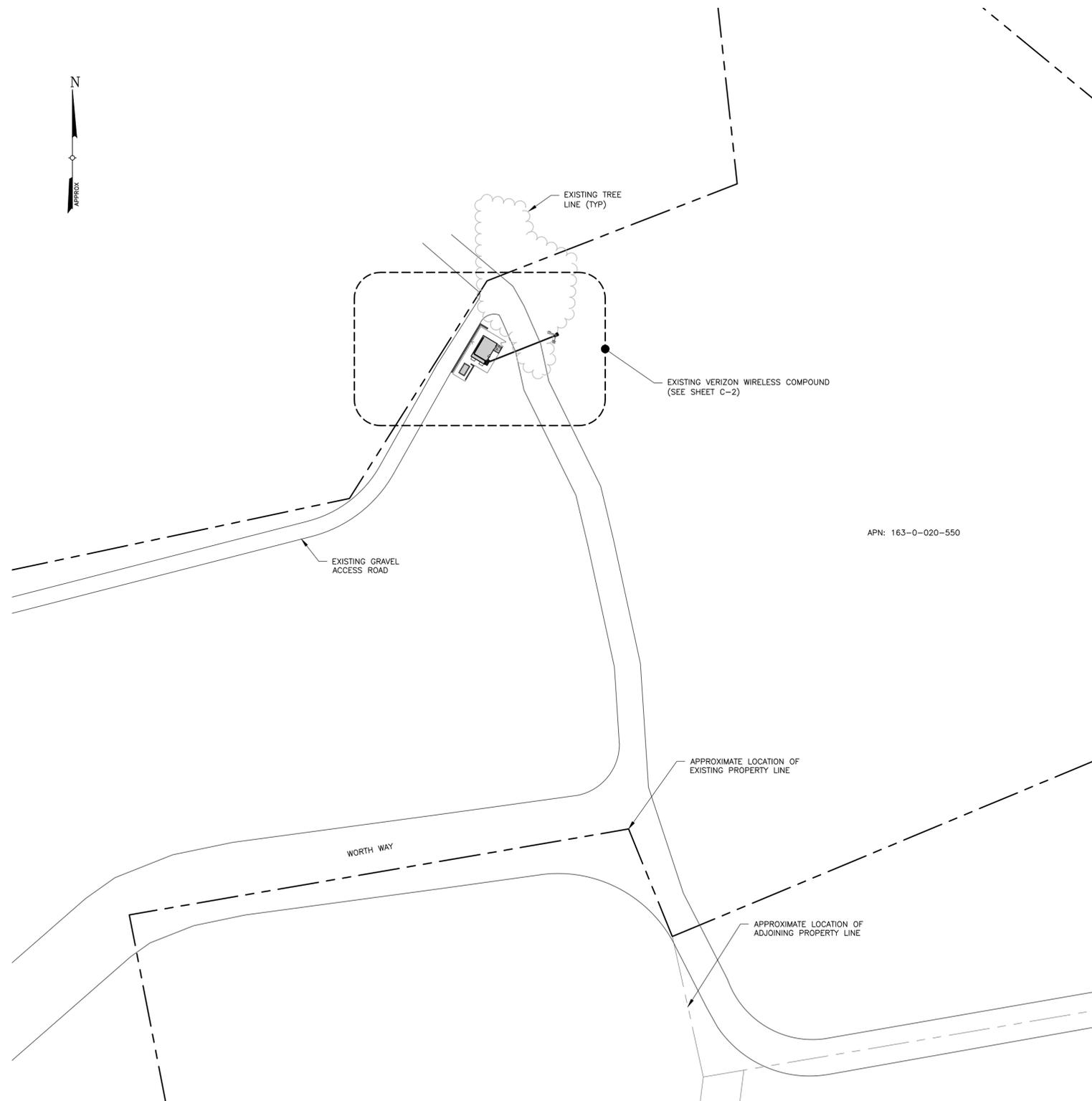
**GENERAL NOTES**

1. THIS PROJECT CONCERNS THE INSTALLATION, MAINTENANCE, AND OPERATION OF A PUBLIC UTILITY/PERSONAL WIRELESS SERVICE.
2. THE PROPOSED UPGRADE IS UNMANNED AND DOES NOT REQUIRE A MEANS OF WATER SUPPLY, SEWAGE DISPOSAL, OR HANDICAPPED ACCESS.
3. THE PROPOSED UPGRADE IS MINIMAL, WILL CREATE NEGLIGIBLE ADDITIONAL STORMWATER RUNOFF, AND WILL, THEREFORE, NOT IMPACT THE EXISTING STORMWATER DRAINAGE SYSTEM.
4. THE PROPOSED UPGRADE DOES NOT INCLUDE OUTDOOR STORAGE, SOLID WASTE RECEPTACLES, OR PLUMBING.
5. ADEQUATE PARKING EXISTS FOR ONE VEHICLE FOR MAINTENANCE OR EMERGENCY SERVICE ONCE A MONTH.
6. THERE ARE NO NEW STREETS, CURBS, SIDEWALKS, OR WALKWAYS PROPOSED.
7. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS UPGRADE.

**SITE NOTES**

1. ALL WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. DEBRIS AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA (DIGALERT) BY DIALING 811 PRIOR TO EXCAVATION AT SITE
- CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION
- ALL EXCAVATION WORK WITHIN 36" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE DONE BY HAND EXCAVATION METHODS



NOTE:  
SITE INFORMATION BASED ON A SITE VISIT PERFORMED BY TECTONIC ENGINEERING CONSULTANTS, CONDUCTED ON 7/24/17, AND DRAWINGS BY DERRA DESIGN, INC. DATED, 04/10/14.

**1**  
**C-1** **OVERALL SITE PLAN**  
SCALE: 1" = 50' (22x34 SIZE)  
1" = 100' (11x17 SIZE)



15505 SAND CANYON AVENUE BUILDING "D"  
1ST FLOOR IRVINE, CA 92618



**Tectonic**  
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.  
Tectonic Engineering Consultants  
1420 Bristol Street North  
Suite 210 Newport Beach, CA 92660  
Phone: (949) 502-8555  
(800) 829-6531  
www.tectonicengineering.com

WORK ORDER NUMBER: 8453.34  
DRAWN BY: GJC

NO.	DATE	ISSUE
0	8/08/17	FOR COMMENT
1	10/24/17	PER COMMENTS
2	2/8/18	PER REVISED RFDS

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ORIGINAL SIZE IN INCHES

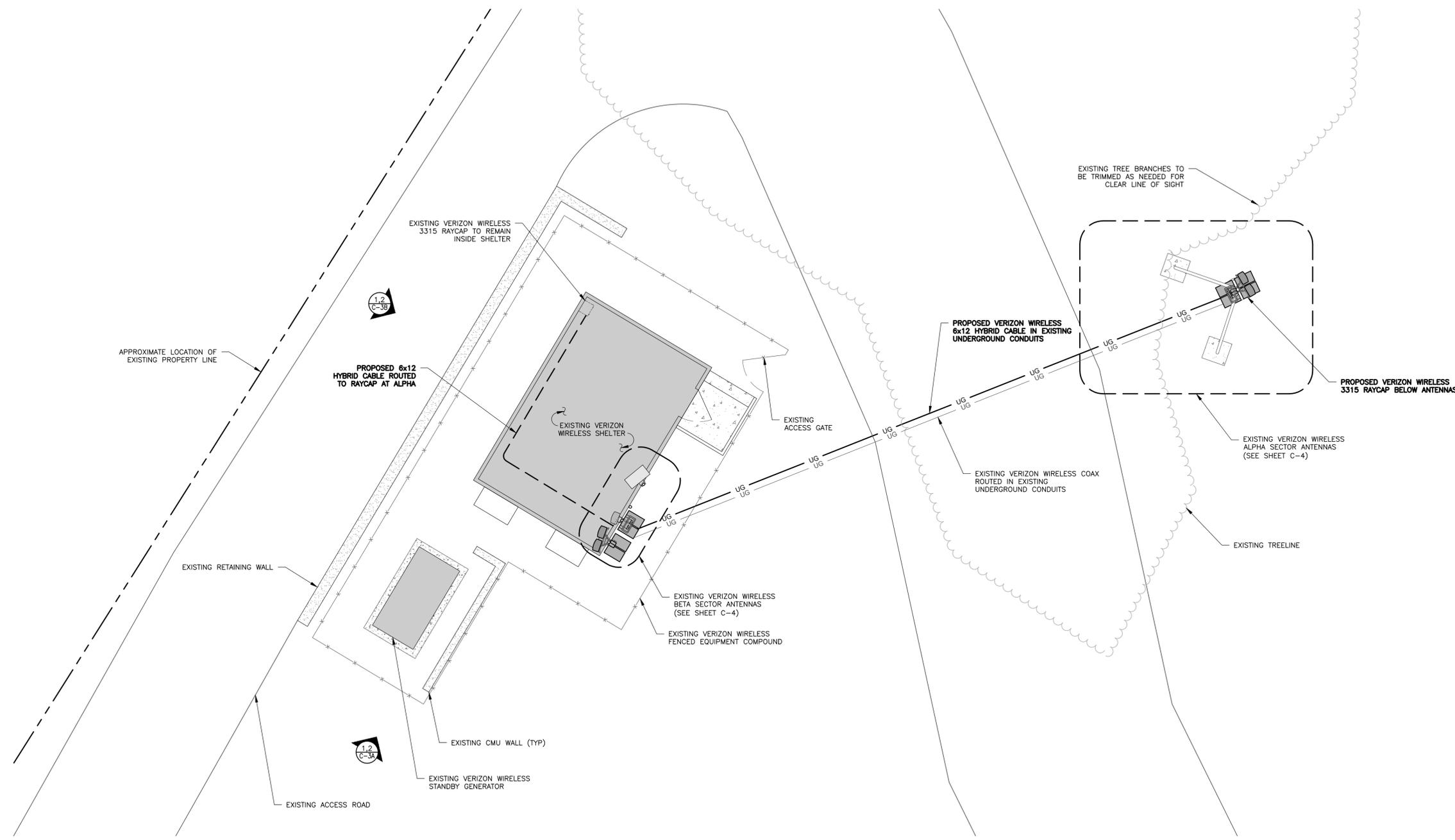
**SITE INFORMATION**  
SOMIS RD  
PN: 20171591952  
LC: 117235

