



Planning Director Staff Report Hearing on April 13, 2023

County of Ventura • Resource Management Agency

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

AT&T: “GONZALES” CONDITIONAL USE PERMIT (CUP), CASE NO. PL22-0140

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a CUP to authorize the construction, operation and maintenance of a new Wireless Communication Facility (WCF) for a 10-year period (Case No. PL22-0140).
2. **Applicant:** AT&T, 1452 Edinger Avenue, Tustin, CA 92780.
3. **Property Owner:** Diamond L Land, LLC, PO Box 1260, Summerland, CA 93067.
4. **Applicant’s Representative:** Eukon Group C/O Jerry Ambrose, 3905 State Street, Suite 7-188, Santa Barbara, CA 93105.
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The 38.33-acre project site is located at 3400 W. Gonzales Road, near the intersection of W. Gonzales Road and N. Victoria Avenue, near the city of Oxnard, in the unincorporated area of Ventura County. The Tax Assessor’s parcel number for the parcel that constitute the project site is 183-0-030-045 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Agricultural
 - b. Zoning Designation: AE-40ac (Agricultural Exclusive, 40-acre minimum)
8. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	City of Oxnard	W. Gonzales Avenue, Residential community
East	AE-40ac	Oxnard High School
South	AE-40ac	Agricultural (i.e., row crops)
West	AE-40ac	S. Victoria Avenue, Agricultural ((i.e., row crops)

9. History: On August 10, 2022, the subject CUP application (PL22-0140) was submitted to authorize the construction, operation and maintenance of a new WCF for a 10-year period.

10. Project Description: The applicant requests approval of a CUP for the construction, operation and maintenance of a new AT&T WCF for a 10-year time period. The proposed WCF would be designed as an 80-foot-tall mono-eucalyptus and would consist of fifteen (15) 8-foot-tall panel antennas. The associated telecommunication equipment would be located in a 300-square-foot equipment and lease area. The lease area would be enclosed by an 8-foot-tall chain-link fence.

The WCF would be unmanned, except for occasional periodic maintenance visits, and would operate 24 hours per day. The unmanned facility would not require water to operate. Access to the site is a dirt private driveway from Gonzales Road. No exterior lighting is proposed with the project (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which applies to “construction and location of limited numbers of new, small facilities or structures,” including “electrical, gas, and other utility extensions.” No unusual circumstances or other exceptions listed under Section 15300.2 of the CEQA Guidelines apply to preclude use of this exemption.

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

C. CONSISTENCY WITH THE GENERAL PLAN

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

D. ZONING ORDINANCE COMPLIANCE

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

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

The proposed project includes the use/construction of structures that are subject to the development standards of the Ventura County NCZO (Section 8106-1.1). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	40-acres	Yes
Maximum Percentage of Building Coverage	5 percent	Yes
Front Setback	20 feet	Yes
Side Setback	10 feet	Yes
Rear Setback	15 feet	Yes
Maximum Building Height	25 feet	Yes

The proposed WCF is subject to the special use standards of the Ventura County NCZO. Table 2 lists the applicable special use standard and a description of whether the proposed project complies with the special use standards.

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4 (a) Partial and Full-Concealment Requirements:</p> <p>To minimize visual impacts, a wireless communication facility shall be designed as a stealth facility or building-concealed facility. A wireless communication facility may be designed as a non-stealth facility only if it meets standards provided in Sec. 8107-45.4(b) below.</p>	<p>Yes, the WCF would be designed as an 80-foot-tall mono-eucalyptus. The WCF would allow for future collocation of other WCF's.</p>
<p>Section 8107-45.4 (c), Making Wireless Communication Facilities Compatible with the Existing Setting:</p> <p>To the extent feasible, all wireless communication facilities shall be located and designed to be compatible with the existing setting as follows:</p> <ol style="list-style-type: none"> 1. Location: Facilities shall be located in areas where existing topography, vegetation, buildings, or structures effectively screen and/or camouflage the proposed facility; and 	<p>Yes, the WCF would be located in an area where existing vegetation would effectively camouflage the facility. The WCF would be designed as an 80-foot-tall mono-eucalyptus. The associated WCF equipment would be colored to blend in with the existing topography, vegetation, and structures in the existing setting.</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>2. Facility Design: The facility shall be designed (i.e. size, shape, color, and materials) to blend in with the existing topography, vegetation, buildings, and structures on the project site as well as its existing setting.</p>	
<p>Section 8107-45.4 (d), Preferred Wireless Communication Facility Locations:</p> <p>To the extent feasible, and in the following order of priority, new wireless communication facilities shall be sited in the following locations:</p> <ol style="list-style-type: none"> 1. On an existing wireless communication facility with adequate height and structure to accommodate additional wireless communication facilities (see Sec. 8107-45.6). 2. Flush-mounted on an existing structure, pole, or building in the AE and OS zones. 3. Where the wireless communication facility is not prominently visible from a public viewpoint. 4. Within an area zoned Industrial. 5. Near existing public or private access roads. 6. On or near the same site as an existing wireless communication facility when visual or other environmental impacts can be mitigated to a level of less than significant under CEQA and when such “clustering” of facilities is consistent with the applicable Area Plan. 	<p>Yes, the proposed WCF would be designed as an 80-foot-tall mono-eucalyptus. The facility would not be prominently visible from a public viewpoint. The facility would be accessed via private driveway from Gonzales Road. The WCF is not prominently visible from Victoria Avenue which is a eligible county scenic highway. The proposed project would allow for future collocation with other wireless facilities.</p>
<p>Section 8107-45.4 (f)(4)(b), Height:</p> <p>Faux trees shall maintain a natural appearance and may not exceed the height of nearby natural trees (see ii below). A faux tree located among existing natural trees should not be obviously taller than the other trees. Smaller, natural trees may also be planted around the faux tree to mask its height from public viewpoints. The maximum allowable height of a faux tree shall be as follows:</p> <ol style="list-style-type: none"> i. No Nearby Trees: Maximum heights in Table 2 apply if there are no trees within a 150-foot radius of the faux tree. (Also see the tree planting height requirement in Sec. 8107-45(i)(4).) 	<p>Yes, the design of the proposed WCF would be a mono-eucalyptus. The height of the WCF is 100-feet above grade level. The WCF blends in with the natural surrounding of the area. No antennas extend more than 15 feet above the maximum height of the existing tree canopy.</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>ii. Tree Canopy: The maximum height of a faux tree located within, or adjacent to, a tree canopy may extend up to 15 feet above the maximum height of the existing tree canopy when both of the following criteria are met:</p> <ul style="list-style-type: none"> • The applicant demonstrates to the satisfaction of the Planning Division that a lower faux tree height would result in obstructed coverage of the proposed facility due to the existing tree canopy; and • The median tree height of the canopy is at least 30 feet high, and the nearest tree in the canopy is located within 150 feet of the faux tree; and the faux tree is sited behind the canopy relative to public viewpoints. 	
<p>Section 8107-45.4 (g) Setbacks:</p> <ol style="list-style-type: none"> 1. All wireless communication facilities shall comply with the required minimum front, side, and rear yard setbacks for the zone in which the site is located. No portion of an antenna array shall extend beyond the property lines. 2. Ground-mounted wireless communication facilities shall be set back a distance equal to the total facility height or 50 feet, whichever is greater, from any offsite dwelling unit. 3. Whenever feasible, a new ground mounted wireless communication facility shall be set back from the property line to avoid creating the need for fuel clearance on adjacent properties. 	<p>Yes, no portion of the antenna array extends beyond the property lines. The proposed WCF meets all setbacks from the property lines.</p>
<p>Section 8107-45.4 (j). Historical Landmarks/Sites of Merit:</p> <p>A wireless communication facility shall not be constructed, placed, or installed on a structure, site or district designated by a federal, state, or County agency as an historical landmark or site of merit unless that facility is designed to meet the Secretary of the Interior (SOI) Standards. If the facility does not meet the SOI standards, then the Cultural Heritage Board must determine that the proposed facility will have no significant, adverse effect on the historical resource.</p>	<p>Yes, the proposed WCF would not be constructed or installed on a structure, site or district designated by a federal, state, or County agency as an historical landmark or site of merit.</p>
<p>Section 8107-45.4 (k), Environmentally Sensitive Areas:</p> <p>All wireless communication facilities and their accessory equipment shall be sited and designed to avoid or minimize impacts to habitat for special status species, sensitive plant communities, migratory birds, waters and wetlands, riparian habitat, and other environmentally sensitive areas as</p>	<p>Yes, the proposed WCF would not be located within an environmentally sensitive area. The WCF would be located on an existing legally disturbed area.</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
determined by the County’s Initial Study Assessment Guidelines.	
<p>Section 8107-45.4 (l) Ridgelines:</p> <p>A wireless communication facility shall not be sited on a ridgeline or hilltop that is prominently visible from a public viewpoint when alternative sites are available. Applicants shall demonstrate that no feasible, alternative locations are available when proposing a wireless communication facility on a ridgeline or shall demonstrate that alternative locations result in significant environmental impacts when compared to the proposed ridgeline location.</p>	<p>Yes, the existing WCF is not located on a ridgeline or hilltop.</p>
<p>Section 8107-45.4 (n), Accessory Equipment:</p> <p>All accessory equipment associated with the operation of a wireless communication facility shall be located and screened to prevent the facility from being prominently visible from a public viewpoint to the maximum extent feasible.</p>	<p>Yes, all accessory equipment associated with the proposed WCF would be placed at ground-level and screened to prevent the facility from being prominently visible from public viewing areas to the maximum extent feasible.</p>
<p>Section 8107-45.4 (o), Colors and Materials:</p> <p>All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.</p>	<p>Yes, all colors and materials used for the WCF would blend in with the natural surroundings. There would be no reflective materials.</p>
<p>Section 8107-45.4 (p), Noise:</p> <p>All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.</p>	<p>Yes, the operation of the WCF does not generate noise. The WCF is always operated and maintained to comply with the Ventura County noise standards.</p>
<p>Section 8107-45.4 (q), Landscaping and Screening:</p> <p>The permittee shall plant, irrigate and maintain additional landscaping during the life of the permit when landscaping is deemed necessary to screen the wireless communication facility from being prominently visible from a public viewpoint. New landscaping shall not incorporate any invasive species or watch species, as defined by the California Invasive Plant Council (Cal-IPC) and shall be in conformance with Section 8106-8.2.5. (AM. ORD. 4577 – 3/9/21)</p>	<p>Yes, the WCF would be designed as an 80-foot-tall mono-eucalyptus. The WCF would be located near a row of existing eucalyptus trees on the parcel that are used for screening. A condition of approval (Exhibit 5, Condition No. 18) requires the applicant to replace a previously fallen Eucalyptus tree to ensure visual aesthetics to mask the proposed facility from being prominently visible from public viewpoints. The stealth design for the proposed facility serves to minimize the potential effect on the existing visual character of the general area.</p>
<p>Section 8107-45.4 (r), Security:</p> <p>1. Each facility shall be designed to prevent unauthorized</p>	<p>Yes, there would be a 6-foot-tall chain-link fence around the lease area. All materials and colors would</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>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.</p> <p>2. All fences shall be constructed of materials and colors that blend in with the existing setting. The use of a chain link fence is prohibited within areas designated as Urban and Existing Community in the General Plan, and areas that are prominently visible from a public viewpoint, unless the chain link fence is fully screened.</p>	<p>blend in with the existing setting. The proposed project is not within an area designated as Urban and Existing Community in the General Plan.</p>
<p>Section 8107-45.4 (s), Lighting:</p> <p>1. No facility may be illuminated unless specifically required by the FAA or other government agency.</p> <p>2. Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife.</p>	<p>Yes, the proposed WCF would not be illuminated.</p>
<p>Section 8107-45.4 (t), Signage:</p> <p>A permanent, weather-proof identification sign, subject to Planning Director approval, shall be displayed in a prominent location such as on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the facility operator(s) and type of use, provide the operator’s address, FCC-adopted standards, and specify a 24-hour telephone number at which the operator can be reached during an emergency.</p>	<p>Yes, the site would include signage indicating all necessary information related to the equipment for the operation of the facility.</p>
<p>Section 8107-45.4 (u), Access Roads:</p> <p>1. Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</p> <p>2. Wireless communication facility sites shall minimize the construction of new access roads, particularly when such roads are located in areas with steep slopes, agricultural resources, or biological resources as determined by the County’s Initial Study Assessment Guidelines. When required, new access roads shall be designed to meet standards established by the Ventura County Public Works Agency and Ventura County Fire Protection District.</p>	<p>Yes, access to the site would be an existing unpaved private driveway connected to Gonzales Road, north of the property. No new roads are proposed.</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 [Section 8111-1.2.1.1.a].

Based on the information and analysis presented in Section D and Exhibit 4 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

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

The proposed facility would include a stealth, 80-foot tall faux Eucalyptus tree and ancillary equipment housed in an equipment area. The faux Eucalyptus tree is located behind a row of trees and will blend in with the existing native landscaping in the surrounding area. A condition of approval (Exhibit 5, Condition No. 18) requires the applicant to replace a previously fallen Eucalyptus tree to ensure visual aesthetics to mask the proposed facility from being prominently visible from public viewpoints. The stealth design for the proposed facility serves to minimize the potential effect on the existing visual character of the general area.

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

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

The facility is expected to produce minimal noise with the operation of electrical equipment located within the equipment area. The proposed emergency generator 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 visually screened and entirely contained within the 300 square foot fenced lease area with none of its components prominently discernable from outside viewpoints.

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

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

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

No adverse effect of the proposed project on the environment or the use of the 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 [Section 8111-1.2.1.1.e].

The proposed facility would include a stealth, 80-foot tall faux Eucalyptus tree and ancillary equipment housed in a small equipment area. The faux Eucalyptus tree is located behind a row of trees and will blend in with the existing native landscaping in the surrounding area. The equipment will be enclosed by a 6-foot tall chain link fence. The stealth design of proposed facility serves to minimize the potential effect on the existing visual character of the general area.

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

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

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

The proposed project is located on a legal lot as described by the Rancho El Rio De Santa Clara O'La Colonia tract (Map or Recordation, Book 183, Page 03).

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

7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.

As discussed in Section B above, the CUP involves the construction, operation and maintenance of a WCF on the subject property. The project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

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

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

The proposed project involves the construction, operation and maintenance of a new unmanned WCF. The agricultural operations in the area would not be affected by the operation of the WCF as the location of the proposed facility is in a previously disturbed area. Thus, the project would not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area.

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

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

The project is a CUP to authorize the construction, operation and maintenance of a WCF for a 10-year period. No effects on the surrounding farmland would result from this proposed project. Therefore, agricultural activities would not be impacted.

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

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

The proposed facility would include a stealth, 80-foot tall faux Eucalyptus tree and ancillary equipment housed in a small equipment area located on a previously disturbed area outside of crop production areas. The proposed facilities would not restrict access or remove additional land from agricultural crop production.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On March 31, 2023, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On March 31, 2023, the Planning Division placed a legal ad in the *Ventura County Star*.

