



**ANTHEMNET OXNARD LEONS WIRELESS FACILITY
CONDITIONAL USE PERMIT (CUP), CASE NO. PL23-0018**

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the installation, operation, and maintenance of a wireless communication facility (WCF) for a 10-year period.
2. **Applicant:** Anthemnet, 5944 Luther Lane, Suite 725, Dallas, TX, 75225
3. **Property Owner:** Leons Transmission Service, 7528 Reseda Boulevard, Reseda, CA, 91335
4. **Applicant's Representative:** Jesse Gilholm c/o Network Connex, 867 East Front Steet, Suite A, Ventura, CA, 93001
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The 1.05-acre project site is located at 3280 East Vineyard Avenue, in the community of El Rio, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that comprises the project site is 144-0-061-315.
7. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: Commercial Planned Development
 - b. Zoning Designation: CPD (Commercial Planned Development)
 - c. El Rio/Del Norte Area Plan Designation: Commercial
8. **Adjacent Zoning and Land Uses/Development:**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	CPD (Commercial Planned Development)	Commercial
East	R1-6,000 sq. ft. (Single Family Residential, 6,000 square foot minimum lot size)	Residential
South	RE-10,000 sq. ft. (Rural Exclusive, 10,000 square foot minimum lot size)	Residential
West	City of Oxnard	East Vineyard Avenue

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

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

The stealth WCF would be installed within a 1,632-square foot lease area and be comprised of a 65-foot-tall faux Pine tree (70-feet to top of concealment elements) and associated ancillary equipment. The lease area would be enclosed with protective bollards to prevent cars from inadvertently entering the equipment area. An emergency standby generator is also proposed to be maintained within the lease area. The T-Mobile and Verizon equipment mounted on the faux Pine would include:

- Twelve Verizon panel antennas mounted at 61-feet above ground level;
- Six T-Mobile panel antennas mounted at 50-feet above grade level;
- 12 Remote Radio Units (RRUs) mounted behind the panel antennas;
- One 4-foot diameter microwave dish antenna;
- Four equipment cabinets ground mounted in lease area.

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

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project includes the installation, operation, and maintenance of a new, stealth WCF. The proposed project qualifies for Class 3 Categorical Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

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

C. CONSISTENCY WITH THE GENERAL PLAN / OJAI VALLEY AREA PLAN

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

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the requirements of the Ventura County NCZO Section 8105-4, the proposed use is allowed in the Commercial Planned Development (CPD) zone district with the granting of a CUP. Upon the granting of the CUP, the Permittee will be in compliance with the requirements of the Ventura County NCZO.

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

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?												
<p>Section 8107-45.4(f)(4), Maximum Antenna Height: Maximum Height of Faux Trees¹</p> <table border="1" data-bbox="224 1184 760 1486"> <thead> <tr> <th>Type of Structure</th> <th>Maximum Height</th> </tr> </thead> <tbody> <tr> <td>Mono-Broadleaves</td> <td>60 feet</td> </tr> <tr> <td>Mono-Elm</td> <td>60 feet</td> </tr> <tr> <td>Mono-Eucalyptus</td> <td>80 feet</td> </tr> <tr> <td>Mono-Palm</td> <td>65 feet</td> </tr> <tr> <td>Mono-Pine</td> <td>80 feet</td> </tr> </tbody> </table>	Type of Structure	Maximum Height	Mono-Broadleaves	60 feet	Mono-Elm	60 feet	Mono-Eucalyptus	80 feet	Mono-Palm	65 feet	Mono-Pine	80 feet	<p>Yes, the project involves the construction and operation of a stealth, faux pine tree WCF with a maximum height of 65' above grade level.</p>
Type of Structure	Maximum Height												
Mono-Broadleaves	60 feet												
Mono-Elm	60 feet												
Mono-Eucalyptus	80 feet												
Mono-Palm	65 feet												
Mono-Pine	80 feet												
<p>Section 8107-45.4(n), Accessory Equipment:</p> <p><i>All accessory equipment associated with the operation of a wireless communication facility shall be located and screened to prevent the facility from being prominently visible from a public viewpoint to the maximum extent feasible.</i></p>	<p>Yes, none of the accessory equipment is visible from offsite.</p>												
<p>Section 8107-45.4(o), Colors and Materials:</p> <p><i>All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.</i></p>	<p>Yes, the facility matches the color and look of the surrounding trees. No reflective materials will be used.</p>												

