



## Planning Director Staff Report Hearing on December 18, 2025

### County of Ventura • Resource Management Agency

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

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

### AMERICAN TOWER “301010” WIRELESS COMMUNICATION FACILITY (WCF) CONDITIONAL USE PERMIT (CUP), CASE NO. PL25-0049

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Minor Modification to an existing Conditional Use Permit (CUP) for the continued use, operation, and maintenance of an existing wireless communication facility (WCF) for a 10-year time period.
2. **Applicant:** American Tower, 10 Presidential Way, Woburn, MA 01801
3. **Property Owner:** Coast Ranch Family LLC., 1000 South Seward Avenue, Ventura, CA 93001
4. **Applicant’s Representative:** John Merritt, 630 Quintana Road, #321, Morro Bay, CA 93442
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The 640-acre project site is located at 10151 Ocean View Road, North of U.S. Highway 101 and the community of La Conchita, in the unincorporated area of Ventura County. The Tax Assessor’s parcel number for the parcel that constitutes the project site is 060-0-030-040 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Open Space
  - b. Zoning Designation: OS-160 ac (Open Space, 160-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-20 ac (Open Space, 20-acre minimum lot size), OS-40 ac (Open Space, 40-acre minimum lot size)	Open Space/Agricultural/Residential
East	OS-160 ac	Open Space
South	OS-160 ac	Open Space
West	AE-40 ac	Agricultural Uses

- 9. History:** On May 31, 1994, CUP 4849 was approved for the legalization of an existing WCF consisting of a 240 square-foot lease area and 60-foot-tall antenna tower.

On August 17, 2004, The Planning Director approved a minor modification for the continued use, operation, and maintenance of the existing WCF for an additional 10-year time period (LU04-0089).

On July 31, 2015, The Planning Director approved a minor modification for the continued use, operation, and maintenance of the existing WCF for an additional 10-year time period (PL14-0193).

- 10. Project Description:** American Tower requests a minor modification for the continued use, operation, and maintenance of a WCF for an additional 10-year time period. No modifications are proposed as part of this time extension. (Exhibit 3). The facility consists of the following:

- 60-foot-tall lattice tower
- Approx. 784 Square foot lease area
- Five (5) microwave dish antennas
- Four (4) panel antennas
- Two (2) 240-square foot equipment shelters
- 8-foot-tall chain link fence surrounding lease area
- Backup emergency generator

The site is accessed by a private dirt road, the facility is unmanned except for periodic maintenance visits, and no water is required.

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

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The project includes the continued operation of an existing WCF with no proposed operational or physical changes. Therefore, the proposed project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2.

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

### **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 Ventura County NCZO (Section 8105-4), the proposed use is allowed in the OS-160 ac. zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with this requirement.

The proposed WCF is subject to the special use standards set forth in Section 8107-45.4 of the NCZO. The conformance of the CUP with the applicable standards is evaluated in a consistency analysis which evaluates the project's consistency with the standards of the Non-Coastal Zoning Ordinance is included as Exhibit 6 of this staff report.

### **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 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 6 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

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

The existing WCF has been in operation since before 1994. The WCF is not prominently visible from public offsite viewpoints. The continued use of the WCF would not have any new adverse effect on lands in the vicinity. The WCF is

designed to blend in with the character of the surrounding lands. Given this setting, and the fact that the facility is existing, the project would be compatible with the character of the surrounding legally established development. The proposed time extension would allow the continued use of the existing WCF with no proposed changes. The approval of the time extension will have no impacts on public view or the character of the legally established development. Additionally, the project is conditioned to retain the colors and materials to help blend into the surroundings, remove the facility upon cessation of use, and avail the facility for future collocation of new WCFs to reduce the number of potential towers within the area (Exhibit 5, Condition Nos. 19, 20, and 21).

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

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

As discussed in Section E.2 above, the proposed project involves the continued use of an existing WCF on the subject property. No adverse effect on neighboring properties or ongoing uses has been identified that would result from the proposed project. Implementation of the Conditions of Approval, including the requirement to designate a point of contact for the resolution of complaints and to report major incidents (Exhibit 5, Condition Nos. 14 and 15) will ensure the compatibility of the project with the ongoing uses in the vicinity.

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

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

The proposed project involves the continued use, operation, and maintenance of an existing WCF. The facility will continue to be unmanned, will not generate significant noise, and will not create any unusual risks or hazards. No grading is proposed. No adverse effects on the public interest, health, safety, or welfare have been identified, and the project was reviewed by the Environmental Health Division and conditioned for Hazardous Material and Waste Management (Exhibit 5, Condition of Approval No. 21).

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 use of an existing WCF. There will be no substantial change in land use in the area. Given the steep topography and remote location, the Agricultural and Open Space designations of the surrounding



land is not anticipated to change in the foreseeable future. Thus, the project will be compatible with the existing and potential land uses in the vicinity.

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 property is comprised of the southwest quarter of the northwest quarter of Section 5, Township 3 North, Ranch 24 West, San Bernardino Baseline and Meridian, in the County of Ventura, State of California. Certificate of Compliance No. 88-11-270 issued by the County of Ventura established the property as a legal lot.

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 proposed project involves the continued use and operation of an existing WCF which provides wireless service to the area. The proposed project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

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

**F. PLANNING DIRECTOR HEARING NOTICE, 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 December 5, 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*.

**G. RECOMMENDED ACTIONS**

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.

