



Planning Director Staff Report Hearing on March 7, 2024

County of Ventura • Resource Management Agency

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

VERIZON WIRELESS: HARTMAN RANCH WIRELESS COMMUNICAITON FACILITY CONDITONAL USE PERMIT CASE NO. PL24-0009 (FORMERLY PL14-0004)

A. PROJECT INFORMATION

1. **Request:** The applicant requests a Minor Modification of Conditional Use Permit (CUP) PL14-0004 to authorize the continued operation of an existing Wireless Communication Facility (WCF) for a 10-year period (Case No. PL24-0009).
2. **Applicant:** Verizon Wireless, C/O Daisy Uy Kimpang, 15505 Sand Canyon Avenue, Suite D-1, Irvine, CA 92618
3. **Applicant's Representative:** Butler Telecom LLC, C/O Andrea Liu, 1511 East Orangethorpe Avenue, Suite D, Fullerton, CA 92831
4. **Property Owner:** Southern California Edison, C/O Brian Ryan, 2131 Walnut Grove Avenue, 2nd Floor, Rosemead, CA 91770
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The 1.8-acre project site is located at 8195 North Ventura Avenue, near the City of Ojai, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 061-0-230-020 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Very Low Density Residential
 - b. Ojai Valley Area Plan Land Use Map Designation: UR 1-2 DU/AC (Urban Residential, 1-2 Dwelling Units per Acre)
 - c. Zoning Designation: RE-1 ac / TRU / DKS (Rural Exclusive, 1-acre minimum lot size, Temporary Rental Unit Regulation Overlay Zone / Dark Sky Overlay Zone)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RE-1 ac / TRU / DKS, R1-6,000 sq ft / TRU / DKS (Single-Family Residential, 6,000 sq ft minimum lot size)	Residential
South	RE-2 ac / TRU / DKS	Undeveloped Open Space
West	OS-40 ac / TRU / DKS (Open Space, 40-acre minimum lot size)	Undeveloped Open Space
East	R1-10,000 sq ft / TRU / DKS	Highway 33, Residential

9. History: On September 12, 2014, the Planning Director approved CUP PL14-0004, authorizing the construction and use of a WCF that included antennas affixed to an existing Southern California Edison (SCE) lattice tower and a 441-square-foot-fenced accessory equipment enclosure. Sprint (CUP PL14-0156), T-Mobile (CUP PL14-0055), and Cingular Wireless (CUP 5336) also operate WCFs at the project site. The remainder of the project site is developed as a SCE power distribution facility. CUP PL14-0004 expires September 23, 2024.

10. Project Description: The applicant requests a Minor Modification of CUP PL14-0004 to authorize the continued operation of an existing stealth WCF for a 10-year period. The existing WCF includes antennas affixed to an existing SCE lattice tower at 59 feet in height and a 441 square-foot-fenced accessory equipment enclosure.

The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. The site is accessed by a private driveway connected to Highway 33. There are no proposed operational or physical changes to the WCF as part of this project (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The project includes the continued operation of an existing WCF with no proposed operational or physical changes. Therefore, the proposed project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Further, the project will not trigger any of the exceptions to the

exemptions listed under CEQA Guidelines Section 15300.2 and, therefore, no further environmental review is required.

C. CONSISTENCY WITH THE GENERAL PLAN AND OJAI VALLEY AREA PLAN

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

D. ZONING ORDINANCE COMPLIANCE

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

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

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

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4 (a), Partial and Full-Concealment Requirements:</p> <p>To minimize visual impacts, a wireless communication facility shall be designed as a stealth facility or building-concealed facility. A wireless communication facility may be designed as a non-stealth facility only if it meets standards provided in Sec. 8107-45.4(b) below.</p>	<p>Yes. The WCF is designed as a stealth facility. The design includes antennas affixed to an existing SCE lattice tower.</p>
<p>Section 8107-45.4 (c), Making Wireless Communication Facilities Compatible with the Existing Setting:</p> <p>To the extent feasible, all wireless communication facilities shall be located and designed to be compatible with the existing setting as follows:</p> <ul style="list-style-type: none"> (1) Location: Facilities shall be located in areas where existing topography, vegetation, buildings, or structures effectively screen and/or camouflage the proposed facility; and (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. The WCF is located on a project site with existing utility infrastructure and is designed to blend in with these structures.</p>
<p>Section 8107-45.4 (d), Preferred Wireless Communication Facility Locations:</p>	<p>Yes. The WCF is not prominently visible from a public</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>To the extent feasible, and in the following order of priority, new wireless communication facilities shall be sited in the following locations:</p> <ol style="list-style-type: none"> (1) On an existing wireless communication facility with adequate height and structure to accommodate additional wireless communication facilities (see Sec. 8107-45.6). (2) Flush-mounted on an existing structure, pole, or building in the AE and OS zones. (3) Where the wireless communication facility is not prominently visible from a public viewpoint. (4) Within an area zoned Industrial. (5) Near existing public or private access roads. (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>viewpoint. The WCF is effectively camouflaged by the surrounding utility infrastructure.</p>
<p>Section 8107-45.4 (f)(4)(c), Height for Stealth Facilities:</p> <p>Stealth facilities shall meet the definition in Sec. 8102-0 and the applicable height limits prescribed in Section 8107-45.4.</p> <p>(c) A stealth facility that exceeds 80 feet in height shall be considered a non-stealth facility for entitlement processing under Section 8107-45. However, stealth design features may be included in the wireless communication facility to blend the facility with the surrounding environment.</p>	<p>Yes. The top of the panel antennas measures 59-feet above grade.</p>
<p>Section 8107-45.4 (g), Setbacks:</p> <ol style="list-style-type: none"> (1) All wireless communication facilities shall comply with the required minimum front, side, and rear yard setbacks for the zone in which the site is located. No portion of an antenna array shall extend beyond the property lines. (2) Ground-mounted wireless communication facilities shall be set back a distance equal to the total facility height or 50 feet, whichever is greater, from any offsite dwelling unit. 	<p>Yes. The WCF meets the front, side, and rear yard setbacks for the RE zone. There are no offsite dwelling units within 59 feet of the WCF.</p>
<p>Section 8107-45.4 (h), Retention of Concealment Elements:</p> <p>No modification to an existing wireless communication facility shall defeat concealment elements of the permitted facility. Concealment elements are defeated if any of the following occur:</p> <ol style="list-style-type: none"> (1) A stealth facility is modified to such a degree that it results in a non-stealth facility; or (2) The stealth facility no longer meets the applicable development standards for stealth facilities in Sec. 8107-45.4; or (3) Equipment and antennas are no longer concealed by the permitted stealth design features; or (4) Proposed modifications to a stealth facility, designed to represent a commonly found element in the environment or 	<p>Yes. There are no proposed changes that would impact the concealment elements of the WCF.</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
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>Section 8107-45.4 (j). Historical Landmarks/Sites of Merit:</p> <p>A wireless communication facility shall not be constructed, placed, or installed on a structure, site or district designated by a federal, state, or County agency as an historical landmark or site of merit unless that facility is designed to meet the Secretary of the Interior (SOI) Standards. If the facility does not meet the SOI standards, then the Cultural Heritage Board must determine that the proposed facility will have no significant, adverse effect on the historical resource.</p>	<p>Yes. The WCF is not constructed or installed on a structure, site, or district designated by a federal, state, or County agency as a historical landmark or site of merit.</p>
<p>Section 8107-45.4 (n), Accessory Equipment:</p> <p>All accessory equipment associated with the operation of a wireless communication facility shall be located and screened to prevent the facility from being prominently visible from a public viewpoint to the maximum extent feasible.</p>	<p>Yes. The accessory equipment is located within a fenced equipment area that is screened from public viewpoints by existing vegetation and SCE utility infrastructure.</p>
<p>Section 8107-45.4 (o), Colors and Materials:</p> <p>All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.</p>	<p>Yes. All colors and materials used for the WCF blend in with the man-made surroundings, including SCE utility lines, power poles, and transformers. There are no highly reflective materials on the WCF.</p>
<p>Section 8107-45.4 (p), Noise:</p> <p>All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.</p>	<p>Yes. The WCF is operated and maintained to comply with the Ventura County noise standards.</p>
<p>Section 8107-45.4 (q), Landscaping and Screening:</p> <p>The permittee shall plant, irrigate and maintain additional landscaping during the life of the permit when landscaping is deemed necessary to screen the wireless communication facility from being prominently visible from a public viewpoint. New landscaping shall not incorporate any invasive species or watch species, as defined by the California Invasive Plant Council (Cal-IPC) and shall be in conformance with Section 8106-8.2.5. (AM. ORD. 4577 – 3/9/21)</p>	<p>Yes. The WCF is effectively screened by existing vegetation that includes mature trees and shrubbery. No new landscaping is proposed with this project.</p>
<p>Section 8107-45.4 (r), Security:</p> <p>(1) Each facility shall be designed to prevent unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations or visual blight.</p>	<p>Yes. The WCF includes signage that deters access to the WCF. Additionally, the accessory equipment is located within a fenced enclosure that is fully</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>The approving authority may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism.</p> <p>(2) All fences shall be constructed of materials and colors that blend in with the existing setting. The use of a chain link fence is prohibited within areas designated as Urban and Existing Community in the General Plan, and areas that are prominently visible from a public viewpoint, unless the chain link fence is fully screened.</p>	<p>screened from public viewpoints by existing vegetation and SCE utility infrastructure.</p>
<p>Section 8107-45.4 (s), Lighting:</p> <p>(1) No facility may be illuminated unless specifically required by the FAA or other government agency.</p> <p>(2) Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife.</p>	<p>Yes. The WCF is not illuminated.</p>
<p>Section 8107-45.4 (t), Signage:</p> <p>A permanent, weather-proof identification sign, subject to Planning Director approval, shall be displayed in a prominent location such as on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the facility operator(s) and type of use, provide the operator’s address, FCC-adopted standards, and specify a 24-hour telephone number at which the operator can be reached during an emergency.</p>	<p>Yes. The WCF includes signage with all necessary information related to the operation of the facility.</p>
<p>Section 8107-45.4 (u), Access Roads:</p> <p>(1) Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</p> <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>	<p>Yes. The site is accessible by a private driveway connected to Highway 33.</p>

