



## Planning Director Staff Report Hearing on March 9, 2023

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County of Ventura • Resource Management Agency

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### VERIZON WIRELESS, CONTINUATION OF AN EXISTING CONDITIONAL USE PERMIT (CUP-5286), CASE NO. PL22-0177

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Minor Modification to a Conditional Use Permit (CUP) 5286 for the continued operation of an existing wireless communications facility (WCF) operated by Verizon Wireless (Case No. PL22-0177) for 10 years.
2. **Applicant:** Verizon Wireless, 15505 Sand Canyon Avenue. Bldg. D, Irvine, CA 91706
3. **Property Owner:** Southern California Edison, 2244 Walnut Grove Ave, Rosemead, CA 91770
4. **Applicant's Representative:** Brenden Lau, Core Development Services, 1151 E Orangethorpe Ave Suite D, Fullerton, CA 92831
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested Minor Modification to the CUP.
6. **Project Site Size, Location, and Parcel Number:** The 26.06-acre project site is located at the northeast corner of the intersection of Hueneme Road and Edison Drive, near the city of Oxnard, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 223-0-030-145 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Agricultural
  - b. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size).

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
<b>North</b>	City of Oxnard	Residential
<b>East</b>	AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)	Agricultural production
<b>South</b>	City of Oxnard/ AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)	Agricultural production
<b>West</b>	City of Oxnard	Vehicle storage parking lot

**9. History:** The subject property is currently developed with row crop agriculture, Edison Transmission towers, the existing Verizon Wireless WCF, and a WCF operated by AT&T. Historical discretionary development on the property, for the subject facility under CUP 5286 includes the following:

- A Conditional Use Permit (CUP-5286) was approved by the Planning Director on December 23, 2002, to authorize the installation and operation of the Verizon WCF within the Edison utility easement with antennas affixed to the existing Edison transmission towers, and to construct a ground mounted equipment enclosure. The permit was granted for a 10-year period to December 23, 2012.
- A Permit Adjustment (LU12-0028) was approved by the Planning Director on March 1, 2012, to allow the installation of four new panel antennas to the WCF.
- A Minor Modification (LU12-0059) was approved by the Planning Director on December 12, 2012, to extend the expiration date of the CUP to December 11, 2022.
- A Permit Adjustment (PL13-0170) was approved by the Planning Director on February 14, 2014, to remove and replace existing equipment and antennas at the WCF.
- A Permit Adjustment (PL20-0085) was approved by the Planning Director on December 29, 2020, to remove and replace existing equipment and antennas at the WCF and to construct an additional ground equipment shelter. The approved modifications did not receive Zone Clearance for construction and the work authorized by PL20-0085 was not completed. Approval of PL20-0085 has since expired.

**10. Project Description:** The requested Minor Modification of CUP LU12-0059, under PL22-0177, is for the continued operation of an existing WCF, located at the northeast corner of Hueneme Road and Edison Drive on APN 223-0-030-145 for 10 years. The facility consists of 12 cellular antennas, one microwave antenna,

one GPS antenna, and a ground mounted equipment enclosure surrounded by a six-foot tall solid block wall with barbed wire on top. The project does not include physical alterations to the existing WCF. (Exhibit 3)

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

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The request is for a Minor CUP Modification for continued operation of an existing WCF and would not alter the existing antennas, transmission towers, or ground mounted enclosure. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2.

Therefore, this project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, and no further environmental review is required.

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

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

## **D. ZONING ORDINANCE COMPLIANCE**

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

Pursuant to the requirements of the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the Agricultural Exclusive zoning district with the granting of a CUP. Upon the granting a Minor Modification for continued use of the existing CUP, the proposed project will continue to comply with the requirements of the Ventura County NCZO.

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

**Table 1 – Special Use Standards Consistency Analysis:  
 Section 8107-45.4 – Development Standards**

Special Use Standard	Complies?
<p><b>Sec. 8107-45.4.a - Partial and Full-Concealment Requirements</b></p> <p>To minimize visual impacts, a wireless communication facility shall be designed as a stealth facility or building concealed facility. A wireless communication facility may be designed as a non-stealth facility only if it meets standards provided in Sec. 8107-45.4(b) below.</p>	Yes
<p><b>Sec. 8107-45.4.b - Exceptions to Stealth and Building-Concealed Facilities</b></p>	N/A, facility is a stealth
<p><b>Sec. 8107-45.4.c - Making Wireless Communication Facilities Compatible with the Existing Setting</b></p> <p>To the extent feasible, all wireless communication facilities shall be located and designed to be compatible with the existing setting as follows:</p> <p>(1) Location: Facilities shall be located in areas where existing topography, vegetation, buildings, or structures effectively screen and/or camouflage the proposed facility; and</p> <p>(2) Facility Design: The facility shall be designed (i.e. size, shape, color, and materials) to blend in with the existing topography, vegetation, buildings, and structures on the project site as well as its existing setting.</p>	Yes
<p><b>Sec. 8107-45.4.d - Preferred Wireless Communication Facility Locations</b></p> <p>To the extent feasible, and in the following order of priority, new wireless communication facilities shall be sited in the following locations:</p> <p>(1) On an existing wireless communication facility with adequate height and structure to accommodate additional wireless communication facilities (see Sec. 8107-45.6).</p> <p>(2) Flush-mounted on an existing structure, pole, or building in the AE and OS zones.</p> <p>(3) Where the wireless communication facility is not prominently visible from a public viewpoint.</p> <p>(4) Within an area zoned Industrial.</p>	Yes

**Table 1 – Special Use Standards Consistency Analysis:  
 Section 8107-45.4 – Development Standards**

Special Use Standard	Complies?
<p><b>Sec. 8107-45.4.d - Preferred Wireless Communication Facility Locations (continued)</b></p> <p>(5) Near existing public or private access roads.</p> <p>(6) On or near the same site as an existing wireless communication facility when visual or other environmental impacts can be mitigated to a level of less than significant under CEQA and when such “clustering” of facilities is consistent with the applicable Area Plan.</p>	
<p><b>Sec. 8107-45.4.e - Non-Preferred Wireless Communication Facility Locations</b></p>	N/A, facility is in a preferred location
<p><b>Sec. 8107-45.4.f(4)(e) - Height, Stealth Facilities</b></p> <p>Flush-mounted wireless communication facilities shall not extend above the building height. If mounted on a structure other than a building, such as a light pole or utility pole, the antenna shall not extend more than 5 feet above the structure.</p>	Yes
<p><b>Sec. 8107-45.4.g - Setbacks</b></p>	N/A, facility is existing and would not modify the location
<p><b>Sec. 8107-45.4.h - Retention of Concealment Elements</b></p> <p>No modification to an existing wireless communication facility shall defeat concealment elements of the permitted facility. Concealment elements are defeated if any of the following occur:</p> <p>(1) A stealth facility is modified to such a degree that it results in a non-stealth facility; or</p> <p>(2) The stealth facility no longer meets the applicable development standards for stealth facilities in Sec. 8107-45.4; or</p> <p>(3) Equipment and antennas are no longer concealed by the permitted stealth design features; or</p> <p>(4) Proposed modifications to a stealth facility, designed to represent a commonly found element in the environment or community (such as a tree, rock, or building), result in a facility that no longer resembles the commonly found element due to its modified height, size, or design.</p>	Yes

**Table 1 – Special Use Standards Consistency Analysis:  
 Section 8107-45.4 – Development Standards**

Special Use Standard	Complies?
<p><b>Sec. 8107-45.4.i(3) – Standards for Specific Types of Stealth Facilities, Flush-Mounted Facilities</b></p> <p>A wireless communication facility may be flush-mounted on a building or other structure pursuant to the following standards, and provided that associated equipment is located in manner consistent with the definition for flush-mounted antenna in Sec. 8102-0:</p> <p>(a) Flush-mounted wireless communication facilities shall be designed as a stealth facility and shall be compatible with the architectural style, color, texture, façade, and materials of the structure. Panel antennas shall not interrupt architectural lines of building façades, including the length and width of the portion of the façade on which it is mounted. Mounting brackets, pipes, and coaxial cable shall be screened from view.</p> <p>(b) Shall not exceed the maximum height limits for flush-mounted wireless communication facilities stated in Sec. 8107-45.4(f)(4)(e).</p> <p>(c) Any flush-mounted wireless communication facility attached to a light pole or a utility pole must exhibit the same or improved appearance than existing local light poles or utility poles.</p> <p>(d) Flush-mounted wireless communication facilities should be attached to a vertical surface except they may be mounted atop a light pole or a utility pole when flush-mounting is infeasible. Panel antennas shall be mounted no more than 18 inches from building surfaces or poles and shall appear as an integral part of the structure. They may be mounted a further distance than 18 inches on lattice towers and other industrial structures.</p>	<p>Yes</p>
<p><b>Sec. 8107-45.4.j - Historical Landmarks/Sites of Merit</b></p>	<p>N/A, facility is not located on a historical landmark or site of merit</p>
<p><b>Sec. 8107-45.4.k - Environmentally Sensitive Areas</b></p>	<p>N/A, facility is not located in an environmentally sensitive area</p>

**Table 1 – Special Use Standards Consistency Analysis:  
 Section 8107-45.4 – Development Standards**

Special Use Standard	Complies?
<p><b>Sec. 8107-45.4.l - Ridgelines</b></p>	<p>N/A, facility is not located on a ridgeline</p>
<p><b>Sec. 8107-45.4.m - Scenic Resource Protection Overlay Zone</b></p>	<p>N/A, facility is not in the Scenic Resources Protection Overlay Zone</p>
<p><b>Sec. 8107-45.4.n - Accessory Equipment</b>                      All accessory equipment associated with the operation of a wireless communication facility shall be located and screened to prevent the facility from being prominently visible from a public viewpoint to the maximum extent feasible.</p>	<p>Yes</p>
<p><b>Sec. 8107-45.4.o - Colors and Materials</b>                      All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.</p>	<p>Yes</p>
<p><b>Sec. 8107-45.4.p - Noise</b>                      All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.</p>	<p>Yes</p>
<p><b>Sec. 8107-45.4.q - Landscaping and Screening</b></p>	<p>N/A, facility was not deemed necessary to plant landscaping for screening</p>
<p><b>Sec. 8107-45.4.r - Security</b>                      (1) Each facility shall be designed to prevent unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations or visual blight. The approving authority may require the provision of warning signs, fencing, anti-climbing</p>	<p>Yes</p>

**Table 1 – Special Use Standards Consistency Analysis:  
 Section 8107-45.4 – Development Standards**

Special Use Standard	Complies?
<p><b>Sec. 8107-45.4.r - Security (continued)</b></p> <p>devices, or other techniques to prevent unauthorized access and vandalism.</p> <p>(2) All fences shall be constructed of materials and colors that blend in with the existing setting. The use of a chain link fence is prohibited within areas designated as Urban and Existing Community in the General Plan, and areas that are prominently visible from a public viewpoint, unless the chain link fence is fully screened.</p>	
<p><b>Sec. 8107-45.4.s - Lighting</b></p> <p>(1) No facility may be illuminated unless specifically required by the FAA or other government agency.</p> <p>(2) Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife.</p>	Yes
<p><b>Sec. 8107-45.4.t - Signage</b></p> <p>A permanent, weather-proof identification sign, subject to Planning Director approval, shall be displayed in a prominent location such as on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the facility operator(s) and type of use, provide the operator’s address, FCC-adopted standards, and specify a 24-hour telephone number at which the operator can be reached during an emergency.</p>	Yes
<p><b>Sec. 8107-45.4.u - Access Roads</b></p> <p>(1) Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</p> <p>(2) Wireless communication facility sites shall minimize the construction of new access roads, particularly when such roads are located in areas with steep slopes, agricultural resources, or biological resources as determined by the County’s Initial Study Assessment Guidelines. When required, new access roads shall be designed to meet standards established by the Ventura County Public Works Agency and Ventura County Fire Protection District.</p>	Yes

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

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

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

Based on the information and analysis presented in Section D and Exhibit 5 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

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

The WCF is an existing facility on Southern California Edison transmission towers, with a ground mounted equipment enclosure. The site is used for agriculture production with the surrounding legally established development consisting of additional agricultural fields, residential development within the City of Oxnard, and industrial development for the storage of vehicles within the City of Oxnard. The existing agricultural production and transmission towers, with the ancillary use for the WCF and the ground mounted equipment enclosure, is compatible with the surrounding development. Therefore, based on the discussion above, this finding can be made.

