



Planning Director Staff Report – Hearing on March 18, 2021

County of Ventura • Resource Management Agency • Planning Division

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

AT&T BARNARD PROPERTIES (CSL06423) CONDITIONAL USE PERMIT (CUP) CASE NO. PL20-0095

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the installation, operation, and maintenance of a wireless communication facility (WCF) for a 10-year period.
2. **Applicant:** AT&T, 1452 Edinger Avenue, Tustin, CA, 92780
3. **Property Owner:** Barnard Properties, P.O Box 7959, Oxnard, CA, 93031
4. **Applicant's Representative:** Chris Doheny c/o Smartlink Group, 3300 Irvine Avenue, Suite 300, Newport Beach, CA, 92660
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 107.26-acre project site is located at 511 West Fairview Road, in the community of Ojai, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that comprises the project site is 010-0-170-210.
7. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: Open Space
 - b. Zoning Designation: AE-40 ac/TRU/DKS (Agricultural Exclusive, 40-acre minimum lot size/Temporary Rental Unit Regulation Overlay Zone/Dark Sky Ordinance Overlay)
 - c. Ojai Valley Area Plan Designation: Open Space 40 ac. Min (Open Space, 40-acre minimum lot size)
8. **Adjacent Zoning and Land Uses/Development:**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS-80 ac./TRU/DKS (Open Space, 80-acre minimum lot size/Temporary Rental Unit Regulation)	Open Space

Location in Relation to the Project Site	Zoning	Land Uses/Development
	Overlay Zone/Dark Sky Ordinance Overlay)	
East	OS-40 ac./TRU/DKS (Open Space, 40-acre minimum lot size/Temporary Rental Unit Regulation Overlay Zone/Dark Sky Ordinance Overlay)	Agricultural
South	RA-5 ac./TRU/DKS (Rural Agricultural, 5-acre minimum lot size/Temporary Rental Unit Regulation Overlay Zone/Dark Sky Ordinance Overlay)	Agricultural
West	OS-20 ac./TRU/DKS (Open Space, 20-acre minimum lot size/Temporary Rental Unit Regulation Overlay Zone/Dark Sky Ordinance Overlay)	Agricultural

9. History: The subject property is currently used for agriculture and related structures/activities. The requested CUP would authorize the construction, operation, and maintenance of a new WCF.

10. Project Description: The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the construction and operation of a new, stealth WCF for a 10-year period. The proposed WCF would be owned and operated by AT&T.

The stealth WCF would be installed within a 776-square foot lease area and be comprised of a 40-foot tall faux Eucalyptus tree and associated ancillary equipment. The lease area would be enclosed within an 8-foot high chain link fence with landscaping. A 20 kilowatt (kW) emergency generator with a 125-gallon diesel tank are also proposed to be maintained within the lease area. The AT&T equipment mounted on the faux Eucalyptus would include:

- Nine 8-foot panel antennas mounted at 36 feet above ground level;
- 36 Remote Radio Units (RRUs) mounted behind the panel antennas;
- Two 2-foot diameter microwave antennas;
- 4 surge suppression units also mounted behind the panel antennas; and,

The WCF will be unmanned, except for occasional periodic maintenance visits, and will operate 24 hours a day, 365 days per year. Access to the facility is available from West Fairview Road, a public, paved road and up a private paved driveway. Water service is not required to operate or maintain the proposed project, and no exterior lighting or grading is proposed. No fencing is proposed as part of this project.

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 proposed project includes the installation, operation, and maintenance of a new WCF. The proposed project qualifies for Class 3 Categorical Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

Therefore, this project is categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

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

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

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

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

- 1. 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 facility is designed to have the least amount of visual impact while ensuring the adequate provision of public facilities and services. The WCF will provide wireless telecommunication services to the surrounding area and is compatible with the neighboring uses.

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

- 2. LU-16.2 Urban Design Standards for Commercial and Industrial Development:** *The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and*

environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion.

The proposed WCF will be located on a stealth antenna support structure designed as a faux Eucalyptus tree and helps maintain a high standard of urban design and environmental quality. The compact design of the facility and location minimizes land use conflicts and will have no impact on traffic congestion.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-16.2.

- 3. LU-16.10 Visual Access for Rural Development:** *The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk.*

The proposed WCF will be located above Fairview Road on an already developed piece of the property. The project is designed as a faux Eucalyptus tree that helps maintain a high standard of urban design and environmental quality. The compact design of the facility and location minimizes land use conflicts and maintains the existing views of the hillsides.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-16.10.

- 4. 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.*

The proposed WCF will ensure that cellular mobile communications infrastructure is provided for adequate services throughout the unincorporated area. The location of the facility is located appropriately to blend seamlessly into the surrounding environment.

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

- 5. 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 proposed WCF will provide service to the unincorporated area along Fairview Road and Highway 33 and provides high quality access to cellular mobile communications. The construction of the facility and ability to add additional antennas ensures that the residents and businesses will maintain a high quality of service.

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

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

The proposed WCF will not be prominently visible from any County designated scenic roadways. The design as a stealth faux Eucalyptus tree will help the facility blend seamlessly with the surrounding trees and visual character of nearby scenic resources. No new visual impacts will be generated from the implementation of the proposed project.

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

- 7. 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 activity.*

The proposed WCF will be located on an already developed hill and is designed as a stealth facility that will blend in with the existing trees on site. The location of the site is below significant ridgelines and hilltops and no new conflicts will occur with the implementation of the proposed project.

Based on the above discussion, the proposed project is consistent with General Plan Policy COS-3.5.

- 8. 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 WCF does not conflict with the scenic open space character of the surrounding area. The antennas are mounted on a stealth, faux tree, support structure and all ground mounted equipment is located within an equipment enclosure surrounded by a landscaped chain link fence. No new conflicts will occur with the implementation of the proposed project.

Based on the above discussion, the proposed project is consistent with General Plan Policy COS-3.6.

9. COS-9.1 Open Space Preservation: *The County shall preserve natural open space resources through:*

- *The concentration of development in Urban Areas and Existing Communities;*
- *Use of cluster or compact development techniques in discretionary development adjacent to natural open space resources;*
- *Maintaining large lot sizes in agricultural areas, rural, and open space areas;*
- *Discouraging conversion of lands currently used for agricultural production or grazing;*
- *Limiting development in areas constrained by natural hazards; and*
- *Encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production or grazing.*

The proposed WCF will not conflict with the adjacent open space designated lands or uses of those lands. The facility will be located in an already denuded area of the property near the existing water tanks. The antennas will be mounted on the faux Eucalyptus structure and all ground mounted equipment is located within an equipment enclosure surrounded by a landscaped chain link fence. No new conflicts will occur with the implementation of the proposed project.

Based on the above discussion, the proposed project is consistent with General Plan Policy COS-9.1.

10. 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 proposed WCF will meet all Ventura County Fire Protection District standards. The Fire Protection District has conditioned the project to comply with

all requirements. No new conflicts will occur with the implementation of the proposed project.

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

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 Permittee will be in compliance with the requirements of the Ventura County NCZO.

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

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4(f)(4)(e), Maximum Antenna Height:</p> <p><i>Flush-mounted wireless communication facilities shall not extend above the building height. If mounted on a structure other than a building, such as a light pole or utility pole, the antennas shall not extend more than 5 feet above the structure.</i></p>	<p>Yes, the design of the proposed project involves the construction and operation of a stealth WCF with a maximum height of 40' above grade level.</p>
<p>Section 8107-45.4(n), Accessory Equipment:</p> <p><i>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.</i></p>	<p>Yes, none of the accessory equipment is visible from offsite.</p>
<p>Section 8107-45.4(o), Colors and Materials:</p> <p><i>All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.</i></p>	<p>Yes, the facility matches the color and look of the surrounding Eucalyptus trees. No reflective materials will be used.</p>
<p>Section 8107-45.4(p), Noise:</p> <p><i>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.</i></p>	<p>Yes, the WCF will always be operated and maintained to comply with the Ventura County noise standards.</p>
<p>Section 8107-45.4(r), Security:</p>	<p>Yes, the facility is enclosed within a chain</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<ol style="list-style-type: none"> 1. <i>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.</i> 2. <i>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.</i> 	<p>link fence surrounding the entire facility which prevents access and vandalism to the project site.</p>
<p>Section 8107-45.4(s), Lighting:</p> <ol style="list-style-type: none"> 1. <i>No facility may be illuminated unless specifically required by the FAA or other government agency.</i> 2. <i>Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife.</i> 	<p>Yes, the proposed WCF is not illuminated and all security lighting is shielded downward.</p>
<p>Section 8107-45.4(t), Signage:</p> <p><i>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.</i></p>	<p>Yes, the existing WCF is surrounded by a fence with signage indicating all necessary information related to the operation of the facility.</p>
<p>Section 8107-45.4(u), Access Roads:</p> <ol style="list-style-type: none"> 1. <i>Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</i> 2. <i>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.</i> 	<p>Yes, the proposed WCF is accessed by an existing public road to a private paved driveway, maintained by the property owner, to the WCF location. No new roads are proposed with this project.</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<i>When required, new access roads shall be designed to meet standards established by the Ventura County Public Works Agency and Ventura County Fire Department District.</i>	

E. CUP 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 [§ 8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C and D 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 [§ 8111-1.2.1.1.b].**

The proposed facility would include a stealth, 40-foot tall faux Eucalyptus tree and ancillary equipment. The faux Eucalyptus tree is located behind a row of trees and will blend in with the existing native landscaping in the surrounding area. The equipment would be concealed by an 8-foot tall landscaped chain link fence to eliminate public views from nearby roadways. The stealth design of the proposed facility serves to minimize the potential effect on the existing visual character of the general area.

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

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

The facility is expected to produce minimal noise with the operation of electrical equipment. The proposed emergency generator will be located within the lease area and will only be operable if the site loses power.

The proposed WCF would also not involve the storage of hazardous materials, except for the diesel fuel for the emergency generator. The minor volume of fuel would be stored in accordance with County and State regulations. The facility

would be entirely contained within the 776 square foot fenced lease area with none of its components prominently discernible from outside viewpoints.

In summary, no aspect of the project has been identified that would be obnoxious or harmful or impair the use of adjacent property.

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

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

No adverse effect of the proposed project on the environment or the use of adjacent properties has been identified. Similarly, no effect of the project has been identified that would be detrimental to the public interest, health, safety, or welfare.

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 [§ 8111-1.2.1.1.e].

The proposed facility would include a stealth, 40-foot tall faux Eucalyptus tree and ancillary equipment housed in a small equipment area. The faux Eucalyptus tree is located behind a row of trees and will blend in with the existing native landscaping in the surrounding area. The equipment would be concealed by a landscaped chain-link fence to eliminate public views from nearby roadways. The stealth design of the proposed facility serves to minimize the potential effect on the existing visual character of the general area.

Given the Agricultural Exclusive designation of the area and the ranch operations on the project site, a future change in land use in the area is not foreseeable at this time. Thus, the proposed WCF will be compatible with potential land uses in the general area.

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

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

On February 18, 2021, the project was presented to the Ojai Valley Municipal Advisory Committee. The Ojai Valley Municipal Advisory Committee voted 5-0 to approve the project as proposed.

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§ 65091) and Ventura County NCZO (§ 8111-3.1). 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 the date of this document, no comments from the public have been received.

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 15303 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a Minor Modification of a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** CUP Case No. PL20-0095, subject to the conditions of approval (Exhibit 4).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact Thomas Chaffee at (805) 654-2406 or thomas.chaffee@ventura.org.

Prepared by:

Thomas Chaffee

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

Reviewed by:

M Fogg

Mindy Fogg, Manager
Commercial/Industrial Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 - Site Plans
- Exhibit 3 - Photo Simulations
- Exhibit 4 - Conditions of Approval
- Exhibit 5 - Location Maps

CODE COMPLIANCE

ALL WORKS AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- | | |
|------------------------------------|---|
| 1. 2019 CALIFORNIA BUILDING CODE | 6. 2019 CALIFORNIA ENERGY CODE |
| 2. 2019 CALIFORNIA ELECTRICAL CODE | 7. COUNTY COASTAL ZONE LAND USE ADOPTED 2017 NEC |
| 3. 2019 CALIFORNIA FIRE CODE | 8. COUNTY FIRE CODE ORDINANCE - TITLE 16 |
| 4. 2019 CALIFORNIA MECHANICAL CODE | 9. COUNTY LAND USE ORDINANCE - TITLE 22 |
| 5. 2019 CALIFORNIA PLUMBING CODE | 10. COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19 |

PROJECT TEAM

CLIENT REPRESENTATIVE

COMPANY: SMARTLINK, LLC
 ADDRESS: 3300 IRVINE AVENUE, SUITE 300
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CONSTRUCTION MANAGER

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SITE ACQUISITION

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ATT PROJECT MANAGER

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ZONING

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APPLICANT

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ENGINEER

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RF ENGINEER

COMPANY: AT&T
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 CONTACT: SANDEEP MANGAT
 PHONE: (805) 312-1694
 EMAIL: sm2840@att.com

SITE INFORMATION

APPLICANT / LESSEE



Your world. Delivered

1452 EDINGER AVE. 3RD FLOOR
 TUSTIN, CALIFORNIA 92780

PROPERTY OWNER

NAME: BARNARD PROPERTIES
 ADDRESS: PO BOX 7959
 CITY, STATE, ZIP: OXNARD, CA 93031

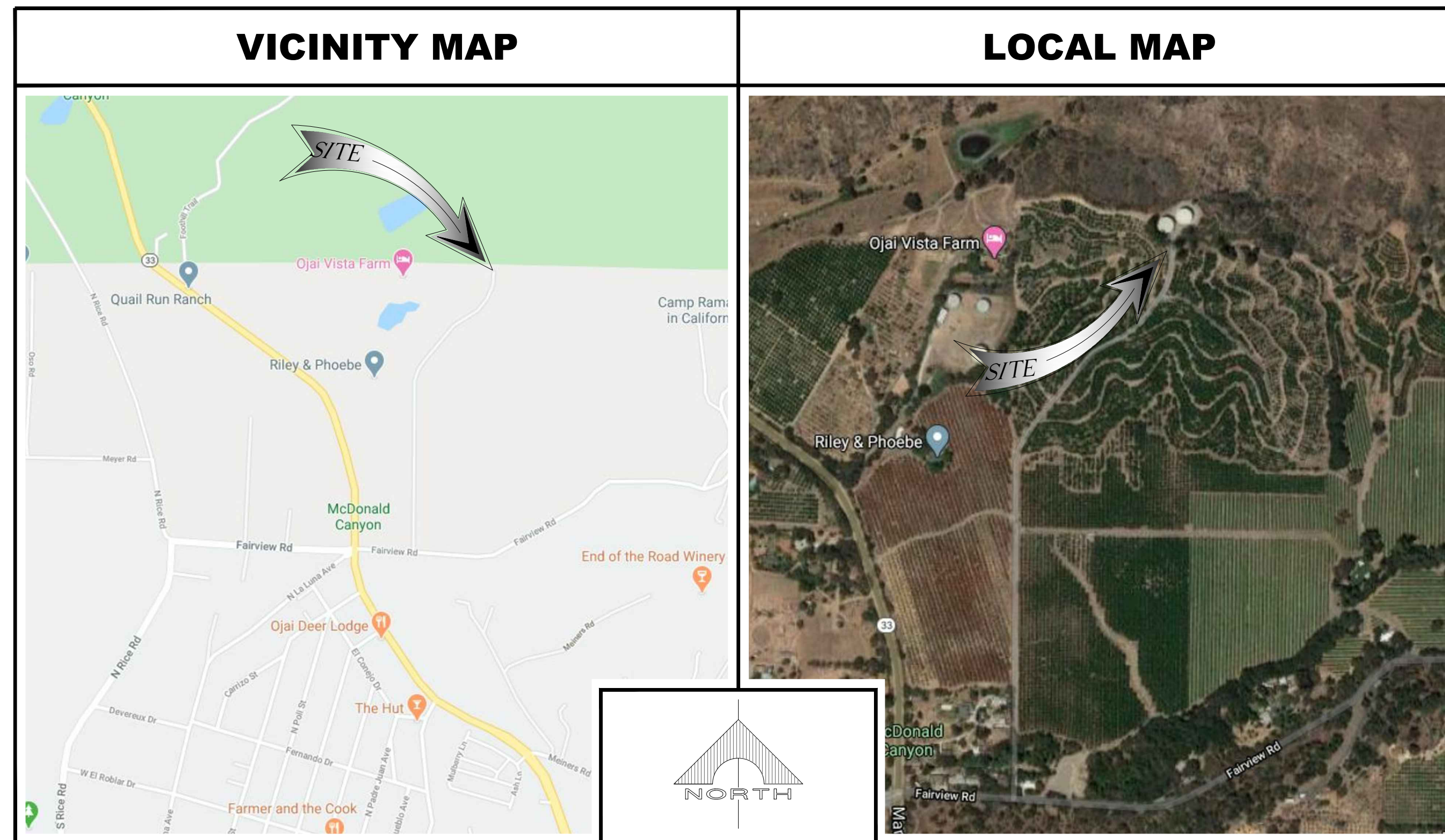
LATITUDE: 34° 27' 48.22" (34.463394°) N
 LONGITUDE: 119° 16' 26.67" (-119.274075°) W
 LAT./LONG. TYPE: NAD 83
 GROUND ELEVATION: 1112.1' A.M.S.L.
 ABOVE GROUND LEVEL: 45'-0" A.G.L.
 APN #: 010-0-170-210
 AREA OF CONSTRUCTION: 776 SQ. FT.
 LEASE AREA: 776 SQ. FT.
 ZONING / JURISDICTION: COUNTY OF VENTURA
 CURRENT ZONING: AE-40-AC/TRUIDKS
 PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY
 HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED



AT&T

Your world. Delivered

SITE NUMBER: CSL06423 - NSB
SITE NAME: BARNARD PROPERTIES
FA NUMBER: 11585683
USID NUMBER: 289599
511 FAIRVIEW ROAD
OJAI, CALIFORNIA 93023
VENTURA COUNTY

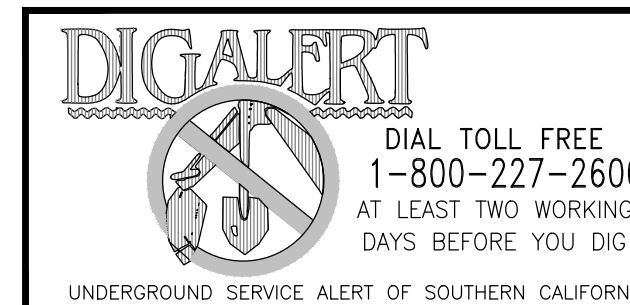


DRIVING DIRECTIONS

TURN LEFT ONTO EDINGER AVE. TURN LEFT ONTO NEWPORT AVE. TURN RIGHT TO MERGE ONTO CA-55 N/STATE RTE 55 N. MERGE ONTO CA-55 N/STATE RTE 55 N. USE THE RIGHT 2 LANES TO TAKE EXIT 10B TO MERGE ONTO I-5 N TOWARD SANTA ANA. KEEP LEFT AT THE FORK TO CONTINUE ON US-101 N. FOLLOW SIGNS FOR LOS ANGELES N/CIVIC CENTER. USE THE RIGHT 3 LANES TO TAKE THE US-101 N EXIT TOWARD VENTURA/VENTURA FWY. CONTINUE ONTO US-101 N/VENTURA FWY. KEEP LEFT TO CONTINUE ON US-101 N. USE THE RIGHT 2 LANES TO TAKE EXIT 70B FOR CALIFORNIA 33 N TOWARD OJAI. CONTINUE ONTO CA-33 N. TURN LEFT ONTO BALDWIN RD. TURN RIGHT ONTO S LA LUNA AVE. SLIGHT RIGHT ONTO FAIRVIEW RD. TURN LEFT (NORTH) ONTO PRIVATE ROAD BETWEEN 645 AND 611 FAIRVIEW RD. DESTINATION WILL BE AT TOP OF PRIVATE ROAD.

LEGAL DESCRIPTION

SEE SURVEY



APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

DISCIPLINE:	SIGNATURE:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION:		
CONSTRUCTION MANAGER:		
PROPERTY OWNER:		
ZONING VENDOR:		
PROJECT MANAGER:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
 SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE. POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION
OUTDOOR CABINET

"AT&T" PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- INSTALL 1 (P) 45' HIGH MONO-EUCALYPTUS.
- INSTALL 9 (P) 8' PANEL ANTENNAS (3 PER SECTOR).
- INSTALL 36 (P) LTE RRU'S AT ANTENNA LEVEL (12 PER SECTOR).
- INSTALL 2 (P) 2' Ø MW ANTENNA.
- INSTALL 4 (P) DC-9 SURGE SUPPRESSORS (SQUID).
- INSTALL 2 (P) EMERSON POWER CABINETS.
- INSTALL 4 (P) PURCELL CABINETS.
- INSTALL 1 (P) GPS ANTENNA.
- INSTALL (P) UTILITY CABINETS.
- INSTALL 3 (P) DC-12 (OUTDOOR).
- INSTALL 1 (P) 20KW (125 GAL.) POLAR DC GENERATOR.
- INSTALL (P) 8' HIGH CHAIN LINK FENCE.

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	SITE SURVEY
LS-2	SITE SURVEY
A-1	SITE PLAN
A-2	LEASE AREA/ANTENNA PLAN AND ANTENNA/RRU SCHEDULE
A-3	ELEVATIONS
A-4	ELEVATIONS
L-1	PLANTING PLAN
L-2	IRRIGATION PLAN

County of Ventura
 Planning Director Hearing
 PL20-0095
 Exhibit 2 - Site Plans



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



3300 IRVINE AVENUE, SUITE 300
 NEWPORT BEACH, CA 92660
 TEL: (949) 387-1265
 FAX: (949) 387-1275



4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
1	06/24/20	REVISED 100 ZDs
-	06/15/20	REVISED 100 ZDs
0	05/07/20	100% ZONING DRAWINGS
A	04/29/20	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

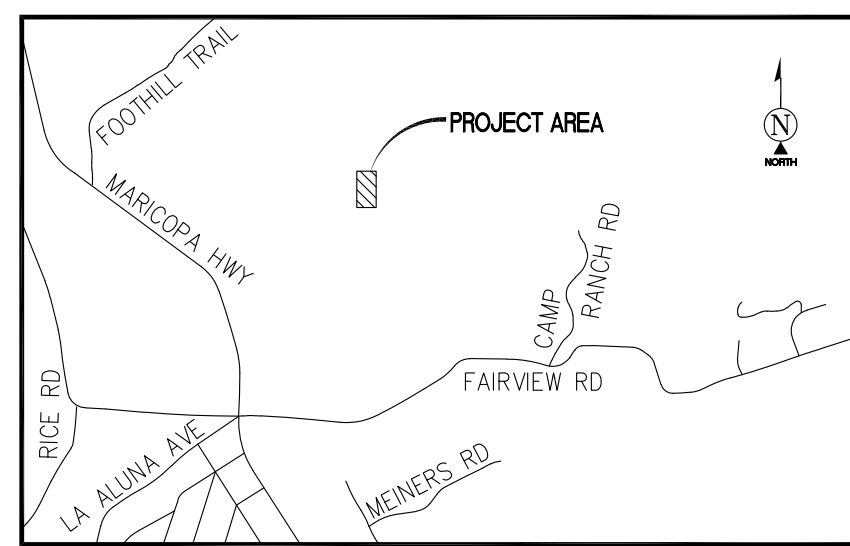
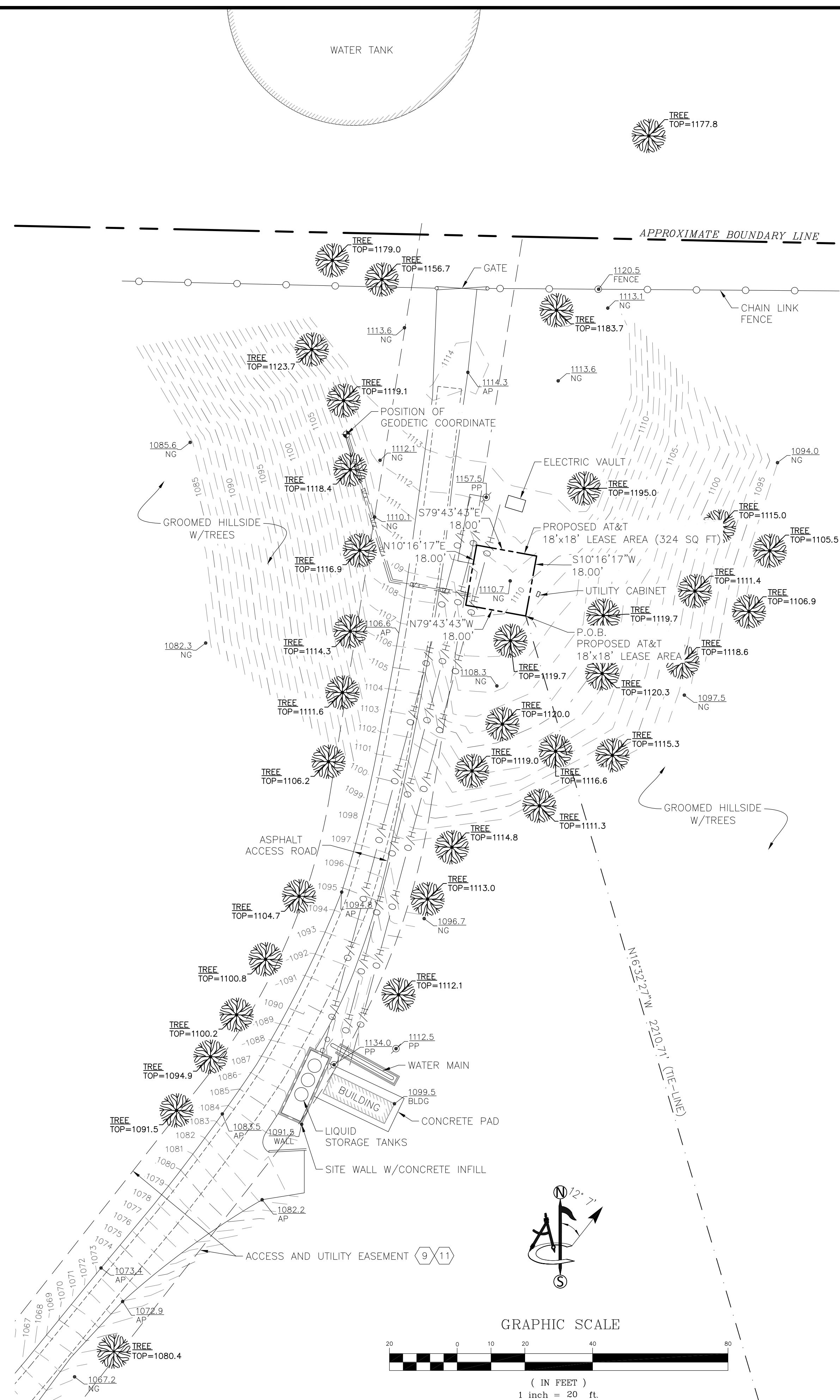
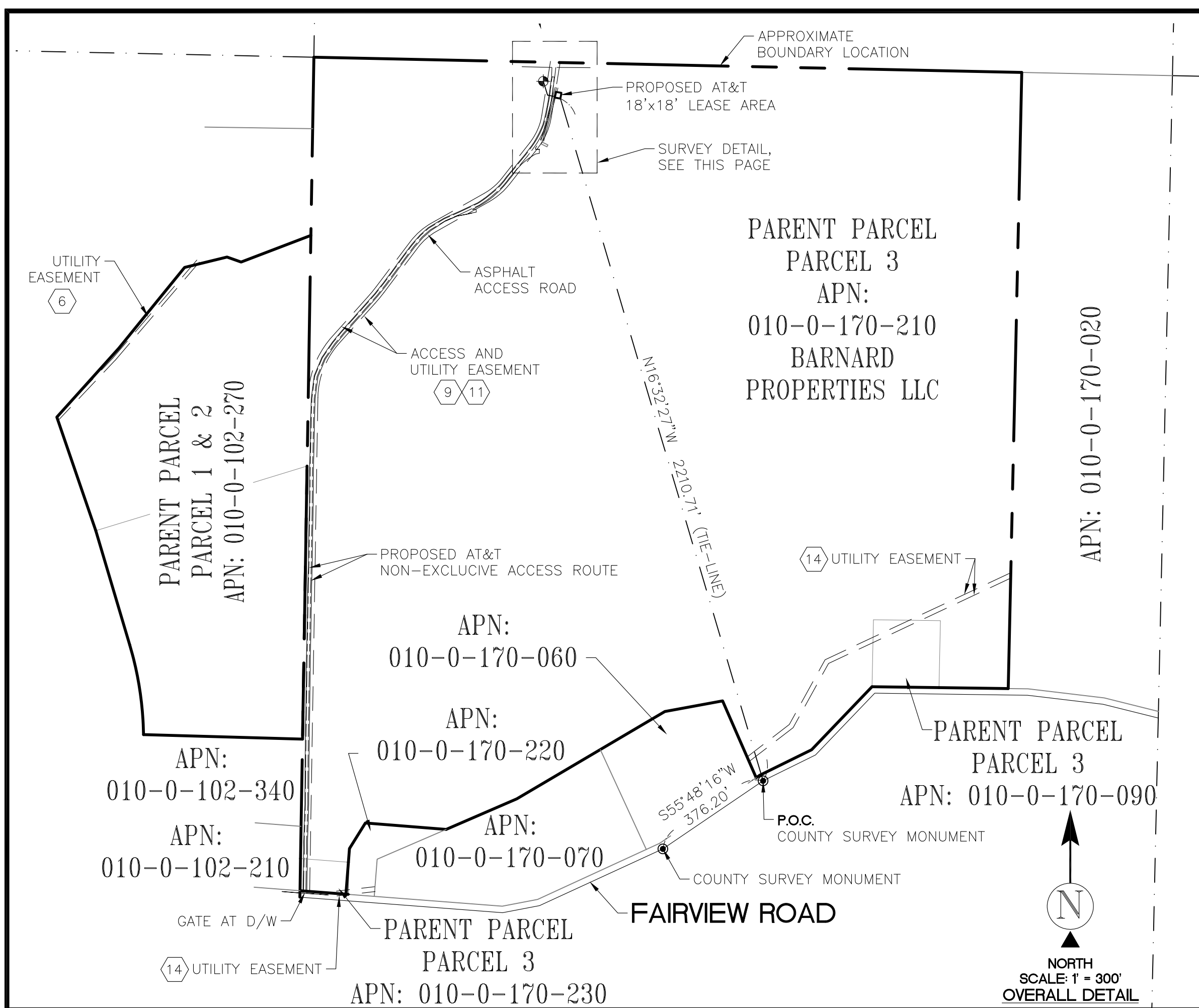
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CSL06423
 BARNARD PROPERTIES
 511 FAIRVIEW ROAD
 OJAI, CA 93023
 MONO-EUCALYPTUS (OUTDOOR)

DRAWN BY: RJS
 CHECKED BY: JS

SHEET TITLE:
 TITLE SHEET

SHEET NUMBER:
T-1



POSITION OF GEODETIC COORDINATES
 LATITUDE 34° 27' 48.29" (34.463414) NORTH (NAD83)
 LONGITUDE 119° 16' 26.79" (119.274108) WEST (NAD83)
 GROUND ELEVATION @ 1109.2' (NAVD88)

LEGEND	
AP	ASPHALT
BLDG	TOP OF BUILDING
D/W	ACCESS DRIVEWAY
FC	FACE OF CURB
IB	ICE BRIDGE
NG	NATURAL GRADE
WALL	TOP OF WALL
	UTILITY POLE
	WATER CONTROL VALVE
	POSITION OF GEODETIC COORDINATES
	SPOT ELEVATION
	TREES
	CMU WALLS
	CHAIN LINK FENCE
	CURBLINES
	EXISTING BUILDINGS
	OVERHEAD LINES
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINES
	LEASE AREA LIMITS
	MAJOR CONTOUR INTERVAL
	MINOR CONTOUR INTERVAL

SURVEY DATE
04/16/2020

BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
 PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

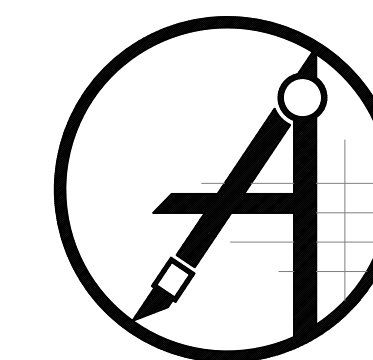
FLOOD_ZONE
 THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06111C0559E, DATED 01/20/2010

UTILITY NOTES
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

GRID-TO-GROUND SCALE FACTOR NOTE
 ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE 5 STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99989827



1452 EDINGER AVENUE
 3RD FLOOR
 TUSTIN, CA 92780



ambit consulting
 410 E. SOUTHERN AVE. TEMPE, AZ 85282
 PH. (480) 659-4072



4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION	
2	05/08/20	ADD DESIGN	(LO)
1	05/06/20	PARCELS (A)	(CK)
0	04/23/20	TITLE (C)	(CK)
A	04/20/20	INITIAL ISSUE	(RAG)



