



## Planning Director Staff Report Hearing on December 4, 2025

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### County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 •

<https://rma.venturacounty.gov/divisions/planning/>

### **CROWN CASTLE WIRELESS COMMUNICATIONS FACILITY, CONDITIONAL USE PERMIT (CUP), SITE NAME - CENTER ROAD 828877, CASE NO. PL24-0097**

#### **A. PROJECT INFORMATION**

- 1. Request:** The applicant requests a Conditional Use Permit (CUP), for a time extension to allow the continued operation and maintenance of an existing Wireless Communication Facility (WCF) for a 10-year term (Case No. PL24-0097).
- 2. Applicant:** Jim Lee, Crown Castle 8020 Katy Freeway, Houston, TX, 77024
- 3. Property Owner:** John Borchard, 2112 Eastman Ave Ste, Ventura, CA, 93003
- 4. Applicant's Representative:** Jacob Hamilton, Virtual Site Walk, 4926 Monta Vista Dr, Ste. E, Edgewood, WA, 98372
- 5. Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.) the Planning Director is the decision-maker for the requested CUP.
- 6. Project Site Size, Location, and Parcel Number:** The approximately 160 square foot project site is located on a portion of a 51.20-acre parcel at 1021 Center Road in the community of Somis, an unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 109-0-031-175 (Exhibit 2).
- 7. Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Agricultural
  - c. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)

**8. Table 1 - Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS-160 ac (Open Space, 160-acre minimum lot size) and AE-40 ac	Open Space and agriculture
East	AE-40 ac	Agriculture
South	AE-40 ac	Agriculture
West	RE-10 ac (Rural Exclusive, 10-acre minimum lot size), OS-160 ac, and AE 40-ac	Very Low Density Residential, Golf Course, Open Space, and Agriculture

**9. History:** On April 26, 2004, the County approved the permit CUP No. CUP 5339, authorizing the construction and operation of a new WCF for a 10-year period. On August 1, 2015, the County approved Minor Modification of CUP No. PL14-0063 be granted to authorize the continued use of an existing WCF for an additional 10-year period.

**10. Project Description:** The applicant requests a CUP to authorize the continued use, operation, and maintenance of an existing WCF for a 10-year term. The existing WCF consists of a 62-foot tall faux monopine tree with a branch tip height of 66-foot. Antennas are mounted at a height of 59-foot, and the associated telecommunication equipment has been installed in a 160 square foot prefabricated equipment shelter located near the base of the tower.

The project does not propose any changes to the existing WCF including equipment upgrades, exterior lighting, grading or fencing. Water service would not be required for the continued use, operation, or maintenance of the WCF. The WCF would continue to be unmanned, except for occasional periodic maintenance visits, and would operate 24 hours per day. Access to the WCF remains available from the terminus of Center Road, a paved, public road (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 WCF is existing with no proposed alterations to the tower or ground equipment, therefore, the project qualifies for an exemption pursuant to CEQA Section

15301 as a Class 1 Existing Facility. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2.

Based on the above discussion, staff recommend that the decision-maker find the project to be categorically exempt from the environmental review pursuant to Section 15301 of the CEQA Guidelines.

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

The proposed project has been analyzed and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 4 of this Staff Report.

### **D. ZONING ORDINANCE COMPLIANCE**

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

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

The proposed project is subject to the development standards of the Ventura County NCZO (Section 8107-45.4). Exhibit 5 lists the applicable development standard and a description of whether the proposed project complies with the special use standards.

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

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1, and 8111-1.2.1.3, of the Ventura County NCZO 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 Exhibit 4 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 8111-1.2.1.1(b)].**

The proposed project allows for the continued use, operation, and maintenance of an existing stealth WCF on a 51.20-acre Agricultural Exclusive (AE-40 ac) parcel in the Somis area, surrounded by open space, commercial agriculture, and very low-density residential/golf course uses to the west. The WCF is designed as a 66-foot faux pine (monopine) located within an avocado orchard and sited away from Center Road and public viewpoints, where existing topography and tree rows help camouflage the structure and associated equipment. The project does not propose any expansion of the lease area, tower height, or intensity of use beyond what was previously approved. All antennas and accessory equipment remain within the existing faux monopine and prefabricated equipment shelter. Under the draft Conditions of Approval (Exhibit 6, Condition No. 2, and 19) the permittee must maintain the stealth design, including using colors and materials that blend with the surrounding vegetation, keep the site in a neat and orderly manner, and ensure the equipment is enclosed and not prominently visible from public viewpoints. The facility is unmanned, generates only occasional maintenance trips, and is operated and maintained to comply with General Plan noise standards; the nearest noise-sensitive receptor, a single-family residence, is approximately 950 feet from the WCF, and at this distance the facility would not exceed the County's noise compatibility thresholds. The project has also been found consistent with General Plan Policy (Exhibit 4) LU-16.1, which requires discretionary development to maintain community character and be compatible with neighboring uses.

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 is an unmanned, enclosed facility located within the interior of an avocado orchard on a large AE-40 parcel and does not generate substantial noise or pose a health threat. No adverse effect on neighboring property or uses has been identified during the facility's operation. Additionally, the project is conditioned to require the Permittee to designate a 24-hour contact person and follow a complaint-resolution process to ensure that any future concerns are addressed in a timely manner (Exhibit 6, Conditions Nos. 15 and 16).

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)].**

The continued operation of the existing unmanned WCF within a small, secured lease area in the interior of an avocado orchard has not been shown to adversely affect the use of surrounding properties or public safety, and it provides wireless service that supports residents, businesses, and emergency communications in the area. No adverse effect on the use of surrounding properties has been identified during the facility's operation. In any case, the Permittee will be required

to identify a contact person and follow a process for timely resolution of complaints (see Exhibit 6, conditions Nos. 15 and 16). Additionally, the project will be subject to Conditions of Approval requiring the Permittee to submit and maintain a Hazardous Materials Business Plan (HMBP) with the Environmental Health Division/Certified Unified Program Agency (Ventura CUPA) for any reportable hazardous materials, and to comply with all applicable hazardous materials and hazardous waste regulations (Exhibit 6, Condition No. 22).

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 wireless telecommunications facility. There will be no change in the character of the surrounding rural area, and no adverse effect on surrounding lands has been identified by the existing and continued operation of the facility. The existing WCF is designed as a faux monopine located within an avocado orchard, with all antennas and associated equipment contained within the monopine structure and a 160-square-foot prefabricated equipment shelter. No new exterior lighting is proposed, the facility is unmanned and generates only occasional maintenance visits, and the mechanical equipment is enclosed within the shelter and must operate in compliance with applicable County noise standards and General Plan noise policies. Under the Conditions of Approval (Exhibit 6, Condition Nos. 2 and 19), the permittee is required to maintain the stealth design, use colors and materials that blend with the surrounding vegetation, keep the site in a neat and orderly manner, and ensure the equipment remains stealth design from public viewpoints. The operation of the existing facility is therefore compatible with the surrounding rural lands. Given the agricultural zoning and remoteness of the site, a future change in land use in the project vicinity is not foreseeable at the time.

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

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

The subject APN 109-0-031-175 is a legal lot pursuant to Parcel Map Waiver no. 720. PMW 720 is a Subdivision of parcel 1 of Parcel Map Waiver 615, in the County of Ventura, State of California, recorded June 22, 1992 as document No.92-109725 of Official Records.

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 8111-1.2.1.1(g)].**

As discussed in Section B above, the project qualifies for a categorical exemption under CEQA Guidelines Section 15301 as a Class 1 exemption for Existing Facilities.

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

- 8. The establishment or maintenance of this use will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area [Section 8111-1.2.1.3(a)].**

The proposed project allows for the continued operation of an existing WCF located within an avocado orchard on an AE-40-zoned parcel. The WCF is confined to an existing approximately 160-square-foot lease area and does not require any expansion of the lease area, additional structures, or new ground disturbance. Because no additional agricultural land would be removed from production and the facility does not interfere with ongoing orchard operations or access, the establishment and maintenance of this use will not significantly reduce, restrict, or adversely affect agricultural resources or the viability of agricultural operations in the area.