3. **MAKE** the required findings to grant a Minor Modification of a CUP pursuant to Section(s) 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** Minor Modification CUP Case No. PL25-0049, subject to the conditions of approval (Exhibit 5).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

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

Prepared by:

*Thomas Chaffee*

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

Reviewed by:



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John Novi, Manager  
Commercial/Industrial Permits Section  
Ventura County Planning Division

#### EXHIBITS

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



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 12-01-2025



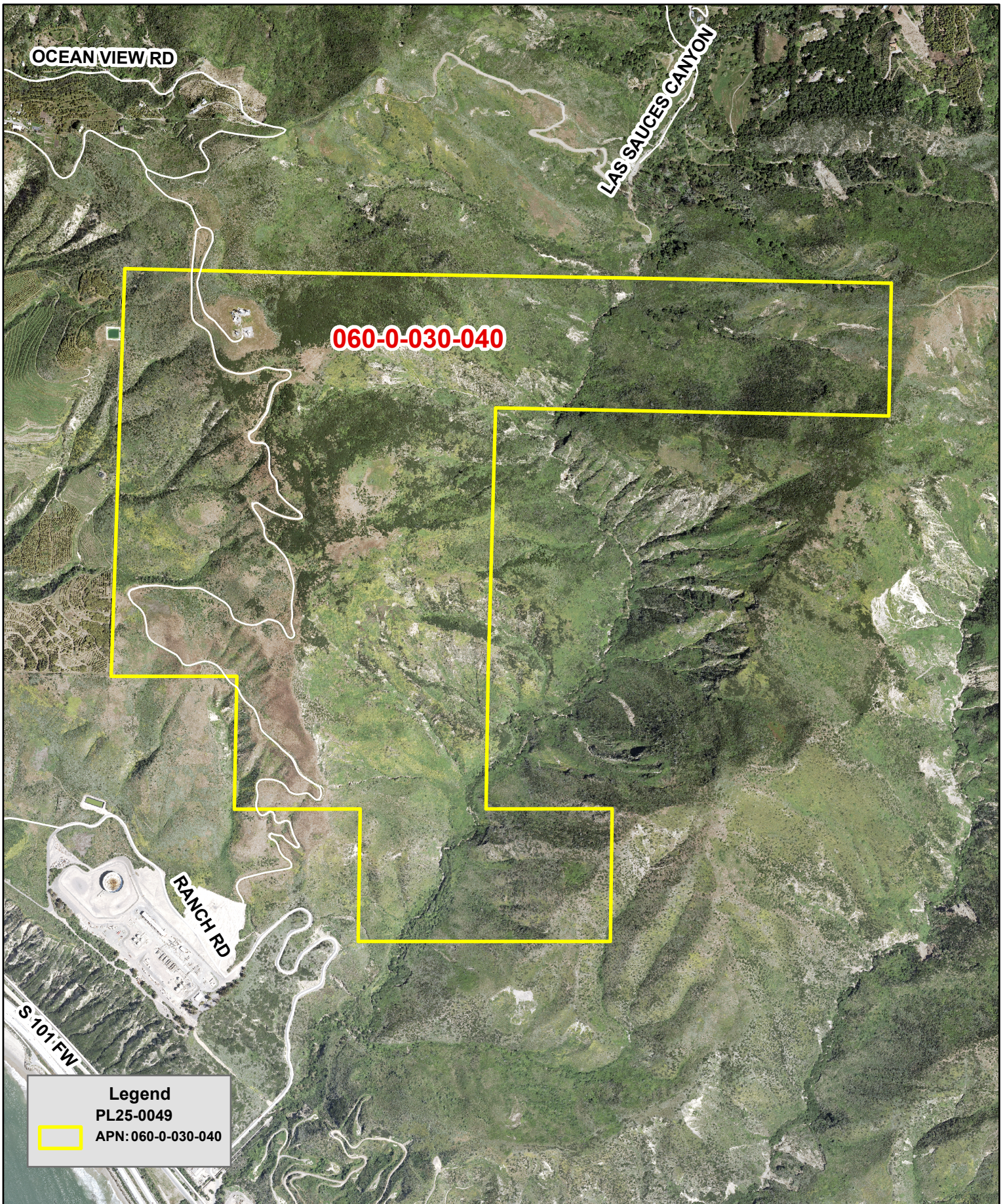
County of Ventura  
Planning Director Hearing  
12/18/2025  
PL25-0049  
Exhibit 2: Maps