**SITE ADDRESS**  
6901 WORTH WAY  
CITY OF CAMARILLO  
VENTURA COUNTY  
CA 93012

**SHEET TITLE**  
OVERALL SITE PLAN

**SHEET NUMBER**

**C-1**



NOTE:  
 SITE INFORMATION BASED ON A SITE VISIT PERFORMED BY TECTONIC ENGINEERING CONSULTANTS,  
 CONDUCTED ON 7/24/17, AND DRAWINGS BY DERRA DESIGN, INC. DATED, 04/10/14.

**1**  
**C-2**  
**DETAIL SITE PLAN**  
 SCALE: 1" = 5' (22x34 SIZE)  
 1" = 10' (11x17 SIZE)



15505 SAND CANYON AVENUE BUILDING "D"  
 1ST FLOOR IRVINE, CA 92618



Tectonic Engineering Consultants  
 1420 Bristol Street North  
 Suite 210 Newport Beach, CA 92660  
 Phone: (949) 502-8555  
 (800) 828-6531  
 www.tectonicengineering.com

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 VENTURA COUNTY  
 CA 93012

**SHEET TITLE**  
 DETAIL SITE PLAN

**SHEET NUMBER**

**C-2**

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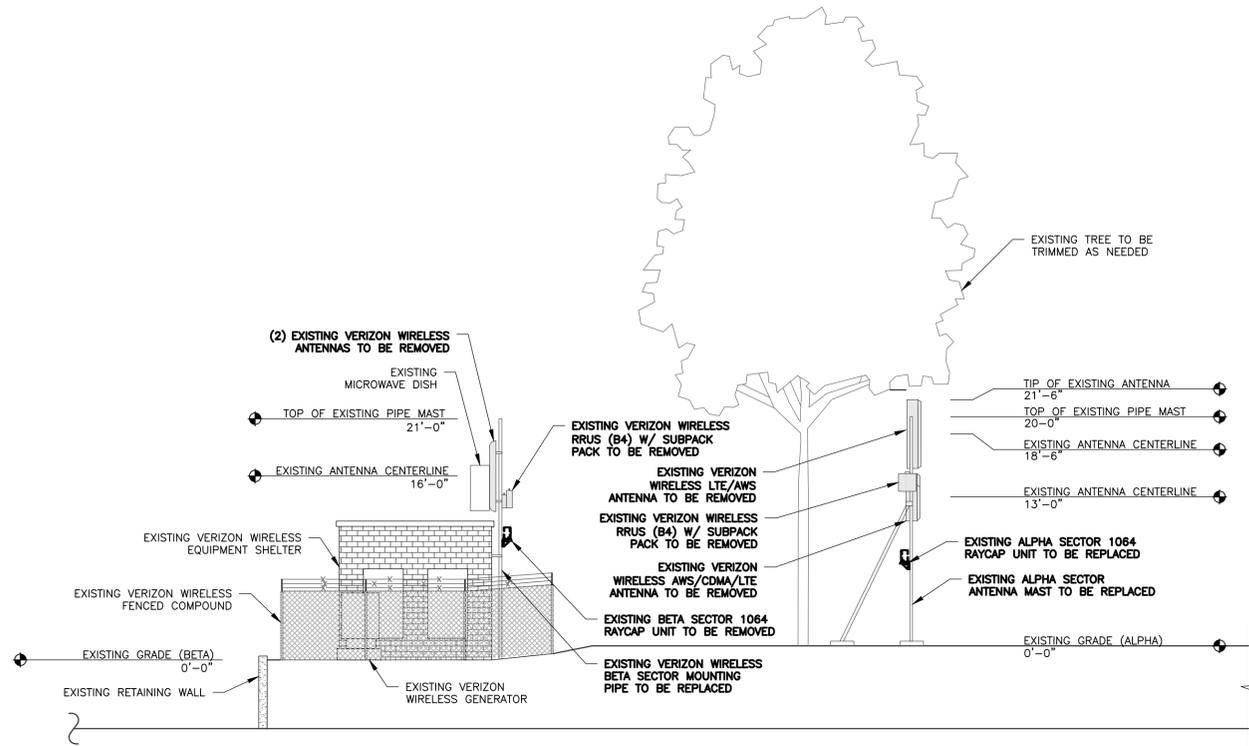
6901 WORTH WAY  
CITY OF CAMARILLO  
VENTURA COUNTY  
CA 93012

**SHEET TITLE**

SOUTHWEST ELEVATIONS

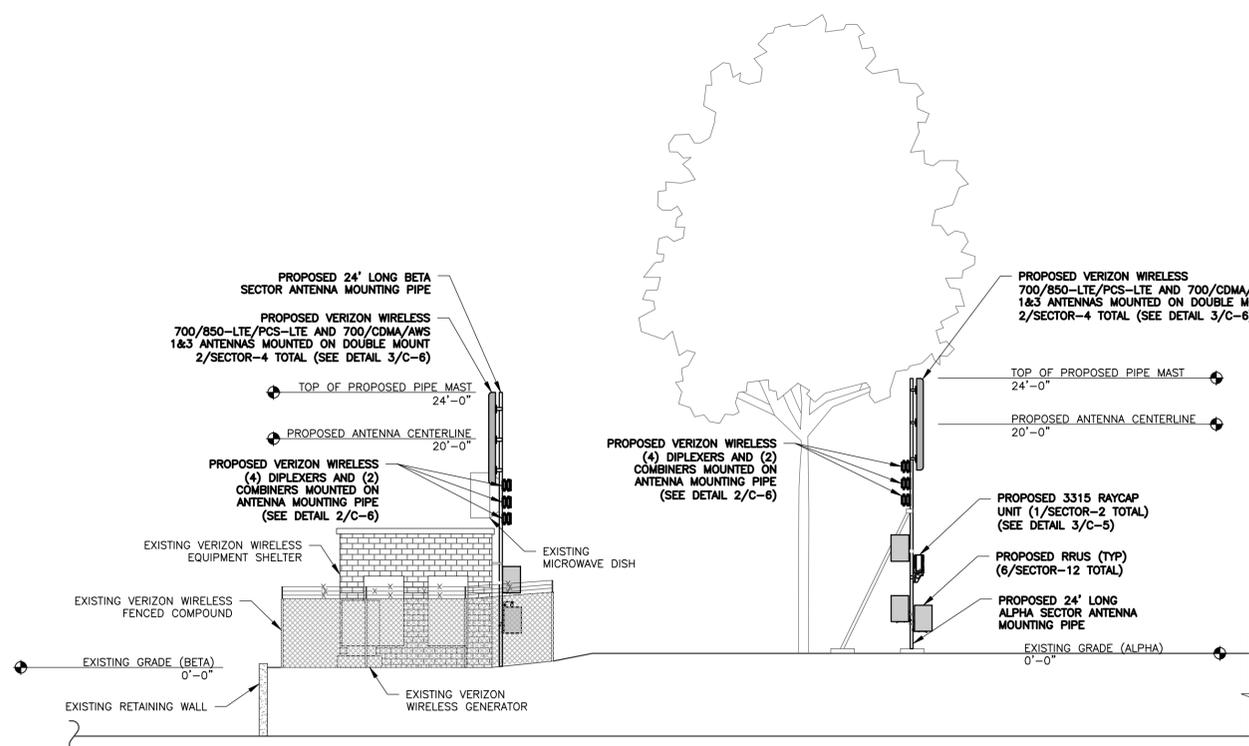
**SHEET NUMBER**

**C-3A**



**1 EXISTING SOUTHWEST ELEVATION**

SCALE: 1" = 8' (22x34 SIZE)  
1" = 16' (11x17 SIZE)



**2 PROPOSED SOUTHWEST ELEVATION**

SCALE: 1" = 5' (22x34 SIZE)  
1" = 10' (11x17 SIZE)



