



Planning Director Staff Report Hearing on March 28, 2024

County of Ventura • Resource Management Agency

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

VERIZON SITE 473655 MALIBU OXNARD MC B4 CONDITIONAL USE PERMIT (CUP) CASE NO. PL22-0175

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Conditional Use Permit (CUP) for the installation, operation, and maintenance of a Wireless Communication Facility (WCF) (Case No. PL22-0175).
2. **Applicant:** Verizon Wireless, 15505 Sand Canyon Avenue, Irvine, CA, 92618
3. **Property Owner:** California Department of Transportation (Caltrans) District 7, 100 South Main Street, Los Angeles, CA 90012
4. **Applicant's Representative:** Motive Infrastructure Solutions, c/o Robin Pendley, 9275 Corbin Avenue, Northridge, CA 91324
5. **Decision-Making Authority:** Pursuant to the Ventura County Coastal Zoning Ordinance (CZO) (Section 8174-5 and Section 8181-3 et seq.), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The project site is located within a California Department of Transportation (Caltrans) right-of-way along Pacific Coast Highway (no assigned Assessor's Parcel Number), near 8880 Pacific Coast Highway, South of Sycamore Cove Beach, in the unincorporated area of Ventura County.
7. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: Open Space
 - b. Coastal Area Plan Land Use Map Designation: Open Space
 - c. Zoning Designation: COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone)	Open Space/Santa Monica Mountains
East	COS-10 ac-sdf/M	Open Space/Santa Monica Mountains
South	COS-10 ac-sdf/M	Pacific Coast Highway/Pacific Ocean
West	COS-10 ac-sdf/M	Open Space/Santa Monica Mountains

9. History: The existing WCF is located in the developed portion of the Caltrans public right-of-way. The location is developed with existing utility poles.

10. Project Description: The applicant requests that a CUP be granted to authorize the installation and operation of a Wireless Communication Facility consisting of the following:

- Existing 43-foot-tall wood utility pole
- Installation of two, 4-foot, 8-inch-tall antennas on 4-foot extension arms
- Installation of two remote radio units (RRU) on the utility pole
- Installation of a pole mounted SCE meter (Exhibit 3, Site Plans)

The WCF is unmanned, except for occasional periodic maintenance visits, and operates 24 hours a day, 365 days per year. Access to the facility is available from Pacific Coast Highway, a public, paved road. Water service is not required to operate or maintain the WCF, and no exterior lighting or grading is proposed. No fencing is proposed as part of this project.

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 installation, operation, and maintenance of a new WCF. The proposed project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 (Construction of Small Structures) of the CEQA Guidelines.

Therefore, this project is categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN AND COASTAL AREA PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan and Coastal Area Plan policies. A consistency analysis which evaluates the project’s consistency with the policies of the General Plan and Coastal Area Plan is included as Exhibit 5 of this Staff Report.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the requirements of the Ventura County CZO (Section 8174-4), the proposed use is allowed in the COS 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 CZO (Section 8175-5.20). 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>Section 8175-5.20.3(o)(2), Public Viewing Areas: <i>Wireless communication facilities that are prominently visible from public viewing areas, including a designated or eligible scenic highway shall be sited, designed, and conditioned to achieve the following:</i></p> <ol style="list-style-type: none"> 1. <i>Minimize visibility from public viewing areas by reducing mass and height or by siting the facility away from public viewing areas.</i> 2. <i>Minimize grading, landform alteration, and clearance of vegetation.</i> 	<p>Yes, the proposed WCF will be located on an existing wood utility pole in the Caltrans right-of-way. The location on an existing utility pole minimizes the visibility from public viewing areas. There is no proposed grading or clearance of vegetation proposed with this CUP.</p>
<p>Section 8175-5.20.3(t)(1), Lighting: <i>Any necessary security lighting shall be down-shielded and controlled using motion sensors to minimize glare and light directed at adjacent properties or environmentally sensitive habitats.</i></p>	<p>Yes, no lighting is proposed as part of the WCF.</p>
<p>Section 8175-5.20.3(v)(1), Access Roads: <i>Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</i></p>	<p>Yes, the facility will be accessible by existing public paved roadways.</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8175-5.20.4(a)(1), Development Standards for Wireless Communication Facilities Located in the Public Rights-of-Way:</p> <p><i>The preferred type of stealth facility is a flush-mounted wireless communication facility on an existing pole(s) (see height standards listed in Sec. 8175-5.20.3(h)(4)(e) and other standards in Sec. 8175-5.20.3(k)(3)).</i></p>	<p>Yes, the proposed WCF is a preferred type of stealth facility and will be mounted on an existing utility pole.</p>
<p>Section 8175-5.20.4(a)(2), Development Standards for Wireless Communication Facilities Located in the Public Rights-of-Way:</p> <p><i>In order to minimize impacts to scenic resources, facility size should be minimized, and physically smaller facilities should be selected over larger facilities when both options provide adequate coverage.</i></p>	<p>Yes, the proposed WCF is the smallest facility possible to close the gap in service coverage while meeting the clearance requirements.</p>
<p>Section 8175-5.20.4(a)(3), Development Standards for Wireless Communication Facilities Located in the Public Rights-of-Way:</p> <p><i>Facility height shall be minimized, and the height of ground-mounted, wireless communication facilities shall be limited to the minimum height necessary to provide adequate service or coverage, or the height standards listed in Section 8175-5.20.3(h), whichever is less;</i></p>	<p>Yes, the proposed WCF is the smallest facility possible to close the gap in service coverage while meeting the clearance requirements.</p>
<p>Section 8175-5.20.4(a)(4), Development Standards for Wireless Communication Facilities Located in the Public Rights-of-Way:</p> <p><i>Antenna shall be screened by radio frequency transparent materials, vegetation, existing signs or other elements within the existing setting, unless the screening would substantially increase the visual profile of the antenna or the support structure;</i></p>	<p>Yes, the proposed WCF will be located on an existing wood utility pole in the public ROW. Any additional screening would substantially increase the visual profile of the WCF.</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8175-5.20.4(a)(5), Development Standards for Wireless Communication Facilities Located in the Public Rights-of-Way:</p> <p><i>Equipment boxes or cabinets shall be ground-mounted or located underground within the parkway segment of the public right-of-way, except when such locations would conflict with existing utilities, would conflict with Caltrans freeway on and off-ramps, or result in the removal of ESHA. In such cases, the equipment box or cabinet shall be mounted behind a sign or within an existing structure. Equipment boxes or cabinets also may be mounted on a structure, such as a utility pole, under the following circumstances: (a) the roadway is not identified as an eligible scenic highway, and (b) substantial evidence exists that mounting the equipment on the support structure will not result in visual impacts. Equipment boxes shall be mounted on the existing support structure (e.g., utility pole) pursuant to the standards in Section 8175-5.20.3(p).</i></p>	<p>Yes, the equipment boxes will be mounted to the existing wood utility pole within the parkway segment of the right-of-way. There is no ground mounted equipment proposed with this CUP.</p>
<p>Section 8175-5.20.4(a)(6), Development Standards for Wireless Communication Facilities Located in the Public Rights-of-Way:</p> <p><i>The wireless communication facility shall not interfere with public access to and along the coastline, or with the operation of any transportation facility, conflict with requirements of the Americans with Disabilities Act, block or reduce coastal access, or obstruct visibility within the public right-of-way.</i></p>	<p>Yes, the proposed WCF will not interfere with public access to and along the coastline. The WCF will not conflict with any transportation facility or ADA requirements. The location will not block or reduce coastal access or obstruct visibility within the right-of-way.</p>

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings to determine that the proposed project is consistent with the permit approval standards of the Ventura County CZO (Section 8181-3.5 et seq.). The proposed findings and supporting evidence are as follows:

- 1. The proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program [Section 8181-3.5.a].**

Based on the information and analysis presented in Section D and Exhibit 5 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program can be made.

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

2. The proposed development is compatible with the character of surrounding development [Section 8181-3.5.b].

The proposed WCF will be located on an existing utility pole, located on the North side of Pacific Coast Highway. The public right-of-way was established for the conveyance of public utilities, including WCFs. The proposed project will not significantly alter the appearance of the project site or the character of the land uses in the area

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

3. The proposed development, if a conditionally permitted use, is compatible with planned land uses in the general area where the development is to be located [Section 8181-3.5.c].

The proposed WCF is compatible with the existing and planned land uses in the general area. The location is within the California Department of Transportation Public Right-of-Way with similar structures (e.g., utility poles) located in the general area.

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

4. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8181-3.5.d].

The proposed project involves the installation of wireless communication equipment on an existing wood utility pole in the Caltrans right-of-way. Given the project site's distance from the coast, the proposed project does not include any new physical development that would interfere with beach uses or surrounding open space uses on other properties located within the vicinity of the subject property. Therefore, the proposed project will not be obnoxious or harmful, or impair the utility of neighboring properties or uses. 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 4) will ensure the compatibility of the project with the ongoing uses in the vicinity.

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

5. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8181-3.5.e].

The proposed project for the installation and operation of a WCF on an existing utility pole and will not expand the existing use of the project site. No adverse effect of the proposed project on the environment or on the use of the adjacent properties has been identified. Therefore, the proposed project will not be detrimental to the public interest, health, safety, convenience, or welfare.