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

- 9. The structures will be sited to minimize conflicts with agriculture, and other uses will not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area, where applicable [Section 8111-1.2.1.3(b)].**

The WCF occupies an approximately 160-square-foot lease area on a 51.20-acre parcel that is predominantly used as an avocado orchard. The facility is already constructed and located in an interior portion of the parcel, outside primary cultivation areas and equipment circulation routes. The proposed project involves only the continued operation of the existing facility within this established lease area; no relocation, expansion, or new structures are proposed. As such, no agricultural land or crops will be impacted by issuance of this CUP, and the project will not affect agricultural activities on the subject or adjacent properties.

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 8111-1.2.1.3(c)].**

The WCF is confined to an existing approximately 160-square-foot lease area within a 51.20-acre avocado orchard. This area has already been removed from agricultural production under prior approvals. The proposed project is limited to the continued operation of the existing facility and does not expand the lease area, introduce new structures outside the current footprint, or encroach further into

cultivated areas. Therefore, the use removes as little land from agricultural production (or potential agricultural production) as possible, and the balance of the parcel remains available for ongoing agricultural operations.

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

#### **F. PLANNING DIRECTOR 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 November 24, 2025 the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*. As of November 24, 2025, no comments have been received by the public regarding the proposed project.

#### **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, including the proposed CEQA Findings, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a Minor Modification of a CUP pursuant to Sections 8111-1.2.1.1 and 8111-1.2.1.3 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** CUP Case No. PL24-0097, subject to the conditions of approval (Exhibit 2).
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 Erick Gasca at (805) 654-2466 or Erick.Gasca@venturacounty.gov.

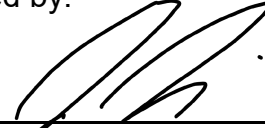
Prepared by:



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Erick Gasca, Case Planner  
Commercial and Industrial Permits  
Ventura County Planning Division

Reviewed by:



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John Novi, Manager  
Commercial and Industrial Permits  
Ventura County Planning Division

**EXHIBITS**

- Exhibit 2 Maps
- Exhibit 3 Site Plans
- Exhibit 4 General Plan Consistency Analysis
- Exhibit 5 NCZO Special Development Standards
- Exhibit 6 Conditions of Approval



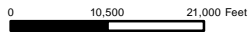
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 08-26-2025

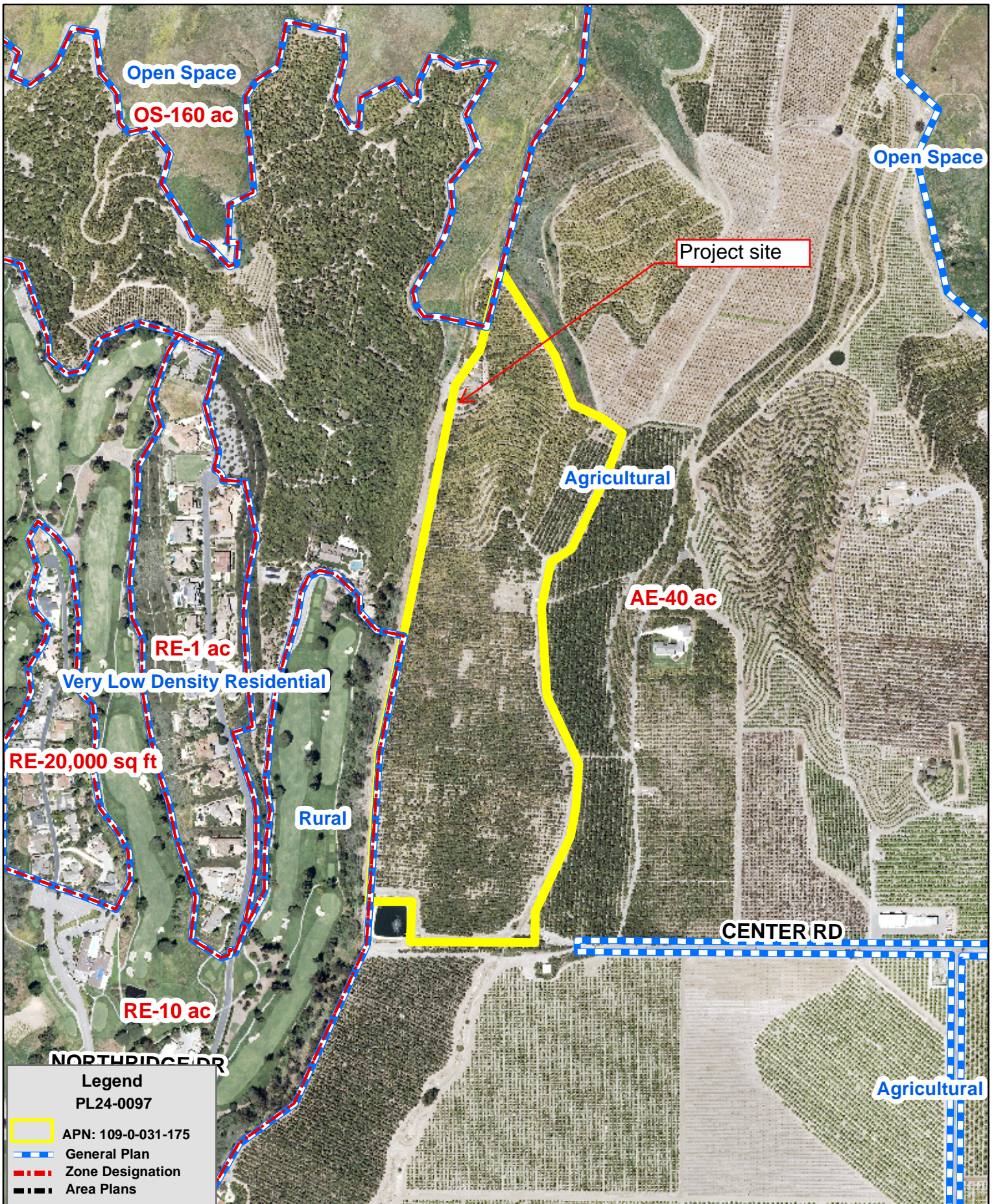


County of Ventura  
Planning Director Hearing  
12/04/2025  
PL24-0097  
Exhibit 2- Maps



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.