15505 SAND CANYON AVENUE BUILDING "D"  
1ST FLOOR IRVINE, CA 92618



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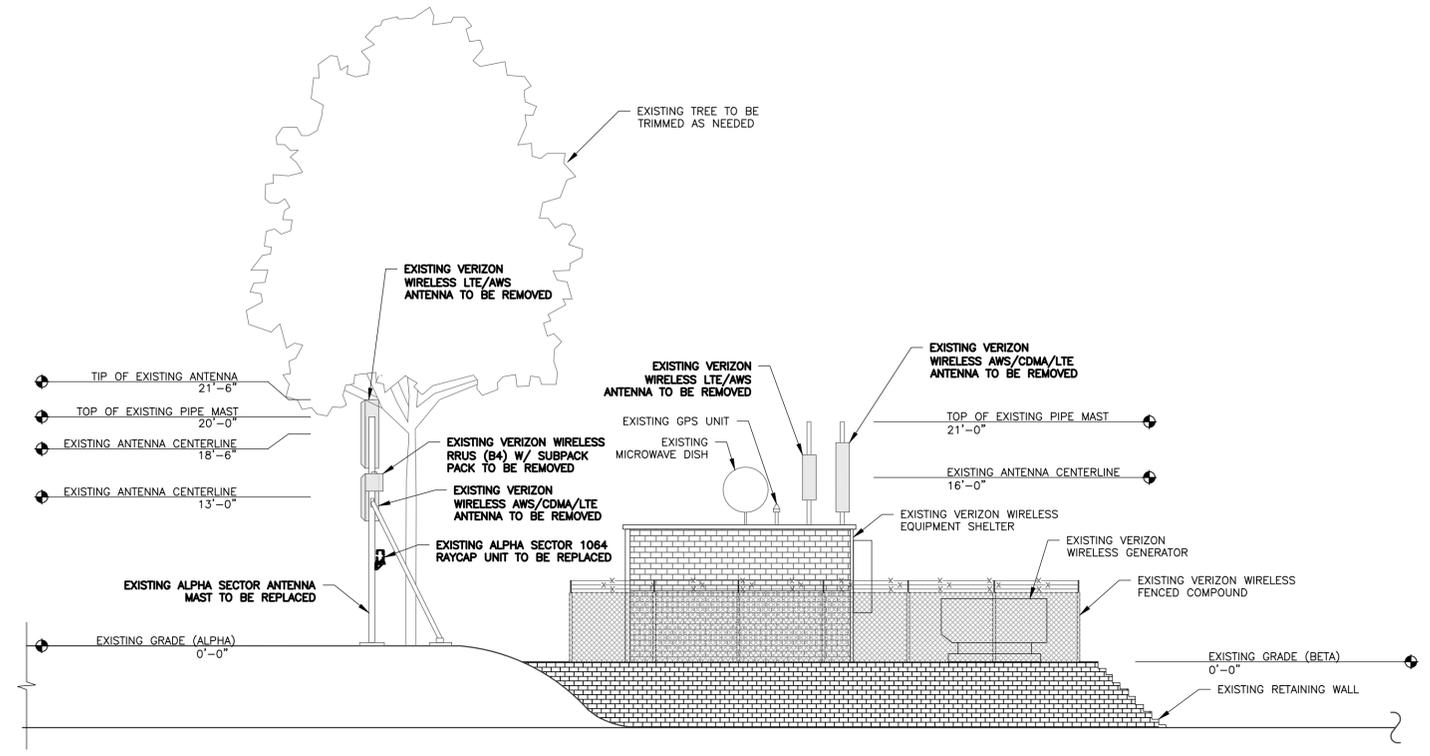
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LC: 117235

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CITY OF CAMARILLO  
VENTURA COUNTY  
CA 93012

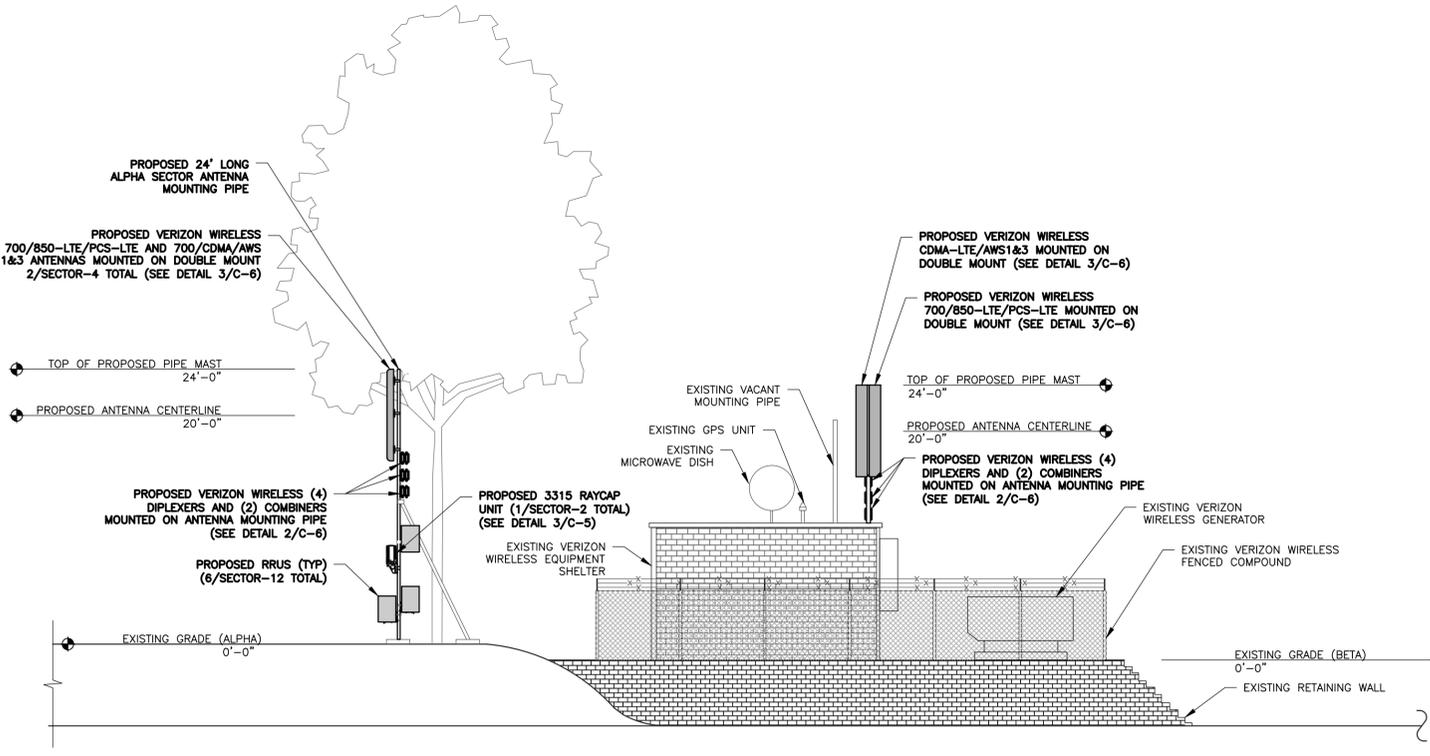
SHEET TITLE  
NORTHWEST ELEVATIONS

SHEET NUMBER

C-3B



1 EXISTING NORTHWEST ELEVATION  
SCALE: 1" = 8' (22x34 SIZE)  
1" = 16' (11x17 SIZE)



2 PROPOSED NORTHWEST ELEVATION  
SCALE: 1" = 5' (22x34 SIZE)  
1" = 10' (11x17 SIZE)



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1ST FLOOR IRVINE, CA 92618



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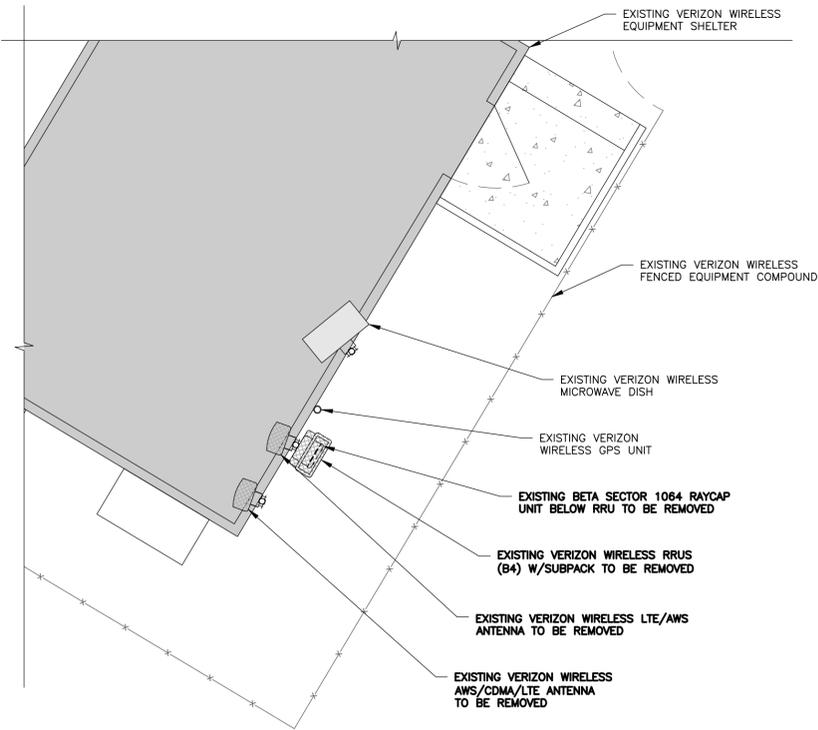
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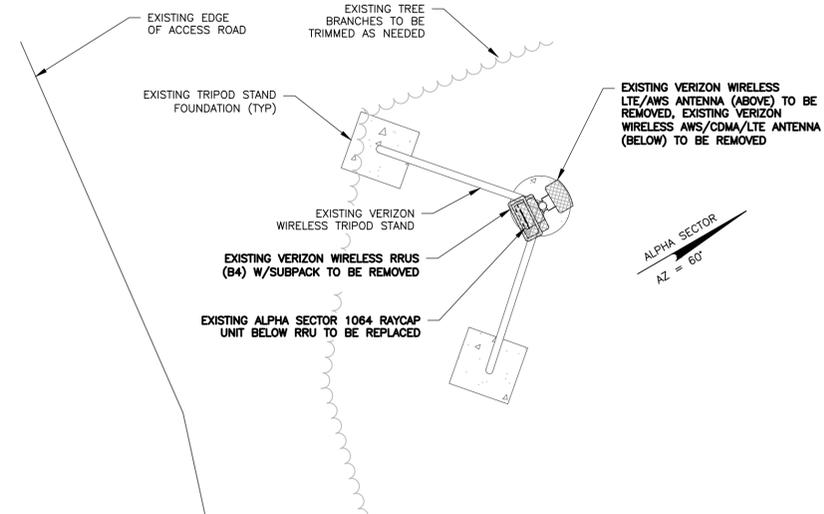
SHEET TITLE  
ANTENNA ORIENTATION PLANS