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), Ventura County CZO (Section 8181-6.2 et seq.). On March 15, 2024, the Planning Division mailed notice to owners of property within 300 feet, residents within 100 feet of the property on which the project site is located, and 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 15303 of the CEQA Guidelines;
3. **MAKE** the required findings to grant a CUP pursuant to Section 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** CUP Case No. PL22-0175, subject to the conditions of approval (Exhibit 4).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or

holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

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

Prepared by:

Reviewed by:

Thomas Chaffee

Susan Curtis

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

Susan Curtis
Assistant Planning Director
Ventura County Planning Division

EXHIBITS:

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



Selected Area

PACIFIC COAST HW



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 03-06-2024
Source: Vexcel 2022



County of Ventura
Planning Director Hearing
Case No. PL22-0175
Exhibit 2 - Maps



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



RH

RECREATION

Open Space

COS-10 ac-sdf/M

OPEN SPACE





Open Space

COS-10 ac-sdf/M

PACIFIC COAST HW

Legend

PL22-0175

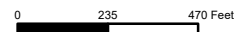
-  Selected Area
-  General Plan
-  Area Plans
-  Zone Designation



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 03-06-2024
 This aerial imagery is under the
 copyrights of Pictometry
 Source: Pictometry, 2019



County of Ventura
 Planning Director Hearing
 Selected Area
 PL22-0175
 General Plan & Zoning Map



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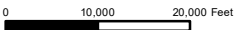
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



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



**County of Ventura
Planning Director Hearing
Selected Area
PL22-0175
Location Map**



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SHEET INDEX	
T-1	TITLE SHEET
T-2	ABBREVIATIONS, SYMBOLY AND GENERAL NOTES
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	SITE LOCATION PHOTOS
A-4	PROPOSED ELEVATIONS
D-1	EQUIPMENT DETAILS
D-2	EQUIPMENT DETAILS
RF-1	RF INFORMATION
E-1	ELECTRICAL NOTES & SITE PLAN
E-2	SINGLE LINE DIAGRAM DETAIL
E-3	GROUNDING DETAILS

SYMBOLS	
UTILITY LINE TYPE LEGEND	
	PROPOSED CONDUIT
	POWER
	GAS
	WATER
	TELCO
	STREET LIGHT
	TRAFFIC SIGNAL
	OIL
	SEWER
	CABLE TV
	STORM DRAIN
EQUIPMENT LEGEND	
	RU = 18"x14"x28" (WxHxI) RADIO UNIT



Southern California
 15505 Sand Canyon Ave. Irvine, CA 92618

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON IS STRICTLY PROHIBITED.

SITE NAME:
MALIBU OXNARD MC B4
 8880 PACIFIC COAST HWY. (1)
 MALIBU, CA 90265

C.E.S. PROJECT NO.:
 10012772


POWER & FIBER UTILITY CONTACTS	
POWER: COMPANY: SCE CONTACT: DAVID LAW PHONE: (909) 274-1919	FIBER: COMPANY: VZ (FIBER FED) CONTACT: TBD PHONE: TBD
THOMAS GUIDE REGION: LA PAGE: 624 GRID #: J3	

CONSULTANT TEAMS	
ENGINEERING COMPANY: CABLE ENGINEERING SERVICES 9275 CORBIN AVENUE NORTHRIDGE, CA 91324 PHONE: (818) 898-2352 CONTACT: JACK MELEKA E-MAIL: JMeleka@mofivels.com	PLANNING CONSULTANT: CABLE ENGINEERING SERVICES 9275 CORBIN AVENUE NORTHRIDGE, CA 91324 PHONE: (818) 898-2352 CONTACT: TRENT RAMIREZ E-MAIL: TRamirez@mofivels.com
LAND SURVEYOR: N/A	STRUCTURAL ENGINEER: N/A

MALIBU OXNARD MC B4
 UTILITY WOOD POLE #4952764E
 8880 PACIFIC COAST HWY. (1)
 MALIBU, CA 90265
 VZ LOCATION #473655
 POWER ADDRESS: 8880 PACIFIC COAST HWY. (1) (E) METER, MALIBU, CA 90265


STAMP:

SITE INFORMATION:
 ISSUE DATE: 06-22-21
 ENGINEERED BY: C.E.S.
 DRAFTED BY: C.E.S.

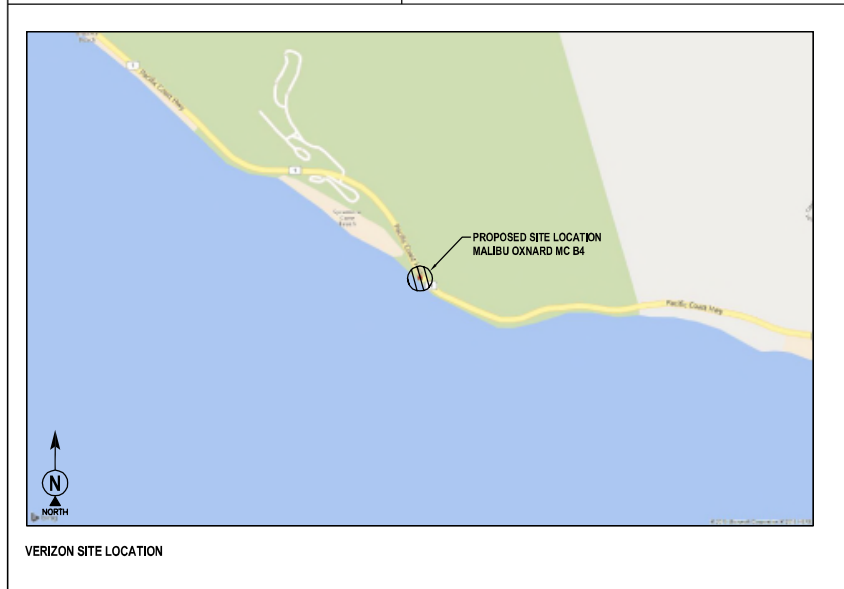


Southern California
 15505 Sand Canyon Ave. Irvine, CA 92618

PLANS PREPARED BY:



DES
 DABLE ENGINEERING SERVICES
 9275 CORBIN AVENUE, NORTHRIDGE, CA 91324
 PHONE: (818) 898-2352 FAX: (747) 225-1313



PROJECT DESCRIPTION		
THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR VERIZON TELECOMMUNICATIONS NETWORK.		
1. VERIZON CONTRACTOR TO UTILIZE (E) 50'-0" (43'-0" AGL) CLASS (H3) WOOD POLE #4952764E. 2. VERIZON CONTRACTOR TO PLACE NEW ANTENNAS TO NEW 4 FT. DOUBLE EXTENSION ARMS ON WOOD POLE #4952764E. 3. VERIZON CONTRACTOR TO PLACE (2) NEW RADIO UNITS AND (1) NEW C-BAND 00B FILTER ON EQUIPMENT PLATES BACK TO BACK MOUNT, (1) NEW FIBER DISTRIBUTION BOX BEHIND CHANNEL, (E) FLEXWAVE PRISM, (1) (E) SCE METER AND (1) NEW DISCONNECT SWITCH ON NEW EQUIPMENT CHANNEL.		
COORDINATES	LAT(Deg.Min.Sec.): 34° 4' 3.66" N.	LONG(Deg.Min.Sec): 119° 0' 33.53" W.
	LAT(Decimal): 34.067673°	LONG(Decimal): -119.009296°

PROJECT SUMMARY		APPROVALS																						
OWNER: N/A	APPLICANT: VERIZON 15505 SAND CANYON AVE. IRVINE, CA 92618	THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.																						
ZONING: CABLE ENGINEERING SERVICES 9275 CORBIN AVENUE NORTHRIDGE, CA 91324 PHONE: (818) 898-2352 CONTACT: TRENT RAMIREZ E-MAIL: TRamirez@mofivels.com	ENGINEERING COMPANY: CABLE ENGINEERING SERVICES 9275 CORBIN AVENUE NORTHRIDGE, CA 91324 PHONE: (818) 898-2352 CONTACT: ADAM HARMON E-MAIL: AHarmon@mofivels.com	<table border="1"> <thead> <tr> <th>PRINT NAME</th> <th>SIGNATURE</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>LANDLORD</td><td>_____</td><td>_____</td></tr> <tr><td>VERIZON MANAGER</td><td>_____</td><td>_____</td></tr> <tr><td>RF MANAGER</td><td>_____</td><td>_____</td></tr> <tr><td>SITE ACQUISITION</td><td>_____</td><td>_____</td></tr> <tr><td>AEC</td><td>_____</td><td>_____</td></tr> <tr><td>PLANNER</td><td>_____</td><td>_____</td></tr> </tbody> </table>		PRINT NAME	SIGNATURE	DATE	LANDLORD	_____	_____	VERIZON MANAGER	_____	_____	RF MANAGER	_____	_____	SITE ACQUISITION	_____	_____	AEC	_____	_____	PLANNER	_____	_____
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AEC	_____	_____																						
PLANNER	_____	_____																						
APN#: 700-005-0225	JURISDICTION: CAL-TRANS	SHEET TITLE: TITLE SHEET SHEET NUMBER: T-1 C.E.S. DWG. NO. TBD																						

REVISIONS:			
0	07-15-21	90% CD	DES: JM SP: RS
1	10-20-21	REVISED PER NEW RFDS	DES: JM SP: RL AH: JM
2	06-01-22	REVISED PER CALTRANS COMMENTS	DES: JM SP: AH
3	09-27-22	REVISED PER NEW SITE POLE LOCATION	DES: JM SP: AH

GENERAL NOTES AND CONDITIONS

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON IS STRICTLY PROHIBITED.

SITE NAME:
MALIBU OXNARD MC B4
 8880 PACIFIC COAST HWY. (1)
 MALIBU, CA 90265

C.E.S. PROJECT NO.:
10012772

STAMP:

SITE INFORMATION:
 ISSUE DATE: **08-22-21**
 ENGINEERED BY: **C.E.S.**
 DRAFTED BY: **C.E.S.**



PLANS PREPARED BY:

 9270 CORBIN AVENUE, NORTHridge, CA 91324
 PHONE: (818) 896-2352 FAX: (714) 225-1313

NO.	DATE	DESCRIPTION	BY
0	07-15-21	90% CD	JM
1	10-20-21	REVISED PER NEW RFDS	JM
2	06-01-22	REVISED PER CALTRANS COMMENTS	JM
3	09-27-22	REVISED PER NEW SITE POLE LOCATION	JM

SHEET TITLE:
ABBREVIATIONS, SYMBOLOGY AND GENERAL NOTES

SHEET NUMBER:
T-2
 C.E.S. DWG. NO. TBD

INTENT

- THESE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE DONE & THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
- THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.
- THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

CONFLICTS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED IN THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
- THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED THEMSELVES PRIOR TO THE BIDDING.
- NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

WARRANTIES & BONDS

- CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.
- SEE MASTER CONTRACTOR SERVICES AGREEMENT FOR ADDITIONAL DETAILS.