The proposed project is located within the Temporary Rental Unit Regulation (TRU) and Dark Sky (DKS) Overlay Zones and, therefore, is subject to the standards of the Ventura County NCZO Sections 8109-4.6 and 8109-4.7. Table 2 lists the applicable TRU and DKS Overlay Zone standards and a description of whether the proposed project complies with those standards.

Table 2 –Temporary Rental Unit Regulation and Dark Sky Overlay Zone Standards Consistency Analysis

Overlay Zone Standard	Complies?
<p>Sec. 8104-7.5 – Temporary Rental Unit Regulation (TRU) Overlay Zone</p> <p>The purposes of this zone are to establish standards and requirements for the temporary rental of dwellings as accessory uses thereof within the overlay zone boundaries in order to:</p> <ul style="list-style-type: none"> (a) Ensure that the use of dwellings as temporary rental units does not adversely impact long-term housing opportunities in the Ojai Valley. (b) Safeguard affordable housing opportunities for individuals working in service and other relatively low-wage sectors in the Ojai Valley so that such individuals can live in close proximity to their places of work. (c) Preserve the residential, small-town community character of the Ojai Valley, and ensure that temporary rental units are compatible with surrounding land uses. (d) Protect the health, safety and welfare of the temporary rental units’ renters, occupants, neighboring residents, as well as the general public and environment. 	<p>Yes. The proposed project does not involve the rental of dwellings.</p>
<p>Sec. 8104-7.6 – Dark Sky (DKS) Overlay Zone</p> <p>The purpose of this overlay zone is to protect and promote the public health, safety, welfare, the quality of life and the ability to view the night sky and reduce sky glow, by establishing regulations and a process for review of outdoor lighting. This overlay zone is intended to accomplish the following:</p> <ul style="list-style-type: none"> (a) Protect and reclaim the ability to view the night sky and stars, and thereby help preserve the generally rural quality of life; (b) Protect against direct glare and excessive lighting, thereby minimizing light pollution caused by inappropriate or misaligned luminaires; (c) Minimize light pollution while ensuring that sufficient lighting can be provided where needed to promote safety and security; (d) Provide standards for efficient and moderate use of outdoor lighting; and (e) Promote energy efficient and cost-effective lighting, while allowing for flexibility in the style of luminaires. 	<p>Yes. The WCF is not illuminated.</p>

E. CUP FINDINGS AND SUPPORTING EVIDENCE

In order to approve a modification to a CUP, the Planning Director must make the same findings that are required to approve an application for a CUP pursuant to Section 8111-

1.2.1.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

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

Based on the information and analysis presented in 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, Ojai Valley Area Plan, and of Division 8, Chapters 1 and 2, of the Ventura Ordinance Code can be made.

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

The project site is developed as a SCE power distribution facility and surrounded by open space and low-density residential uses. The proposed project involves the continued operation of an existing WCF designed as antennas affixed to an existing SCE lattice tower. This design allows the facility to blend in with similar utility infrastructure on the project site, including power poles, power lines, and transformers. No land use conflicts would occur with the continued use of the existing WCF.

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

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

The WCF does not generate substantial noise or pose a health threat. No adverse effect on neighboring property or uses has been identified. Additionally, the project is conditioned to require the Permittee to identify a contact person for the timely resolution of complaints (Exhibit 6, Condition Nos. 14, 15).

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

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

No adverse effect on the use of the surrounding properties has been identified. In any case, the Permittee will be required to identify a contact person for the timely resolution of complaints (Exhibit 6, Condition Nos. 14, 15). Additionally, the proposed project will include conditions of approval to ensure that the proposed use, storage, and handling of hazardous materials will be in conformance with all applicable County and state regulations (Exhibit 6, Condition No. 19).

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

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

The proposed project involves the continued operation of an existing WCF. Thus, there will be no change in land use in the area. Furthermore, the surrounding open space and residential land use designations are not anticipated to change in the foreseeable future. Thus, the proposed project is compatible with the existing and future land uses in the area.

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

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

A portion of land shown on the Casitas Springs Tract Map No. 2 recorded in Book 15, Page 32-34, on October 14, 1926. The lot is a portion of "Tract C" Rancho Santa Ana, in the County of Ventura, State of California, and depicted on Sheet 2 of the Casitas Springs Tract No. 2 and specifically called out as Edison Company and Southern California Edison Company.

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

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

As discussed in Section B above, the proposed project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

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

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

The proposed project complies with the standards of the Temporary Rental Unit Regulation and Dark Sky Overlay Zones as described above in Section D, Table 2.

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 23, 2024, the Planning Division mailed notice to owners of property within 2,500 feet of the property on which the project site is located. On February 23, 2024, the Planning Division placed a legal ad in the *Ventura County Star and Ojai Valley News*. As of the date of this document, no comments have been received.

The project site is located within the City of Ojai Area of Interest. On January 16, 2024, the County of Ventura Planning Division notified the City of Ojai of the project and requested the City of Ojai to provide written comment. As of the date of this hearing, no comments have been received from the City of Ojai.

The proposed project is subject to review by the Ojai Valley Municipal Advisory Council (OVMAC). On January 16, 2024, the County of Ventura Planning Division notified the OVMAC of the proposed project. On January 18, 2024, the OVMAC provided written approval allowing the proposed project to proceed without OVMAC review.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process.
2. **FIND** that the project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.
3. **MAKE** the required findings to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record.
4. **APPROVE** the application for a modified CUP (Case No. PL24-0009), subject to the conditions of approval (Exhibit 6).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

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

Prepared by:



AJ Bernhardt, Case Planner
Commercial/Industrial Permits Section
Ventura County Planning Division

Reviewed by:



Susan Curtis, Assistant Director
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Site Plans
- Exhibit 4 Photos
- Exhibit 5 General Plan and Ojai Valley Area Plan Consistency Analysis
- Exhibit 6 Conditions of Approval



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 1-30-2024
 This aerial imagery is under the
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 Source: Pictometry, 2019



**County of Ventura
 Planning Director Hearing
 Case No. PL24-0009
 Exhibit 2 - Maps**



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





**County of Ventura
 Planning Director Hearing
 Case No. PL24-0009
 Exhibit 2 - Maps**

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



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map created on 1-30-2024



**County of Ventura
 Planning Director Hearing
 APN: 061-0-230-020
 PL24-0009
 Location Map**



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061-0-230-020

EDISON DR

VENTURA AV

Ojai Valley BIKETL

PARK VIEW DR

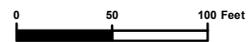
**County of Ventura
Planning Director Hearing
Case No. PL24-0009
Exhibit 2 - Maps**



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 1-30-2024
Source: Vexcel 2022