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

The proposed CUP Modification is for the continued use of an existing WCF. The facility has been in operation without complaint, and the request for continued use of the CUP does not involve any physical modification to the facility. Therefore, based on the discussion above, this finding can be made.

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

The proposed CUP Modification is for the continued use of an existing WCF. The facility has been in operation without complaint, and the request for continued use of the CUP does not involve any physical modification to the facility. The applicant has provided an FCC compliance report indicating that the continued operation of the facility will be in compliance with federal radio frequency emission standards. Therefore, based on the discussion above, this finding can be made.

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

A WCF is a conditionally permitted use within the Agricultural Exclusive Zone, and a CUP has already been granted for operation of the facility. The proposed CUP Modification is for the continued use of an existing WCF. The facility has been operational without complaint and is compatible with the surrounding agricultural and industrial land use. Therefore, based on the discussion above, this finding can be made.

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

The subject lot has been given a Legal Lot Determination and is legally established. Therefore, based on the discussion above, this finding can be made.

- 7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws [Section 8111-1.2.1.1a.g].**

As discussed above in Section B of this report, this project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Therefore, based on the discussion above and in Section B of this report, this finding can be made.

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

The request is for the continued operation of an existing WCF and would not involve physical modifications to the facility or ground mounted equipment enclosure. The continued operation of the existing site would not conflict with the agricultural production in existence on the site. Therefore, based on the discussion above, this finding can be made.

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

The request is for the continued operation of an existing WCF would not involve physical modifications to ground mounted equipment enclosure. The continued operation of the existing site would not conflict with the agricultural production in existence on the site. Therefore, based on the discussion above, this finding can be made.

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

The request is for the continued operation of an existing WCF and would not involve physical modifications to the facility or ground mounted equipment enclosure. The continued operation of the existing site would not involve removal of any area for, or conflict with, the agricultural production in existence on the site. Therefore, 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 NCZO (Section 8111-3.1). On February 24, 2023, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On February 24, 2023, the Planning Division placed a legal ad in the *Ventura County Star*.

The project site is located within the City of Oxnard's Sphere of Influence. Therefore, on January 23, 2023, the Planning Division notified the City of Oxnard of the proposed project and requested the City of Oxnard to submit any comments that the City might have. The City of Oxnard responded on January 24, 2023, providing the following comments:

*The proposed development is located adjacent to Hueneme Road, which is a City of Oxnard Scenic Roadway. Thus, the proposed development has potential impacts to aesthetics and should be designed to blend with the existing powerline tower structure. In order to blend the proposed wireless facility equipment with the powerline tower structure, the existing facility equipment and any future facility equipment that is located on the powerline tower should be flush-mounted to the tower structure and painted to match the color of the tower structure to avoid silhouetting and minimize aesthetic impacts from the adjacent roadway.*

The existing facility is already flush-mounted to the tower structure and painted to match the color of the tower structure. Additionally, the project would not involve physical modifications to the facility or ground mounted equipment enclosure. Therefore, the facility is consistent with the recommendations from the City of Oxnard.

**H. RECOMMENDED ACTIONS**

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

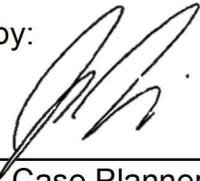
1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;

2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.
3. **MAKE** the required findings to grant a Minor Modification of a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** a Minor Modification to CUP 5286, Case No. PL22-0177, 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 10<sup>th</sup> day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

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

Prepared by:



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

Reviewed by:



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Mindy Fogg, Manager  
Commercial & Industrial Permits  
Ventura County Planning Division

#### EXHIBITS

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



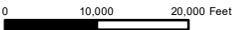
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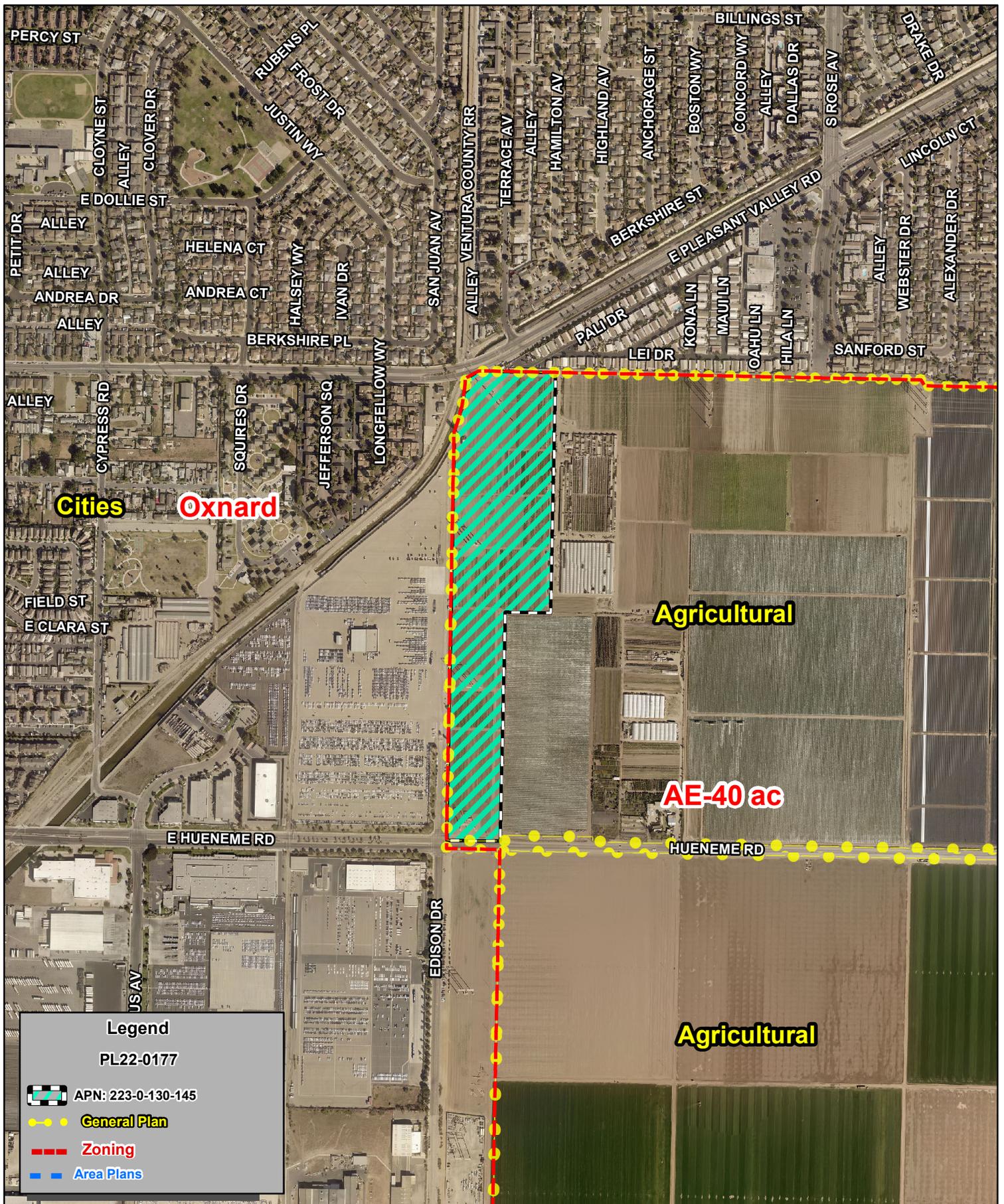
Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 01-30-2023



**County of Ventura  
Planning Director Hearing  
PL22-0177  
Location Map**



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**Legend**

PL22-0177

APN: 223-0-130-145

**General Plan**

**Zoning**

**Area Plans**



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
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**County of Ventura  
Planning Director Hearing  
PL22-0177  
General Plan & Zoning Map**



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County of Ventura  
 Planning Director Hearing  
 PL22-0177  
 Aerial Photography



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

**PROJECT DESCRIPTION**

EXISTING VERIZON WIRELESS COMMUNICATIONS UNMANNED SUBSTATION. PROPOSED CUP RENEWAL FOR (12) PANEL ANTENNAS, AND (1) 24" DIA. DISH ANTENNA MOUNTED ON AN EXISTING SCE TRANSMISSION TOWER WITH A 760 S.F. LEASE AREA WITH EQUIPMENT SHELTER & ONE GPS ANTENNA.

**County of Ventura  
Planning Director Hearing  
Case No. PL22-1077  
Exhibit 3- Plans**

EXISTING # OF ANTENNAS:	12
FINAL # OF ANTENNAS:	12
EXISTING # OF RRUS:	0
FINAL # OF RRUS:	0

**CONSTRUCTION DATA:**

JURISDICTION:	COUNTY OF VENTURA
ZONING:	A-E
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	S-2
APN:	223-003-0145
USE:	UNMANNED TELECOMMUNICATIONS FACILITY
LATITUDE:	34.147444 / -34° 08' 50.80" N
LONGITUDE:	119.165083 119° 09' 54.30" W
LEASE AREA:	(38' X 20') 760 S.F. (NO CHANGE)



# ARNOLD

## CUP RENEWAL

M1-T2 MOORPARK-ORMOND BEACH 220 KV R / W  
YEAR BUILT: 1971

### 5498 EDISON DRIVE OXNARD, CA 93033



**PROJECT TEAM**

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

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

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

**PROPERTY OWNER:**  
SOUTHERN CALIFORNIA EDISON  
2244 WALNUT GROVE AVENUE  
ROSEMead, CA 91770  
CONTACT: ALEX GUTHRIE  
PHONE: (310) 783-7669

**PROJECT INFORMATION**

AS OF JANUARY 1, 2020 ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

2019 CALIFORNIA ADMINISTRATIVE CODE  
PART 1, TITLE 24, C.C.R.

2019 CALIFORNIA BUILDING CODE (C.B.C.)  
PART 2, TITLE 24, C.C.R.  
(BASED ON THE 2018 INTERNATIONAL BUILDING CODE WITH 2019 CALIFORNIA AMENDMENTS)

2019 CALIFORNIA ELECTRICAL CODE (C.E.C.)  
PART 3, TITLE 24, C.C.R.  
(BASED ON THE 2017 NATIONAL ELECTRICAL CODE)

2019 CALIFORNIA MECHANICAL CODE (C.M.C.)  
PART 4, TITLE 24, C.C.R.  
(BASED ON THE 2018 UNIFORM MECHANICAL CODE WITH 2019 CALIFORNIA AMENDMENTS)

