



# Planning Director Staff Report Hearing on March 30, 2023

## County of Ventura • Resource Management Agency

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

### AT&T EPSTEIN TRUST (CSL06406) CONDITIONAL USE PERMIT (CUP) CASE NO. PL22-0079

#### 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:** Donna Epstein Trust, P.O Box 1533, Ventura, CA, 93002
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 182.78-acre project site is located at 10175 Santa Ana Road, in the community of Oak View, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that comprises the project site is 060-0-180-130.
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/HCWC/CWPA (Agricultural Exclusive, 40-acre minimum lot size/Temporary Rental Unit Regulation Overlay Zone/Dark Sky Ordinance Overlay/Habitat Connectivity Corridors, Critical Wildlife Passage Areas)
  - 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                                    | AE-40 ac/TRU/DKS/HCWC/CWPA (Agricultural Exclusive, 40-acre minimum lot size/Temporary Rental Unit Regulation Overlay Zone/Dark Sky | Open Space/Equestrian Facilities |

| Location in Relation to the Project Site | Zoning  | Land Uses/Development |
|--|---|-----------------------|
|  | Ordinance Overlay/Habitat Connectivity Corridors, Critical Wildlife Passage Areas)  |                       |
| East                                     | OS-20 ac./TRU/DKS/HCWC/CWPA (Open Space, 20-acre minimum lot size/Temporary Rental Unit Regulation/Dark Sky Ordinance/Habitat Connectivity and Wildlife Corridor/Critical Wildlife Passage Area)                                  | Equestrian Facilities |
| South                                    | AE-40 ac./TRU/DKS/HCWC/CWPA (Agricultural Exclusive, 40-acre minimum lot size/Temporary Rental Unit Regulation Overlay Zone/Dark Sky Ordinance Overlay/Habitat Connectivity Corridors, Critical Wildlife Passage Areas)           | Open Space            |
| West                                     | AE-40 ac./SRP/TRU/DKS/HCWC/CWPA (Agricultural Exclusive, 40-acre minimum lot size/Scenic Resource Protection/Temporary Rental Unit Regulation/Dark Sky/Habitat Connectivity and Wildlife Corridor/Critical Wildlife Passage Area) | 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 960-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 concrete masonry unit wall (CMU) with landscaping. A 20-kilowatt (kW) emergency generator with a 97-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;
- 27 Remote Radio Units (RRUs) mounted behind the panel antennas;
- One 2-foot diameter microwave antenna.

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 Santa Ana 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 / OJAI VALLEY AREA PLAN**

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

## **D. ZONING ORDINANCE COMPLIANCE**

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

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

| <b>Special Use Standard</b>   | <b>Complies?</b>   |
|---|--|
| <b>Section 8107-45.4(f)(4)(e), Maximum Antenna Height:</b><br><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> | 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. |

**Table 1 – Special Use Standards Consistency Analysis**

| Special Use Standard   | Complies?   |
|--|---|
| <p><b>Section 8107-45.4(n), Accessory Equipment:</b></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><b>Section 8107-45.4(o), Colors and Materials:</b></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 trees. No reflective materials will be used.</p>   |
| <p><b>Section 8107-45.4(p), Noise:</b></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><b>Section 8107-45.4(r), Security:</b></p> <ol style="list-style-type: none"> <li>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></li> <li>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></li> </ol> | <p>Yes, the facility is enclosed within a concrete masonry unit (CMU) wall surrounding the entire facility which prevents access and vandalism to the project site.</p> |
| <p><b>Section 8107-45.4(s), Lighting:</b></p> <ol style="list-style-type: none"> <li>1. <i>No facility may be illuminated unless specifically required by the FAA or other government agency.</i></li> <li>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></li> </ol>   | <p>Yes, the proposed WCF is not illuminated.</p>  |



**Table 1 – Special Use Standards Consistency Analysis**

| Special Use Standard   | Complies?   |
|--|---|
| <p><b>Section 8107-45.4(t), Signage:</b></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><b>Section 8107-45.4(u), Access Roads:</b></p> <ol style="list-style-type: none"> <li>1. <i>Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</i></li> <li>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. 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></li> </ol> | <p>Yes, the proposed WCF is accessed by an existing public road to a private dirt driveway, maintained by the property owner, to the WCF location. No new roads are proposed with this project.</p> |

**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 will be surrounded by newly planted fruitless olive trees to screen the facility and will blend in with the existing native landscaping in the surrounding area. The equipment would be concealed by an 8-foot tall, concrete masonry unit (CMU) wall 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 960 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 will be surrounded by newly planted trees and will blend in with the existing native landscaping in the surrounding area. The equipment would be concealed

by a CMU wall 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 existing use of 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.

**6. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws [Section 8111-1.2.1.1a.g].**

The CUP involves the construction, use, and operation of a new WCF on the subject property. The project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 (New Construction of Small Structures) of the CEQA Guidelines.

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

**7. The establishment or maintenance of this use will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area [Section 8111-1.2.1.2.a].**

The establishment and periodic maintenance of the WCF will have no impact on the agricultural operations on site. The project location was chosen to not adversely affect agricultural resources or the viability of agricultural operations in the immediate area. No new impacts to agriculturally zoned properties are anticipated the proposed project.

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

**8. The structures will be sited to minimize conflicts with agriculture, and other uses will not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area, where applicable [Section 8111-1.2.1.2.b].**

The proposed location of the WCF is sited to eliminate conflicts with agriculture and will not reduce, restrict, or adversely affect agricultural activities on site or in the vicinity of the project. The project location is on a portion of the parcel secluded from the single-family residence and agricultural operations on site.

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

**9. The use will be sited to remove as little land from agricultural production (or potential agricultural production) as possible [Section 8111-1.2.1.2.c].**

The proposed location of the new WCF is sited in a way as to not remove any land from agricultural production. All agricultural operations on site are located south of the facility location and property access road. No impacts to agricultural production or potential agricultural production are anticipated with the implementation of the proposed project.

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

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

On November 21, 2022, 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 with some landscaping tree recommendations.

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 Ojai Valley News and Ventura County Star.

**G. RECOMMENDED ACTIONS**

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 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. PL22-0079, subject to the conditions of approval (Exhibit 5).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and

materials that constitute the record of proceedings upon which this decision is based.

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

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

Prepared by:

Reviewed by:

*Thomas Chaffee*



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

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

**EXHIBITS:**

- Exhibit 2 - Site Plans
- Exhibit 3 - Photo Simulations
- Exhibit 4 - General Plan Consistency Analysis
- Exhibit 5 - Conditions of Approval
- Exhibit 6 - 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                    | 7. COUNTY COASTAL ZONE LAND USE ORDINANCE-TITLE 23        |
| 2. 2019 CALIFORNIA ELECTRICAL CODE ADOPTED 2017 NEC | 8. COUNTY FIRE CODE ORDINANCE - TITLE 22                  |
| 3. 2019 CALIFORNIA FIRE CODE                        | 9. COUNTY LAND USE ORDINANCE - TITLE 19                   |
| 4. 2019 CALIFORNIA MECHANICAL CODE                  | 10. COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19 |
| 5. 2019 CALIFORNIA PLUMBING CODE                    |   |
| 6. 2019 CALIFORNIA ENERGY CODE                      |   |

**PROJECT TEAM**

**CLIENT REPRESENTATIVE**

COMPANY: SMARTLINK, LLC  
 ADDRESS: 3300 IRVINE AVENUE, SUITE 300,  
 NEWPORT BEACH, CA 92660  
 CONTACT: ALEXIS DUNLAP  
 PHONE: (949) 838-7313  
 EMAIL: alexis.dunlap@smartlinkgroup.com

**CONSTRUCTION MANAGER**

COMPANY: BECHTEL COMMUNICATIONS, INC.  
 ADDRESS: 16808 ARMSTRONG AVENUE SUITE 225  
 CITY, STATE, ZIP: IRVINE, CA 92606  
 CONTACT: RON VANDERWAL  
 PHONE: (714) 343-0931  
 EMAIL: rvanderw@bechtel.com

**SITE ACQUISITION**

COMPANY: SMARTLINK, LLC  
 ADDRESS: 3300 IRVINE AVENUE, SUITE 300  
 CITY, STATE, ZIP: NEWPORT BEACH, CA 92660  
 CONTACT: ERIK HARGRAVE  
 PHONE: (626) 695-7375  
 EMAIL: erik.hargrave@smartlinkgroup.com

**ATT PROJECT MANAGER**

COMPANY: AT&T  
 ADDRESS: 1452 EDINGER AVE.  
 CITY, STATE, ZIP: TUSTIN, CA, 92780  
 CONTACT: CHRISTIE M. ASARI-PRICE  
 PHONE: (714) 267-3628  
 EMAIL: CH0897@att.com

**ZONING**

COMPANY: SMARTLINK, LLC  
 ADDRESS: 3300 IRVINE AVENUE, SUITE 300  
 CITY, STATE, ZIP: NEWPORT BEACH, CA 92660  
 CONTACT: CHRIS DOHERY  
 PHONE: (619) 944-8528  
 EMAIL: chris.dohery@smartlinkgroup.com

**APPLICANT**

COMPANY: AT&T  
 ADDRESS: 1452 EDINGER AVE.  
 CITY, STATE, ZIP: TUSTIN, CA, 92780  
 CONTACT: CHRISTIE M. ASARI-PRICE  
 PHONE: (714) 267-3628  
 EMAIL: CH0897@att.com

**ENGINEER**

COMPANY: CASA INDUSTRIES, INC.  
 ADDRESS: 4430 E. MIRALOMA AVE. SUITE D  
 CITY, STATE, ZIP: ANAHEIM, CA 92807  
 CONTACT: JULIUS SANTIAGO  
 PHONE: (714) 553-8899  
 EMAIL: JSANTIAGO@CASAINC.COM

**RF ENGINEER**

COMPANY: AT&T  
 ADDRESS: 739 E SANTA CLARA ST.,  
 ROOM 217  
 CITY, STATE, ZIP: VENTURA, CA, 93001  
 CONTACT: SANDEEP MANGAT  
 PHONE: (805) 312-1694  
 EMAIL: sm2840@att.com

**SITE INFORMATION**

**APPLICANT / LESSEE**



County of Ventura  
 Planning Director Hearing  
 Case No. PL22-0079  
 Exhibit 2 - Site Plan

**PROPERTY OWNER**

OWNER: DONNA EPSTEIN TRUST  
 ADDRESS: PO BOX 1533  
 CITY, STATE, ZIP: VENTURA, CA 93002  
 CONTACT: DONNA EPSTEIN  
 PHONE: (805) 651-9373

LATITUDE: 34° 23' 50.59" N (34.397386°)  
 LONGITUDE: 119° 19' 01.96" W (-119.317211°)  
 LAT./LONG. TYPE: NAD 83  
 GROUND ELEVATION: 534.5' AMSL  
 ABOVE GROUND LEVEL: 42' A.G.L.  
 APN #: 060-0180-13

AREA OF CONSTRUCTION: ±960 SQ. FT.  
 ZONING / JURISDICTION: COUNTY OF VENTURA AND OJAI AREA OF INFLUENCE  
 CURRENT ZONING: AE-40  
 PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY  
 HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED  
 GROUND LEASE AREA: 960 SQ. FT.



**AT&T**

Your world. Delivered

**SITE NUMBER: CSL06406 - NSB**

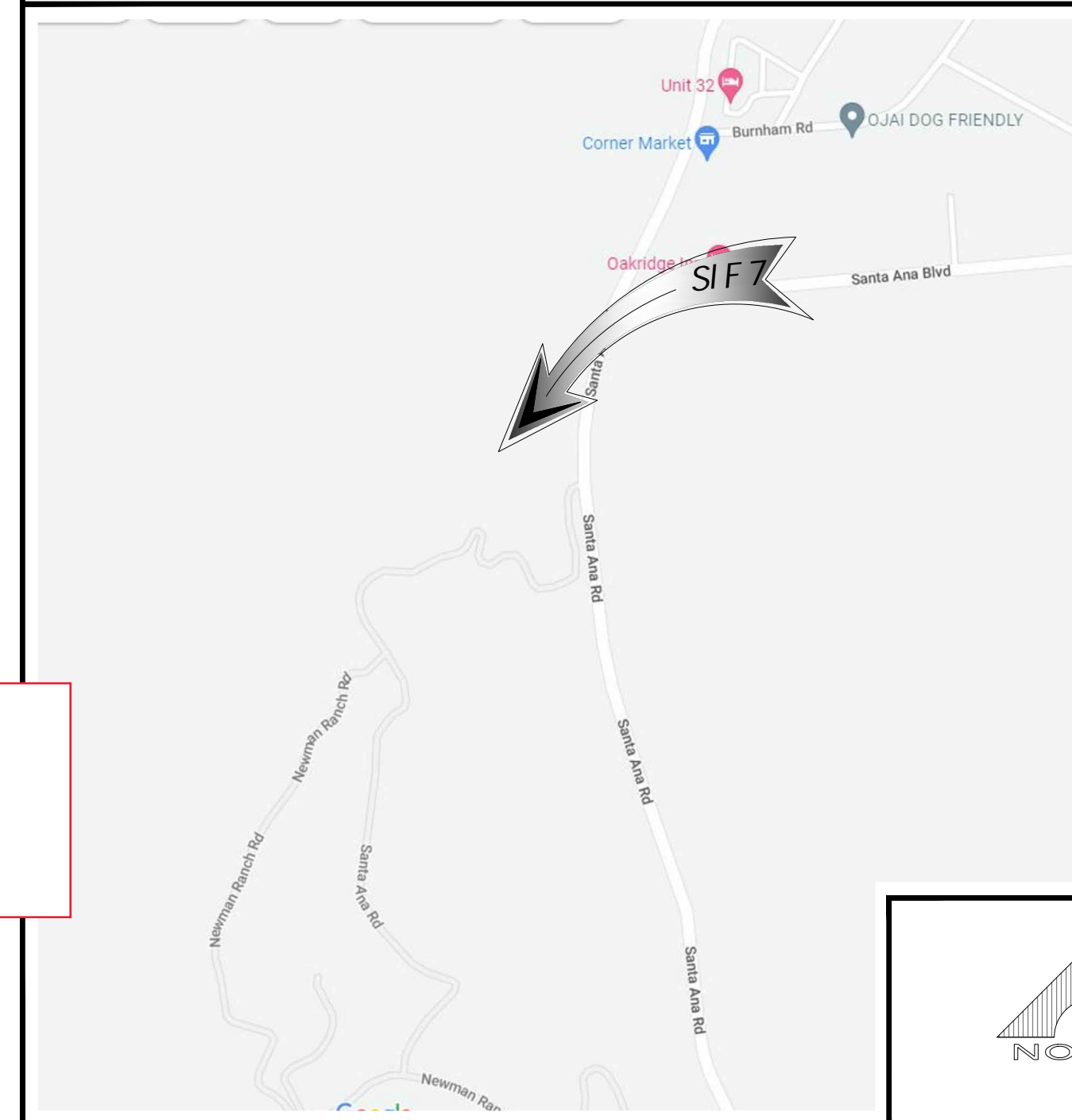
**SITE NAME: EPSTEIN TRUST**

**FA#: 11585682**

**USID#: 315673**

**10175 SANTA ANA RD.  
 VENTURA, CA 93001  
 VENTURA COUNTY**

**VICINITY MAP**



**LOCAL MAP**



**DRIVING DIRECTIONS**

TURN LEFT ONTO EDINGER AVE. USE THE LEFT 2 LANES TO TURN LEFT ONTO DEL AMO AVE. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO CA-55 N/STATE RTE 55 N. MERGE ONTO CA-55 N/STATE RTE 55 N. TAKE EXIT 13 FOR CALIFORNIA 22 W/GARDEN GROVE FWY TOWARD LONG BEACH. CONTINUE ONTO CA-22 W/GARDEN GROVE FWY. TAKE THE EXIT ONTO I-405 N. KEEP LEFT TO STAY ON I-405 N. TAKE EXIT 63B TO MERGE ONTO US-101 N TOWARD VENTURA. CONTINUE ONTO US-101 N. CONTINUE ONTO US-101 N. TAKE EXIT 70B FOR CALIFORNIA 33 N TOWARD OJAI. CONTINUE ONTO CA-33 N. TAKE THE EXIT TOWARD N VENTURA AVE. CONTINUE ONTO N VENTURA AVE. TURN RIGHT ONTO CASITAS VISTA RD. TURN RIGHT ONTO SANTA ANA RD. DESTINATION WILL BE ON THE LEFT.