County of Ventura
Planning director Hearing
APN: 061-0-230-020
PL24-0009
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.	FIXURE	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.	GYP SUM	SPECS. SPECIFICATIONS
COL.	COLUMN	HT.	HEIGHT	SQ. SQUARE
CONC.	CONCRETE	H.M.	HOLLOW METAL	STD. STANDARD
CONN.	CONNECTION	HORIZ.	HORIZONTAL	STL. STEEL
CONT.	CONTINUE(OUS)	H.B.	HOSE BIBB	STRUCT. STRUCTURAL
DET.	DETAIL	INFO.	INFORMATION	SUSP. SUSPENDED
DIAM.	DIAMETER	I.D.	INSIDE DIAMETER	T & P TELEPHONE & POWER
DIM.	DIMENSION	INSUL.	INSULATE(ION)	THK. THICK
DR.	DOOR	INT.	INTERIOR	T & B TOP & BOTTOM
DBL.	DOUBLE	JT.	JOINT	TYP. TYPICAL
DN.	DOWN	U.N.O.	UNLESS NOTED OTHERWISE	
DS.	DOWN SPOUT	KIT.	KITCHEN	VENT. VENTILATION
DWG.	DRAWING	LAB.	LABORATORY	VERT. VERTICAL
D.F.	DRINKING FOUNTAIN	LT.	LIGHT	W. WATER
EA.	EACH	LIN.	LINEAL	WT. WEIGHT
E.	EAST	MFR.	MANUFACTUR(ER'S)	W.W.M. WELDED WIRE MESH
ELEC.	ELECTRIC(AL)	M.O.	MASONRY OPENING	W. WEST
EL.	ELEVATION	MAT.	MATERIAL	W/ WITH
ENCL.	ENCLOSURE	MAX.	MAXIMUM	WD. WOOD

PROJECT DESCRIPTION

PROPOSED CUP RENEWAL FOR (9) PANEL ANTENNAS, (6) RRU'S, (2) RAYCAPS MOUNTED ON AN EXISTING SCE TRANSMISSION TOWER WITH A 441 S.F. LEASE AREA WITH EQUIPMENT PLATFORM

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

EXISTING # OF ANTENNAS:	9
EXISTING # OF RRU'S:	6
LEASE AREA:	(21' x 21') 441 S.F. (NO CHANGE)

CONSTRUCTION DATA:

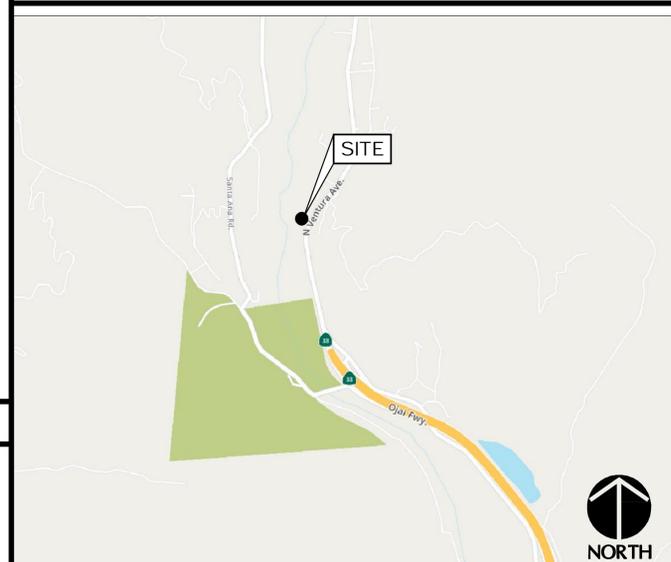
JURISDICTION: COUNTY OF VENTURA
 ZONING: RURAL EXCLUSIVE (RE)
 TYPE OF CONSTRUCTION: V-B
 OCCUPANCY: U (UNMANNED TELECOMMUNICATION FACILITY)
 APN: 061-0-230-020
 LATITUDE: 34.362411/ 34° 21' 44.67" N
 LONGITUDE: -119.309661/ -119° 18' 34.77" W



SITE NAME: "HARTMAN RANCH"
 (CUP RENEWAL)
 8195 N VENTURA AVE
 VENTURA, CA 93001
 FUZE ID: 17225691

TMK: MO-T1 SANTA CLARA-CARPENTERIA & SANTA CLARA-GETTY 66KV YEAR BUILT: 2003
TOWER HEIGHT: 130'-0"

VICINITY MAP REFERENCE GOOGLE MAPS THIS VICINITY MAP NOT TO SCALE



PROJECT TEAM

APPLICANT:
 VERIZON WIRELESS
 15505 SAND CANYON AVE.
 BUILDING C2
 IRVINE, CA. 92618

APPLICANT'S AGENT:
 BUTLER AMERICA TELECOM
 1511-D ORANGETHORPE AVE
 FULLERTON, CA 92831
 PH: (714) 423-0563
 CONTACT: ANDREA LIU

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

PROPERTY OWNER / STRUCTURAL ENGINEER:
 SOUTHERN CALIFORNIA EDISON
 4900 RIVERGATE RD, BLDG 2B, 1ST FLOOR
 VENTURA, CA 93001

PROJECT INFORMATION

ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

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

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

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

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

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

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

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.B.S.C.) (PART 11, TITLE-24, CCR)

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

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

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

APPROVALS

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

RF DOCUMENT

N/A

PROPRIETARY INFORMATION

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

LEGAL DESCRIPTION

APN: 061-0-230-020

**County of Ventura
 Planning Director Hearing
 Case No. PL24-0009
 Exhibit 3 - Site Plans**

SHEET INDEX

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	EQUIPMENT PLAN
A-3	ANTENNA PLAN
A-4	NORTHWEST ELEVATION
A-4.1	NORTHEAST ELEVATION
A-4.2	SOUTHWEST ELEVATION
A-4.3	SOUTHEAST ELEVATION

NOTES

- THE MAXIMUM NUMBER OF DIRECTIONAL PANEL ANTENNAS CURRENTLY INSTALLED IS NINE (9)
- THE MAXIMUM NUMBER OF GPS ANTENNAS TO REMAIN IS ONE (1)