2019 CALIFORNIA PLUMBING CODE (C.P.C.)  
PART 5, TITLE 24, C.C.R.  
(BASED ON THE 2018 UNIFORM PLUMBING CODE)

2019 CALIFORNIA ENERGY CODE (PART 6, TITLE-24, CCR)

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.B.S.C.) (PART 11, TITLE-24, CCR)

2019 CALIFORNIA FIRE CODE (C.F.C.)  
PART 9, TITLE 24, C.C.R.  
(BASED ON THE 2018 INTERNATIONAL FIRE CODE WITH 2019 CALIFORNIA AMENDMENTS)

2019 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

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

**APPROVALS**

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

**RF DOCUMENT**

N/A

**PROPRIETARY INFORMATION**

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

**LEGAL DESCRIPTION**

ALL THAT PORTION OF PARCEL 1:

LOTS ONE (1) AND FOUR (4), AS THE SAME ARE DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF LANDS IN SUBDIVISIONS No. 72-82 AND 83 OF RANCHO EL RIO de SANTA CLARO oLA COLONIA, BELONGING TO E. H. DECKER", AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY IN BOOK 3 OF MISCELLANEOUS RECORDS (MAPS) AT PAGE 48, SAID DUAL PROPERTY DELINEATED AS "TRACT 6 AND TRACT 7", UPON THAT CERTAIN MAP ENTITLED "MAP OF COLONIA", AND RECORDED ON THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 2 OF "RECORDS OF SURVEY" (LICENSED SURVEYORS RECORDS), AT PAGE 18; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND WELL MONUMENT IN THE CENTERLINE OF HUENEME ROAD; THENCE NORTH 01 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 127.98 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 27 SECONDS EAST, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 22 MINUTES 59 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 27 SECONDS EAST, A DISTANCE OF 42.00 FEET; THENCE SOUTH 01 DEGREES 22 MINUTES 59 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 27 SECONDS WEST, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING.

**SHEET INDEX**

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
COA-1	CONDITIONS OF APPROVAL
A-1	SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	EXISTING EQUIPMENT PLAN
A-3	EXISTING ANTENNA PLAN
A-4	EXISTING NORTH & WEST ELEVATIONS
A-4.1	EXISTING SOUTH & EAST ELEVATIONS
A-5	PRE-FAB SHELTER PLAN & ELEVATIONS

**NOTES**

- THE MAXIMUM NUMBER OF DIRECTIONAL CELLULAR ANTENNAS TO BE LOCATED IS TWELVE (12)
- THE MAXIMUM NUMBER OF MICROWAVE ANTENNAS TO BE LOCATED IS ONE (1)
- THE MAXIMUM NUMBER OF GPS ANTENNAS TO BE LOCATED IS ONE (1)
- THE SIZE, HEIGHT, DIRECTION AND LOCATION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS AS NEEDED
- ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED

**SPECIAL INSPECTIONS**

NONE

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

**verizon**

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

**ARNOLD**  
(CUP RENEWAL)  
5498 EDISON DRIVE  
OXNARD, CA 93033  
TITLE SHEET  
ZONING DRAWINGS

**derra**

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

**Revisions**

Rev	Date	Description
0	12/19/22	CUP 100% 2D

**Z.A. CASE NO.:**

**T-1**

Job No. 2108D

CONDITIONS FOR:  
CONDITIONAL USE PERMIT No. CUP 5286  
APPLICANT: VERIZON WIRELESS LOCATION: OXNARD  
HEARING DATE: MARCH 20, 2003 APPROVAL DATE: MARCH 24, 2003  
EXPIRATION DATE: MARCH 21, 2013 PAGE: 7 OF 8 9

of all permit conditions, and shall agree to abide by these conditions. Failure to comply with this condition will be considered a violation of the permit conditions.

8. **Change of Ownership:**  
No later than 10 days after a change in property ownership or change in lessee of this property/permit area, the Planning Director shall be notified, in writing, of the new name and address of the new owner or lessee. The same letter shall state that the new owner or lessee has read all conditions pertaining to this permit and agrees with said conditions.

9. **Future Co-location:**  
Where technically feasible and visually desirable, the applicant shall cooperate with other telecommunications providers in co-locating compatible antenna facilities on this site.

**Recorded "Notice of Land Use Entitlement":**  
Prior to the issuance of a Zoning Clearance and in accordance with the Non-Coastal Zoning Ordinance Code Section 8111-8.3, the permittee and property owner of record 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, for each legal parcel. Said Notice is to inform the present and future owners of the Permit site that the affected real property has been granted a land use permit which contains certain conditions for the operation and maintenance of the property and said purchaser of this real property should be aware of those conditions. A copy of said recorded Notice shall be returned to the Planning Division to be filed with, and made part of the case file.

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

CONDITIONS FOR:  
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APPLICANT: VERIZON WIRELESS LOCATION: OXNARD  
HEARING DATE: MARCH 20, 2003 APPROVAL DATE: MARCH 24, 2003  
EXPIRATION DATE: MARCH 21, 2013 PAGE: 8 OF 8 9

the deficiencies of the facility and the applicant shall make all necessary repairs within 45 days of the written notice.

**Color/Material/Manufacture Specifications:**  
Prior to issuance of the Zoning Clearance for Construction the permittee shall provide for Planning Director approval, a color and material board showing the exact materials that will be used to construct the facility as well as the manufacturer specifications and model number for the unit proposed for installation. (Note: if the information submitted does not match or exceed the reviewed and approved project plans, no zoning clearance will be issued).

13. **Final As-Built Photos:**  
Ten (10) days following receipt of final inspection from Building & Safety or prior to final planning sign off on the Building Permit, the applicant shall provide the Planning Director with color print photographs of the as-built facility. Photographs shall be of the front, sides, and rear showing both the details and overall appearance of the facility. (Note: if the final project does not match or exceed the reviewed and approved plans, the applicant will make the required corrections or be required to remove the facility within 30 days as it is in violation of the approved permit conditions).

**Removal of Facility for Abandonment of Use and/or Expiration of Permit:**  
Upon expiration of this permit, abandonment of the use, or revocation of the permit, the premises shall be restored by the permittee to the conditions existing prior to the issuance of the permit, as nearly as practicable.

**ENVIRONMENTAL HEALTH DIVISION CONDITIONS:**  
15. The storage, handling, and disposal of any potentially hazardous material shall be in compliance with applicable state regulations.

Prior to use issuance of a zone clearance, the applicant shall contact the Hazardous Materials section of the Environmental Health Division to obtain all necessary permits.

**VENTURA COUNTY FIRE PROTECTION DISTRICT CONDITIONS:**

CONDITIONS FOR:  
CONDITIONAL USE PERMIT No. CUP 5286  
APPLICANT: VERIZON WIRELESS LOCATION: OXNARD  
HEARING DATE: MARCH 20, 2003 APPROVAL DATE: MARCH 24, 2003  
EXPIRATION DATE: MARCH 21, 2013 PAGE: 9 OF 8 9

20. The applicant shall obtain VCFD Form #126 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures. Portions of this development may be in a Hazardous Watershed Fire Area and those structures shall meet hazardous fire area building code requirements.

22. The applicant shall obtain a Uniform Fire Code permit, prior to use, if the stationary lead-acid battery system has a liquid capacity of more than 100 gallons or if any individual lead-acid batteries exceed 20 gallons each. A Uniform Fire Code Permit generator(s).

23. A minimum 100 foot brush clearance shall be maintained from all structures and equipment and a minimum 10 foot brush clearance shall be maintained along each side of the access road.

24. Any gates to control vehicle access are to have a minimum clear open width of 20 feet. If gates are to be locked, a Knox system shall be installed.

Applicant and / or tenant shall obtain all applicable Uniform Fire Code (UFC) permits prior to occupancy or use of any system or item requiring an UFC permit. (battery storage).

END of Conditions for CUP 5286

CONDITIONS FOR:  
CONDITIONAL USE PERMIT No. CUP 5286  
APPLICANT: VERIZON WIRELESS LOCATION: OXNARD  
HEARING DATE: MARCH 20, 2003 APPROVAL DATE: MARCH 24, 2003  
EXPIRATION DATE: MARCH 21, 2013 PAGE: 4 OF 8 9

4. **Utility Connections:**  
All new utility connections on the site shall be placed underground from the property line unless otherwise approved on the site plan.

5. **Condition Compliance/Financial Requirements/Limitations**

a. Within ten (10) calendar days of the effective date of this Permit, the permittee, or successors in interest, shall submit to the Planning Division a \$285.00 fee as a deposit to cover costs incurred by the County for Condition Compliance review and for enforcement costs and penalties assessed pursuant to the provisions of Article 14 of the Ventura County Zoning Ordinance Code, as it may be amended (refer to Condition No. 5c) along with a fee Reimbursement Agreement signed by the Applicant. Failure to comply with this condition will be considered a violation of the permit conditions.

b. Prior to the issuance of the Zoning Clearance for Construction, all permit processing fees owed to that date must be paid. After issuance of the Zoning Clearance for Construction, any final billed processing fees must be paid within 30 days of the billing date.

c. The permittee shall fund all necessary costs incurred by the County or its contractors for inspection, permit compliance, monitoring, and/or review activities as they pertain to this permit. The permittee shall also fund all necessary costs incurred by the County or its contractors for enforcement activities related to resolution of confirmed violations. Costs will be billed at the contract rates in effect at the time enforcement actions are required.

d. The decision on this Permit becomes effective either at the expiration of the decision's appeal period, or when any appeals filed regarding this decision are resolved.

e. The permittee shall reimburse the County within 30 days of invoicing by the County. Failure to pay the required bill or maintain the required deposit fee balance shall be grounds for suspension or revocation of this Permit.

As a condition of issuance and use of this Permit, including adjustment modification or renewal of the Permit, the permittee agrees to:

CONDITIONS FOR:  
CONDITIONAL USE PERMIT No. CUP 5286  
APPLICANT: VERIZON WIRELESS LOCATION: OXNARD  
HEARING DATE: MARCH 20, 2003 APPROVAL DATE: MARCH 24, 2003  
EXPIRATION DATE: MARCH 21, 2013 PAGE: 5 OF 8 9

1) defend, at the permittee's sole expense, any Action brought against the County by a third party challenging either its decision to issue this permit or the manner in which the County is interpreting or enforcing the conditions of the permit; and  
2) indemnify the County against any settlements, awards, or judgments, including attorney's fees, arising out of or resulting from any such action.

Upon demand from the County, the permittee shall reimburse the County for any court costs and/or attorney's fees which the County may be required by a court to pay as a result of any such action the permittee defended or had control of the defense of the suit. The County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the permittee of its obligations under this condition.

3) If any of the conditions or limitations of this Permit are held to be invalid, that holding shall not invalidate any of the remaining conditions or limitations set forth.

In the event that any condition contained herein is determined to be in conflict with any other condition contained herein, then where principles of law do not provide to the contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible, as determined by the Planning Director.

In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law, or threatened to be filed therein, which action is brought in the time period provided for by Code of Civil Procedures Section 1094.6 or other applicable law, this Permit shall be allowed to continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the permittee has, in the interim, fully complied with the fee, exaction, dedication or other mitigation measure being challenged.