**LEGAL DESCRIPTION**

SEE SURVEY SHEETS FOR LEGAL DESCRIPTION



**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 EQUIPMENT**

'AT&T' PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- INSTALL (P) 42' HIGH MONO-EUCALYPTUS.
- INSTALL 9 (P) PANEL ANTENNAS (3 PER SECTOR).
- INSTALL 27 (P) LTE RRUS AT ANTENNA LEVEL (9 PER SECTOR).
- INSTALL 1 (P) DELTA "WALK UP CABINET" (WUC).
- INSTALL 1 (P) 20KW GENERAC AC COMPACT GENERATOR.
- INSTALL 1 (P) GPS ANTENNA.
- INSTALL (P) UTILITY PANELS.
- INSTALL 4 (P) DC-9 SURGE SUPPRESSORS (SQUID).
- INSTALL 3 (P) DC12 (OUTDOOR) UNIT.
- INSTALL (P) 8' HIGH CMU WALL ENCLOSURE STUCCO PAINT FINISH.
- INSTALL (P) TREES ON NORTH AND SOUTH OF LEASE AREA.

**DRAWING INDEX**

| SHEET NO: | SHEET TITLE                                       |
|-----------|---|
| T-1       | TITLE SHEET                                       |
| LS-1      | SITE SURVEY                                       |
| LS-2      | SITE SURVEY                                       |
| LS-3      | SITE NOTES  |
| A-1       | OVERALL SITE PLAN                                 |
| A-2       | SITE PLAN AND ENLARGED SITE PLAN                  |
| A-3       | LEASE AREA, ANTENNA PLAN AND ANTENNA/RRU SCHEDULE |
| A-4       | ELEVATIONS  |
| L-1       | CONCEPTUAL LANDSCAPE PLAN                         |



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   | 04/28/22 | REVISED 100% ZD      |
| 0   | 04/06/22 | 100% ZONING DRAWINGS |
| A   | 02/23/22 | 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.

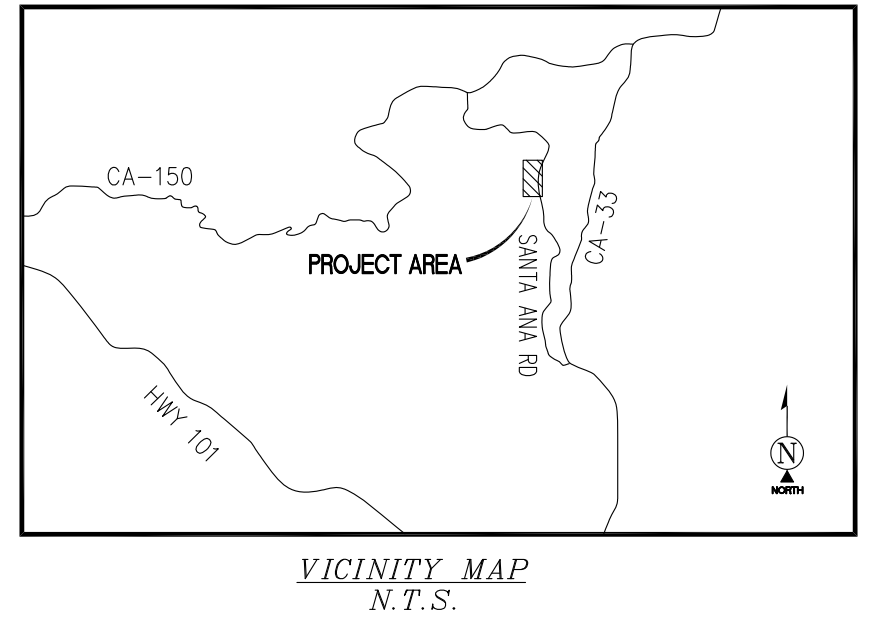
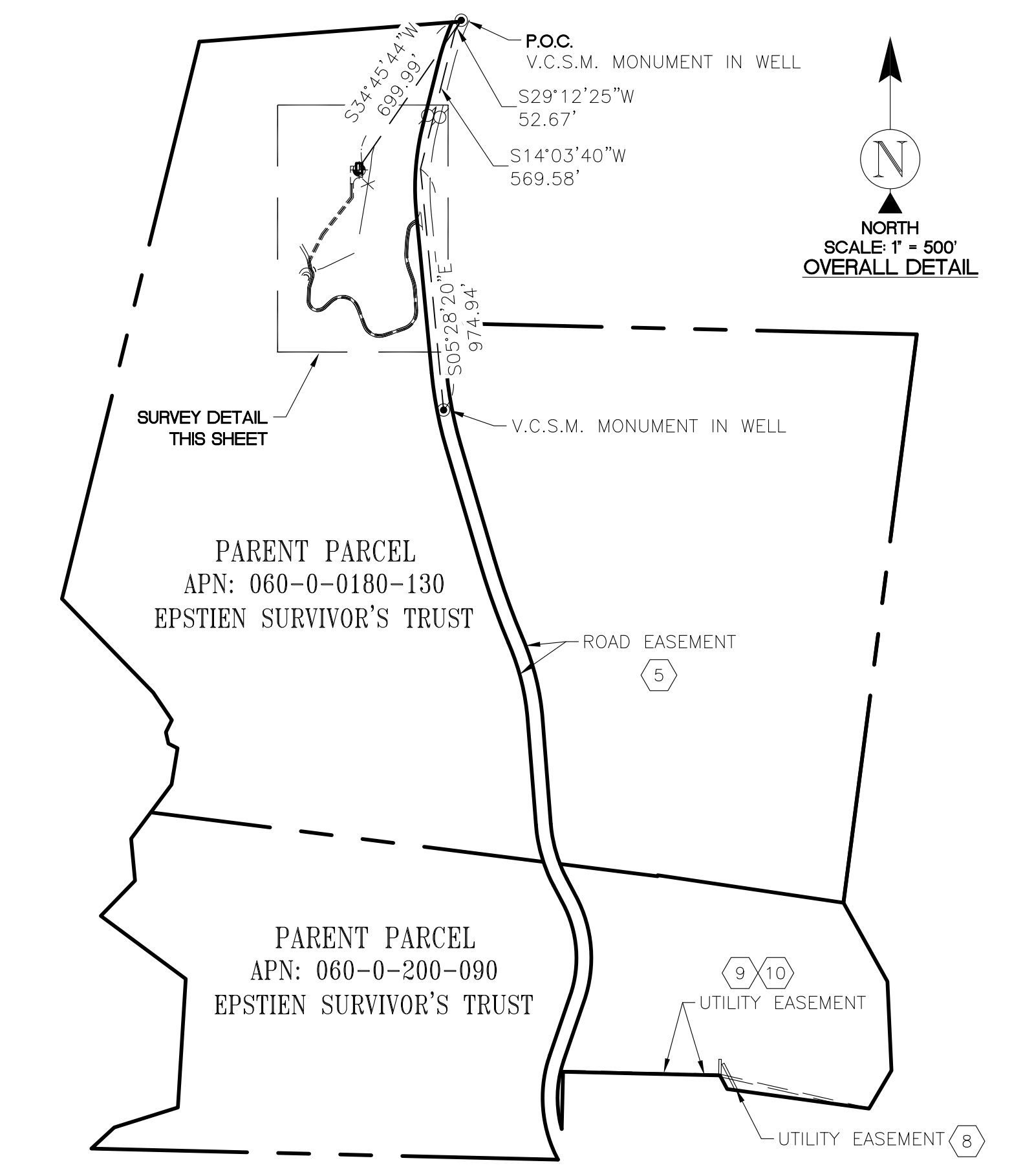
**CSL06406  
 EPSTEIN TRUST  
 10175 SANTA ANA RD.  
 VENTURA, CA 93001  
 MONO-EUCALYPTUS (INDOOR)**

|                  |                   |
|------------------|-------------------|
| DRAWN BY:<br>RJS | CHECKED BY:<br>JS |
|------------------|-------------------|

SHEET TITLE:  
TITLE SHEET

SHEET NUMBER:  
**T-1**





**SURVEY DATE**  
02/09/2022

**BASIS OF BEARING**  
BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

**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.

**GRID-TO-GROUND SCALE FACTOR NOTE**  
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99990218

**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 #06111C0564F, DATED 01/29/2021

**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.

**SURVEYOR'S STATEMENT:**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF AT&T IN FEBRUARY OF 2022.

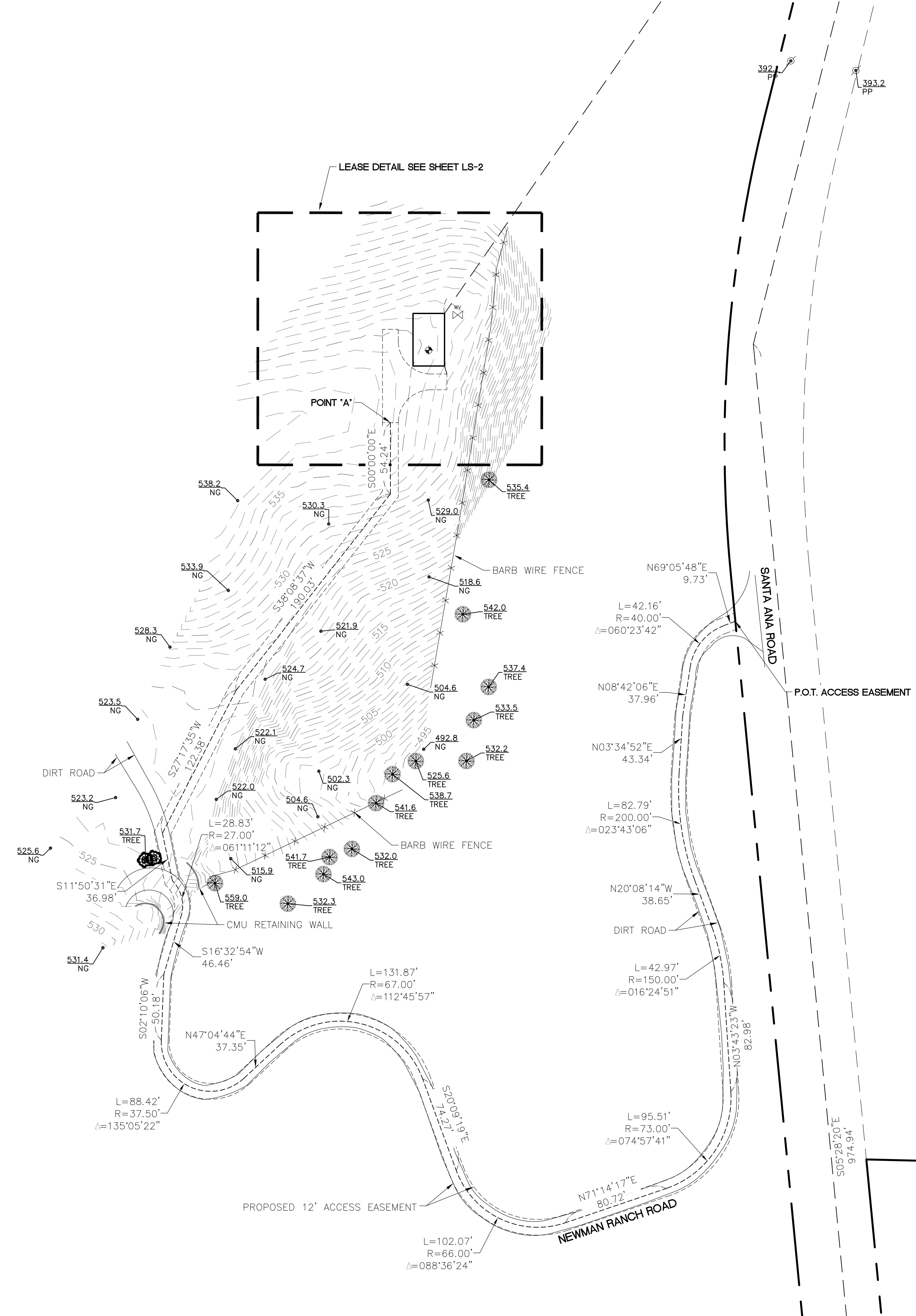
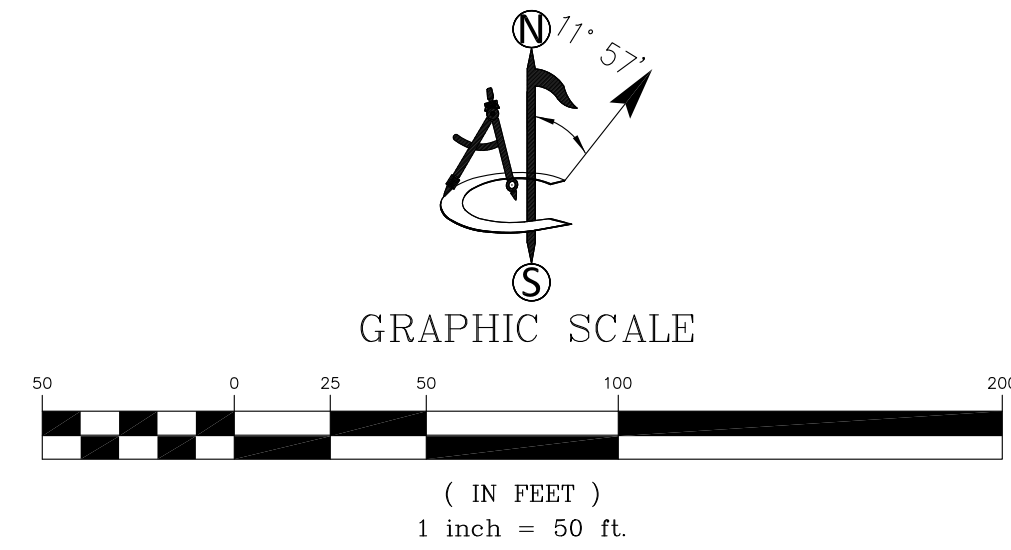
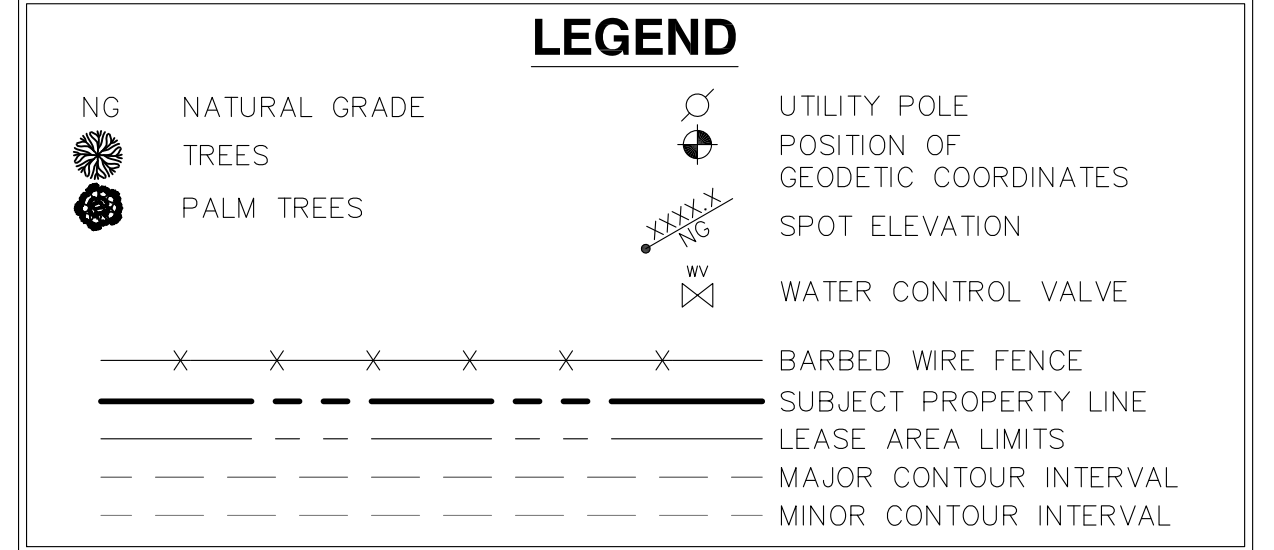
Patrick B. Donohoe  
03/21/2022  
PATRICK B. DONOHOE P.L.S. NO. 9332