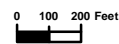




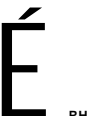
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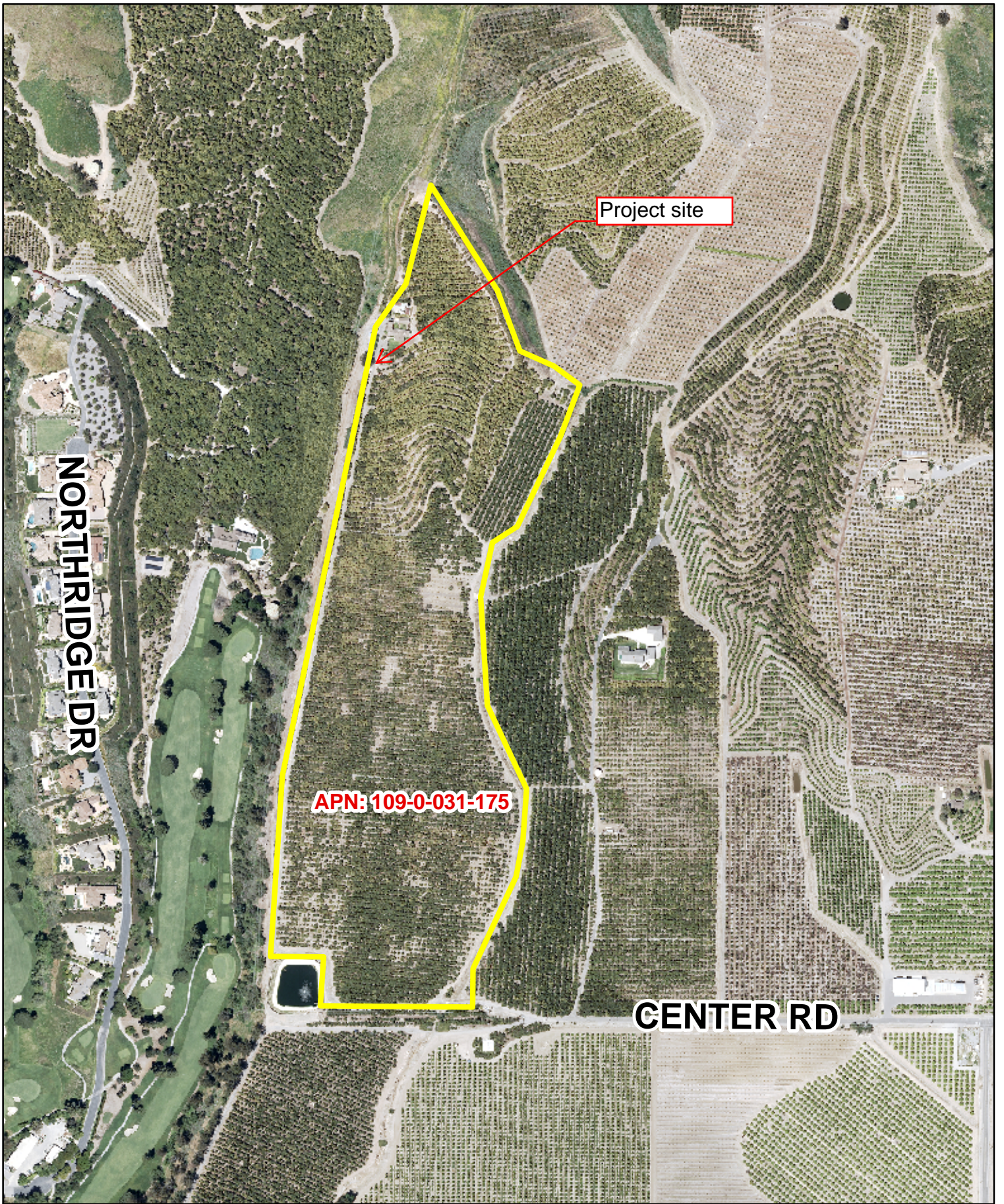


County of Ventura  
 Planning Director Hearing  
 APN: 109-0-031-175  
 121 Center RD..  
 Somis CA. 93066  
 General Plan and Zoning Map



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

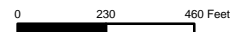




Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map Created on 08-26-2025  
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**County of Ventura  
Planning Director Hearing  
APN: 109-0-031-175  
121 Center Rd.  
Somis CA 93066  
Aerial Map**



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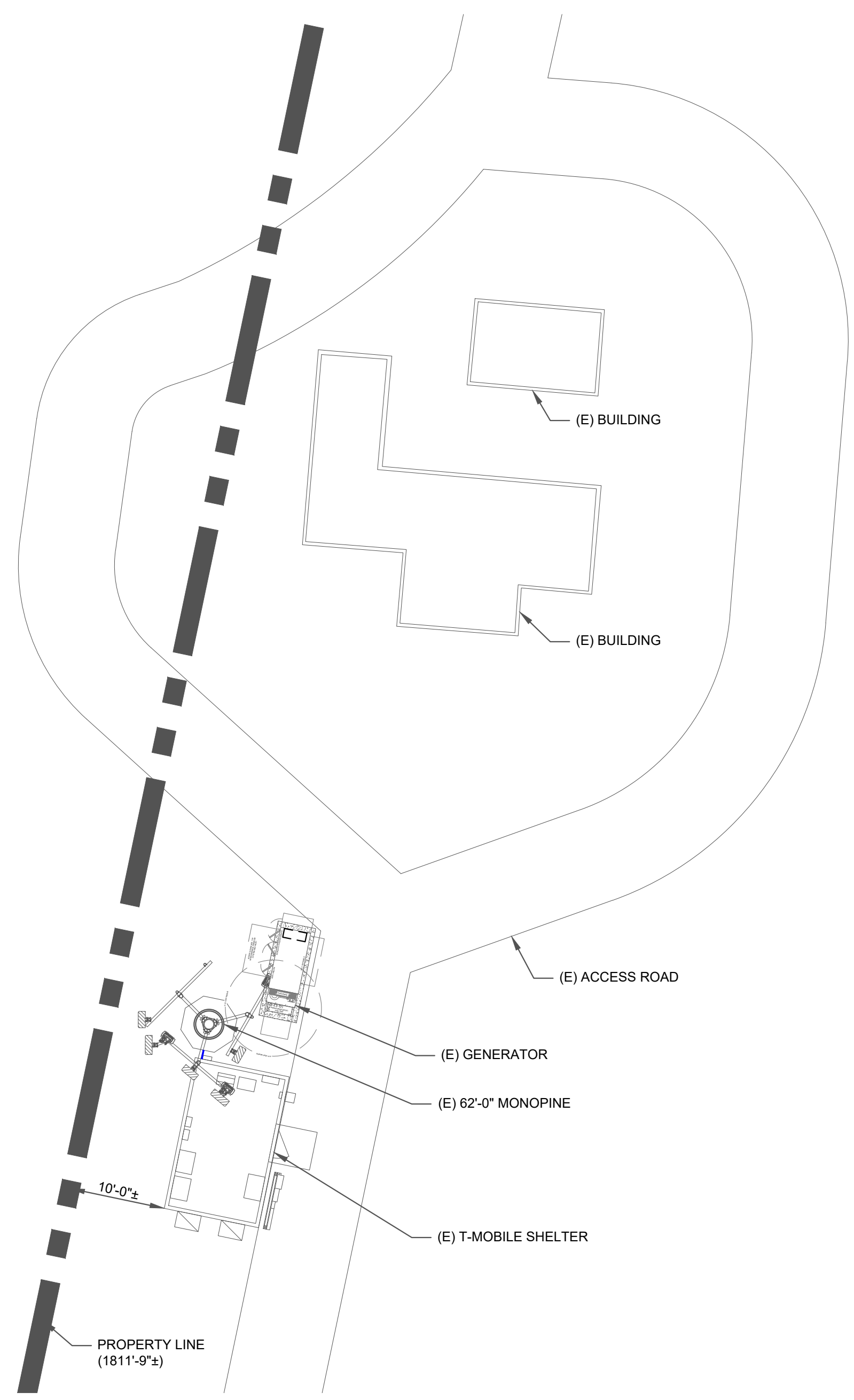
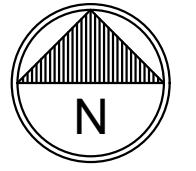


RH





**1** OVERALL SITE PLAN  
 SCALE: 1" = 200'-0" (FULL SIZE)  
 1" = 400'-0" (11x17)



**2** ENLARGED SITE PLAN  
 SCALE: 3/32" = 1'-0" (FULL SIZE)  
 3/64" = 1'-0" (11x17)

**SITE PLAN DISCLAIMER:**  
 PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM GOOGLE MAPS. CROWN CASTLE USA INC. HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.