SHEET NUMBER

C-4

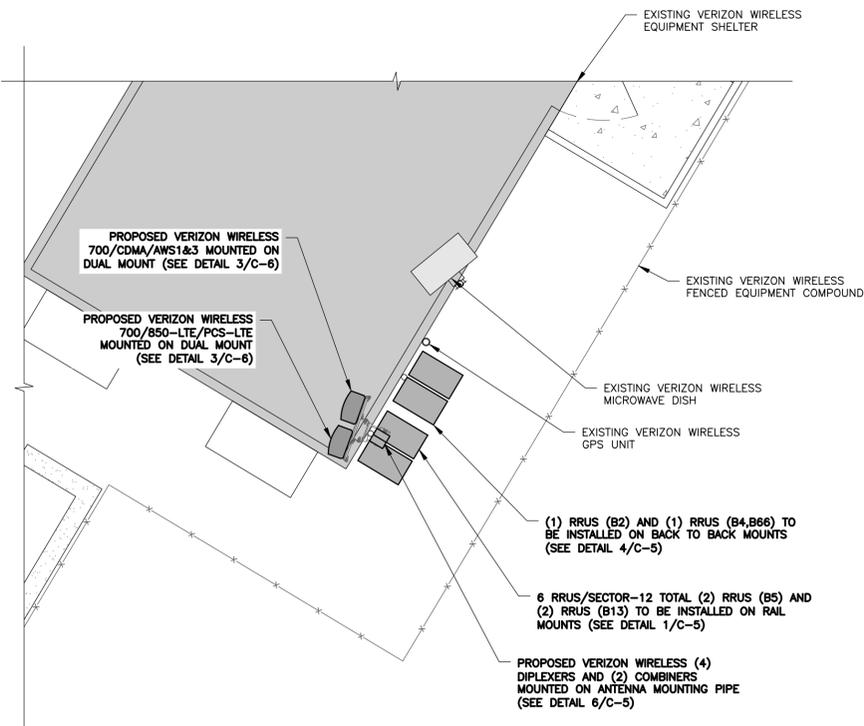


BETA SECTOR

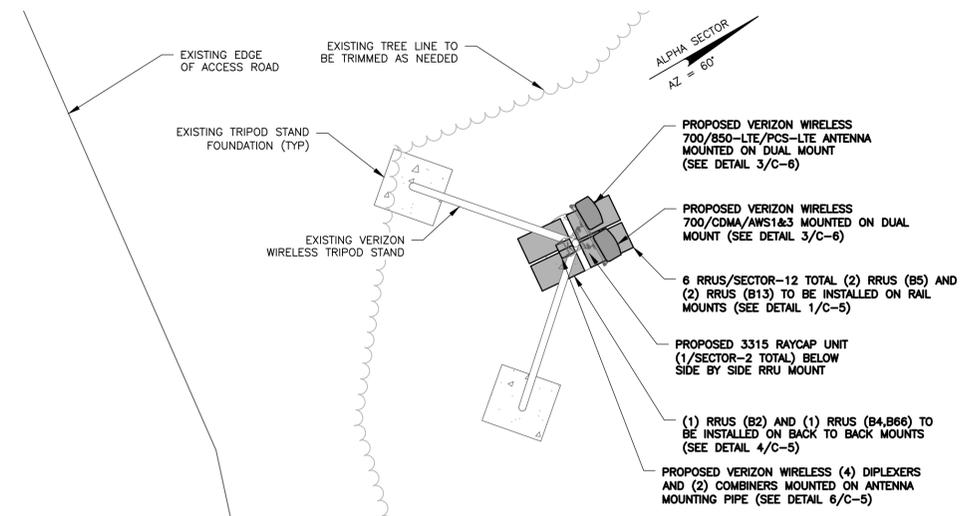


ALPHA SECTOR

1 EXISTING ANTENNA ORIENTATION PLAN  
SCALE: 1" = 3' (22x34 SIZE)  
1" = 6' (11x17 SIZE)



BETA SECTOR



ALPHA SECTOR

2 PROPOSED ANTENNA ORIENTATION PLAN  
SCALE: 1" = 3' (22x34 SIZE)  
1" = 6' (11x17 SIZE)

### ANTENNA AND CABLE SCHEDULE

SECTOR	STATUS	FREQUENCY	ANTENNA DATA	MECHANICAL DOWN TILT	ELECTRICAL DOWN TILT	AZIMUTH (TRUE NORTH)	# OF ANTENNAS PER SECTOR	ANTENNA Ø HEIGHT (AGL)	# OF CABLES
ALPHA	PROPOSED	700/850-LTE/PCS-LTE	COMMSCOPE NHH-65C-R2B 96" x 11.9" x 7.1", 51.6 LBS	0°	6°/6°/2'	60°	1	20'	JUMPER FROM RRH
ALPHA	PROPOSED	700/CDMA/AWS 1&3	COMMSCOPE NHH-65C-R2B 96" x 11.9" x 7.1", 51.6 LBS	0°	6°/6°/2'	60°	1	20'	JUMPER FROM RRH
BETA	PROPOSED	700/850-LTE/PCS-LTE	COMMSCOPE NHH-65C-R2B 96" x 11.9" x 7.1", 51.6 LBS	0°	6°	290°	1	20'	JUMPER FROM RRH
BETA	PROPOSED	700/CDMA/AWS 1&3	COMMSCOPE NHH-65C-R2B 96" x 11.9" x 7.1", 51.6 LBS	0°	6°	290°	1	20'	JUMPER FROM RRH

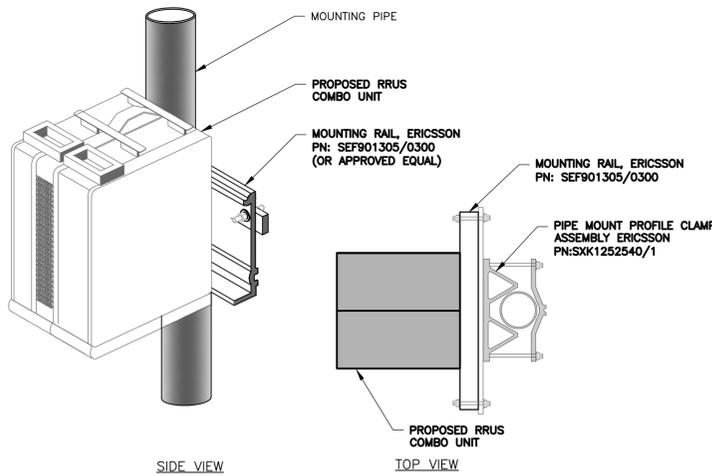
NOTES:  
 1. CONTRACTOR TO TAG COAX CABLE AT BOTH ENDS WITH ANTENNA DESIGNATION AS PER COLOR CODING SHEET PROVIDED BY VERIZON WIRELESS AND AS DIRECTED BY VERIZON WIRELESS EQUIPMENT ENGINEER.  
 2. ANTENNA AND COAXIAL SCHEDULE BASED ON AN RF ANTENNA DESIGN SHEET--DATA RECEIVED FROM THE RF ENGINEER, DATED OCTOBER 31, 2017

### RRUS/RAYCAP AND HYBRID SCHEDULE

SECTOR	STATUS	UNITS	UNIT DATA	# OF UNITS	CABLE TYPE	# OF CABLES
ALPHA	PROPOSED	DC-3315 RAYCAP	19.18" x 15.73" x 10.25", 32 LBS	1	HYBRIFLEX	1
ALPHA	PROPOSED	RRUS (B5)	28" x 19" x 14", 105 LBS	2	POWER/FIBER CABLE FROM RAYCAP	2
ALPHA	PROPOSED	RRUS (B13)	28" x 19" x 14", 105 LBS	2	POWER/FIBER CABLE FROM RAYCAP	2
ALPHA	PROPOSED	RRUS (B2)	28" x 19" x 14", 105 LBS	1	POWER/FIBER CABLE FROM RAYCAP	1
ALPHA	PROPOSED	RRUS (B4, B66)	28" x 19" x 14", 105 LBS	1	POWER/FIBER CABLE FROM RAYCAP	1
BETA	PROPOSED	RRUS (B5)	28" x 19" x 14", 105 LBS	2	POWER/FIBER CABLE FROM CABINET	2
BETA	PROPOSED	RRUS (B13)	28" x 19" x 14", 105 LBS	2	POWER/FIBER CABLE FROM CABINET	2
BETA	PROPOSED	RRUS (B2)	28" x 19" x 14", 105 LBS	1	POWER/FIBER CABLE FROM CABINET	1
BETA	PROPOSED	RRUS (B4, B66)	28" x 19" x 14", 105 LBS	1	POWER/FIBER CABLE FROM CABINET	1