The project site is located within the City of Oxnard's Area of Interest. Therefore, on November 15, 2022, the Planning Division notified the City of Oxnard of the proposed project and requested the City of Oxnard to submit any comments that the City might

have on the proposed project. On November 30, 2022, the City of Oxnard submitted comments recommending the following changes to the proposed project:

- Remove the slats on the chain link fence; and
- The proposed faux tree branches should extend at least 12-inches beyond the face of the panel antennas to avoid a flat silhouette near the top of the faux tree (Exhibit 6, City of Oxnard Comments).

On February 14, 2023, the applicant revised the project and site plans to address City's comments (see Exhibit 3).

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 CUP PL22-0140 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 PL22-0140, 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 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Justin Bertoline at (805) 654-2466 or justin.bertoline@ventura.org.

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Reviewed by:

Mindy Fogg

Mindy Fogg, Manager
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Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Site Plans
- Exhibit 4 General Plan Consistency Analysis
- Exhibit 5 Conditions of Approval
- Exhibit 6 City of Oxnard Comments



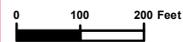
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Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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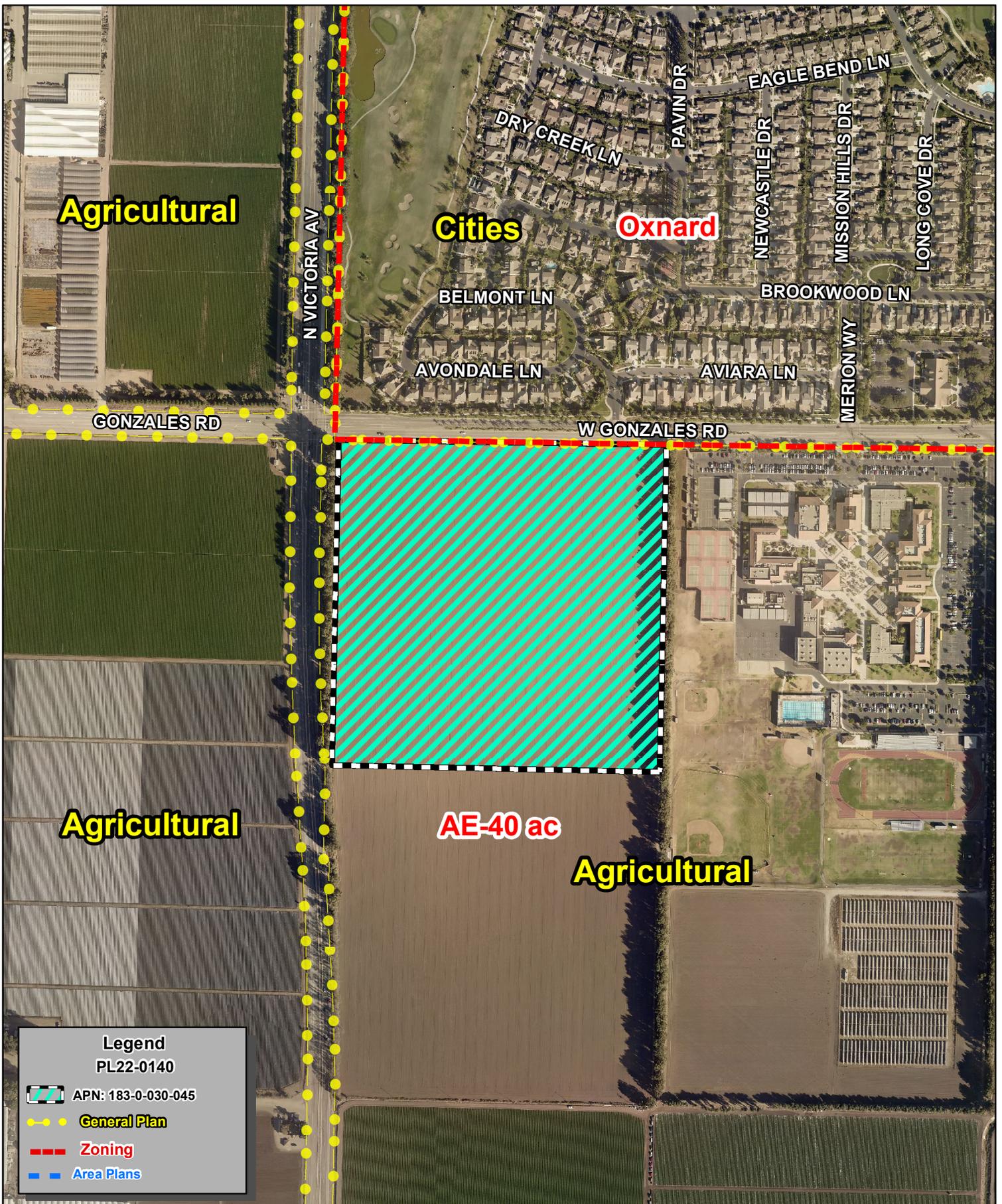


County of Ventura
Planning Director Hearing
Case No. PL22-0140
Exhibit 2 - Maps



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





Agricultural

Cities

Oxnard

Agricultural

AE-40 ac

Agricultural

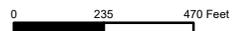
Legend
 PL22-0140

APN: 183-0-030-045

General Plan

Zoning

Area Plans



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
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**County of Ventura
 Planning Director Hearing
 PL22-0140
 General Plan & Zoning Map**

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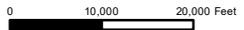
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Ventura County, California
 Resource Management Agency
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 Map created on 03-14-2023



**County of Ventura
 Planning Director Hearing
 PL22-0140
 Location Map**



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IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

ZONING DRAWING

ALL WORK 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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION AND IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2019 CALIFORNIA BUILDING CODE SECTION 11B-203.5

ENGINEERING

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 NEEDED.

GENERAL NOTES



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT TOLL FREE: 1-800-422-4133 OR www.digalert.org CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's below. Call before you dig.

PROPERTY OWNER: JOHN MURPHY
ADDRESS: 239 ORTEGA RIDGE RD. SANTA BARBARA, CA 93108
EMAIL: jpmprivate@yahoo.com

APPLICANT: AT&T
ADDRESS: 1452 EDINGER AVENUE TUSTIN, CA 92780

APPLICANT REPRESENTATIVE: EUKON GROUP
ADDRESS: 65 POST SUITE 1000 IRVINE, CA 92618

LATITUDE (NAD 83): 34° 13' 00.10" N (34.216694° N)
LONGITUDE (NAD 83): 119° 12' 59.64" W (119.216567° W)
GROUND ELEVATION (NAVD 88): 43.8' A.M.S.L.

APN #: 1830-030-04
ZONING JURISDICTION: VENTURA COUNTY
OCCUPANCY: U
CONSTRUCTION TYPE: V-B
LEASE AREA: 1100.8' SQUARE FEET

SITE INFORMATION

PROJECT MANAGER: AT&T MOBILITY, LA MARKET 1452 EDINGER AVENUE, 3RD FLOOR TUSTIN, CA 92780
CONTACT: RYAN K YOUNG
PHONE: (714) 488-4029
EMAIL: ry456p@us.att.com

LEASING: EUKON 65 POST SUITE 1000 IRVINE, CA 92618
CONTACT: JERRY AMBROSE
PHONE: (805) 637-7407
EMAIL: jambrose@wireless01.com

RF ENGINEER: AT&T 1452 EDINGER AVENUE, 3RD FLOOR TUSTIN, CA 92780
CONTACT: SANDEEP MANGAT
PHONE: (530) 540-4201
EMAIL: sm2840@att.com

A&E CONTACT: EUKON 65 POST SUITE 1000 IRVINE, CA 92618
CONTACT: RICH BRUNET
PHONE: (949) 553-8566
EMAIL: rich.brunet@eukongroup.com

ZONING: EUKON 65 POST SUITE 1000 IRVINE, CA 92618
CONTACT: JERRY AMBROSE
PHONE: (805) 637-7407
EMAIL: jambrose@wireless01.com

CONSTRUCTION: AT&T 1452 EDINGER AVENUE TUSTIN, CA 92780
CONTACT: DAVID TOVALIN
PHONE: (562) 243-4168
EMAIL: dt2777@att.com

PROJECT TEAM

SITE NUMBER: CSL05781

PACE#: MRLOS079053

FA#: 13024003

USID: 311720

County of Ventura
Planning Director Hearing
Case No. PL22-0140
Exhibit 3 - Revised Site Plans

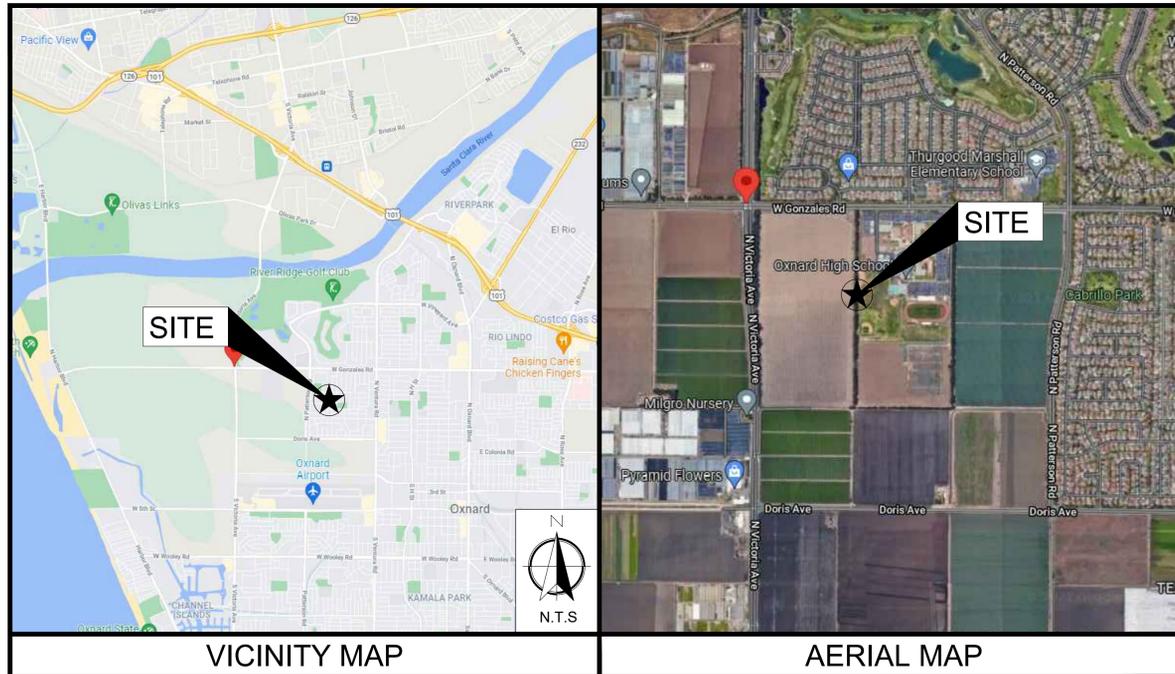


at&t

PROJECT: NEW SITE BUILD (NSB) LTE-1C/2C/3C/4C/5C/6C/7C

SITE TYPE: RAWLAND

SITE ADDRESS: 3400 W. GONZALES RD., OXNARD, CA 93036



VICINITY MAP

AERIAL MAP

DIRECTIONS FROM AT&T OFFICE:
 1452 EDINGER AVE, TUSTIN, CA 92780

TURN LEFT ONTO EDINGER AVE. USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO CA-55 S/STATE RTE 55 S. FOLLOW I-405 N AND US-101 N TO S VICTORIA AVE IN VENTURA. TAKE EXIT 64 FROM US-101 N. MERGE ONTO CA-55 S/STATE RTE 55 S. USE THE RIGHT 2 LANES TO TAKE EXIT 6A TO MERGE ONTO I-405 N. KEEP LEFT TO STAY ON I-405 N. USE THE RIGHT 3 LANES TO TAKE EXIT 63B TO MERGE ONTO US-101 N TOWARD VENTURA. KEEP LEFT TO STAY ON US-101 N. TAKE EXIT 64 FOR VICTORIA AVE TOWARD CHANNEL ISLAND HARBOR, USE THE LEFT 2 LANES TO TURN LEFT ONTO S VICTORIA AVE.

DRIVING DIRECTIONS

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.

APPROVED BY:	INITIALS:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION MANAGER:		
PROJECT MANAGER:		
ZONING VENDOR:		
LEASING VENDOR:		
CONSTRUCTION MANAGER:		
A/E MANAGER:		
PROPERTY OWNER:		

APPROVALS

AT&T WIRELESS PROPOSES TO CONSTRUCT A WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (1) 80'-0" HIGH FAUX-EUCALYPTUS
- INSTALL (15) AT&T PANEL ANTENNAS
- INSTALL (36) AT&T REMOTE RADIO UNITS (RRUS)
- INSTALL (4) DC9 SURGE SUPPRESSORS
- INSTALL (3) DC12 SURGE SUPPRESSORS
- INSTALL (2) AT&T 8'-0" MICROWAVE ANTENNA
- INSTALL (1) 20KW BACK-UP POWER GENERATOR WITH 125 gal FUEL TANK
- INSTALL (1) CHAIN LINK FENCE
- INSTALL (1) CIENA
- INSTALL (1) TELCO BOX
- INSTALL (1) PPC
- INSTALL (1) MTS WITH CAMLOCK
- INSTALL (1) POWER CABINET
- INSTALL (1) BATTERY CABINET
- INSTALL (1) 4'-0" WIDE ACCESS GATE
- INSTALL (1) ELECTRICAL METER
- INSTALL (1) PURCELL CABINET (STACKED)
- INSTALL (2) UTILITY UNISTRUT
- INSTALL (2) GPS ANTENNA
- INSTALL (1) STEP DOWN TRANSFORMER WITH ASSOCIATED DISCONNECT
- INSTALL (1) ATS

PROJECT DESCRIPTION

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	1
LS-1	SITE SURVEY	0
LS-2	NOTES	0
A-1	SITE PLAN	1
A-2	ENLARGED SITE PLAN	1
A-3	PROPOSED EQUIPMENT LAYOUT	1
A-4	PROPOSED ANTENNA PLAN/ANTENNA AND RRU SCHEDULE	1
A-5	PROPOSED SOUTH AND WEST ELEVATION	1

SHEET INDEX

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.