**JURISDICTIONAL APPROVAL:**

**CROWN CASTLE**  
 1505 WESTLAKE AVENUE NORTH, SUITE 800  
 SEATTLE, WA 98109

**TELCYTE**  
 INFRASTRUCTURE SERVICES  
 3450 N HIGLEY RD - SUITE 102,  
 MESA, AZ 85215

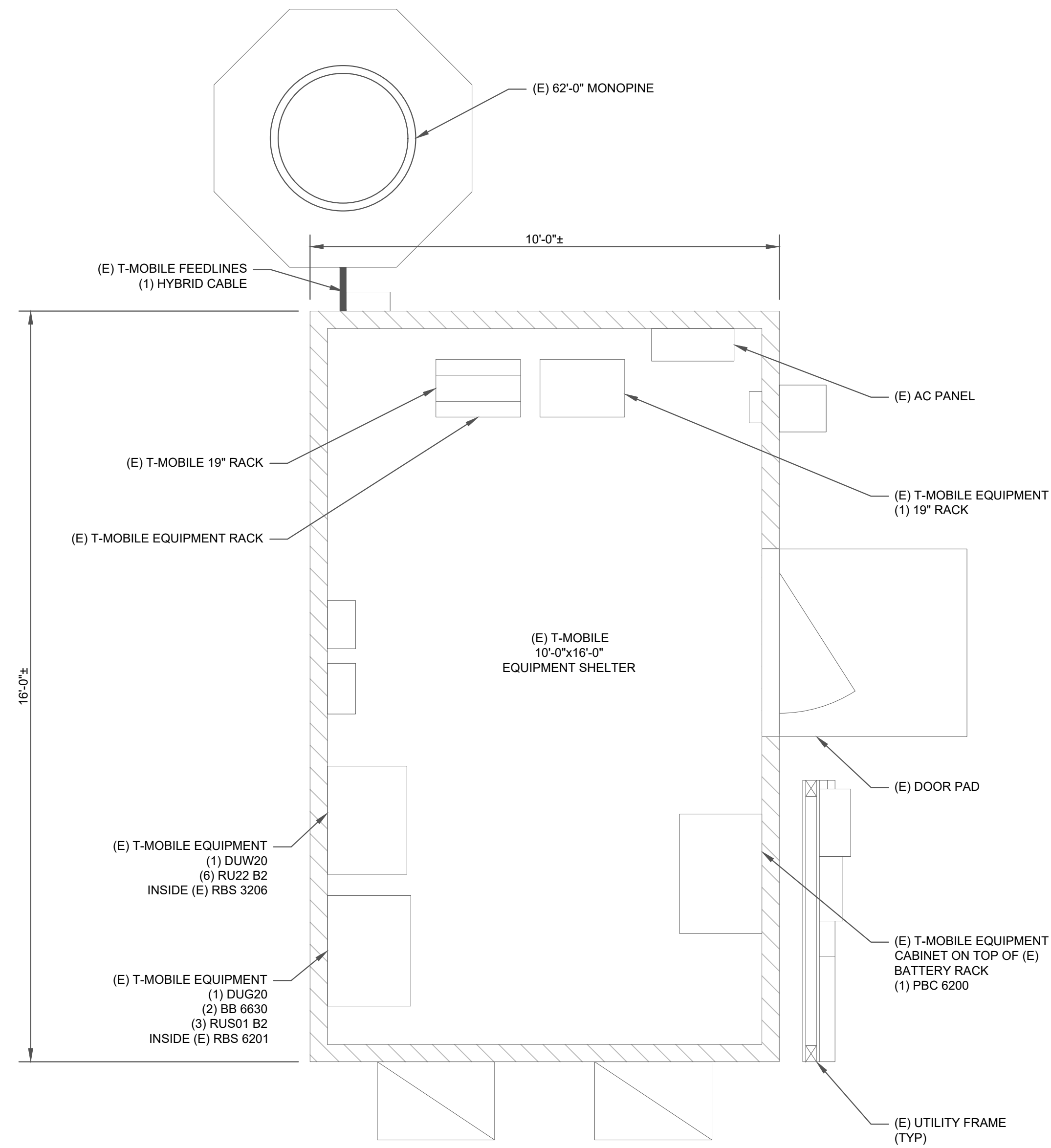
BU #: 828877  
**VY523 1021 CENTER ROAD**  
 1021 CENTER ROAD  
 SOMIS, CA 93066  
 EXISTING 62'-0" MONOPINE

**ISSUED FOR:**

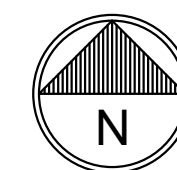
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	06/04/24	CW	CUP RENEWAL	CW
1	05/13/25	NP	CUP RENEWAL	CW
2	05/29/25	NP	CUP RENEWAL	CW

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SHEET NUMBER: **C-1.1** REVISION: **2**



1 SITE PLAN  
 SCALE: 1/2"=1'-0" (FULL SIZE)  
 1/4"=1'-0" (11x17)



JURISDICTIONAL APPROVAL:

**CROWN CASTLE**  
 1505 WESTLAKE AVENUE NORTH, SUITE 800  
 SEATTLE, WA 98109

**TELCYTE**  
 INFRASTRUCTURE SERVICES  
 3450 N HIGLEY RD - SUITE 102,  
 MESA, AZ 85215

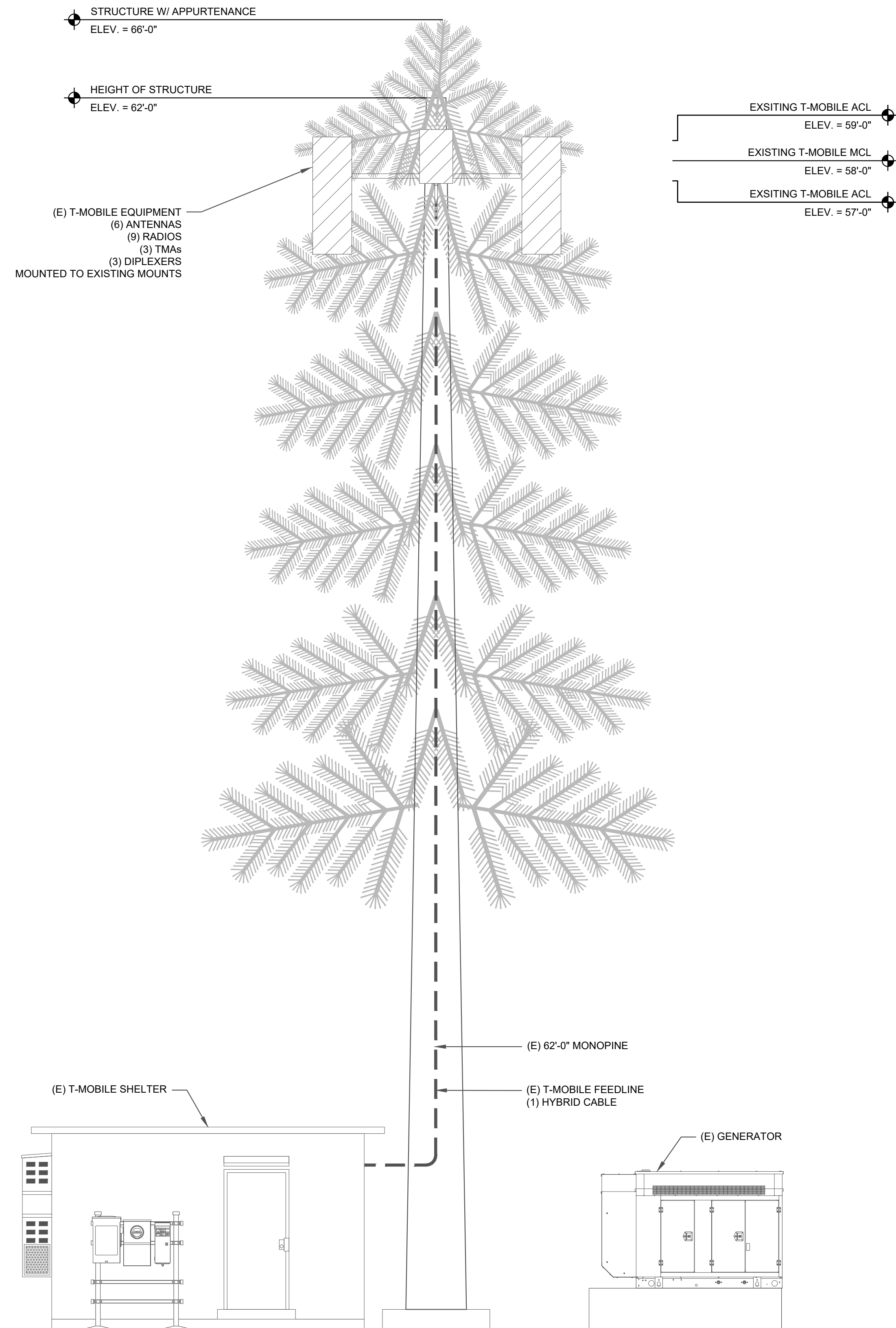
BU #: 828877  
**VY523 1021 CENTER ROAD**  
 1021 CENTER ROAD  
 SOMIS, CA 93066  
 EXISTING 62'-0" MONOPINE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	06/04/24	CW	CUP RENEWAL	CW
1	05/13/25	NP	CUP RENEWAL	CW
2	05/29/25	NP	CUP RENEWAL	CW