**SURVEYOR'S NOTES**  
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

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.

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



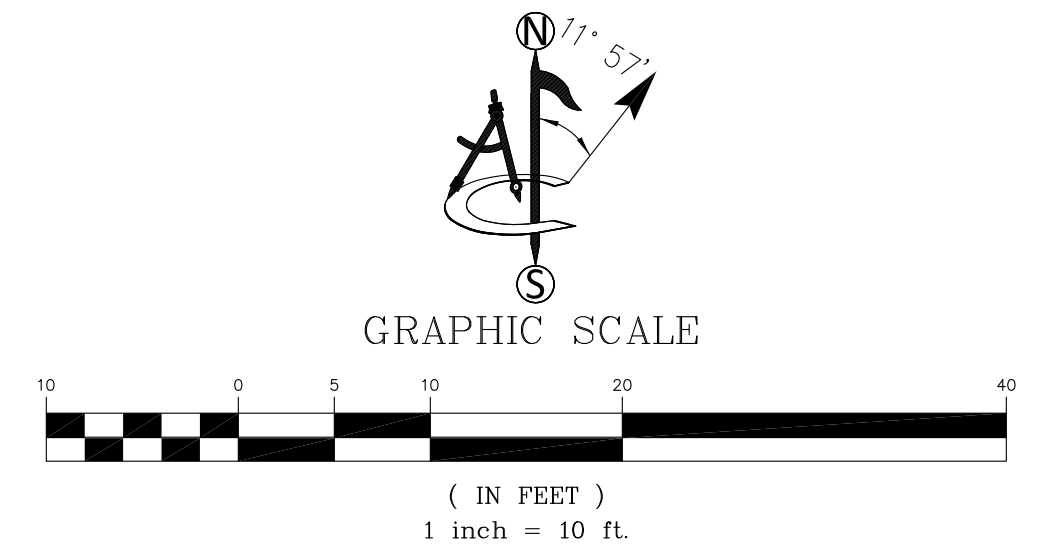


**LEGEND**

- NG NATURAL GRADE
- TREES
- PALM TREES
- UTILITY POLE
- POSITION OF GEODETIC COORDINATES
- SPOT ELEVATION
- WATER CONTROL VALVE
- BARBED WIRE FENCE
- SUBJECT PROPERTY LINE
- LEASE AREA LIMITS
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL



POSITION OF GEODETIC COORDINATES  
 LATITUDE 34° 23' 50.59" (34.397386°) NORTH (NAD83)  
 LONGITUDE 119° 19' 01.96" (119.317211°) WEST (NAD83)  
 GROUND ELEVATION @ 534.5' (NAVD88)



1452 EDINGER AVENUE  
 3RD FLOOR  
 TUSTIN, CA 92780

428 MAIN STREET  
 SUITE 206  
 HUNTINGTON BEACH, CA 92648  
 PH. (480) 659-4072  
 www.ambitconsulting.us

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

| REV | DATE     | DESCRIPTION           |
|-----|----------|-----------------------|
| 0   | 3/18/22  | TITLE/DESIGN (C) (CK) |
| A   | 02/16/22 | INITIAL ISSUE (CK)    |

LICENSED LAND SURVEYOR  
 PATRICK B. DONOHOE  
 No. 9332  
 STATE OF CALIFORNIA

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.

CSLO6406  
 10175 SANTA ANA ROAD  
 VENTURA, CA 93001

SHEET TITLE  
 SITE SURVEY

SHEET NUMBER  
 LS-2



**SCHEDULE "B" NOTE**

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92016844-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JANUARY 21, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

**ITEMIZED NOTES:**

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: ALONZO HOLZHEUAON PURPOSE: PRIVATE ROAD RECORDING NO: BOOK 59, PAGE 616 OF DEEDS AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION IS INDETERMINATE - UNKNOWN AFFECT ON LEASE AND EASEMENTS)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: CLARENCE L. CHRISMAN, AN UNMARRIED MAN PURPOSE: DEVELOP AND CONDUCT WATER RECORDING NO: BOOK 108, PAGE 96 OF DEEDS AFFECTS: A PORTION OF SAID LAND THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. (EXACT LOCATION IS INDETERMINATE - UNKNOWN AFFECT ON LEASE AND EASEMENTS)

4. THE EFFECT OF A DEED FROM MERLE J. ROGERS AND MOLLIE L. ROGERS, HIS WIFE, TO AL CLINCH AND JOHANNA CLINCH, HUSBAND AND WIFE, AS JOINT TENANTS RECORDED OCTOBER 13, 1932 IN BOOK 56, PAGE 162 OF OFFICIAL RECORDS PURPORTING TO CONVEY AN UNDIVIDED ONE-HALF OF ALL LANDOWNERS' OR LESSORS' ROYALTIES THAT MAY BE DUE OR PAYABLE UNDER ANY OIL OR GAS LEASE OR DRILLING AGREEMENTS WHICH MAY BE THEREAFTER MADE UPON OR AFFECTING A PORTION OF SAID LAND. (BLANKET IN NATURE - NO AFFECT ON LEASE AND EASEMENTS)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY OF VENTURA PURPOSE: ROAD PURPOSES (SANTA ANA ROAD) RECORDING DATE: SEPTEMBER 21, 1939 RECORDING NO: BOOK 577, PAGE 390 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY - NO AFFECT ON LEASE, MAY AFFECT ACCESS EASEMENT)

6. THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES 1 TO 1 EXCAVATION SLOPES, AND 1-1/2 TO 1 EMBANKMENT SLOPES ON SAID LAND, ADJACENT TO SAID ROAD, AS GRANTED AND MAINTAIN DRAINAGE STRUCTURES 1 TO EMBANKMENT SLOPES ON SAID LAND, TO COUNTY OF VENTURA IN THE ABOVE MENTIONED DEED. (NOTHING TO PLOT)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: RICHHFIELD OIL CORPORATION, A CORPORATION PURPOSE: PIPE LINES RECORDING DATE: MAY 27, 1939 RECORDING NO: BOOK 1738, PAGE 497 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (WITHIN EXISTING ROADWAY - NO AFFECT ON LEASE AND EASEMENTS)

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: POLE LINES RECORDING DATE: MAY 27, 1959 RECORDING NO: BOOK 1739, PAGE 463 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY - NO AFFECT ON LEASE OR EASEMENTS)

9. 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: AUGUST 7, 1961 RECORDING NO: BOOK 2032, PAGE 219 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY - NO AFFECT ON LEASE OR EASEMENTS)

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: CROSSARMS, WIRES AND OTHER FIXTURES AND APPLIANCES RECORDING DATE: AUGUST 17, 1961 RECORDING NO: BOOK 2036, PAGE 380 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY - NO AFFECT ON LEASE OR EASEMENTS)

11. 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. DATED: JANUARY 8, 1979 EXECUTED BY: JOHN V. NEWMAN AND RUTH T. NEWMAN RECORDING DATE: JANUARY 16, 1974 RECORDING NO: BOOK 4212, PAGE 770 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (BLANKET IN NATURE - NO AFFECT ON LEASE AND EASEMENTS)

**SCHEDULE "B" NOTE**

12. MATTERS CONTAINED IN THE DEED FROM PETER V. NEWMAN, ET AL. TO THE UNITED STATES OF AMERICA, RECORDED MARCH 27, 1981 AS DOCUMENT NO. 27921, WHICH IN PART, PROVIDES FOR THE MAINTENANCE AND EXPENSE OF FARM ROADS OVER OTHER PROPERTY. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT PARENT PARCEL)

13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: WATER SERVICE AGREEMENT DATED: DECEMBER 27, 2013 EXECUTED BY: CASITAS MUNICIPAL WATER DISTRICT AND COLEMAN H. AND DONNA R. CREWS EPSTEIN RECORDING DATE: JANUARY 14, 2014 RECORDING NO: 2014-114 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE - NO AFFECT ON LEASE AND EASEMENTS)

14. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT. IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

15. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

**LESSOR'S LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THAT PORTION OF THE RANCHO SANTA ANA, INCLUDING PORTIONS OF LOTS 28 AND 29, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 32 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE MARKED "K3" AT THE NORTHWEST CORNER OF SAID LOT 28; THENCE SAID POINT OF BEGINNING, 1ST: NORTH 84° 15' EAST 1054.68 FEET ALONG THE NORTH LINE OF SAID LOT 28, TO A POINT IN THE CENTER OF THE COUNTY ROAD, AT THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO MARTIN J. ELY IN DEED, DATED AUGUST 19, 1890, AND RECORDED IN BOOK 31, PAGE 288 OF DEEDS; THENCE ALONG SAID ROAD AND ALONG THE WEST LINE OF SAID LANDS, 2ND: SOUTH 12° WEST 473.22 FEET TO A POINT; THENCE, 3RD: SOUTH 3° 45' WEST 318.12 FEET TO A POINT; THENCE, 4TH: SOUTH 10° 30' EAST 442.20 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO PELATISH ALLYN IN DEED, DATED APRIL 12, 1895 RECORDED IN BOOK 46, PAGE 588 OF DEEDS; THENCE ALONG THE SOUTH LINE THEREOF, 5TH: EAST 1905.42 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE ALONG THE WEST LINE THEREOF AND THE WEST LINE OF THE LAND CONVEYED TO ALONZO HOLZHAUSEN IN DEED, DATED NOVEMBER 18, 1892 RECORDED IN BOOK 37, PAGE 352 OF DEEDS, 6TH: SOUTH 6° WEST 2307.492 FEET TO A 2" X 2" REDWOOD POST MARKED "H" SET IN THE SOUTH LINE OF AND DISTANT NORTH 84° WEST 17.92 CHAINS FROM THE SOUTHEAST CORNER OF SAID LOT 28, AT THE SOUTHWEST CORNER OF SAID LAND OF ALONZO HOLZHAUSEN; THENCE ALONG THE WESTERLY LINE OF THE LAND CONVEYED TO ALONZO HOLZHAUSEN IN DEED, DATED FEBRUARY 12, 1903 RECORDED IN BOOK 92, PAGE 116 OF DEEDS, 7TH: SOUTH 30° 30' EAST 363 FEET TO A REDWOOD POST SET IN A ROCK MOUND; THENCE, 8TH: SOUTH 4° 00' EAST 358.50 FEET TO AN ELDER STAKE SET IN A ROCK MOUND; THENCE, 9TH: SOUTH 29° 10' WEST TO A POINT IN THE NORTH LINE OF THE LAND CONVEYED TO W. L. FERGUSON IN DEED RECORDED JANUARY 16, 1909 IN BOOK 107, PAGE 426 OF DEEDS; THENCE ALONG THE NORTH LINE OF SAID LAND OF W. L. FERGUSON, 10TH: NORTH 83° 30' WEST 518.10 FEET TO A 3/4 INCH IRON PIPE SET AT THE NORTHWEST CORNER OF SAID LAND OF W. L. FERGUSON FROM WHICH A NAIL IN A BLAZE ON A SYCAMORE TREE, 36 INCHES IN DIAMETER, BEARS NORTH 1° 10' EAST 23.10 FEET DISTANT; THENCE, 11TH: NORTH 29° 30' WEST 62.04 FEET TO A 3/4 INCH IRON PIPE FROM WHICH A NAIL IN A SYCAMORE TREE, 36 INCHES IN DIAMETER BEARS SOUTH 47° 10' EAST 42.70 FEET DISTANT; SAID 3/4 INCH IRON PIPE SET AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS SET APART AND DISTRIBUTED TO GEORGE W. HOLLINGSWORTH, ET AL., TRUSTEE, FROM JOHN B. HOLLINGSWORTH BY DECREE RECORDED IN BOOK 64, PAGE 129 OF DEEDS; THENCE ALONG THE NORTH LINE OF SAID LANDS OF JOHN B. HOLLINGSWORTH BY THE FOLLOWING COURSES AND DISTANCES, 12TH: WEST 631.62 FEET TO A 3/4 INCH IRON PIPE FROM WHICH A CORNER OF A FENCE POST BEARS SOUTH 75° 45' EAST 39.40 FEET DISTANT; THENCE AT RIGHT ANGLES, 13TH: SOUTH 354.42 FEET TO A 3/4 INCH IRON PIPE FROM WHICH A CORNER OF A FENCE POST BEARS SOUTH 79° 45' EAST 40.20 FEET DISTANT; THENCE AT RIGHT ANGLES, 14TH: WEST 2552.22 FEET TO A 3/4 INCH IRON PIPE SET IN THE WEST LINE OF SAID LOT 29, FROM WHICH A NAIL, IN A BLAZE ON A WALNUT TREE, 4 INCHES IN DIAMETER BEARS NORTH 0° 30' WEST 4.30 FEET DISTANT FROM SAID 3/4 INCH IRON PIPE; A POST MARKED "H-3" SET AT THE SOUTHWEST CORNER OF LOT 29 BEARS SOUTH 12° 30' WEST 17.94 CHAINS DISTANT; THENCE ALONG THE WEST LINE OF SAID LOTS 28 AND 29, 15TH: NORTH 12° 30' EAST 4573.80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, OIL, GAS OR OTHER HYDROCARBON SUBSTANCES IN, ON AND UNDER A PORTION OF SAID LAND, AS RESERVED BY CARRIE E. CHARLES IN DEED RECORDED IN BOOK 660, PAGE 65 OF OFFICIAL RECORDS. ALSO EXCEPT THE INTEREST IN AND TO THOSE CERTAIN STRIPS OF LAND, 60 FEET WIDE, AS CONVEYED TO THE COUNTY OF VENTURA, IN DEEDS RECORDED APRIL 18, 1896 BOOK 16, PAGE 195 OF DEEDS, AND APRIL 7, 1890 IN BOOK 30, PAGE 324 OF DEEDS. ALSO EXCEPT THAT PORTION OF SAID LAND AS GRANTED TO UNITED STATES OF AMERICA IN DEEDS RECORDED APRIL 28, 1958 AS DOCUMENT NO. 17138 IN BOOK 1611, PAGE 177 OF OFFICIAL RECORDS; AND JUNE 23, 1958 AS DOCUMENT NO. 25752 IN BOOK 1628, PAGE 284 OF OFFICIAL RECORDS, AND MARCH 27, 1981 AS DOCUMENT NO. 27921 OF OFFICIAL RECORDS.

**LEASE AREA LEGAL DESCRIPTION**

A PORTION OF LOTS 28 AND 29, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 32 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A V.C.S.M. MONUMENT IN WELL AT THE INTERSECTION OF SANTA ANA ROAD AND SANTA ANA BOULEVARD AS SHOWN ON PARCEL MAP NO. 3977, RECORDED AS BOOK 42, PAGES 6 THRU 8 INCLUSIVE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; FROM WHICH A V.C.S.M. MONUMENT IN WELL IN THE CENTERLINE OF SANTA ANA ROAD, AT THE TERMINUS OF A LINE DESCRIBED AS SOUTH 4°51'20" EAST, 974.94 FEET, ON SAID MAP BEARS THE FOLLOWING THREE COURSES:  
1) SOUTH 29°12'25" WEST, 52.67 FEET; THENCE  
2) SOUTH 14°03'40" WEST, 569.58 FEET; THENCE  
3) SOUTH 05°28'20" EAST, 974.94 FEET

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 34°45'44" WEST, 699.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST, 40.00 FEET; THENCE NORTH 90°00'00" WEST, 24.00 FEET; THENCE NORTH 00°00'00" EAST, 40.00 FEET; THENCE NORTH 90°00'00" EAST, 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 960 SQUARE FEET (0.02 ACRES) OF LAND, MORE OR LESS.

**ACCESS EASEMENT LEGAL DESCRIPTION**

A PORTION OF LOTS 28 AND 29, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 32 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A V.C.S.M. MONUMENT IN WELL AT THE INTERSECTION OF SANTA ANA ROAD AND SANTA ANA BOULEVARD AS SHOWN ON PARCEL MAP NO. 3977, RECORDED AS BOOK 42, PAGES 6 THRU 8 INCLUSIVE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; FROM WHICH A V.C.S.M. MONUMENT IN WELL IN THE CENTERLINE OF SANTA ANA ROAD, AT THE TERMINUS OF A LINE DESCRIBED AS SOUTH 4°51'20" EAST, 974.94 FEET, ON SAID MAP BEARS THE FOLLOWING THREE COURSES:  
1) SOUTH 29°12'25" WEST, 52.67 FEET; THENCE  
2) SOUTH 14°03'40" WEST, 569.58 FEET; THENCE  
3) SOUTH 05°28'20" EAST, 974.94 FEET

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 34°45'44" WEST, 699.99 FEET; THENCE SOUTH 00°00'00" EAST, 40.00 FEET; THENCE SOUTH 16°32'43" EAST, 6.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST, 12.00 FEET; THENCE NORTH 90°00'00" WEST, 12.00 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 90°00'00" WEST, 6.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A"; THENCE CONTINUING NORTH 90°00'00" WEST, 6.00 FEET; THENCE NORTH 00°00'00" EAST, 71.00 FEET; THENCE NORTH 90°00'00" EAST, 12.00 FEET; THENCE SOUTH 00°00'00" EAST, 9.00 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET THENCE NORTH 90°00'00" EAST, 12.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH A STRIP OF LAND 12.00 FEET WIDE, LYING 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT AFOREMENTIONED POINT "A", THENCE SOUTH 00°00'00" EAST, 54.24 FEET; THENCE SOUTH 38°08'37" WEST, 190.03 FEET; THENCE SOUTH 27°17'35" WEST, 122.38 FEET; THENCE SOUTH 11°50'31" EAST, 36.98 FEET TO A POINT OF NON-TANGENT CURVE, THE CENTER POINT OF WHICH BEARS SOUTH 45°21'42" WEST, 27.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°11'12" AN ARC DISTANCE OF 28.83 FEET (CHORD SOUTH 14°02'42" EAST, 27.48 FEET); THENCE SOUTH 16°32'54" WEST, 46.46 FEET; THENCE SOUTH 02°10'06" WEST, 50.18 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 37.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 135°05'22" AN ARC DISTANCE OF 88.42 FEET; THENCE NORTH 47°04'44" EAST, 37.35 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 112°45'57" AN ARC DISTANCE OF 131.87 FEET; THENCE SOUTH 20°09'19" EAST, 74.27 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 66.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'24" AN ARC DISTANCE OF 102.07 FEET; THENCE NORTH 71°14'17" EAST, 80.72 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 73.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°57'41" AN ARC DISTANCE OF 95.51 FEET; THENCE NORTH 03°43'23" WEST, 82.98 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°24'51" AN ARC DISTANCE OF 42.97 FEET; THENCE NORTH 20°08'14" WEST, 38.65 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°43'06" AN ARC DISTANCE OF 82.79 FEET; THENCE NORTH 03°34'52" EAST, 43.34 FEET; THENCE NORTH 08°42'06" EAST, 37.96 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°23'42" AN ARC DISTANCE OF 42.16 FEET; THENCE NORTH 69°05'48" EAST, 9.73 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY OF SANTA ANA ROAD AND THE POINT OF TERMINUS.

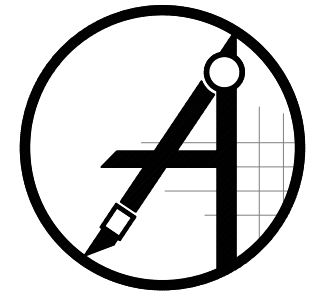
EXCLUDING THEREFROM ANY PORTION LYING WITHIN THE SANTA ANA ROAD RIGHT OF WAY

SAID EASEMENT IS INTENDED TO FOLLOW NEWMAN RANCH ROAD AS IT NOW EXIST

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID WEST LINE OF SANTA ANA ROAD.



1452 EDINGER AVENUE  
3RD FLOOR  
TUSTIN, CA 92780

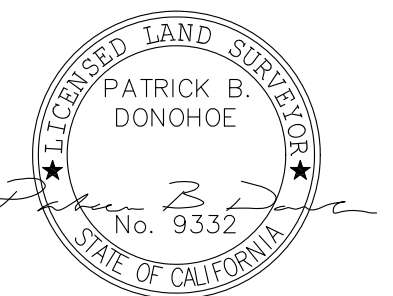


428 MAIN STREET  
SUITE 206  
HUNTINGTON BEACH, CA 92648  
PH. (480) 659-4072  
www.ambitconsulting.us



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ANAHEIM, CALIFORNIA 92807

| REV | DATE     | DESCRIPTION           |
|-----|----------|-----------------------|
| 0   | 3/18/22  | TITLE/DESIGN (C) (CK) |
| A   | 02/16/22 | INITIAL ISSUE (CK)    |



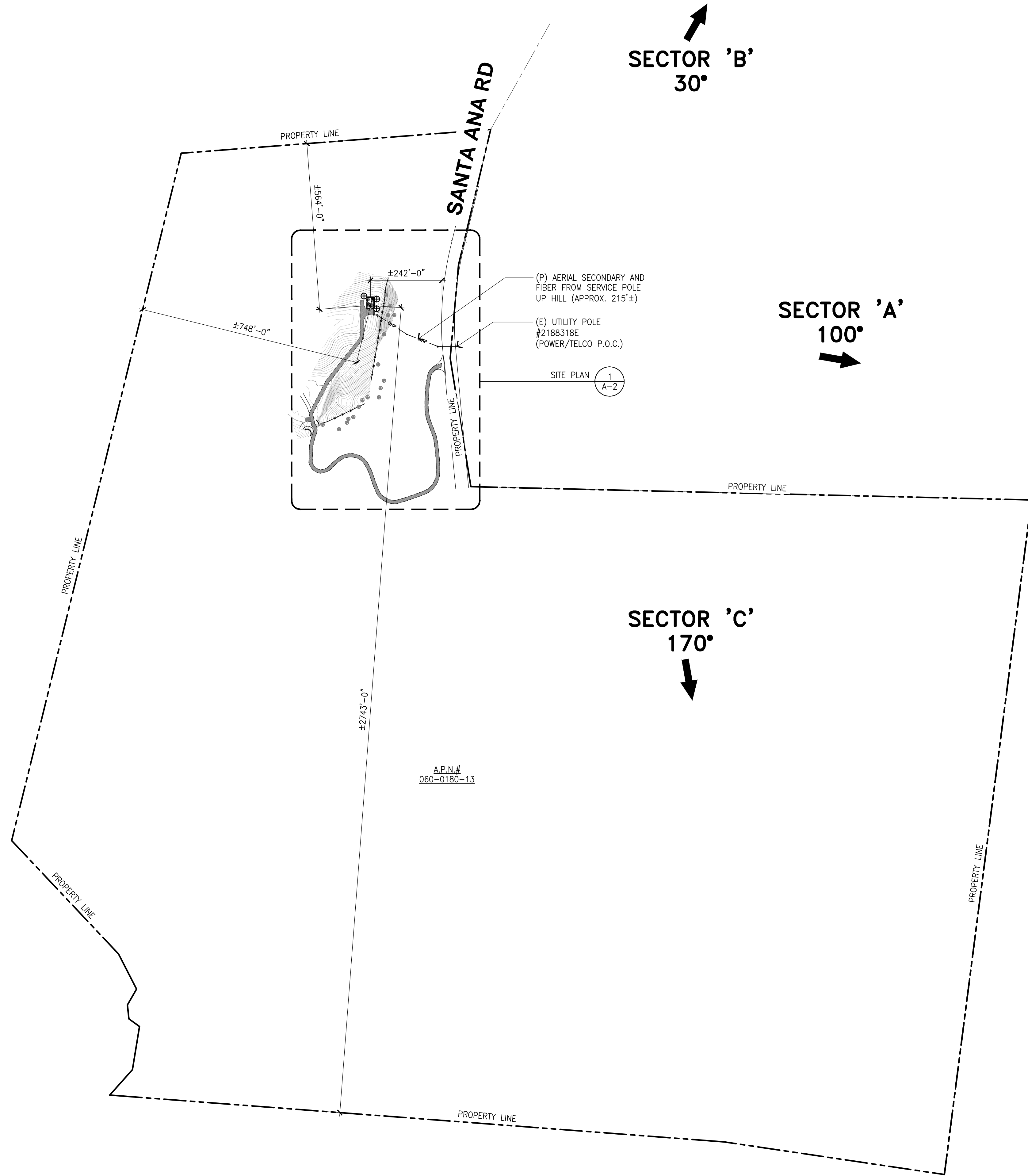
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10175 SANTA ANA ROAD  
VENTURA, CA 93001

SHEET TITLE  
NOTES

SHEET NUMBER  
LS-3





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



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| 0   | 04/06/22 | 100% ZONING DRAWINGS |
| A   | 02/23/22 | 90% ZONING DRAWINGS  |

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 EPSTEIN TRUST  
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 VENTURA, CA 93001  
 MONO-EUCALYPTUS (INDOOR)

|                  |                   |
|------------------|-------------------|
| DRAWN BY:<br>RJS | CHECKED BY:<br>JS |
|------------------|-------------------|