DO NOT SCALE DRAWINGS

APPLICANT:



1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:



65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: FG
CHECKED BY: AG

REVISIONS:

REV	DATE	DESCRIPTION
1	02/10/23	ZONING COMMENTS
0	01/12/22	100% ZONING DRAWING
C	10/20/21	DRM COMMENTS
B	10/12/21	DRM COMMENTS
A	10/06/21	90% ZONING DRAWING

LICENSEE:

NOT TO BE USED FOR CONSTRUCTION

PROJECT INFORMATION:

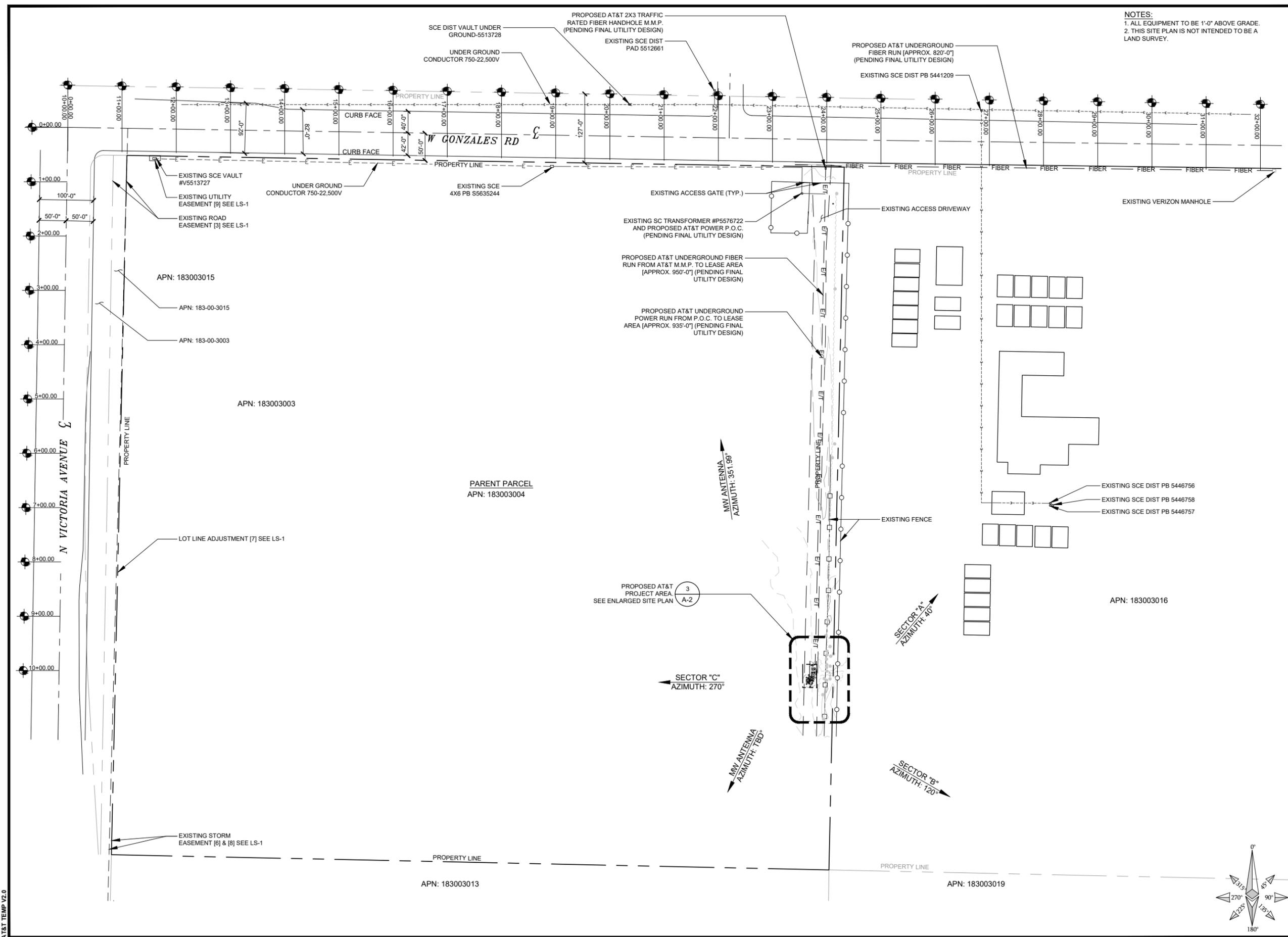
CSL05781
3400 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



NOTES:
 1. ALL EQUIPMENT TO BE 1'-0" ABOVE GRADE.
 2. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.

APPLICANT:

1452 EDINGER AVENUE,
 3RD FLOOR
 TUSTIN, CA 92780

ENGINEER:

an SFC Communications, Inc. Company
 65 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 553-8566
 www.eukongroup.com

DRAWN BY: FG
 CHECKED BY: AG

REVISIONS:

REV	DATE	DESCRIPTION
1	02/10/23	ZONING COMMENTS
0	01/12/22	100% ZONING DRAWING
C	10/20/21	DRM COMMENTS
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A	10/06/21	90% ZONING DRAWING

LICENSEE:

NOT TO BE USED FOR CONSTRUCTION

PROJECT INFORMATION:

CSL05781
 3400 W. GONZALES RD.
 OXNARD, CA 93036

SHEET TITLE:

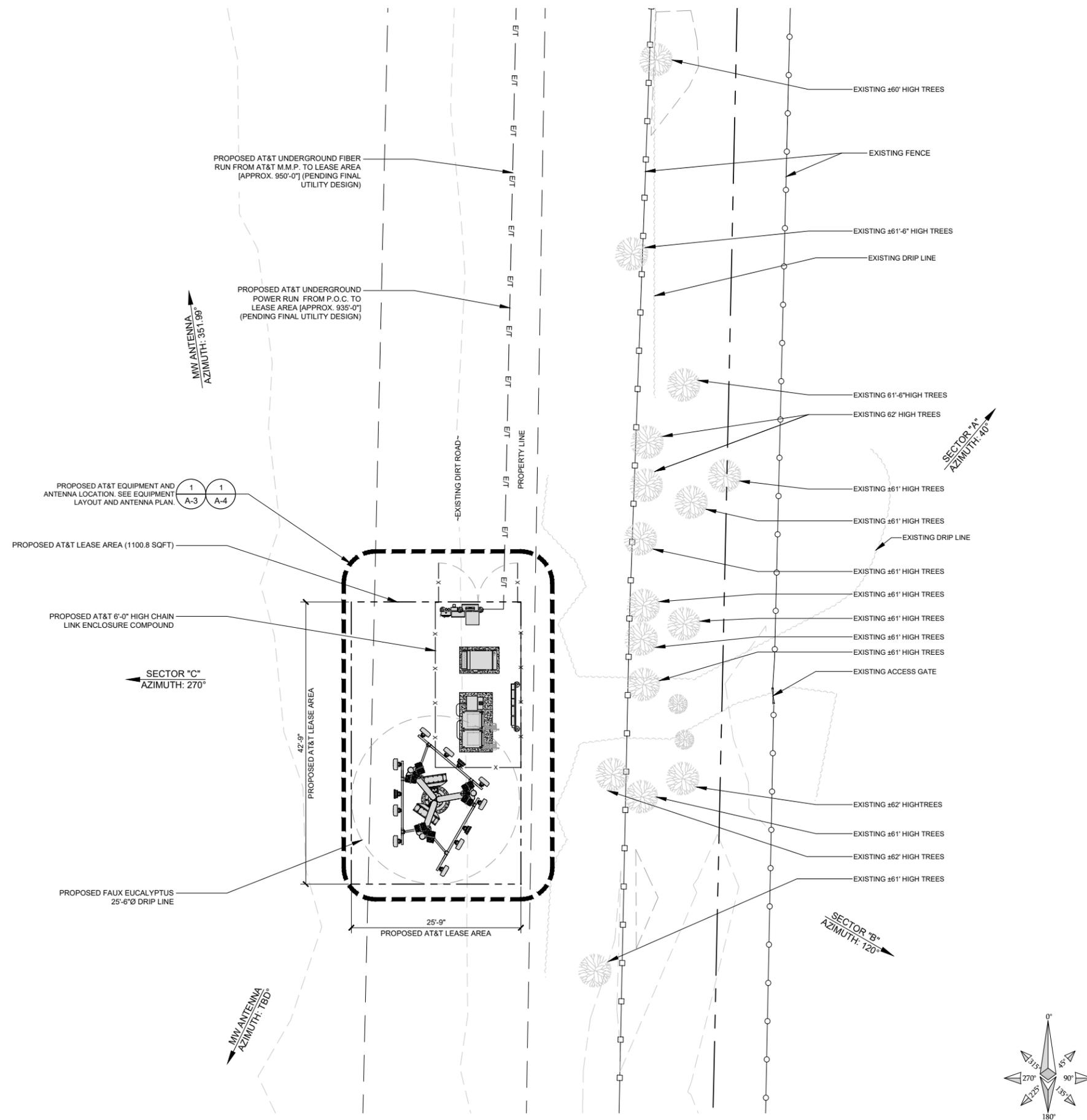
SITE PLAN

SHEET NUMBER:

A-1

EUKON AT&T TEMP V2.0

ENLARGED SITE PLAN



APPLICANT:

1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: FG
CHECKED BY: AG

REVISIONS:

REV	DATE	DESCRIPTION
1	02/10/23	ZONING COMMENTS
0	01/12/22	100% ZONING DRAWING
C	10/20/21	DRM COMMENTS
B	10/12/21	DRM COMMENTS
A	10/06/21	90% ZONING DRAWING

LICENSEE:

NOT TO BE USED FOR CONSTRUCTION

PROJECT INFORMATION:

CSL05781
3400 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-2

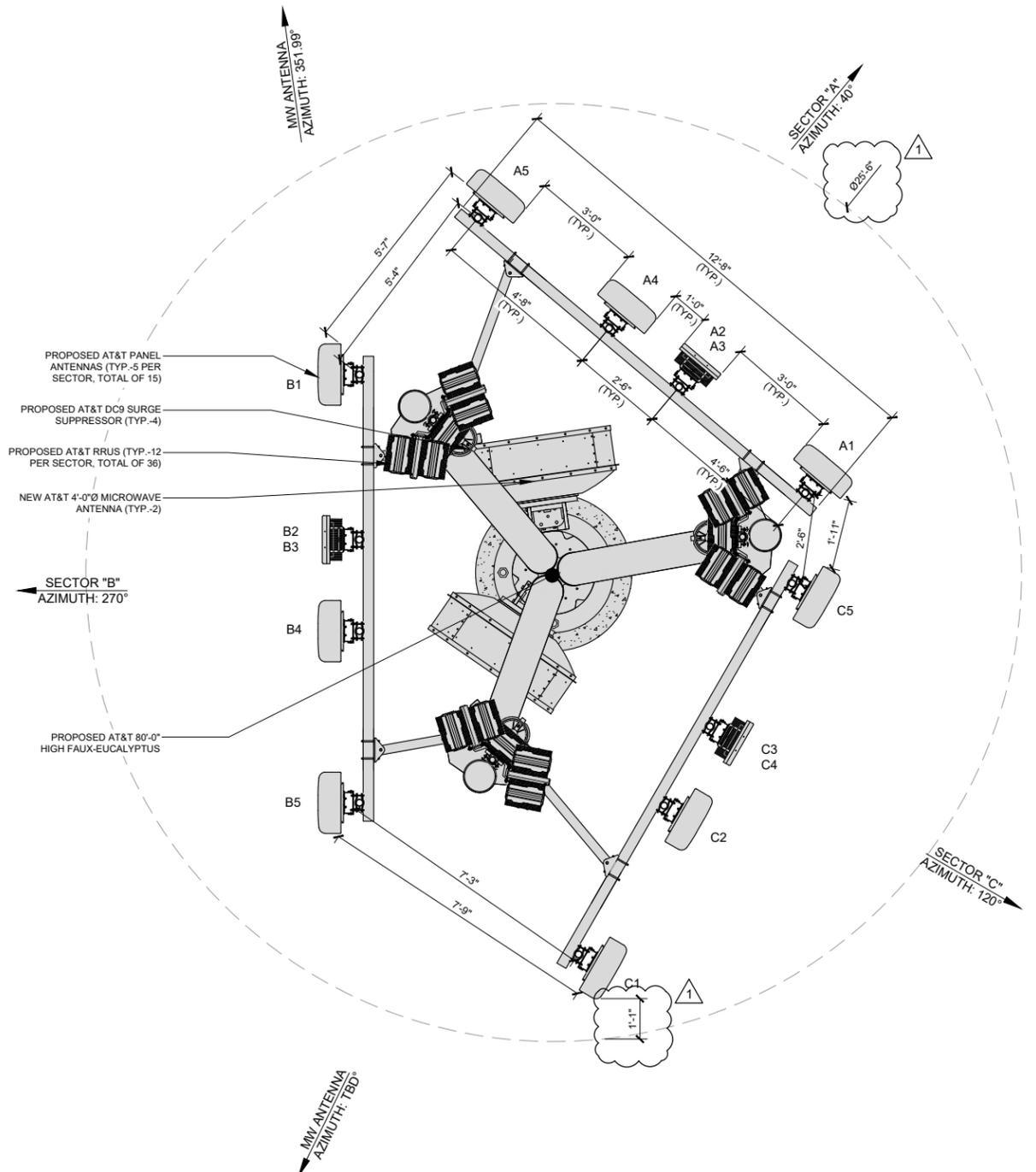
OPTIMUM ANTENNA REQUIREMENTS (VERIFY WITH CURRENT RFDS)								
SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE		
						LENGTH	NUMBER	
ALPHA SECTOR	A1	LTE	PANEL ANTENNA	8'	40°	74'-0"	±150'	2 FIBER
	A2	C-BAND	PANEL ANTENNA	2'-7"	40°	76'-8"	±150'	2 FIBER
	A3	C-BAND	PANEL ANTENNA	2'-7"	40°	71'-4"	±150'	2 FIBER
	A4	LTE	PANEL ANTENNA	8'	40°	74'-0"	±150'	2 FIBER
	A5	LTE	PANEL ANTENNA	8'	40°	74'-0"	±150'	2 FIBER
BETA SECTOR	B1	LTE	PANEL ANTENNA	8'	270°	74'-0"	±150'	2 FIBER
	B2	C-BAND	PANEL ANTENNA	2'-7"	270°	76'-8"	±150'	2 FIBER
	B3	C-BAND	PANEL ANTENNA	2'-7"	270°	71'-4"	±150'	2 FIBER
	B4	LTE	PANEL ANTENNA	8'	270°	74'-0"	±150'	2 FIBER
	B5	LTE	PANEL ANTENNA	8'	270°	74'-0"	±150'	2 FIBER
GAMMA SECTOR	C1	LTE	PANEL ANTENNA	8'	120°	74'-0"	±150'	2 FIBER
	C2	LTE	PANEL ANTENNA	8'	120°	74'-0"	±150'	2 FIBER
	C3	C-BAND	PANEL ANTENNA	2'-7"	120°	76'-8"	±150'	2 FIBER
	C4	C-BAND	PANEL ANTENNA	2'-7"	120°	71'-4"	±150'	2 FIBER
	C5	LTE	PANEL ANTENNA	8'	120°	74'-0"	±150'	2 FIBER

NOTES TO CONTRACTOR

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
- CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

NOTE:
FAUX-EUCALYPTUS FOLIAGE NOT SHOWN FOR CLARITY.