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SHEET NUMBER: **C-1.2** REVISION: **2**



1 EXISTING EAST ELEVATION  
SCALE: 3/8"=1'-0" (FULL SIZE)  
3/16"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

**CROWN CASTLE**  
1505 WESTLAKE AVENUE NORTH, SUITE 800  
SEATTLE, WA 98109

**TELCYTE**  
INFRASTRUCTURE SERVICES  
3450 N HIGLEY RD - SUITE 102,  
MESA, AZ 85215

BU #: 828877  
**VY523 1021 CENTER ROAD**  
1021 CENTER ROAD  
SOMIS, CA 93066  
EXISTING 62'-0" MONOPINE

ISSUED FOR:

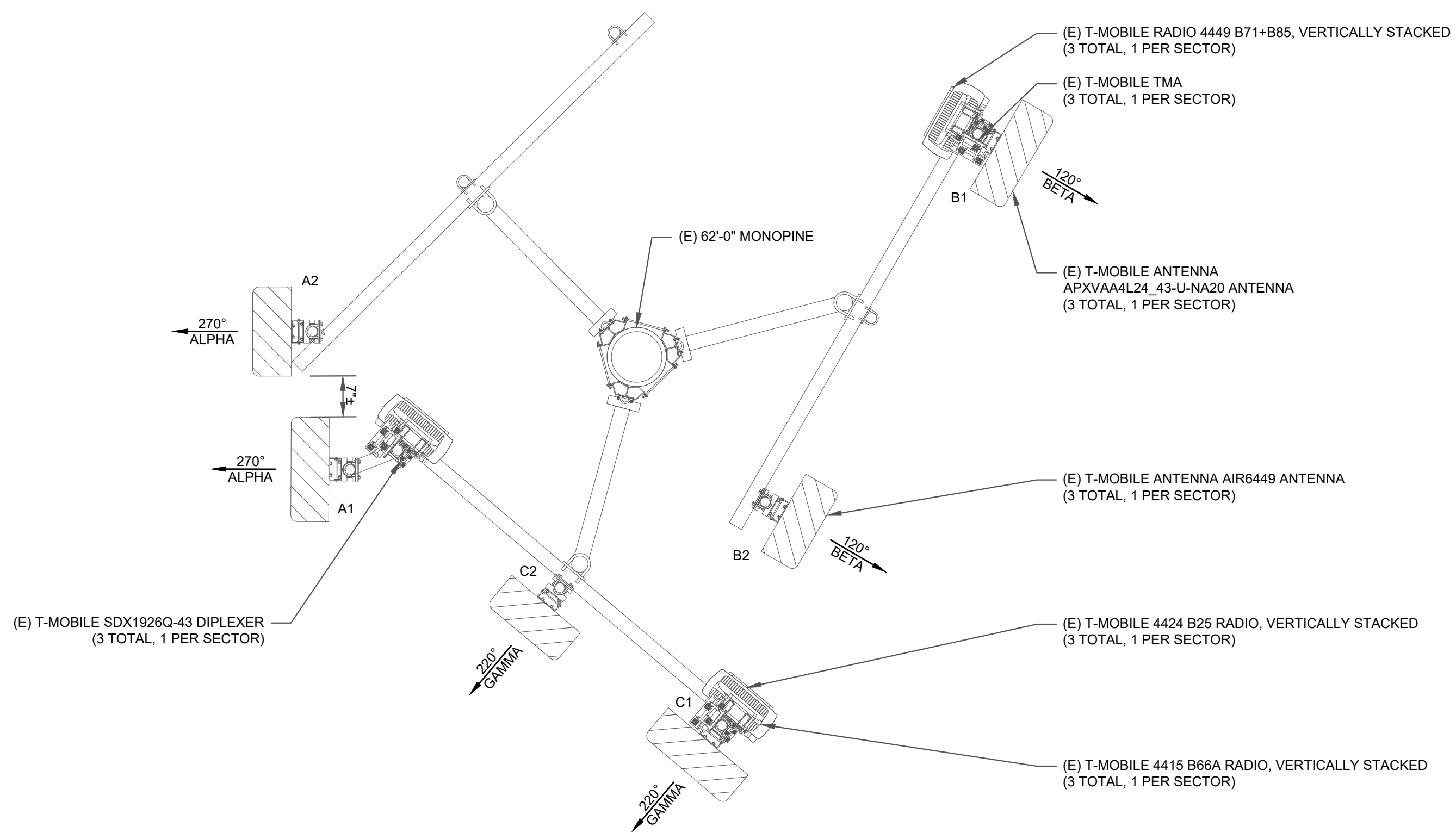
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1	05/13/25	NP	CUP RENEWAL	CW
2	05/29/25	NP	CUP RENEWAL	CW

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SHEET NUMBER: **C-2** REVISION: **2**

# EQUIPMENT SCHEDULE

ALPHA																		
POSITION	ANTENNA				RADIO			DIPLEXER		TMA		SURGE PROTECTION		CABLES				
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	L600/L700 L1900/L2100 G1900 U2100	(E) RFS/CELWAVE APXVAA4L24_43-U-NA20	###°	#####	1	(E) RADIO 4449 B71+B85	TOWER	1	(E)	TOWER	1	(E)	-	-	4	(E) COAX	7/8"	111'-0"
					1	(E) RADIO 4424 B25	TOWER								1	(E) HYBRID	1-3/8"	111'-0"
					1	(E) RADIO 4415 B66A	TOWER											
A2	L2500 N2500	(E) ERICSSON AIR6449 B41	###°	59'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BETA																		
B1	L600/L700 L1900/L2100 G1900 U2100	(E) RFS/CELWAVE APXVAA4L24_43-U-NA20	###°	#####	1	(E) RADIO 4449 B71+B85	TOWER	1	(E)	TOWER	1	(E)	-	-	4	(E) COAX	7/8"	111'-0"
					1	(E) RADIO 4424 B25	TOWER								1	(E) HYBRID	1-3/8"	111'-0"
					1	(E) RADIO 4415 B66A	TOWER											
B2	L2500 N2500	(E) ERICSSON AIR6449 B41	###°	59'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GAMMA																		
C1	L600/L700 L1900/L2100 G1900 U2100	(E) RFS/CELWAVE APXVAA4L24_43-U-NA20		#####	1	(E) RADIO 4449 B71+B85	TOWER	1	(E)	TOWER	1	(E)	-	-	4	(E) COAX	7/8"	111'-0"
					1	(E) RADIO 4424 B25	TOWER								1	(E) HYBRID	1-3/8"	111'-0"
					1	(E) RADIO 4415 B66A	TOWER											
C2	L2500 N2500	(E) ERICSSON AIR6449 B41		59'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NOTE: (E) - EXISTING (N) - NEW															0	(E) UNUSED	-	-



1 EXISTING SPRINT ANTENNA PLAN @33'-0"  
SCALE: 1/2"=1'-0" (FULL SIZE)  
1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

**CROWN CASTLE**  
1505 WESTLAKE AVENUE NORTH, SUITE 800  
SEATTLE, WA 98109

**TELCYTE**  
INFRASTRUCTURE SERVICES  
3450 N HIGLEY RD - SUITE 102,  
MESA, AZ 85215

BU #: 828877  
**VY523 1021 CENTER ROAD**  
1021 CENTER ROAD  
SOMIS, CA 93066  
EXISTING 62'-0" MONOPINE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	06/04/24	CW	CUP RENEWAL	CW
1	05/13/25	NP	CUP RENEWAL	CW
2	05/29/25	NP	CUP RENEWAL	CW

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-3** REVISION: **2**

## EXHIBIT 4

### CONSISTENCY WITH THE GENERAL PLAN FOR CROWN CASTLE WIRELESS COMMUNICATIONS FACILITY, CONDITIONAL USE PERMIT (CUP), SITE NAME - CENTER ROAD 828877, CASE NO. PL24-0097

The 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 8111-1.2.1.1a. 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 Conditional Use Permit (CUP) for a time extension to authorize the continued operation and maintenance of an existing Wireless Communication Facility (WCF) for a 10-year period (Case No. PL24-0097).