0 10,000 20,000 Feet

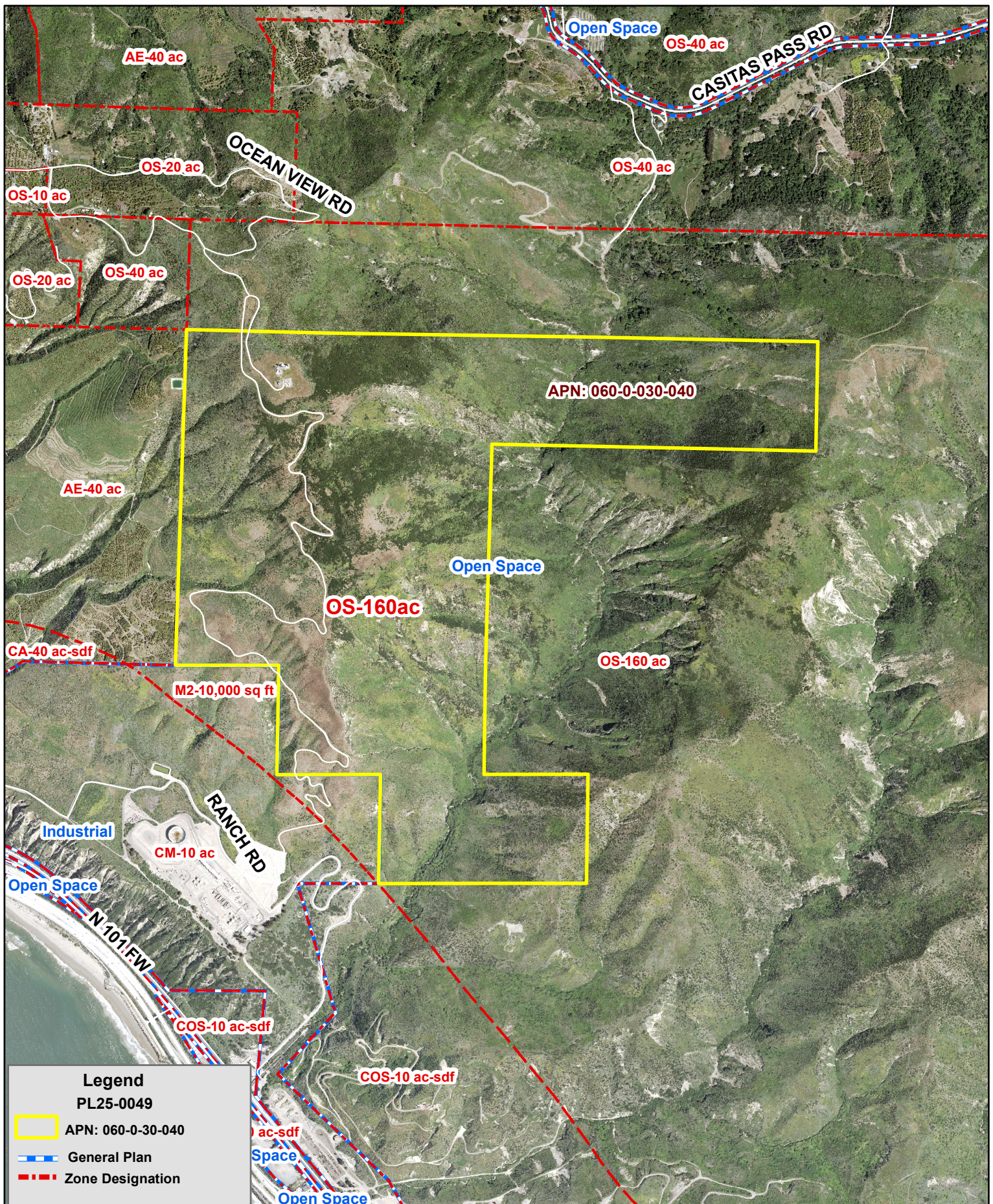
Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic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















VICINITY MAP




**AMERICAN TOWER®**

SITE NAME: RINCON MTN  
SITE NUMBER: 301010  
SITE ADDRESS: 10151 OCEAN VIEW DR  
VENTURA, CA  
93001-9734



LOCATION MAP

## CONDITIONAL USE PERMIT RENEWAL

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.  1. 2022 CALIFORNIA ADMINISTRATIVE CODE 2. 2022 CALIFORNIA BUILDING CODE 3. 2022 CALIFORNIA RESIDENTIAL CODE 4. 2022 CALIFORNIA ELECTRICAL CODE 5. 2022 CALIFORNIA PLUMBING CODE 6. 2022 CALIFORNIA ENERGY CODE 7. 2022 CALIFORNIA FIRE CODE 8. 2022 CALIFORNIA EXISTING BUILDING CODE 9. 2021 INTERNATIONAL BUILDING CODE (IBC) 10. LOCAL BUILDING CODE 11. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 10151 OCEAN VIEW DR VENTURA, CA 93001-9734 COUNTY: VENTURA  <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 34.37229326 LONGITUDE: -119.4207832 GROUND ELEVATION: 2148' AMSL  <u>ZONING INFORMATION:</u> JURISDICTION: VENTURA COUNTY PARCEL NUMBER: 060-0-030-040	THIS SUBMITTAL IS FOR RE-PERMITTING WITH VENTURA COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. NO CHANGES TO EXISTING ARE PROPOSED.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
	<u>PROJECT TEAM</u>  <u>TOWER OWNER:</u> CALIFORNIA TOWER, INC 116 HUNTINGTON AVENUE BOSTON, MA 02116  <u>PROPERTY OWNER:</u> COAST RANCH FAMILY PART 10151 OCEAN VIEW DR RINCON, CA 93001  <u>ENGINEER:</u> ATC TOWER SERVICES 1 FENTON MAIN STREET SUITE 300 CARY, NC 27511  <u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	<u>PROJECT NOTES</u>  1. THE FACILITY IS UNMANNED.  2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.  3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS.  4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.  5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.  6. HANDICAP ACCESS IS NOT REQUIRED.	C-001	TITLE SHEET	0	08/15/25	MP
	<u>PROJECT LOCATION DIRECTIONS</u>  TAKE 101 FWY NORTH FROM VENTURA AND PROCEED TO SEACLIFF EXIT, TAKE SEACLIFF EXIT, TURN LEFT, PROCEED .2 MILES TO SMALL ROAD ON RIGHT, TURN RIGHT AND PROCEED OVER RR TRACKS TO SECURE GATE, PROCEED THROUGH GATE AND TURN RIGHT, FOLLOW MAIN PAVED ROAD FOR 1.2 MILES TO OFFICE, FROM OFFICE HEAD UP TO DIRT ROAD AND PROCEED TO YELLOW STEEL GATE TA BASE OF MOUNTAIN, PROCEED THROUGH GATE AND FOLLOW MAIN DIRT ROAD FOR 2.9 MILES SITE ON RINCON PEAK.	C-101	OVERALL SITE PLAN	0	08/15/25	MP	
UTILITY COMPANIES  POWER COMPANY: N/A PHONE: N/A TELEPHONE COMPANY: N/A PHONE: N/A			C-102	DETAILED SITE PLAN & TOWER ELEVATION	0	08/15/25	MP
 Know what's below. Call before you dig.			C-501	SIGNAGE	0	08/15/25	MP