DATE OF SIGNATURE: 05/08/2020

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

CSL06423

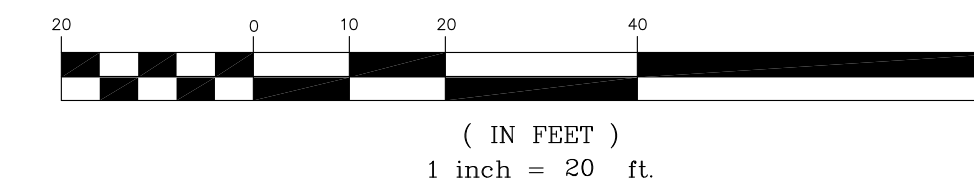
511 W FAIRVIEW ROAD
 OJAI, CA 93023

SHEET TITLE
 SITE SURVEY

SHEET NUMBER

LS-1

GRAPHIC SCALE



SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92012286-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED MARCH 17, 2020. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.
NOTE: SCHEDULE B ITEMS 1, 3, 8, 10, 12, 15 AND 17 ARE NOT SURVEY MATTERS AND HAVE NOT BEEN PLOTTED

ITEMIZED NOTES:

THE FOLLOWING MATTERS AFFECT PARCELS 1 AND 2:
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: RANCHO OJAI MUTUAL WATER COMPANY PURPOSE: THE RIGHT TO ALL PIPES, PIPE LINES, DAMS, DITCHES, RESERVOIRS, RESERVOIR SITES, WATER DISTRIBUTION SYSTEMS AND THE LIKE, TOGETHER WITH NECESSARY RIGHTS OF WAY FOR INSTALLING, OPERATING AND MAINTAINING THE SAME
RECORDING DATE: FEBRUARY 28, 1934
RECORDING NO: IN BOOK 259 PAGE 197 OFFICIAL RECORDS AFFECTS: SAID LAND AS DESCRIBED THEREIN. (BLANKET IN NATURE)

4. AN EASEMENT FOR WATER LINES OVER A STRIP OR PARCEL OF LAND, 5 FEET WIDE, LYING ADJOINING AND IMMEDIATELY EASTERLY FROM THE EASTERLY LINE OF MARICOPA ROAD, ACCORDING TO THE DEEDS TO VENTURA COUNTY, RECORDED IN BOOK 150 PAGE 113 OF DEEDS, AND IN BOOK 319 PAGE 113 OF OFFICIAL RECORDS, AND EXTENDING FROM THE NORTHERLY LINE OF THE SUMP AND PUMP-HOUSE RESERVATION HEREIN SHOWN TO THE NORTHERLY LINE OF THE LAND HEREIN DESCRIBED, AS RESERVED BY HUGO C. BOORSE AND WIFE, IN DEED RECORDED MAY 6, 1941, IN BOOK 634 PAGE 631 OF OFFICIAL RECORDS. (EXACT LOCATION IS INDETERMINATE)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: POLE LINES
RECORDING DATE: DECEMBER 30, 1958
RECORDING NO: IN BOOK 1688 PAGE 187 OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION IS INDETERMINATE)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
RECORDING DATE: NOVEMBER 12, 1980
RECORDING NO: IN BOOK 5774 PAGE 73 OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

7. THE EFFECT OF A LICENSED SURVEYOR'S MAP RECORDED IN BOOK 8 PAGE 45 OF RECORD OF SURVEYS, WHICH PURPORTS TO SHOW THE HEREIN DESCRIBED LAND AND OTHER PROPERTY. (NOTHING TO PLOT)

THE FOLLOWING MATTERS AFFECT PARCEL 3:

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: AERIAL AND UNDERGROUND ELECTRIC LINES AND COMMUNICATION LINES
RECORDING DATE: MAY 5, 1966
RECORDING NO: IN BOOK 2983 PAGE 259 OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: VENTURA RIVER MUNICIPAL WATER DISTRICT PURPOSE: ROADWAY AND COMMUNICATION AND ELECTRIC POWER POLE LINE
RECORDING DATE: FEBRUARY 24, 1966
RECORDING NO: IN BOOK 2948 PAGE 528 OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

13. COVENANTS AND RESTRICTIONS IMPOSED BY A LAND CONSERVATION CONTRACT EXECUTED PURSUANT TO SECTION 51200 ET SEQ. CALIFORNIA GOVERNMENT CODE (WILLIAMSON ACT) AUTHORIZING THE ESTABLISHMENT OF AGRICULTURAL PRESERVES. THE USE OF THE LAND WITHIN THE PRESERVE MAY BE RESTRICTED BY THE CONTRACT TO AGRICULTURAL, RECREATIONAL, OPEN-SPACE, AND OTHER APPROVED COMPATIBLE USES.
EXECUTED BY: KEITH W. BARNARD TRUSTEE BARNARD FARM PROPERTY TRUST AND COUNTY OF VENTURA
RECORDING DATE: MAY 12, 1971
RECORDING NO: IN BOOK 3814 PAGE 278 OFFICIAL RECORDS AFFECTS: SAID LAND (PARCEL UNDEFINED, NOT PLOTTABLE)

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: MEINERS OAKS SANITARY DISTRICT PURPOSE: SEWER PIPELINE, ACCESS
RECORDING DATE: JANUARY 18, 1973
RECORDING NO: IN BOOK 4064 PAGE 517 OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND 15 FEET IN WIDTH. (AS SHOWN ON SURVEY)

16. THE EFFECT OF A LICENSED SURVEYOR'S MAP RECORDED IN BOOK 7, PAGE 17, OF RECORD OF SURVEYS, WHICH PURPORTS TO SHOW THE HEREIN DESCRIBED LAND AND OTHER PROPERTY. (NOTHING TO PLOT)

LESSOR'S LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOTS 3 AND 6 OF FRACTIONAL SECTION 3, TOWNSHIP 4 NORTH, RANGE 23 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT A 1 1/2 INCH IRON PIPE SET AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO YNACIO RAMOS RECORDED IN BOOK 60 PAGE 175 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAND,
1ST: NORTH 89° 55' 30" WEST 493.85 FEET TO THE EASTERLY LINE OF MATILUJA ROAD AS DESCRIBED IN DEED TO VENTURA COUNTY RECORDED IN BOOK 319 PAGE 113 OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING TWO COURSES,
2ND: NORTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1040.00 FEET AND A CENTRAL ANGLE OF 13° 36' 13", A DISTANCE OF 283.23 FEET; THENCE,
3RD: NORTH 18° 06' 00" WEST 369.60 FEET; THENCE,
4TH: NORTH 71° 25' 50" EAST 685.98 FEET TO THE EASTERLY LINE OF LOT 3; THENCE ALONG THE EASTERLY LINE OF LOT 3 AND LOT 6,
5TH: SOUTH 0°36' 90" EAST 848.26 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THOSE PORTIONS OF LOTS 3 AND 6 OF FRACTIONAL SECTION 3, TOWNSHIP 4 NORTH, RANGE 23 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 3, DISTANT ALONG SAID EASTERLY LINE, SOUTH 8° 38' 00" EAST 258.23 FEET FROM THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO WILLIAM J. FRY, ET UX., RECORDED IN BOOK 634 PAGE 631 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE,
1ST: SOUTH 69° 55' 00" WEST 229.60 FEET; THENCE,
2ND: NORTH 69° 31' 00" WEST 46.29 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MEINERS OAKS COUNTY WATER DISTRICT BY DEED RECORDED SEPTEMBER 14, 1950 AND RECORDED IN BOOK 955 PAGE 194 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LAND,
3RD: SOUTH 77° 04' 36" WEST 135.78 FEET, MORE OR LESS, TO THE NORTHWESTERLY BOUNDARY OF SAID LAND OF FRY; THENCE ALONG SAID NORTHWESTERLY BOUNDARY BY THE FOLLOWING 2 COURSES,
4TH: SOUTH 39° 57' 00" WEST 323.55 FEET TO AN ANGLE POINT; THENCE,
5TH: SOUTH 42° 48' 00" WEST 287.79 FEET TO A POINT IN THE CENTER LINE OF MATILUJA ROAD, DESCRIBED AS PARCEL 2 IN THE DEED TO VENTURA COUNTY RECORDED IN BOOK 150 PAGE 113 OF DEEDS IN SAID OFFICE OF THE COUNTY RECORDER, SAID POINT BEING ALSO THE MOST WESTERLY CORNER OF SAID LAND OF FRY; THENCE ALONG SAID CENTER LINE,
6TH: SOUTH 18° 06' 00" EAST 373 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO LOUIE ELIAS, JR. RECORDED MAY 27, 1966 IN BOOK 2994 PAGE 157 OF OFFICIAL RECORDS; THENCE ALONG SAID PROLONGATION AND SAID NORTHWESTERLY LINE NORTH 71° 25' 50" EAST 726 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID LOT 3; THENCE ALONG SAID EASTERLY LINE NORTH 0° 36' 00" WEST 671.03 FEET, MORE OR LESS TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN MATILUJA ROAD, 50 FEET WIDE AS DESCRIBED IN PARCEL 2 IN THE DEED TO VENTURA COUNTY RECORDED IN BOOK 150 PAGE 113 OF DEEDS.
ALSO EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN THE LAND DESCRIBED IN THE DEED TO VENTURA COUNTY RECORDED IN BOOK 319 PAGE 113 OF OFFICIAL RECORDS.

PARCEL 3:
LOTS 1, 2, 7 AND 8 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 23 WEST, BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPT THAT PORTION LYING SOUTHERLY AND SOUTHEASTERLY OF THE NORTHERLY AND NORTHWESTERLY LINE OF FAIRVIEW ROAD AS SAID ROAD IS DESCRIBED IN THE DEED TO VENTURA COUNTY RECORDED IN BOOK 68 PAGE 49 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ALSO EXCEPT THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF THE LAND CONVEYED TO JOHN A. LOPEZ BY THAT CERTAIN DEED IN VOLUNTARY PARTITION RECORDED JULY 6, 1937 AS DOCUMENT NO. 4654, IN BOOK 537 PAGE 278 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ALSO EXCEPT THAT PORTION LYING WITHIN THE LAND CONVEYED TO JESUS L. LOPEZ BY THAT CERTAIN DEED IN VOLUNTARY PARTITION RECORDED JULY 10, 1937 AS DOCUMENT NO. 4820, IN BOOK 531, PAGE 343 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ALSO EXCEPT THAT PORTION GRANTED TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT IN DEED RECORDED JULY 31, 1995 AS INSTRUMENT NO. 95-089503 OF OFFICIAL RECORDS. SAID LAND IS SHOWN AND DESCRIBED AS PARCEL 1 IN THAT CERTAIN PARCEL MAP WAIVER -LARGE LOT SUBDIVISION NO. SD06-0030, RECORDED FEBRUARY 3, 2009 AS INSTRUMENT NO. 20090203-00015363 OF OFFICIAL RECORDS.

SURVEYOR'S NOTES

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

ACCESS NOTE

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

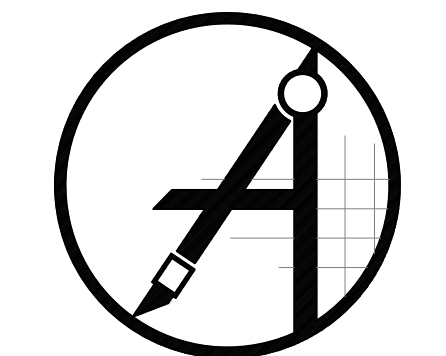
LEASE AREA LEGAL DESCRIPTION

DESCRIPTION FOR AN AT&T 18'x18' LEASE AREA, BEING A PORTION OF LOT 2 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 23 WEST OF THE SAN BERNARDINO MERIDIAN, AS SHOWN ON THE RECORD OF SURVEY MAP RECORDED IN BOOK 7, PAGE 17 IN THE RECORDS OF VENTURA COUNTY, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT A COUNTY SURVEY MONUMENT AT THE NORTHERLY END OF A CENTERLINE SEGMENT OF FAIRVIEW ROAD, AS SHOWN ON SAID RECORD OF SURVEY, AS HAVING A BEARING OF SOUTH 55°07'30" WEST, 376.06 FEET, FROM WHICH A COUNTY SURVEY MONUMENT AT THE SOUTHERLY END OF SAID LINE BEARS SOUTH 55°48'16" WEST, 376.20 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 16°32'27" WEST, 2210.71 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 79°43'43" WEST, 18.00 FEET;
THENCE NORTH 10°16'17" EAST, 18.00 FEET;
THENCE SOUTH 79°43'43" EAST, 18.00 FEET;
THENCE SOUTH 10°16'17" WEST, 18.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 324 SQUARE FEET (0.007 ACRES) OF LAND, MORE OR LESS.



1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

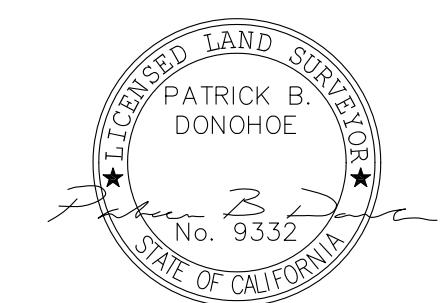


ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH. (480) 659-4072



4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION	
2	05/08/20	ADD DESIGN	(LO)
1	05/06/20	PARCELS (A)	(CK)
0	04/23/20	TITLE (C)	(CK)
A	04/20/20	INITIAL ISSUE	(RAG)



DATE OF SIGNATURE: 05/08/2020

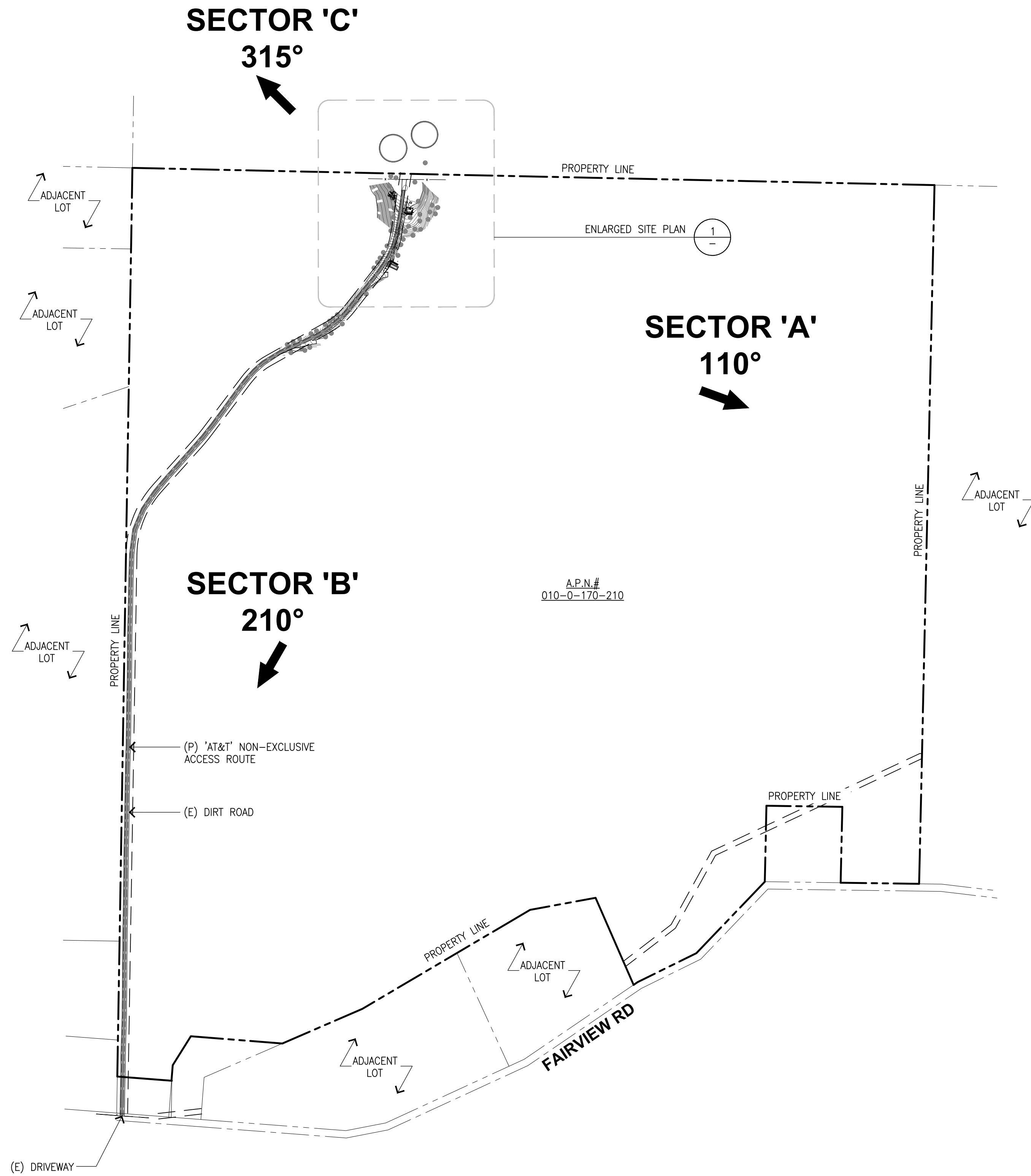
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CSL06423