SPECIAL INSPECTIONS

NONE

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



15505 Sand Canyon Ave.
 BUILDING C2
 IRVINE, CA 92618
 (949) 286-7000

SITE NAME: "HARTMAN RANCH"
 (CUP RENEWAL)
 8195 N VENTURA AVE
 VENTURA, CA 93001
 TITLE SHEET
 ZONING DRAWINGS

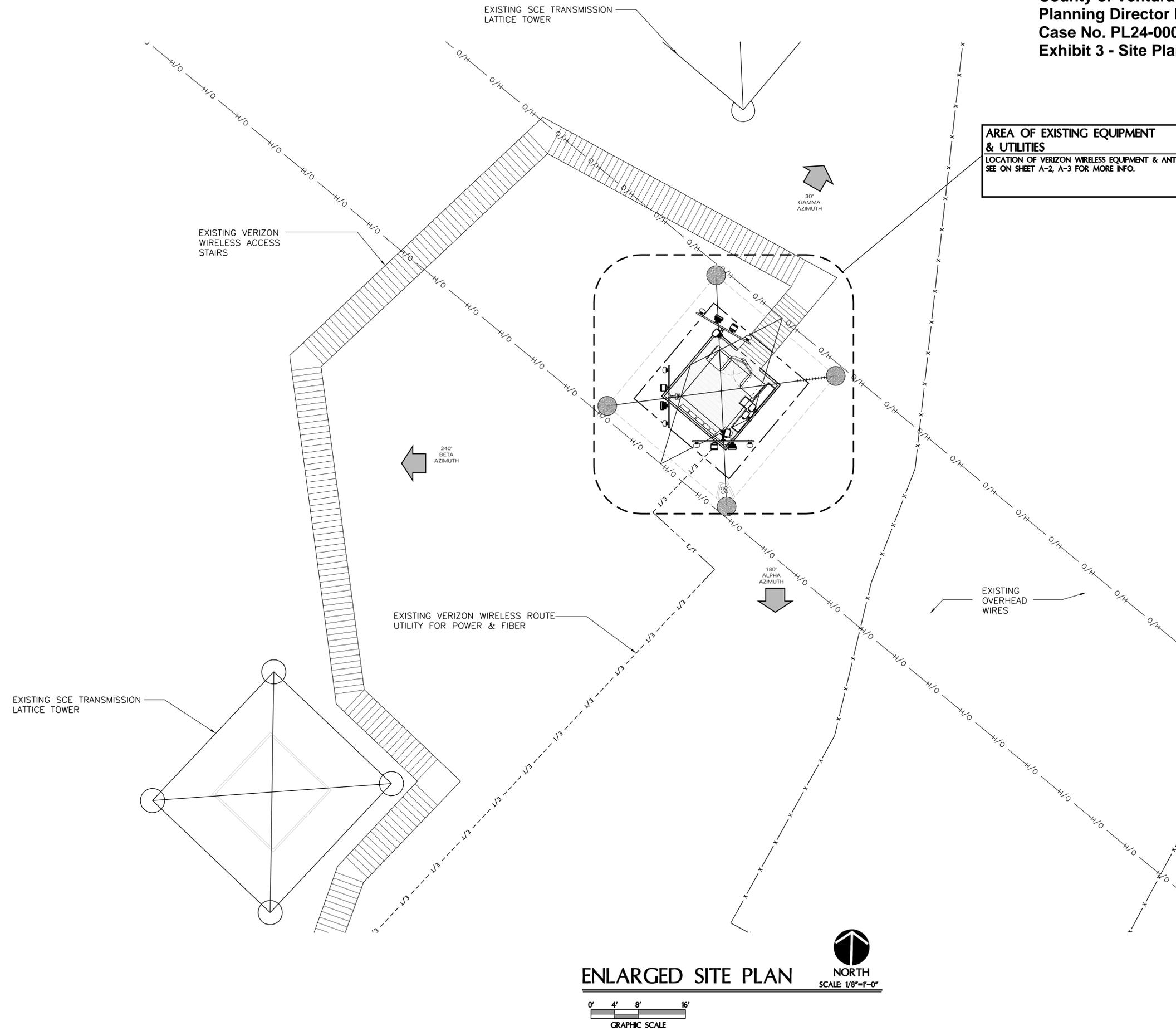


495 E. Rincon Street, Suite 204
 Corona, CA 92879
 PH: 951-268-1650 Fax: 951-268-1651

Revisions	0	11/08/23	MR	90% ZD's CUP RENEWAL
	0	11/16/23	MR	100% ZD's CUP RENEWAL

T-1
 Job No. 2307U

County of Ventura
 Planning Director Hearing
 Case No. PL24-0009
 Exhibit 3 - Site Plans



ENLARGED SITE PLAN



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RF		
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OPS		
EE/OUT		

verizon

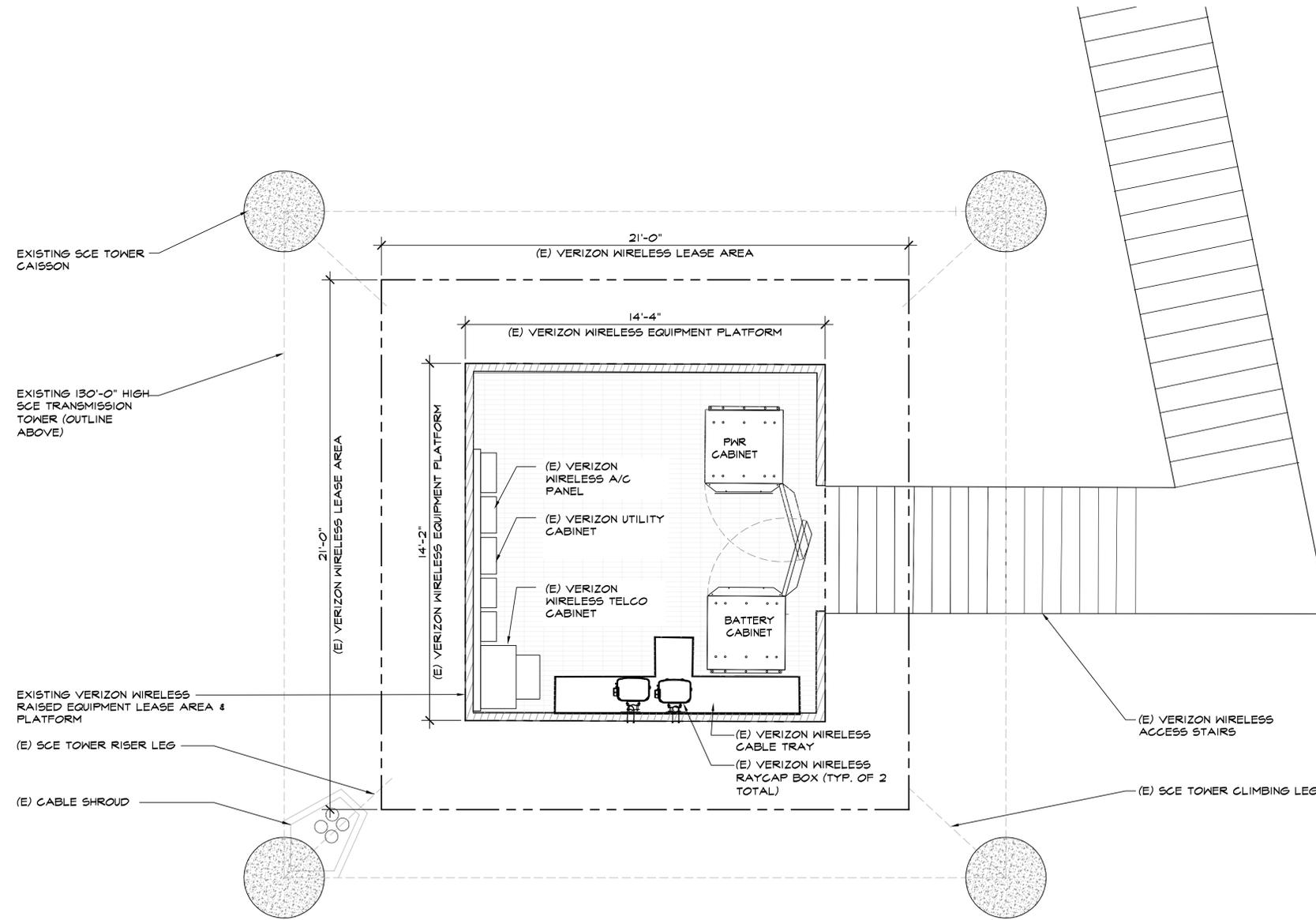
15505 Sand Canyon Ave.
 BUILDING C2
 IRVINE, CA 92618
 (949) 286-7000

SITE NAME:
 "HARTMAN RANCH"
 (CUP RENEWAL)
 8195 N VENTURA AVE
 VENTURA, CA 93001
 ENLARGED SITE PLAN
 ZONING DRAWINGS

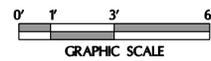
derra

495 E. Rincon Street, Suite 204
 Corona, CA 92709
 PH: 951-268-1650 FAX: 951-268-1651

Revisions	90% ZD's CUP RENEWAL	100% ZD's CUP RENEWAL
0	MR	
0	MR	



EQUIPMENT PLAN



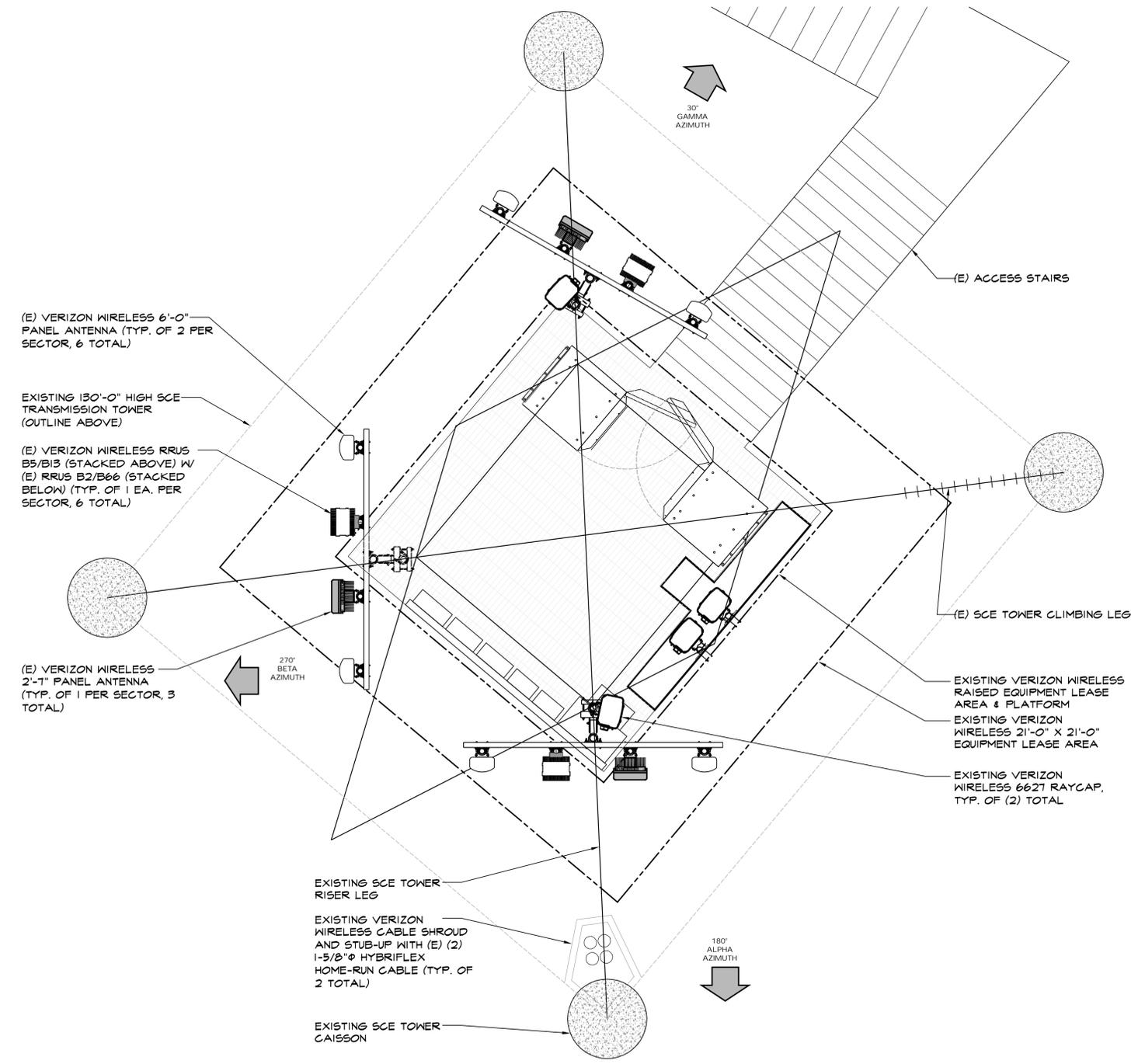
Dept.	Approved	Date
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INT		
EE		
OPS		
EE/OUT		