**AMERICAN TOWER®**  
ATC TOWER SERVICES, LLC  
1 FENTON MAIN STREET  
SUITE 300  
CARY, NC 27511  
PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	MP	08/15/25
△			
△			
△			

ATC SITE NUMBER:

301010

ATC SITE NAME:

RINCON MTN

SITE ADDRESS:

10151 OCEAN VIEW DR  
VENTURA, CA 93001-9734

SEAL:



Scott  
Fletcher

Digitally signed  
by Scott Fletcher  
Date: 2025.08.15  
14:52:11 -04'00'

DATE DRAWN: 08/15/25

ATC JOB NO: 15370951\_E1

## TITLE SHEET

SHEET NUMBER:

G-001

REVISION:

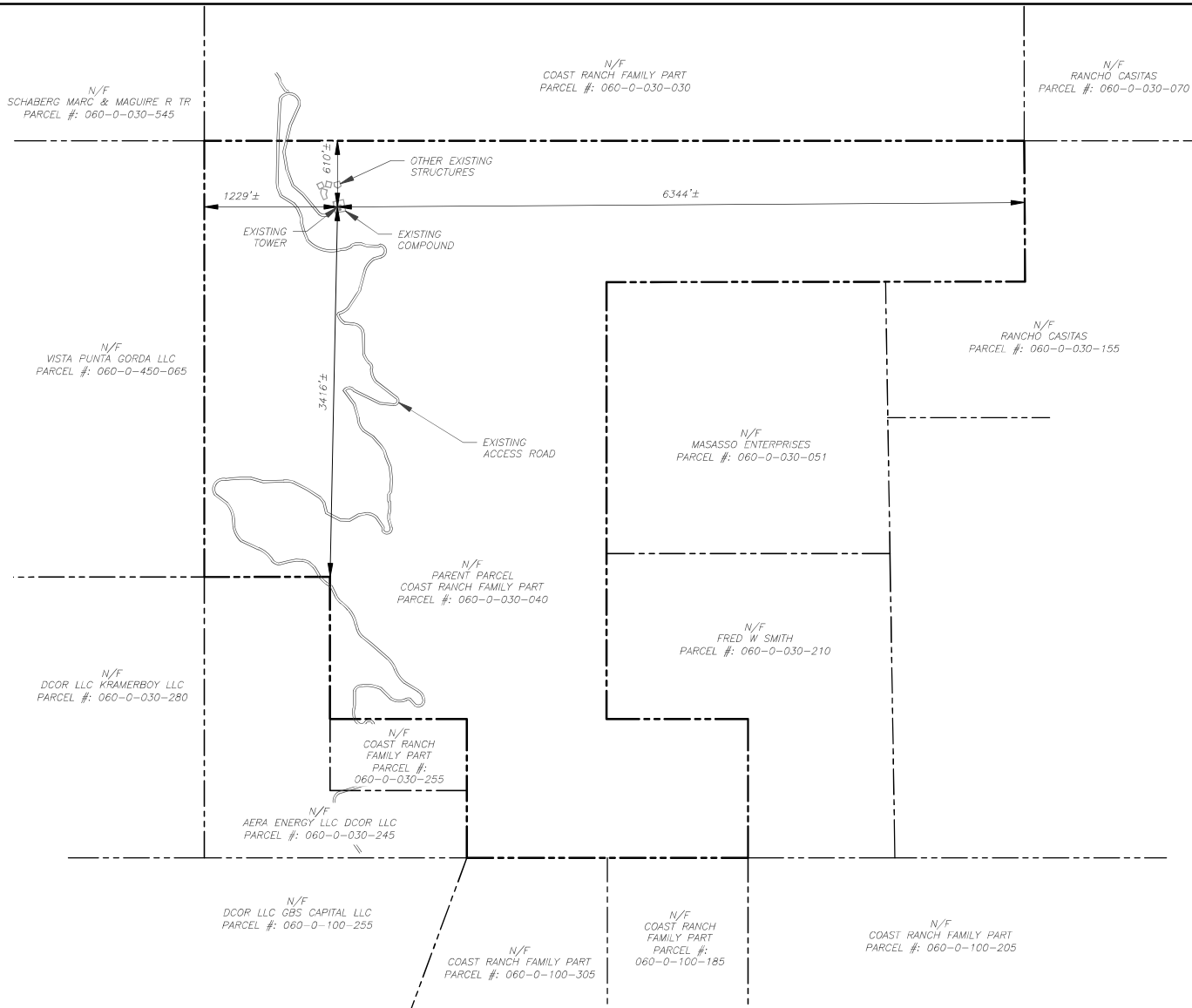
0

County of Ventura  
Planning Director Hearing  
12/18/2025  
PL25-0049  
Exhibit 3: Site Plans

# NOTES

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.