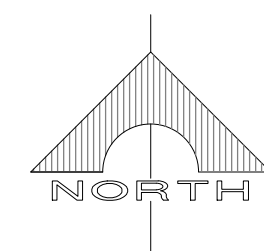
SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**A-1**

**OVERALL SITE PLAN**

SCALE: 1"=200'-0"  

 1



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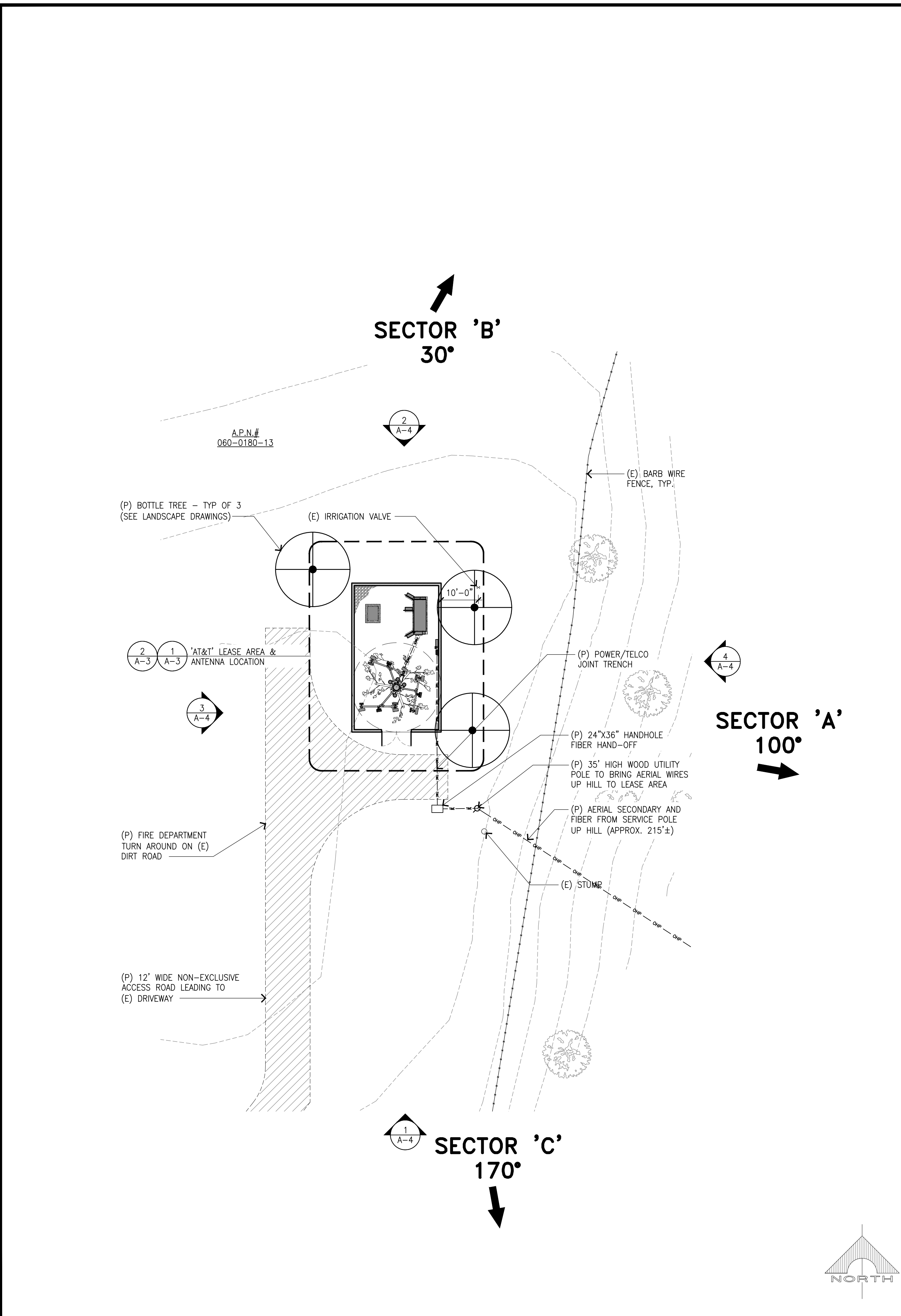
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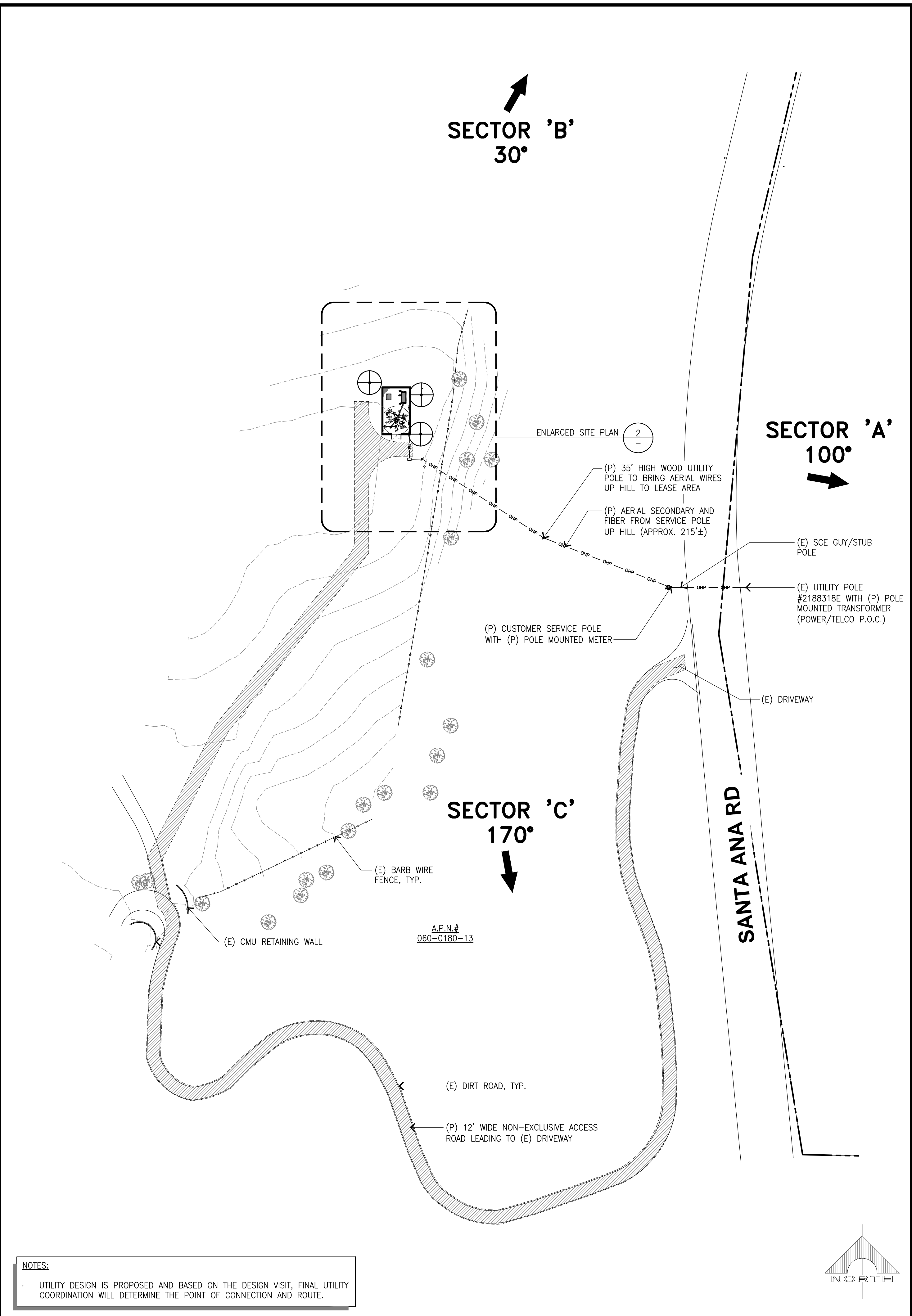
DRAWN BY: RJS  
CHECKED BY: JS

SHEET TITLE:  
**SITE PLAN AND ENLARGED SITE PLAN**

SHEET NUMBER:  
**A-2**



**ENLARGED SITE PLAN**

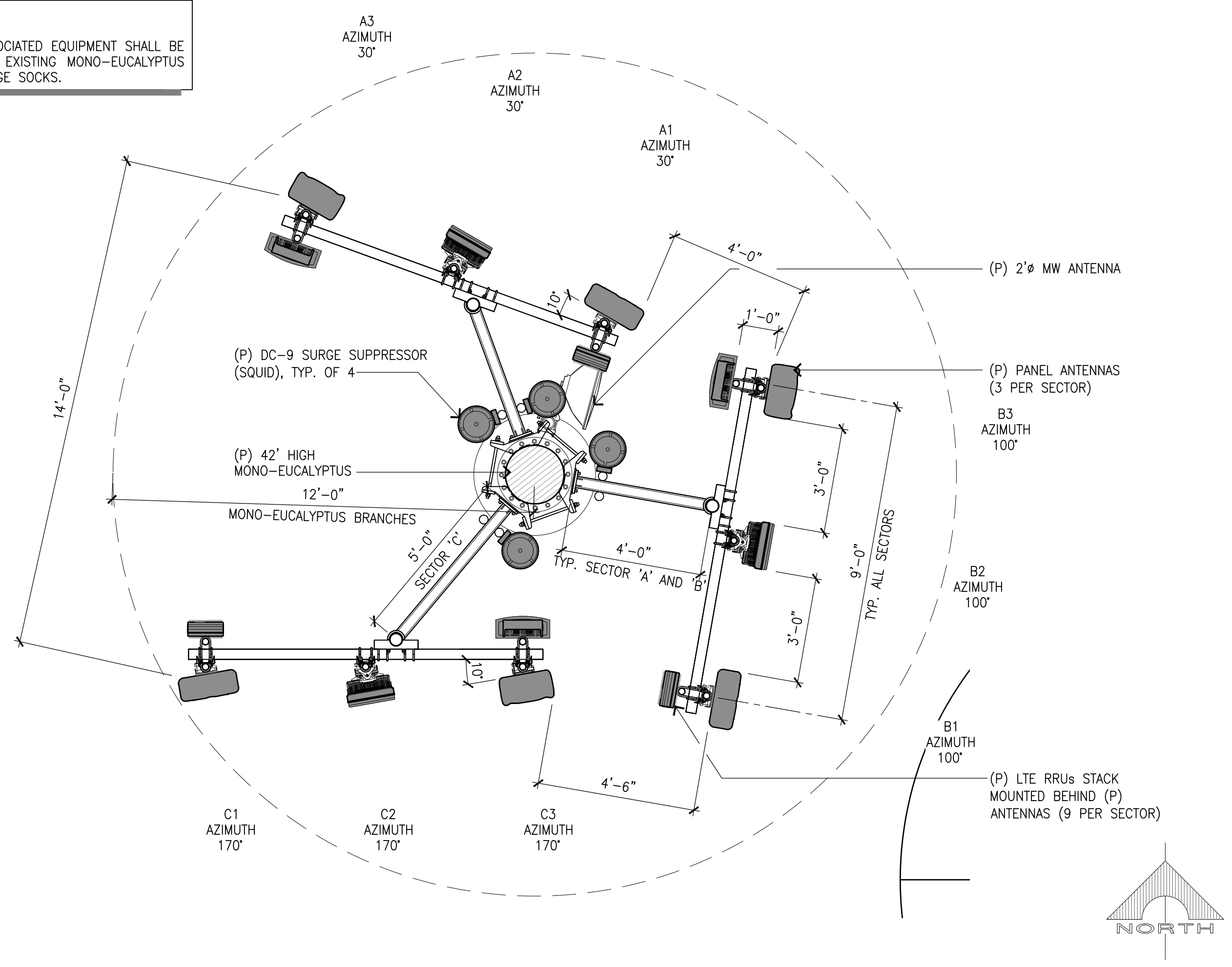


**SITE PLAN**

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



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



**ANTENNA PLAN**

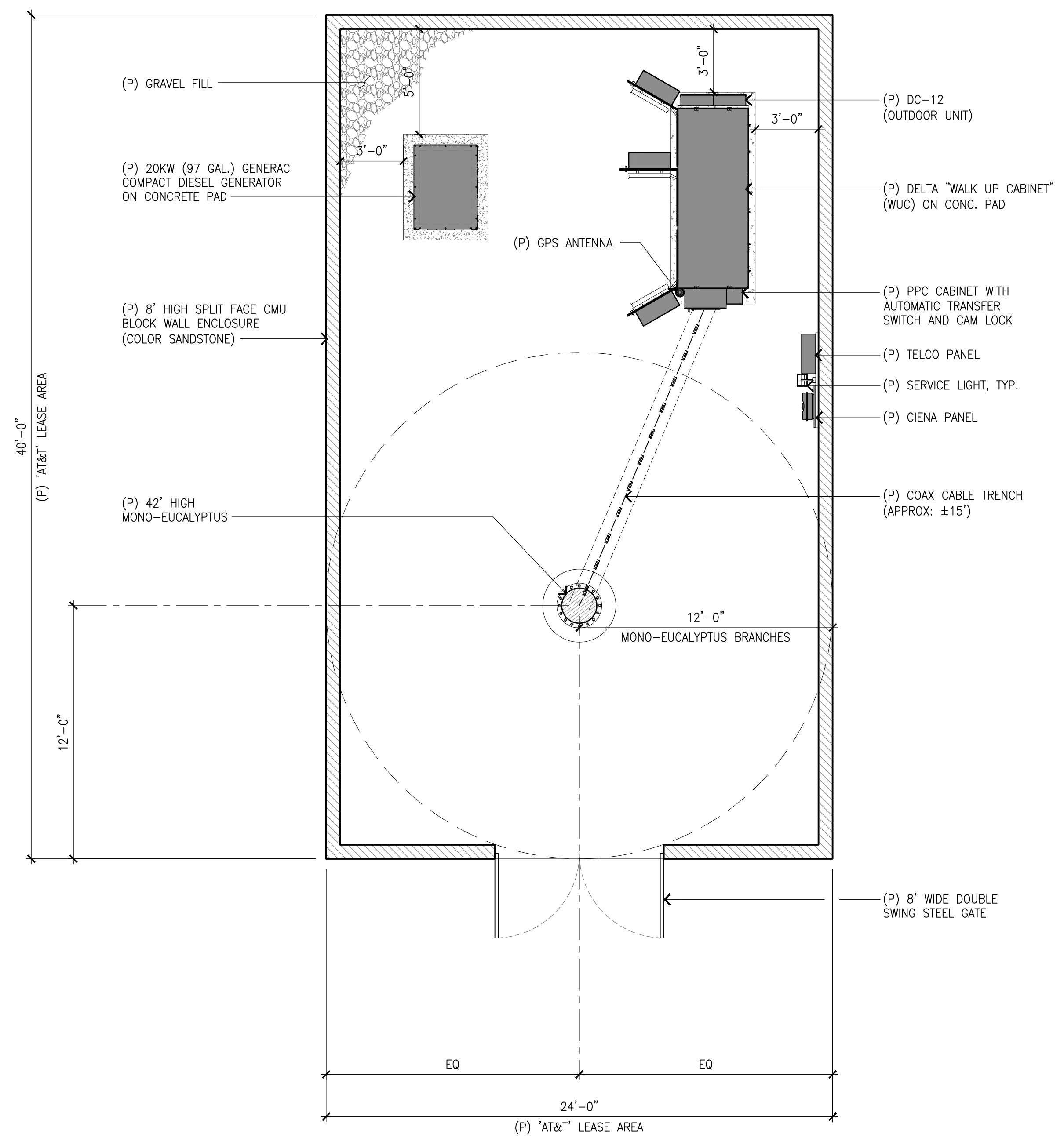
SCALE: **2**  
3/8"=1'-0"