REMOTE RADIO UNITS					
SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
			ABOVE	BELOW	SIDES
ALPHA SECTOR	A1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
BETA SECTOR	B1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
GAMMA SECTOR	C1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"

SURGE SUPPRESSION SYSTEM				
SYSTEM	MANUFACTURER	PART NUMBER	QTY	LOCATION
	RAYCAP	DC12-48-60-0-25E	3	MOUNTED ON PROPOSED LEASE AREA
	RAYCAP	DC9-48-60-24-8C-EV	4	MOUNTED ON PROPOSED MONOEUC

APPLICANT:

1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: FG
CHECKED BY: AG

REVISIONS:		
REV	DATE	DESCRIPTION
1	02/10/23	ZONING COMMENTS
0	01/12/22	100% ZONING DRAWING
C	10/20/21	DRM COMMENTS
B	10/12/21	DRM COMMENTS
A	10/06/21	90% ZONING DRAWING

LICENSEE:

NOT TO BE USED FOR CONSTRUCTION

PROJECT INFORMATION:

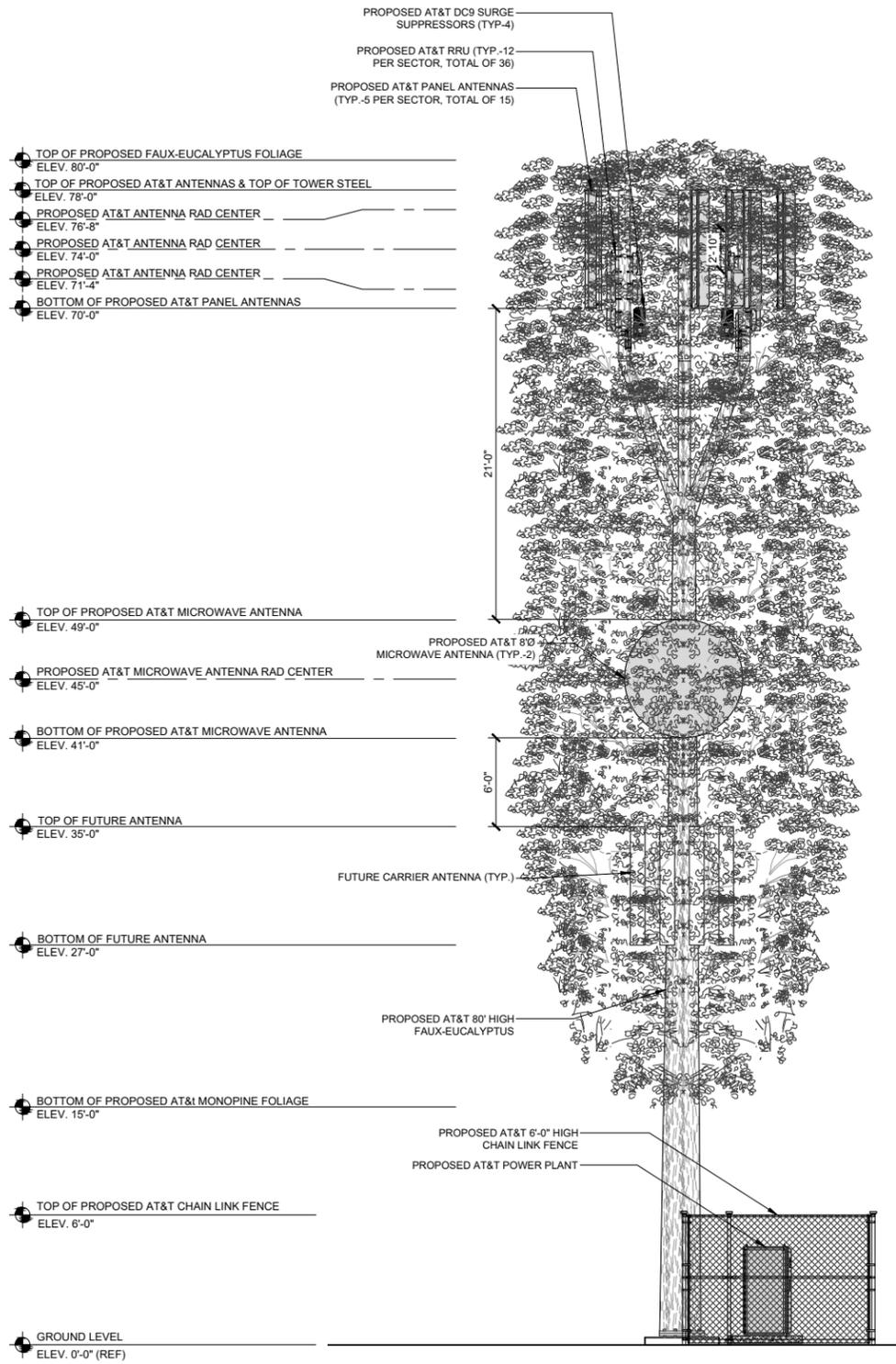
CSL05781
3400 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE:
PROPOSED ANTENNA PLAN/ANTENNA AND RRU SCHEDULE

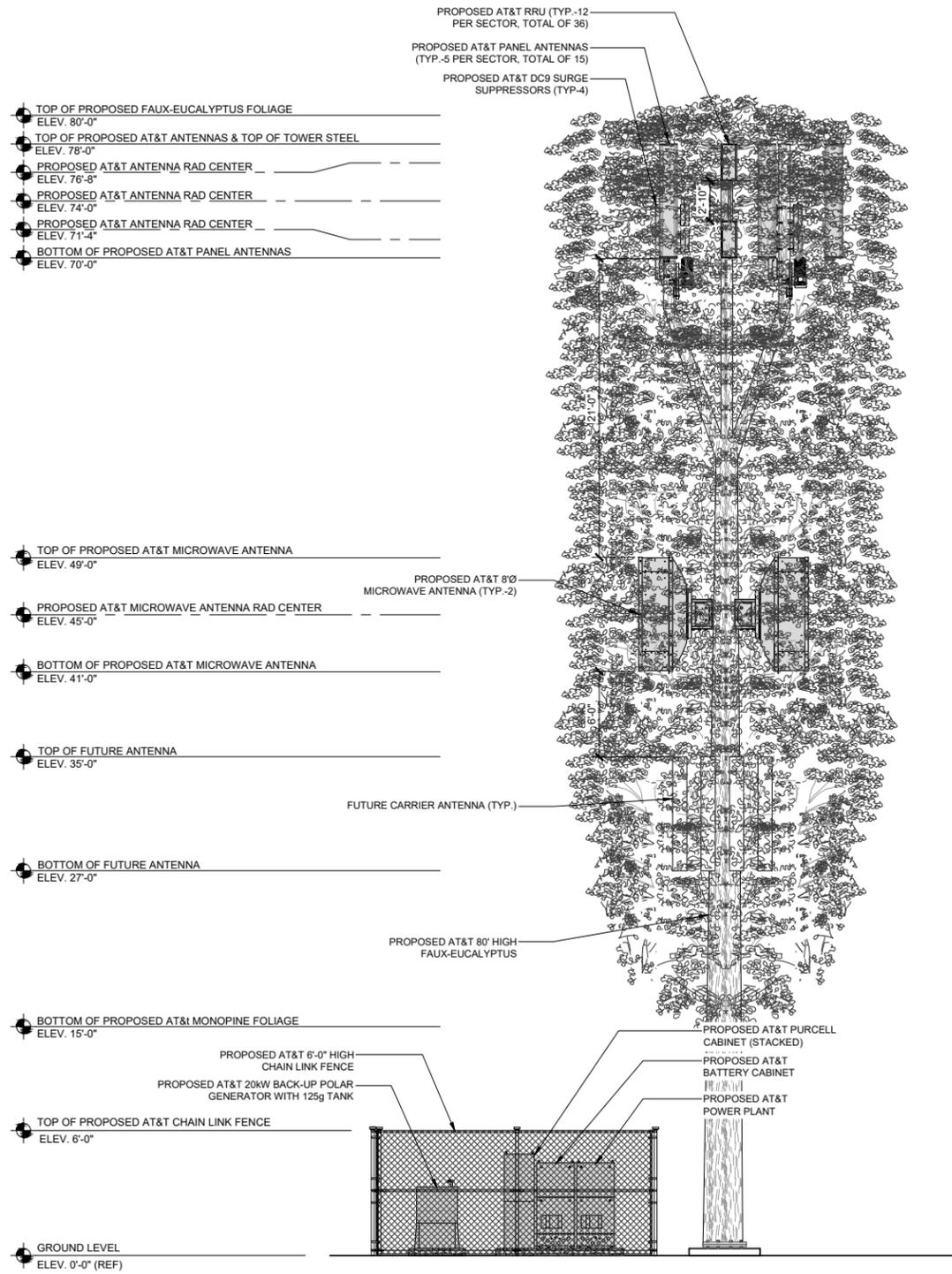
SHEET NUMBER:
A-4

EUKON AT&T TEMP V2.0

NOTE:
 1. ALL EQUIPMENT TO BE PAINTED GREY AS REQUIRED BY JURISDICTION.
 2. TREE TRUNK TO BE PAINTED LIGHT BROWN.



NOTE:
 1. ALL EQUIPMENT TO BE PAINTED GREY AS REQUIRED BY JURISDICTION.
 2. TREE TRUNK TO BE PAINTED LIGHT BROWN.



EUKON AT&T TEMP V2.0

PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



APPLICANT:



1452 EDINGER AVENUE,
 3RD FLOOR
 TUSTIN, CA 92780

ENGINEER:



65 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 553-8566
 www.eukongroup.com

DRAWN BY: FG
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REVISIONS:

REV	DATE	DESCRIPTION
1	02/10/23	ZONING COMMENTS
0	01/12/22	100% ZONING DRAWING
C	10/20/21	DRM COMMENTS
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A	10/06/21	90% ZONING DRAWING

LICENSEE:

NOT TO BE USED FOR CONSTRUCTION

PROJECT INFORMATION:

CSL05781
 3400 W. GONZALES RD.
 OXNARD, CA 93036

SHEET TITLE:

PROPOSED SOUTH AND WEST ELEVATION

SHEET NUMBER:

A-5

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

ZONING DRAWING

ALL WORK 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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION AND IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2019 CALIFORNIA BUILDING CODE SECTION 11B-203.5

ENGINEERING

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 NEEDED.

GENERAL NOTES



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
TOLL FREE: 1-800-422-4133 OR www.digalert.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

**Know what's below.
Call before you dig.**

PROPERTY OWNER: JOHN MURPHY
ADDRESS: 239 ORTEGA RIDGE RD. SANTA BARBARA, CA 93108
EMAIL: jpmprivate@yahoo.com

APPLICANT: AT&T
ADDRESS: 1452 EDINGER AVENUE TUSTIN, CA 92780

APPLICANT REPRESENTATIVE: EUKON GROUP
ADDRESS: 65 POST SUITE 1000 IRVINE, CA 92618

LATITUDE (NAD 83): 34° 13' 00.10" N (34.216694° N)
LONGITUDE (NAD 83): 119° 12' 59.64" W (119.216567° W)
GROUND ELEVATION (NAVD 88): 43.8' A.M.S.L.

APN #: 1830-030-04
ZONING JURISDICTION: VENTURA COUNTY
OCCUPANCY: U
CONSTRUCTION TYPE: V-B
LEASE AREA: 325' SQUARE FEET

SITE INFORMATION

PROJECT MANAGER:
AT&T MOBILITY, LA MARKET
1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780
CONTACT: RYAN K YOUNG
PHONE: (714) 488-4029
EMAIL: ry456p@us.att.com

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RF ENGINEER:
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CONSTRUCTION:
AT&T
1452 EDINGER AVENUE
TUSTIN, CA 92780
CONTACT: DAVID TOVALIN
PHONE: (562) 243-4168
EMAIL: dt2777@att.com

PROJECT TEAM

SITE NUMBER: CSL05781

PACE#: MRLOS079053

FA#: 13024003

USID: 311720

County of Ventura
Planning Director Hearing
Case No. PL22-0140
Exhibit 3 - Site Plans

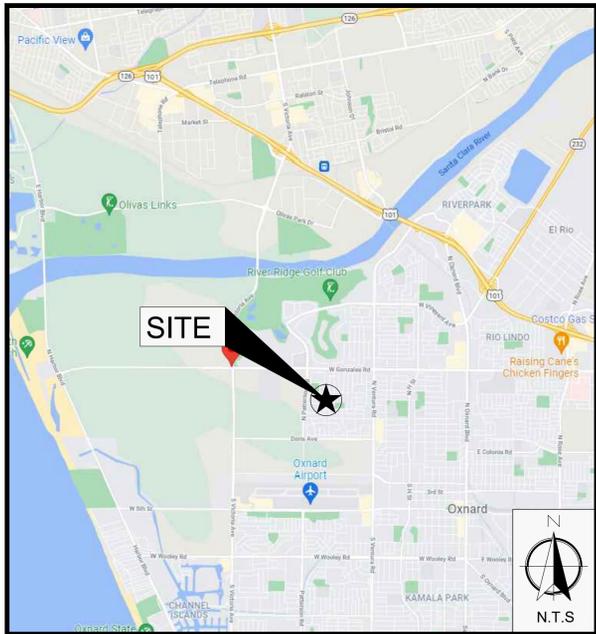


PROJECT: NEW SITE BUILD (NSB)

LTE-1C/2C/3C/4C/5C/6C/7C

SITE TYPE: RAWLAND

**SITE ADDRESS: 3400 W. GONZALES RD.,
OXNARD, CA 93036**



DIRECTIONS FROM AT&T OFFICE:
1452 EDINGER AVE, TUSTIN, CA 92780

TURN LEFT ONTO EDINGER AVE. USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO CA-55 S/STATE RTE 55 S. FOLLOW I-405 N AND US-101 N TO S VICTORIA AVE IN VENTURA. TAKE EXIT 64 FROM US-101 N. MERGE ONTO CA-55 S/STATE RTE 55 S. USE THE RIGHT 2 LANES TO TAKE EXIT 6A TO MERGE ONTO I-405 N. KEEP LEFT TO STAY ON I-405 N. USE THE RIGHT 3 LANES TO TAKE EXIT 63B TO MERGE ONTO US-101 N TOWARD VENTURA. KEEP LEFT TO STAY ON US-101 N. TAKE EXIT 64 FOR VICTORIA AVE TOWARD CHANNEL ISLAND HARBOR, USE THE LEFT 2 LANES TO TURN LEFT ONTO S VICTORIA AVE.

DRIVING DIRECTIONS

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.