If any condition is invalidated by a court of law, and said invalidation would change the findings and/or mitigation measures associated with the approval of this permit, the project may be reviewed, at the discretion of the Planning

CONDITIONS FOR:  
CONDITIONAL USE PERMIT No. CUP 5286  
APPLICANT: VERIZON WIRELESS LOCATION: OXNARD  
HEARING DATE: MARCH 20, 2003 APPROVAL DATE: MARCH 24, 2003  
EXPIRATION DATE: MARCH 21, 2013 PAGE: 6 OF 8 9

Director, by the Planning Commission, and substitute feasible conditions/mitigation measures may be imposed to adequately address the subject matter of the invalidated condition. The determination of adequacy shall be made by the Planning Commission. If the Planning Commission cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then the Permit may be revoked.

h. Neither the issuance of a permit hereunder nor compliance with the conditions thereof shall relieve the permittee from any responsibility otherwise imposed by law for damage to persons or property, nor shall the issuance of any use permit hereunder serve to impose any liability upon the County of Ventura, its officers or employees for injury or damage to persons or property.

Except with respect to the County's sole negligence or intentional misconduct, the permittee shall indemnify, defend and hold harmless the County, its officers, agents, and employees, from any and all claims, demands, costs, expenses, including attorney's fees, judgments or liabilities arising out of the construction, maintenance, or operations described herein under Condition 1 (Permitted Uses), as it may be subsequently modified pursuant to the conditions of this Permit.

6. **Requirements of Other Agencies:**

This Permit shall not relieve the permittee of the responsibility of securing and complying with any other permit which may be required by other County Ordinances, or State or Federal laws. No condition of this permit for uses allowed by County Ordinances shall be interpreted as permitting or requiring any violation of law, or any lawful rules, regulations, or orders of an authorized governmental agency. In instances when more than one set of rules apply, the stricter ones shall take precedence. Facility design and operations shall comply with all applicable requirements of Federal, State, and Local authorities, and all such requirements shall, by reference, become conditions of this Permit.

7. **Acceptance of Conditions:**

Within ten (10) calendar days of the effective date of this Permit, the permittee and the property owner shall sign a statement indicating awareness and understanding

CONDITIONS FOR:  
CONDITIONAL USE PERMIT No. CUP 5286  
APPLICANT: VERIZON WIRELESS LOCATION: OXNARD  
HEARING DATE: MARCH 20, 2003 APPROVAL DATE: MARCH 24, 2003  
EXPIRATION DATE: MARCH 21, 2013 PAGE: 1 OF 6 9

**PROJECT DESCRIPTION:**  
The addition of eight (8) 4 foot panel antennas (2 sectors of 4) and a 2 foot diameter dish antenna to an existing Southern California Edison tower and a 760 s.f. lease area for a 240 s.f. equipment shelter with one GPS antenna to be mounted on the structure. Apr: 223-0-030-145, Oxnard

This use meets the definition of "Communications Facility" in the Non-Coastal Zoning Ordinance, Article 2, and is an allowed use, as per the Non-Coastal Zoning Ordinance, Article 5, Section 8405-4, "Uses by Zone", as "Communications Facilities".

**PLANNING DIVISION CONDITIONS:**

NOTICE TO PERMIT HOLDER: Failure to abide by and faithfully comply with any conditions for the granting of this Permit shall constitute grounds for one or more of the following actions in accordance with the County's adopted Schedule of Enforcement Responses:

- Public reporting of violations to the Planning Commission
- Suspension of permit operations;
- Modification of permit conditions; and/or
- Revocation of the permit.

It is the permittee's or his successors in interest, responsibility to be aware of and to comply with the permit conditions described below and the rules and regulations of all jurisdictions having authority over the use described herein.

1. **Permitted Use:**  
The permitted use consists of the following:

- a. 8 panel antennas (2 sectors of 4) and one 2 foot diameter dish antenna to be mounted on an existing SCE tower
- b. a 760 s.f. lease area for 240 s.f. equipment shelter with one GPS antenna to be mounted on the structure.

2. **Permit Expiration/Renewal/Modification:**

CONDITIONS FOR:  
CONDITIONAL USE PERMIT No. CUP 5286  
APPLICANT: VERIZON WIRELESS LOCATION: OXNARD  
HEARING DATE: MARCH 20, 2003 APPROVAL DATE: MARCH 24, 2003  
EXPIRATION DATE: MARCH 21, 2013 PAGE: 2 OF 6 9

a. This permit is granted for a 10 (ten) year period, and will expire on March 24, 2013. Prior to the end of this time period, and following the filing of an appropriate application for modification by the permittee, the Planning Director will be authorized to review, and following a written determination, continue the uses an additional 10 (ten) year period, provided that all conditions have been continuously complied with and that the uses authorized by this Permit have remained compatible with the land uses in the general area, and the current Permit Approval Standards of the Zoning Ordinance can be met.

b. If the permittee desires an extension beyond the expiration date, at least six months prior to the expiration date, the permittee must contact the Planning Division to determine the appropriate type of modification application for such extension.

c. Upon acceptance of the appropriate modification application as "complete" prior to the expiration date, the Permit may continue in force until action is taken on the modification, and on any appeals.

d. Failure of the County to notify the permittee of the above dates shall not constitute grounds for continuance of this Permit after expiration.

e. This permit shall automatically expire if any of the following circumstances occur:

- 1) A Zoning Clearance has not been issued within one year of permit approval. The Planning Director may grant a one-year extension during the initial year period based on a written request by the applicant.
- 2) A Building Permit (if one is required) has not been issued within six (6) months of issuance of the Zoning Clearance.
- 3) The Building Permit expires prior to completion of construction
- 4) If the use for which it was granted is discontinued for a period of 365 days or more.

f. Land uses, facilities, or structures other than those specifically approved by this Permit shall require the filing and approval of an appropriate modification application.

CONDITIONS FOR:  
CONDITIONAL USE PERMIT No. CUP 5286  
APPLICANT: VERIZON WIRELESS LOCATION: OXNARD  
HEARING DATE: MARCH 20, 2003 APPROVAL DATE: MARCH 24, 2003  
EXPIRATION DATE: MARCH 21, 2013 PAGE: 3 OF 6 9

3. **Issuance of the Zoning Clearance for Construction and Other Time Bound Requirements:**

Prior to construction, a Zoning Clearance for Construction shall be obtained from the Planning Division and a Building Permit (if needed) shall be obtained from the Building and Safety Division.

Prior to the issuance of this Zoning Clearance, the following conditions must be met to the satisfaction of the Planning Director:

a. **Requirements Within Ten (10) Calendar Days of the Effective Date of this Permit**

Within ten (10) calendar days of the effective date of this Permit, the permittee shall demonstrate, to the satisfaction of the Planning Director, compliance with the following conditions of this Permit:

- 5a. Condition compliance fees
- 7. Acceptance of Conditions

b. **Requirements Prior to the Issuance of a Zoning Clearance for Construction**

Prior to issuance of the Zoning Clearance for Construction the permittee shall demonstrate, to the satisfaction of the Planning Director, compliance with the following conditions of this Permit:

- 5b. Permit processing fees
- 10. Record Notice of Land Use Entitlement
- 12. Color/Material/Manufacture Specifications

c. The Zoning Clearance for construction must be issued within one year of the date of permit approval or the Permit shall expire. Upon written request by the permittee, prior to expiration, the Planning Director may extend this date for one year.

d. If a Building Permit is required, it must be obtained within 180 days of the issuance of the Zoning Clearance for Construction or the permit shall expire.