| 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            | COMMSCOPE NNH4-65C-R6-V3             | 8"              | 100'       | 36'-0"                             | <12'              | +/- 80' |
|  | A2                  | LTE            | ERICSSON AIR6449 N77D + AIR6419 N77G | 2'-7" + 2'-4"   | 100'       | 38'-8"                             | <12'              | +/- 80' |
|  | A3                  | LTE            | QUINTEL QDB612-7                     | 8"              | 100'       | 36'-0"                             | <12'              | +/- 80' |
| BETA SECTOR  | B1                  | LTE            | COMMSCOPE NNH4-65C-R6-V3             | 8"              | 30'        | 36'-0"                             | <12'              | +/- 80' |
|  | B2                  | LTE            | ERICSSON AIR6449 N77D + AIR6419 N77G | 2'-7" + 2'-4"   | 30'        | 38'-8"                             | <12'              | +/- 80' |
|  | B3                  | LTE            | QUINTEL QDB612-7                     | 8"              | 30'        | 36'-0"                             | <12'              | +/- 80' |
| GAMMA SECTOR   | C1                  | LTE            | COMMSCOPE NNH4-65C-R6-V3             | 8"              | 170'       | 36'-0"                             | <12'              | +/- 80' |
|  | C2                  | LTE            | ERICSSON AIR6449 N77D + AIR6419 N77G | 2'-7" + 2'-4"   | 170'       | 38'-8"                             | <12'              | +/- 80' |
|  | C3                  | LTE            | QUINTEL QDB612-7                     | 8"              | 170'       | 36'-0"                             | <12'              | +/- 80' |

| 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        | 3                                    | <12'               | 18"   | 8"    | 8" |
|                            | A2             | UP        | 3                                    | <12'               | 18"   | 8"    | 8" |
|                            | A3             | UP        | 3                                    | <12'               | 18"   | 8"    | 8" |
| BETA SECTOR                | B1             | UP        | 3                                    | <12'               | 18"   | 8"    | 8" |
|                            | B2             | UP        | 3                                    | <12'               | 18"   | 8"    | 8" |
|                            | B3             | UP        | 3                                    | <12'               | 18"   | 8"    | 8" |
| GAMMA SECTOR               | C1             | UP        | 3                                    | <12'               | 18"   | 8"    | 8" |
|                            | C2             | UP        | 3                                    | <12'               | 18"   | 8"    | 8" |
|                            | C3             | UP        | 3                                    | <12'               | 18"   | 8"    | 8" |

**ANTENNA AND RU SCHEDULE**

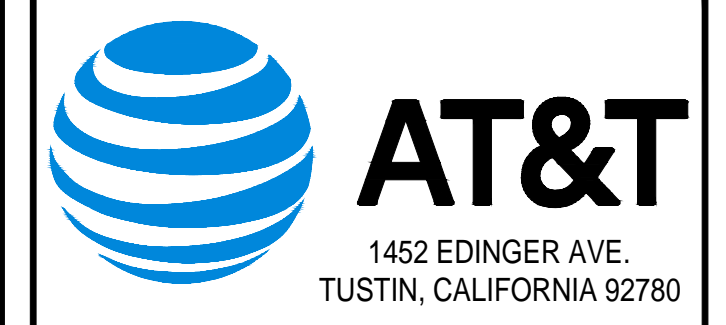
**3**



GROUND LEASE AREA = 960 SQ. FT.

**LEASE AREA PLAN**

SCALE: **1**  
1/4"=1'-0"



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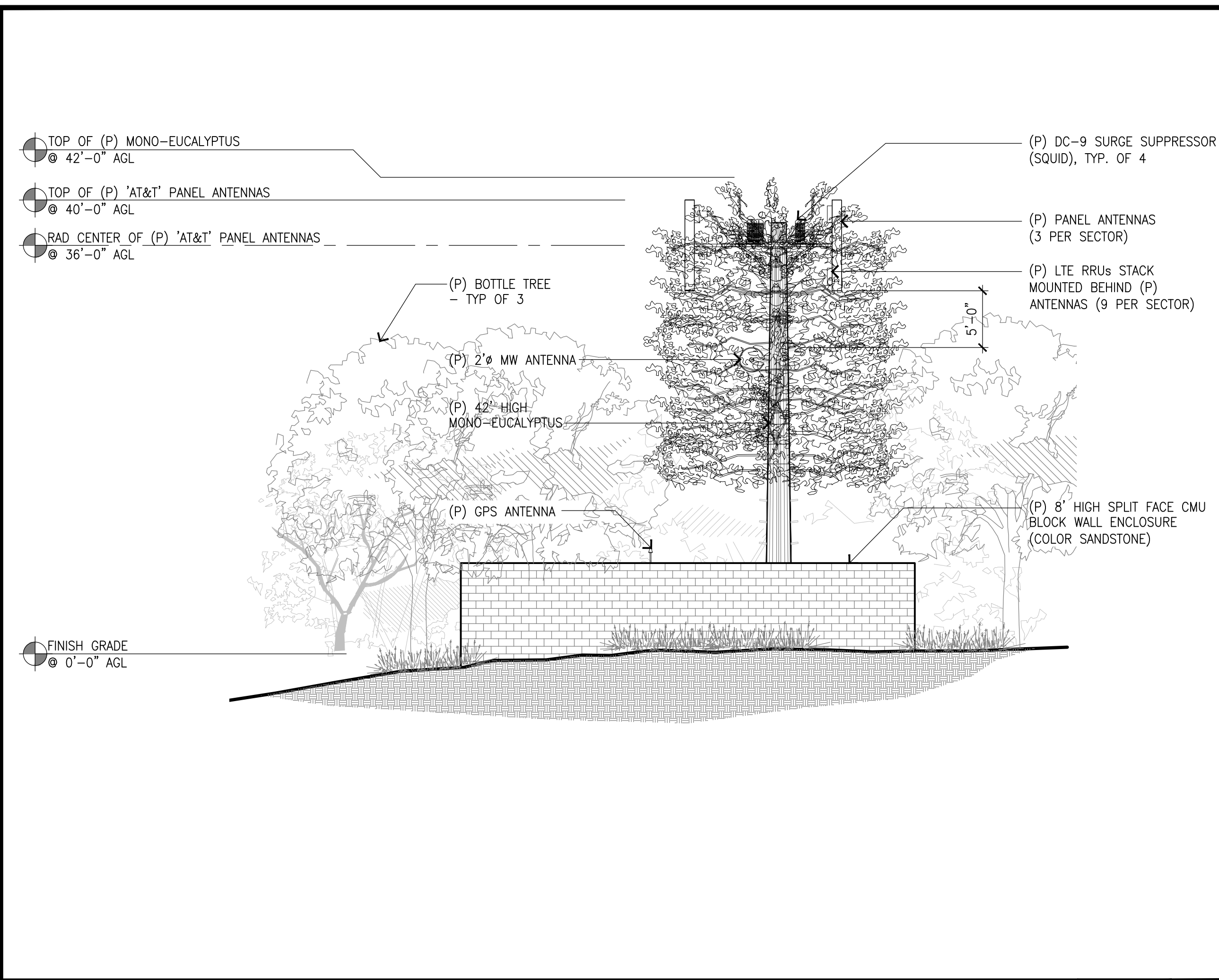
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|                  |                   |
|------------------|-------------------|
| DRAWN BY:<br>RJS | CHECKED BY:<br>JS |
|------------------|-------------------|