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

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

Staff Analysis: The proposed project allows for the continued operation and maintenance of an existing WCF in an area surrounded by Open Space, Agriculture, and Rural Exclusive. The WCF is designed as a stealth faux pine tree and is confined to an existing 160-square-foot lease area within an avocado orchard, so that it blends with surrounding vegetation and is not prominently visible from Center Road or nearby public viewpoints. No expansion of the facility footprint, change in tower height, or intensification of use is proposed. The project is conditioned to require the permittee to maintain the project site in a neat and orderly manner (Exhibit 6, Condition No. 2), to maintain exterior colors and materials compatible with the surrounding terrain and in conformance with approved plans (Exhibit 6, Condition No. 19), and to designate a 24-hour contact person and follow a complaint-resolution process so that any issues raised by neighbors can be addressed promptly (Exhibit 6, Condition Nos. 15 and 16). Together, these design features and conditions ensure that the WCF maintains the

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distinctive rural character of the area, is compatible with neighboring uses, and continues to provide wireless service to the surrounding community.

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

**2. HAZ 1.1 Fire Prevention Design and Practices:**

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

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

**HAZ-1.4 Development in High Fire Hazard Severity Zones and Hazardous Fire Areas:**

*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).*

**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.*

**HAZ-9.1 Limiting Unwanted Noise:** *The County shall prohibit discretionary development which would be impacted by noise or generate project related noise which cannot be reduced to meet the standards prescribed in Policy Haz-9.2. This Policy does not apply to noise generated during the construction phase of a project.*

**HAZ-9.2 Noise Compatibility Standards:** *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise compatibility based on the following standards:*

4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*

- a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
- b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
- c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*

Staff Analysis: The existing WCF is located within a mapped Hazardous Fire Area/High Fire Hazard Severity Zone. To implement General Plan Policies HAZ-1.1, HAZ-1.2, and HAZ-1.4, the Ventura County Fire Protection District reviewed the project and recommended Conditions of Approval that require: maintaining gated access roads designed to Fire District standards (Exhibit 6, No. 24), constructing any new structures in compliance with hazardous fire area building code requirements (Exhibit 6, No. 25), maintaining vegetation clearance/defensible space in accordance with the Fire Hazard Reduction Program (Exhibit 6, No. 26), obtaining Fire Department clearance and applicable Fire Code permits, and allowing ongoing Fire District inspections, as well as recordation of a Notice of Fire Hazard on the property (Exhibit 6, No. 18). These conditions ensure fire-resistant design features, defensible space, adequate emergency access, and disclosure of the fire hazard consistent with the above policies. In addition, the Department of Environmental Health (EHD) reviewed the project; pursuant to EHD's recommendation, the CUP includes a Condition of Approval requiring that any hazardous materials associated with the facility be managed under a Hazardous Materials Business Plan in compliance with applicable State regulations (Exhibit 6, Condition No. 22), which implements General Plan Policy HAZ-5.2. Under normal operation, the WCF is unmanned and does not generate noise that would be perceptible from off-site locations; temporary noise from infrequent emergency generator operation would be short-term and limited such that the County's exterior noise standards in Policy HAZ-9.2 would not be exceeded at the nearest noise-sensitive receptor. The project does not introduce any new noise sources that cannot be reduced to meet these standards and therefore complies with Policies HAZ-9.1 and HAZ-9.2.

Based on the discussion above, the proposed project is consistent with General Plan Policy HAZ-1.1., HAZ-1.2., HAZ-1.4., HAZ-5.2., HAZ-9.1, and HAZ-9.2

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 Assessable Public Utilities:** *The County shall work with utility companies and services providers to ensure that gas, electric, broadband, cellular mobile communications, cable television, and telephones 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.*

Staff Analysis: 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 proposed project is consistent with General Plan Policy 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.*

Staff Analysis: The WCF was constructed and maintained in accordance with Ventura County Fire Protection District (VCFPD) conditions of approval for CUP-5539 and PL14-0063 that required brush removal, construction of access road gates, and VCFPD clearance, ensuring adequate emergency vehicle access to the site. Under the current request, no changes to the existing private gated access road from Center Road or to the internal access configuration are proposed, so the project will continue to provide adequate emergency access. In addition, this CUP is conditioned to comply with the current VCFPD Conditions of Approval for Access Road Gates, Hazardous Fire Area, Hazard Abatement, Fire Department Clearance, Fire Code Permits, and Inspection Authority (Exhibit 6, Nos. 24 through 29). These conditions ensure that emergency vehicle access and related fire-protection requirements are maintained for the life of the project in accordance with applicable fire code and VCFPD standards.

Based on the discussion above, the proposed project is consistent with General Plan Policy PFS-11.4

5. **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 no conflict with agricultural use of those lands.*

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

Staff Analysis: The WCF occupies an approximately 160-square-foot lease area on a 51.20-acre parcel that is predominantly used as an avocado orchard. The facility is already constructed within the lease area, and the proposed project is limited to the continued operation and maintenance of the existing WCF with no expansion of the lease area, new structures, or additional ground disturbance. As such, no additional agricultural land or crops will be removed from production or impacted by issuance of this CUP. The remainder of the parcel remains available for ongoing orchard operations, and, as discussed in Section E of this Staff Report, the project will not affect agricultural uses on the subject or adjacent properties or create new land use conflicts with surrounding agriculture.

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

- 6. WR-1.2 Watershed Planning:** *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.*

**WR-1.11 Adequate Water for Discretionary Development:** *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

**WR-1.12 Water Quality Protection for Discretionary Development:** *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

Staff Analysis: The WCF is located within the Calleguas Creek watershed. However, the facility is not anticipated to have a negative impact on water sources, as it does not require water for its operation. Additionally, the project does not involve activities that would result in discharge of sediment, waste, or pollutants into surface or groundwater. Given the nature of the development, no long-term water supply is needed, and no alterations to existing drainage patterns or runoff are proposed.

Based on the discussion above, the proposed project is consistent with General Plan Policy WR-1.2, WR-1.11, and WR-1.12.

## EXHIBIT 5

### CONSISTENCY WITH THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE SPECIAL USE STANDARDS FOR CROWN CASTLE WIRELESS COMMUNICATIONS FACILITY, CONDITIONAL USE PERMIT (CUP), SITE NAME - CENTER ROAD 828877, CASE NO. PL24-0097

Pursuant to the requirements of Section 8105-4 of the Ventura County Non-Coastal Zoning Ordinance (NCZO), the proposed project is allowed in the Agricultural Exclusive with the issuance of a CUP. The proposed project is also subject to the Development Standards of the for Wireless Communications Facilities (WCF) pursuant to Section 8107-45.4 of the NCZO.

The conformance of the proposed project with the applicable guidelines and standards is evaluated in the table below.