APPROVED BY:	INITIALS:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION MANAGER:		
PROJECT MANAGER:		
ZONING VENDOR:		
LEASING VENDOR:		
CONSTRUCTION MANAGER:		
A/E MANAGER:		
PROPERTY OWNER:		

APPROVALS

AT&T WIRELESS PROPOSES TO CONSTRUCT A WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (1) 80'-0" HIGH MONOUCALYPTUS
- INSTALL (15) AT&T PANEL ANTENNAS
- INSTALL (36) AT&T REMOTE RADIO UNITS (RRUS)
- INSTALL (4) DC9 SURGE SUPPRESSORS
- INSTALL (3) DC12 SURGE SUPPRESSORS
- INSTALL (2) AT&T 8'-0" MICROWAVE ANTENNA
- INSTALL (1) 20KW BACK-UP POWER GENERATOR WITH 125 gal FUEL TANK
- INSTALL (1) CHAIN LINK FENCE
- INSTALL (1) CIENA
- INSTALL (1) TELCO BOX
- INSTALL (1) PPC
- INSTALL (1) MTS WITH CAMLOCK
- INSTALL (1) POWER CABINET
- INSTALL (1) BATTERY CABINET
- INSTALL (1) 4'-0" WIDE ACCESS GATE
- INSTALL (1) ELECTRICAL METER
- INSTALL (1) PURCELL CABINET (STACKED)
- INSTALL (2) UTILITY UNISTRUT
- INSTALL (2) GPS ANTENNA
- INSTALL (1) STEP DOWN TRANSFORMER WITH ASSOCIATED DISCONNECT
- INSTALL (1) ATS

PROJECT DESCRIPTION

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
LS-1	SITE SURVEY	0
LS-2	NOTES	0
A-1	SITE PLAN	0
A-2	ENLARGED SITE PLAN	0
A-3	PROPOSED EQUIPMENT LAYOUT	0
A-4	PROPOSED ANTENNA PLAN/ANTENNA AND RRU SCHEDULE	0
A-5	PROPOSED SOUTH AND WEST ELEVATION	0

SHEET INDEX

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.

DO NOT SCALE DRAWINGS

APPLICANT:



1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:



an SFC Communications, Inc. Company

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: _____ FG
CHECKED BY: _____ AG

REVISIONS:

REV	DATE	DESCRIPTION
0	01/12/22	100% ZONING DRAWING
C	10/20/21	DRM COMMENTS
B	10/12/21	DRM COMMENTS
A	10/06/21	90% ZONING DRAWING

LICENSEE:

NOT TO BE USED
FOR CONSTRUCTION

PROJECT INFORMATION:

CSL05781

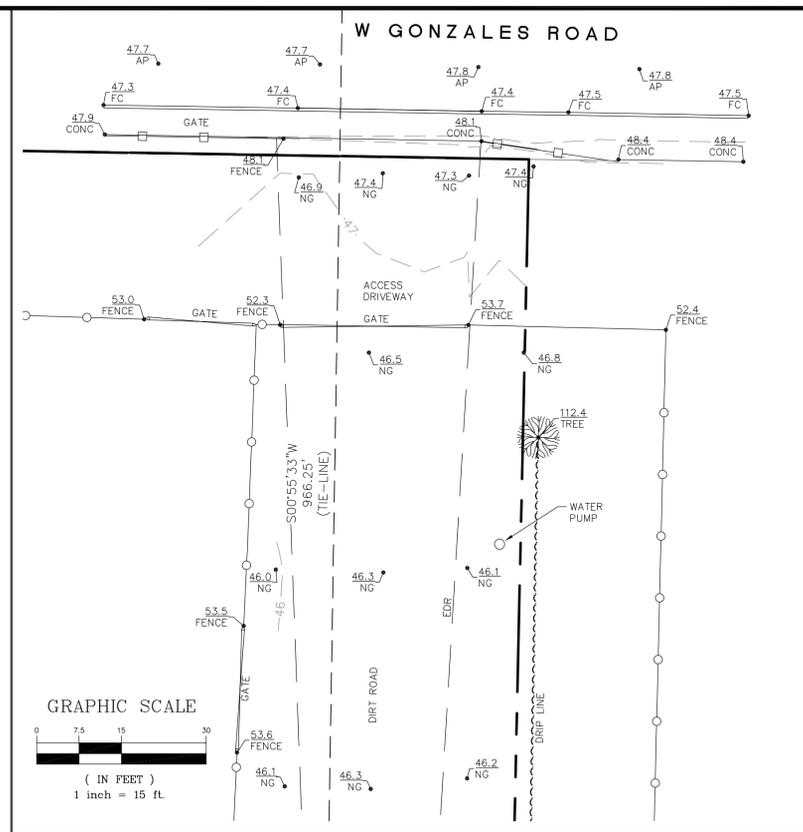
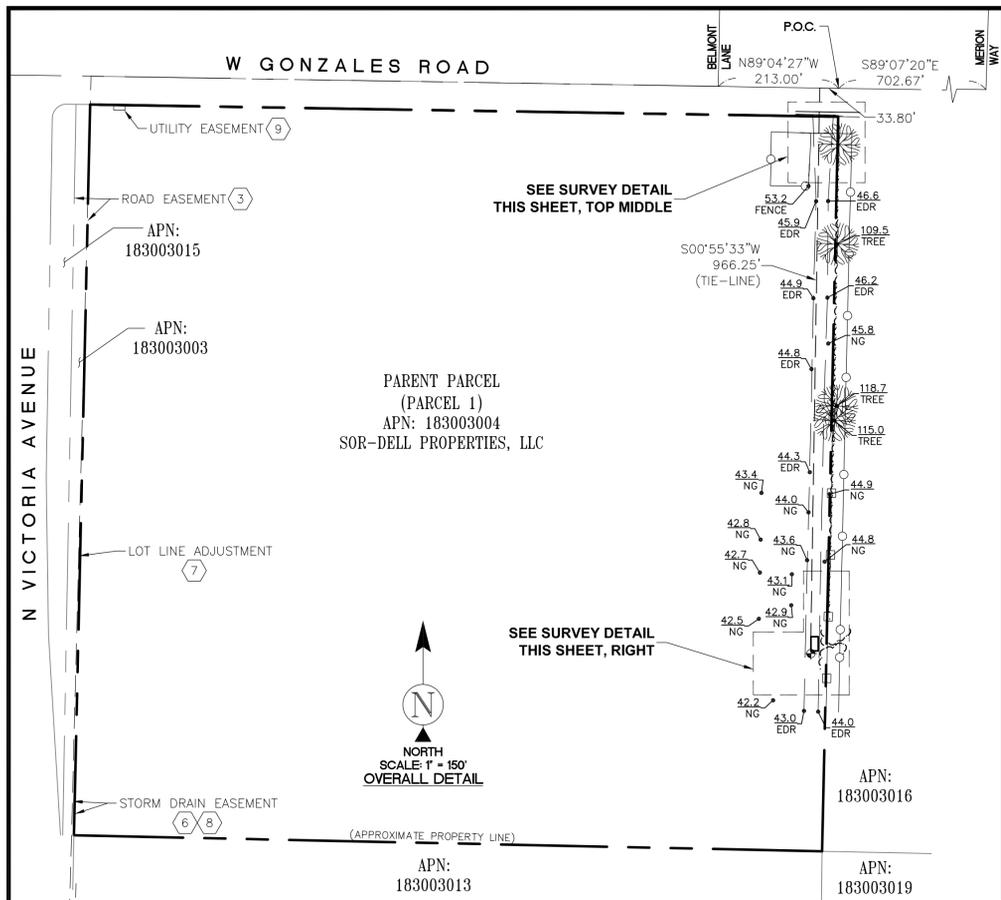
3400 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



SURVEY DATE
09/15/2021

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 STATE ZONE FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99996532

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 #06111C0904F, 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.

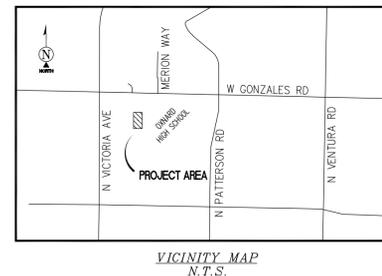
SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

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.

PARENT PARCELS 2 AND 3 ARE NORTH OF GONZALES ROAD AND ARE NOT SHOWN HEREON.



LEGEND

AP	ASPHALT		POSITION OF GEODETIC COORDINATES
CONC	CONCRETE		SPOT ELEVATION
EDR	EDGE OF DIRT ROAD		TREES
FC	FACE OF CURB		CHAIN LINK FENCE
NG	NATURAL GRADE		WOOD FENCE
SW	SIDEWALK		TREE LINE
			CURBLINES
			STREET CENTERLINES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			DIRT ROAD
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

POSITION OF GEODETIC COORDINATES
 LATITUDE 34° 13' 00.10" (34.216694°) NORTH (NAD83)
 LONGITUDE 119° 12' 59.64" (119.216567°) WEST (NAD83)
 GROUND ELEVATION @ 43.8' (NAVD88)

APPLICANT:

 1452 EDINGER AVENUE
 3RD FLOOR
 TUSTIN, CA 92780

ENGINEER:

 an SFC Communications, Inc. Company
 65 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 553-8566
 www.eukongroup.com

DRAWN BY: RR
 CHECKED BY: MF

REVISIONS:

REV	DATE	DESCRIPTION
0	11/01/21	TITLE/DESIGN (C) (CK)
A	09/26/21	PRELIMINARY (RR)

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

PROJECT INFORMATION:
 CSL05781
 3400 W GONZALES ROAD
 OXNARD, CA 93036
 VENTURA COUNTY

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1



SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92016137-920-CMM-CMB, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED OCTOBER 11, 2021. 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. (THE 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: GENERAL TELEPHONE COMPANY OF CALIFORNIA PURPOSE: PUBLIC UTILITIES RECORDING DATE: JUNE 16, 1953 RECORDING NO: BOOK 1139, PAGE 537 OF OFFICIAL RECORDS AFFECTS: PORTION OF PARCEL 1 (BLANKET IN NATURE)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: UNITED STATES OF AMERICA PURPOSE: A GRAVEL TOP ACCESS ROAD RECORDING DATE: SEPTEMBER 17, 1954 RECORDING NO: BOOK 1229, PAGE 238 OF OFFICIAL RECORDS AFFECTS: A STRIP OF LAND WITHIN PARCEL 1.25 FEET IN WIDTH (AS SHOWN ON SURVEY)

4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN. SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. (NOTHING TO PLOT)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: DECEMBER 30, 1958 RECORDING NO: BOOK 1688, PAGE 190 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCEL 2 (PARCEL 2 NOT SHOWN ON SURVEY- NOT PLOTTED)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT: RESERVED BY: CROCKER NATIONAL BANK AND THOMAS R. LEONARD, TRUSTEES, ET. AL., PURPOSE: A WELL SITE, THE PURPOSES OF OWNING, MAINTAINING AND OPERATING, AN IRRIGATION WELL, IN, ON, OVER AND ACROSS RECORDING DATE: AUGUST 12, 1977 RECORDING NO: BOOK 4921, PAGE 1 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF APPROVAL LOT LINE ADJUSTMENT GRANT OF PARCEL MAP WAIVER DATED: JULY 1, 1981 EXECUTED BY: COUNTY OF VENTURA RECORDING DATE: AUGUST 11, 1981 RECORDING NO: 76008 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT. ENTITLED: FINAL ORDER OF CONDEMNATION COURT: SUPERIOR COURT OF CALIFORNIA CASE NO.: 70787 IN FAVOR OF: COUNTY OF VENTURA PURPOSE: STORM DRAIN AND/OR WATER CHANNEL RECORDING DATE: NOVEMBER 3, 1981 RECORDING NO: 105578 OF OFFICIAL RECORDS AFFECTS: A PORTIONS OF SAID LAND (AS SHOWN ON SURVEY)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: AN EASEMENT AND RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS (HEREINAFTER REFERRED TO AS "SYSTEMS"), CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VALVES, MANHOLES, HANDHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS RECORDING DATE: JANUARY 8, 2003 RECORDING NO: 2003-6384 OF OFFICIAL RECORDS AFFECTS: A PORTION F SAID LAND (AS SHOWN ON SURVEY)

10. 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. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

SCHEDULE "B" NOTE

11. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW:

LIMITED LIABILITY COMPANY: SOR-DELL PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

A) A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.

B) IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENTS THERETO WITH THE APPROPRIATE FILING STAMPS.

C) IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED, A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.

D) A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY IS CURRENTLY DOMICILED.

E) IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.

F) IF LIMITED LIABILITY COMPANY IS A SINGLE MEMBER ENTITY, A STATEMENT OF INFORMATION FOR THE SINGLE MEMBER WILL BE REQUIRED.

G) EACH MEMBER AND MANAGER OF THE LLC WITHOUT AN OPERATING AGREEMENT MUST EXECUTE IN THE PRESENCE OF A NOTARY PUBLIC THE CERTIFICATE OF CALIFORNIA LLC (WITHOUT AN OPERATING AGREEMENT) STATUS AND AUTHORITY FORM. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

12. 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. (THE 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:

PARCEL 1:

A PORTION OF PARCEL "B" OF SUBDIVISION 4 AND PARCEL "B" OF SUBDIVISION 5, RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER PARTITION MAP THEREOF RECORDED IN BOOK 3, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION OF PARCEL "B" OF SUBDIVISION 4 BEING THAT PART WHICH LIES SOUTHERLY OF THE SOUTHERLY LINE OF THAT CERTAIN EASEMENT, 50 FEET WIDE, AS CONVEYED TO THE COUNTY OF VENTURA, BY DEED RECORDED JANUARY 27, 1961, IN BOOK 1955, PAGE 108 AND RE-RECORDED IN BOOK 1964, PAGE 130 BOTH OF OFFICIAL RECORDS, AS IT AFFECTS ONLY ASSESSORS PARCEL NUMBER 183-0-030-045 DESCRIBED AS FOLLOWS:

EXCEPT THAT PORTION OF SAID PARCEL "B" OF SUBDIVISION 5 CONVEYED TO THE UNITED STATE OF AMERICA, IN DEED RECORDED SEPTEMBER 17, 1954, IN BOOK 1229, PAGE 240 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A 3 INCH IRON PIPE MARKING THE POINT OF INTERSECTION OF THE WEST LINE OF PARCEL "B" IN SUBDIVISION 4 WITH THE SOUTH LINE OF GONZALES ROAD, 0.76 OF A CHAIN WIDE, AS SHOWN ON SAID MAP; THENCE ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID PARCEL "B" IN SUBDIVISION 5 SOUTH 1° 31' 31" WEST 1666.07 FEET; THENCE SOUTH 88° 48' 34" EAST 25 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 1° 31' 31" EAST 98 FEET; THENCE SOUTH 88° 48' 34" EAST 208 FEET; THENCE SOUTH 1° 31' 31" WEST 208 FEET; THENCE NORTH 88° 48' 34" WEST 208 FEET; THENCE NORTH 1° 31' 31" EAST 110 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID LAND AS DESCRIBED IN ESTATE 1 CONVEYED TO VENTURA COUNTY BY FINAL ORDER OF CONDEMNATION RECORDED APRIL 9, 1981, AS DOCUMENT NO. 32889 AND NOVEMBER 3, 1981, AS DOCUMENT NO. 105578 BOTH OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, MINERALS, AND OTHER HYDROCARBON SUBSTANCES ON, IN AND UNDER SAID LAND, AS CONVEYED TO ELLEN LEONARD, ET AL. BY DEED RECORDED DECEMBER 15, 1950 IN BOOK 969, PAGE 595 OF OFFICIAL RECORDS.