511 W FAIRVIEW ROAD
OJAI, CA 93023

SHEET TITLE
NOTES

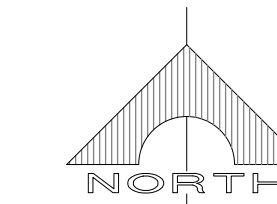
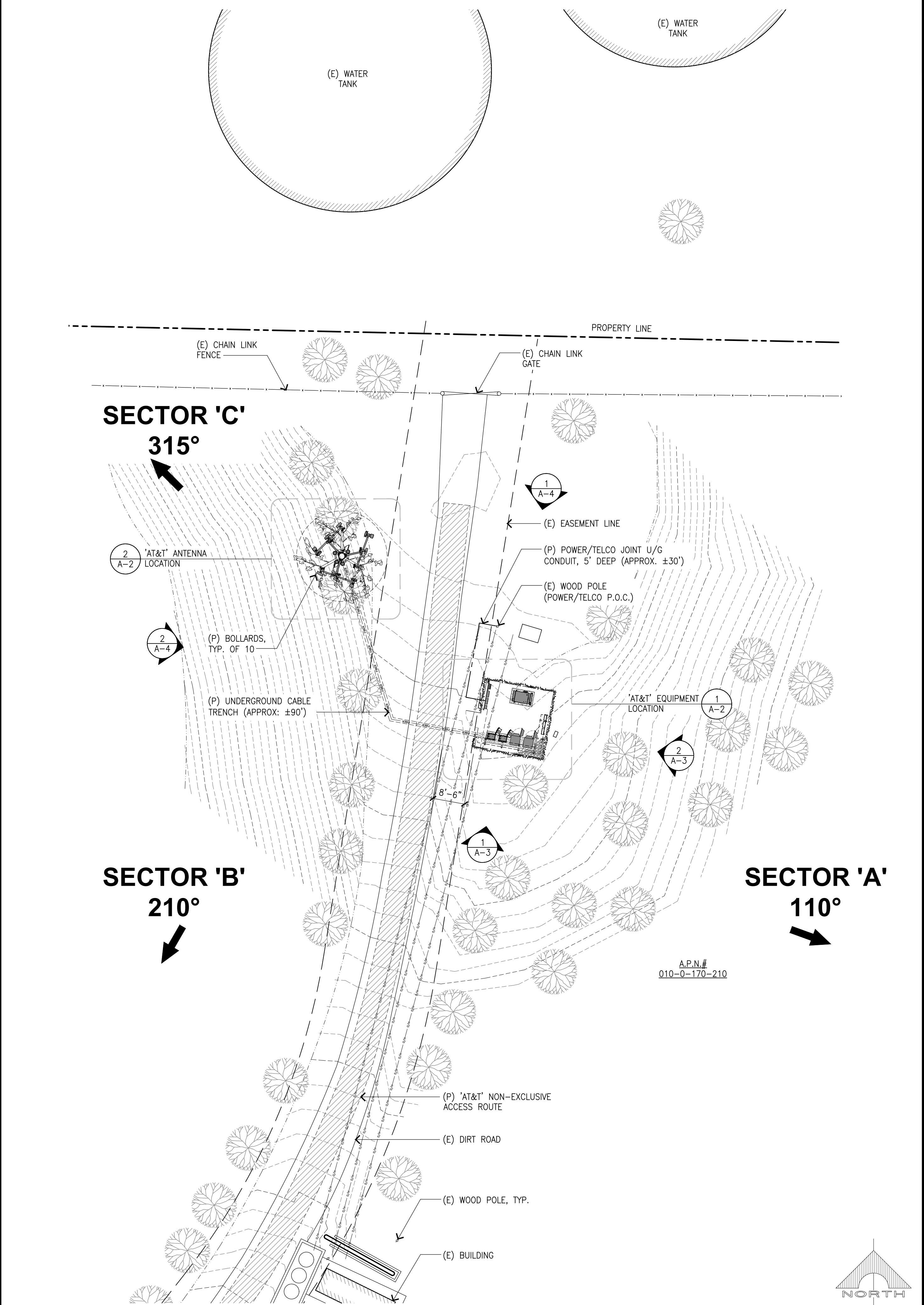
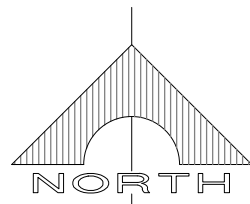
SHEET NUMBER
LS-2



NOTE:
UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN VISIT, FINAL UTILITY COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.

OVERALL SITE PLAN

SCALE:
1"=200'-0" 100' 200' 400' 2



ENLARGED SITE PLAN

SCALE:
1/16"=1'-0" 1



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



3300 IRVINE AVENUE, SUITE 300
NEWPORT BEACH, CA 92660
TEL: (949) 387-1265
FAX: (949) 387-1275



4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
1	06/24/20	REVISED 100 Zds
-	06/15/20	REVISED 100 Zds
0	05/07/20	100% ZONING DRAWINGS
A	04/29/20	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

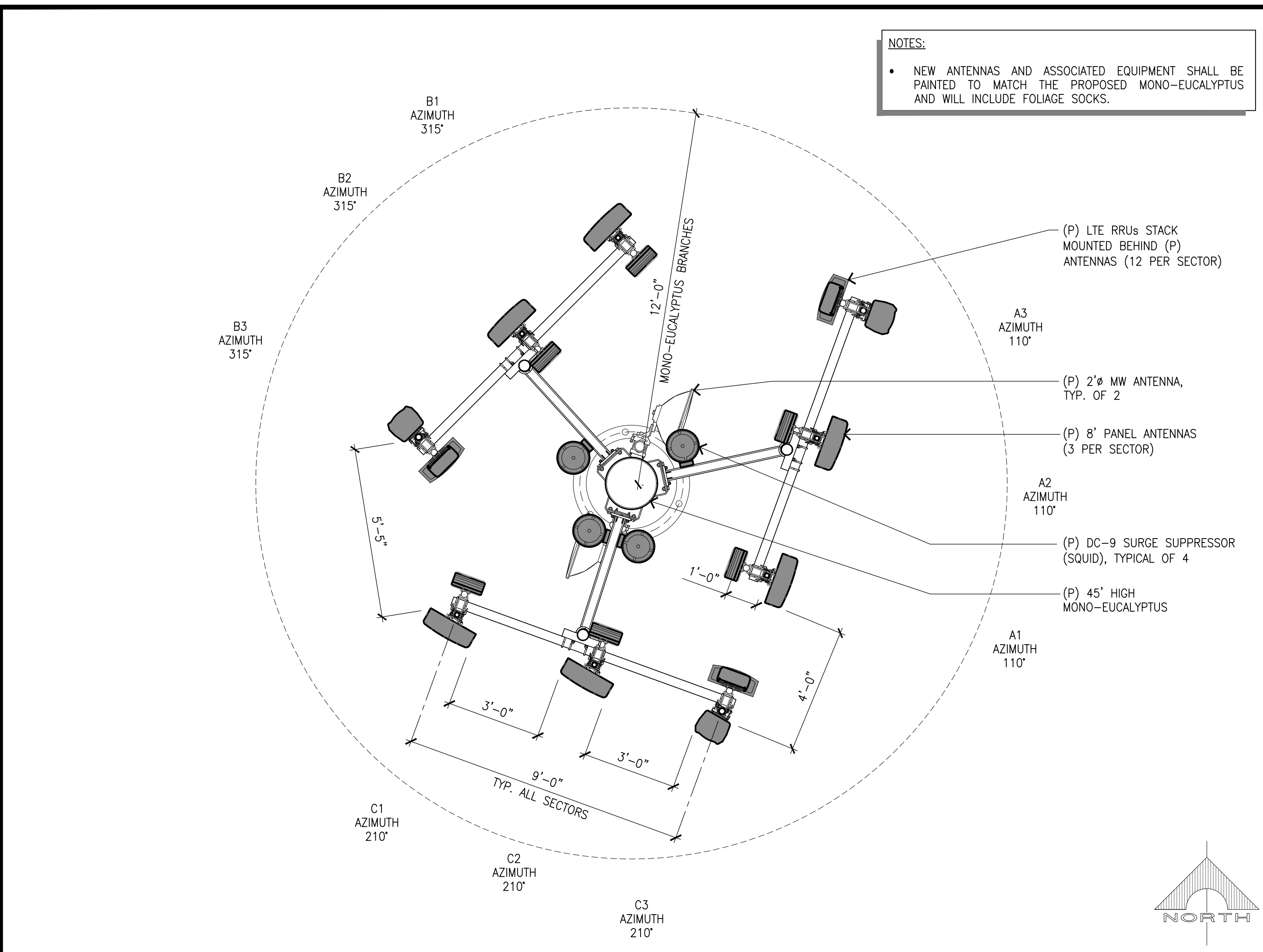
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CSL06423
BARNARD PROPERTIES
511 FAIRVIEW ROAD
OJAI, CA 93023
MONO-EUCALYPTUS (OUTDOOR)

DRAWN BY: RJS
CHECKED BY: JS

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

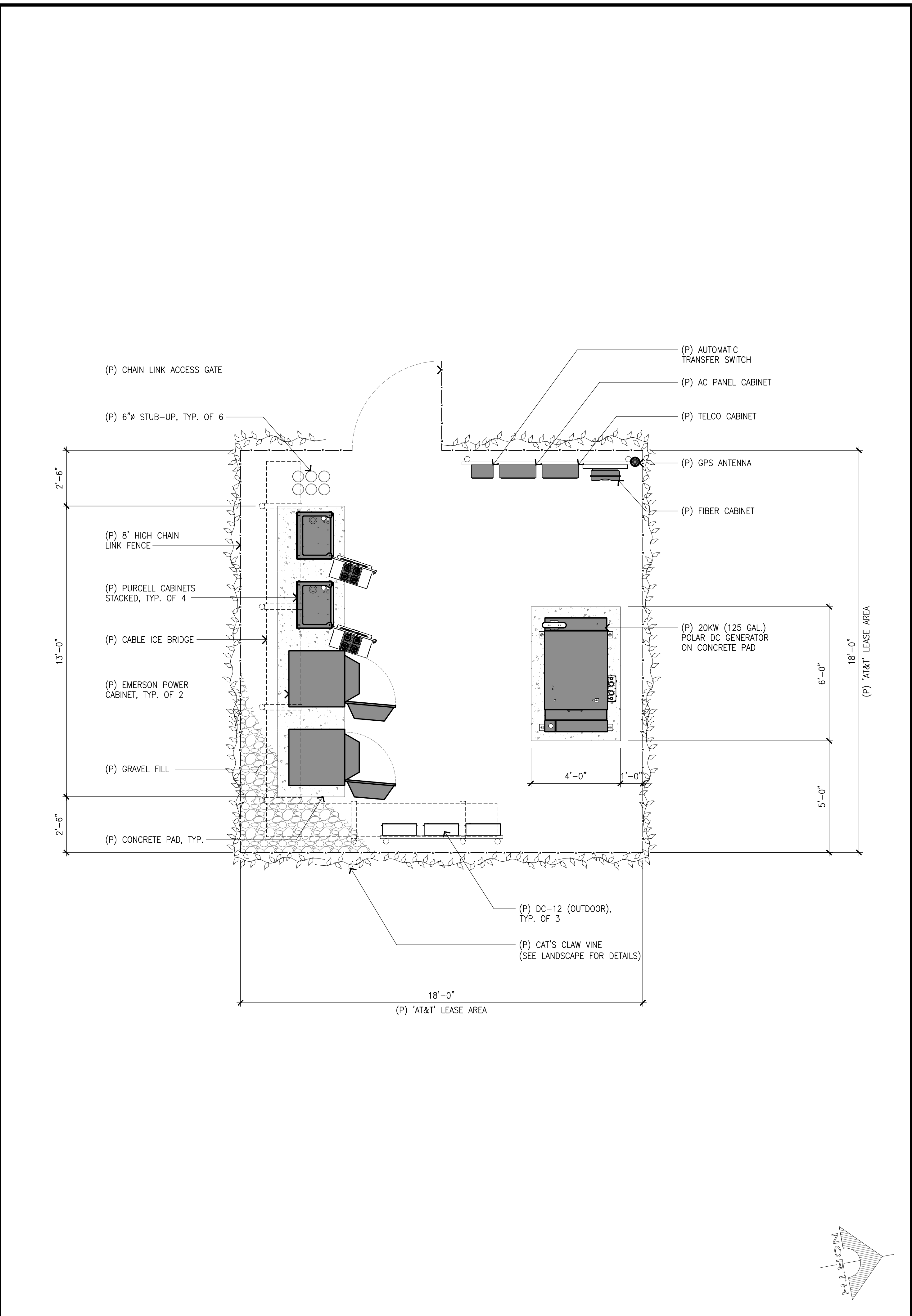


ANTENNA PLAN SCALE: 3/8"=1'-0" **2**

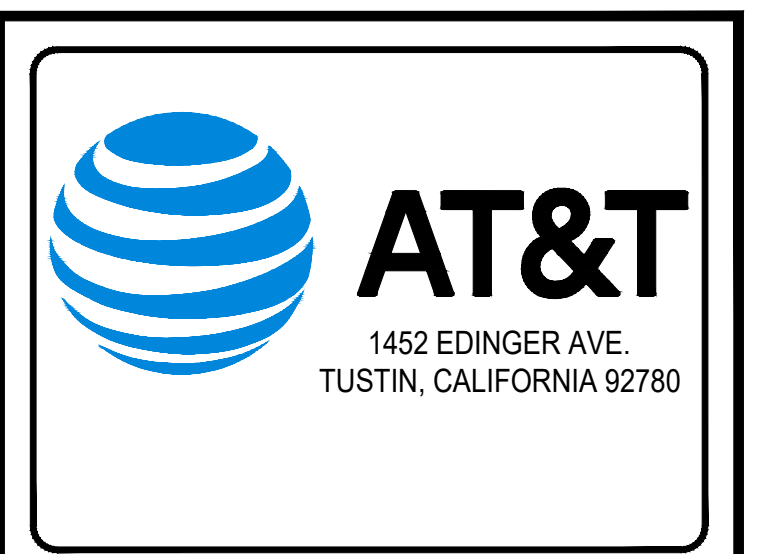
PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS								
SECTOR	PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT +/-)		
		AIR/HEX/8-PORT	SIZE (4'; 6'; 8')			JUMPER	DC CABLE (AWG #8)	
ALPHA SECTOR	A1	LTE	65' BW PANEL ANTENNA	8'	110'	36'-0"	<12'	+/- 95'
	A2	LTE	65' BW PANEL ANTENNA	8'	110'	36'-0"	<12'	+/- 95'
	A3	LTE	65' BW PANEL ANTENNA	8'	110'	36'-0"	<12'	+/- 95'
BETA SECTOR	B1	LTE	65' BW PANEL ANTENNA	8'	315'	36'-0"	<12'	+/- 95'
	B2	LTE	65' BW PANEL ANTENNA	8'	315'	36'-0"	<12'	+/- 95'
	B3	LTE	65' BW PANEL ANTENNA	8'	315'	36'-0"	<12'	+/- 95'
GAMMA SECTOR	C1	LTE	65' BW PANEL ANTENNA	8'	210'	36'-0"	<12'	+/- 95'
	C2	LTE	65' BW PANEL ANTENNA	8'	210'	36'-0"	<12'	+/- 95'
	C3	LTE	65' BW PANEL ANTENNA	8'	210'	36'-0"	<12'	+/- 95'

REMOTE RADIO UNITS (RRU'S)							
SECTOR	RRU UP OR DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			
				ABOVE	BELOW	SIDES	
ALPHA SECTOR	A1	UP	4	<12'	18"	8"	8"
	A2	UP	4	<12'	18"	8"	8"
	A3	UP	4	<12'	18"	8"	8"
BETA SECTOR	B1	UP	4	<12'	18"	8"	8"
	B2	UP	4	<12'	18"	8"	8"
	B3	UP	4	<12'	18"	8"	8"
GAMMA SECTOR	C1	UP	4	<12'	18"	8"	8"
	C2	UP	4	<12'	18"	8"	8"
	C3	UP	4	<12'	18"	8"	8"

ANTENNA AND RRU SCHEDULE SCALE: 3/8"=1'-0" **3**



LEASE AREA PLAN SCALE: 3/8"=1'-0" **1**



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REV	DATE	DESCRIPTION
1	06/24/20	REVISED 100 Zds
-	06/15/20	REVISED 100 Zds
0	05/07/20	100% ZONING DRAWINGS
A	04/29/20	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

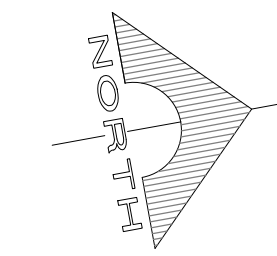
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSL06423
BARNARD PROPERTIES
511 FAIRVIEW ROAD
OJAI, CA 93023
MONO-EUCALYPTUS (OUTDOOR)