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

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

**ARNOLD**  
(CUP RENEWAL)  
5498 EDISON DRIVE  
OXNARD, CA 93033  
ZONING DRAWINGS

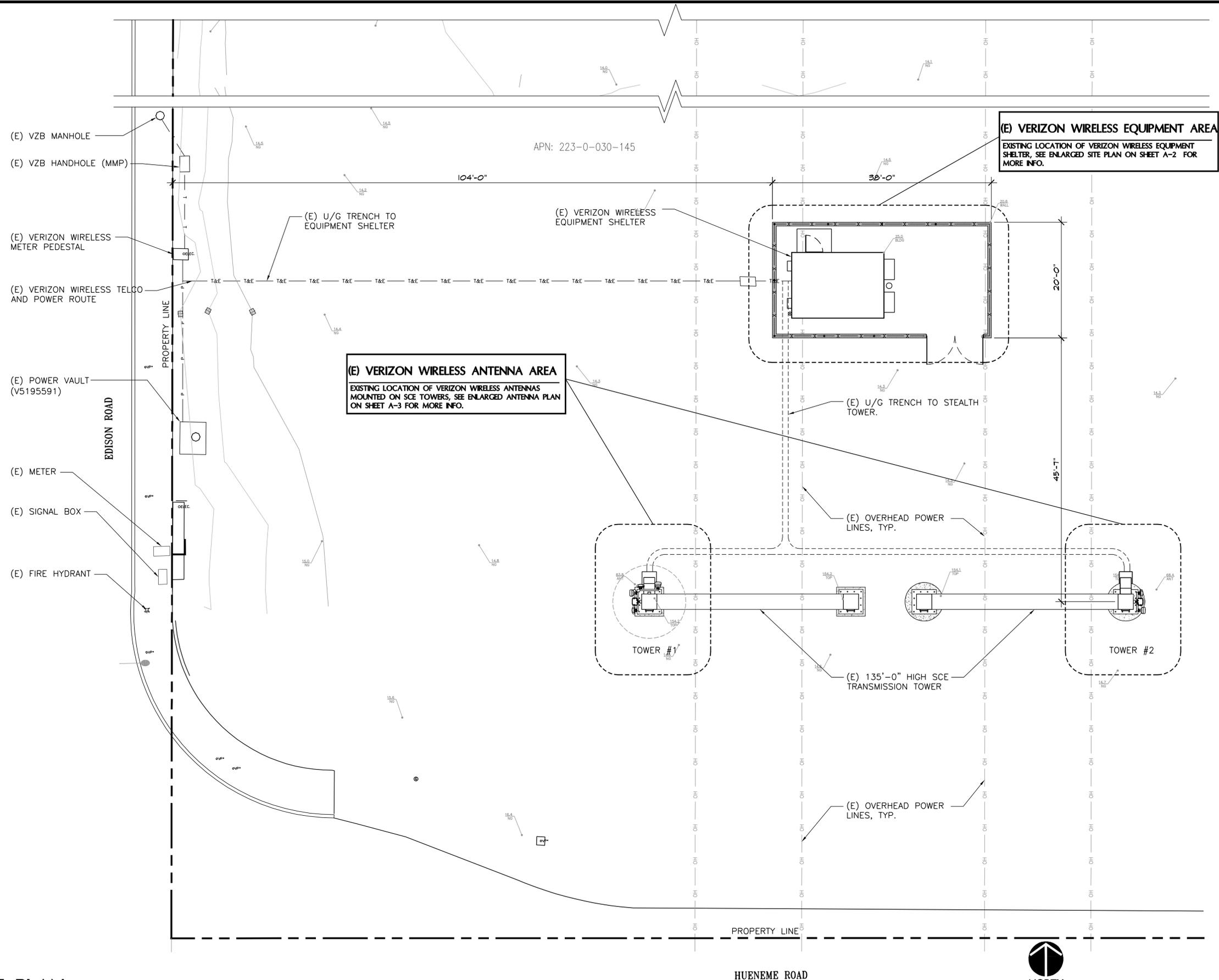
**PROVAL**

**derra**  
495 E. Alhambra, Suite 214  
Corona, CA 92879  
Ph: 951-268-1650 Fax: 951-268-1651

Revisions	
0	12/19/22 CUP 100% 2D
MR	

**COA-1**  
Job No. 2108D





**ENLARGED SITE PLAN**



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

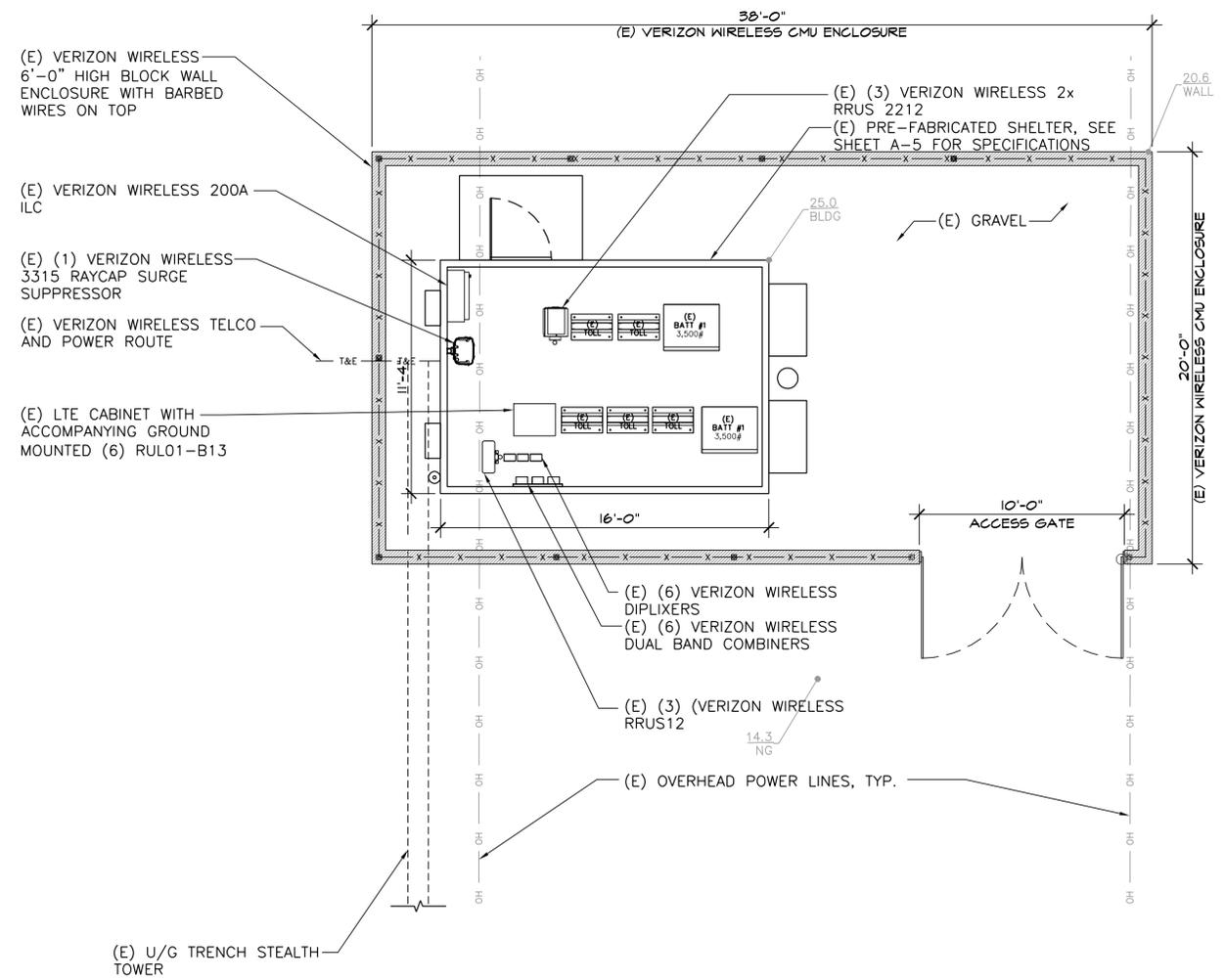
**verizon**  
 15505 Sand Canyon Ave.  
 Building 'D', First Floor  
 Irvine, CA, 92618  
 (949) 286-7000

**ARNOLD**  
 (CUP RENEWAL)  
 5498 EDISON DRIVE  
 OXNARD, CA 93033  
 ENLARGED SITE PLAN  
 ZONING DRAWINGS

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

Revisions	12/19/22	CUP	100%	2D
0				

**A-1.1**  
 Job No. 2108D



**EXISTING EQUIPMENT PLAN**



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

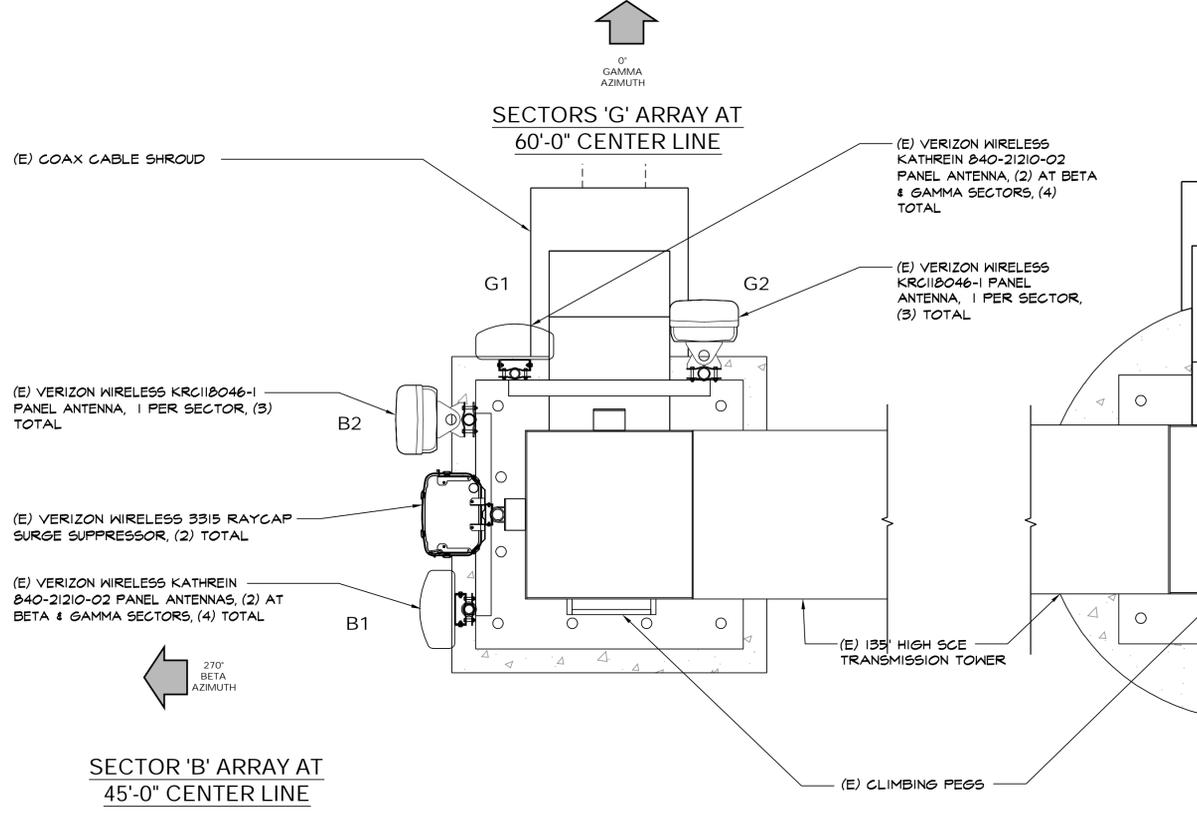
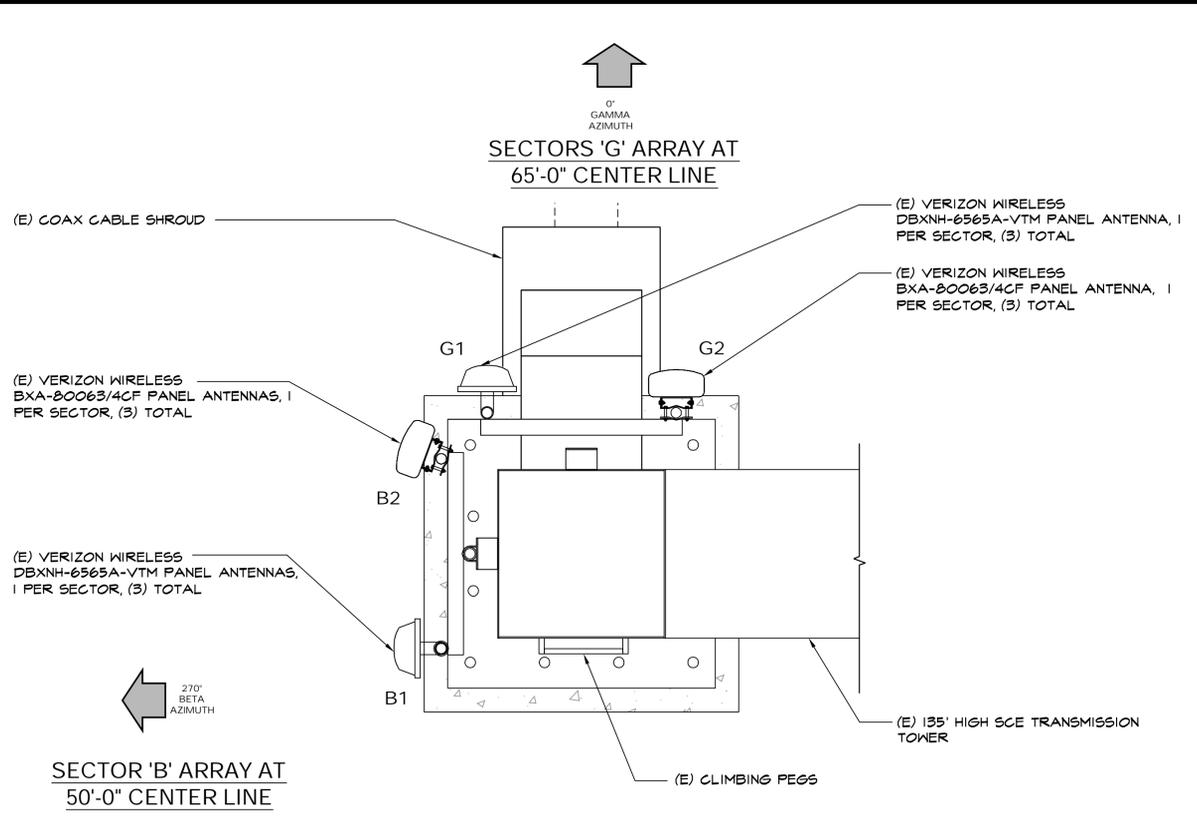
15505 Sand Canyon Ave.  
Building 'D', First Floor  
Irvine, CA 92618  
(949) 286-7000