PARCEL 2: AN EASEMENT OVER A PORTION OF PARCEL B OF SUBDIVISION 4, RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER PARTITION MAP THEREOF RECORDED IN BOOK 3, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

A NON-EXCLUSIVE PIPELINE AND ACCESS EASEMENT 15.00 FEET WIDE, LYING EQUALLY 7.50 FEET ON EACH SIDE, MEASURED AT RIGHT ANGLES FROM THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN EASEMENT 50 FEET WIDE, AS CONVEYED TO THE COUNTY OF VENTURA, BY DEED RECORDED JANUARY 27, 1961, IN BOOK 1955, PAGE 108 OF OFFICIAL RECORDS, AND RE-RECORDED IN BOOK 1964, PAGE 130 OF OFFICIAL RECORDS, WHICH BEARS SOUTH 89° 42' 00" WEST 670.00 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE AND THE EASTERLY LINE OF PARCEL B OF SUBDIVISION 4; THENCE, 1ST: NORTH 0° 02' 00" EAST 113.00 FEET.

THE SIDELINES OF SAID 15.00 FEET EASEMENT SHALL BE PROLONGED OR SHORTENED SO AS TO INTERSECT SAID SOUTHERLY LINE OF THAT EASEMENT 50 FEET WIDE AS HEREINABOVE DESCRIBED AND THE SOUTHERLY LINE OF THE WELL SITE EASEMENT THEREIN DESCRIBED AS PARCEL 3, AS RESERVED IN DEED RECORDED AUGUST 12, 1977, IN BOOK 4921, PAGE 1 OF OFFICIAL RECORDS.

PARCEL 3: AN EASEMENT OVER A PORTION OF PARCEL B OF SUBDIVISION 4, RANCHO EL RIO DE SANTA CLARA O' LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER PARTITION MAP THEREOF RECORDED IN BOOK 3, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

A NON-EXCLUSIVE EASEMENT FOR A WELL SITE, FOR THE PURPOSE OF OWNING, MAINTAINING AND OPERATING THEREOF AN IRRIGATION WELL, IN, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED REAL PROPERTY:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN EASEMENT 50 FEET WIDE, AS CONVEYED TO THE COUNTY OF VENTURA, BY DEED RECORDED JANUARY 27, 1961, IN BOOK 1955, PAGE 108 OF OFFICIAL RECORDS, AND RE-RECORDED IN BOOK 1964, PAGE 130 OF OFFICIAL RECORDS, WHICH BEARS SOUTH 89° 42' 00" WEST 670.00 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE AND THE EASTERLY LINE OF PARCEL B OF SUBDIVISION 4; THENCE NORTH 0° 02' 00" EAST 113.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE,

1ST: SOUTH 89° 42' 00" WEST 7.50 FEET; THENCE 2ND: NORTH 0° 02' 00" EAST 25.00 FEET; THENCE 3RD: NORTH 89° 42' 00" EAST 25.00 FEET; THENCE 4TH: SOUTH 0° 02' 00" WEST 25.00 FEET; THENCE 5TH: SOUTH 89° 42' 00" WEST 17.50 FEET TO THE POINT OF BEGINNING, AS RESERVED BY DEED RECORDED AUGUST 12, 1977, IN BOOK 4921, PAGE 1 OF OFFICIAL RECORDS.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF PARCEL "B" OF SUBDIVISION 4 AND PARCEL "B" OF SUBDIVISION 5, RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER PARTITION MAP THEREOF RECORDED IN BOOK 3, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF THAT CERTAIN PARCEL AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT 20030731-0288357, OFFICIAL RECORDS OF VENTURA COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT VENTURA COUNTY BRASS CAP MONUMENT 1-9, BEING THE POINT OF INTERSECTION OF SAID PARCEL AND THE CENTERLINE OF GONZALES ROAD FROM WHICH THE CENTERLINE INTERSECTION OF GONZALES ROAD AND BELMONT LANE BEARS NORTH 89°04'27" WEST, 213.00 FEET AND FROM WHICH THE CENTERLINE INTERSECTION OF GONZALES ROAD AND MERION WAY BEARS SOUTH 89°07'20" EAST, 702.67 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 89°04'27" WEST ALONG THE CENTERLINE OF GONZALES ROAD 33.80 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 00°55'33" WEST, 966.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, 13.00 FEET; THENCE SOUTH 00°00'00" EAST, 20.00 FEET; THENCE NORTH 90°00'00" WEST, 13.00 FEET; THENCE NORTH 00°00'00" EAST, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 325 SQUARE FEET (0.007 ACRES) OF LAND, MORE OR LESS.

ACCESS NOTE

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

APPLICANT:

1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: RR
CHECKED BY: MF

REVISIONS:

REV	DATE	DESCRIPTION
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A	09/26/21	PRELIMINARY (RR)

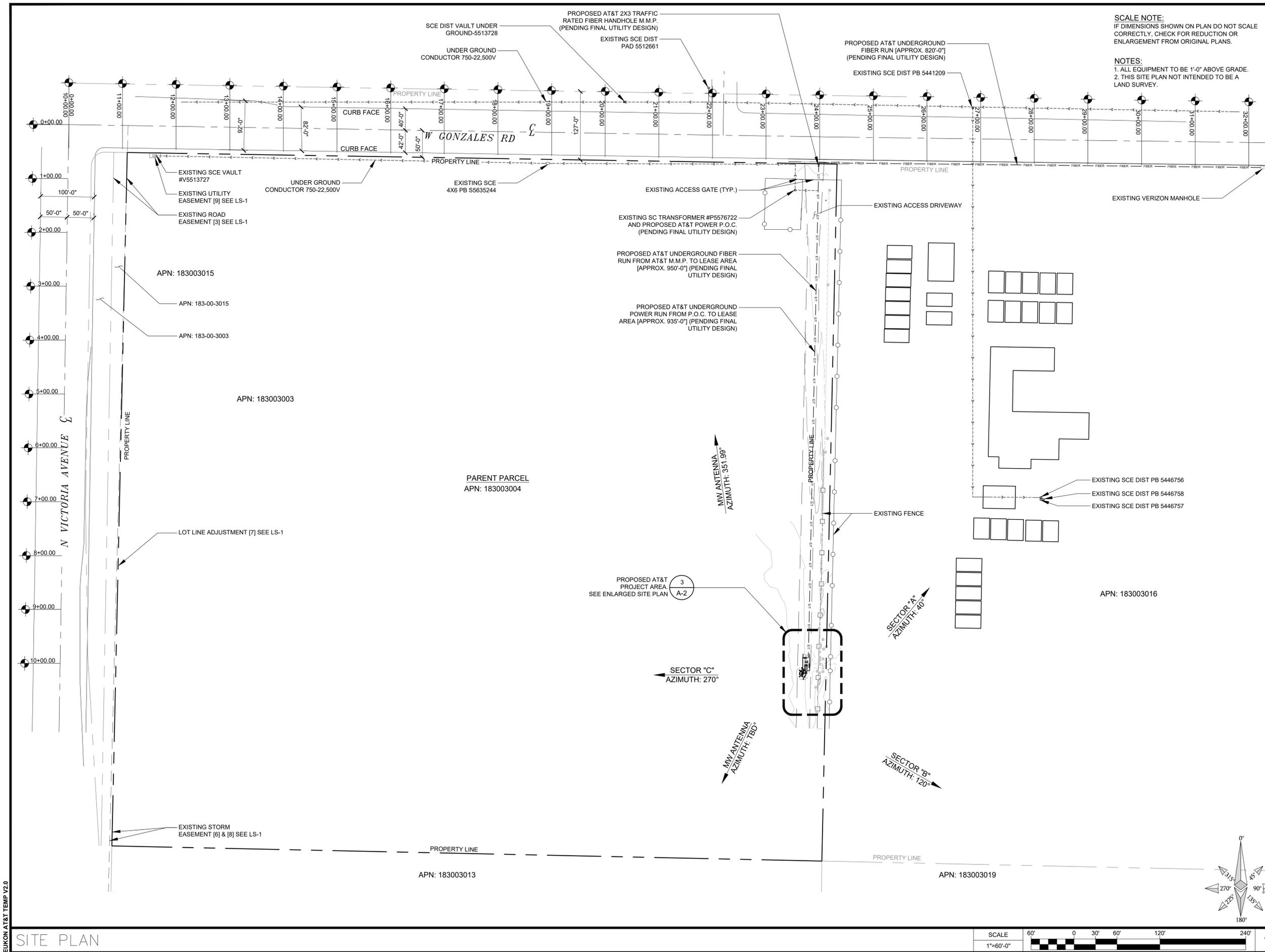

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

PROJECT INFORMATION:
CSL05781
3400 W GONZALES ROAD
OXNARD, CA 93036
VENTURA COUNTY

SHEET TITLE:
NOTES

SHEET NUMBER:
LS-2





APPLICANT:

The new **at&t**

1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

Eukon
an SFC Communications, Inc. Company

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
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B	10/12/21	DRM COMMENTS
A	10/06/21	90% ZONING DRAWING

LICENSEE:

NOT TO BE USED FOR CONSTRUCTION

PROJECT INFORMATION:

CSL05781
3400 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE:

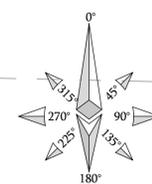
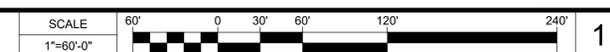
SITE PLAN

SHEET NUMBER:

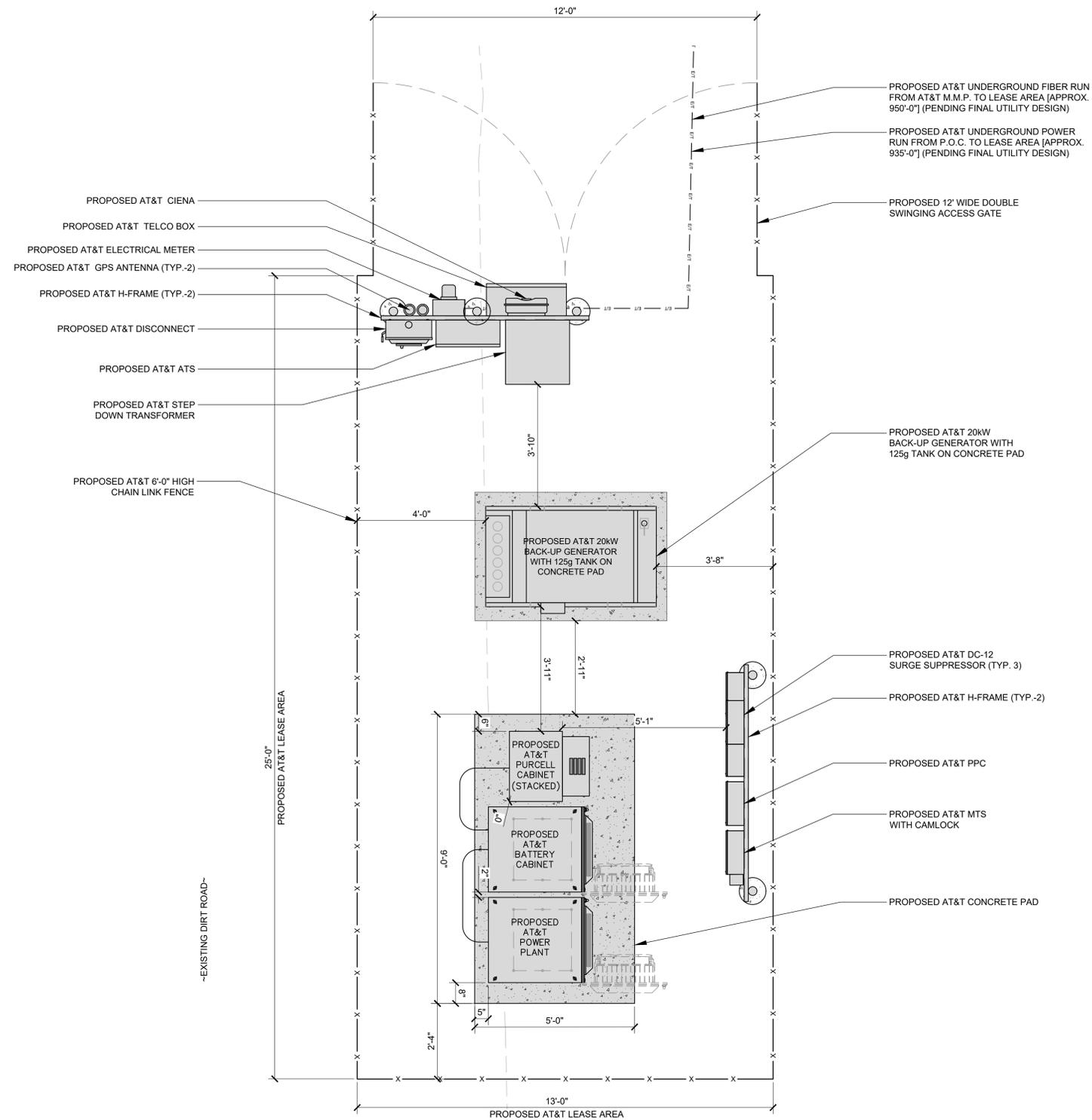
A-1

EUKON AT&T TEMP V2.0

SITE PLAN



SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE
CORRECTLY, CHECK FOR REDUCTION OR
ENLARGEMENT FROM ORIGINAL PLANS.