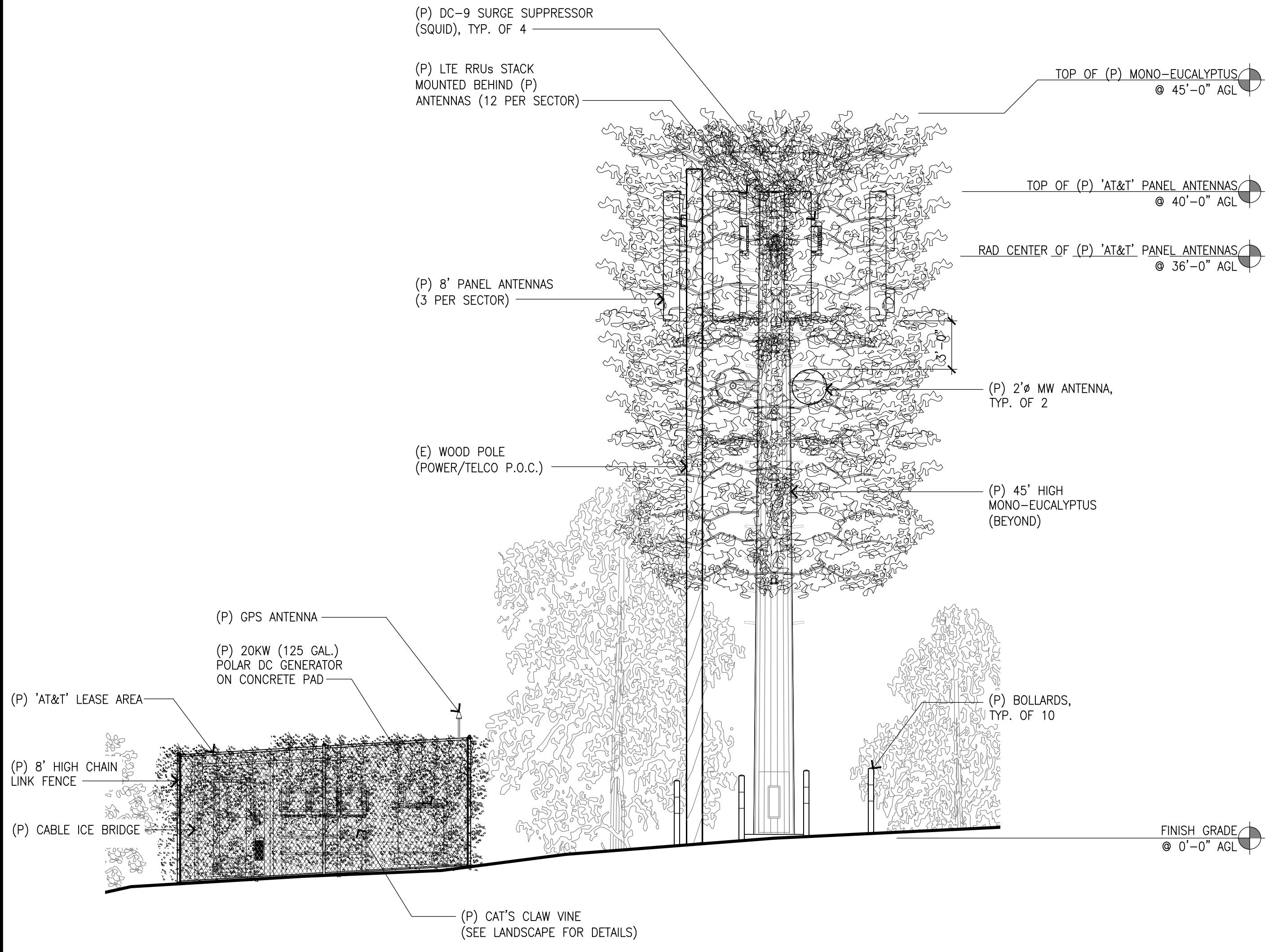
DRAWN BY: RJS
CHECKED BY: JS

SHEET TITLE:
LEASE AREA/ANTENNA PLAN AND ANTENNA/RRU SCHEDULE

SHEET NUMBER:
A-2



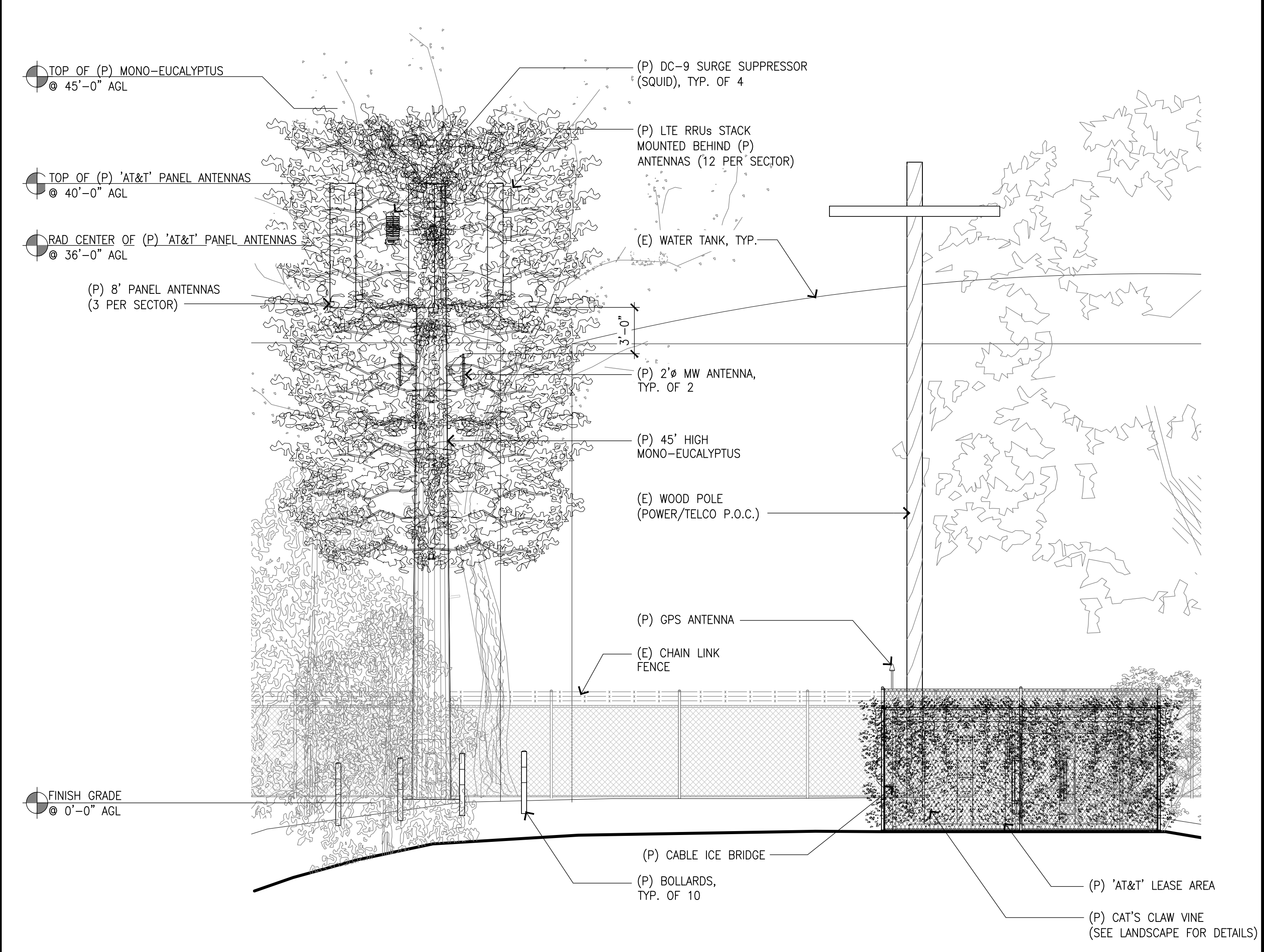
NOTES:
 • NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE PROPOSED MONO-EUCALYPTUS AND WILL INCLUDE FOLIAGE SOCKS.



EAST ELEVATION

SCALE: 3/16"=1'-0" 2

NOTES:
 • NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE PROPOSED MONO-EUCALYPTUS AND WILL INCLUDE FOLIAGE SOCKS.



SOUTH ELEVATION

SCALE: 3/16"=1'-0" 1



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REV	DATE	DESCRIPTION
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A	04/29/20	90% ZONING DRAWINGS

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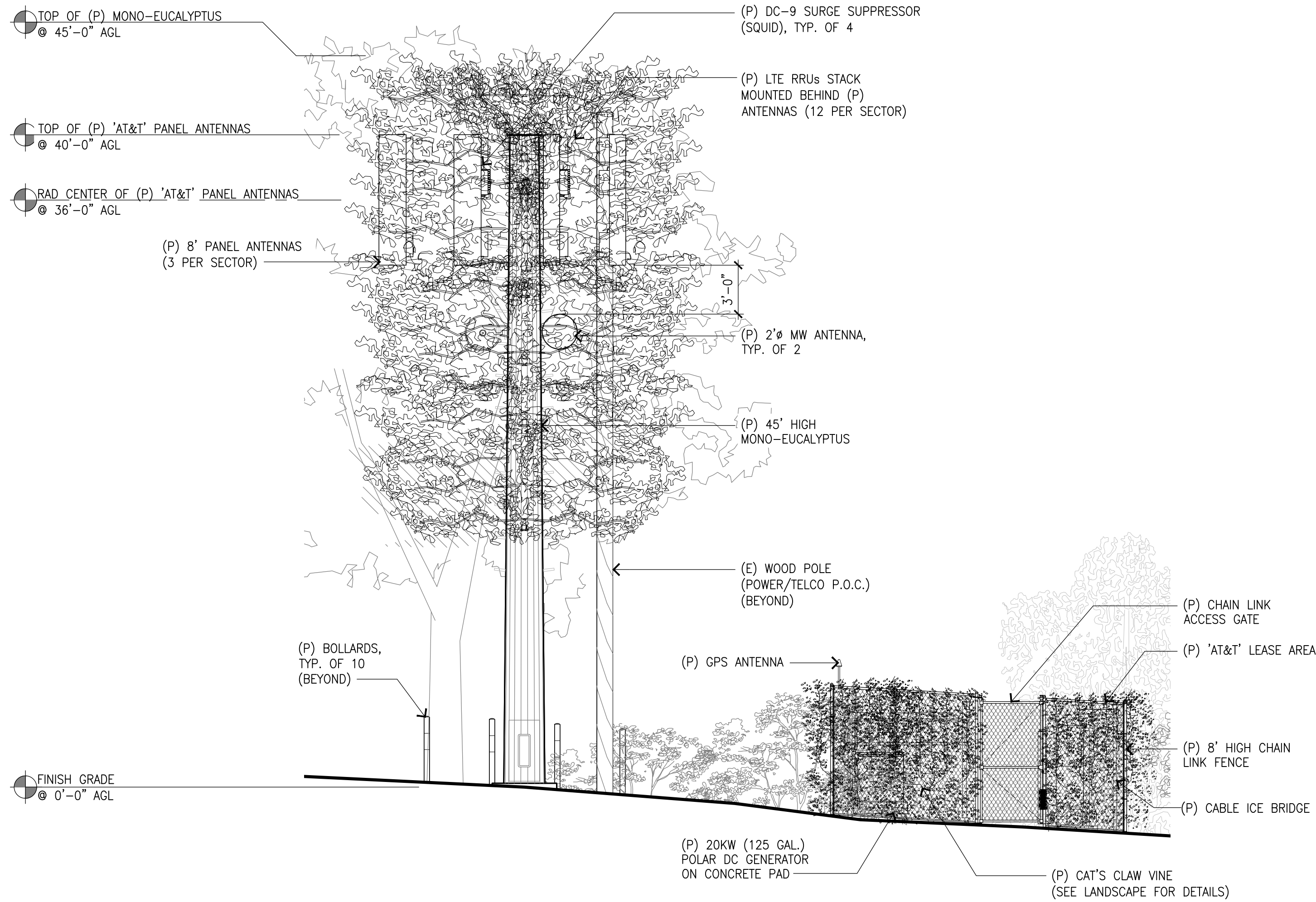
CSL06423
 BARNARD PROPERTIES
 511 FAIRVIEW ROAD
 OJAI, CA 93023
 MONO-EUCALYPTUS (OUTDOOR)

DRAWN BY: RJS
 CHECKED BY: JS

SHEET TITLE:
 ELEVATIONS

SHEET NUMBER:
A-3

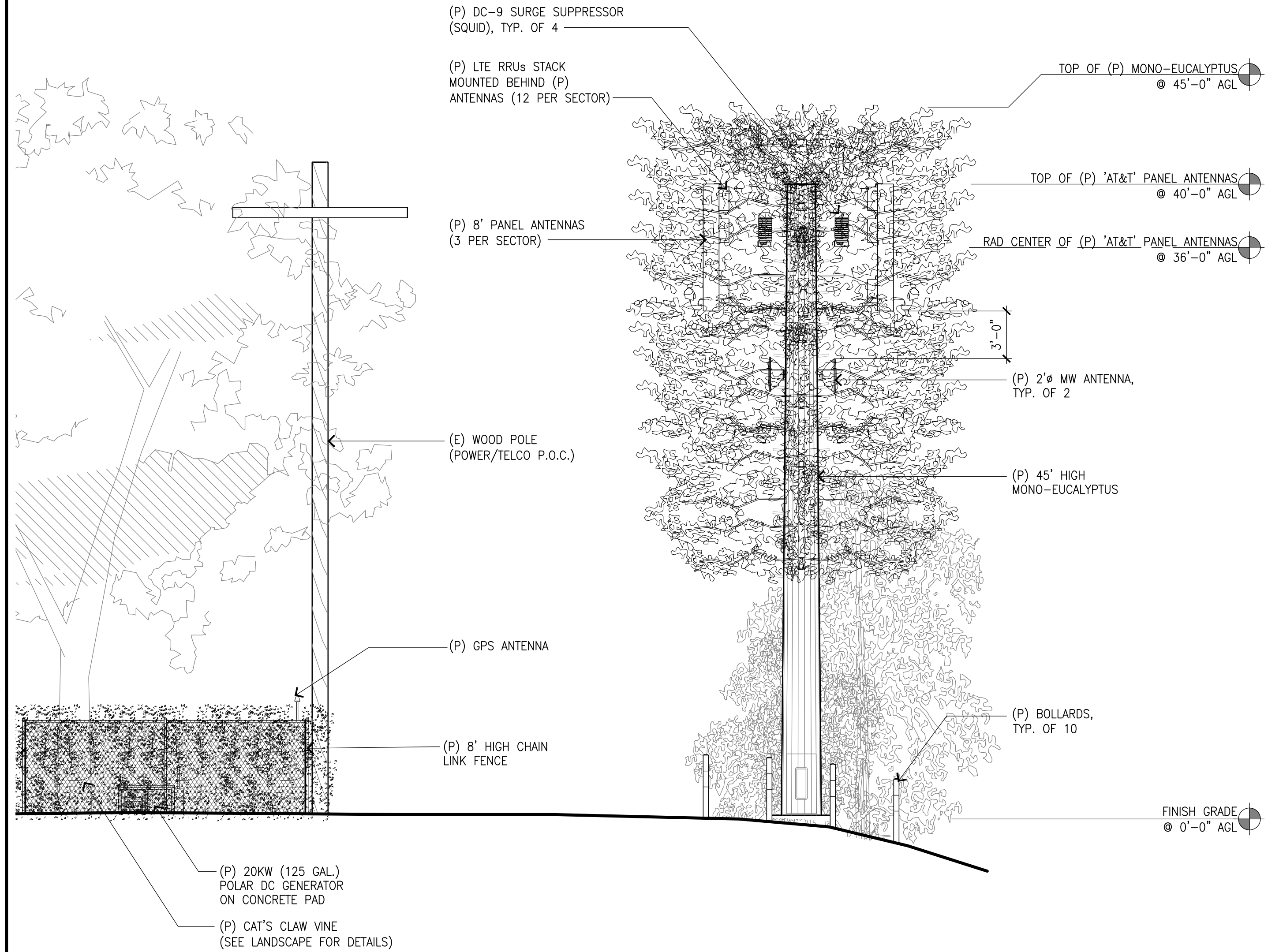
NOTES:
 • NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE PROPOSED MONO-EUCALYPTUS AND WILL INCLUDE FOLIAGE SOCKS.



WEST ELEVATION

SCALE:
 3/16"=1'-0" 2

NOTES:
 • NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE PROPOSED MONO-EUCALYPTUS AND WILL INCLUDE FOLIAGE SOCKS.