verizon
 15505 Sand Canyon Ave.
 BUILDING C2
 IRVINE, CA 92618
 (949) 286-7000

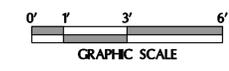
SITE NAME:
 "HARTMAN RANCH"
 (CUP RENEWAL)
 8195 N VENTURA AVE
 VENTURA, CA 93001
 EQUIPMENT PLAN
 ZONING DRAWINGS

derra
 495 E. Rincon Street, Suite 204
 Corona, CA 92879
 PH: 951-268-1650 FAX: 951-268-1651

Revisions	90% ZD's CUP RENEWAL	100% ZD's CUP RENEWAL
0	11/08/23 MR	11/16/23 MR
0		



ANTENNA PLAN



Dept.	Approved	Date
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EE/OUT		

verizon

15505 Sand Canyon Ave.
 BUILDING C2
 IRVINE, CA 92618
 (949) 286-7000

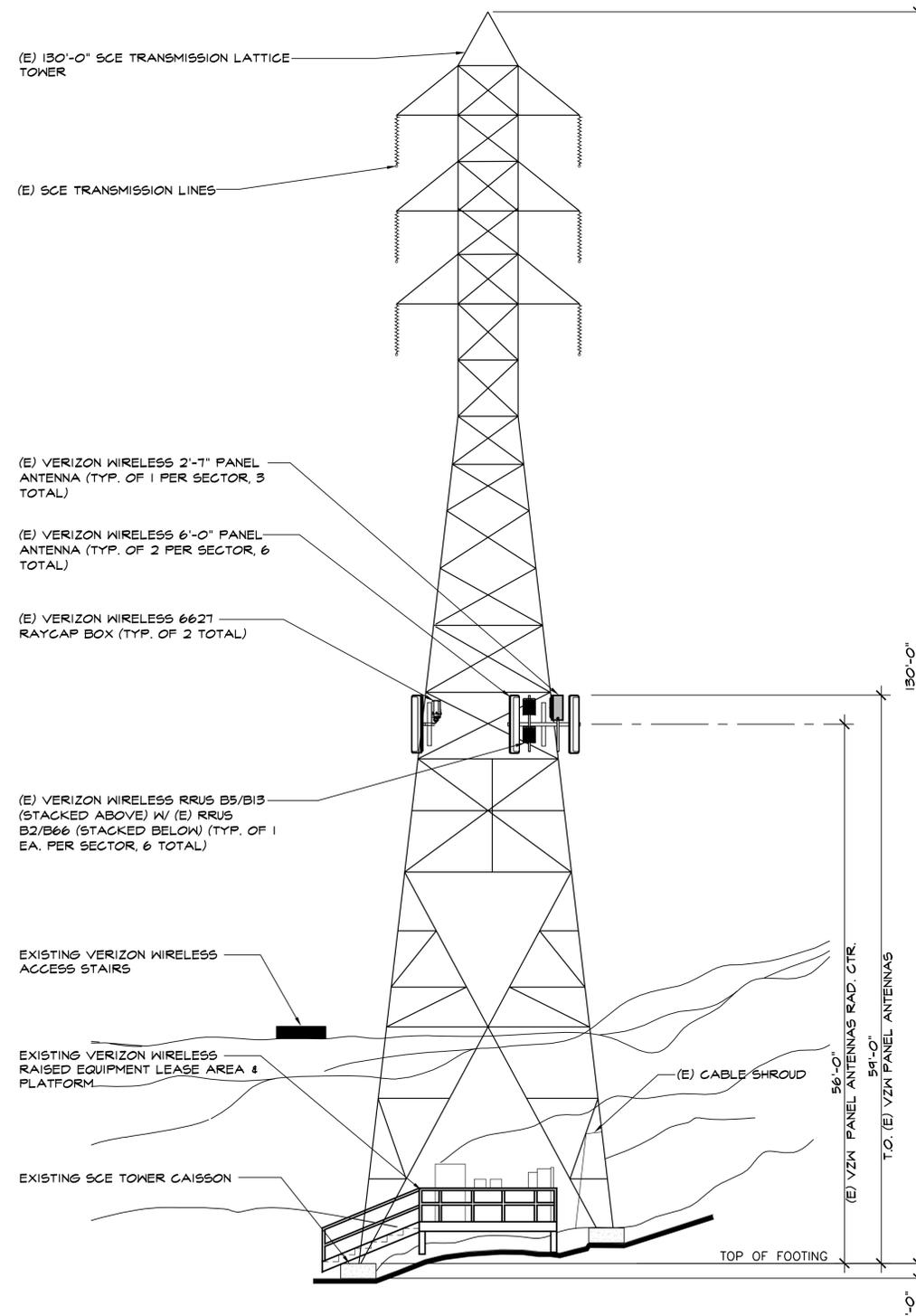
SITE NAME:
 "HARTMAN RANCH"
 (CUP RENEWAL)
 8195 N VENTURA AVE
 VENTURA, CA 93001
 EXISTING ANTENNA PLAN
 ZONING DRAWINGS

derra

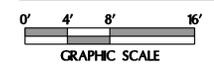
495 E. Rincon Street, Suite 204
 Corona, CA 92679
 PH: 951-268-1650 FAX: 951-268-1651

Revisions	DATE	BY	DESCRIPTION
0	11/08/23	MR	90% ZD's CUP RENEWAL
0	11/16/23	MR	100% ZD's CUP RENEWAL

A-3



NORTHWEST ELEVATION



SCALE 1/8" = 1'-0"