STORAGE

- ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK.
- BITS CABINETS MUST BE STORED INSIDE UNTIL THERE IS POWER ON SITE.
- STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

RELATED DOCUMENTS AND COORDINATION

- GENERAL CONSTRUCTION, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CHANGE ORDER PROCEDURE**
- CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HRS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED & APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

SHOP DRAWINGS

- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE DRAWINGS TO THE OWNER FOR APPROVAL.
- ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER.

PRODUCTS & SUBSTITUTIONS

- SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
- SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS & MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER, SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LEU OF CUT SHEETS.

CODE COMPLIANCE

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA CODE OF REGULATIONS FOR ENERGY CONSERVATION 0095/00128

INSURANCE AND BONDS

- CONTRACTOR SHALL AT THEIR OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED.
- CONTRACTOR SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGE'S TO THE OWNER.
- THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
- REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.

ADMINISTRATION

- BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL BE DEVELOPING A MASTER SCHEDULE FOR THE PROJECT WHICH WILL SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
 - SUBMIT A BAR TYPE PROGRESS CHART NOT MORE THAN THREE (3) DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OF WORK TO BE PERFORMED AT THE SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF WORK & SHOWING COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE SITE.
 - PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).
 - CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
 - DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL CLIENT SAFETY REQUIREMENTS IN THEIR AGREEMENT.
 - PROVIDE WRITTEN DAILY UPDATES AND PHOTOGRAPHS OF ON SITE PROGRESS TO THE PROJECT MANAGER VIA E-MAIL.
 - A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
 - NOTIFY THE OWNER / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABINET PLACEMENTS.
 - CLOSEOUT PACKAGE IS DUE COMPLETE WITH DETAILED TOP PHOTOS UPON SITE PUNCHWALK WITH PROJECT MANAGER (SEE PROJECT MANAGER FOR SAMPLE CLOSEOUT PACKAGE).
- CLEAN UP**
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK. AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE.
 - VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES & OTHER FOREIGN MATTER.
 - REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
 - IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.

GENERAL NOTES:

- INDENIFICATION CLAUSE: THE CONTRACTOR AGREES AND SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY OF THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTIES. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONDITIONS. THE CONTRACTOR FURTHER AGREES TO DEFEND INDEMNIFY AND HOLD THE CLIENT, REPRESENTATIVES, AND ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT.
- PRIOR TO THE BEGINNING OF ANY CONSTRUCTION AND THROUGHOUT THE COURSE OF CONSTRUCTION WORK, THE CONTRACTOR SHALL FULLY COMPLY WITH "CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH" ACT OF 1973 INCLUDING ALL REVISIONS AND AMENDMENTS THERETO.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF GO 95, 128, AND THE STANDARD "SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AS ADOPTED BY THE CITY, COUNTY OR STATE AS MODIFIED BY STANDARD PLANS AND ADDENDUMS.
- THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER AGENCIES, FACILITIES AS SHOWN HEREON ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. OTHER FACILITIES MAY EXIST. THE CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION AND SHALL USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THESE FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY OR AGENCY FACILITIES WITHIN THE LIMITS OR WORK, WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 422-4133, AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY OR STATE ENGINEER INSPECTION DEPARTMENT, (310) 456-8489 EXT. 235, AT LEAST SEVEN DAYS BEFORE START OF ANY WORK REQUIRING THEIR INVOLVEMENT.
- ALL WORK AREA AND STREET TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) OR THE WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.) AND CONDITIONS FROM THE CITY, COUNTY OR STATE.
- THE CITY, COUNTY OR STATE SHALL SPECIFY THE EXPIRATION PERIOD OF THE PERMIT FOR THIS CONSTRUCTION PROJECT.
- THE MINIMUM COVER FOR ALL CONDUITS PLACED UNDERGROUND SHALL BE 42 INCHES TO THE FINISHED GRADE AT ALL TIMES.
- THE CONTRACTOR SHALL HDQ OR OPEN TRENCH ALL CURB AND GUTTERS, CONCRETE DRIVEWAYS, WALKWAYS AND ASSIST RAMPS AT THE DIRECTION OF THE CITY, COUNTY OR STATE INSPECTOR.
- ALL A/C AND/OR CONCRETE PAVEMENT SHALL BE REPLACED AT THE DIRECTION OF THE CITY, COUNTY OR STATE ENGINEERS.
- ALL SHRUBS, PLANTS OR TREES THAT HAVE BEEN DAMAGED OR DISTURBED DURING THE COURSE OF THE WORK SHALL BE REPLANTED AND/OR REPLACED SO AS TO RESTORE THE WORK SITE TO ITS ORIGINAL CONDITION.
- IF DAMAGE OCCURS TO THE CITY OR COUNTY FACILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY TRAFFIC CONTROL LIGHTING; (310) 456-2489 EXT. 247, STREET LIGHTING (310) 315-3201.
- AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK, NOTIFY THE POLICE TRAFFIC BUREAU (818) 878-1808 AND THE FIRE DEPARTMENT; (310) 317-1802.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROCESSING OF ALL APPLICATION PERMIT FORMS ALONG WITH THE REQUIRED LIABILITY INSURANCE FORMS, CLEARLY DEMONSTRATING THAT THE CLIENT, THE CITY, COUNTY OR STATE AS ALSO INSURED WITH THE REQUIRED LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000.00 FOR THIS CONSTRUCTION PROJECT.
- VAULTS, PEDESTALS, CONDUITS AND OTHER TYPES OF SUBSTRUCTURE ARE EITHER SPECIFIED ON THIS PLAN OR WILL BE SPECIFIED BY THE CONSTRUCTION ENGINEER. ANY AND ALL DEVIATIONS FROM THE SPECIFIED TYPES OF MATERIAL MUST BE APPROVED BY THE SYSTEM ENGINEER, IN WRITING BEFORE INSTALLATION THEREOF.
- ALL U.G. CONDUIT MUST BE SCHEDULE 40 OR BETTER, UNLESS SPECIFIED.
- CONDUIT REQUIREMENTS:
 UG-SCHEDULE 40 EXCEPT ALL RADIUS CONDUITS TO BE SOLI 80 RISERS-SCHEDULE 80.
- GROUND REQUIREMENTS:
 5/8" ROD-10' LENGTH #2 GROUND WIRE WOOD HOLDING, STAPLED EVERY 3' AND AT EACH END GROUNDS 2' FROM POLE.
- POWER REQUIREMENT FOR 3 WIRE SERVICE 120/240V.
- CONTRACTOR TO REPLACE ALL MISSING LOCKS WITH APPROVED 1/2 LOCKS.
- CONTRACTOR SHALL NOTIFY POWER & TELCO COMPANIES THREE DAYS PRIOR TO START OF CONSTRUCTION FOR CONDUIT INSPECTION.
- ANY AND ALL PROPOSED SITE MODIFICATIONS, EXPANSION, OR REARRANGEMENT OF THIS CELLULAR SITE MUST BE COMPLIANT WITH ALL GO 95, AND GO 128 REGULATIONS AS PRESCRIBED BY STATE LAW. FUTURE EXPANSION OF THIS CELLULAR SITE MUST BE APPROVED BY THE DESIGNING ENGINEERING FIRM OR AN EQUALLY QUALIFIED ENGINEERING COMPANY.

SYMBOL	DESCRIPTION
	EDGE OF DIRT
	FOG LINE
	RIGHT OF WAY
	EDGE OF PAVEMENT
	CENTER LINE
	CURBSFACE
	PROPERTY LINE
	CONC. GUTTER
	CONCRETE
	DECORATIVE
	PARKWAY
	SIDEWALK
	ABANDONED
	EXISTING
	PROPOSED
	(E) CUT
	FENCE
	WALL
	DRIVEWAY
	BUSHES
	TREE
	SITE POLE
	UTILITY POLE
	ST. LIGHT
	TRAFFIC SIGNAL
	PARKING METER / ST. SIGN
	DOWN GUY
	FIRE HYDRANT
	UTILITY VALVE
	UTILITY MANHOLE / VAULT
	UTILITY LID
	SEWER MANHOLE
	SQUARE VENT
	ROUND VENT
	D/G-ALERTS
	(POC) POINT OF CF
	ADA CURB RAMP

FIELD SYMBOLOGY

SCALE: N.T.S. 1 GENERAL NOTES

SCALE: N.T.S. 2

SCALE: N.T.S. 2



FRONT VIEW
LOOKING NORTH



SIDE VIEW
LOOKING WEST

PROPRIETARY INFORMATION
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SITE NAME:
MALIBU OXNARD MC B4
8880 PACIFIC COAST HWY. (1)
MALIBU, CA 90265

C.E.S. PROJECT NO.:
10012772

STAMP:

SITE INFORMATION:
ISSUE DATE: 06-22-21
ENGINEERED BY: C.E.S.
DRAFTED BY: C.E.S.