NORTH ELEVATION

SCALE:
 3/16"=1'-0" 1



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-	06/15/20	REVISED 100 ZDs
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A	04/29/20	90% ZONING DRAWINGS

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CSL06423
 BARNARD PROPERTIES
 511 FAIRVIEW ROAD
 OJAI, CA 93023
 MONO-EUCALYPTUS (OUTDOOR)

DRAWN BY: RJS
 CHECKED BY: JS

SHEET TITLE:
 ELEVATIONS

SHEET NUMBER:
A-4

PLANT LEGEND

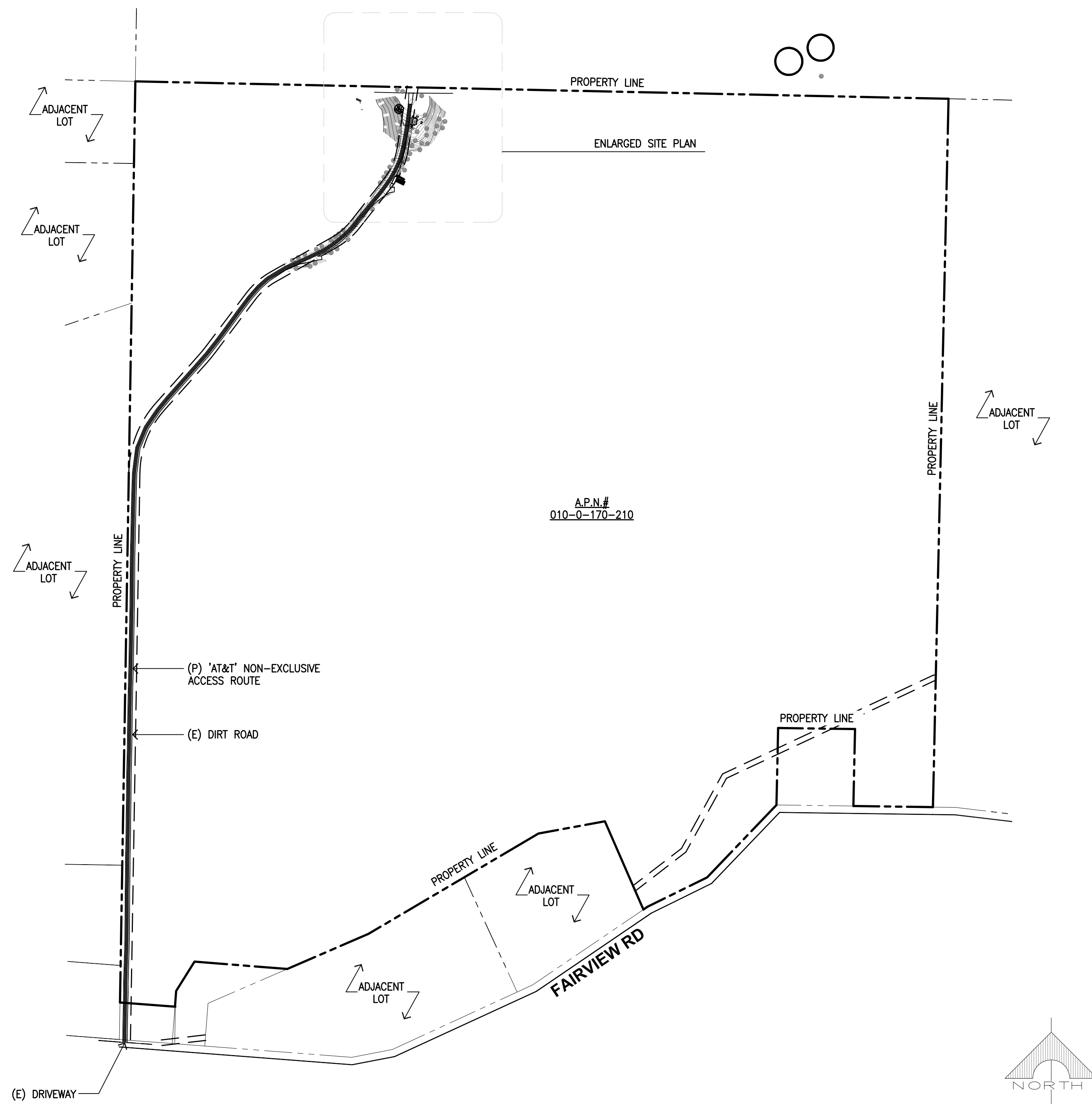
SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WATER USE
						REGION 4
VINES						
▼	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	15 GAL.	9	STAKED	LOW

PLANTING NOTE

1. REPLACE MULCH AROUND PROJECT AREA THAT HAS BEEN DISPLACED OR REMOVED DUE TO CONSTRUCTION. MULCH TO BE 3" MIN. THICK LAYER AND SHALL MATCH EXISTING.
2. PROPOSED IRRIGATION SYSTEM FOR NEW PLANTING SHALL MATCH EXISTING ON SITE. ALL PLANTING AREAS TO RECEIVE LOW VOLUME HIGH EFFICIENCY SPRAY HEADS, BUBBLERS, OR DRIP EMITTERS AND SHALL FOLLOW CITY OF SANTA ANA AND LOCAL AGENCY GUIDELINES. CALCULATIONS FOR WATER EFFICIENCY SHALL BE INCORPORATED INTO CONSTRUCTION DOCUMENT PHASE.

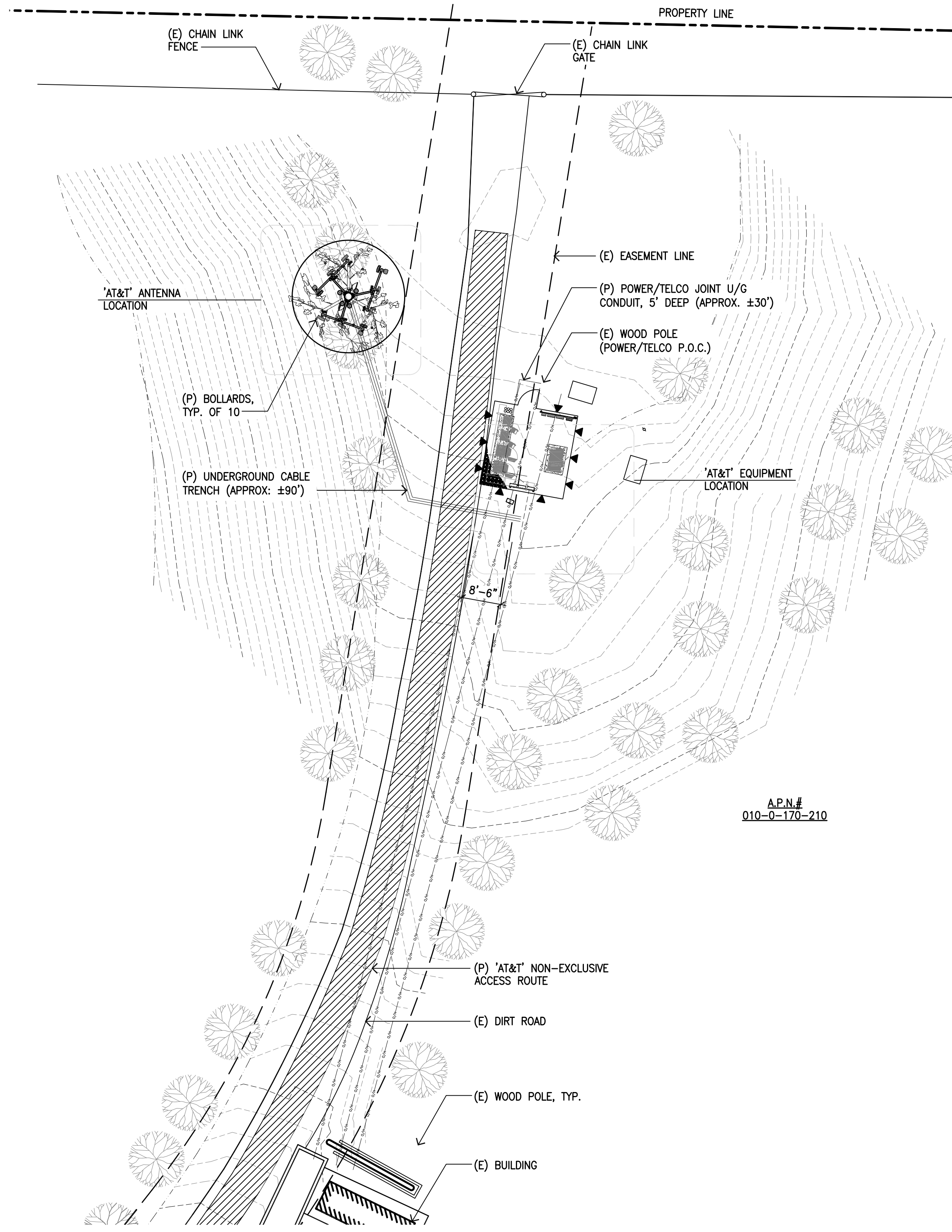
TOP DRESSING

ALL SHRUB AREAS ARE TO BE TOP DRESSED WITH 4" THICK LAYER OF SHREDDED TREE BARK. MATCH EXISTING (UNLESS OTHERWISE NOTED AS CRUSHED STONE).



OVERALL SITE PLAN

SCALE: 1"=200'-0"
 100' 200' 400' **2**



ENLARGED PRELIMINARY PLANTING PLAN

SCALE: 1/16"=1'-0" **1**



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3300 IRVINE AVENUE, SUITE 300
 NEWPORT BEACH, CA 92660
 TEL: (949) 387-1265
 FAX: (949) 387-1275



4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
1	06/18/20	100% ZONING DRAWINGS
0	05/07/20	100% ZONING DRAWINGS
A	04/29/20	90% ZONING DRAWINGS



RJCLA
 Landscape Architects
 11 Villamoura
 Laguna Niguel, CA 92677

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CSL06423
BARNARD PROPERTIES
 511 FAIRVIEW ROAD
 OJAI, CA 93023
MONO-EUCALYPTUS (OUTDOOR)

DRAWN BY: mdm
 CHECKED BY: RJC

SHEET TITLE:
PRELIMINARY PLANTING PLAN

SHEET NUMBER:
L-1
 SHEET 1 OF 2

WATER USE CALCULATIONS:

PROJECT LANDSCAPE AREA:	81 SQUARE FEET
MAXIMUM WATER BUDGET:	= (ETO) (0.45) (AREA) (.62) = (51.0) (0.45) (81) (.62) = 1,153 (GALLONS/YEAR)
ESTIMATED WATER USE:	= (ETO) (KC) (AREA) (.62) / (.81)
HYDROZONE 1 (DRIP)	= (51.0) (0.30) (81) (.62) / (.81) = 949 (GALLONS/YEAR)
TOTAL ESTIMATED WATER USE:	= 949 (GALLONS/YEAR)

IRRIGATION LEGEND

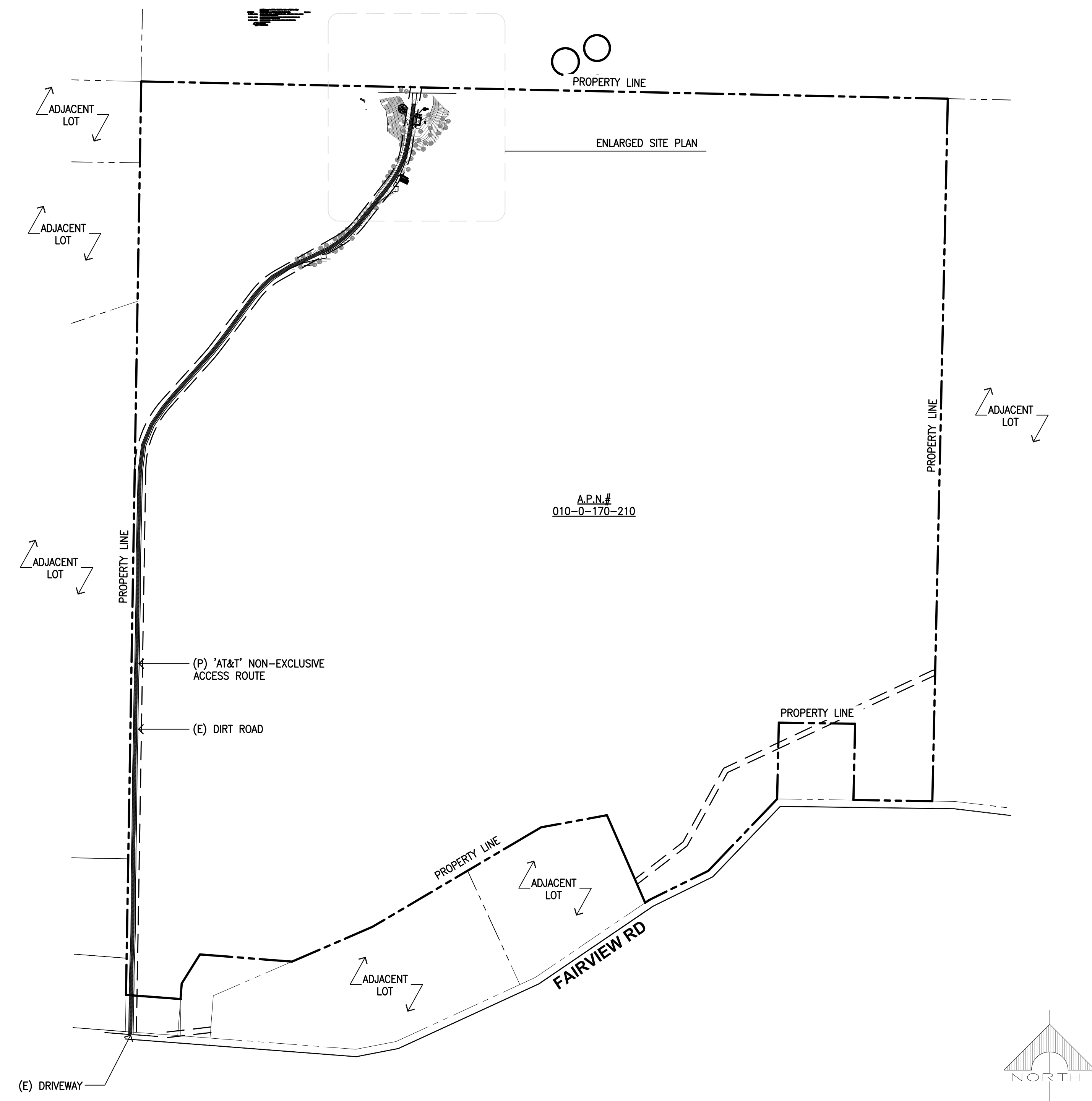
SYMBOL	MFG	MODEL NO./DESCRIPTION
■	RAIN BIRD	1402 FLOOD BUBBLER (0.50 GPM EACH - 1 PER VINE). INSTALL ON HUNTER IH-RISER-12.
—		NON-PRESSURE LATERAL SCH 40 PVC, BURY MIN. 12". SIZE AS INDICATED ON PLANS. 3/ MINIMUM.
⊕	RAIN BIRD	PEB-100 REMOTE CONTROL VALVE IN GREEN VALVE BOX - 1".
- - -		EXISTING MAINLINE - CONFIRM EXACT LOCATION AND SIZE IN FIELD.
△	IRRITROL	MC-4E 4-STATION PEDESTAL MOUNT IRRIGATION CONTROLLER. MOUNT ON OUTSIDE OF ENCLOSURE IN P-2B PEDESTAL. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. INSTALL WITH RFS1000 WIRELESS RAIN SENSOR PER MANUFACTURER'S RECOMMENDATIONS.
0		SYSTEM FLOW IN GPM
1"		VALVE SIZE
A1		STATION NUMBER

POINT OF CONNECTION:

CONNECT TO EXISTING MAINLINE IN LOCATION SHOWN. EXACT LOCATION AND SIZE TO BE VERIFIED IN FIELD. LOCATE ALL EQUIPMENT IN PLANTER AREAS - SHOWN FOR CLARITY ONLY.