**ARNOLD**  
(CUP RENEWAL)  
5498 EDISON DRIVE  
OXNARD, CA 93033  
EXISTING EQUIPMENT PLAN  
ZONING DRAWINGS

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

Revisions	12/19/22	CUP	100%	2D
0				

Z.A. CASE NO.:  
**A-2**  
Job No. 2108D



EXISTING ANTENNA SCHEDULE											
Sector					Equipment					Cables	
Name	Bracket Az. (deg)	Azimuth	Bracket Center (ft)	Position	Make/Model	Height (in)	Width (in)	Depth (in)	Weight (lbs)	Type	Length (ft)
Sector 'A'	90°	90°	50.00'	A#1	DBXNH-6565A-VTM	50.90	11.90	7.10	44.20	(6) 7/8" COAX (JUMPERS) (1) 6X12 HYBRIFLEX	±167'
		90°	50.00'	A#2	BXA-80063-4CF	47.80	11.20	5.90	22.00		
		90°	45.00'	A#1	840-21210-02	51.20	14.70	4.10	39.00		
		-	47.50'	-	RAYCAP 3315	25.66"	15.73"	10.25"	29.60		
		90°	45.00'	A#2	KRC118046-1	56.00	12.10	8.70	85.00		
Sector 'B'	270°	270°	50.00'	B#1	DBXNH-6565A-VTM	50.90	11.90	7.10	44.20	(6) 7/8" COAX (JUMPERS) (1) 6X12 HYBRIFLEX	±140'
		270°	50.00'	B#2	BXA-80063-4CF	47.80	11.20	5.90	22.00		
		270°	45.00'	B#1	840-21210-02	51.20	14.70	4.10	39.00		
		-	47.50'	-	RAYCAP 3315	25.66"	15.73"	10.25"	29.60		
		270°	45.00'	B#2	KRC118046-1	56.00	12.10	8.70	85.00		
Sector 'G'	0°	0°	65.00'	G#1	DBXNH-6565A-VTM	50.90	11.90	7.10	44.20	(6) 7/8" COAX (JUMPERS)	±155'
		0°	65.00'	G#2	BXA-80063-4CF	47.80	11.20	5.90	22.00		
		0°	60.00'	G#1	840-21210-02	51.20	14.70	4.10	39.00		
		0°	60.00'	G#2	KRC118046-1	56.00	12.10	8.70	85.00		
		90°	39.25'	-	COMMSCOPE VHLPX2-11-A	26.10	26.10	13.20	43.00		



**EXISTING ANTENNA PLAN**  
 0 2 4 8  
 GRAPHIC SCALE



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

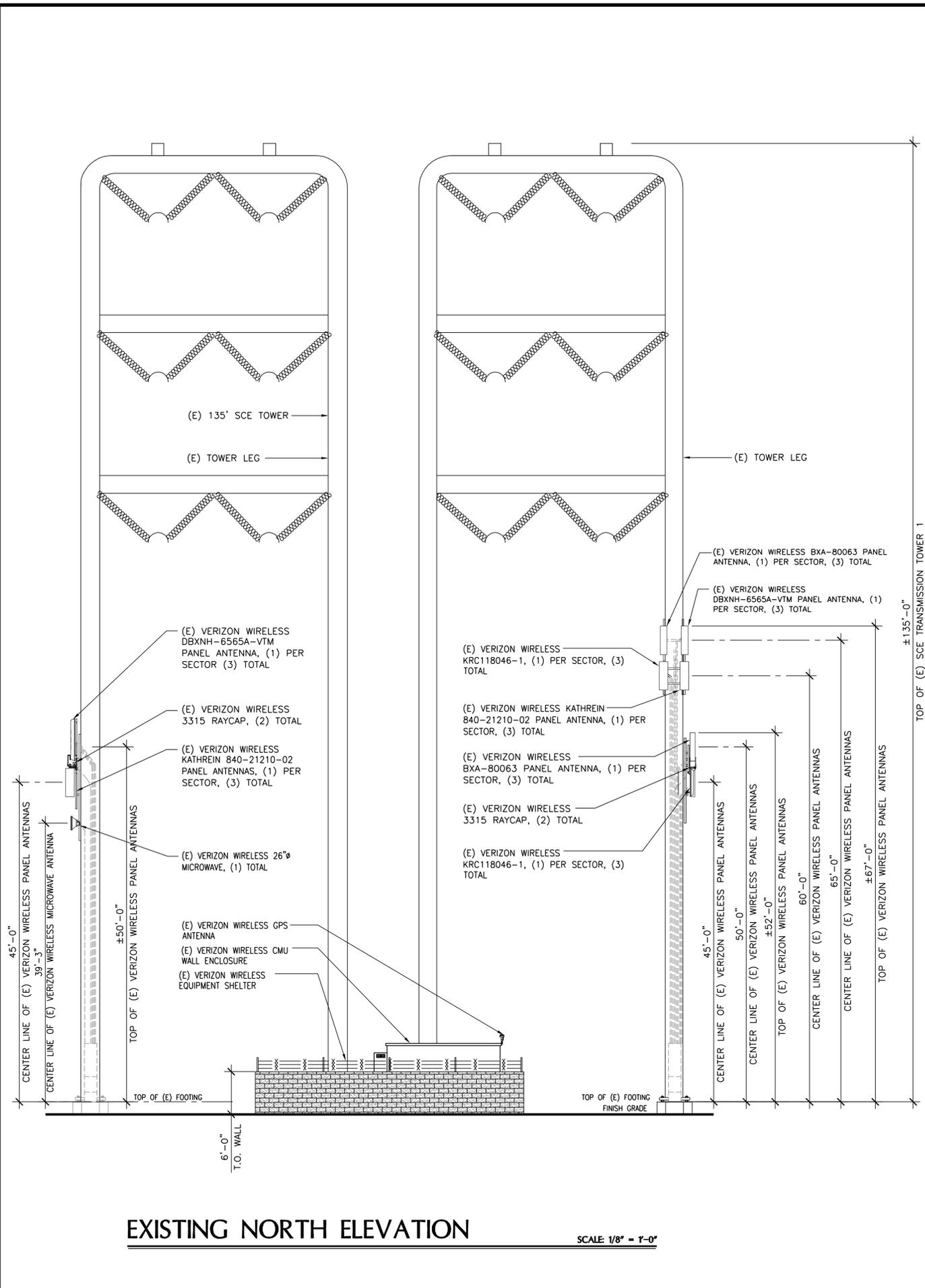
**verizon**  
 15505 Sand Canyon Ave.  
 Building 'D', First Floor  
 Irvine, CA, 92618  
 (949) 286-7000

**ARNOLD**  
 (CUP RENEWAL)  
 5498 EDISON DRIVE  
 OXNARD, CA 93033  
 EXISTING ANTENNA PLAN  
 ZONING DRAWINGS

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

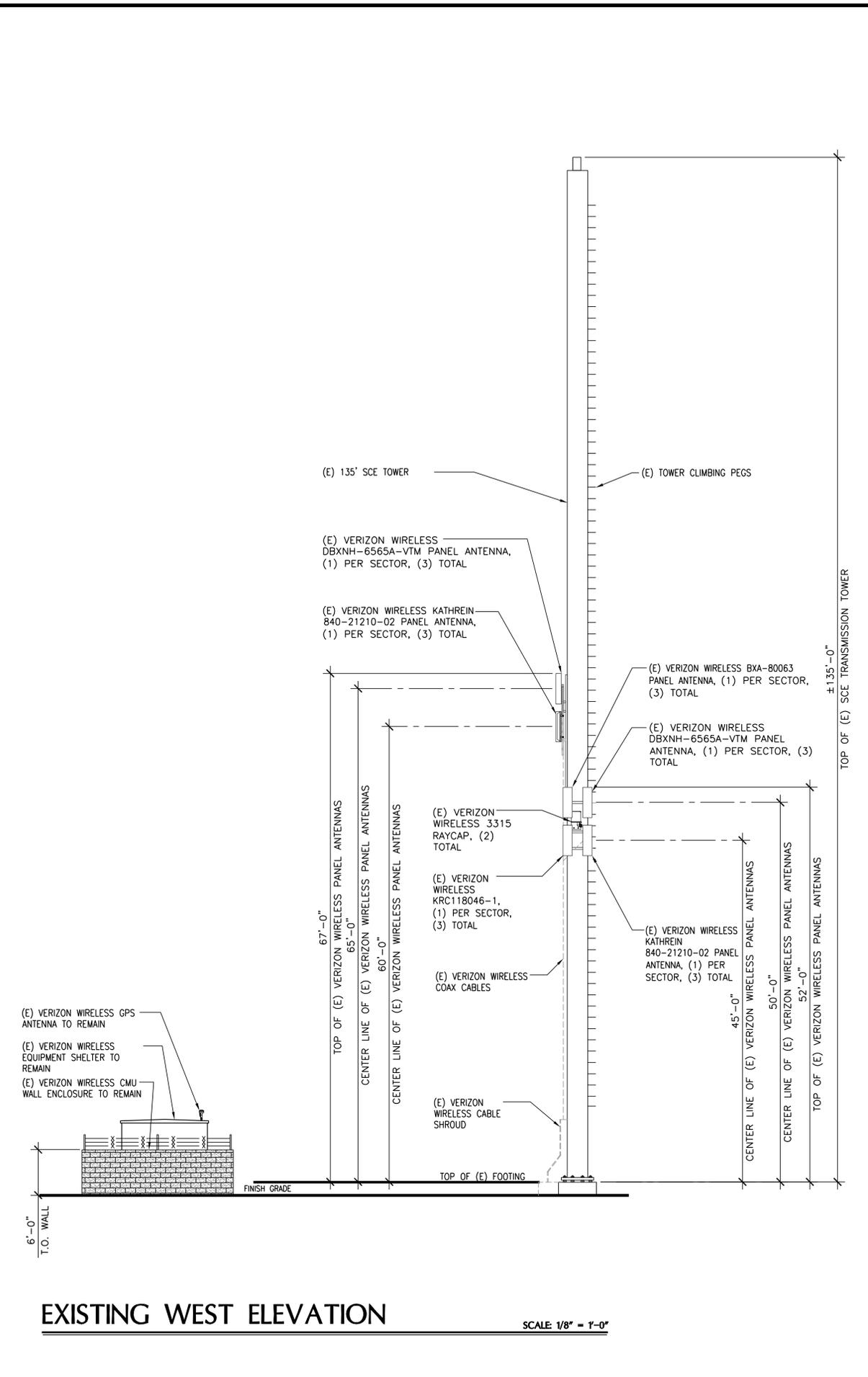
Revisions	12/19/22	CUP 100% 2D
0		

**A-3**  
 Job No. 2108D



**EXISTING NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EXISTING WEST ELEVATION**

SCALE: 1/8" = 1'-0"