verizon
Southern California
15505 Sand Canyon Ave., Irvine, CA 92618

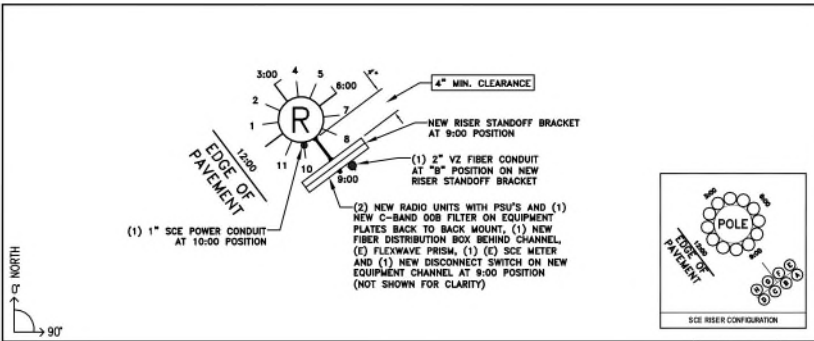
PLANS PREPARED BY:
DES
DABLE ENGINEERING SERVICES
9275 CORBIN AVENUE, NORTHridge, CA 91324
PHONE: (818) 896-2352 FAX: (747) 225-1313

REVISIONS:			DESIGNED BY
0	07-15-21	90% CD	JM
			RS
1	10-20-21	REVISED PER NEW RFDS	RL
			JM
			AH
2	06-01-22	REVISED PER CALTRANS COMMENTS	JM
			JM
			AH
3	09-27-22	REVISED PER NEW SITE POLE LOCATION	JM
			AH
			DESIGNED BY
			DESIGNED BY
			DESIGNED BY
			DESIGNED BY
			DESIGNED BY
			DESIGNED BY
			DESIGNED BY

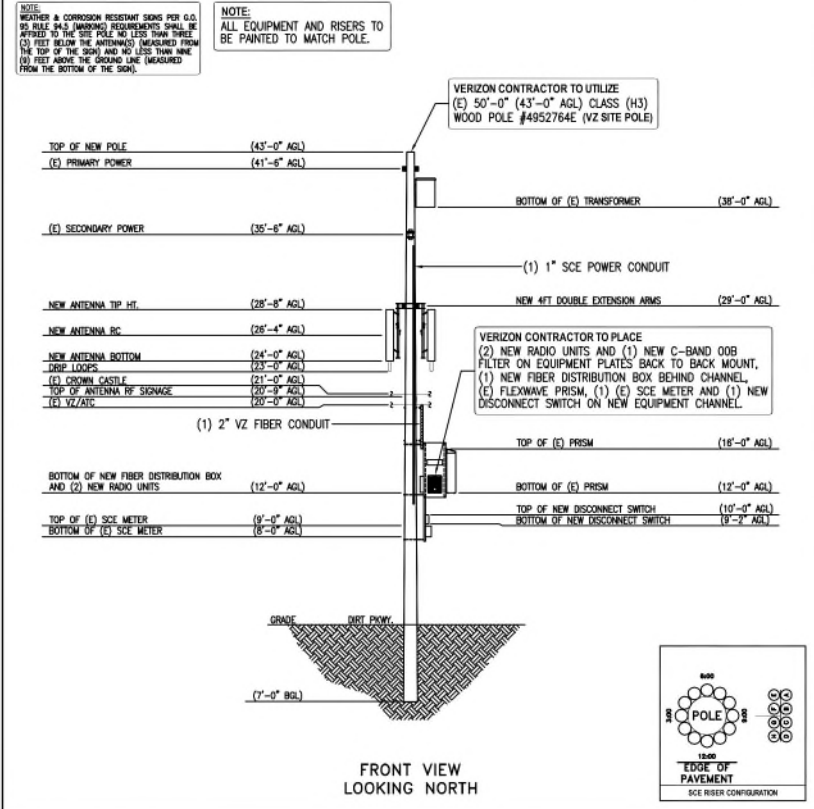
SHEET TITLE:
SITE LOCATION PHOTOS

SHEET NUMBER:
A-3

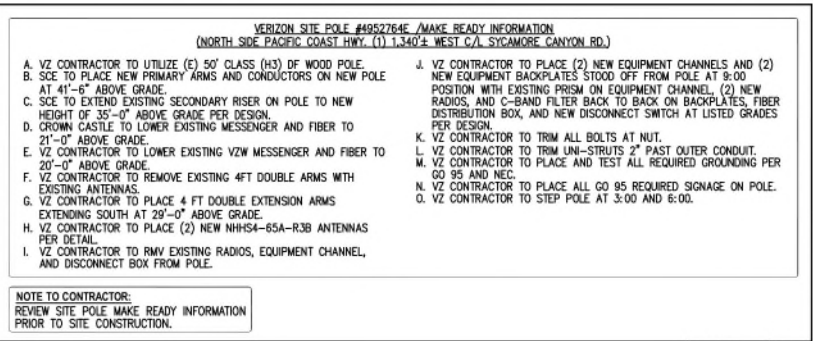
C.E.S. DWG. NO. TBD



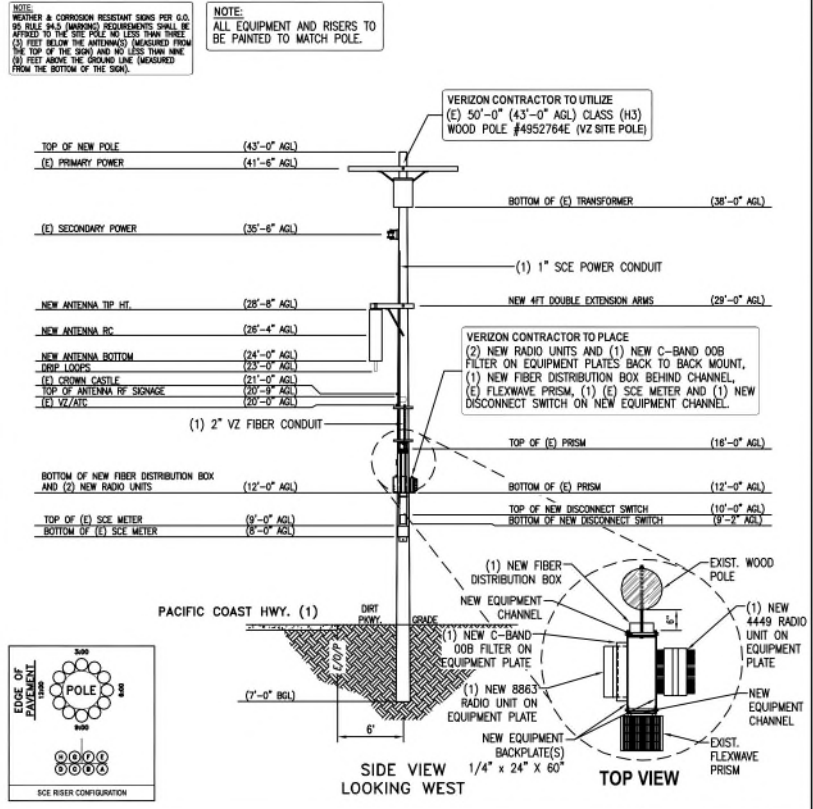
RISER DETAIL SCALE: 1 N.T.S.



PROPOSED ELEVATION GRAPHIC SCALE 0 2.5 5 FEET 3



POLE MAKE READY INFORMATION SCALE: 2 N.T.S.



PROPOSED ELEVATION GRAPHIC SCALE 0 2.5 5 FEET 4

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SITE NAME:
MALIBU OXNARD MC B4

8888 PACIFIC COAST HWY. (1)
MALIBU, CA 90265

C.E.S. PROJECT NO.:
10012772

STAMP:

SITE INFORMATION:
ISSUE DATE: 08-22-21
ENGINEERED BY: C.E.S.
DRAFTED BY: C.E.S.

verizon
Southern California
15505 Sand Canyon Ave., Irvine, CA 92618

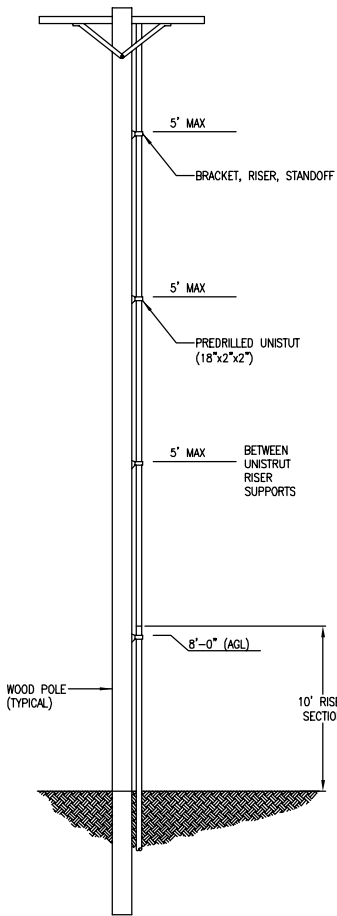
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DABLE ENGINEERING SERVICES
9275 CORBIN AVENUE, NORTHridge, CA 91324
PHONE: (818) 886-2352 FAX: (747) 225-1313

REVISIONS:	DATE	DESCRIPTION	BY	CHK
0	07-15-21	90% CD	JM	RS
1	10-20-21	REVISED PER NEW RFDS	JM	AH
2	06-01-22	REVISED PER CALTRANS COMMENTS	JM	AH
3	09-27-22	REVISED PER NEW SITE POLE LOCATION	JM	AH

SHEET TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A-4

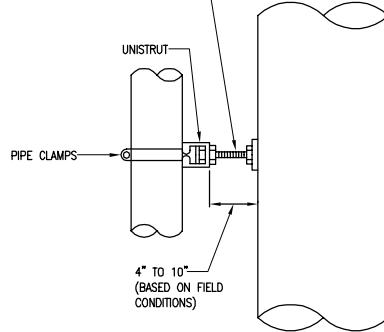
C.E.S. DWG. NO. TBD



TYPICAL RISER STANDOFF BRACKET DETAIL
POLE SCHEMATIC

SCALE:
N.T.S. 1

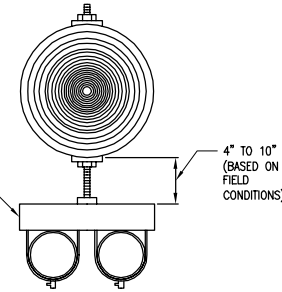
UNISTRUT RISER SUPPORTS
SHOULD BE INSTALLED A
MAXIMUM OF 5' APART.
ABOVE THE 8' LEVEL.