### ANTENNA MOUNTING NOTES

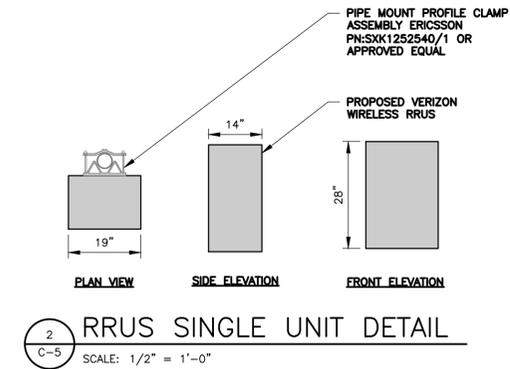
- THE DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO ANSI/TIA-222-G-2005 "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS", THE CALIFORNIA STATE BUILDING CODE AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
- ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
- ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
- DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
- ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH DOUBLE NUTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DESIGN OF THE ANTENNA MOUNTING BRACKETS, SUPPORTS, AND ALL COMPONENTS THEREOF AND ATTACHMENT THERETO SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. MANUFACTURER SHALL PROVIDE THE OWNER WITH DRAWINGS DETAILING ALL COMPONENTS OF THE ASSEMBLY, INCLUDING CONNECTIONS, DESIGN LOADS, AND ALL OTHER PERTINENT DATA. MANUFACTURER SHALL ALSO PROVIDE THE OWNER WITH A STATEMENT OF COMPLIANCE, INDICATING THAT THE ANTENNA SUPPORTS HAVE BEEN DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G-2005 STANDARDS. ALL SUBMISSIONS SHALL BEAR THE SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA.



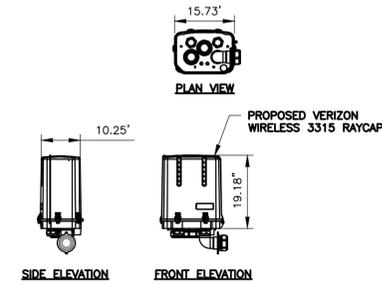
ERICSSON RRU RAIL MOUNT (THIS IS FOR REFERENCE)

PART NO.	DIM. (MM)	MAX NO. OF RRUS
SEF901305/0108	208x45x180	1
SEF901305/0300	208x45x300	3
SEF901305/0450	208x45x450	4
SEF901305/1100	208x45x1100	9

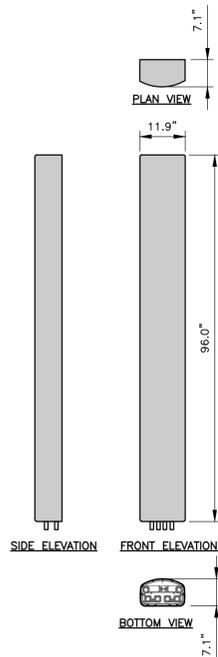
1 RRUS COMBO UNIT DETAIL  
 SCALE: NTS



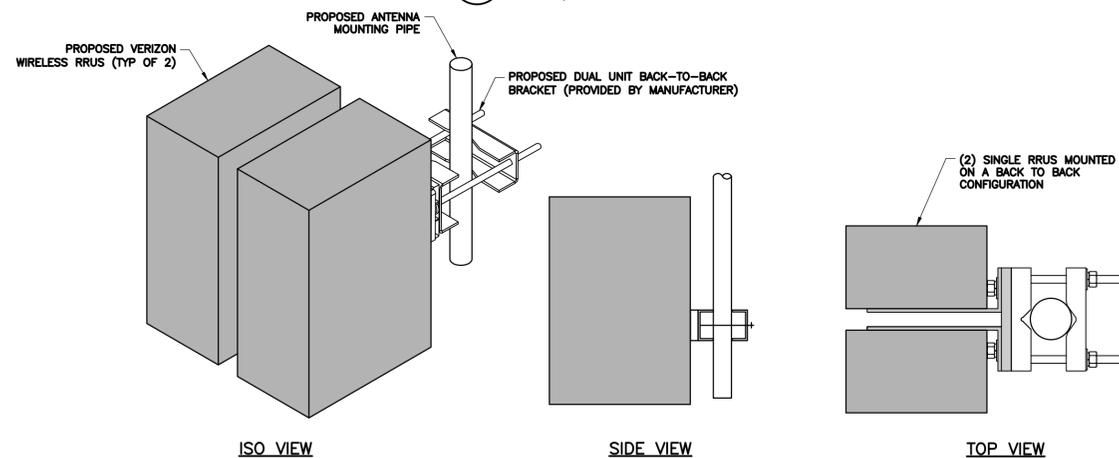
2 RRUS SINGLE UNIT DETAIL  
 SCALE: 1/2" = 1'-0"



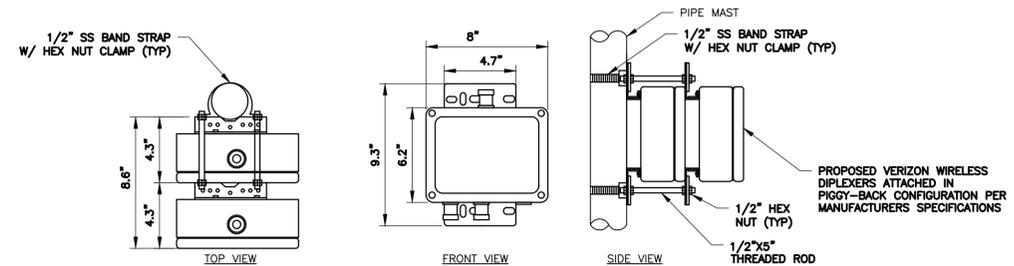
3 RAYCAP DETAIL  
 SCALE: 1/2" = 1'-0"



5 ANTENNA DETAIL  
 SCALE: 1/2" = 1'-0"



4 BACK TO BACK MOUNT DETAIL  
 SCALE: 1" = 1'-0"



6 DIPLEXER/COMBINER MOUNTING DETAIL  
 SCALE: 2" = 1'-0"



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 LC: 117235

SITE ADDRESS  
 6901 WORTH WAY  
 CITY OF CAMARILLO  
 VENTURA COUNTY  
 CA 93012

SHEET TITLE  
 EQUIPMENT SCHEDULES &  
 CONNECTION DETAILS

SHEET NUMBER  
 C-5



15505 SAND CANYON AVENUE BUILDING "D"  
1ST FLOOR IRVINE, CA 92618



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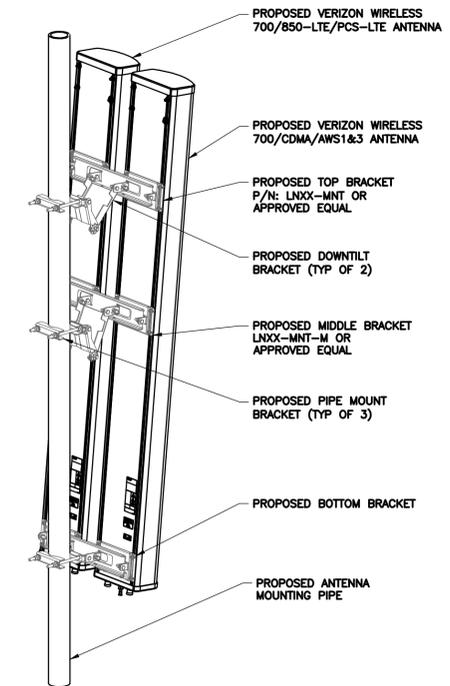
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CA 93012