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

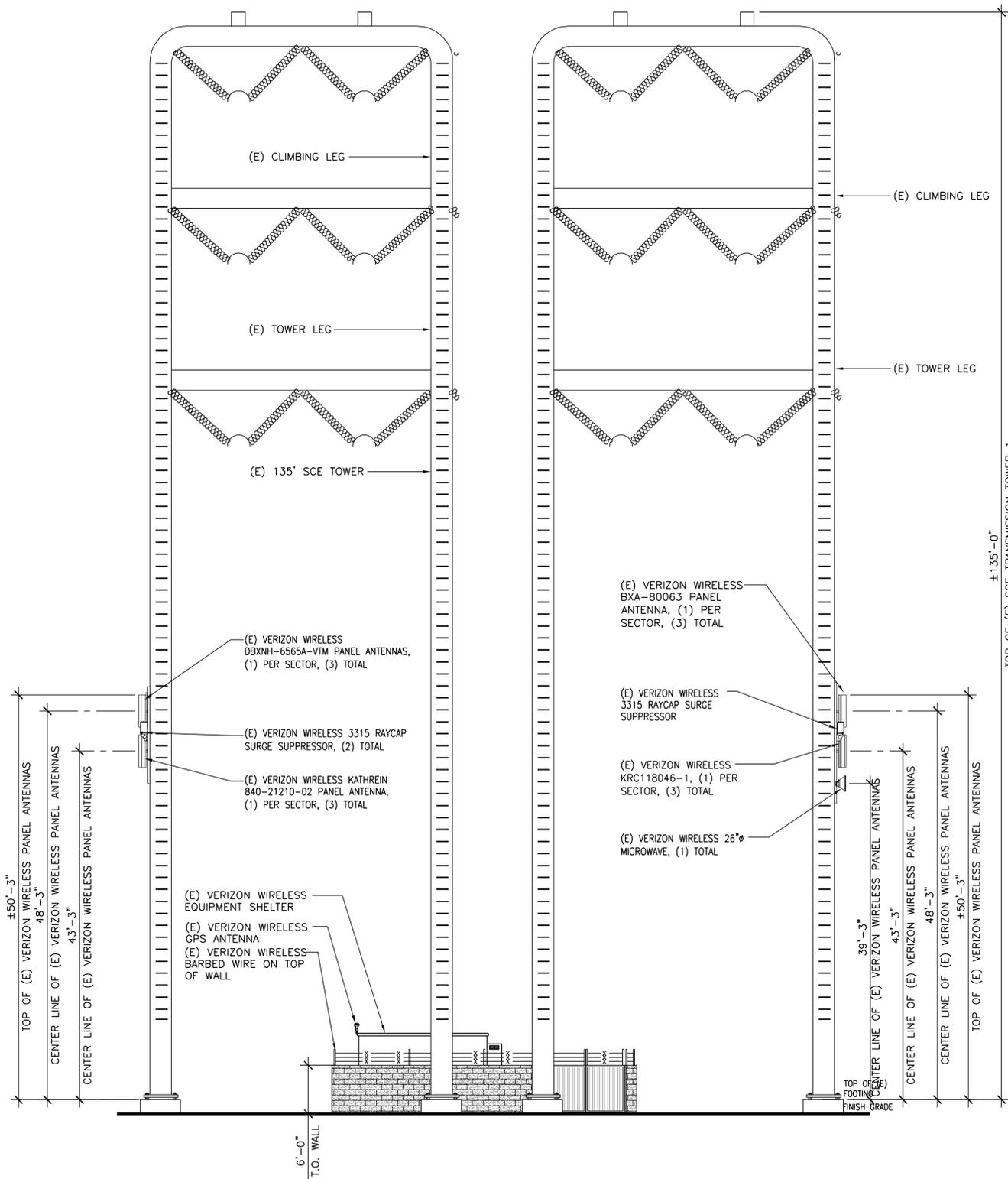
15505 Sand Canyon Ave.  
Building 'D', First Floor  
Irvine, CA 92618  
(949) 286-7000

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(CUP RENEWAL)  
5498 EDISON DRIVE  
OXNARD, CA 93033  
NORTH ELEVATIONS  
ZONING DRAWINGS

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

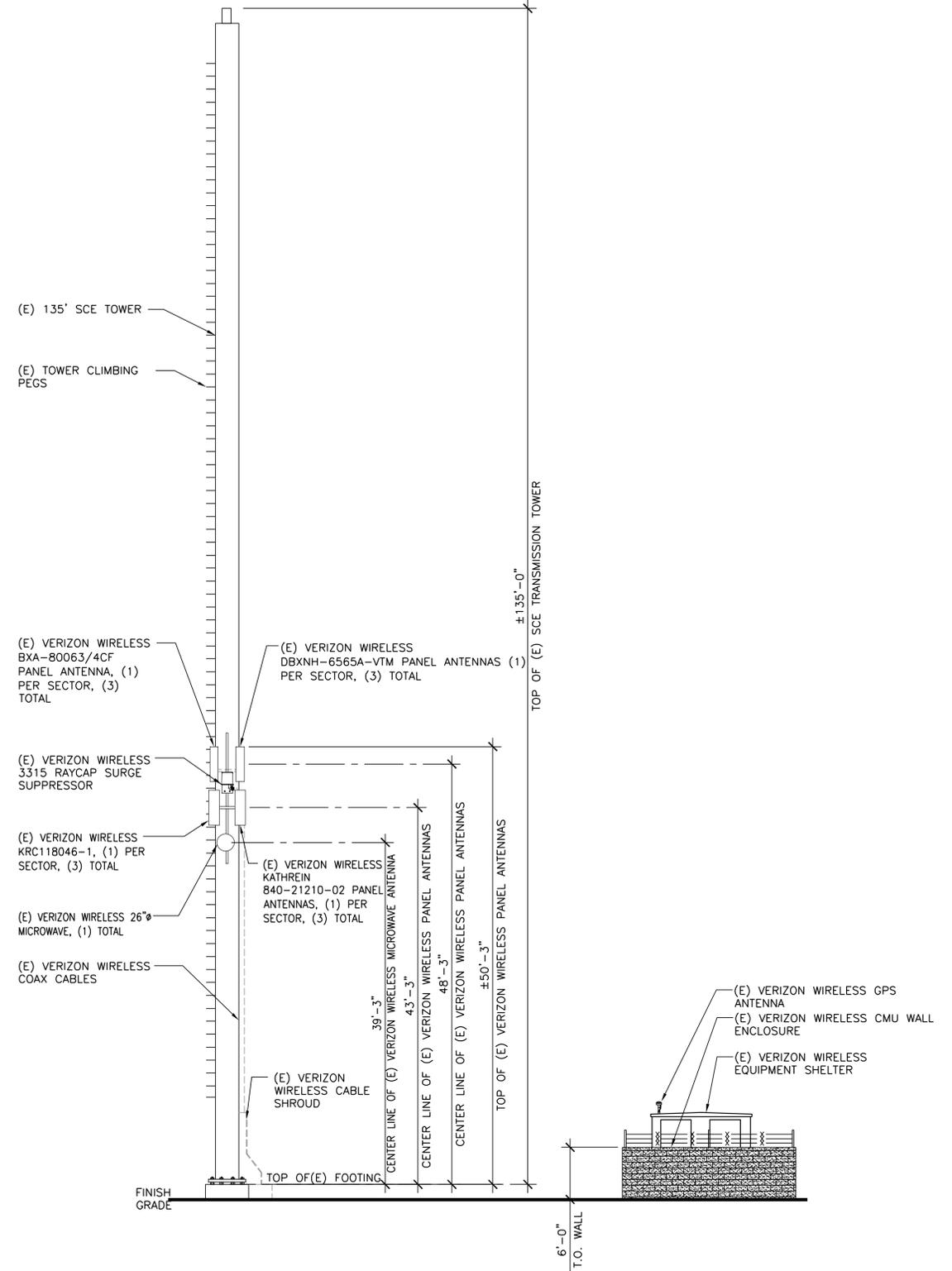
Revisions	12/19/22	CUP 100% 2D
0		
MR		

**A-4**  
Job No. 2108D



EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

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

**verizon**

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

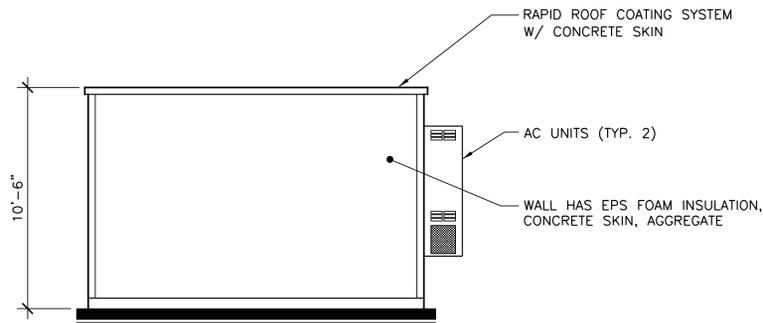
**ARNOLD**  
(CUP RENEWAL)  
5498 EDISON DRIVE  
OXNARD, CA 93033  
SOUTH ELEVATIONS  
ZONING DRAWINGS

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

Revisions	DATE	BY	DESCRIPTION
0	12/19/22	CUP	100% 2D

**A-4.1**

Job No. 2108D

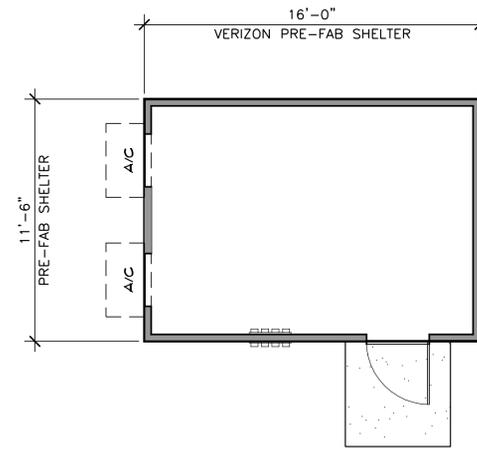


**EXISTING PRE-FAB SHELTER  
"NORTH ELEVATION"**

SCALE: 1/4"=1'-0"

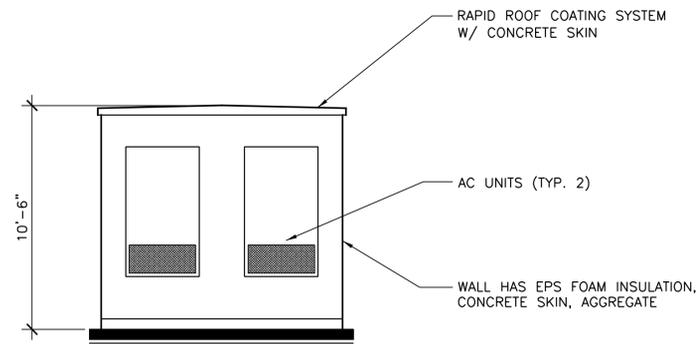
**GENERAL NOTE:**

THIS IS AN EXISTING STATE APPROVED, LICENSED COMMERCIAL COACH, AND IS NOT SUBJECT TO PLAN CHECK REVIEW. THE WALLS, FLOOR & ROOF OF THIS BUILDING ARE 4" CONC. 2-HR. RATED CONSTRUCTION APPROVED BY THE STATE OF CALIFORNIA. STATE OF CALIFORNIA COMMERCIAL COACH LICENSE PLACARD HAS BEEN PERMANENTLY AFFIXED TO BUILDING EXTERIOR AND FIELD VERIFIED BY BUILDING OFFICIAL AT TIME OF FINAL INSPECTION.