SIDE VIEW

5/8" DOUBLE
ARM BOLT

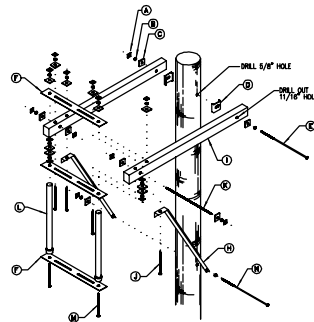
PRECUT PREDRILLED
18" UNISTRUT
M/C132-00746



PLAN VIEW

RISER INSTALLATION USING UNISTRUT DETAIL

SCALE:
N.T.S. 2

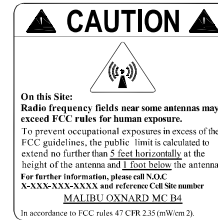


ITEM	DESCRIPTION	DIMENSIONS	CAT NO.	QTY.
A	SQUARE NUT	3/8"	JB63/OSGN	18
B	DOUBLE COIL LOCK WASHER	3/8"	AT77/OSGN	18
C	FLAT SQUARE WASHERS	3 1/4" x 3/8" 3/16"	J104/OSGN	17
D	POLE CAPS	4" x 4" 3/8" 3/8" 2 1/2"	50089202/MSMAD	2
E	MACHINE BOLT	2" x 5/8"	JB94/OSGN	1
F	ANTENNA MOUNTING PLATE	2" x 4" 1/2"	PRE-FAB	3
H	ANGLE BRACES w/ ALLEY ARM BRACES	2" x 1 1/4" x 3/16"	1552/OSGN	2
I	TYPE 48 GA-WOOD ARM	3 1/2" x 4 1/2" x 48"	BROOKS	2
J	MACHINE BOLT	1" x 3/4"	JB80/OSGN	4
K	DOUBLE ARMING BOLT	3/8" x 3/8"	JB74/OSGN	1
L	GAUV. STEEL PIPE W/END CAP	2" x 1/2" 1/2" - 60" MAX.	PRE-FAB	2
M	MACHINE BOLT	3/8" x 1/2" 1/2" - 18" MAX.	CUSTOM/OSGN	2
N	MACHINE BOLT	1/2" x 5/8"	JB114/OSGN	1

* DIMENSIONS VARY BASED UPON POLE/ANTENNA SIZE

ARM ASSEMBLY

SCALE:
N.T.S. 3



APPENDIX H: ADDITIONAL MARKING REQUIREMENTS.
ANTENNA OWNER/OPERATORS ARE RESPONSIBLE FOR THE INSTALLATION AND UPKEEP OF THEIR SIGN OR SIGNS AT EACH JOINT USE SITE.
a. IN ADDITION TO THE REQUIREMENTS OF 60 95. RULE 94.5 (MARKING), AT A MINIMUM, EACH ANTENNA OWNER/OPERATOR WILL ALSO AFFIX A SIGN THAT:
a.a IDENTIFIES THE APPLICABLE FCC EXPOSURE CATEGORY (GENERAL POPULATION/UNCONTROLLED OR OCCUPATIONAL/CONTROLLED).
a.b. IDENTIFIES THE FCC'S RECOMMENDED MINIMUM APPROACH DISTANCE AS SET FORTH IN 47 C.F.R.; AND
a.c. IS OF WEATHER AND CORROSION RESISTANT MATERIAL.
b. THE ANTENNA OWNER/OPERATOR WILL PLACE THE SIGN SO THAT IT IS CLEARLY VISIBLE TO WORKERS WHO OTHERWISE CLIMB THE POLE OR ASCEND BY MECHANICAL MEANS AND AFFIX SAID SIGN:
b.a. NO LESS THAN THREE (3) FEET BELOW THE ANTENNA (MEASURED FROM THE TOP OF THE SIGN); AND
b.b. NO LESS THAN NINE (9) FEET ABOVE THE GROUND LINE (MEASURED FROM THE BOTTOM OF THE SIGN).
c. THE ANTENNA OWNER/OPERATOR MAY INSTALL A SINGLE SIGN THAT CONTAINS THE INFORMATION REQUIRED BY 60 95. RULE 94 AND SECTION(A) ABOVE, OR SEPARATE SIGNS. IN THE EVENT ONE OR MORE ANTENNAS ARE AFFIXED TO A POLE, EACH ANTENNA OWNER/OPERATOR SHALL PROVIDE A SIGN WITH SUFFICIENT INFORMATION TO ALLOW WORKERS TO IDENTIFY ITS ANTENNAS.

ANTENNA RF SIGNAGE

SCALE:
N.T.S. 4

PROPRIETARY INFORMATION
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SITE NAME:
MALIBU OXNARD MC B4
8880 PACIFIC COAST HWY. (1)
MALIBU, CA 90265

C.E.S. PROJECT NO.:
10012772

STAMP:

SITE INFORMATION:
ISSUE DATE: 06-22-21
ENGINEERED BY: C.E.S.
DRAFTED BY: C.E.S.

verizon
Southern California
15505 Sand Canyon Ave., Irvine, CA 92618

PLANS PREPARED BY:
DES
DALE ENGINEERING SERVICES
9270 CORBIN AVENUE, NORTHridge, CA 91324
PHONE: (818) 896-2352 FAX: (747) 225-1313

REVISIONS:	DATE	DESCRIPTION	BY	CHK
0	07-15-21	90% CD	JM	RS
1	10-20-21	REVISED PER NEW RFDS	JM	RL
2	06-01-22	REVISED PER CALTRANS COMMENTS	JM	AH
3	09-27-22	REVISED PER NEW SITE POLE LOCATION	JM	AH

SHEET TITLE:
EQUIPMENT DETAILS

SHEET NUMBER:
D-2
C.E.S. DWG. NO. TBD

PROPRIETARY INFORMATION
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SITE NAME:
MALIBU OXNARD MC B4
 8880 PACIFIC COAST HWY. (1)
 MALIBU, CA 90265

C.E.S. PROJECT NO.:
10012772

STAMP:

SITE INFORMATION:
 ISSUE DATE: 06-22-21
 ENGINEERED BY: C.E.S.
 DRAFTED BY: C.E.S.



REVISIONS:			
0	07-15-21	90% CD	DES: JM SOP: RS
1	10-20-21	REVISED PER NEW RFDS	DES: JM SOP: RL SOP: JM SOP: AH
2	06-01-22	REVISED PER CALTRANS COMMENTS	DES: JM SOP: JM SOP: AH
3	09-27-22	REVISED PER NEW SITE POLE LOCATION	DES: JM SOP: JM SOP: AH
			DES: SOP:
			DES: SOP:
			DES: SOP:
			DES: SOP:

SHEET TITLE:
RF INFORMATION

SHEET NUMBER:
RF-1
 C.E.S. DWG. NO. TBD

ANTENNA SECTOR	AZIMUTH	NUMBER OF ANTENNAS	ANTENNA MODEL NO.	EQUIPMENT JUMPER (IN VAULT)	JUMPER SIZE	EST. COAX LENGTH	COAX SIZE	JUMPER ANTENNA	RAD CENTER OF ANTENNA
A	320°	1	NHHS4-65A-R3B	-	-	-	-	-	26'-4"±
B	100°	1	NHHS4-65A-R3B	-	-	-	-	-	26'-4"±
-	-	-	-	-	-	-	-	-	-

RF SYSTEM SCHEDULE

SCALE: 1
 N.T.S.

R.F. INFORMATION						GENERAL PROJECT INFORMATION			
RF ENGINEER: CARLOS HERRERA						OSP ENG.: ADAM HARMON			
STREET ADDRESS: 8880 PACIFIC COAST HWY. (1) CITY: MALIBU						POLE NUMBER #4952764E			
COORDINATES: LATITUDE: 34° 4' 3.66" N. LONGITUDE: 119° 0' 33.53" W.						POLE HEIGHT 50'-0" (43'-0" AGL)			
R.F. REQUIREMENTS						ANTENNA TIP HEIGHT 28'-8"±			
GROUND ELV.	RC AMSL	BTS LOCATION	# OF TRU'S	DIVERSITY SEP	BTS TYPE	X-ARM ORIENTATION PERPENDICULAR			
TBD	27'-8"±	ON POLE	-	-	ANTENNA/RADIO	CROSS STREET STAMORE CANYON RD.			
SECTOR A			SECTOR A ANTENNA	CABLE LENGTH(S)	SECTOR A QTY	T.B.G. MAP NO.: LA 624-J3			
AZIMUTH TN	RC	TIP HI.	-	-	-	PWR E. M. OTHER SCE			
320°	26'-4"±	28'-8"±	NHHS4-65A-R3B	-	1	PWR PLANNER/PHONE # DAVID LAW / (909) 274-1919			
SECTOR B			SECTOR B ANTENNA	CABLE LENGTH(S)	SECTOR B QTY	CLOSEST AVAILABLE PWR. TBD			
AZIMUTH TN	RC	TIP HI.	-	-	-	COMM. CTE, H N/A (FIBER FED)			
100°	26'-4"±	28'-8"±	NHHS4-65A-R3B	-	1	FIBER CONTACT/PHONE # N/A			
SECTOR C			SECTOR C ANTENNA	CABLE LENGTH(S)	SECTOR C QTY	CLOSEST AVAILABLE FIBER N/A			
AZIMUTH TN	RC	TIP HI.	-	-	-				
-	-	-	-	-	-				