SHEET TITLE

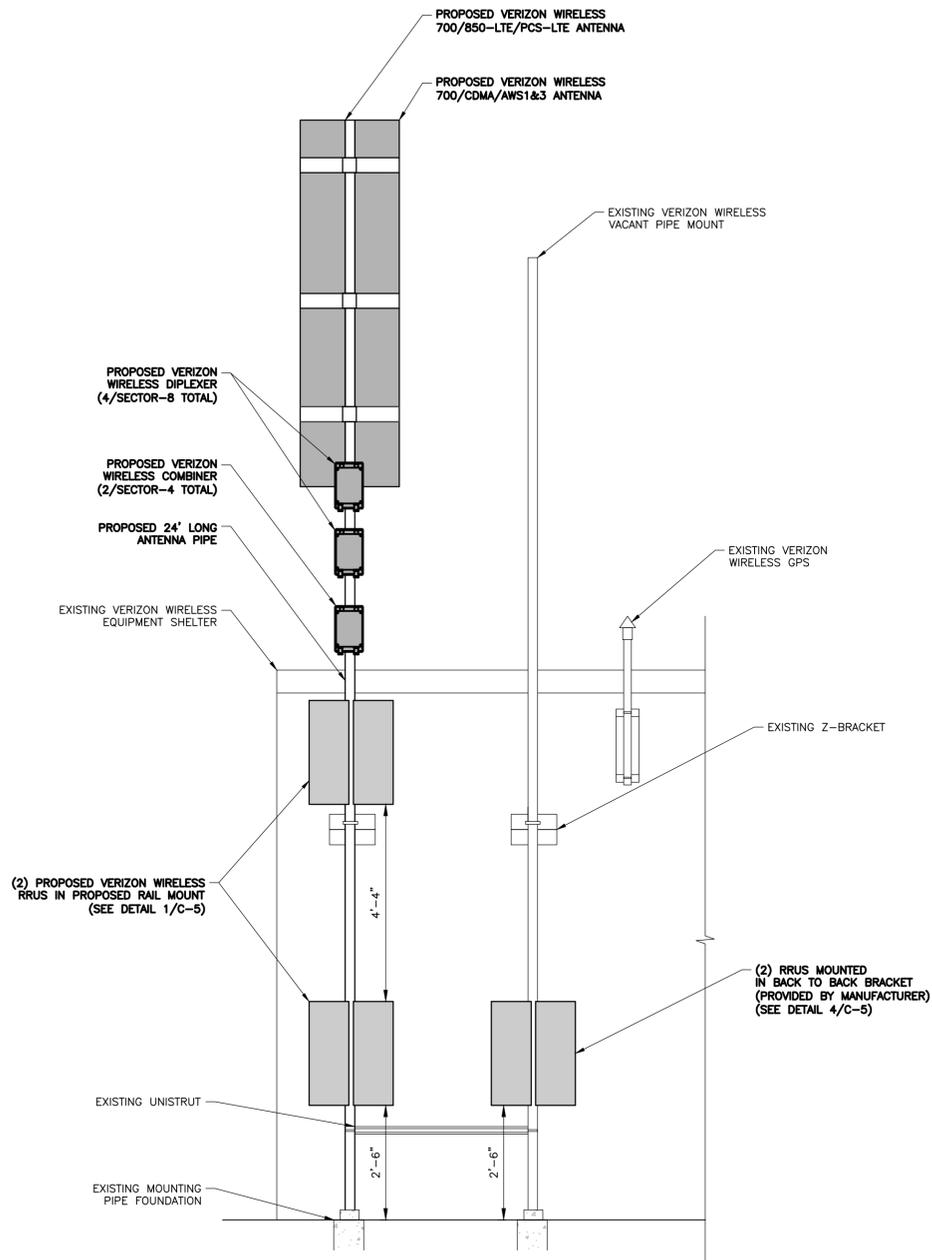
CONNECTION DETAILS

SHEET NUMBER

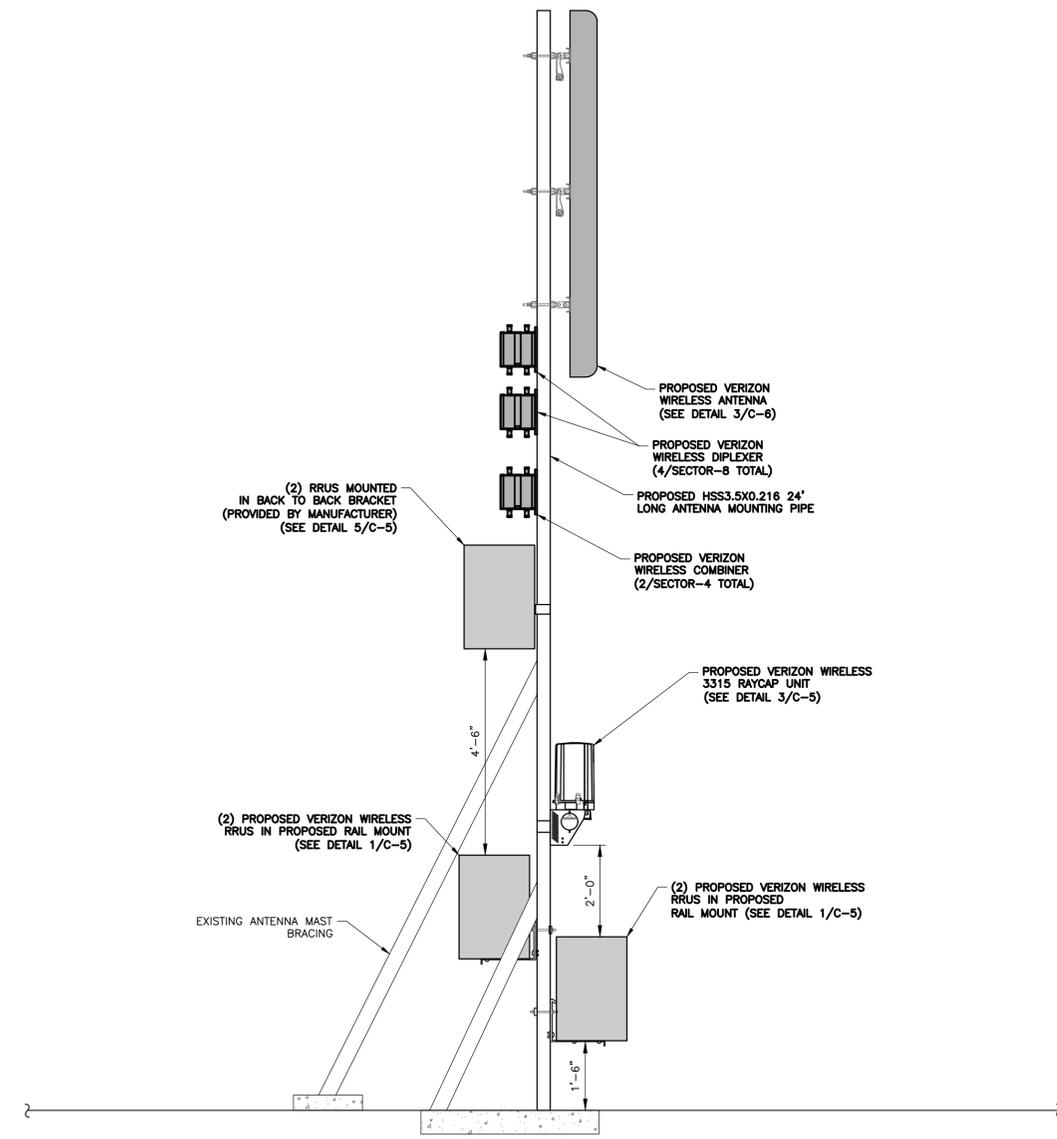
C-6



3 MOUNTING KIT DETAIL  
C-6 SCALE: NTS



2 BETA ANTENNA CONNECTION DETAIL  
C-6 SCALE: 1/2" = 1'-0"



1 ALPHA ANTENNA CONNECTION DETAIL  
C-6 SCALE: 1/2" = 1'-0"

### EXHIBIT 3

## CONDITIONS OF APPROVAL FOR VERIZON WIRELESS COMMUNICATION FACILITY CONDITIONAL USE PERMIT (CUP) CASE NO. PL20-0107

### RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

#### Planning Division

##### 1. Project Description

This Conditional Use Permit (CUP) is based on and limited to compliance with the project description stated in this condition below, all exhibits of the Planning Director hearing on April 15, 2021, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any changes in the Project must 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 in 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:

The applicant requests that a CUP be granted to authorize the minor modification, continued use, operation, and maintenance of a Wireless Communication Facility consisting of the following:

- Replace two (2) existing 21-foot tall monopoles with two (2) 24-foot tall monopoles;
- Replace four (4) 6-foot tall panel antennas with four (4) 8-foot tall panel antennas;
- Pole mounted equipment below the antennas;
- 234-square-foot prefabricated equipment enclosure;
- 774-square-foot fenced lease area.

The WCF will be unmanned, except for occasional periodic maintenance visits, and will operate 24 hours a day, 365 days per year. Access to the facility is available from Worth Way, a public, paved road and up a private dirt roadway. Water service is not required to operate or maintain the proposed project, and no exterior lighting or grading is proposed.

County of Ventura  
Planning Director Hearing  
Case No. PL20-0107  
Exhibit 3 - Draft Conditions  
of Approval

The development, use, and maintenance of the property, the size, shape, arrangement, and location of the structure, shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and remaining conditions of approval below.

2. Site Maintenance

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

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

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

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

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

3. CUP Modification

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

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

4. Construction Activities

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

5. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in the *Ventura County Non-Coastal Zoning Ordinance* (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 Clearance for Use Inauguration in order to initiate the land uses set forth in Condition No. 1.
- (2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Use Inauguration within one year from the date the approval decision of this CUP becomes effective. The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the Zoning Clearance for Use Inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the

Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.

(3) Prior to the issuance of the Zoning Clearance for Use Inauguration, all fees and charges billed to that date by any County agency, as well as all 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 **TBD**. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

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

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

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

7. Documentation of 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 the Planning Division in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

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

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

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

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

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

**Documentation:** The Permittee shall present to the Planning Division 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 § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

9. Recordation of 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 Property Owner 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 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 Use Inauguration.

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

10. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (§ 8114-3) related to this CUP. Such condition compliance review, monitoring, and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. Pursuant to the requirements of CUP LU10-0075, the Resource Management Agency created Condition Compliance Case No. CC12-0006 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding LU10-0075. The Planning Division will continue to use Condition Compliance Case No. CC12-0006 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 a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC12-0006, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee’s right to challenge all such charges and penalties prior to payment.

- c. **Billing Process:** The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to 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 any 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 may 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 Permits

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

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

The Permittee shall obtain and maintain a business tax certificate for the operation of the wireless communications facility.

15. Contact Person

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

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

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

**Timing:** Prior to the issuance of a Zoning Clearance for Use Inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's 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. Resolution of Complaints

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

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 15 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about a use as it is occurring may directly contact the Contact Person;
- b. If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and,
- c. If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this CUP is confirmed, County may initiate enforcement actions pursuant to § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

17. 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, and/or voicemail of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the CUP area.