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EE/OUT		

verizon

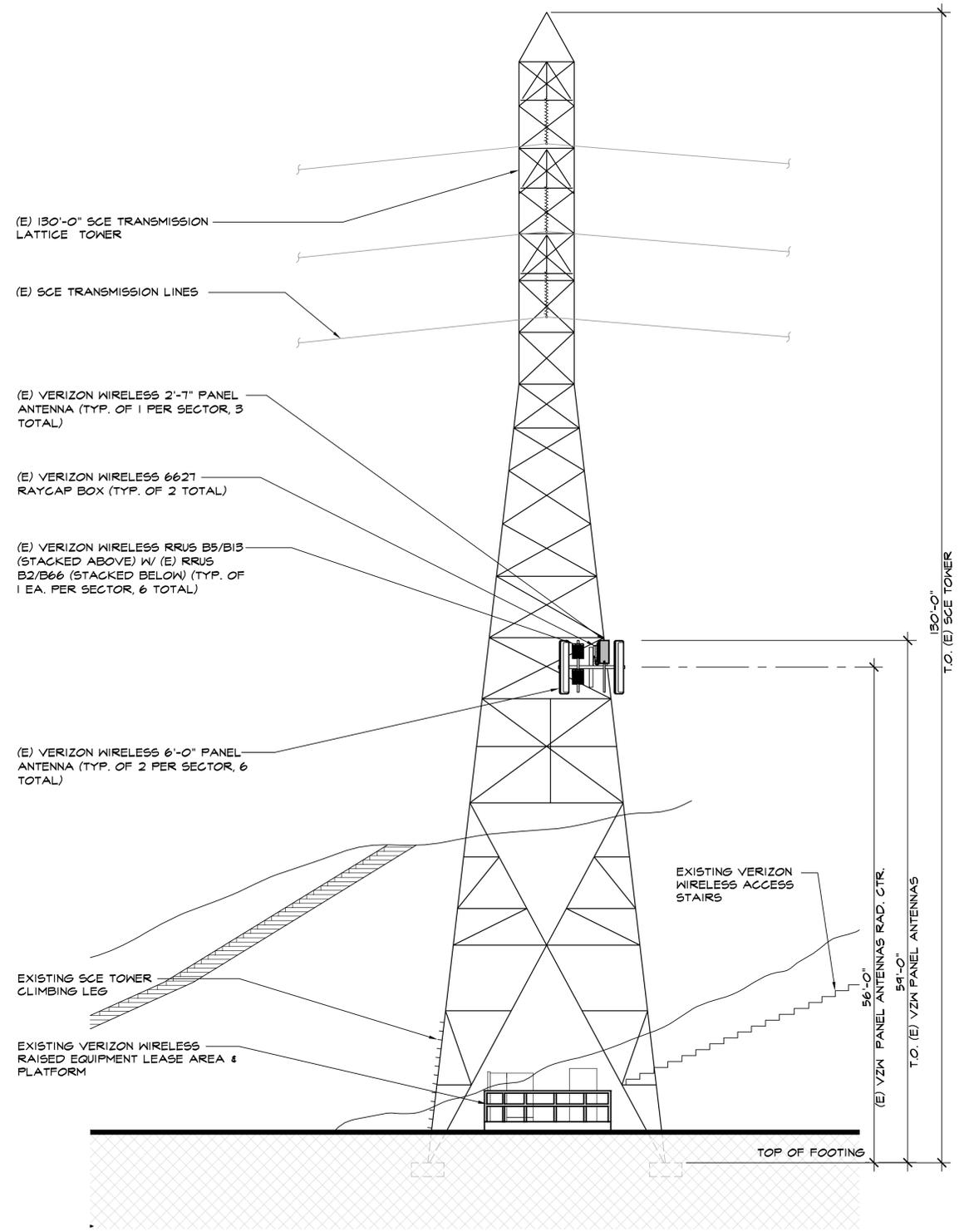
15505 Sand Canyon Ave.
 BUILDING C2
 IRVINE, CA 92618
 (949) 286-7000

SITE NAME:
 "HARTMAN RANCH"
 (CUP RENEWAL)
 8195 N VENTURA AVE
 VENTURA, CA 93001
 NORTHWEST ELEVATION
 ZONING DRAWINGS

derra

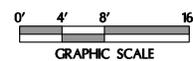
435 E. Rincon Street, Suite 204
 Corona, CA 92679
 PH: 951-268-1650 FAX: 951-268-1651

Revisions	DATE	DESCRIPTION
0	11/08/23	90% ZD's CUP RENEWAL
0	11/16/23	100% ZD's CUP RENEWAL



NORTHEAST ELEVATION

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



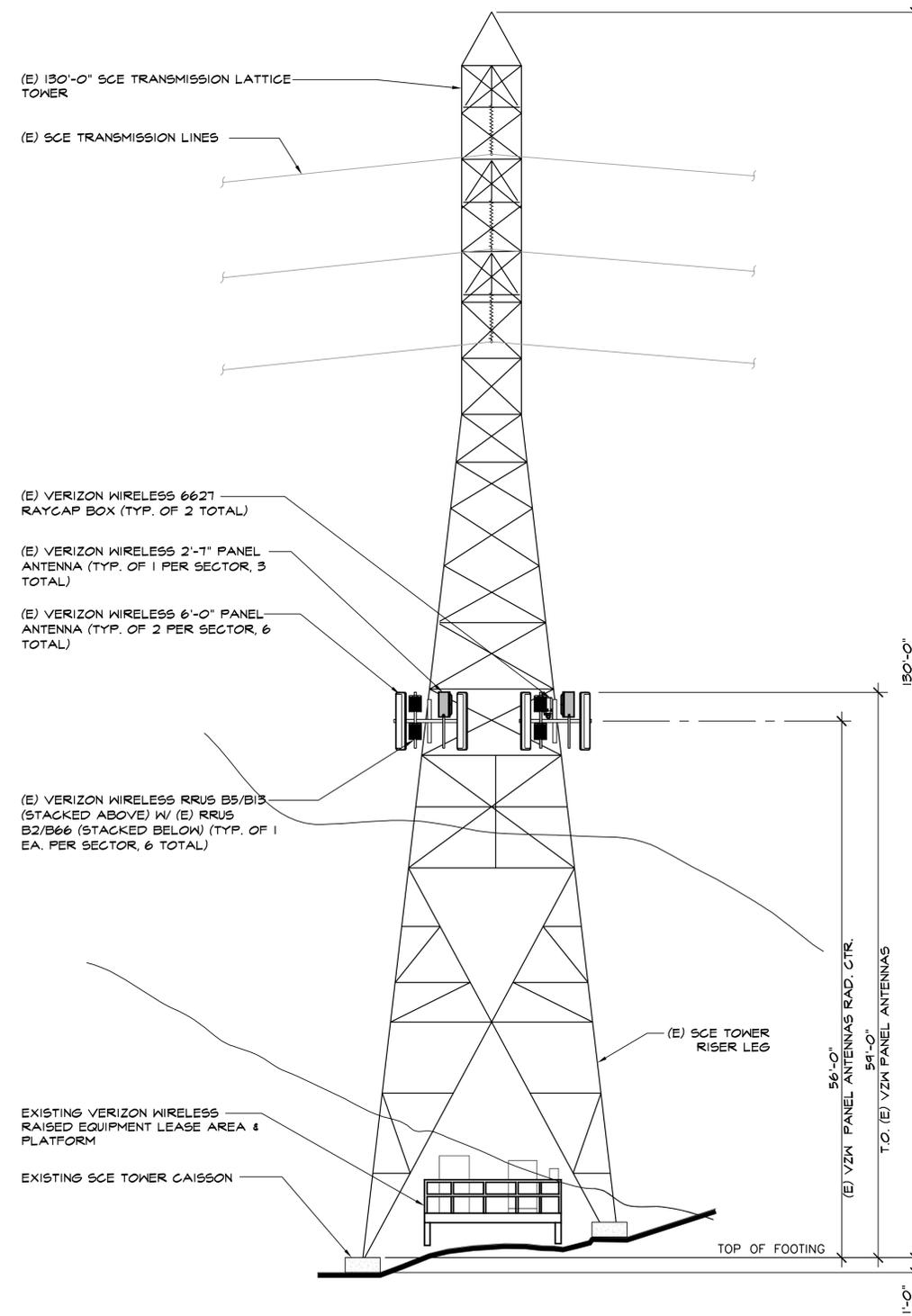
Dept.	Approved	Date
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RF		
INT		
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OPS		
EE/OUT		