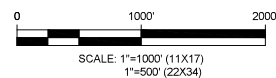
2. BOUNDARY INFORMATION OBTAINED FROM DATATREE ONLINE GIS



## SURVEY LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- XXX --- EXISTING CONTOUR (MAJOR)
- XXX --- EXISTING CONTOUR (MINOR)
- EXISTING TREELINE
- EXISTING CHAINLINK FENCE
- EXISTING BUILDING
- EXISTING STORM DRAIN
- EXISTING ROAD (DIRT)
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)
- EXISTING CONCRETE
- EXISTING LEASE AREA

## 1 OVERALL SITE PLAN



**AMERICAN TOWER**  
ATC TOWER SERVICES, LLC  
1 FENTON MAIN STREET  
SUITE 300  
CARY, NC 27511  
PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

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SEAL:

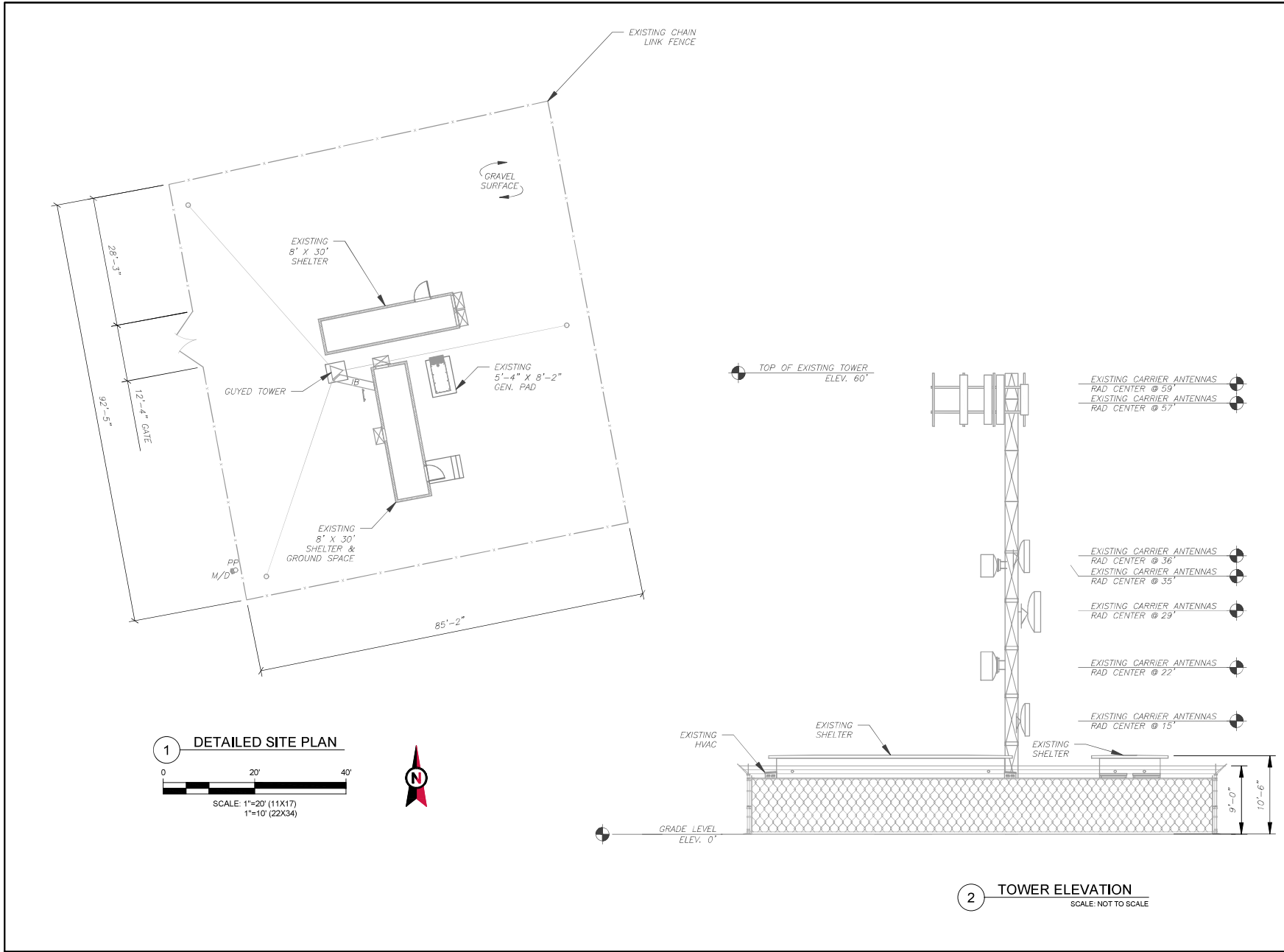


Digitally Signed: 2025-08-15

DATE DRAWN:	08/15/25
ATC JOB NO:	15370951_E1

## OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C-101	0



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VENTURA, CA 93001-9734

SEAL:

Digitally Signed: 2025-08-15

DATE DRAWN:	08/15/25
ATC JOB NO:	15370951_E1

**DETAILED SITE PLAN & TOWER ELEVATION**

SHEET NUMBER:	REVISION:
<b>C-102</b>	<b>0</b>





# CAUTION




**Beyond this point:**  
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.


In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b)

## NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN



# WARNING



**Beyond this point:**  
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

### FCC TOWER REGISTRATION #


NOT REQUIRED

**Posting of sign required by law**


ATC STAND-ALONE FCC TOWER REGISTRATION SIGN



EXISTING SIGNAGE PHOTO



## NOTICE



### GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not stop in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



### MANAGED BY



### AMERICAN TOWER CORPORATION

**SITE NAME:** RINCON MTN

**SITE #:** 301010

**FCC ASR #:** NOT REQUIRED

**NOC LOG IN MANDATORY FOR SITE ACCESS**

**IN CASE OF EMERGENCY OR SITE ACCESS**

**CALL 877-518-6937 OR 877-905-3130**

**NO TRESPASSING**

[www.americantower.com](http://www.americantower.com)