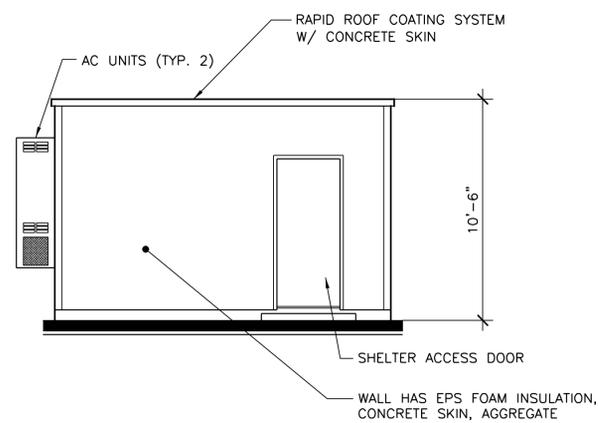
**EXISTING PRE-FAB SHELTER  
"PLAN VIEW"**

SCALE: 1/4"=1'-0"



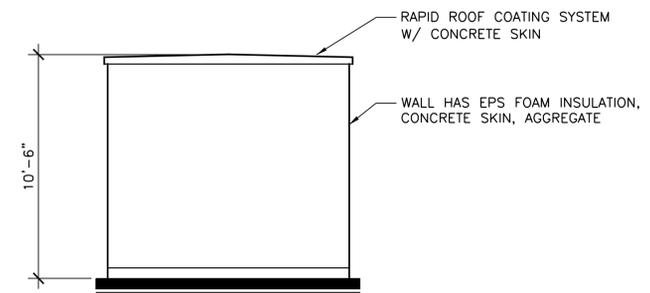
**EXISTING PRE-FAB SHELTER  
"WEST ELEVATION"**

SCALE: 1/4"=1'-0"



**EXISTING PRE-FAB SHELTER  
"SOUTH ELEVATION"**

SCALE: 1/4"=1'-0"



**EXISTING PRE-FAB SHELTER  
"EAST ELEVATION"**

SCALE: 1/4"=1'-0"

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

**verizon**  
 15505 Sand Canyon Ave.  
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 Corona, Ca. 92879  
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Revisions	12/19/22	CUP	100%	2D
0				

**A-5.0**  
 Job No. 2108D

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP) 5266,  
AS MODIFIED BY CASE NOS. LU12-0059 AND PL22-0177**

**RESOURCE MANAGEMENT AGENCY (RMA)**

**Planning Division Conditions**

1. Project Description

This CUP is based on and limited to compliance with the project description stated in this condition, the staff report and attached exhibits 2 through 5 of the Planning Director hearing on March 9, 2023, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The requested Minor Modification of CUP LU12-0059, under PL22-0177 is for the operation of an existing wireless communications facility (WCF), located at the northeast corner of Hueneme Road and Edison Drive on APN 223-0-030-145 for 10 years. The facility consists of 12 cellular antennas, one microwave antenna, one GPS antenna, and a ground mounted equipment enclosure surrounded by a six-foot tall solid block wall with barbed wire on top. The project does not include physical alterations to the existing WCF.

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

2. Site Maintenance

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

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

**Documentation:** The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project (Exhibit 3).

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

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

### 3. CUP Modification

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

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

### 4. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

5. Time Limits

a. Use inauguration:

(1) The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition No. 1.

(2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the date the approval decision of this CUP becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

(3) Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

b. Permit Life or Operations Period: This CUP will expire on March 19, 2033. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

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

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

c. Permit Expiration for Abandonment: This CUP will expire on notification to the County on the abandonment of the use. Upon abandonment of use, the Permittee shall remove any equipment and return the site to the previous condition.

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

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

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

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

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

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

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

7. Recorded Notice of Land Use Entitlement

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

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

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

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

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

8. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. **Establishment of Revolving Compliance Account:** Pursuant to the requirements of CUP-5286, the Resource Management Agency created Condition Compliance Case No. CC06-0127 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding CC06-0127. The Planning Division will continue to use Condition Compliance Case No. CC06-0127 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 8.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC06-0127, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee’s right to challenge all such charges and penalties prior to payment.

- c. **Billing Process:** The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

9. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

10. Invalidation of Condition(s)

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



# Exhibit 5 – General Plan Consistency Analysis

County of Ventura • Resource Management Agency • Planning Division

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

## CONSISTENCY WITH THE GENERAL PLAN FOR A WIRELESS COMMUNICATIONS FACILITY OPERATED BY VERIZON WIRELESS, SITE DESIGNATION “ARNOLD” CASE NO. PL22-0177

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

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

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

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

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

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

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

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

The existing Wireless Communication Facility (WCF) is located on land designated as Agricultural on the General Plan Land Use Diagram and identified as Prime Farmland. The proposed project would authorize a 10-year renewal of an existing

WCF flush mounted to existing Southern California Edison (SCE) transmission towers and associated ground mounted equipment enclosure. There are no proposed operational or physical changes to the existing WCF. The existing WCF does not conflict with the adjacent agricultural designated lands or agricultural uses of those lands. In addition, grading is not proposed at the project site. No new conflicts would occur with the renewal of this permit.

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

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

The WCF is an existing facility flush mounted to SCE transmission towers. The subject parcel is utilized for agricultural production and the surrounding parcels to the south and west are agriculture uses. All equipment is located behind a 6-foot-tall block wall. There are no proposed operational or physical changes. No conflict with the adjoining agricultural operations would occur with the continuation of the project. Thus, no buffers are warranted.

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

3. **LU-16.1 Community Character and Quality of Life:** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

The existing stealth WCF is flush mounted to SCE transmission towers with a ground mounted equipment enclosure, and there are no proposed operational or physical changes. The design and color of the WCF would continue to provide wireless telecommunication service to the surrounding area and remain compatible with neighboring uses. No new land use conflicts would occur with the continued use of the WCF. The existing WCF is not visible from any eligible County scenic highways. The visual impact from the WCF is minimized by the stealth flush mounted design.

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

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

**PFS-7.1 Accessible Public Utilities:** *The County shall work with utility companies and service providers to ensure that gas, electric, broadband, cellular mobile*

*communications, cable television, and telephone utility transmission lines are located appropriately to provide for adequate services throughout the unincorporated area.*

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

The WCF would continue to provide telecommunication and internet service throughout the unincorporated county and to the Cities of Oxnard and Port Hueneme. The continued use of the facility ensures that the residents and businesses will maintain a high quality of service.

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

- 5. PFS- 1.9 Requirements Inside City Spheres of Influence:** *County shall only approve a discretionary development within a city's Sphere of Influence if the required public facilities and infrastructure meets or exceeds those required by the associated city.*

The project site is located within the City of Oxnard's Sphere of Influence and Area of Interest. Therefore, on January 23, 2023, the Planning Division notified the City of Oxnard of the proposed project and requested the City of Oxnard to submit any comments that the City might have. The City of Oxnard responded on January 24, 2023, stating:

"The proposed development is located adjacent to Hueneme Road, which is a City of Oxnard Scenic Roadway. Thus, the proposed development has potential impacts to aesthetics and should be designed to blend with the existing powerline tower structure. In order to blend the proposed wireless facility equipment with the powerline tower structure, the existing facility equipment and any future facility equipment that is located on the powerline tower should be flush-mounted to the tower structure and painted to match the color of the tower structure to avoid silhouetting and minimize aesthetic impacts from the adjacent roadway."

The existing facility is already flush-mounted to the tower structure and painted to match the color of the tower structure. Additionally, the project would not involve physical modifications to the facility or ground mounted equipment enclosure. Therefore, the facility is consistent with the recommendations from the City of Oxnard.

Based on the discussion above, the proposed project is consistent with General Plan Policy PFS-1.9.

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, Planning Commission cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

11. Consultant Review of Information and Consultant Work

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

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 8 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

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

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

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

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

### 13. Contact Person

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

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

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

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

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

### 14. Change of Permittee

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

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

**Documentation:** The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the

transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

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

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

15. Reporting of Major Incidents:

**Purpose:** In order to assure safe operations, the Permittee shall report all major incidents that occur within the CUP area to the Planning Director.

**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 CUP file.

**Environmental Health Division (EHD) Conditions**

16. Hazardous Materials/Waste Management (CUPA Permit Required)

**Purpose:** To comply with the California Code of Regulations Title 22, Division 4.5, California Health and Safety Code chapter 6.95; and Ventura County Ordinance Code, and to ensure the safe storage, handling, and disposal of any potentially hazardous material and/or waste.

**Requirement:** The Permittee shall submit a Hazardous Materials Business Plan (HMBP) to the Environmental Health Division/Certified Unified Program Agency (Ventura CUPA) for storage of hazardous materials above reporting thresholds (200 cubic feet gas, 55

gallons liquid, 500 pounds solid). If hazardous wastes are generated, an EPA ID number issued by the California Department of Toxic Substances Control must be obtained and maintained in active status. Wastes identified as "non-hazardous" may require waste determination analysis to confirm if wastes are listed hazardous wastes, exhibits a hazardous characteristic through testing, or application of general knowledge.

**Documentation:** A completed HMBP must be submitted to the Ventura CUPA electronically through the California Environmental Reporting System (CERS). Maintain all records of hazardous waste determination testing and disposal and make available for review by this Ventura CUPA staff upon request.

**Timing:** HMBP must be submitted through CERS annually, and whenever there is a change to the type, quantity, or location of the hazardous materials. EPA ID number must be renewed annually.

**Monitoring and Reporting:** Verification of hazardous materials inventory as well as ongoing compliance with requirements shall be accomplished through field inspection by Ventura CUPA staff. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency website: <https://vcrma.org/cupa>

### **Ventura County Fire Protection District (VCFPD) Conditions**

#### 17. Hazard Abatement

**Purpose:** To ensure compliance with Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. Antenna Support Structures shall have brush clearance of at least 30 feet, and emergency power supply equipment shall have a brush clearance of 30 feet. The Fire District may require the entire parcel to be cleared and/or if not in compliance a Notice to Abate Fire Hazard may be recorded against the parcel.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #126 "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

**Timing:** The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines on any structure.

**Monitoring and Reporting:** The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition. (VCFPD-47)

#### 18. Fire Department Clearance

**Purpose:** To inform the Permittee of all fire department requirements applicable to the proposed project.

**Requirement:** The Permittee shall complete a VCFPD Form #126 "Requirements for Construction." for any new structures or additions to existing structures before issuance of building permits.

**Documentation:** The Permittee shall submit to the VCFPD a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

**Timing:** Prior to the issuance of building permits, the submitted VCFPD Form #126 Application must be approved by the Fire Prevention Bureau.

**Monitoring and Reporting:** A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

*Note: The facility is constructed and existing, this condition has been satisfied. However, any future construction related to the facility will be subject to this condition.*

#### 19. Fire Sprinklers

**Purpose:** In order to minimize fire hazards, the project shall be constructed in conformance with current California Codes and the Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall install an automatic fire sprinkler system in all structures. The fire sprinkler system shall be designed and installed by a California-licensed contractor.

**Documentation:** The Permittee shall submit the plans for the fire sprinkler system to the VCFPD for review and approval.

**Timing:** Prior to the installation and inspection of the fire sprinkler system, the fire sprinkler system plans must be approved by the Fire Prevention Bureau.

**Monitoring and Reporting:** A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the fire sprinkler system for the life of the development.

*Note: The facility is constructed and existing, this condition has been satisfied. However, any future construction related to the facility will be subject to this condition.*

20. Fire Code Permits

**Purpose:** In order to minimize fire hazards, the project shall be constructed in conformance with the requirements of the Ventura County Fire Code.

**Requirement:** The Permittee and/or tenant shall obtain all applicable Fire Code permits.

**Documentation:** The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for review and approval.

**Timing:** Prior to final occupancy clearance, installation or use of any required item or system, the Permittee must obtain approval of all necessary Fire Code permits.

**Monitoring and Reporting:** A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

*Note: The facility is constructed and existing, this condition has been satisfied. However, any future construction related to the facility will be subject to this condition.*

21. Inspection Authority

**Purpose:** To ensure on-going compliance with all applicable codes, ordinances and project conditions.

**Requirement:** The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

**Documentation:** A copy of the approved entitlement conditions.

**Timing:** The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

**Monitoring and Reporting:** A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections. (VCFPD-60)