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY EXISTING STATIC WATER PRESSURE AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

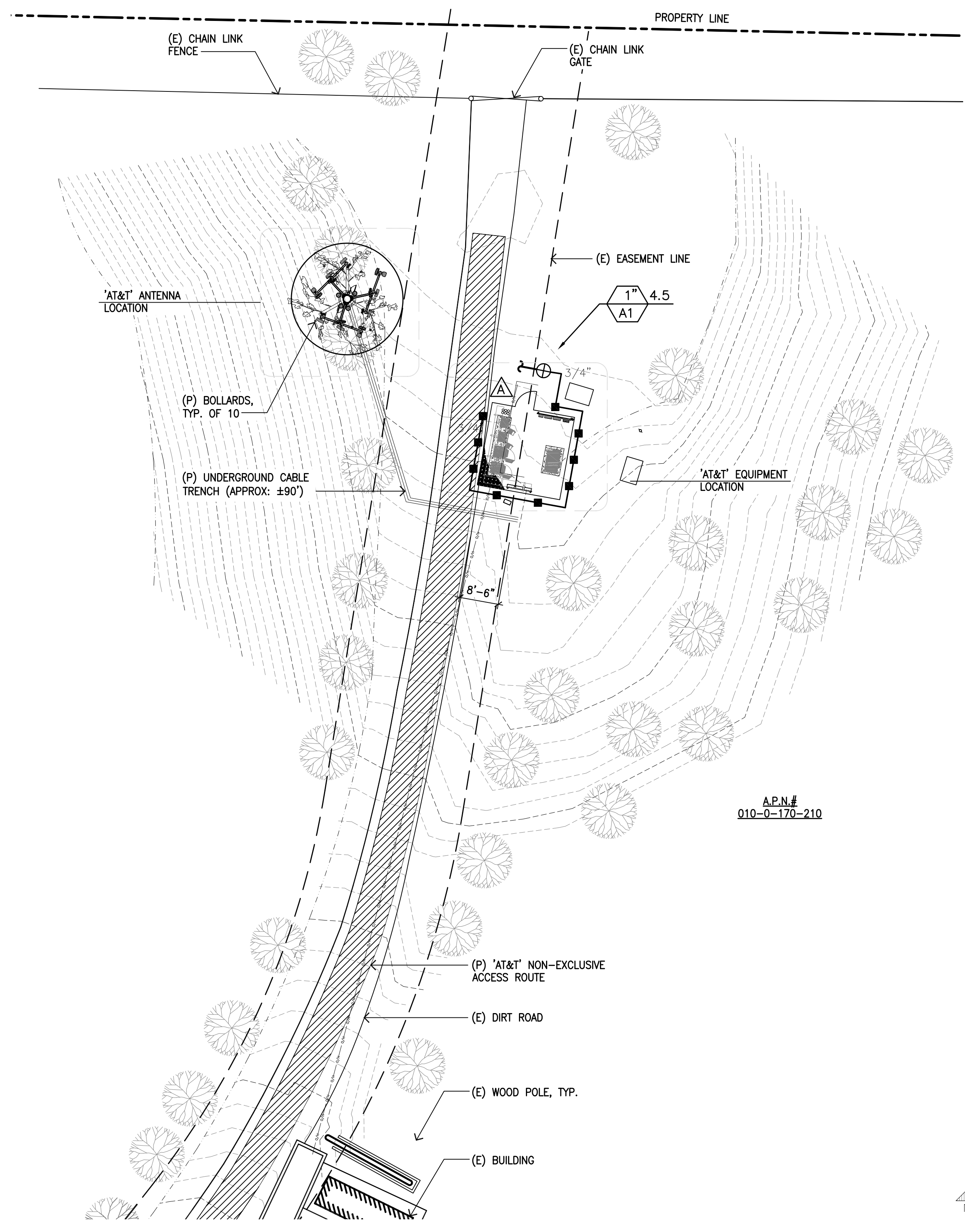
PROVIDE CONTROLLER AS SHOWN. CONTRACTOR TO MAKE FINAL HOOK UP OF CONTROL WIRES. FINAL LOCATION OF CONTROLLER TO BE APPROVED BY LANDSCAPE ARCHITECT.



OVERALL SITE PLAN

SCALE: 1"=200'-0" 100' 200' 400'

ENLARGED PRELIMINARY IRRIGATION PLAN



SCALE: 1/16"=1'-0" 1



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511 FAIRVIEW ROAD
OJAI, CA 93023
MONO-EUCALYPTUS (OUTDOOR)

DRAWN BY: mdm CHECKED BY: RJC

SHEET TITLE:
PRELIMINARY IRRIGATION PLAN

SHEET NUMBER:
L-2
SHEET 2 OF 2



CSL06423 BARNARD PROPERTIES

511 FAIRVIEW ROAD OJAI CA 93023



LOCATION

©2020 Google Maps



EXISTING

County of Ventura
Planning Director Hearing
Case No. PL20-0095
Exhibit 3 - Photo Simulations



PROPOSED

LOOKING NORTH FROM FAIRVIEW ROAD



CSL06423
BARNARD PROPERTIES
511 FAIRVIEW ROAD OJAI CA 93023



LOCATION ©2020 Google Maps



EXISTING



PROPOSED MONOEUCALYPTUS
LOOKING NORTHWEST FROM FAIRVIEW ROAD



CSL06423

BARNARD PROPERTIES

511 FAIRVIEW ROAD OJAI CA 93023



LOCATION ©2020 Google Maps



EXISTING



PROPOSED LOOKING NORTHEAST FROM LA LUNA AVENUE

EXHIBIT 4

DRAFT CONDITIONS OF APPROVAL

Conditional Use Permit No. PL19-0095

AT&T Barnard Properties-Site Number CSL06423

RESOURCE MANAGEMENT AGENCY CONDITIONS

Planning Division

1. Project Description

This Conditional Use Permit (CUP) is based on, and limited to, compliance with the project description stated in this condition, Exhibits 1-5 of the Planning Director hearing on March 18, 2021, and the remaining conditions of approval set forth below. Together, these conditions and documents describe the "Project."

Any deviations from the Project must first be reviewed by the County to determine if they conform to the conditions of approval of CUP PL19-0095. Project deviations may require a modification of this permit and further environmental review pursuant to the California Environmental Quality Act (CEQA). Any deviation from the Project that is implemented without the required County approval constitutes a violation of this permit and applicable law.

The Project description is as follows:

This CUP authorizes the installation and operation of an unmanned wireless communication facility (WCF) known as AT&T site No. CSL06423 AT&T Barnard Properties for a 10-year period ending on **TBD**.

The stealth WCF would be installed within a 776-square foot lease area and be comprised of a 40-foot tall faux Eucalyptus tree and associated ancillary equipment. The lease area would be enclosed within an 8-foot high chain link fence with landscaping. A 20 kilowatt (kW) emergency generator with a 125-gallon diesel tank are also proposed to be maintained within the lease area. The AT&T equipment mounted on the faux Eucalyptus would include:

- Nine 8-foot panel antennas mounted at 36 feet above ground level;
- 36 Remote Radio Units (RRUs) mounted behind the panel antennas;
- Two 2-foot diameter microwave antennas;
- 4 surge suppression units also mounted behind the panel antennas; and,

The WCF will be unmanned, except for occasional periodic maintenance visits, and will operate 24 hours a day, 365 days per year. Access to the facility is available from West Fairview Road, a public, paved road and up a private paved driveway. Water service is not required to operate or maintain the proposed project, and no exterior lighting or grading is proposed. No fencing is proposed as part of this project.

The development, 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 remaining conditions of approval below.

2. CUP Modification Review

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

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

3. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and operations under this CUP shall be deemed to be acceptance by the Permittee of all conditions of this CUP. Failure to abide by and comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in the *Ventura County Non-Coastal Zoning Ordinance* (Article 14), which include, but are not limited to, the following actions:

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

- Revocation of this CUP.

It is the Permittee's or the Permittee's successors-in-interest's responsibility to be aware of, and to comply with, the CUP conditions and all applicable federal, state, and local laws and regulations.

4. Time Limits

a. Use Inauguration:

- (1) The decision to grant this CUP becomes effective upon the expiration of the 10-day appeal period following the date of decision, or when any appeals of the decision are finally resolved. Once the decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition of Approval No. 1.
- (2) This CUP shall expire and become null and void if the Zoning Clearance for Use Inauguration has not been issued within one year from the date the CUP becomes effective (See *Ventura County Non-Coastal Zoning Ordinance* [2010, § 8111-4.7]). The Planning Director may grant a one-year extension of the deadline 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 inaugurate the permitted land use, and the Permittee has requested the extension in writing prior to the expiration of the one-year period.
- (3) Prior to the issuance of the Use Inauguration Zoning Clearance, all fees and charges billed to that date by any County agency, as well as all fines, penalties, and sureties, must be paid or submitted in full. After issuance of the Use Inauguration Zoning Clearance, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

b. Permit Expiration:

This CUP will expire on **TBD**.

The uses authorized by this CUP may be temporarily extended beyond the CUP expiration date when an application for permit renewal is actively under consideration. In accordance with § 8111-2.10 of the *Ventura County Non-Coastal Zoning Ordinance*, permits being processed for renewal shall remain in full force and effect until the renewal request is acted on when:

- (1) An application for a permit modification (renewal) is filed and accepted as “complete” by the Planning Division prior to expiration of the permit (§ 8111-6); and
- (2) The Permittee is in compliance with all terms and conditions of the original permit at the time the application for renewal is filed.

5. Documentation of Compliance with Other Agencies’ Requirements

Purpose: To ensure compliance with and notification of federal, state, or local government regulatory agencies that have requirements that pertain to the project that is the subject of this CUP.

Requirement: The Permittee shall provide the Planning Division with documentation (e.g., copies of correspondence, reports, or information related to issues 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 the County Planning Division in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division project file.

Timing: Copies of all correspondence, reports, or information related to issues covered by this permit, which are received by the Permittee from, or sent by the Permittee to, other Federal, State, or local jurisdictions or agencies shall be provided to the Planning Division within 30 days of their receipt/issuance. The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division shall maintain 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.

6. Notice of CUP Requirements and Retention of CUP Conditions on the Project Site

Purpose: To ensure full and proper notice of permit requirements and 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 regularly dealing with the daily operation of the proposed activities, of the pertinent conditions of this CUP.

Documentation: The Permittee shall maintain a current set of CUP conditions and exhibits at the project site.

Timing: Prior to issuance of a Zoning Clearance, the documentation of notification shall be provided. Evidence of ongoing notification shall be maintained as a public record by the Permittee for the life of the permit.

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

7. Recordation of Notice of Land Use Entitlement

Purpose: To ensure compliance with applicable permit conditions and regulations pursuant to § 8111-8.3 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: The Permittee and Property Owner of record shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning Division, for the tax assessor's parcel that is subject to this CUP. The notice shall describe the responsibilities of the Property Owner and Permittee for compliance with all applicable permit conditions and regulations.

Documentation: The Permittee shall provide to the Planning Division a copy of the recorded "Notice of Land Use Entitlement".

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the "Notice of Land Use Entitlement" shall be recorded.

Monitoring and Reporting: The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form to Planning Division staff for inclusion in the project file.

8. Financial Responsibility for Compliance Monitoring and Enforcement

- a. Cost Responsibilities: The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review,

and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

- b. Establishment of Revolving Compliance Accounts: Within 10 calendar days of the effective date of the decision on this CUP, the Permittee, or the Permittee's successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
 - (1) A payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in Condition 8a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.
 - (2) An executed reimbursement agreement, 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 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 prior to payment.

9. Defense and Indemnity

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

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

10. Invalidation of Condition(s)

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

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 any significant

impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

11. Consultant Review and Contracting

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions may 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 such cases, the hiring of the consultant will be at the Permittee's expense.

12. Relationship of CUP Conditions, Laws and Other Permits

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 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/maintain a business tax certificate for the operation of the wireless communications facility. The certificate shall be prominently displayed at the Permittees' facility's business office for the life of the permit.

13. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous 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 of Approval No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description and approved site uses shall be stored on the site during the life of this permit.

Documentation: The Permittee shall maintain the Project site in compliance with Condition of Approval 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 of Approval No. 1 throughout the life of the Project.

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

14. Contact Person

Purpose: To facilitate the resolution of any complaints involving the facility or its operations under this CUP.

Requirement: In order to facilitate the resolution of complaints, a contact person that represents the Permittee shall be designated. 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 CUP 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 agent(s) for the project file.

Monitoring and Reporting: The Planning Division shall maintain the contact information provided by the Permittee in the respective project file. If the address or phone number of the Permittee's agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide the Planning Division with the

new information in writing within three calendar days of the change. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

15. Resolution of Complaints

The following process shall be used to resolve complaints related to this project:

- a. 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.
- b. If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this permit is confirmed, County may initiate enforcement actions pursuant to § 8114-3 of the *Non-Coastal Zoning Ordinance*.

16. Reporting of Major Incidents

Purpose: To ensure that the Planning Director is notified of major incidents within the CUP area.

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 within the CUP area.

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

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

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

17. Change of Permittee and/or Property Owner

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of property ownership or change of Permittee affecting the CUP site.

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

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 Property Owner's and/or 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) 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 shall maintain notices submitted by the Permittee in the project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

18. Removal of Facility for Abandonment of Use and/or Expiration of Permit

Purpose: In compliance with § 8111-2.8 and § 8111-6.2 of the *Ventura County Non-Coastal Zoning Ordinance* 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. The facility shall be considered to be abandoned if it has not been in use for 12 continuous months.

Requirement: Upon the expiration of this permit, or abandonment of the use, the Property Owner 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 permit, to the extent feasible, as determined by the Planning Director.

Documentation: Photos of the site after restoration is completed shall be provided to the County Planning Division.

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

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

19. Future Co-location of Wireless Communication Facilities and Equipment

Purpose: To minimize the potential environmental impacts associated with the development of wireless communication facilities through co-location of facilities and equipment, in compliance with § 8107-45.4 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: The Permittee shall make the facility and site available to other telecommunication carriers and, in good faith, accommodate all reasonable requests for co-location in the future, subject to the following parameters:

- a. the party seeking the co-location 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 co-location 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 communications tower associated with the subject facility is engineered in a manner that can accommodate supplementary antennas to co-locate 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 co-location 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 it is constructed as approved.

20. Lighting Restrictions

Any new exterior lighting shall be hooded, and no unobstructed beam of exterior light of lighting glare shall be directed over or beyond property lines or directed toward any area along any adjoining roadway.

21. Lease Area Enclosure Wall

Purpose: To ensure visual aesthetic to mask ground mounted equipment the proposed lease area enclosure wall must be tall enough to completely screen the ground equipment and be finished with plaster or stucco. Additionally, any access gates should be painted to match the enclosure.

Requirement: The Permittee shall submit two copies of the wall plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction. The wall plan shall include the proposed size, colors, and material details.

Documentation: A stamped copy of the approved site plan.

Timing: The Permittee shall submit the lease enclosure wall plans to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved wall plan in the Project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Public Works Agency Conditions

22. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., “Development Construction Program”

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. “Development Construction Program” of the Permit through the inclusion of effective implementation of the Construction BMP’s during all ground disturbing activities. In addition, Part 4.F requires additional inspections to be conducted by the Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer, Qualified SWPPP Practitioner, or Certified Professionals in Erosion and Sediment Control (CPESC).

Documentation: The Permittee shall submit to the Watershed Protection District – County Stormwater Program Section (CSWP) for review and approval a completed and SW-HR form (Best Management Practices for Construction at High Risk Sites), which can be found at <http://onestop.vcpublicworks.org/stormwater-forms>.

Timing: The above listed item shall be submitted to the CSWP for review and approval prior to issuance of a Zoning Clearance for Construction.

Monitoring and Reporting: CSWP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs and record keeping of conducting required inspections by the project proponents Qualified SWPPP Developer, Qualified SWPPP Practitioner, or CPESC. (CSWP-1).

23. Hazardous Waste

The storage, handling, and disposal of any potentially hazardous material must be in compliance with applicable state regulations. If hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid) are stored onsite, or any hazardous wastes are generated, additional permitting, monitoring, and reporting requirements will apply. Ventura County EHD/CUPA issues hazardous material and hazardous waste permits in Ventura County.

24. Floodplain Development Permit

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies 2.10.2-2 and 2.10.2-3.

Requirement: The Permittee shall obtain a Floodplain Development Permit from the Ventura County Public Works Agency Floodplain Manager.

Documentation: A Floodplain Development Permit issued by the Public Works Agency Floodplain Manager.

Timing: The Floodplain Development Permit shall be obtained by the Applicant prior to Zoning Clearance for Use Inauguration.

Monitoring and Reporting: A copy of the approved Floodplain Development Permit shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

25. Elevation Certificate

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies 2.10.2-2 and 2.10.2-3 by obtaining an elevation certificate.

Requirement: The Permittee shall provide Traditional Elevation Certificate.

Documentation: Traditional Elevation Certificate prepared by a licensed Civil Engineer or Licensed Public Land Survey.

Timing: The Traditional Elevation Certificate shall be prepared prior to Certificate of Occupancy.

Monitoring and Reporting: A copy of the approved Traditional Elevation Certificate shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

26. Notice of Flood Hazard Recorded on Property Title

Purpose: To comply with the Ventura County General Plan Policy 2.10.2-2 to inform existing and future owners of the subject property that the site, in whole or in part, has currently been mapped by the Federal Emergency Management Agency (FEMA) as being in a Special Flood Hazard Area.

Requirement: The Permittee shall, with the assistance of the Ventura County Public Works Agency Floodplain Manager, have recorded on the title of the subject property a Notice of Flood Hazard.

Documentation: A Notice of Flood Hazard deemed satisfactory to the Ventura County Public Works Agency Floodplain Manager.

Timing: The Notice of Flood Hazard shall be recorded on the title of the subject property by the Applicant prior to Zoning Clearance for Use Inauguration.

Monitoring and Reporting: A copy of the recorded Notice of Flood Hazard shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

Ventura County Fire Protection District

27. On-site Driveways Widths with Commercial or Industrial

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

Requirement: A minimum all weather road/driveway access width of 20 feet. Parking shall be prohibited on the required width of the driveway.

Documentation: Scaled access plan approved by the Fire Prevention Bureau.

Timing: Prior to the issuance of a building permit, the Permittee shall submit an access plan to the Fire Prevention Bureau for review and approval. All required access shall be installed before the start of construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development. (VCFPD-4).