**POSTING OF THIS SIGN REQUIRED BY LAW**

ATC SITE SIGN

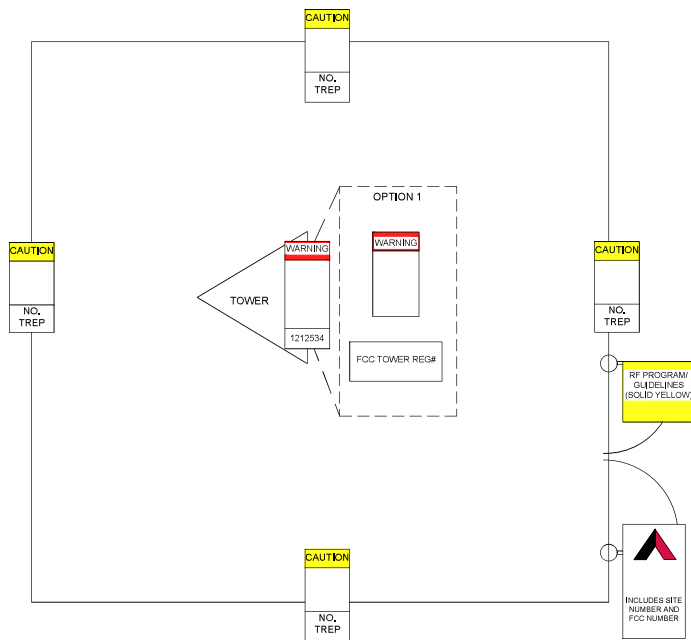
REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.





### AMERICAN TOWER

### ATC TOWER SERVICES, LLC

1 FENTON MAIN STREET  
SUITE 300  
CARY, NC 27511  
PHONE: (919) 468-0112

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ATC SITE NAME:  
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SITE ADDRESS:  
10151 OCEAN VIEW DR  
VENTURA, CA 93001-9734

SEAL:



Digitally Signed: 2025-08-15

DATE DRAWN:	08/15/25
ATC JOB NO:	15370951_E1

## SIGNAGE

SHEET NUMBER:	REVISION:
<b>C-501</b>	<b>0</b>

## EXHIBIT 4

### CONSISTENCY WITH THE VENTURA COUNTY GENERAL PLAN FOR AMERICAN TOWER “301010” WIRELESS COMMUNICATION FACILITY (WCF) CONDITIONAL USE PERMIT (CUP), CASE NO. PL25-0049

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

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

#### **General Plan**

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

The proposed project allows for the continued operation of an existing WCF. The WCF is not prominently visible from public viewpoints. Additionally, no physical or operational changes are proposed with this project. The surrounding development includes undeveloped open space and agricultural uses. The WCF would continue to provide telecommunication services to the surrounding area and remain compatible with the neighboring land uses. Therefore, this existing WCF is compatible with neighboring uses. No new conflicts or impacts are anticipated with the proposed use of this WCF. The site is accessed by a private dirt road and the facility is unmanned except for periodic maintenance visits, and no water is required.

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

- 2. 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.*

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**PFS-7.1 Accessible Public Utilities:** *The County shall work with utility companies and service providers to ensure that gas, electric, broadband, cellular mobile communications, cable television, and telephone utility transmission lines are located appropriately to provide for adequate services throughout the unincorporated area.*

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

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

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

3. **PFS-11.4 Emergency Vehicles 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.*

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

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

The Ventura County Fire Protection District (VCFPD) reviewed the proposed project and determined that the project has, and will maintain, adequate access for emergency vehicles and located on a parcel with adequate fire-resistant landscaping and fuel modification around the perimeter. The project adheres to the defensible space standards and vegetation clear zones. Additionally, the VCFPD conditioned the project for XXXXX (Exhibit 5, Condition Nos. XXXX).

Based on the discussion above, the project is consistent with General Plan Policies PFS-11.4, HAZ-1.1 and HAZ-1.2.

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

The proposed project is located within a Very High Fire Severity Zone. Therefore, the proposed project will be subject to a condition of approval to require the applicant to record a Notice of Fire Hazard for the subject property with the County Recorder (Exhibit 5, Condition No. 17).

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

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

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

The proposed project involves the continued operation of a WCF located on Rincon Peak. The WCF is sited below significant ridgelines, so the topography and surrounding vegetation effectively screen the WCF from public viewpoints. The existing open space character of the surrounding area will be maintained. Finally, the project is conditioned to retain the colors and materials to help blend into the surroundings, remove the facility upon cessation of use, and avail the facility for future collocation of new WCFs to reduce the number of potential towers within the area (Exhibit 5, Condition Nos. 19, 20, and 21).

Based on the discussion above, the project is consistent with General Plan Policies COS-3.5 and COS-3.6.

## EXHIBIT 5

### DRAFT CONDITIONS OF APPROVAL FOR AMERICAN TOWER “301010” WIRELESS COMMUNICATION FACILITY (WCF) CONDITIONAL USE PERMIT (CUP), CASE NO. PL25-0049

Please note the following abbreviations are used throughout this document:

Ventura County Non-Coastal Zoning Ordinance – NCZO

Conditional Use Permit – CUP

California Environmental Quality Act – CEQA

#### **RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS**

##### **I. Planning Division Conditions**

###### **1. Project Description**

This Conditional Use Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 - 6 of the Planning Director hearing on December 18, 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:

A minor modification for the continued use, operation, and maintenance of a WCF for an additional 10-year time period. No modifications are included with this permit. The facility consists of the following:

- 60-foot-tall lattice tower
- Approx. 784 Square foot lease area
- Five (5) microwave dish antennas
- Four (4) panel antennas
- Two (2) 240-square foot equipment shelters
- 8-foot-tall chain link fence surrounding lease area
- Backup emergency generator

The site is accessed by a private dirt road, the facility is unmanned except for periodic maintenance visits, and no water is required.