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

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

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

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

**Documentation:** The initial notice must be submitted with the new Permittee's and Property Owner'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) 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 shall maintain notices submitted by the Permittee in the project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

**19. Removal of Facility Upon Abandonment of Use or Expiration of Permit**

**Purpose:** In compliance with § 8111-2.8 and § 8111-8.1 of the *Ventura County Non-Coastal Zoning Ordinance* and in order to ensure that the use of the subject property remains compatible with existing and potential uses of other property within the general area, the communication facility shall be removed if this CUP expires or if the facility is abandoned.

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

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

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

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

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

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

20. Future Collocation of Wireless Communication Facilities and Equipment

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

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

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

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

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

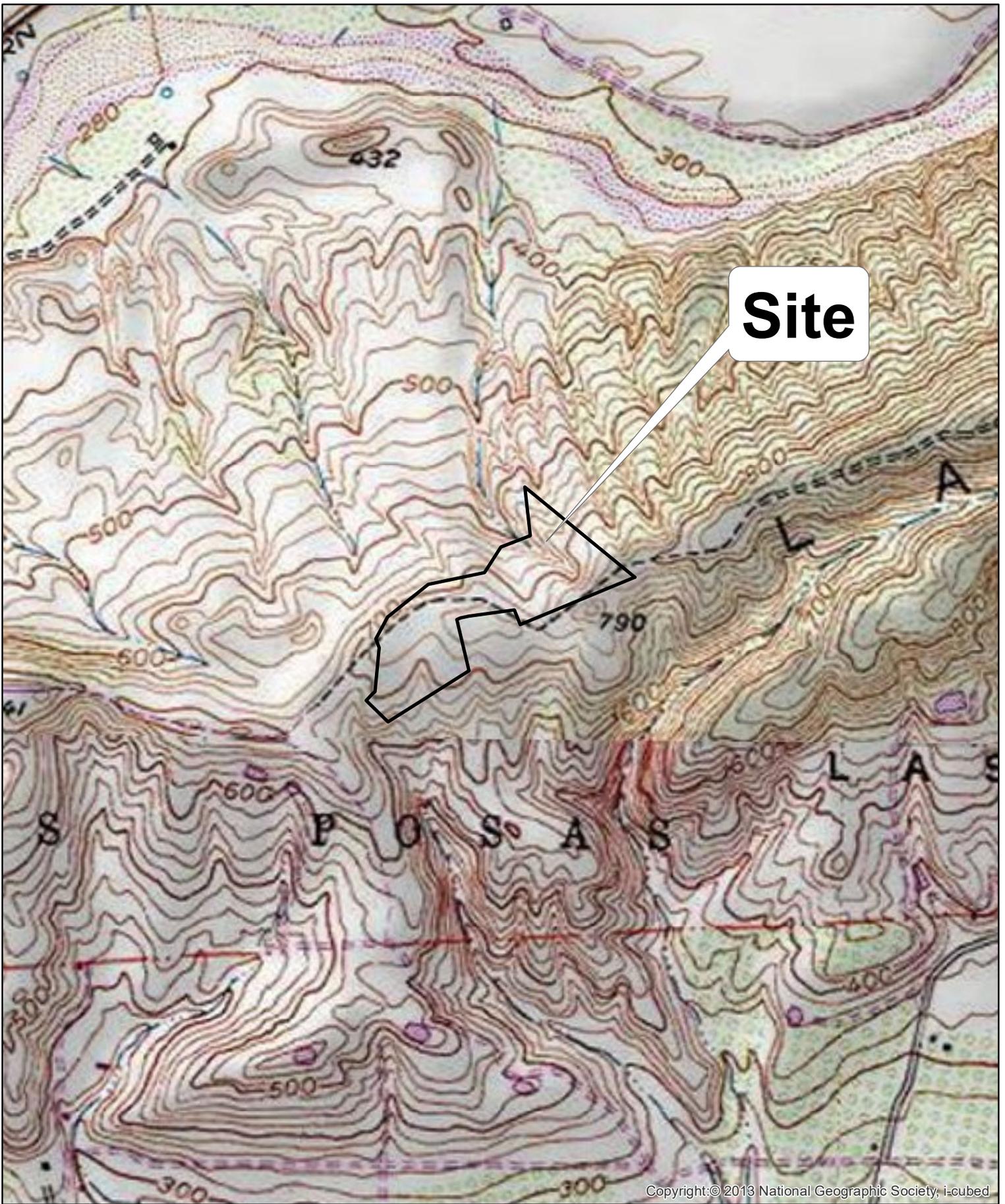
**Monitoring and Reporting:** Prior to the issuance of a Certificate of Occupancy, Building and Safety inspectors and Planning Division staff have the authority to inspect the facility to confirm that it is constructed as approved.

## **FIRE DEPARTMENT CONDITIONS**

21. Fire Department Clearance: The Permittee shall obtain VCFPD Form #126 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.
22. Post Address Numbers: Address numbers, a minimum of 10" high, shall be installed on the fence outside the facility facing the street. The numbers shall be of contrasting color to the background and shall be readily visible at night. Brass or gold-plated numbers shall not be used. Address numbers may be increased at the discretion of the VCFPD.
23. Fire Code Permits: Applicant and/or tenant shall obtain all applicable Fire Code permits prior to use of any system or item requiring a Fire Code permit. The applicant shall obtain a Fire Code permit, prior to use, if the stationary lead-acid battery system has a liquid capacity of more than 100 gallons or if any individual lead-acid batteries exceed 20 gallons each. A Fire Code Permit will be required for any propane or flammable/combustible liquids used/stored for emergency generator(s).
24. 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.
25. Access Road Gates: Any gates to control vehicle access are to be located to allow a vehicle waiting for entrance to be completely off the intersecting roadway. A minimum clear open width of 20 feet shall be provided. If gates are to be locked, a Knox system shall be installed.
26. Fire Extinguishers: Fire extinguishers shall be installed in accordance with the Fire Code. The placement of extinguishers shall be subject to review by the Fire District.

## **ENVIRONMENTAL HEALTH CONDITIONS**

27. Compliance with Stormwater Development Construction Program: The storage, handling, and disposal of any potentially hazardous material shall be in compliance with applicable state regulations.



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County of Ventura  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 03-18-2021  
Source: Moorpark U.S.G.S.  
7.5 Minutes Quadrangle  
Contour Interval = 20 ft



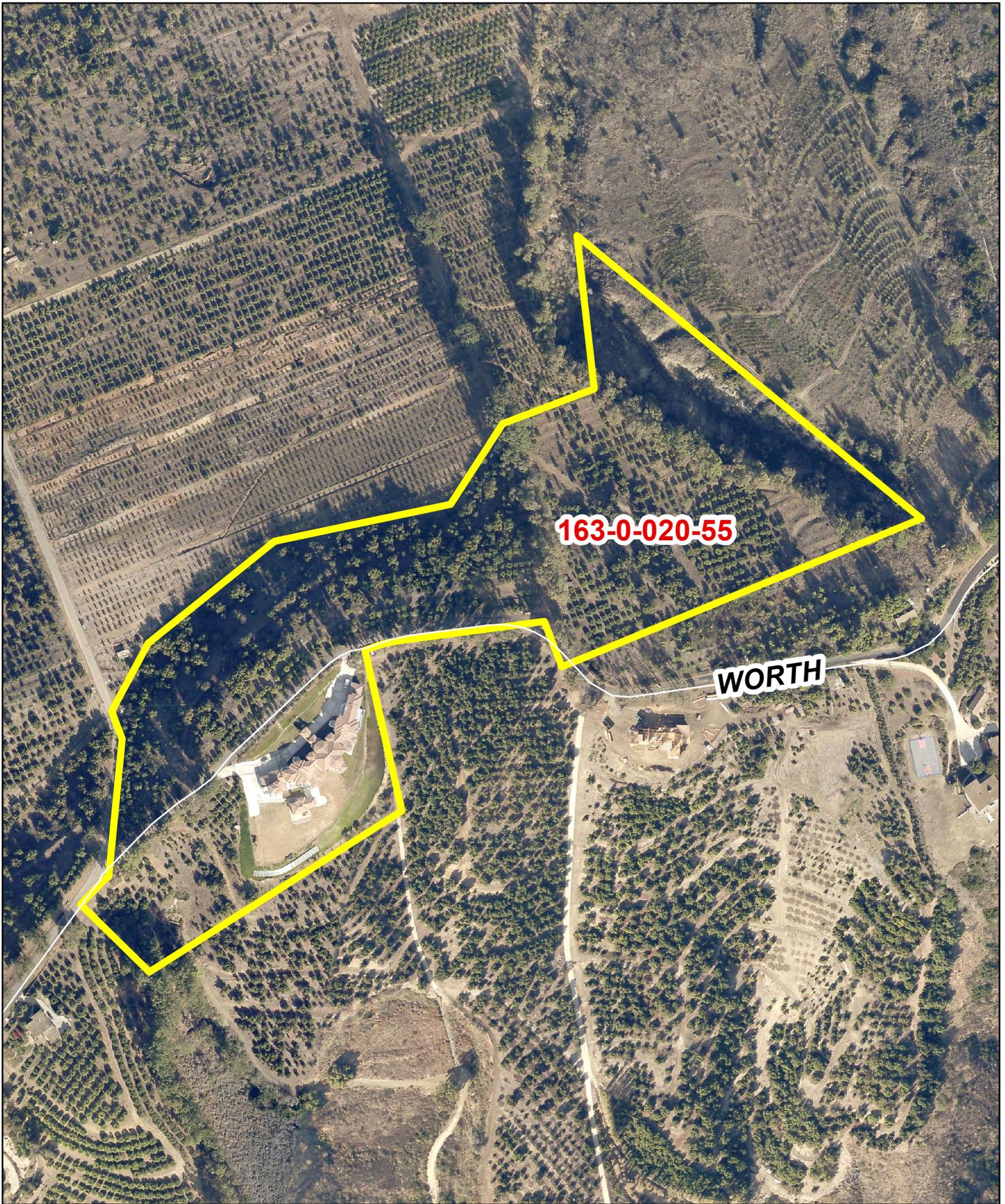
County of Ventura  
Planning Director Hearing  
Case No. PL20-0107  
Exhibit 4 - Site Maps

