



Appeal Form

County of Ventura • Resource Management Agency • Planning Division
800 South Victoria Avenue, Ventura, CA 93009 • 805 654-2488 • <http://www.ventura.org/rma/planning>

Appeal Number: PL14-0128

To: ☒ Board of Supervisors
☐ Planning Commission

I hereby appeal the decision of the Planning Commission, which was given on
June 23rd, 2016.

The decision was as follows:

Approval of Case # PL14-0128

The grounds of appeal are (attach extra sheets as needed):

Attached

I request that the appropriate decision making body take the following action:

Review all points of my appeal
Staff report, etc.

Name of Appellant:

Anthony Brown

Address of Appellant:

6940 Cassia Pkwy Rd, Camarillo

Telephone Number of Appellant:

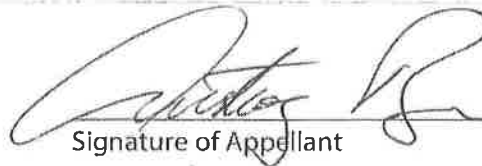
805-689-8945

County of Ventura
Board of Supervisors
PL14-0128

Exhibit 11 – Appeal Form filed by
Anthony Brown, dated July 1, 2016

Is the appellant a party in the application? No. If not, state the basis for filing the appeal as an "aggrieved person."

overlooked information



Signature of Appellant

7-1-16

Date

Appeal and deposit fee of \$ 4,000 (pursuant to fee schedule specified by Resolution No. 222 of the Ventura County Board of Supervisors) received by the Planning Division at 11:50 AM (time) on 1st July, 20 16.

Kimberly L. Prillhart, Director
Planning Division

By _____

JUL 1 '16 AM 11:52

Re: Conditional Use Permit Case No. PL 14-0128, Verizon Wireless,
8320 Bates Rd, Rincon Point, Ventura Ca.

June 30, 2016

To The Honorable Board of Supervisors, Ventura County,

I am writing to you to appeal the Ventura County Planning Commission's approval of Case No. PL14-0128 on June 23th, 2016.

I base my appeal on the following points:

1. At no point in the public record, or the staff report to the Planning Commission, was an analysis done to consider alternate sites for this project, as required under CEQA, section 21002.

An alternate site already exists nearby, that voice coverage maps show, greatly reduce this "gap in coverage". According to Federal Law, section 6409A, local governments are required to approve modification to existing wireless towers or base stations. For this reason, the proposed site is unnecessary.

2. This parcel, 008-0-160-450, is actually prime agriculture, if not unique. The proposed cell site has been intensively farmed until the last few years, and is subject to Land Conservation Act Contract LCA 12-4.10. This contract requires that 90% of the parcel be in agricultural production. At no point in the public record, or the Staff report to the Planning Commission, is there an analysis by the AG Preserve Committee, to ensure that this project will not invalidate this contract.

3. The Staff Report shows efforts to consider the potential impacts to the public, even at great distances. However, it shows little concern for the immediate neighbors who will be impacted daily by this new commercial use, in a beautiful agricultural setting.

4. The project as proposed, encroaches onto other parcels in order to meet Fire Department conditions. The public record does not show any contact to affected property of the encroachment.

5. The Planning Commission made no condition for minimum maintenance standards, nor are there any conditions as to the eventual dismantling of this site.

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Based upon the above points, it is the strong opinion of myself and numerous affected neighbors, that this proposed project is inappropriate and unnecessary for the area.

Respectfully,

A handwritten signature in black ink, appearing to read "Anthony Brown". The signature is fluid and cursive, with the first name "Anthony" written in a larger, more prominent script than the last name "Brown".



Reimbursement Agreement for Appeal Processing

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009 • 805 654-2478 • <http://www.ventura.org/rma/planning>

APPEAL NUMBER: PLK-0128

☒ Coastal Appeal ☐ Non Coastal Appeal ☐ Violation Appeal ☐ Non Violation Appeal

I, Anthony Brown, the undersigned, hereby authorize the County of Ventura to process the above referenced permit request in accordance with the Ventura County Ordinance Code. I am depositing \$ to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates, which I understand are in the most current fee schedules of each county agency. I also understand that these costs apply even if the application is withdrawn or not approved.** This deposit is (check one):

☒ the *billing limit* as set forth in the adopted Fee Schedule applicable at the time the appeal application is submitted (1,000) Or

☐ a *deposit* without a billing limit for an appeal associated with a violation ().

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Staff time from some County of Ventura departments and agencies spent processing my request will be billed against the deposit. ***"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors, interested parties, attendance and participation at meetings and public hearings, and preparation of staff reports and other correspondence.***
2. If the final cost is less than the deposit fee, the unused portion of the deposit will be refunded to me.

The following only apply to Appeals associated with Violations:

3. **If processing costs exceed the deposit, I will receive periodic invoices payable upon receipt.**
4. If the final cost is more than the deposit fee, **I agree to pay the difference according to the terms set by the County.**
5. Fees are due and payable within 30 days of billing. Invoices unpaid after thirty (30) days will incur a 2% late fee, compounded monthly.
6. If I fail to pay any invoices within 30 days of the billing, the County may either stop processing my permit application, or after conducting a hearing, deny my permit request altogether. If I fail to pay any invoices after my application is granted, I understand that my permit is subject to revocation. Any work on any subsequent or concurrent permit applications will cease until all unpaid fees are paid in full.
7. I agree to pay the County of Ventura the cost of placing a legal advertisement (if one is required) in a newspaper of general circulation as required by state law and local ordinance.

8. I may, in writing, request a further breakdown or itemization of invoices, but such a request is independent of the payment obligation and time frames.

Name of Appellant: Anthony Browne

Driver's License Number: 50043673 Phone Number: 805 689-8945

Name of Company or Corporation (if applicable):

If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation.

Mailing Address of Appellant:

8940 Caritas Pass Rd, Carpinteria CA 93013

Signature:*

Anthony Browne

Date:

7-1-16

***ATTENTION — whomever signs as appellant will be held responsible for all charges.**