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

## 2. Site Maintenance

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

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

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

**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 NCZO.

## 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. 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 NCZO (Article 14), which shall include, but is not limited to, the following:

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

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

5. Time Limits

- a. Use inauguration:

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

(1) 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.

(2) 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: The current term of this CUP will expire on **December XX, 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. Any Permittee request to extend the CUP's current term by renewal, extension, or modification must be submitted by Permittee and approved by the County in accordance with the then-applicable provisions of the Ventura County NCZO which

shall apply, including any allowance for the CUP to remain in effect after the expiration date upon submission of a request to extend the CUP term.

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

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

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

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

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

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

7. 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.

8. 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 the Zoning Clearance for Use Inauguration.

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

9. Financial Responsibility for Compliance Monitoring and Enforcement

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

Pursuant to the requirements of CUP Case No. PL14-0193, the Resource Management Agency created Condition Compliance Case No. CC16-0021 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties,

regarding CUP Case No. PL14-0193. The Planning Division will continue to use Condition Compliance Case No. CC16-0021 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 9.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC16-0021, 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.

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

#### 10. Consultant Review of Information and Consultant Work

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

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 9, 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.

#### 11. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings

against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.

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

#### **12. Invalidation of Condition(s)**

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

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to

adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for 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.

### **13. Relationship of CUP Conditions, Laws, and Other Entitlements**

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein 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.

### **14. Contact Person**

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

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

**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.

#### 15. Reporting of Major Incidents

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

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

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

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

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

#### 16. Change of Permittee

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

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

17. Notice of Fire Hazard

**NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APN 060-0-030-040) 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.**

18. Color/ Material/ Manufacture Specifications

**Purpose:** To comply with the Ventura County General Plan *Goals, Policies and Programs* Scenic Resources Policies 1.7.2-1 through 1.7.2-4 and to ensure that the communication facility is constructed as illustrated on the approved plans and photo simulations.

**Requirement:** The Permittee shall:

- a. construct and 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. construct and maintain the site in compliance with the approved plans; 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 for review and approval. Prior to final inspection of the communication facility, the Permittee shall provide photographs demonstrating that the Permittee constructed the facility in compliance with the approved plans, photo simulations, and materials sample/color board.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the colors and materials of all buildings and structures on building plans for the Planning Division's review and approval. Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the materials sample/color board that illustrates the proposed colors for the Planning Division's review and approval. Prior to final inspection, the Permittee shall construct and paint the structures according to the approved plans.

**Monitoring and Reporting:** The Planning Division maintains copies of the approved plans, photo simulations, and materials sample/color board in the Project file. The Permittee shall provide photos of the constructed facility to the Planning Division, or schedule a site inspection with the Planning Division, to verify that the Permittee constructed and painted the facility according to the approved plans, photo simulations,

and materials sample/color board. 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.

**19. 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.

**20. 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 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**

#### **21. Hazardous Materials/Waste Management (CUPA Permit Required)**

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

**Requirement:** The Permittee shall submit a Hazardous Materials Business Plan (HMBP) to the Environmental Health Division/Certified Unified Program Agency (Ventura CUPA) for storage of hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid). If hazardous wastes are generated, an EPA ID number issued by the California Department of Toxic Substances Control must be obtained and maintained in active status. Wastes identified as "non-hazardous" may require waste determination analysis to confirm if wastes are listed hazardous wastes, exhibits a hazardous characteristic through testing, or application of general knowledge.

**Documentation:** A completed HMBP must be submitted to the Ventura CUPA electronically through the California Environmental Reporting System (CERS). Maintain



all records of hazardous waste determination testing and disposal and make available for review by this Ventura CUPA staff upon request.

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

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

## **OTHER VENTURA COUNTY AGENCIES**

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

#### **22. Complaint-Driven for the Discharge of Air Pollutants**

**Purpose:** To ensure that discharge of air contaminants (odor, dust, etc.) that may result from demolition and construction activities 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.

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

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

#### **23. Hazard Abatement**

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

**Requirement:** The Permittee shall have all grass or brush adjacent to any structure's footprint cleared for a distance of 100 feet.

**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.

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

DRAFT

## EXHIBIT 6

### CONSISTENCY WITH THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE SPECIAL USE STANDARDS FOR AMERICAN TOWER “301010” WIRELESS COMMUNICATION FACILITY (WCF) CONDITIONAL USE PERMIT (CUP), CASE NO. PL25-0049

Pursuant to the requirements of Section 8105-4 of the Ventura County Non-Coastal Zoning Ordinance (NCZO), the proposed project is allowed in the AE-40ac Zone with the issuance of a CUP. The proposed project is also subject to the Special Use Standards 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.

**Table 1 – Section 8107-45.4 – 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 facility that is located sufficient distance from public viewpoints to render it virtually unnoticeable.</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 setting.</p>	<p>Yes, the existing facility is located within an on a private mountain top near four additional WCF locations. The existing topography and vegetation, and the distance from public viewpoints effectively screen the facility.</p>