0 250 500 Feet



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**163-0-020-55**

**WORTH**



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map Created on 03-18-2021  
This aerial imagery is under the  
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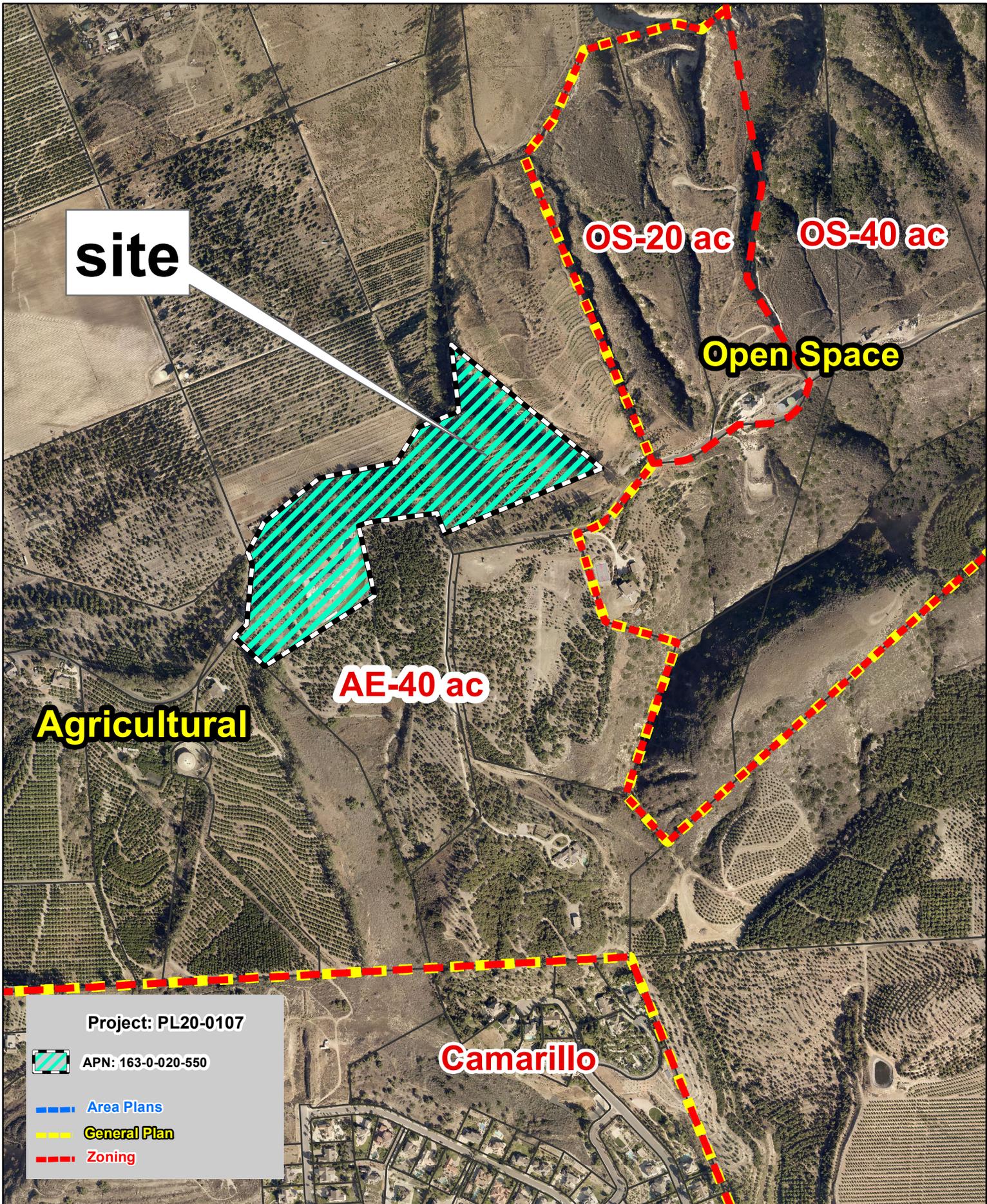


County of Ventura  
Planning Director Hearing  
Aerial Photography  
PL20-0107



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





**site**

**OS-20 ac**

**OS-40 ac**

**Open Space**

**AE-40 ac**

**Agricultural**

**Camarillo**

**Project: PL20-0107**

 **APN: 163-0-020-550**

 **Area Plans**

 **General Plan**

 **Zoning**



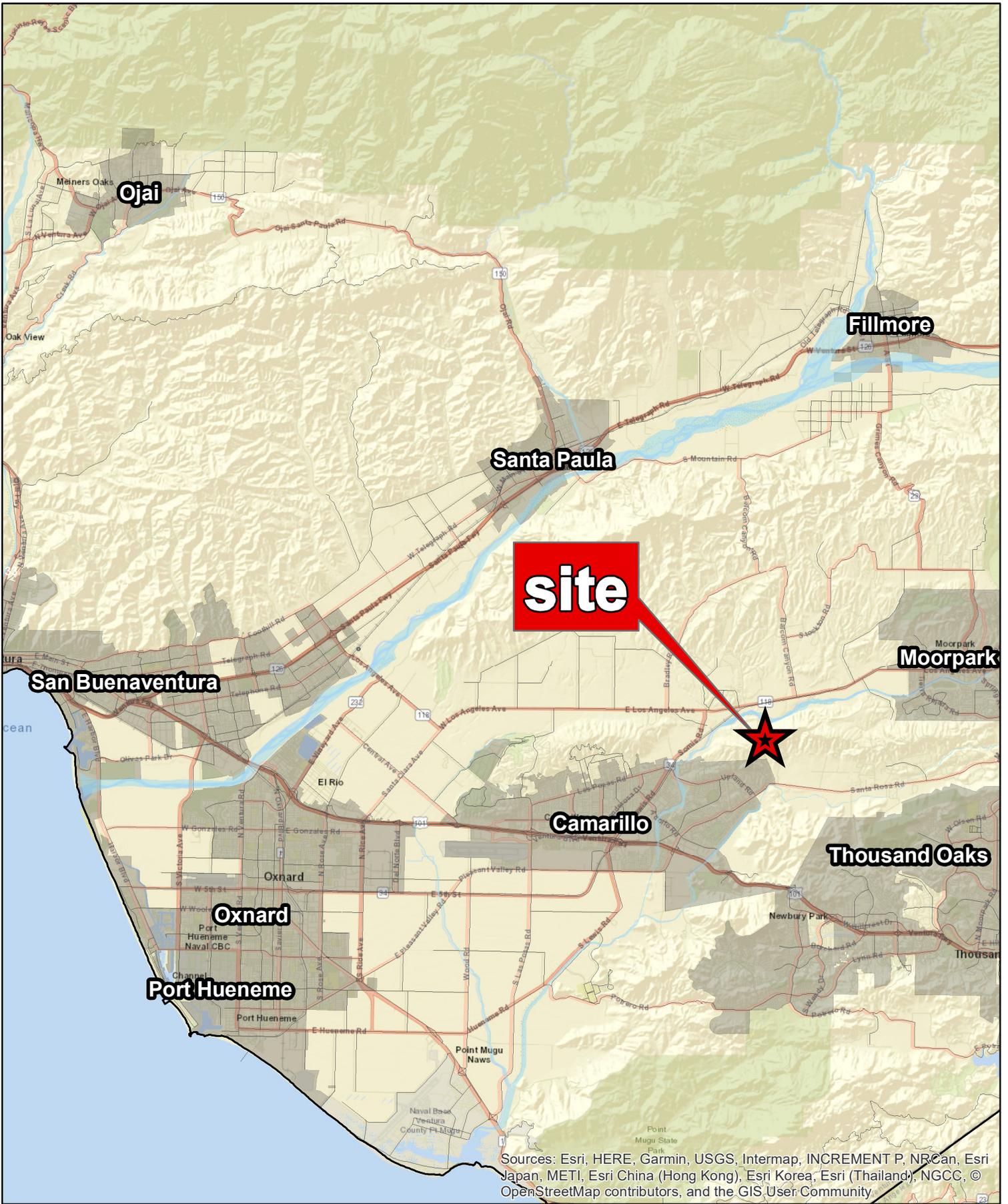
Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 03-17-2021  
Source: Pictometry: 2019



**County of Ventura  
Planning Director Hearing  
General Plan & Zoning Map  
PL20-0107**



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Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 03-17-2021



County of Ventura  
Planning Director Hearing  
Location Map  
PL20-0107



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