RF INFORMATION

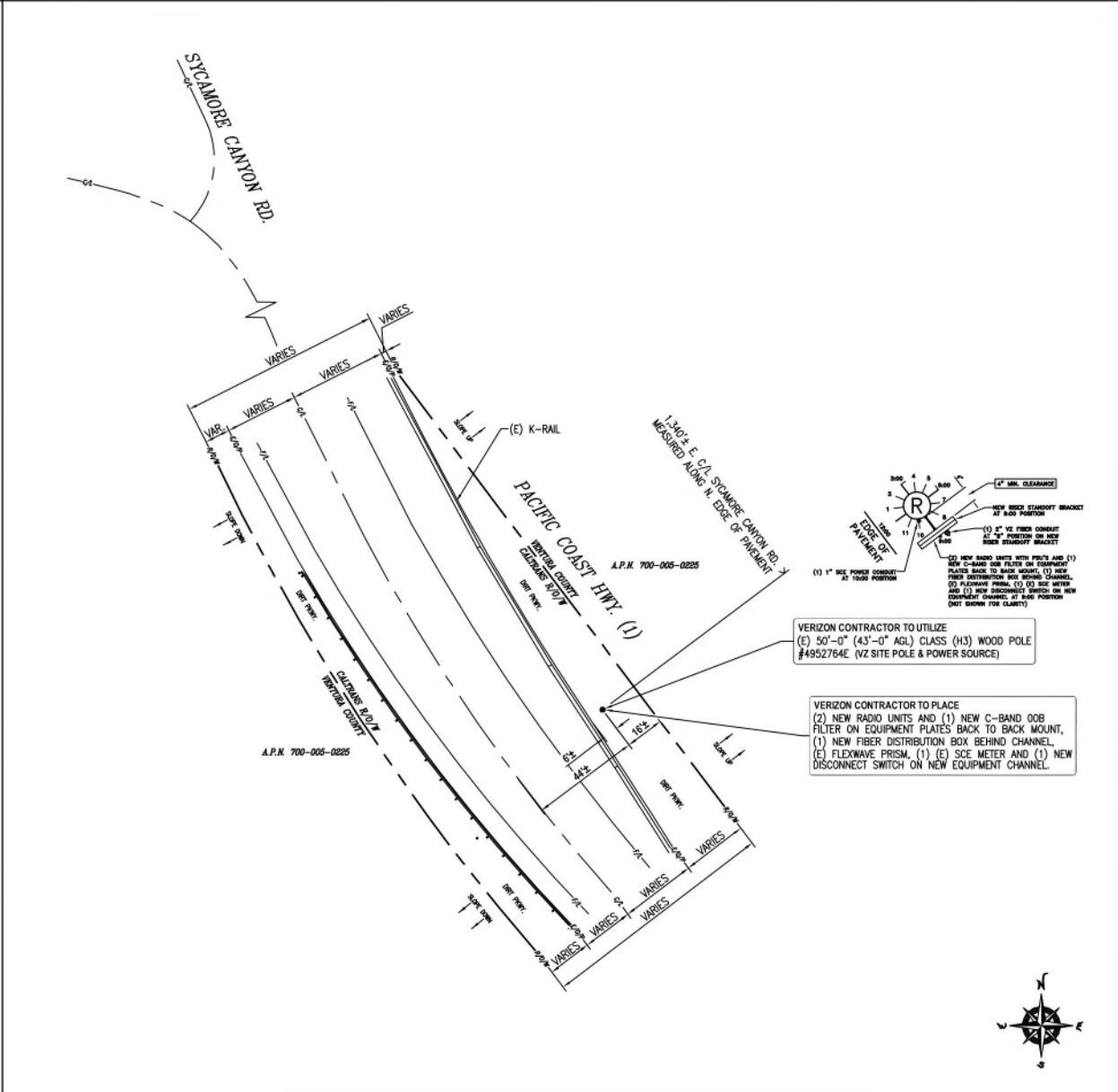
SCALE: 2
 N.T.S.

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, 2016 CEC AND ALL APPLICABLE LOCAL CODES. CONDUIT ROUTINGS AND SCHEDULED SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
- WIRING, RACKING AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
- CABLES SHALL NOT BE ROUTED THROUGH LADDER-STILE CABLE TRAY RUNGS.
- EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (L.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (2 IN BROAD, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC 8.05A.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOD PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT IDS).
- PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOD PLASTIC LABELS.
- ALL THE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION, LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION, LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 800 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION WITH OUTER JACKET, LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRAMP-STYLE, COMPRESSION WIRE LUGS AND WRENUTS BE THOMAS AND BETTS (OR EQUAL). LUGS AND WRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 125% (90% IF AVAILABLE).
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, AND/IEEE AND NEC.
- ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
- RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND, DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC, OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES, AND WRENUTS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, AND/IEEE, AND NEC.
- WRENUTS SHALL BE EPOXY-COATED (ORAV) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD, SHALL BE PANDUIT TYPE (E OR EQUAL), AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- METAL RECEPTACLE SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING, SHALL MEET OR EXCEED UL 514A AND NEMA OS 1, AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- NONMETALLIC RECEPTACLE SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
- THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN

GROUNDING NOTES

- THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHS), THE SITE-SPECIFIC (IL, LP, OR NPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVISE PROGRESS TO THE CONTRACTOR FOR RESOLUTION.
- ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GSES) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
- THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1105 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
- METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO ITS EQUIPMENT.
- EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRE, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWG STRANDED COPPER FOR OUTDOOR BTS.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
- ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
- METAL CONDUIT AND TRAY SHALL BE GROUNDING AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE I.E., APPROVED GROUNDING TYPE CONDUIT CLAMPS.



VERIZON CONTRACTOR TO UTILIZE
(E) 50'-0" (43'-0" AGL) CLASS (H3) WOOD POLE #4952764E (VZ SITE POLE & POWER SOURCE)

VERIZON CONTRACTOR TO PLACE
(2) NEW RADIO UNITS AND (1) NEW C-BAND OOB FILTER ON EQUIPMENT PLATES BACK TO BACK MOUNT, (1) NEW FIBER DISTRIBUTION BOX BEHIND CHANNEL, (E) FLEXWAVE PRISM, (1) (E) SCE METER AND (1) NEW DISCONNECT SWITCH ON NEW EQUIPMENT CHANNEL.



NOTES SCALE: 1 N.T.S.

SITE PLAN SCALE: 2 N.T.S.

PROPRIETARY INFORMATION
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SITE NAME:
MALIBU OXNARD MC B4
8888 PACIFIC COAST HWY. (1)
MALIBU, CA 90265

C.E.S. PROJECT NO.:
10012772

STAMP:

SITE INFORMATION:
ISSUE DATE: 06-22-21
ENGINEERED BY: C.E.S.
DRAFTED BY: C.E.S.



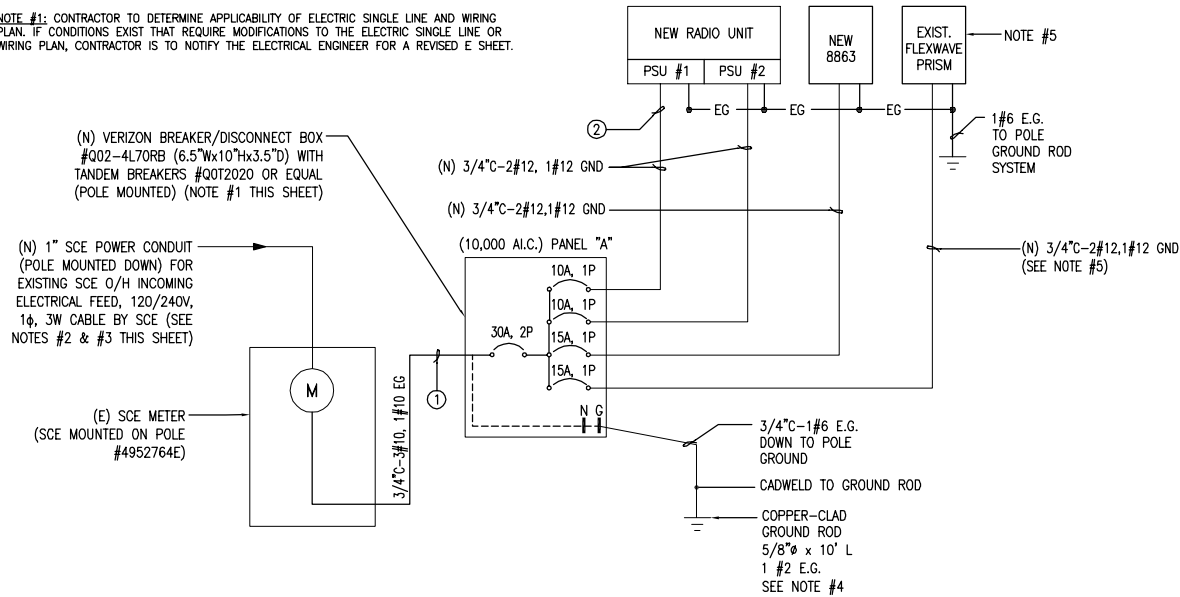
PLANS PREPARED BY:
DES
DABLE ENGINEERING SERVICES
9275 CORBIN AVENUE, NORTHridge, CA 91324
PHONE: (818) 886-2352 FAX: (714) 225-1313

REVISIONS:	DATE	DESCRIPTION	BY	CHK
0	07-15-21	90% CD	JM	JM
			SP	RS
			SP	RL
1	10-20-21	REVISED PER NEW RFDS	JM	JM
			SP	AH
2	06-01-22	REVISED PER CALTRANS COMMENTS	JM	JM
			SP	AH
3	09-27-22	REVISED PER NEW SITE POLE LOCATION	JM	JM
			SP	AH
			SP	
			SP	
			SP	
			SP	

SHEET TITLE:
ELECTRICAL NOTES AND SITE PLAN

SHEET NUMBER:
E-1
C.E.S. DWG. NO. TBD

NOTE #1: CONTRACTOR TO DETERMINE APPLICABILITY OF ELECTRIC SINGLE LINE AND WIRING PLAN. IF CONDITIONS EXIST THAT REQUIRE MODIFICATIONS TO THE ELECTRIC SINGLE LINE OR WIRING PLAN, CONTRACTOR IS TO NOTIFY THE ELECTRICAL ENGINEER FOR A REVISED E SHEET.