#### WCF Development Standards Consistency Analysis

Special Use Standard	Complies?
<p><b>Section 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>	<p>Yes. The facility is designed as a stealth faux pine tree.</p>
<p><b>Section 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</p>	<p>Yes.</p> <ol style="list-style-type: none"> <li>1) The WCF is sited away from public view points and near groves of natural trees that effectively camouflage the WCF.</li> <li>2) The WCF is designed as a faux pine tree that blends in with natural trees located near the project site.</li> </ol>
<p><b>Section 8107-45.4 (d), Preferred Wireless Communication Facility Locations:</b></p>	<p>Yes. The proposed project is designed as a 66-foot-tall stealth faux monopine tree in the AE Zone surrounded by</p>

**WCF Development 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> <p>(1) On an existing wireless communication facility with adequate height and structure to accommodate additional wireless communication facilities (see Sec. 8107-45.6).</p> <p>(2) Flush-mounted on an existing structure, pole, or building in the AE and OS zones.</p> <p>(3) Where the wireless communication facility is not prominently visible from a public viewpoint.</p> <p>(4) Within an area zoned Industrial.</p> <p>(5) Near existing public or private access roads.</p> <p>(6) On or near the same site as an existing wireless communication facility when visual or other environmental impacts can be mitigated to a level of less than significant under CEQA and when such “clustering” of facilities is consistent with the applicable Area Plan.</p>	<p>an avocado orchard that is not prominently visible from a public viewpoint. Additionally, the WCF can be accessed by a private gated road connected to Center Road.</p>
<p><b>Section 8107-45.4 (f)(4)(b)(ii) Height for Stealth Facilities:</b></p> <p>(b) Faux trees shall maintain a natural appearance and may not exceed the height of nearby natural trees (see i, ii, and iii below). A faux tree located among existing natural trees should not be obviously taller than the other trees. Smaller, natural trees may also be planted around the faux tree to mask its height from public viewpoints. The maximum allowable height of a faux tree shall be as follows:</p> <p>ii. Tree Canopy: The maximum height of a faux tree located within, or adjacent to, a tree canopy may extend up to 15 feet above the maximum height of the existing tree canopy when both of the following criteria are met:</p>	<p>Yes. The proposed WCF is located approximately 14 feet from the nearest tree and 41 feet from the nearest avocado orchard grove. The facility consists of a 62-foot-tall faux monopine tree, with the top of the branch tips extending to 66 feet in height. To reduce visual impacts, the WCF incorporates faux pine branches to screen the panel antennas. The overall height of the faux monopine tree does not exceed 15 feet above the height of the surrounding tree canopy, helping the structure blend with the existing natural landscape.</p>

**WCF Development Standards Consistency Analysis**

Special Use Standard	Complies?
<p>The applicant demonstrates to the satisfaction of the Planning Division that a lower faux tree height would result in obstructed coverage of the proposed facility due to the existing tree canopy; and</p> <p>The median tree height of the canopy is at least 30 feet high, and the nearest tree in the canopy is located within 150 feet of the faux tree; and the faux is sited behind the canopy relative to public viewpoints.</p>	
<p><b>Section 8107-45.4 (g), Setbacks:</b></p> <ul style="list-style-type: none"> <li>(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.</li> <li>(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.</li> <li>(3) Whenever feasible, a new ground-mounted wireless communication facility shall be set back from the property line to avoid creating the need for fuel clearance on adjacent properties.</li> </ul>	<p>Yes. The WCF is existing and was constructed to meet the front, side, and rear yard setbacks for the AE zone. There are no offsite dwelling units within 150 feet of the WCF.</p>
<p><b>Section 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> <ul style="list-style-type: none"> <li>(1) A stealth facility is modified to such a degree that it results in a non-stealth facility; or</li> <li>(2) The stealth facility no longer meets the applicable development standards for stealth facilities in Sec. 8107-45.4; or</li> </ul>	<p>Yes. The project is conditioned to require photo simulations and a materials sample/color board to ensure that the proposed modifications do not impact the concealment elements of the WCF (Exhibit 6, Condition No. 19).</p>

**WCF Development Standards Consistency Analysis**

Special Use Standard	Complies?
<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>	
<p><b>Section 8107-45.4 (i)(4) Standards for Specific Types of Stealth Facilities, Faux Trees:</b></p> <p>(a) Shall incorporate a sufficient amount of “architectural branches” (including density and vertical height) and design material so that the structure is as natural in appearance as technically feasible.</p> <p>(b) Shall be the same type of tree or a tree type that is compatible (i.e. similar in color, height, shape, etc.) with existing trees in the surrounding area (i.e. within approximately a 150 foot radius of the proposed facility location). If there are no existing trees within the surrounding area, the vicinity of the facility shall be landscaped with newly planted trees. The trees should be compatible with the faux tree design, and be of a type and size that would be expected to reach 75 percent of the faux tree’s height within five (5) years. (Also see Sec. 8107- 45.4(q) for additional information on landscaping.)</p> <p>(c) Shall not exceed the maximum height limits established for faux trees stated in Sec. 8107- 45.4(f)(4)(b).</p> <p>(d) Shall include antennas and antenna support structures colored to match the components (i.e. branches and leaves) of the proposed artificial tree.</p> <p>(e) New trees required as part of a landscape plan for a faux tree shall</p>	<p>Yes.</p> <p>(a) The WCF is designed as a faux pine tree and includes sufficient design features to make the WCF appear natural.</p> <p>(b) The proposed project is compatible with the existing avocado trees in the orchard and nearby tree, as it is conditioned to ensure visual consistency with the surrounding agricultural environment since pine trees are common in agricultural fields within the County and often used a wind break.</p> <p>(c) The WCF measures 66 feet in height from the averaged grade to the top of the panel antennas and complies with the height limits set forth in NCZO Sec. 8107- 45.4(f)(4)(b).</p> <p>(d) The project is conditioned to ensure the antennas and support structures, including the proposed modifications, are colored to match the components of the faux pine tree (Exhibit 6, Condition No. 22).</p> <p>(e) The project is conditioned to not require new trees under the Landscaping and Screening Plan, as the facility is located within an existing avocado tree orchard, and already has a tree next to the WCF which itself satisfies the intent of NCZO Sec. 8107-45.4(i)(4)(e).</p>

**WCF Development Standards Consistency Analysis**

<b>Special Use Standard</b>	<b>Complies?</b>
<p>be a minimum size of 36-inch box to help ensure survival of the tree. Palm trees shall have a minimum brown trunk height of 16 feet.</p>	
<p><b>Section 8107-45.4 (n), Accessory Equipment:</b></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 enclosed within a shelter located next to the faux pine tree. The accessory equipment is not visible from any public viewpoint and is situated within an avocado orchard, the installation of additional screening is not required.</p>
<p><b>Section 8107-45.4 (o), Colors and Materials:</b></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, are conditioned to blend in with the natural surroundings and not use highly reflective materials (Exhibit 6, Condition No. 19).</p>
<p><b>Section 8107-45.4 (p), Noise:</b></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 located on a project site that is surrounded by agricultural uses and a golf course Zoned Rural Exclusive. The nearest noise sensitive receptor, a single-family residence, is approximately 950 feet from the WCF. At this distance the WCF would not exceed the noise standards set forth in the General Plan Policy Haz-9.2 Noise Compatibility Standards.</p>
<p><b>Section 8107 -45.4 (q), Landscaping and Screening:</b></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 project is not conditioned to require the installation and maintenance of landscaping to screen the WCF from public viewpoints due to the design of the stealth facility making it not prominently visible</p>
<p><b>Section 8107-45.4 (r), Security:</b></p> <p>(1) Each facility shall be designed to prevent unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations or visual blight. The approving authority may require the provision of warning</p>	<p>Yes.</p> <ol style="list-style-type: none"> <li>1) The WCF is located along a gated private road, which restricts public access to both the facility and its associated equipment.</li> <li>2) The accessory equipment is enclosed within a facility shelter and is further screened by the surrounding avocado orchard, which provides a natural visual buffer and deters unauthorized</li> </ol>

**WCF Development Standards Consistency Analysis**

<b>Special Use Standard</b>	<b>Complies?</b>
<p>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>access in compliance with the intent of the security provisions.</p>
<p><b>Section 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 downshielded 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><b>Section 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>	<p>Yes. The site includes signage indicating all necessary information related to the operation of the facility.</p>
<p><b>Section 8107-45.4 (u), Access Roads:</b></p> <p>(1) 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</p>	<p>Yes. The site is accessed by an existing private gated dirt road that is accessible from Center Road. (Exhibit 6, Condition No. 24).</p>

**NCZO Special Use Standards Consistency for  
CUP PL24-0097**  
**Date of Public Hearing:** December 4, 2025  
**Date of Approval:** TBD

**Permittee:** Jim Lee, Crown Castle  
**Location:** 1021 Center Rd, Somis CA 93066  
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**WCF Development Standards Consistency Analysis**

<b>Special Use Standard</b>	<b>Complies?</b>
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.	
Note: the following development standards were analyzed and determined to not be applicable to the subject facility: Sections 8107-45.4 (b), (e), (j), (k), (l), and (m).	