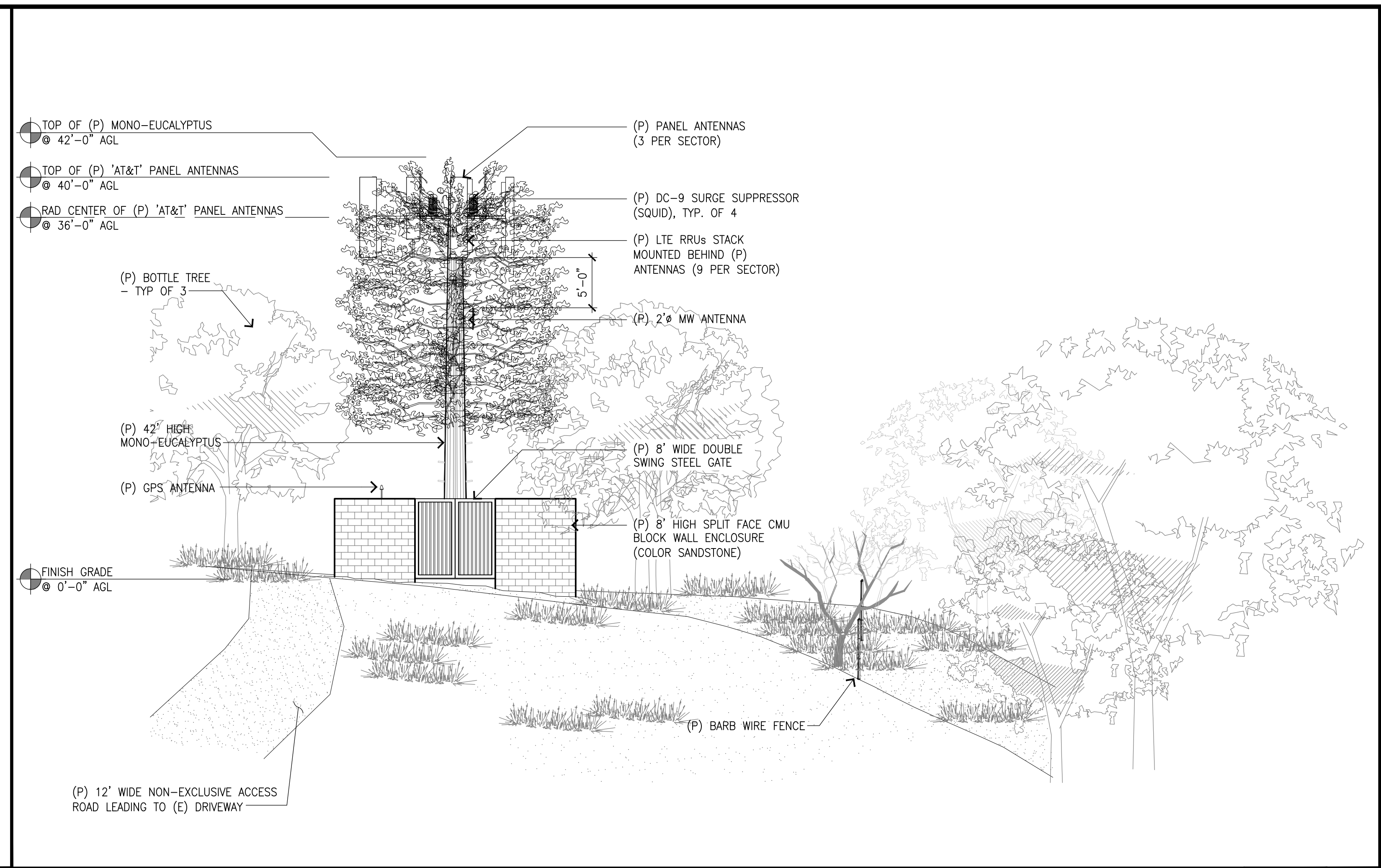
SHEET TITLE:  
LEASE AREA PLAN/ANTENNA PLAN AND ANTENNA/RRU SCHEDULE

SHEET NUMBER:  
**A-3**

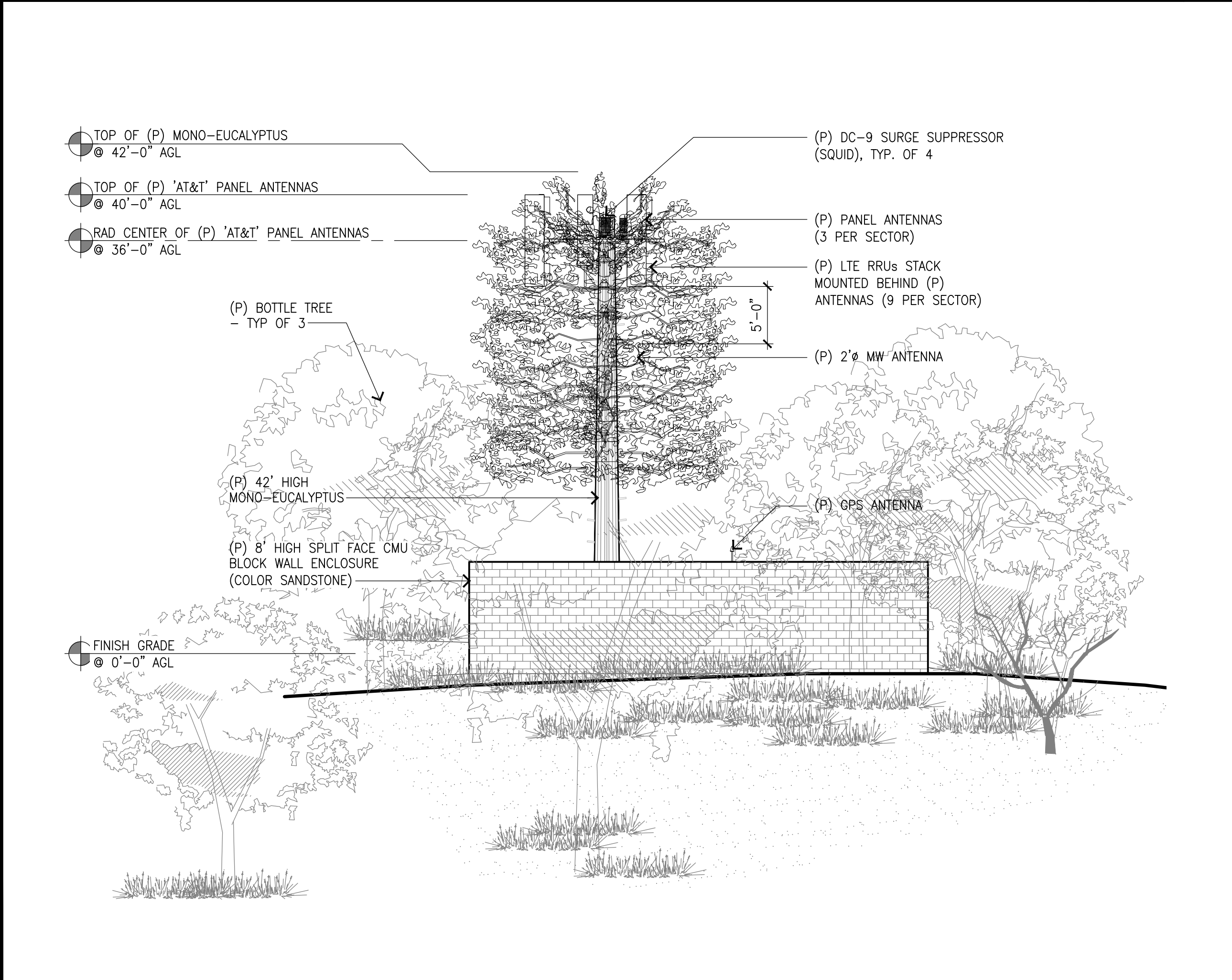




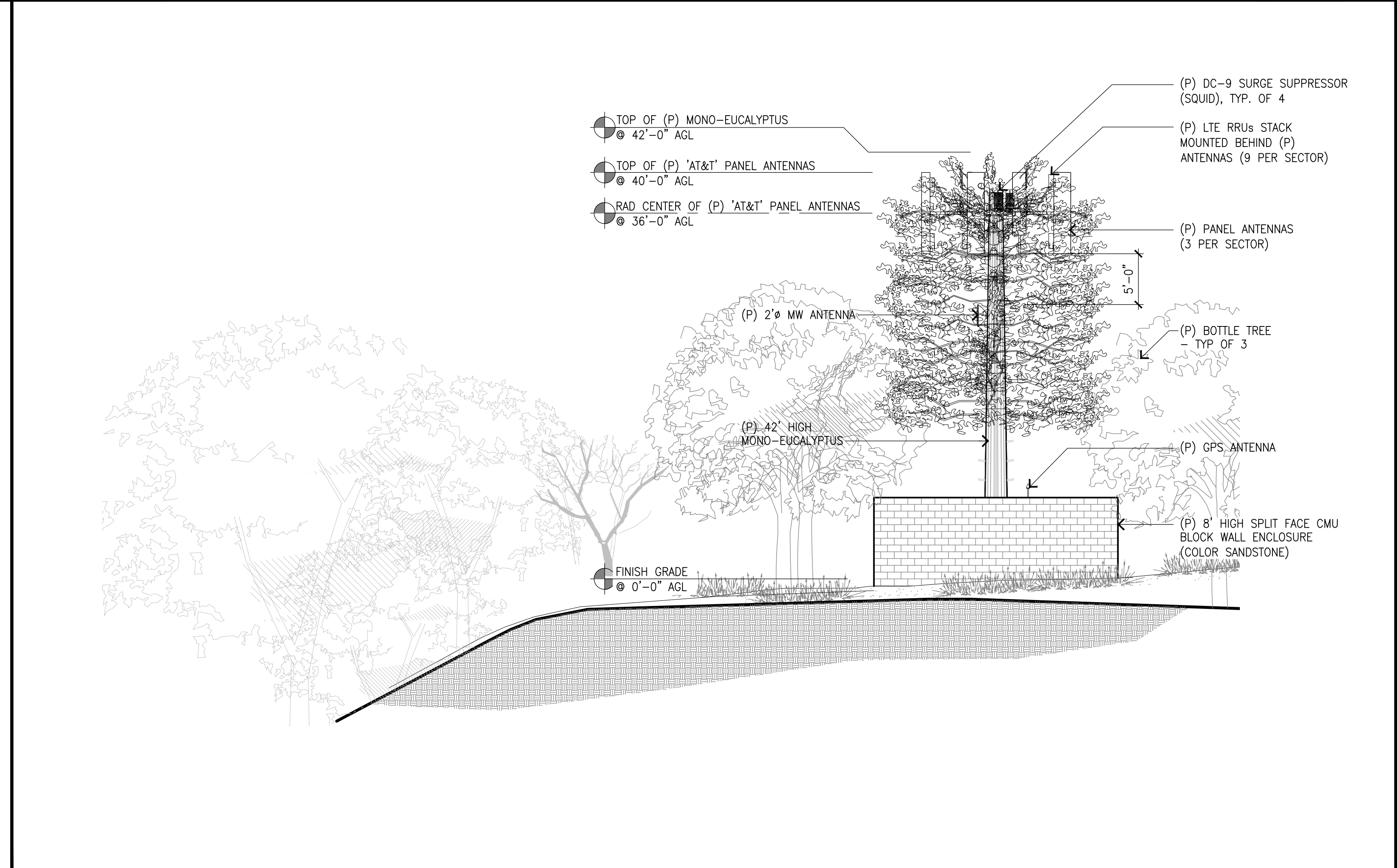
**WEST ELEVATION** SCALE: 1/8"=1'-0" **3**



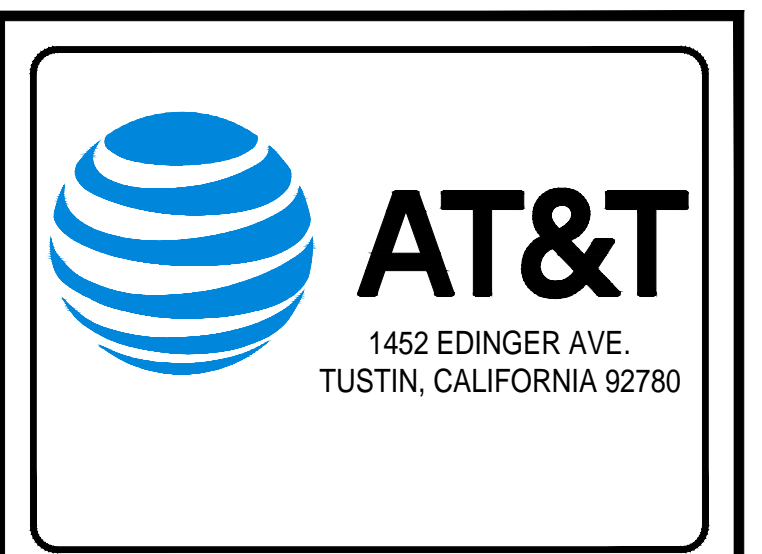
**SOUTH ELEVATION** SCALE: 1/8"=1'-0" **1**



**EAST ELEVATION** SCALE: 1/8"=1'-0" **4**



**NORTH ELEVATION** SCALE: 1/8"=1'-0" **2**



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| 0   | 04/06/22 | 100% ZONING DRAWINGS |
| A   | 02/23/22 | 90% ZONING DRAWINGS  |

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DRAWN BY: RJS  
 CHECKED BY: JS

SHEET TITLE:  
 ELEVATIONS

SHEET NUMBER:  
**A-4**



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|                  |                    |
|------------------|--------------------|
| DRAWN BY:<br>mdm | CHECKED BY:<br>RJC |
|------------------|--------------------|

SHEET TITLE:  
**CONCEPTUAL LANDSCAPE PLAN**  
(FOR PLAN CHECK ONLY)

SHEET NUMBER:  
**L-1**

**PLANT LEGEND**

| SYM   | BOTANICAL NAME         | COMMON NAME | SIZE    | QTY. | REMARKS | WATER USE |
|-------|------------------------|-------------|---------|------|---------|-----------|
| TREES | BRACHYCHITON POPULNEUS | BOTTLE TREE | 24" BOX | 3    | NATURAL | LOW       |
|       |                        |             |         |      |         | REGION 4  |

**MAINTENANCE RESPONSIBILITY**

PROPOSED PLANTING AND IRRIGATION SHALL BE MAINTAINED BY PRIVATE OWNER.

**PLANTING NOTE**

- PROVIDE ROOT BARRIER CONTROL DEVICES WHERE TREES ARE WITHIN 6'-0" OF HARDSCAPE AREAS (WALLS, WALKS, CURBS, ETC.). INSTALL IN A LINEAR FASHION (DO NOT WRAP ROOTBALL). ROOT BARRIER DEVICES TO BE MODEL NO. UB24-2 (12' LONG) AVAILABLE FROM DEEP ROOT BARRIER.
- MULCH AROUND PROJECT AREA THAT HAS BEEN DISPLACED OR REMOVED DUE TO CONSTRUCTION. MULCH TO BE 3" MIN. THICK.

**TOP DRESSING**

ALL SHRUB AREAS INCLUDING SLOPES ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF DECOMPOSED GRANITE. COLOR TO BE SELECTED.

**IRRIGATION DESIGN STATEMENT**

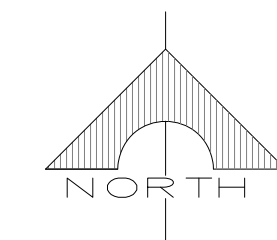
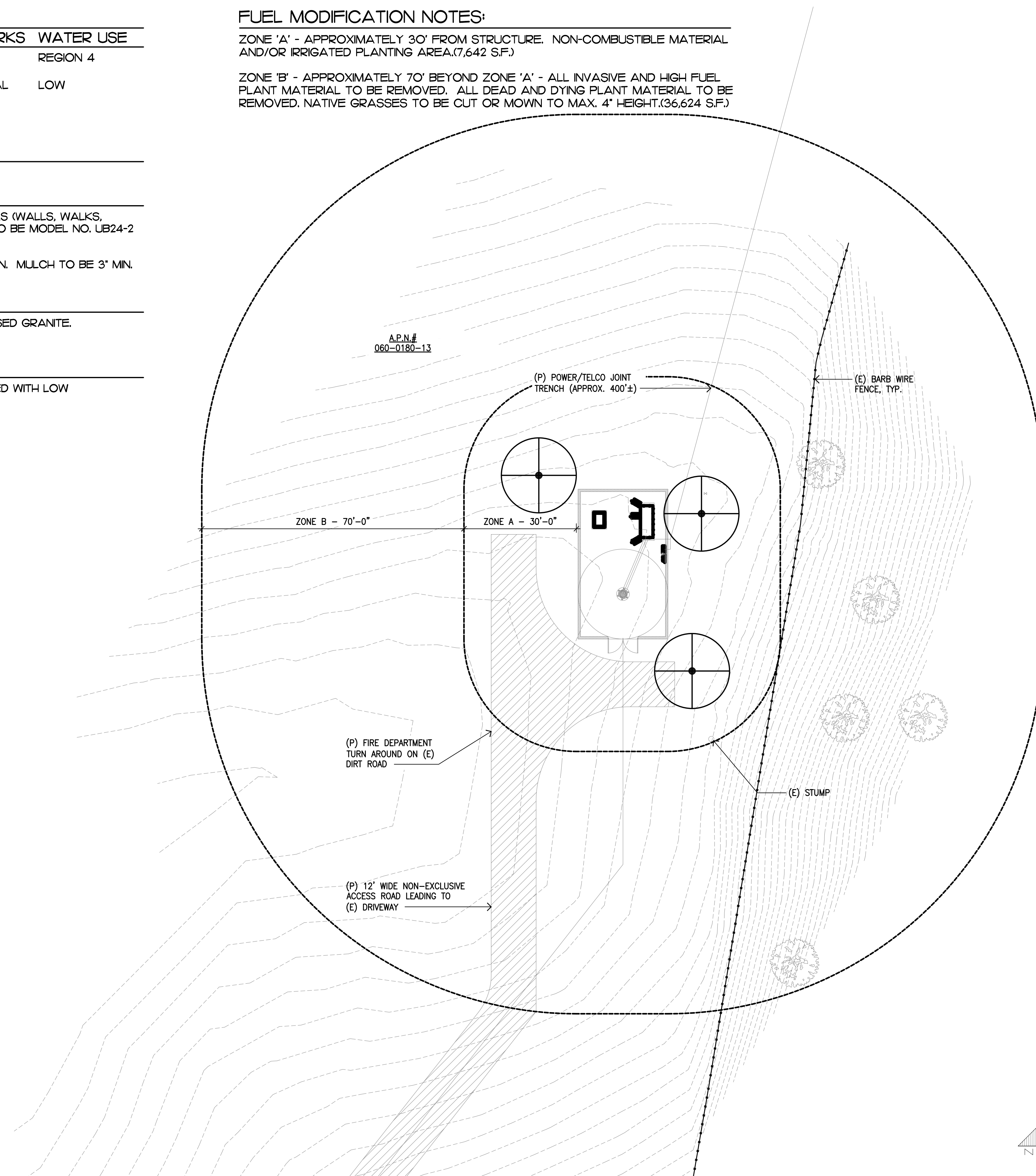
IRRIGATION SYSTEM SHALL CONNECT INTO EXISTING REMOTE CONTROL VALVE. TREES TO BE IRRIGATED WITH LOW VOLUME SUBGRADE BUBBLERS OR HIGH EFFICIENCY DRIP SYSTEM.

A.P.N # 060-0180-13

**FUEL MODIFICATION NOTES:**

ZONE 'A' - APPROXIMATELY 30' FROM STRUCTURE. NON-COMBUSTIBLE MATERIAL AND/OR IRRIGATED PLANTING AREA.(7,642 S.F.)

ZONE 'B' - APPROXIMATELY 70' BEYOND ZONE 'A' - ALL INVASIVE AND HIGH FUEL PLANT MATERIAL TO BE REMOVED. ALL DEAD AND DYING PLANT MATERIAL TO BE REMOVED. NATIVE GRASSES TO BE CUT OR MOWN TO MAX. 4" HEIGHT.(36,624 S.F.)