verizon
 15505 Sand Canyon Ave.
 BUILDING C2
 IRVINE, CA 92618
 (949) 286-7000

SITE NAME:
 "HARTMAN RANCH"
 (CUP RENEWAL)
 8195 N VENTURA AVE
 VENTURA, CA 93001
 NORTHEAST ELEVATION
 ZONING DRAWINGS

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

Revisions	90% ZD's CUP RENEWAL	100% ZD's CUP RENEWAL
0	11/08/23	MR
0	11/16/23	MR



SOUTHWEST ELEVATION



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

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OPS		
EE/OUT		



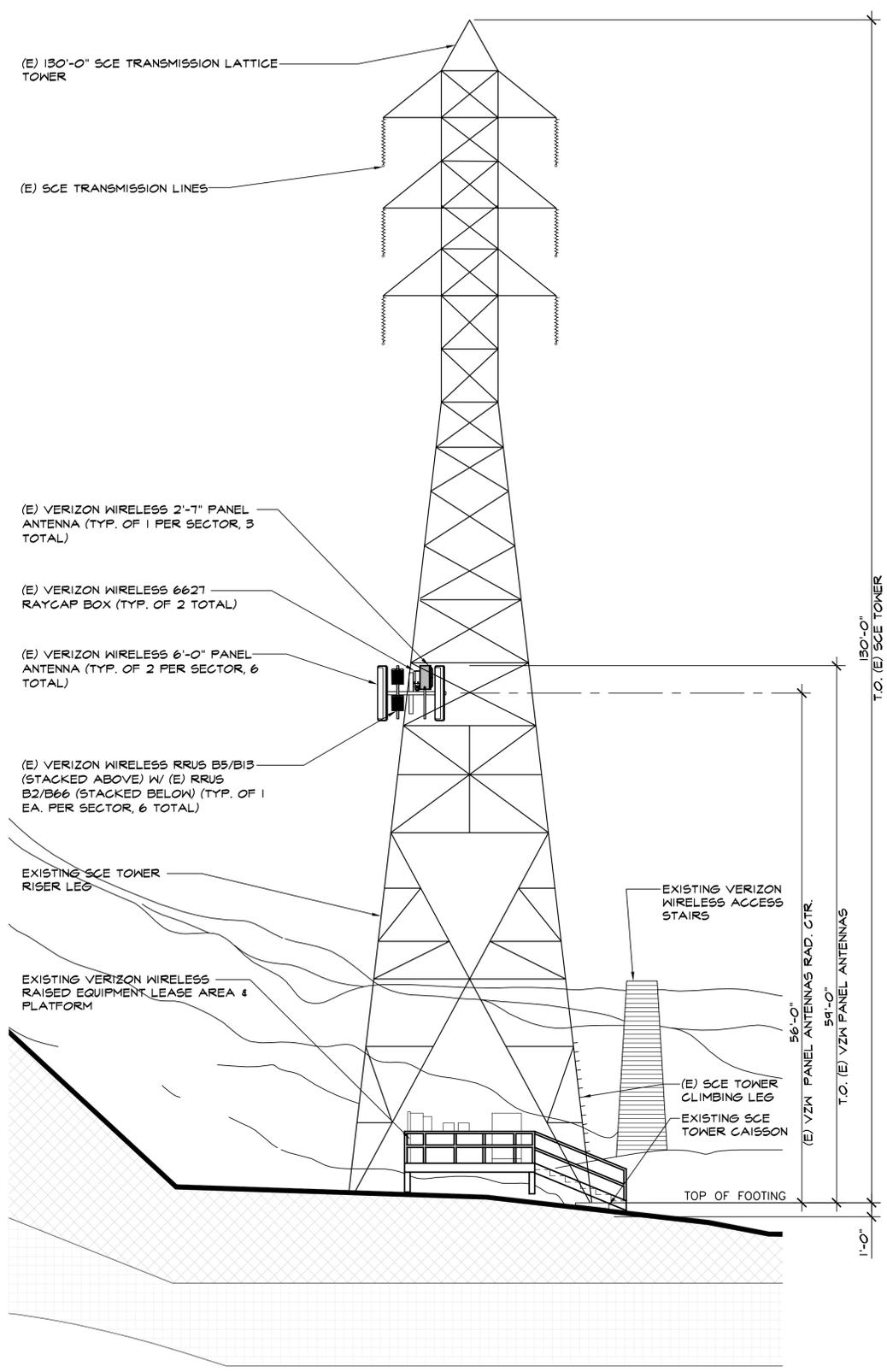
15505 Sand Canyon Ave.
 BUILDING C2
 IRVINE, CA 92618
 (949) 286-7000

SITE NAME:
 "HARTMAN RANCH"
 (CUP RENEWAL)
 8195 N VENTURA AVE
 VENTURA, CA 93001
 SOUTHWEST ELEVATION
 ZONING DRAWINGS



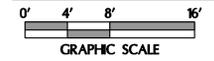
Revisions	90% ZD's CUP RENEWAL	100% ZD's CUP RENEWAL
0	11/08/23 MR	
0	11/16/23 MR	

A-4.2



SOUTHEAST ELEVATION

SCALE 1/8" = 1'-0"



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

verizon

15505 Sand Canyon Ave.
 BUILDING C2
 IRVINE, CA 92618
 (949) 286-7000

SITE NAME:
 "HARTMAN RANCH"
 (CUP RENEWAL)
 8195 N VENTURA AVE
 VENTURA, CA 93001
 SOUTHEAST ELEVATION
 ZONING DRAWINGS

derra

495 E. Rincon Street, Suite 204
 Carpinteria, Ca. 93079
 PH: 951-268-1650 FAX: 951-268-1651

Revisions	90% ZD's CUP RENEWAL	100% ZD's CUP RENEWAL
0	11/08/23 MR	11/16/23 MR
0		



**County of Ventura
Planning Director Hearing
Case No. PL24-0009
Exhibit 4 - Photos**



Exhibit 5 – General Plan and Ojai Valley Area 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

CONSISTENCY WITH THE GENERAL PLAN AND OJAI VALLEY AREA PLAN FOR VERIZON WIRELESS: HARTMAN RANCH WIRELESS COMMUNICATION FACILITY (CASE NO. PL24-0009)

The 2040 Ventura County General Plan (2020, page 1-1) states:

California law requires that every county and city adopt a general plan “for the physical development of the county or city, and of any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.” (Gov. Code, § 65300.) A general plan serves as the jurisdiction’s “constitution” or “blueprint” for future decisions concerning a variety of issues including land use, health and safety, and resource conservation. All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County’s General Plan.

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

The project includes a request for a Minor Modification of CUP PL14-0004 to authorize the continued operation of an existing Wireless Communication Facility (WCF) for a 10-year period (Case No. PL24-0009).

Evaluated below is the consistency of the proposed project with the applicable policies of the 2040 General Plan.

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

OV-17.1 Community Compatibility: *The County shall require all discretionary development projects to be reviewed and conditioned to ensure that they are compatible with their surroundings, are of high quality and good design, are consistent with the character of the Ojai Valley, and are beneficial to the community as a whole.*

OV-41.1 Scenic Views and Vistas from Public Roads or Publicly-Owned Land: *The County shall prohibit discretionary development/grading which will significantly degrade or destroy a scenic view or vista from public roads or publicly-*

County of Ventura
Planning Director Hearing
Case No. PL24-0009
Exhibit 5 - General Plan and Ojai Valley Area
Plan Consistency Analysis

owned land, unless the development/grading is a public project, or a private project for which there is a substantial public benefit, and overriding considerations are adopted by the decision-making body.

OV-42.1 Wireless Communication Facilities: *The County shall grant discretionary development permits for wireless communication facilities only when necessary for public safety or to provide a substantial public benefit. The County shall condition such facilities to minimize visual impacts to the maximum extent feasible.*

OV-42.2 Wireless Communication Facility Height Restriction: *The County shall limit discretionary development permits for wireless communication facilities the height of such facilities, with the exception of monopole whip-type antennas, to 40 feet. The County prefers several shorter facilities to one large facility.*

The subject site is developed as a Southern California Edison (SCE) power distribution facility and surrounded by open space and low-density residential uses. The WCF would continue to provide wireless telecommunication services to the surrounding area and remain compatible with the neighboring land uses. No land use conflicts would occur with the continued use of the existing WCF. Furthermore, the WCF is designed as a stealth facility comprised of antennas affixed to an existing SCE lattice tower. The WCF is camouflaged from public viewpoints by existing vegetation and SCE equipment including power lines, power poles, and transformers.

Based on the discussion above, the project is consistent with General Plan Policies LU-16.1 and Ojai Valley Area Plan Policies OV-17.1, OV-41.1, OV-42.1, and OV-42.2.

- 2. HAZ-5.2 Hazardous Materials and Waste Management Facilities:** *The County shall require discretionary development involving facilities and operations which may potentially utilize, store, and/or generate hazardous materials and/or wastes be located in areas that would not expose the public to a significant risk of injury, loss of life, or property damage and would not disproportionately impact Designated Disadvantaged Communities.*

The Department of Environmental Health (EHD) reviewed the project application. Pursuant to EHD's recommendation, the CUP for the WCF would be subject to a condition of approval to require that the storage, handling, and disposal of any potentially hazardous material shall be in compliance with applicable state regulations (Exhibit 6, Condition No. 21).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-5.2.

3. **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 will continue to provide service throughout the unincorporated Ventura County area, including access to high quality cellular mobile communications. The continued use of the facility ensures that residents and businesses in the coverage area receive a high quality of service.

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

4. **PFS-11.4 Emergency Vehicle Access:** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

OV-34.1: Compliance with Fire Protection District and Sheriff's Department Requirements: *The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.*

OV-35.1: Adequate Water for Firefighting: *The County shall require adequate water supplies and delivery system for firefighting purposes to serve any discretionary development in accordance with the standards of the Fire Protection District.*

OV-48.1: Adequate Water and Access for Firefighting: *The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes as determined by the Fire Protection District. The County shall require adequate access and fire flow improvements to be completed prior to combustible construction.*

OV-48.2: Fuel Modification Zone Requirement: *The County shall require a Fire Protection District approved fuel modification zone (fuel break) of at least 100 linear feet to be provided around all combustible structures located in “high” or “very high” fire hazard areas.*

OV-49-1: High Fire Hazard Area Requirements: *The County shall require discretionary development within high fire hazard areas to be reviewed with attention to the environmental impact of required brush clearance to biological resources, particularly on moderate to steep slopes. The County shall encourage brush clearance that reduces fuel volumes while allowing the selective retention of native shrubs a minimum of 20 feet apart, as permitted by the Ventura County Fire Protection District.*

The proposed project will be subject to conditions of approval that the Ventura County Fire Protection District (VCFPD) recommended to ensure compliance with all VCFPD regulations (Exhibit 6, Condition Nos. 23, 24). Furthermore, all required brush clearance will occur on previously disturbed areas of the project site and will not impact biological resources.