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

Special Use Standard	Complies?
<p><b>Section 8107-45.4 (d), Preferred Wireless Communication Facility Locations:</b></p> <p>To the extent feasible, and in the following order of priority, new wireless communication facilities shall be sited in the following locations:</p> <ol style="list-style-type: none"> <li>(1) On an existing wireless communication facility with adequate height and structure to accommodate additional wireless communication facilities (see Sec. 8107-45.6).</li> <li>(2) Flush-mounted on an existing structure, pole, or building in the AE and OS zones.</li> <li>(3) Where the wireless communication facility is not prominently visible from a public viewpoint.</li> <li>(4) Within an area zoned Industrial.</li> <li>(5) Near existing public or private access roads.</li> <li>(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.</li> </ol>	<p>Yes, the facility is existing, near additional existing facilities, and can accommodate additional wireless facilities. It is located on a portion of the property to not be prominently visible from public viewpoints and accessed by existing roadways.</p>
<p><b>Section 8107-45.4 (f)(4)(c) Height:</b></p> <p><b>(4) Stealth Facilities:</b> Stealth facilities shall meet the definition in Sec. 8102-0 and the applicable height limits prescribed in Section 8107-45.4.</p> <p>(c) A stealth facility that exceeds 80 feet in height shall be considered a nonstealth facility for entitlement processing under Section 8107-45. However, stealth design features may be included in the wireless communication facility to blend the facility with the surrounding environment.</p>	<p>Yes, this meets the definition of stealth wireless by siting outside of prominently visible areas and the slimline design of the support structure. The WCF blends into the surrounding visual setting, utilizes siting techniques to integrate the facility into the surrounding visual setting, and is located sufficient distance from public viewpoints to render it virtually unnoticeable.</p>
<p><b>Section 8107-45.4 (g), Setbacks:</b></p> <ol 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</li> </ol>	<p>Yes, the WCF is set back more than 20-feet from the front, 10-foot side, and 15-foot rear setbacks for the OS-160 ac zoning district. The facility is located more than 60-feet away from any dwelling unit and the facility is existing.</p>

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

Special Use Standard	Complies?
<p>height or 50 feet, whichever is greater, from any offsite dwelling unit.</p> <p>(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.</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> <p>(1) A stealth facility is modified to such a degree that it results in a non-stealth facility; or</p> <p>(2) The stealth facility no longer meets the applicable development standards for stealth facilities in Sec. 8107-45.4; or</p> <p>(3) Equipment and antennas are no longer concealed by the permitted stealth design features; or</p> <p>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>Yes, no modifications are proposed as part of this time extension.</p>
<p><b>Section 8107-45.4 (l), Ridgelines:</b></p> <p>(1) A wireless communication facility shall not be sited on a ridgeline or hilltop that is prominently visible from a public viewpoint when alternative sites are available. Applicants shall demonstrate that no feasible, alternative locations are available when proposing a wireless communication facility on a ridgeline or shall demonstrate that alternative locations result in significant environmental impacts when compared to the proposed ridgeline location.</p> <p>(2) Facilities sited on a ridgeline or hillside shall blend with the surrounding natural and man-made environment to the maximum extent possible. Blending techniques that should be utilized include the use of non-reflective materials, paint, or enamel to blend exterior surfaces with background color(s); the placement of facilities behind earth berms or existing vegetation; siting of associated equipment below ridgelines, and the use of</p>	<p>Yes, the existing WCF is sited on a hilltop near other facilities. The hilltop where the facilities are located are not prominently visible from public viewpoints. The facility uses non-reflective materials, and the siting of the equipment is below ridgelines.</p>

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

<b>Special Use Standard</b>	<b>Complies?</b>
small stealth facilities (such as slim line poles or whip antennas) that blend in with the surrounding vegetation.	
<b>Section 8107-45.4 (n), Accessory Equipment:</b> All accessory equipment associated with the operation of a wireless communication facility shall be located and screened to prevent the facility from being prominently visible from a public viewpoint to the maximum extent feasible.	Yes, the accessory equipment is located sufficient distance from public viewpoints to render it virtually unnoticeable, and is not visible from offsite.
<b>Section 8107-45.4 (o), Colors and Materials:</b> All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.	Yes, the facility is grey in color to reduce visibility, and no reflective materials will be used.
<b>Section 8107-45.4 (p), Noise:</b> All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.	Yes, the WCF will be operated and maintained to comply with the Ventura County noise standards. The only noise generating equipment is the emergency backup generator which will only operate in times of power loss. The operation of the facility will not create any noise and is not near any sensitive receptors.
<b>Section 8107-45.4 (r), Security:</b> (1) Each facility shall be designed to prevent unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations or visual blight. The approving authority may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism. (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.	Yes, the facility is enclosed within a nine-foot-tall chain link fence enclosure around the lease area which prevents access and vandalism to the project site.
<b>Section 8107-45.4 (s), Lighting:</b> (1) No facility may be illuminated unless specifically required by the FAA or other government agency. (2) Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed	Yes, the WCF is not illuminated.

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

Special Use Standard	Complies?
at adjacent properties and to minimize impacts to wildlife.	
<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 proposed WCF is surrounded by a chain link fence with 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 as determined by the County's Initial Study Assessment Guidelines. When required, new access roads shall be designed to meet standards established by the Ventura County Public Works Agency and Ventura County Fire Protection District.</p>	<p>Yes, the proposed WCF would be accessed by an existing public road (Pacific Coast Highway) to a private roadway, maintained by the property owner, to the WCF location. No new roads are proposed with this project.</p>
<p>Note: the following development standards were analyzed and determined to not be applicable to the subject facility: Section 8107-45.4 (b), Exceptions to Stealth and Building-Concealed Facilities; Section 8107-45.4 (e), Non-Preferred Wireless Communication Facility Locations; Section 8107-45.4 (i) Standards for Specific Types of Stealth Facilities; Section 8107-45.4 (j), Historical Landmarks/Sites of Merit; Section 8107-45.4 (k), Environmentally Sensitive Areas; Section 8107-45.4 (m), Scenic Resource Protection Overlay Zone; Section 8107-45.4 (q), Landscaping and Screening</p>	