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EXISTING



PROPOSED

LOOKING SOUTHWEST FROM SANTA ANA ROAD





at&t

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VIEW 2



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EXISTING



PROPOSED MONOEUCALYPTUS

PROPOSED

LOOKING SOUTHWEST FROM SANTA ANA BOULEVARD





at&t

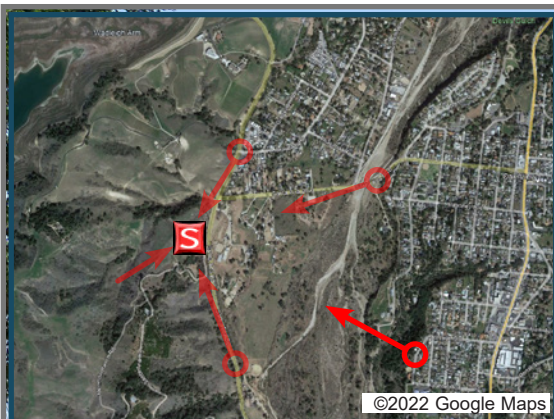
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VIEW 3



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EXISTING



PROPOSED MONOEUCALYPTUS

PROPOSED

LOOKING NORTHWEST FROM LARMIER AVENUE





EXISTING

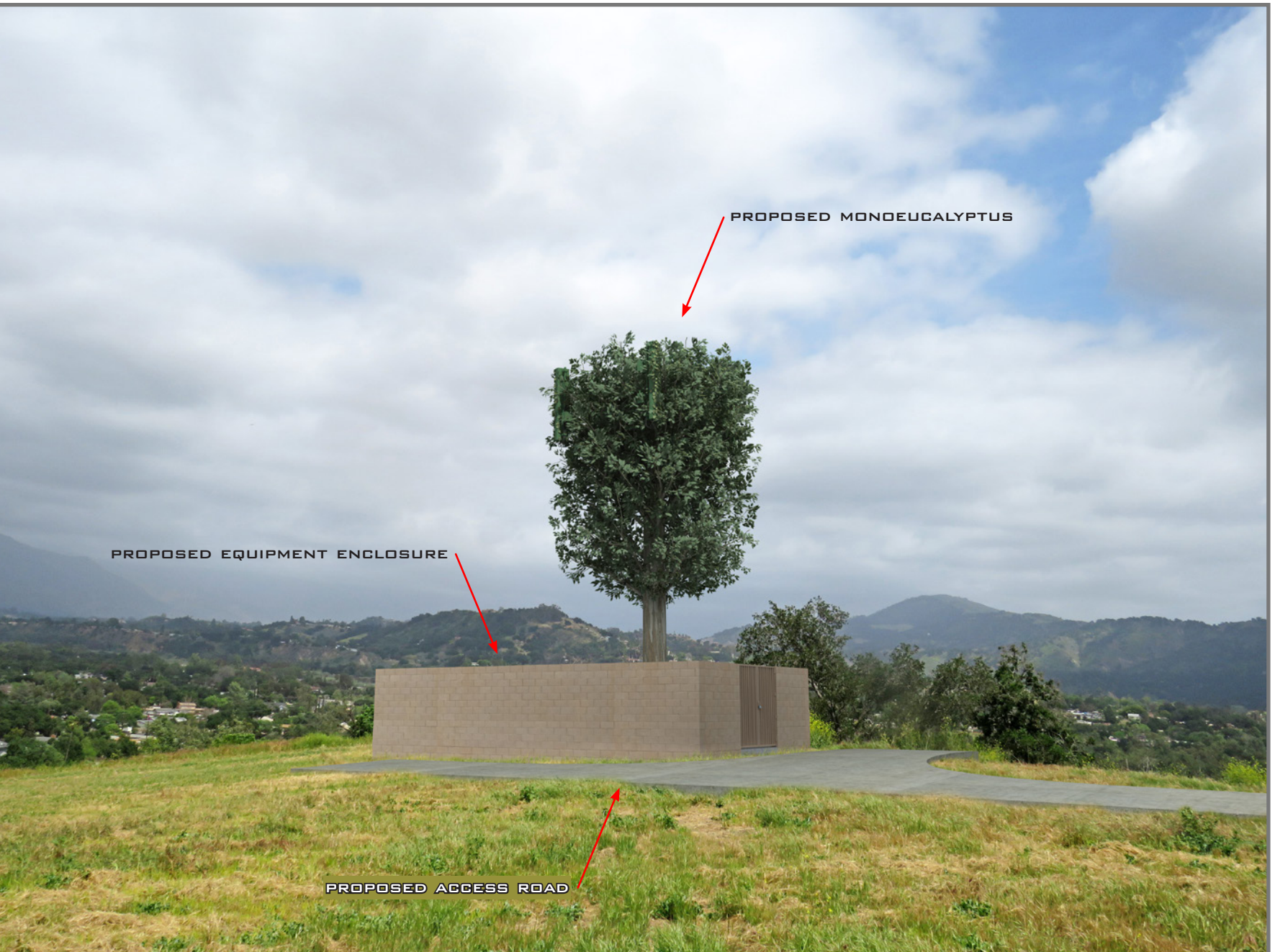


PROPOSED      LOOKING NORTHWEST FROM SANTA ANA ROAD





EXISTING



PROPOSED LOOKING NORTHEAST FROM SITE





## Exhibit 4

### AT&T OJAI EPSTEIN PL22-0079 CONSISTENCY WITH THE GENERAL PLAN AND OJAI VALLEY AREA 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 radio 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 Santa Ana Road on a property developed with a single family residence and agricultural operations. 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 Santa Ana 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.

**11.COS-1.4 Consideration of Impacts to Wildlife Movement:** *When considering proposed discretionary development, County decision-makers shall consider the development’s potential project-specific and cumulative impacts on the movement*

*of wildlife at a range of spatial scales including local scales (e.g., hundreds of feet) and regional scales (e.g., tens of miles).*

The existing WCF is located on an already denuded piece of property near an existing dirt roadway. The only portion of the existing facility that is gated is the small equipment area to prevent vandalism and the fence does not include barbed wire. No project specific or cumulative impacts to wildlife movement 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-1.4.

**12. COS-1.5 Development Within Habitat Connectivity and Wildlife Corridors:** *Development within the Habitat Connectivity and Wildlife Corridors overlay zone and Critical Wildlife Passage Areas overlay zone shall be subject to the applicable provisions and standards of these overlay zones as set forth in the Non-Coastal Zoning Ordinance.*

The existing WCF meets all applicable provisions of the Habitat Connectivity and Critical Wildlife Passage Areas overlay zones. The fenced lease area is at the minimum practical size to accomplish the goal of keeping people safe and limiting vandalism. No portion of the existing fence has barbed wire and there are no outdoor lights on site. No impacts to habitat connectivity or wildlife corridors 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-1.5.

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

The existing WCF is not prominently visible from any County designated scenic roadways. 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.

**14. 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 existing WCF is located on an already developed portion of the subject lot and is blends in with the existing oil uses on site. The location of the facility is lower in



elevation than the surrounding hilltops and below significant ridgelines. 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.

**15. 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 existing WCF does not conflict with the scenic open space character of the surrounding area. The antennas are mounted on an existing lattice tower, and all ground mounted equipment is located within an equipment area surrounded by a 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.

**16. 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 existing WCF will not conflict with the adjacent open space designated lands or uses of those lands. The facility is located in an already denuded area of the property. The proposed time extension will not have any adverse effects on the preservation of the natural open space resources. 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.

**17.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 existing 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.

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

The proposed WCF has been reviewed and conditioned to ensure that it is compatible with the surrounding area. The design of the facility as a faux eucalyptus tree is of high quality and good design and blends in with the existing natural landscape in the area. The project has been conditioned to require the planting of additional landscaping trees to further blend the WCF into the surroundings. The facility will fill a gap in service coverage in the area and be beneficial to the community as a whole.

Based on the above discussion, the proposed project is consistent with Ojai Valley rearea Plan Policy OV-17.1.

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

The proposed WCF will fill a significant gap in service coverage in the area and will provide a substantial public benefit. The facility include the E911 system which

assists first responders in time of emergency. The facility has been designed and conditioned to minimize the visual impacts to both nearby land uses, and the traveling public.

Based on the above discussion, the proposed project is consistent with Ojai Valley Area Plan Policy OV-42.1.

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

The proposed WCF has a maximum equipment height of 40-feet. The required stealth concealment elements extend above the height of the equipment to help the facility blend into the surrounding natural environment.

Based on the above discussion, the proposed project is consistent with Ojai Valley Area Plan Policy OV-42.2.

# EXHIBIT 5

## DRAFT CONDITIONS OF APPROVAL Conditional Use Permit No. PL22-0079

### AT&T Ojai Epstein-Site Number CSL06406

#### 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 30, 2023, 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 PL22-0079. 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. CSL06406 AT&T Ojai Epstein for a 10-year period.

The stealth WCF would be installed within a 960-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 concrete masonry unit wall (CMU) with landscaping. A 20-kilowatt (kW) emergency generator with a 97-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;
- 27 Remote Radio Units (RRUs) mounted behind the panel antennas;
- One 2-foot diameter microwave antenna.

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 Santa Ana 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. Faux Eucalyptus Screening Trees

**Purpose:** To ensure visual aesthetic to mask the proposed facility from being prominently visible from public viewpoints, and to adhere to the landscaping requirements of the NCZO, the faux Eucalyptus tree must be surrounded by screening trees and be maintained for the term of the CUP. At least five (5) new Fruitless Olive trees must be planted to surround the facility and screen the WCF from public viewpoints.

**Requirement:** The new fruitless olive trees must be kept and maintained for the term of this CUP. If the new trees do not survive, or are removed for any reason, the permittee shall submit a landscape plan to bring the facility back into compliance with the landscape requirements of § 8175-5.20.3(r) of the Ventura County Non-Coastal Zoning Ordinance.

**Documentation:** The permittee shall submit a landscape plan, and a signed agreement between the property owner and the applicant ensuring that the trees will not be removed and will be maintained during the CUP term.

**Timing:** The landscape plan must be approved by the Planning Director prior to issuance of the Zoning Clearance for Construction. In the event that the trees do not survive, or are removed, the permittee shall submit a new landscaping plan to the Planning Division for review and approval.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved plans 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 receive 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.

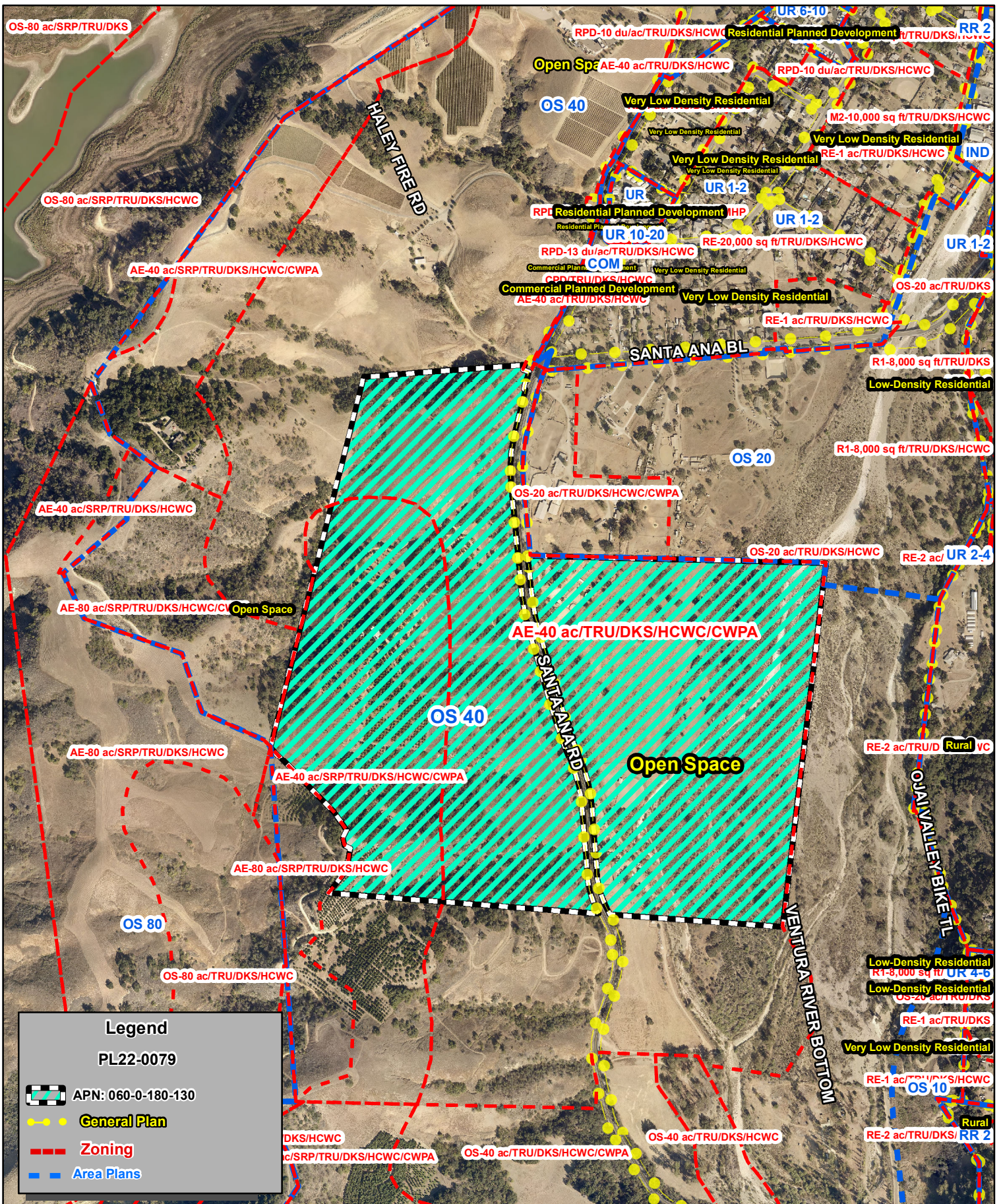
**Timing:** Prior to the Issuance of a Zoning Clearance for use inauguration, the Permittee shall submit a Diesel Fuel Tank Area site plan to the WPD for review and approval.

**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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County of Ventura  
 Planning Director Hearing  
 PL22-0079  
 General Plan & Zoning Map



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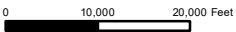
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County of Ventura  
Planning Director Hearing  
PL22-0079  
Location Map



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