Based on the discussion above, the project is consistent with General Plan Policies PFS-11.4 and Ojai Valley Area Plan Policies OV-34.1, OV-35.1, OV-48.1, OV-48.2, and OV-49.1.

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

The WCF is adjacent to Highway 33, an Eligible State Scenic Highway. The WCF is designed as a stealth facility comprised of antennas affixed to an existing SCE lattice tower. The WCF is camouflaged from public viewpoints by existing vegetation and SCE equipment including power lines, power poles, and transformers.

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

- 6. HAZ-1.4 Development in High Fire Hazard Severity Zones and Hazardous Fire Areas Policy:** *The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE).*

The proposed project is located within a Very High Fire Severity Zone. Therefore, the proposed project will be subject to a condition of approval to require the applicant to record a Notice of Fire Hazard for the subject property with the County Recorder (Exhibit 6, Condition No. 19).

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

- 7. HAZ-2.6 Recordation of a Notice of Dam Inundation Hazard:** *The County shall require the recordation of a Notice of Dam Inundation Hazard with the County Recorder for new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. Evidence of a federally held flowage easement can be used as well.*

The project site is located within a Dam Inundation Hazard area. Therefore, the proposed project will be subject to a condition of approval to require the applicant to record a Notice of Dam Inundation Hazard for the subject property with the County Recorder (Exhibit 6, Condition No. 20).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-2.6.

- 8. OV-20.1 Ventura River Valley Municipal Advisory Council (VRVMAC) Authority:** *The Ventura River Valley Municipal Advisory Council (VRVMAC) or successor group shall continue to be the Board of Supervisors' recognized public review group for all projects which fall within its review boundaries. All applications for discretionary development and all environmental documents for projects which would affect the Ojai Valley shall be reviewed by the VRVMAC or successor group.*

OV-20.2 Notifications to the Ventura River Valley Municipal Advisory Council (VRVMAC): *All County departments shall make an effort to notify the VRVMAC (or successor group), concerning issues and programs of importance to the Ojai Valley area prior to decisions being made regarding these matters.*

The proposed project is subject to review by the Ojai Valley Municipal Advisory Council (OVMAC). On January 16, 2024, the County of Ventura Planning Division notified the OVMAC of the proposed project. On January 18, 2024, the OVMAC provided written approval allowing the proposed project to proceed without OVMAC review.

Based on the discussion above, the project is consistent with Ojai Valley Area Plan Policies OV-20.1 and OV-20.2.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP) CASE NO. PL24-0009 FOR VERIZON WIRELESS: HARTMAN RANCH WIRELESS COMMUNICATION FACILITY (WCF) (FORMERLY CUP CASE NO. PL14-0004)

Planning Division Conditions

1. **Project Description**

This Conditional Use Permit is (CUP) is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 through 6 of the Planning Director hearing on March 7, 2024, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County 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 CUP and applicable law.

The Project description is as follows:

Modification of CUP PL14-0004 to authorize the continued operation of an existing stealth WCF for a 10-year period (Case No. PL24-0009). The existing WCF includes antennas affixed to an existing SCE lattice tower at 59 feet in height and a 441 square-foot-fenced accessory equipment enclosure.

The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. The site is accessed by a private driveway connected to Highway 33. There are no proposed operational or physical changes to the WCF as part of this project.

2. **Site Maintenance**

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

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

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

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

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

3. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity 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/date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration to initiate the land uses described 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 (Ventura County Non-Coastal Zoning Ordinance § 8111-4.7). The Planning Director may grant a one-year extension of time to the Permittee to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.
3. Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as 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 [REDACTED]. 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 [REDACTED]; and
2. The County decision-maker grants the requested modification.

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

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 or as dictated by the respective agency.

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

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

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

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

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

Timing: Prior to issuance of a Zoning Clearance for use inauguration and throughout the life of the Project.

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

8. Recorded Notice of Land Use Entitlement

Purpose: The purpose of this condition is to notify 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 for the property that is subject to this CUP.

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

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

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

9. Financial Responsibility for Compliance Monitoring and Enforcement

- a. Cost Responsibilities: The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. Pursuant to the requirements of CUP PL14-0004, the Resource Management Agency created Condition Compliance Case No. CC15-0004 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding CUP PL14-0004. The Planning Division will continue to use Condition Compliance Case No. CC15-0004 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 9.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. CC15-0004, 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.

10. 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, 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 10.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 the 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.

11. Invalidation of Condition(s)

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

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

12. 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. 9 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.

13. 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 conflicts with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

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

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

14. Contact Person

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

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

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

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's 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.

15. Resolution of Complaints

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

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 14 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about a use as it is occurring may directly contact the Contact Person.
- b. If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation.
- c. If following a complaint investigation by County staff, a violation of the Ventura County Code or a condition of this CUP is confirmed, County staff may initiate enforcement actions pursuant to § 8114-3 of the Non-Coastal Zoning Ordinance.

16. Change of Permittee

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

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with 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.

17. Reporting of Major Incidents

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

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

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

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

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

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

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

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

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

If the Permittee fails to perform the required actions, then the Property Owner shall be responsible for complying with this condition. The facility shall be considered “abandoned” if it has not been in use for 12 continuous months.

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

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

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

19. Notice of Fire Hazard

Purpose: To comply with General Plan Policy HAZ 1.4. The policy states, "The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection."

Requirement: The Permittee shall record a Notice of Fire Hazard with the Ventura County Recorder.

Timing: The Notice of Fire Hazard shall be recorded with the Ventura County Recorder prior to issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Notice of Fire Hazard shall be maintained in the files of the Ventura County Recorder and a copy shall be provided to the Planning Division by the Permittee and maintained in the case file.

20. Notice of Dam Inundation Hazard

Purpose: To comply with Ventura County General Plan Policy HAZ-2.6 to inform existing and future owners of the subject property that the site, in whole or in part, is currently mapped by the California Department of Water Resources (DWR) as being within a dam failure inundation area and subject to a potential flooding hazard.

Requirement: The Permittee shall record a Notice of Dam Inundation Hazard with the Ventura County Recorder.

Documentation: A Notice of Dam Inundation Hazard will be prepared by the Planning Division and provided to the Permittee. The Permittee shall record the Notice with the Ventura County Recorder.

Timing: The Notice of Dam Inundation Hazard shall be recorded with the Ventura County Recorder prior to issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Notice of Dam Inundation Hazard shall be maintained in the files of the Ventura County Recorder and a copy shall be provided to the Planning Division by the Permittee and maintained in the case file.

Environmental Health Division (EHD) Conditions

21. Hazardous Materials/Waste Management (General Notice)

Purpose: To ensure the storage, handling, and disposal of any potentially hazardous material associated with batteries at wireless communication facilities complies with applicable State and local regulations.

Requirement: Used batteries must be properly disposed of or recycled in accordance with state and local regulations. If hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid) are stored onsite, or any hazardous wastes are generated, additional permitting, monitoring, and reporting requirements would apply. This threshold shall be calculated as the cumulative total of all batteries on the site. 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 (CUPA) website: <https://vcrma.org/cupa>.

Documentation and Reporting: Verification of hazardous materials inventory as well as ongoing compliance with requirements shall be accomplished through field inspection by Ventura County CUPA staff. CUPA staff may request any documentation needed to determine whether a substance is considered a hazardous material. CUPA staff may request a site visit to determine if reportable quantities are being stored at a location and therefore require the submission of a Hazardous Materials Business Plan (HMBP) and issuance of a permit.

Monitoring: Ventura County CUPA staff respond to issues related to the proper storage and disposal of hazardous materials and wastes. When applicable, the Ventura County CUPA issues hazardous material and hazardous waste permits and conducts site inspections.

Ventura County Air Pollution Control District (VCAPCD) Conditions

22. Nuisance

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

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

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

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

Timing: Throughout the life of the permit.

Monitoring and Reporting: The VCAPCD monitors and enforces regulations regarding nuisances, on a complaint-driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

23. Hazard Abatement: All grass or brush exposing any structure(s) to fire hazards shall be cleared for a distance of 100 feet prior to construction of any structure. Additionally, all grass and brush shall be cleared to a distance of 10 feet on each side of all access roads / driveways. Brush clearance shall be maintained in accordance with VCFPD Ordinance.
24. Fire Code Permits: Applicant and / or tenant shall obtain all applicable International Fire Code (IFC) permits prior to occupancy or use of any system or item requiring an IFC permit (Permit issued under FCP21-00005).