APPLICANT:



1452 EDINGER AVENUE,
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TUSTIN, CA 92780

ENGINEER:



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LICENSEE:

**NOT TO BE USED
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PROJECT INFORMATION:

CSL05781
3400 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE:

PROPOSED
EQUIPMENT
LAYOUT

SHEET NUMBER:

A-3

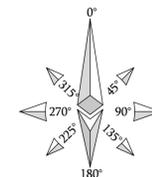
EUKON AT&T TEMP V2.0

PROPOSED EQUIPMENT LAYOUT

SCALE
1/2" = 1'-0"



1



OPTIMUM ANTENNA REQUIREMENTS (VERIFY WITH CURRENT RFDS)								
SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE LENGTH	CABLE NUMBER	
ALPHA SECTOR	A1	LTE	PANEL ANTENNA	8'	40°	74'-0"	±150'	2 FIBER
	A2	C-BAND	PANEL ANTENNA	2'-7"	40°	76'-8"	±150'	2 FIBER
	A3	C-BAND	PANEL ANTENNA	2'-7"	40°	71'-4"	±150'	2 FIBER
	A4	LTE	PANEL ANTENNA	8'	40°	74'-0"	±150'	2 FIBER
	A5	LTE	PANEL ANTENNA	8'	40°	74'-0"	±150'	2 FIBER
BETA SECTOR	B1	LTE	PANEL ANTENNA	8'	270°	74'-0"	±150'	2 FIBER
	B2	C-BAND	PANEL ANTENNA	2'-7"	270°	76'-8"	±150'	2 FIBER
	B3	C-BAND	PANEL ANTENNA	2'-7"	270°	71'-4"	±150'	2 FIBER
	B4	LTE	PANEL ANTENNA	8'	270°	74'-0"	±150'	2 FIBER
	B5	LTE	PANEL ANTENNA	8'	270°	74'-0"	±150'	2 FIBER
GAMMA SECTOR	C1	LTE	PANEL ANTENNA	8'	120°	74'-0"	±150'	2 FIBER
	C2	C-BAND	PANEL ANTENNA	2'-7"	120°	74'-0"	±150'	2 FIBER
	C3	C-BAND	PANEL ANTENNA	2'-7"	120°	71'-4"	±150'	2 FIBER
	C4	LTE	PANEL ANTENNA	8'	120°	74'-0"	±150'	2 FIBER
	C5	LTE	PANEL ANTENNA	8'	120°	74'-0"	±150'	2 FIBER

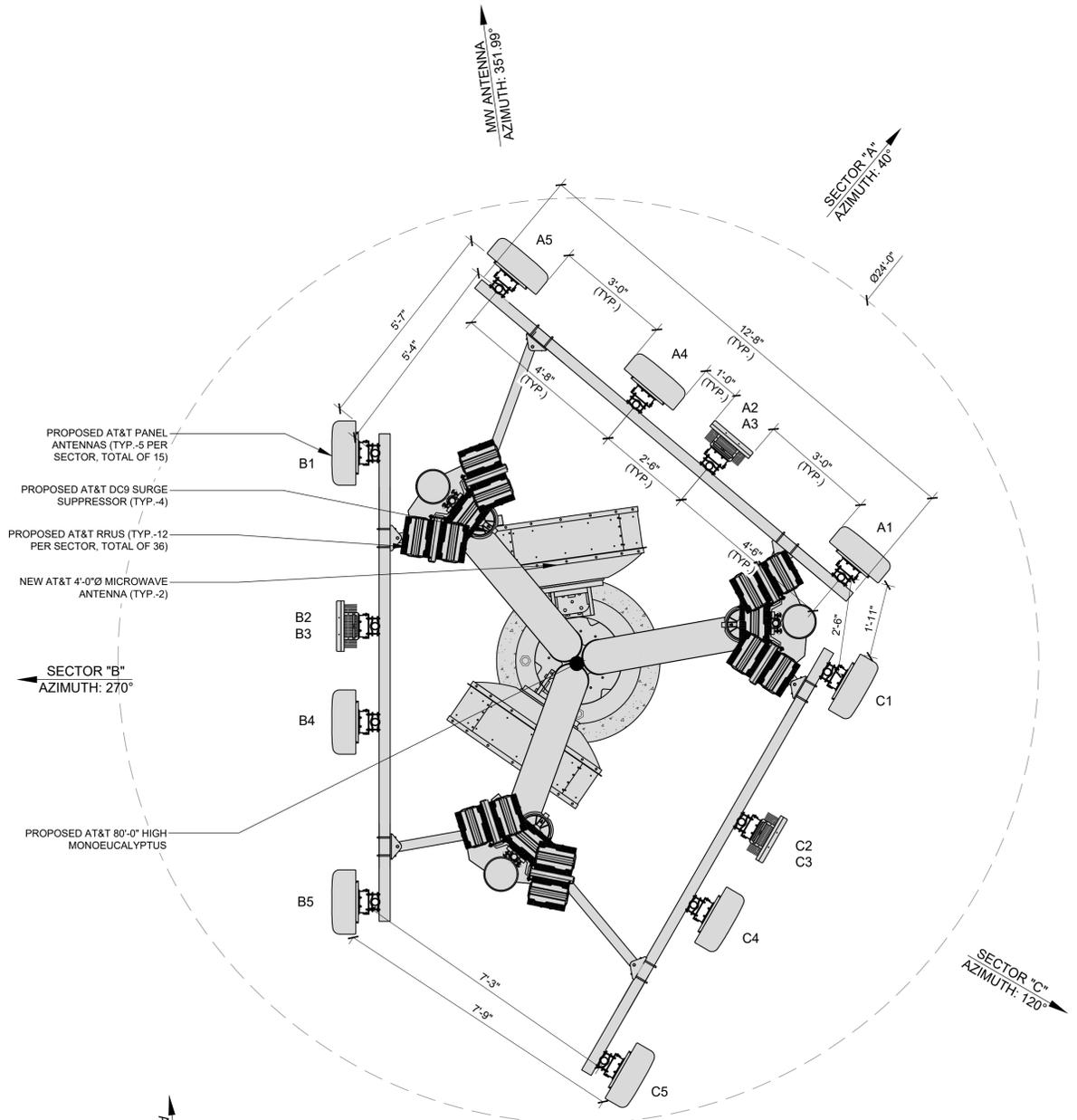
- NOTES TO CONTRACTOR
- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
 - CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
 - CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
 - CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

NOTE:
FAUX EUCALYPTUS FOLIAGE NOT SHOWN FOR CLARITY.

REMOTE RADIO UNITS					
SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
			ABOVE	BELOW	SIDES
ALPHA SECTOR	A1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
BETA SECTOR	B1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
GAMMA SECTOR	C1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C1	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8" 0"

SURGE SUPPRESSION SYSTEM				
SYSTEM	MANUFACTURER	PART NUMBER	QTY	LOCATION
	RAYCAP	DC12-48-60-0-25E	3	MOUNTED ON PROPOSED LEASE AREA
	RAYCAP	DC9-48-60-24-8C-EV	4	MOUNTED ON PROPOSED MONOEUC



APPLICANT:

1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: FG
CHECKED BY: AG

REVISIONS:		
REV	DATE	DESCRIPTION
0	01/12/22	100% ZONING DRAWING
C	10/20/21	DRM COMMENTS
B	10/12/21	DRM COMMENTS
A	10/06/21	90% ZONING DRAWING

LICENSEE:

NOT TO BE USED FOR CONSTRUCTION

PROJECT INFORMATION:

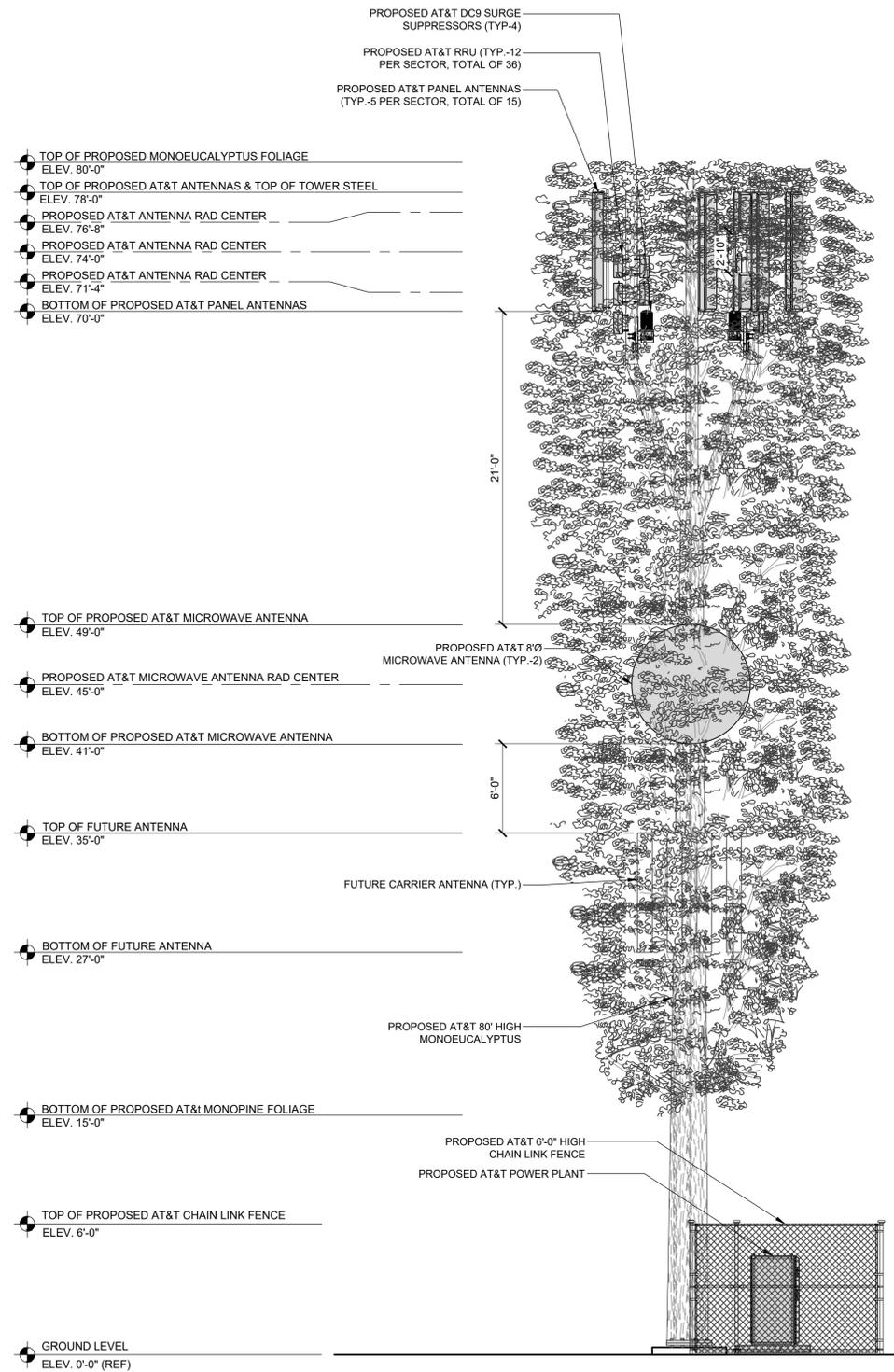
CSL05781
3400 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE:
PROPOSED ANTENNA PLAN/ANTENNA AND RRU SCHEDULE

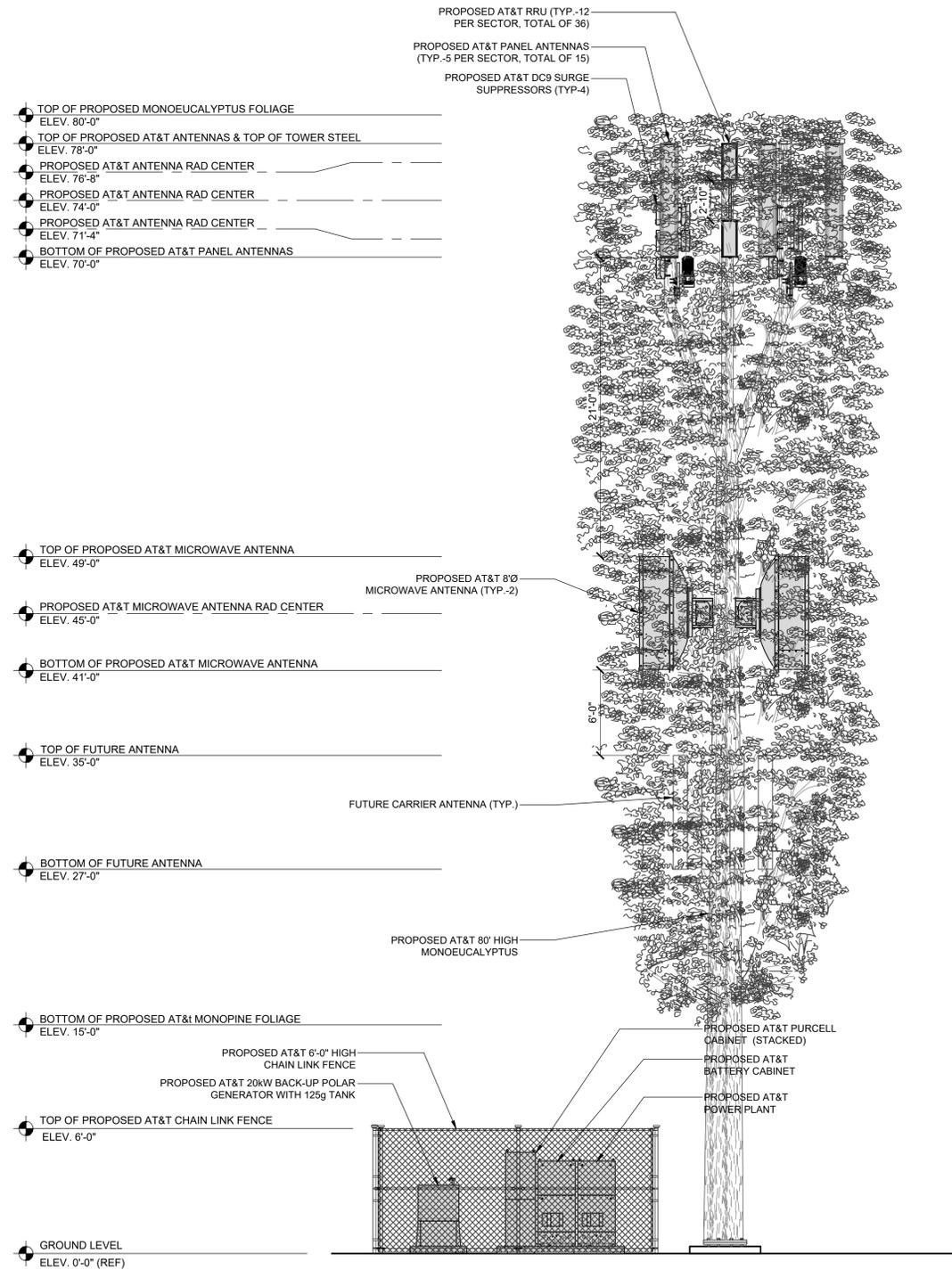
SHEET NUMBER:
A-4

EUKON AT&T TEMP V2.0

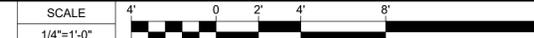
SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE
CORRECTLY, CHECK FOR REDUCTION OR
ENLARGEMENT FROM ORIGINAL PLANS.