28. Turnarounds

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

Requirement: The Permittee shall provide an approved turnaround area for fire apparatus where dead-end Fire Department access roads/driveways exceed 150 feet. Required turnaround areas shall be designed such:

- a. Does not exceed a 5% cross-slope in any direction.
- b. Located within 150 feet of the end of the access road / driveway
- c. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards.
- d. Kept free of obstructions at all times.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit access plans to the Fire Prevention Bureau for approval before issuance of building permits. The plans shall indicate all access road/driveway locations and proposed turnaround location and design. All required turnarounds shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that turnaround areas are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the turnaround areas for the life of the development. (VCFPD-14)

29. Access Road Certification

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

Requirement: The Permittee shall have all access road(s)/driveway(s) certified by a registered Civil Engineer as having an all-weather surface in conformance with Public Works and/or Fire District Standards.

Documentation: A stamped copy of the approved road certification.

Timing: The Permittee shall submit the certification to the Fire Prevention Bureau for approval before final occupancy.

Monitoring and Reporting: A copy of the certification shall be kept on file with the Fire Prevention Bureau. (VCFPD-24)

30. 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: Gates along required fire access roads/driveways consistent with Fire Protection District Standards shall be provided with a Knox Lock.

Documentation: A stamped copy of the approved gate plans.

Timing: Prior to the issuance of a building permit, the Permittee shall submit gate plans to the Fire Prevention Bureau for review and approval. The submittal shall include a copy of Zoning Clearance issued by the Planning Department. All gates shall be installed prior to final occupancy.

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 their successors in interest, shall maintain the gates for the life of the development. (VCFPD-30)

31. Fire Flow

Purpose: To ensure that adequate water supply is available to the project for firefighting purposes.

Requirement: The Permittee shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be

determined as specified by the current adopted edition of the Ventura County Fire Code and the applicable Water Manual for the jurisdiction (whichever is more restrictive. Given the present plans and information, the required fire flow is approximately 1000 gallons per minute at 20 PSI for a minimum of 2 hours in duration. A minimum flow of 1000 gallons per minute shall be provided from any 1 hydrant.

Note: For Commercial, Industrial, or Multi-family buildings, a minimum fire flow of 1000 GPM shall be provided from each hydrant when multiple hydrants are flowing at the same time.

Documentation: A signed copy of the water purveyor's fire flow certification.

Timing: Prior to map recordation, the Permittee shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow. If there is no map recordation, the Permittee shall submit a signed copy of the water purveyor's certification to the Fire Prevention Bureau for approval before the issuance of building permits.

Monitoring and Reporting: A copy of the fire flow certification shall be kept on file with the Fire Prevention Bureau. (VCFPD-32)

32. Fire Sprinklers

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall be responsible to have an automatic fire sprinkler system installed in all structures as required by the Ventura County Fire Prevention District. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire sprinkler plans.

Timing: The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval before the installation of the fire sprinkler system.

Monitoring and Reporting: A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development. (VCFPD-40)

33. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for their 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: 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. (VCFPD-51)

34. Fire Code Permits

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

Requirement: The Permittee shall obtain all applicable Fire Code permits. Permits are required for battery systems and generators with a fuel capacity over 60 gallons.

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 their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development. (VCFPD-53)

Other Conditions

35. Notification of Restricted Materials

Purpose: In order to minimize potential conflicts between agricultural operations within 300 feet of the project boundary and the permittee, persons associated with the permit must not come within 300 feet of off-site Restricted Materials applications.

Requirement: The Permittee shall not allow any persons associated with the proposed project to be within 300 feet of the adjacent agricultural operations during Restricted Materials application.

Documentation: The permittee shall provide notice to associated persons of Restricted Material applications of adjacent operations such that:

1. They are aware of the area that will be inaccessible
2. The time said area will be inaccessible.

The permittee shall maintain a record of the required notices.

Timing: Notice shall be provided to associated persons within 24 hours of receipt of notice from the Ventura County Agricultural Commissioner's Office (VCAC).

Monitoring and Reporting: The permittee shall provide the VCAC with a point of contact to received notice of Restricted Materials applications. The Ventura County Agricultural Commissioner's Office will keep record of the provided notices and report to the Planning Division any reports of failure to comply with this condition.

36. Diesel Fuel Tank Area

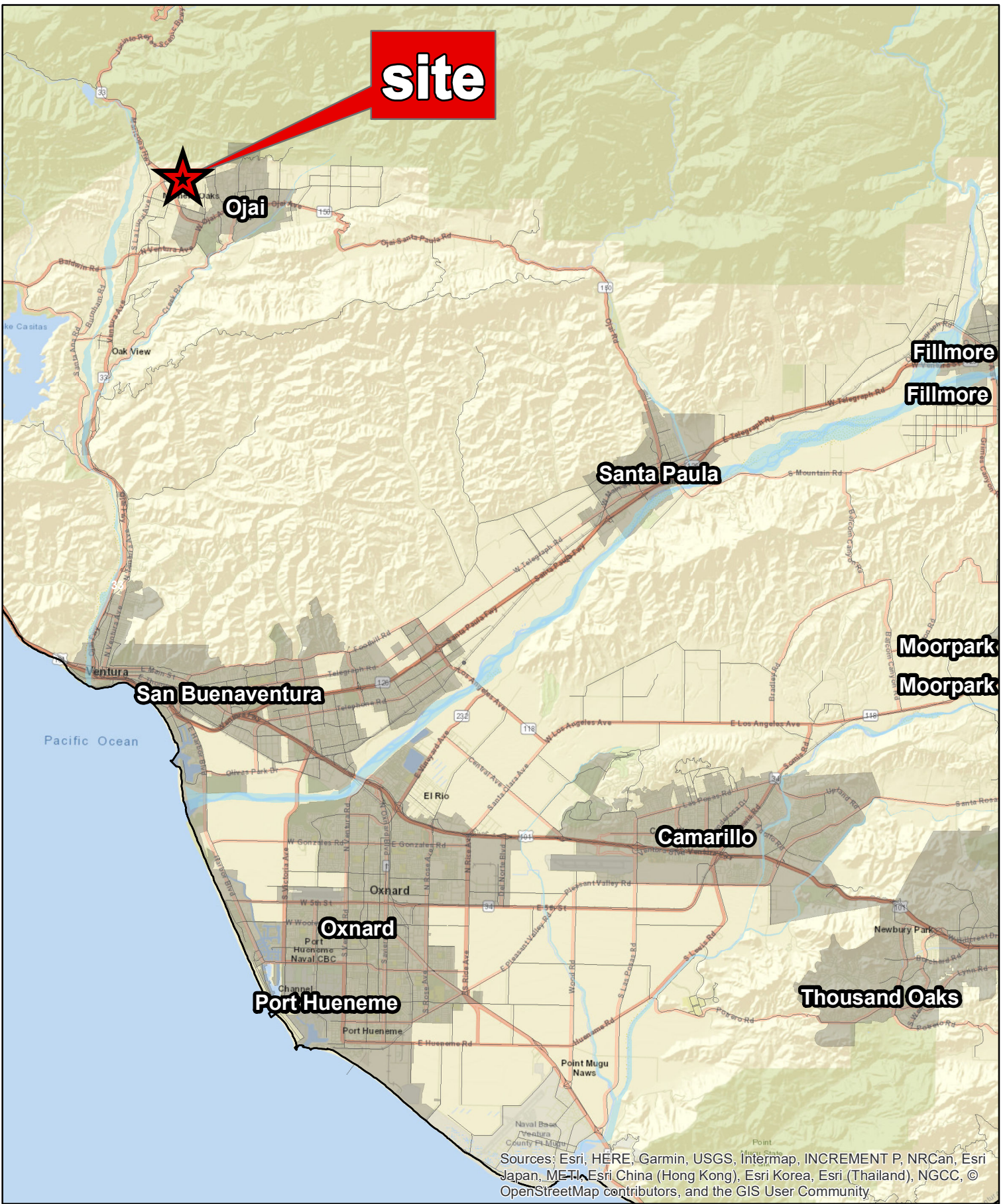
Purpose: In accordance with the Ventura County General Plan Goals, Policies, and Programs Policies 1.3.2-2 and -4, Diesel Fuel Tank Area is required.

Requirement: The Diesel Fuel Tank Area shall be constructed with a covered (roof or canopy), concrete pad with berm designed to prevent runoff and to collect all spilled liquids into a sump for legal disposal off site. The concrete pad shall be underlain by a cemented and lapped 80-mil HDPE liner turned up on the edges to prevent leakage.

Documentation: A copy of the approved Diesel Fuel Tank Area site plan.

Timing: Prior to the Issuance of a Zoning Clearance for use inauguration, the Permittee shall submit a Diesel Fuel Tank Area site plan to the WPD for review and approval.

Monitoring and Reporting: A copy of the approved Diesel Fuel Tank Area site plan will be maintained in the case file. The Permittee shall allow the WPD to inspect the Diesel Fuel Tank Area upon request. (GWQ-4).



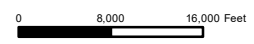
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Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map created on 2-24-2021

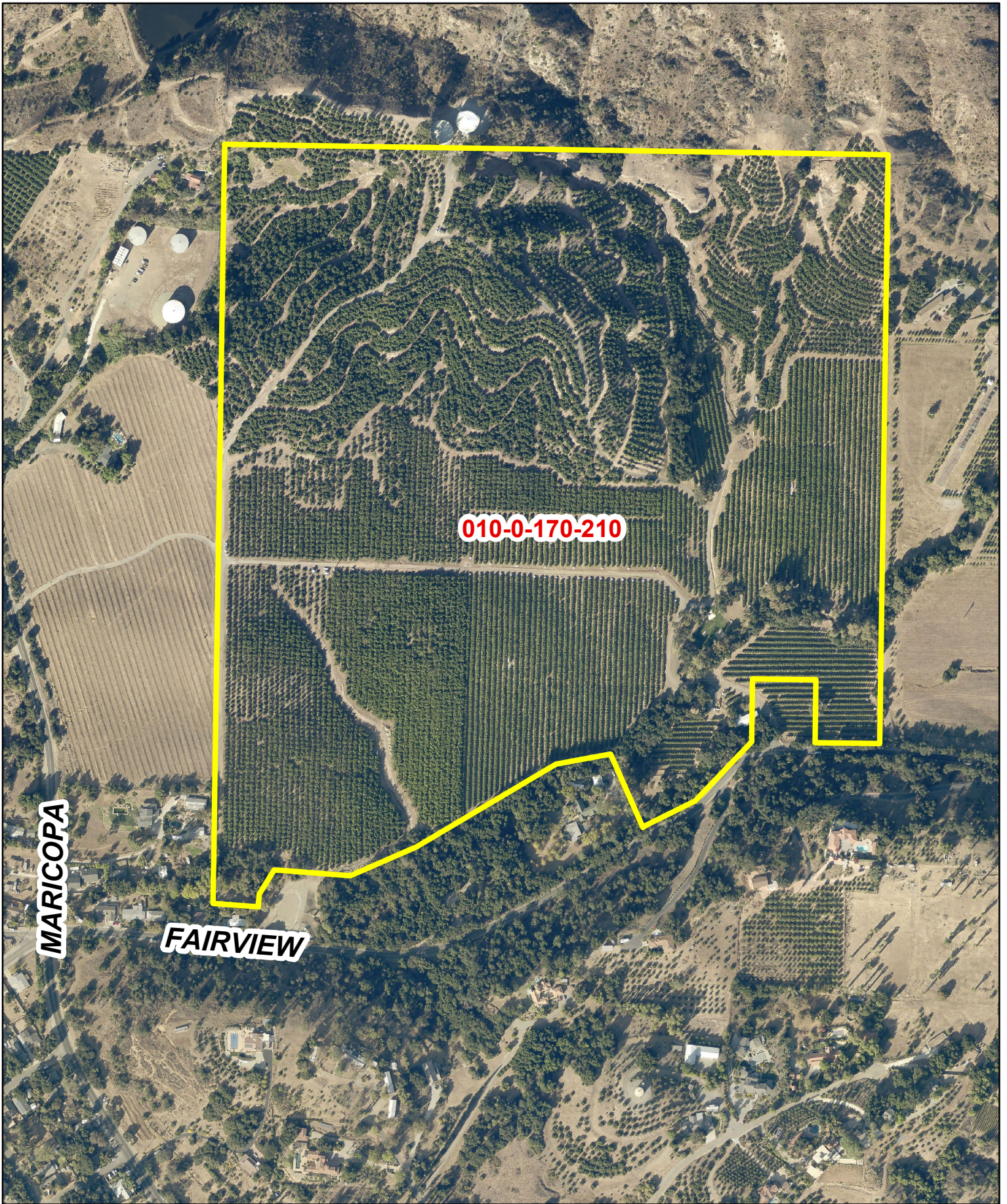


County of Ventura
 Planning Director Hearing
 Case No. PL20-0095
 Exhibit 5 - Location Maps



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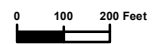
FAIRVIEW



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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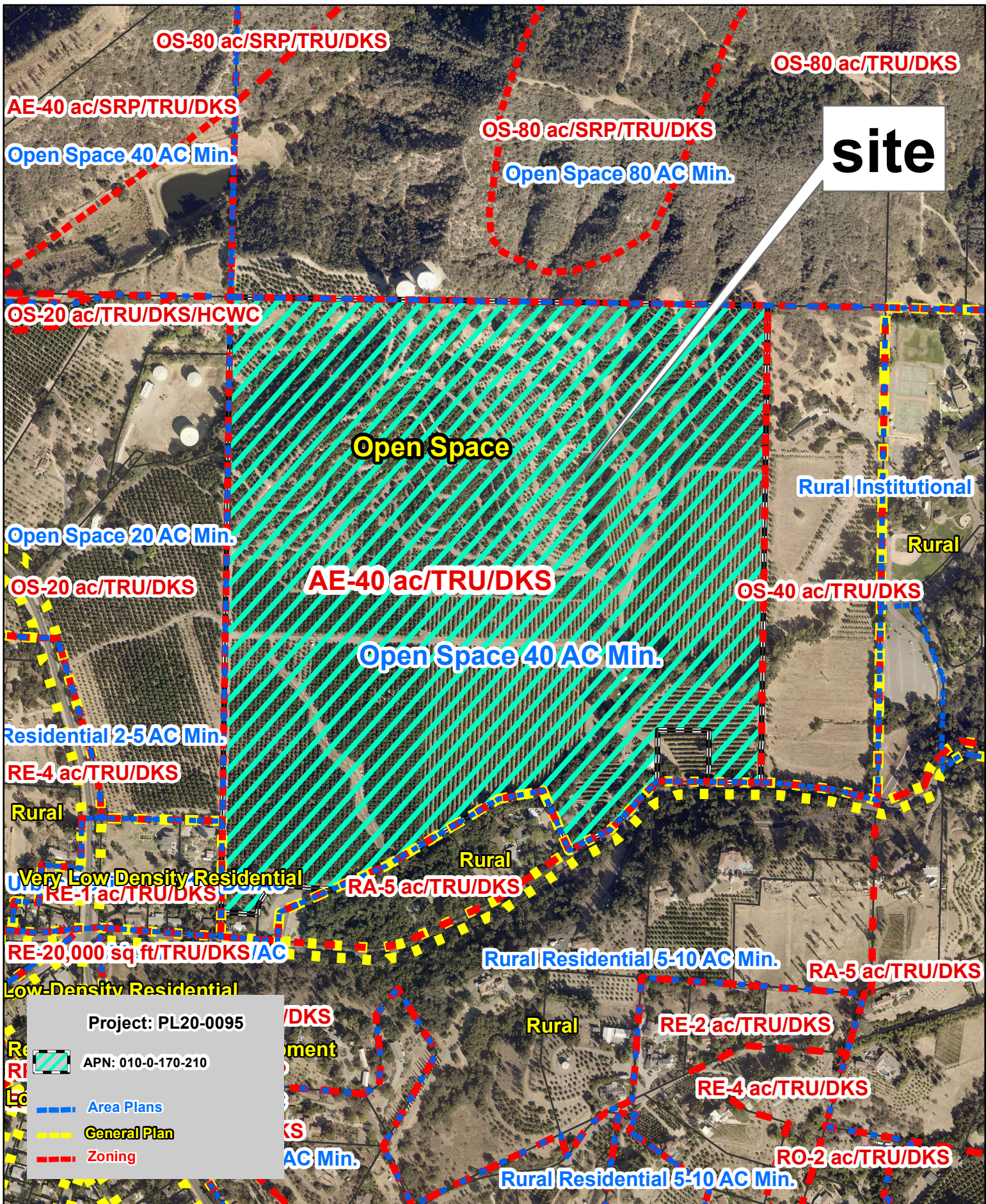


County of Ventura
Planning Director Hearing
Aerial Photography
PL20-0095



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site

Project: PL20-0095
 APN: 010-0-170-210
 Area Plans
 General Plan
 Zoning



Ventura County
 Resource Management Agency
 Information Systems GIS Services
 Map created on 2-24-2021
 Source: Pictometry; 2019



County of Ventura
 Planning Director Hearing
 General Plan & Zoning Map
 PL20-0095



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