## EXHIBIT 6

### [DRAFT] CONDITIONS OF APPROVAL FOR CROWN CASTLE WIRELESS COMMUNICATIONS FACILITY, CONDITIONAL USE PERMIT (CUP), SITE NAME - CENTER ROAD 828877, CASE NO. PL24-0097

#### RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

##### I. Planning Division Conditions

###### 1. Project Description

This Conditional Use Permit Conditional Use Permit (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 December 4, 2025 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:

1. Conditional Use Permit (CUP) to authorize the continued use, operation, and maintenance of an existing Wireless Communications Facility (WCF) for a 10-year term. The existing WCF consists of a 62-foot tall faux monopine tree with a branch tip height of 66-foot. Antennas are mounted at a height of 59-foot, and the associated telecommunication equipment has been installed in a 160 square foot prefabricated equipment shelter located near the base of the tower.

The project does not include any changes to the existing WCF including equipment upgrades, exterior lighting, grading or fencing. Water service is not required for the continued use, operation, or maintenance of the WCF. The WCF will continue to be unmanned, except for occasional periodic maintenance visits, and will operate 24 hours per day. Access to the WCF remains available from the terminus of Center Road, a paved, public road.

The use, modification 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

County of Ventura Planning Director Hearing 12/04/2025 PL24-0097 Exhibit 6- Conditions of Approval
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**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 Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

### 3. CUP Modification

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

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

### 4. Construction Activities

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

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

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

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

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

#### 6. Time Limits

##### a. Use inauguration:

- (1) The approval decision for this CUP becomes effective upon the expiration of the 10 day appeal period following the approval decision/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 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 December 4, 2035 . The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

(1) The Permittee has filed a permit modification application pursuant to Section 8111-6 of the NCZO prior to December 4, 2035; and

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

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with Section 8111-2.10 of the NCZO.

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

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

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

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

**Timing:** The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration 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. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

8. Notice of CUP Requirements and Retention of CUP Conditions

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

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

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

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

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

#### 9. Recorded Notice of Land Use Entitlement

**Purpose:** The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this CUP in the chain of title for the subject property to describe the responsibilities of the permittee and property owner for compliance with permit conditions and to notify the current and future Property Owner(s), Permittee(s), lessees, and other users and occupants of the subject land of the conditions of this CUP and to comply with NCZO Section 8111-8.3.

**Requirement:** The Permittee shall sign, have notarized, and record with the Office of the Ventura County Recorder, in the chain of title for the subject property a "Notice of Land Use Entitlement" form furnished by the Planning Division along with a copy of all conditions of this CUP.

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

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

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

#### 10. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes

conducted pursuant to the NCZO (Section 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 Case No. PL14-0063, the Resource Management Agency continued to use Condition Compliance Case No. CC06-0144 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding CUP PL14-0063. The Planning Division will continue to use Condition Compliance Case No. CC06-0144 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 10.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC06-0144, 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.

#### 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. 10 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

## 12. 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.

### 13. 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.

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

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

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

### 15. Contact Person

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

**Requirement:** The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP. 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 Section 8114-3 of the NCZO.

#### 16. Resolution of Complaints

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

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

#### 17. Change of Permittee

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

**Requirement:** The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new

owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

**Documentation:** The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

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

**Monitoring and Reporting:** The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of Section 8114-3 of the NCZO.

18. Notice of Fire Hazard

**NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APN 109-0-031-175) IS WITHIN A MODERATE, HIGH, OR VERY HIGH FIRE HAZARD SEVERITY ZONE, AS DESIGNATED BY THE CALIFORNIA STATE FIRE MARSHALL, OR A LOCAL HAZARDOUS FIRE AREA, AS DESIGNATED BY THE VENTURA COUNTY FIRE PROTECTION DISTRICT.**

19. Color/ Material/ Manufacture Specifications

**Purpose:** To ensure the WCF is constructed in compliance with the development standards set forth in Section 8107-45, and to ensure that the communication facility is constructed as illustrated on the approved plans and photo simulations.

**Requirement:** The Permittee shall:

- a. maintain the exterior surfaces of all buildings and structures of the communication facility using building materials and colors that are compatible with surrounding terrain (e.g., earth tones and non-reflective paints);
- b. provide the manufacturer's specifications and model numbers of all tower, antenna, and ancillary equipment (e.g., batteries, equipment in cabinets, GPS, and antennae) on all development plans;
- c. maintain the site in compliance with the approved plans and photo-simulations;  
and

- d. provide photos to the Planning Division to verify that the facility is constructed as approved.

**Documentation:** The Permittee shall provide plans, photo simulations, and a materials sample/color board to the Planning Division to be retained in the project file for reference and condition compliance review.

**Timing:** Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the colors and materials of all buildings and structures on building plans to the Planning Division.

**Monitoring and Reporting:** The Planning Division maintains copies of the approved plans, photo simulations, and materials sample/color board in the Project file. The Planning Division maintains the Permittee's approved plans, photo simulations, materials sample/color board, and (if submitted in lieu of a site inspection) photo documentation in the Project file. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to the requirements of Section 8114-3 of the NCZO.

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

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

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

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

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

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

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

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

21. Future Collocation of Wireless Telecommunication Facilities and Equipment

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

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

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

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

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

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

**Environmental Health Division (EHD) Conditions**

22. 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://rma.venturacounty.gov/divisions/environmental-health/cupa-certified-unified-program-agency/>

### **Ventura County Air Pollution Control District (APCD) Conditions**

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

I. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort,

repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

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

**Timing:** Throughout the life of the permit.

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

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

#### 24. Access Road Gates

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Standards.

**Requirement:** The Permittee shall design, install, and maintain all gates along required fire access roads / driveways consistent with Fire Protection District Standards. If gates are to be locked a Knox entry system shall be installed.

**Documentation:** A stamped copy of the approved gate plans.

**Timing:** The Permittee shall maintain approved gate plans with the Fire Prevention Bureau for the life of the permit.

**Monitoring and Reporting:** A copy of the approved gate plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that access gates 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 gates for the life of the development.

#### 25. Hazardous Fire Area

**Purpose:** To advise the applicant that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

**Requirement:** The Permittee shall construct all new structures to meet hazardous fire area building code requirements.

**Documentation:** A stamped copy of the approved building plans to be retained by the Building Department.

**Timing:** Prior to any future modification, the Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

**Monitoring and Reporting:** The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements, Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the approved construction for the life of the structure.

## 26. 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. All grass and brush shall be removed a distance of 30 feet from antenna towers or to the property line if less than 30 feet. All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. The Fire District may require the entire parcel to be cleared. Note: 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 for the live of the project.

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

## 27. Fire Department Clearance

**Purpose:** To provide the Permittee a list of all applicable fire department requirements for his / her project.

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

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction"

**Timing:** Prior to any modification, the Permittee shall submit VCFPD Form #126 Application to the Fire Prevention Bureau for approval before issuance of building permits.

**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.

## 28. Fire Code Permits

**Purpose:** To comply with the requirements of the Ventura County Fire Code

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

**Documentation:** A signed copy of the Fire Code permit(s)

**Timing:** The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

**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.

29. 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.