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



APPLICANT:



ENGINEER:



DRAWN BY: FG
CHECKED BY: AG

REVISIONS:

REV	DATE	DESCRIPTION
0	01/12/22	100% ZONING DRAWING
C	10/20/21	DRM COMMENTS
B	10/12/21	DRM COMMENTS
A	10/06/21	90% ZONING DRAWING

LICENSEE:

**NOT TO BE USED
FOR CONSTRUCTION**

PROJECT INFORMATION:

CSL05781
3400 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE:

PROPOSED SOUTH
AND WEST ELEVATION

SHEET NUMBER:

A-5

EUKON AT&T TEMP V2.0



Exhibit 4 – General Plan Consistency Analysis

County of Ventura • Resource Management Agency • Planning Division

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

CONSISTENCY WITH THE GENERAL PLAN FOR “GONZALES” WIRELESS COMMUNICATION FACILITY (WCF)

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

The proposed project would authorize a Conditional Use Permit (CUP) for the use, operation and maintenance of an WCF for a 10-year period (Case No. PL22-0140).

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

- 1. AG-1.2 Agricultural Land Use Designation:** *The County shall ensure that discretionary development located on land designated as Agricultural on the General Plan Land Use Diagram and identified as Prime Farmland or Farmland of Statewide importance on the States Important Farmland Inventory is planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.*

AG-2.1 Discretionary Development Adjacent to Agriculturally Designated Lands: *The County shall ensure that discretionary development adjacent to Agriculturally designated lands does not conflict with agricultural use of those lands.*

The proposed WCF would be located on land designated as Agricultural on the General Plan Land Use Diagram and identified as prime farmland and farmland of statewide importance. The proposed WCF would not conflict with the adjacent agricultural designated lands or agricultural uses of those lands. In addition, grading is not proposed at the project site. Condition No. 17 was added to the project to designate a point of contact to inform the relevant person(s) of pesticide applications near the facility. No new conflicts would occur with the renewal of this permit.

County of Ventura
Planning Director Hearing
Case No. PL22-0140
Exhibit 4 - General Plan Consistency
Analysis

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

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

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 WCF would be sited on a parcel that is accessed from Gonzales Road which is an eligible scenic highway. The proposed WCF is an 80-foot tall mono eucalyptus would be effectively camouflaged from public views from Gonzales Road due to the distance and the fact that the proposed structure is surrounded by existing eucalyptus trees.

Based on the discussion above, the proposed project is consistent with General Plan Policy COS-3.1 and LU-16.1.

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

The proposed WCF would be sited on a parcel that is surrounded by agricultural uses. All equipment would be located behind an 8-foot-tall chain-link fence. The proposed project includes the installation of an additional eucalyptus tree for screening. No conflict with the adjoining agricultural operations would occur with the construction and use of the project. Thus, no buffers are warranted.

Based on the discussion above, the proposed project is consistent with General Plan Policy LU-6.1.

4. **PFS-1.1 Equitable Provision of Public Facilities and Services:** *The County shall require that facilities and services that are essential for public health and safety shall be equitably provided for all residents and businesses.*

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

PFS-7.5 Broadband Service Access: *The County shall encourage broadband service providers to expand service areas and provide high quality access to*

broadband (high-speed internet) and cellular mobile communications services to residents and businesses, including unserved and underserved areas.

The proposed WCF would provide service throughout the unincorporated Ventura area, including access to high quality cellular mobile communications. The use of the facility ensures that the residents and businesses will maintain a high quality of service.

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

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP) CASE NO.
PL22-0093 FOR “LEWIS” WIRELESS COMMUNICATION FACILITY**

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Conditional Use Permit is based on and limited to compliance with the project description stated in this condition below, all exhibits of the Planning Director hearing on April 13, 2023, and conditions of approval set forth below. Together, these conditions and documents describe the “Project.” Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

A CUP (PL22-0140) was granted for the construction, operation, and ongoing maintenance of a new AT&T Wireless Communication Facility (WCF) for a 10-year period. The WCF is designed as an 80-foot-tall mono-eucalyptus and consist of fifteen (15) 8-foot-tall panel antennas. The associated telecommunication equipment is located within a 300-square-foot equipment and lease area. The lease area is enclosed by an 8-foot-tall chain-link fence.

The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The unmanned facility does not require water to operate. Access to the site is available via unpaved private road which connects to W. Gonzales Road (County maintained road) north of the project site. No exterior lighting, grading, or fencing was proposed with the project.

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

County of Ventura
Planning Director Hearing
Case No. PL22-0140
Exhibit 5 - Draft Conditions of
Approval

2. Site Maintenance

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

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

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

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

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

3. CUP Modification

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

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

4. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

5. Time Limits

a. Use inauguration:

- (1) The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision/date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition No. 1
- (2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year (see the Ventura County Non-Coastal Zoning Ordinance (§ 8111-4.7)) from the date the approval decision of this CUP becomes effective. The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.
- (3) Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning

Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

b. Permit Life or Operations Period: This CUP will expire on **TBD, 2033**. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

(1) The Permittee has filed a permit modification application pursuant to § 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to **TBD, 2033**; and

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

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with § 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

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

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

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

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

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

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

7. Notice of CUP Requirements and Retention of CUP Conditions On Site

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

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

Documentation: The Permittee shall maintain a current set of CUP conditions and exhibits at the project site or, in the case of projects where this is impractical (e.g., telecommunication sites), use “present to the Planning Division staff copies of the conditions, upon Planning Division staff’s request.”

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

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

8. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a “Notice of Land Use Entitlement” form and the conditions of this CUP with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this CUP.

Requirement: The Permittee 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 and the conditions of this CUP with the deed of the property that is subject to this CUP.

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this CUP.

Timing: The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this CUP, prior to issuance of a Zoning Clearance for use inauguration.

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

9. Financial Responsibility for Compliance Monitoring and Enforcement

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

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee 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 9.a (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 timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

10. Defense and Indemnification

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

11. Invalidation of Condition(s)

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

challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

12. Consultant Review of Information and Consultant Work

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

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 12 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

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

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

contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

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

The Permittee shall obtain a business tax certificate and regulatory licenses for the operation of the WCF.

14. Contact Person

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

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP. The designated contact person shall be available, via telecommunication, 24 hours a day.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

15. Change of Permittee

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

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

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

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

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

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

16. Reporting of Major Incidents

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

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

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

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

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

17. Designated Contact for Restricted Entry

Purpose: In order to prevent the entry of service technicians or other facility personnel to the project site during a pesticide application, or the Restricted Entry Interval of an

application, the permittee must designate a point of contact and post the contact information on or at the facility.

Requirement: The permittee shall designate a point of contact for agricultural operators to inform the relevant person(s) of pesticide applications near the facility and the Restricted Entry Intervals of said applications. The permittee shall post on or at the facility the contact information of the designated point of contact. The posting must:

- Be visible and readable from at least as far as the CUP boundary;
- Be in both English and Spanish;
- Include language equivalent to “To inform service technicians of pesticide applications and restricted entry intervals, please contact...”;
- Have current, accurate contact information for a point of contact that responds to contact from agricultural operators in a timely fashion during normal business hours.

Documentation: The Permittee shall provide a copy and picture of the posted sign and all relevant information to the Planning Division for review and approval.

Timing: Prior to the issuance of the Zoning Clearance for Use Inauguration, the Permittee shall receive approval from the Planning Division and post the required information on site. This information must be updated and maintained for the life of the permit.

Monitoring: The Department of Agriculture/Weights & Measures shall report any failure to comply with this condition to the Planning Division.

18. Existing 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 existing Eucalyptus tree wind row must remain and be maintained for the term of the CUP. At least one (1) new Eucalyptus tree must be planted based on an arborist’s recommendation.

Requirement: After the completion of an Arborist Report, additional landscaping for screening shall be implemented through a planting landscape plan. The Plan must include the planting of at least one (1) new Eucalyptus Tree to replace a previously fallen tree and may include additional tree plantings based on the Arborist Report. The surrounding Eucalyptus trees must be kept and maintained for the term of this CUP. If the existing trees 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 the Arborist Report, 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 arborist report and landscape plan must be approved by the Planning Director prior to issuance of the Zoning Clearance for Use Inauguration. In the event that existing trees 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.

19. Graffiti

Purpose: In order to comply with § 8107-31.15 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall submit a graffiti control plan (“the plan”) for the Planning Director’s review and approval. The plan must address the prevention of graffiti by such means as landscaping materials, special surface finishes, misting/irrigation strategies, alarms, or other means that the Planning Director deems feasible. The plan must also include strategies which detail how graffiti will be removed within 48 hours of its discovery.

Documentation: The Permittee shall submit the plan to the Planning Division for review and approval.

Timing: The Permittee shall submit the plan to the Planning Division for review and approval prior to issuance of the Zoning Clearance for construction. The Permittee shall implement the plan in accordance with the Planning Division-approved schedule.

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

Environmental Health Division (EHD) Conditions

20. Hazardous Materials/Waste Management (CUPA Permit Required)

Purpose: To comply with the California Code of Regulations Title 22, Division 4.5, California Health and Safety Code chapter 6.95; and Ventura County Ordinance Code,

and to ensure the safe storage, handling, and disposal of any potentially hazardous material and/or waste.

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

Documentation: A completed HMBP must be submitted to the Ventura CUPA electronically through the California Environmental Reporting System (CERS). Maintain all records of hazardous waste determination testing and disposal and make available for review by this Ventura CUPA staff upon request.

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

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

PUBLIC WORKS AGENCY (PWA)

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

21. 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", of the Permit.

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 an effective combination of construction best management practices (BMPs) during all ground disturbing activities.

Documentation: The Permittee shall submit a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre) to the Public Works Agency - County Stormwater Program (CSP) for review and approval, a template for which can be found at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>.

Timing: The above listed item shall be submitted to the CSP for review and approval prior to issuance of a zoning clearance for construction.

Monitoring and Reporting: The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

Groundwater Program Section

22. Diesel Fuel Tank Area

Purpose: In accordance with the Ventura County General Plan Goals, Policies, and Programs Policies WR-2.1, WR-2.2, WR-2.3, WR-4.2 and WR-4.5, Diesel Fuel Tank Area is required.

Requirement: The Diesel Fuel Tank Area(s) 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(s) 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(s).

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(s) upon request.

Ventura County Fire Protection District (VCFPD) Conditions

23. Fire Code Permits

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

Requirement: Applicant and / or tenant shall obtain all applicable International Fire Code (IFC) permits prior to occupancy or use of any system or item requiring an IFC permit.

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 VCFPD 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 VCFPD. The VCFPD 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 VCFPD, the Permittee, and their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

24. 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 #610B "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 #610B "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #610B Application to the VCFPD for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #610B shall be kept on file with the VCFPD. The VCFPD will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

25. Access Road Gates

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

Requirement: The Permittee shall design and install all gates along required fire access roads/driveways consistent with Fire Protection District Standards. Any gates to control vehicle access are to be located to allow a vehicle waiting for entrance to be completely off the intersecting roadway. A minimum clear open width of 15 feet in each direction shall be provided for separate entry / exit gates and a minimum 20 for combined entry / exit gates. If gates are to be locked, a Knox system shall be installed. The method of gate control, including operation during power failure (battery back-up), shall be subject to review by the Fire Prevention Division. Gate plan details shall be submitted to the Fire

District for approval prior to installation. A final acceptance inspection by the Fire District is required prior to placing any gate into service.

Documentation: A stamped copy of the approved gate plans.

Timing: The Permittee shall submit gate plans to the VCFPD for approval before the installation of any access gates. The submittal shall include a copy of zoning clearance issued by the Planning Department.

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

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (APCD) Conditions

26. Fugitive Dust

Purpose: To ensure that fugitive dust and particulate matter that may result from site preparation and construction activities are minimized to the greatest extent feasible.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The project applicant shall ensure compliance with the following provisions:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.
- IV. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering.
- V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.

- VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout the construction phases of the project.

Reporting and Monitoring: Monitoring and enforcement of dust-related provisions shall be conducted by APCD staff on a complaint-driven basis.

27. Nuisance

Purpose: To ensure that discharge of air contaminants (odor, dust, etc.) that may result from site operations are minimized to the greatest extent feasible.

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

- I. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

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

Timing: Throughout the life of the permit.

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

Bertoline, Justin

From: Dobrowalski, Jay <jay.dobrowalski@oxnard.org>
Sent: Wednesday, November 30, 2022 10:03 AM
To: Alberts, Christopher
Subject: Re: Request for Outside Agency Review (Case No. PL22-0140)

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Hello Christopher,

The City of Oxnard Planning staff have reviewed the materials provided with your email request for outside review regarding Project No. PL22-140.

Based on the review of those materials, the City has the following comments:

The proposed development is generally surrounded by Gonzales Road, North Patterson Road, Doris Avenue, and Victoria Avenue, which are all City-designated scenic roadways. Thus, the proposed development has potential impacts to aesthetics and should be designed to blend with the adjacent treescape. In order to blend the proposed facility with the adjacent treescape, the proposed faux tree branches should extend at least 12 inches beyond the face of the panel antennas to avoid a flat silhouette near the top of the faux tree and create a more realistic looking tree.

The proposed condition no. 1 language states: "The associated telecommunication equipment is located within a 300-square-foot equipment and lease area. The lease area is enclosed by an 8-foot-tall chain-link fence." while the following paragraph states " No exterior lighting, grading, or fencing was proposed with the project." The application project description includes a "fenced enclosure (with slats)" and the plans include a 6-foot high chain link fence. Thus, it is unclear if the proposed development includes fencing, the height of the fencing is unclear, and the color of the slats is unclear. Since the nearby eucalyptus tree trunks are generally a light brown color, the proposed chain link fence should not include slats, as slats would create out of place massing along the tree row, and the ground mounted equipment should be painted a flat brown or gray color to blend with the trees.

Thank you for the opportunity to review the proposed development located near the City of Oxnard.

If you would like to discuss these comments, do not hesitate to contact me.

Sincerely,

Jay Dobrowalski | Planning Supervisor
Community Development Department
[214 S C Street | Oxnard, CA 93030](mailto:Jay.Dobrowalski@oxnard.org)
O: 805.385.3948 | F: 805.385.7417
www.oxnard.org

County of Ventura
Planning Director Hearing
Case No. PL22-0140
Exhibit 6 - City of Oxnard Comments

Online services remain available through our online portal at www.oxnard.org/planning

- General inquiries should be sent via email to Planning@oxnard.org.
- For existing applications, contact your assigned Case Planner by direct email.

On Tue, Nov 15, 2022 at 3:41 PM Alberts, Christopher <Christopher.Alberts@ventura.org> wrote:

Good Afternoon Jay,

I hope you are doing well. There is a new AT&T Tower proposed at 3400 W. Gonzales Road, near Oxnard High School. Please see the attached letter for "Request for Outside Project Review" and application materials associated with the proposed facility. The design of the tower is a 80-foot-tall mono-eucalyptus. Currently the Environmental Determination is still being determined, however, the CEQA Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) is currently being evaluated for the subject project. This determination is still being reviewed by my manager.

Please let me know if you have any questions or concerns regarding the information I have provided you.

Best,

Christopher P. Alberts | Planner II

christopher.alberts@ventura.org

P. (805) 654-3136



Pursuant to the California Public Records Act, email messages retained by the County may constitute public records subject to disclosure.