ELECTRICAL LOAD SUMMARY
(120/240V, 1 ϕ , 3W) TOTAL CONNECTED LOAD = 13.5A AMPACITY (W/LCL)

VOLTAGE DROP TABLE		
①	3/4"C-3#10	L < 10' %VD = NEG.
②	3/4"C-2#12	L < 10' %VD = NEG.

NOTES:

- BREAKERS MUST COMPLY WITH AT LEAST CURVE (3) TRIPPING CHARACTERISTICS AND IN ACCORDANCE WITH IEC/60934.
- REFER TO CES SHEET A-3 & A-4 FOR POLE RISER DIAGRAM AND EXACT LOCATIONS OF (N) 1"C, (UTILITY COMPANY OVERHEAD INCOMING POWER), (E) SCE METER AND NEW VERIZON DISCONNECT SWITCH.
- REFER TO CES SHEET D-1 & D-2 FOR EQUIPMENT ELECTRICAL DETAILS.
- CONTRACTOR SHALL TEST POLE GROUNDING SYSTEM & PER GO 95 AND/OR NEC AND REPLACE COMPONENTS AS REQUIRED.
- RE-FEED EXISTING VERIZON PRISM (FLEXWAVE) FROM NEW VERIZON BREAKER/DISCONNECT BOX.
- SEE CES SHEET E-3 FOR GROUNDING DETAILS.

VERIZON (10,000 A.I.C.) PANEL "A"													
70A BUS		240 VOLTS		1 PHASE			2 WIRE			MAIN 40A		TYPE 3R	
VOLT AMPS	PHASE A	PHASE B	REMARK	C/R	P	C	C	P	C	REMARK	VOLT AMPS	PHASE A	PHASE B
600			PSU #1		1	10A				PSU #2	600		
700			EXIST. PRISM		1	15A				8863	700		
VA/LINE													
PHASE A = 1300 W						PHASE B = 1300 W							
CONTINUOUS LOADS						NON-CONTINUOUS LOADS							
2600 W x1.25= 3250 W						0 W						TOTAL ADJUST WATT = 3250	
												TOTAL ADJUST AMPS = 13.5	

SINGLE LINE DIAGRAM

SCALE: 1
N.T.S.

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8880 PACIFIC COAST HWY. (1)
MALIBU, CA 90265

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10012772

STAMP:

SITE INFORMATION:
ISSUE DATE: 06-22-21

ENGINEERED BY: C.E.S.

DRAFTED BY: C.E.S.



PLANS PREPARED BY:
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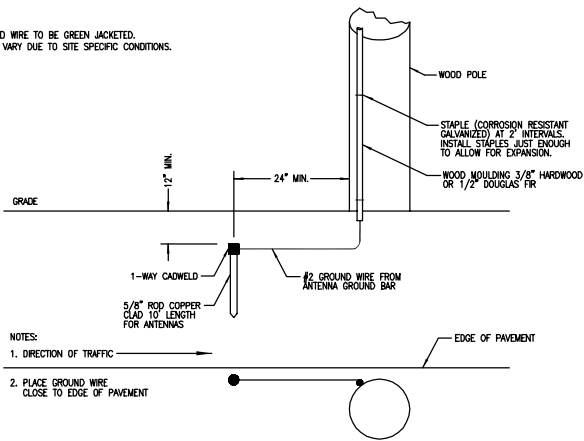
REVISIONS:		
0	07-15-21	90% CD
1	10-20-21	REVISED PER NEW RFDS
2	06-01-22	REVISED PER CALTRANS COMMENTS
3	09-27-22	REVISED PER NEW SITE POLE LOCATION

SHEET TITLE:
**SINGLE LINE DIAGRAM
DETAIL**

SHEET NUMBER:
E-2
C.E.S. DWG. NO. TBD

NOTES:

1. ALL STRANDED GROUND WIRE TO BE GREEN JACKETED.
GROUND SCHEME MAY VARY DUE TO SITE SPECIFIC CONDITIONS.



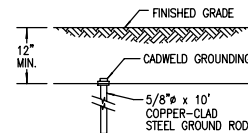
NOTES:

1. DIRECTION OF TRAFFIC
2. PLACE GROUND WIRE CLOSE TO EDGE OF PAVEMENT

TYPICAL WOOD ANTENNA GROUNDING DETAIL

SCALE: 1
N.T.S.

1. ELECTRICAL CONTRACTOR SHALL PERFORM TEST TO DETERMINE GROUND RESISTANCE.
2. IF RESISTANCE EXCEEDS 5 OHMS ELECTRICAL CONTRACTOR SHALL DETERMINE, FROM TEST RESULTS, NUMBER OF RODS REQUIRED.

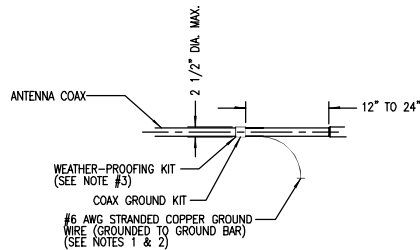


GROUND ROD DETAIL

SCALE: 2
N.T.S.

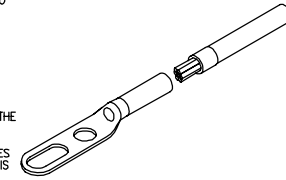
NOTES:

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



NOTES:

1. CRIMP (COMPRESSION) TYPE TWO-HOLE BOLTED TONGUE CONNECTORS SHALL BE USED TO TERMINATE STRANDED GROUNDING CONDUCTORS. THE CONNECTORS SHALL BE TIN PLATED COPPER, LONG BARREL LUG, AND SHALL BE LISTED FOR THEIR INTENDED USE BY AN NRTL.
NOTE: TIN PLATED ALUMINUM CONNECTORS INSTALLED PRIOR TO THE DATE OF THIS STANDARD OR CONNECTORS THAT ARE PART OF AN APPROVED PRODUCT ARE ACCEPTABLE.
2. CRIMP TYPE CONNECTORS USED ON SOLID CONDUCTORS MUST BE LISTED BY AN NRTL FOR USE ON SOLID CONDUCTORS, AND MUST BE CRIMPED WITH THE DIES SPECIFIED BY THE MANUFACTURER OF THE CONNECTOR. USE A HYDRAULIC CRIMPING TOOL.
3. TWO-HOLE BOLTED TONGUE CONNECTORS WITH INSPECTION WINDOW SHALL BE USED. WIRES SHALL BE INSERTED THE ENTIRE LENGTH OF THE LUG. ENSURE COAX OUTER INSULATION IS SNUG TO LUG BARREL; PROVIDE AN ANTIOXIDE COMPOUND ON THE CONDUCTOR BEFORE CRIMPING (NO DX); INSTALL A TRANSPARENT HEAT SHRINK INSULATING TUBE ALONG THE ENTIRE LENGTH OF THE CRIMP.
4. USE #6 AWG STRANDED-THOMAS & BETTS 455578 OR EQUIVALENT.
5. USE #2 AWG STRANDED-THOMAS & BETTS 435306 OR EQUIVALENT.

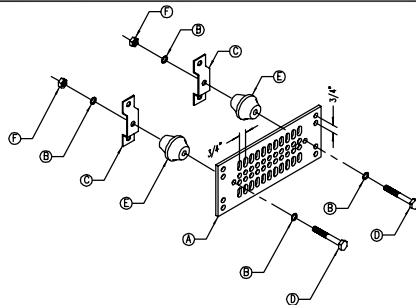


CONNECTION OF COAX GROUND KIT TO ANTENNA COAX

SCALE: 3
N.T.S.

2-HOLE LB GROUNDING LUG

SCALE: 4
N.T.S.



TYPICAL GROUND BAR

SCALE: 5
N.T.S.

PARTS LIST	
A	COPPER GROUND BAR, USE STYLE "M" GTI TELECOM, INC. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
B	5/8" LOCK WASHERS, NEWTON INSTRUMENT CO. CAT. NO. 301S-8 OR EQUAL
C	WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT. NO. A-8056 OR EQUAL
D	5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT. NO. 3012-1 OR EQUAL
E	INSULATORS SHALL BE INSTALLED
F	5/8-11 NUT

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MALIBU, CA 90265

C.E.S. PROJECT NO.:
10012772

STAMP:

SITE INFORMATION:
ISSUE DATE: 06-22-21
ENGINEERED BY: C.E.S.
DRAFTED BY: C.E.S.

verizon
Southern California
15505 Sand Canyon Ave., Irvine, CA 92618

PLANS PREPARED BY:
DES
DABLE ENGINEERING SERVICES
9275 CORBIN AVENUE, NORTHridge, CA 91324
PHONE: (818) 896-2352 FAX: (714) 225-1313

REVISIONS:	DATE	DESCRIPTION	BY	CHK
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SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER:
E-3
C.E.S. DWG. NO. TBD

EXHIBIT 4

DRAFT CONDITIONS OF APPROVAL FOR VERIZON WIRELESS COMMUNICATION FACILITY CONDITIONAL USE PERMIT (CUP), CASE NO. PL22-0175

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, Exhibits 1-5 of the Planning Director hearing on March 28, 2024, and the remaining conditions of approval set forth below. Together, these conditions and documents describe the "Project."

The County must first review any deviations from the Project to determine if they conform to the conditions of approval of CUP PL22-0175. Project deviations may require a modification of this permit and further environmental review pursuant to the California Environmental Quality Act (CEQA). Any deviation from the Project that is implemented without the required County approval constitutes a violation of this permit and applicable law.

The Project description is as follows:

This permit authorizes the installation and operation of a wireless communication facility (WCF) for a 10-year time period. The proposed facility is comprised of the following:

- Existing 43-foot tall wood utility pole
- Installation of two, 4-foot, 8-inch-tall antennas on 4-foot extension arms
- Installation of two remote radio units (RRU) on the utility pole
- Installation of a pole mounted SCE meter

The WCF will be unmanned, except for occasional periodic maintenance visits, and will operate 24 hours a day, 365 days per year. Vegetation removal would not be required to accommodate the installation, operation, and maintenance of the proposed WCF. Access to the facility is available from Pacific Coast Highway, a public, paved road. Water service is not required to operate or maintain the proposed project, and no exterior lighting or grading is proposed. No fencing is proposed as part of this project.

County of Ventura
Planning Director
Case No. PL22-0175
Exhibit 4 - 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 § 8183-5 of the Ventura County 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 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.
- 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 Coastal Zoning Ordinance (Article 13), 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
- 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. Zoning Clearance for Use Inauguration:

- (1) At the conclusion of the local appeal period set forth in the Ventura County Coastal Zoning Ordinance (§ 8181-9.2), or following a final decision on a filed appeal, the Planning Division shall send a Notice of Final Decision to the California Coastal Commission (CCC). The CCC may set another appeal period pursuant to terms and conditions set forth in the California Coastal Act (Pub. Res. Code, § 30000 et seq.). Following the expiration of the CCC's appeal period, and if no appeals are filed, the decision regarding this Coastal PD Permit will be considered "effective." Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for Use Inauguration to initiate the development 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 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 § 8181-10.4 of the Ventura County Coastal Zoning Ordinance prior to March XX, 2034.

(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 § 8181-5.7 of the Ventura County 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 Construction 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. If 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 Construction and throughout the life of the Project.

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

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

- (1) A payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 10.a (above), and any duly-imposed civil administrative penalties regarding this CUP. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.
- (2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative

penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

- c. **Billing Process:** The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to 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 conflicts 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 Construction, 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 § 8183-5 of the Ventura County 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.
- c. If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this CUP is confirmed, County staff may initiate enforcement actions pursuant to § 8183-5 of the Ventura County 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). 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 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 § 8183-5 of the Ventura County Coastal Zoning Ordinance.

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

Purpose: In compliance with § 8181-5.8 of the Ventura County Coastal Zoning Ordinance and 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.
- 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 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 § 8183-5 of the Ventura County Coastal Zoning Ordinance.

20. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan Goals, Policies and Programs Noise Policy 2.16.2-1(5) and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities, such as interior painting, is not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, if the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the “Complaint Log.” The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

21. 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 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.
- d. The County retains the right to verify that the use of the Permittee’s facilities and site conforms to County policies.

Documentation: The Permittee shall demonstrate to the satisfaction of the Planning Director that the wireless communication facility is engineered to accommodate supplementary antennas to collocate at least one additional telecommunication carrier.

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

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



Exhibit 5

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-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 proposed facility is designed to have the least amount of visual impact while ensuring the adequate provision of public facilities and services. The proposed facilities will be attached to an existing utility pole that is located within the Pacific Coast Highway right-of-way (ROW) and will be painted to match the color of the existing utility poles. The wireless communication facility (WCF) will provide radio 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.

- 2. 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 proposed WCF is designed and sited to minimize land use conflicts and helps maintain a high standard of urban design and environmental quality. The compact

form of the facility on an existing wood utility pole and location minimizes land use conflicts and will have no impact on traffic congestion.

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

- 3. LU-16.10 Visual Access for Rural Development:** *The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk.*

The proposed WCF will be located within the Pacific Coast Highway public ROW in a developed area. The proposed facility will be attached to an existing wood utility pole that helps maintain a high standard of urban design and environmental quality. The compact design of the facility and location will minimize land use conflicts and maintain the existing views of the hillsides and coast.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-16.10.

- 4. 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 proposed WCF will ensure that cellular mobile communications infrastructure is provided for adequate services throughout the unincorporated area. The location of the facility is located appropriately to blend into the surrounding, developed environment.

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

- 5. COS-1.4 Consideration of Impacts to Wildlife Movement:** *When considering proposed discretionary development, County decision-makers shall consider the development's potential project-specific and cumulative impacts on the movement of wildlife at a range of spatial scales including local scales (e.g., hundreds of feet) and regional scales (e.g., tens of miles).*

The proposed WCF will be located within a developed portion of the Pacific Coast Highway ROW. There is no fencing or ground mounted equipment associated with the facility. No project specific or cumulative impacts to wildlife movement will be generated from the implementation of the proposed project.

Based on the above discussion, the proposed project is consistent with General Plan Policy COS-1.4.

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

The proposed WCF located on an existing wood utility pole along a County designated scenic roadway. The proposed location on an existing structure helps the facility blend with the surrounding character of nearby scenic resources. No new visual impacts will be generated from the implementation of the proposed project.

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

- 7. COS-3.5 Ridgeline and Hilltop Preservation:** *The County shall ensure that ridgelines and major hilltops remain undeveloped and that discretionary development is sited and designed to remain below significant ridgelines, except as required for communication or similar activity.*

The proposed WCF will be located on an already developed portion of the Pacific Coast Highway ROW and is designed as a stealth facility that will blend in with the existing utility poles in the ROW. 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 COS-3.5.

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

The proposed WCF does not conflict with the scenic open space character of the surrounding area. The antennas are mounted on an existing wood utility pole and there is no ground mounted equipment proposed with the project. 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 COS-3.6.

- 9. COS-9.1 Open Space Preservation:** *The County shall preserve natural open space resources through:*

- *The concentration of development in Urban Areas and Existing Communities;*
- *Use of cluster or compact development techniques in discretionary development adjacent to natural open space resources;*
- *Maintaining large lot sizes in agricultural areas, rural, and open space areas;*
- *Discouraging conversion of lands currently used for agricultural production or grazing;*
- *Limiting development in areas constrained by natural hazards; and*
- *Encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production or grazing.*

The proposed WCF will not conflict with the adjacent open space designated lands or uses of those lands. The facility will be located in a developed portion of the Pacific Coast Highway ROW. The antennas will be mounted on an existing structure and there is no ground mounted equipment associated with the facility. 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 COS-9.1.

10. HAZ-1.1 Fire Prevention Design and Practices: *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

HAZ-1.2 Defensible Space Clear Zones: *The County shall require adherence to defensible space standards, or vegetation “clear zones,” for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

The proposed WCF will meet all Ventura County Fire Protection District standards. 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 HAZ-1.1 and HAZ-1.2.

CONSISTENCY WITH THE COASTAL AREA PLAN

11. ESHA Goal 4: Allowable Uses in ESHA or Buffer Zone 4.1(b) Non-Resource-Dependent Use: *A non-resource dependent use may only be allowed in ESHA or buffer zone when necessary for a new wireless communication facility mandated by federal law or a new public works facility is necessary to protect public*

health/safety or provide essential public services for legally permitted development. Existing public works facilities may be maintained and repaired in accordance with Coastal Zoning Ordinance provisions in Sec. 8174-6.3.2 – Statutory Exemptions and Categorical Exclusions.

The proposed WCF is a non-resource dependent use but is mandated by federal law to close a gap in service coverage and capacity in the immediate area. The proposed facility is the least intrusive design to close this gap in coverage and will provide coverage to both the traveling public along Pacific Coast Highway and visitors to the coastal area.

Based on the above discussion, the proposed project is consistent with the Coastal Area Plan Policy ESHA Goal 4.

12.4.1.7 Visual Resources: Visual Resource Goal 1, Wireless Communication Facilities (4): *Wireless communication facilities shall be sited and designed to minimize alteration of natural land forms and to blend with the surrounding area in a manner that is consistent with community character, the natural environment, and existing development.*

The project site is located in a developed portion of the Pacific Coast Highway ROW and involves an existing wood utility pole. The WCF is sited and designed to attach to the existing pole with no alterations of natural land forms. The design of the facility is the least intrusive design and will blend in with the existing utility poles located along the highway and the surrounding area. The development is consistent with the community character, natural environment, and existing development.

Based on the above discussion, the proposed project is consistent with the Coastal Area Plan Policy 4.1.7(4).

13.4.1.7 Visual Resources: Visual Resource Goal 1, Wireless Communication Facilities (5): *Wireless communication facilities shall be sited and designed to protect views from public viewing areas to the ocean or to scenic resources.*

The proposed WCF will be located on an existing wood utility pole in the Pacific Coast Highway ROW. The site, design, and location were chosen to protect views of the ocean and scenic resources from public viewing locations.

Based on the above discussion, the proposed project is consistent with the Coastal Area Plan Policy 4.1.7(5).

14.4.1.7 Visual Resources: Visual Resource Goal 1, Wireless Communication Facilities (6): *Wireless communication facilities – including accessory equipment, lighting, utility lines, security measures and access roads – shall be sited and*

designed to minimize adverse impacts on public access, ESHA and ESHA buffer zones.

Implementation of the proposed project will require minimal construction activities and will not include the introduction of new uses that could adversely impact the surrounding area. The project site was previously cleared of vegetation to accommodate Pacific Coast Highway and the existing utility pole. No new effects on coastal resources would occur with implementation of the proposed project.

Based on the above discussion, the proposed project is consistent with the Coastal Area Plan Policy 4.1.7(6).