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4(p), Noise:</p> <p><i>All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.</i></p>	<p>Yes, the WCF will always be operated and maintained to comply with the Ventura County noise standards.</p>
<p>Section 8107-45.4(q), Landscape and Screening:</p> <p><i>The permit 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 and invasive species, as defined by the California Invasive Plant Council (Cal-IPC) and shall be in conformance with Section 8106-8.2.5.</i></p>	<p>Yes, the facility will be conditioned to screen the WCF from surrounding public viewpoints by newly planted pine trees.</p>
<p>Section 8107-45.4(r), Security:</p> <ol style="list-style-type: none"> <i>1. Each Facility shall be designed to prevent unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations or visual blight. The approving authority may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism.</i> <i>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.</i> 	<p>Yes, the facility is located behind the existing transmission service building which is enclosed by an existing fence which prevents access and vandalism to the project site. The ground mounted equipment would be surrounded by protective bollards to prevent cars from inadvertently entering the lease area.</p>
<p>Section 8107-45.4(s), Lighting:</p> <ol style="list-style-type: none"> <i>1. No facility may be illuminated unless specifically required by the FAA or other government agency.</i> <i>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.</i> 	<p>Yes, the WCF would not be illuminated.</p>
<p>Section 8107-45.4(t), Signage:</p> <p><i>A permanent, weather-proof identification sign, subject to Planning Director approval, shall be displayed in a prominent location such as on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the facility operator(s) and type of use, provide the operator’s address, FCC-adopted standards, and specify a 24-hour telephone number at which the operator can be reached during an emergency.</i></p>	<p>Yes, the proposed WCF will be surrounded by a fence with signage indicating all necessary information related to the operation of the facility.</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4(u), Access Roads:</p> <ol style="list-style-type: none"> 1. <i>Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</i> 2. <i>Wireless communication facility sites shall minimize the construction of new access roads, particularly when such roads are located in areas with steep slopes, agricultural resources, or biological resources as determined by the County's Initial Study Assessment Guidelines. When required, new access roads shall be designed to meet standards established by the Ventura County Public Works Agency and Ventura County Fire Department District.</i> 	<p>Yes, the proposed WCF would be accessed by an existing public road to a private driveway, maintained by the property owner, to the WCF location. No new roads are proposed with this project.</p>

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

1. **The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [§ 8111-1.2.1.1.a].**

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

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

The proposed facility would include a stealth, 65-foot-tall faux Pine tree and ancillary equipment. The faux Pine tree will be surrounded by newly planted Pine trees to screen the facility and will blend in with the existing native landscaping in the surrounding area. The equipment would be concealed behind the existing transmission repair shop building to eliminate public views from nearby roadways. The stealth design of the proposed facility serves to minimize the potential effect on the existing visual character of the general area.

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

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

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

The proposed WCF would also not involve the storage of hazardous materials, except for the diesel fuel for the emergency generator. The minor volume of fuel would be stored in accordance with County and State regulations. The facility would be entirely contained within the 1,632 square foot lease area behind the existing building with none of its components prominently discernible from outside viewpoints.

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

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

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

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

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

5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [§ 8111-1.2.1.1.e].

The proposed facility would include a stealth, 65-foot-tall faux Pine tree and ancillary equipment housed in a small equipment area. The faux Pine tree will be surrounded by newly planted Pine trees and will blend in with the existing native landscaping in the surrounding area. The equipment would be concealed behind the transmission repair shop building to eliminate public views from nearby roadways. The stealth design of the proposed facility serves to minimize the potential effect on the existing visual character of the general area.

Given the Commercial Planned Development designation of the area and the existing use of the project site, a future change in land use in the area is not foreseeable at this time. Thus, the proposed WCF will be compatible with potential land uses in the general area.

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

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

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

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

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

On August 17, 2023, the project was presented to the El Rio/Del Norte Municipal Advisory Committee (MAC). The El Rio/Del Norte MAC voted 5-0 to approve the project as proposed.

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§ 65091) and Ventura County NCZO (§ 8111-3.1). The Planning Division mailed notice on September 27, 2023 to owners of property within 900 feet of the property on which the project site is located and placed a legal ad in the Ventura County Star on October 2, 2023.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** CUP Case No. PL23-0018, 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 Thomas Chaffee at (805) 654-2406 or thomas.chaffee@ventura.org.

Prepared by:

Thomas Chaffee

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

Reviewed by:

Mindy Fogg

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

EXHIBITS:

- Exhibit 2 - Location Maps
- Exhibit 3 - Site Plans
- Exhibit 4 - General Plan Consistency Analysis
- Exhibit 5 - Conditions of Approval
- Exhibit 6 - Photo Simulations



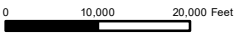
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map created on 08-18-2023



County of Ventura
 Planning Director Hearing
 Case No. PL23-0018
 Exhibit 2 - Location 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 not warrant the accuracy of this map nor decision involving a risk of economic loss or physical injury should be made in reliance thereon.





EVINEYARD AV

144006131

CORSICANA DR



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 08-18-2023
Source: Voxel 2022



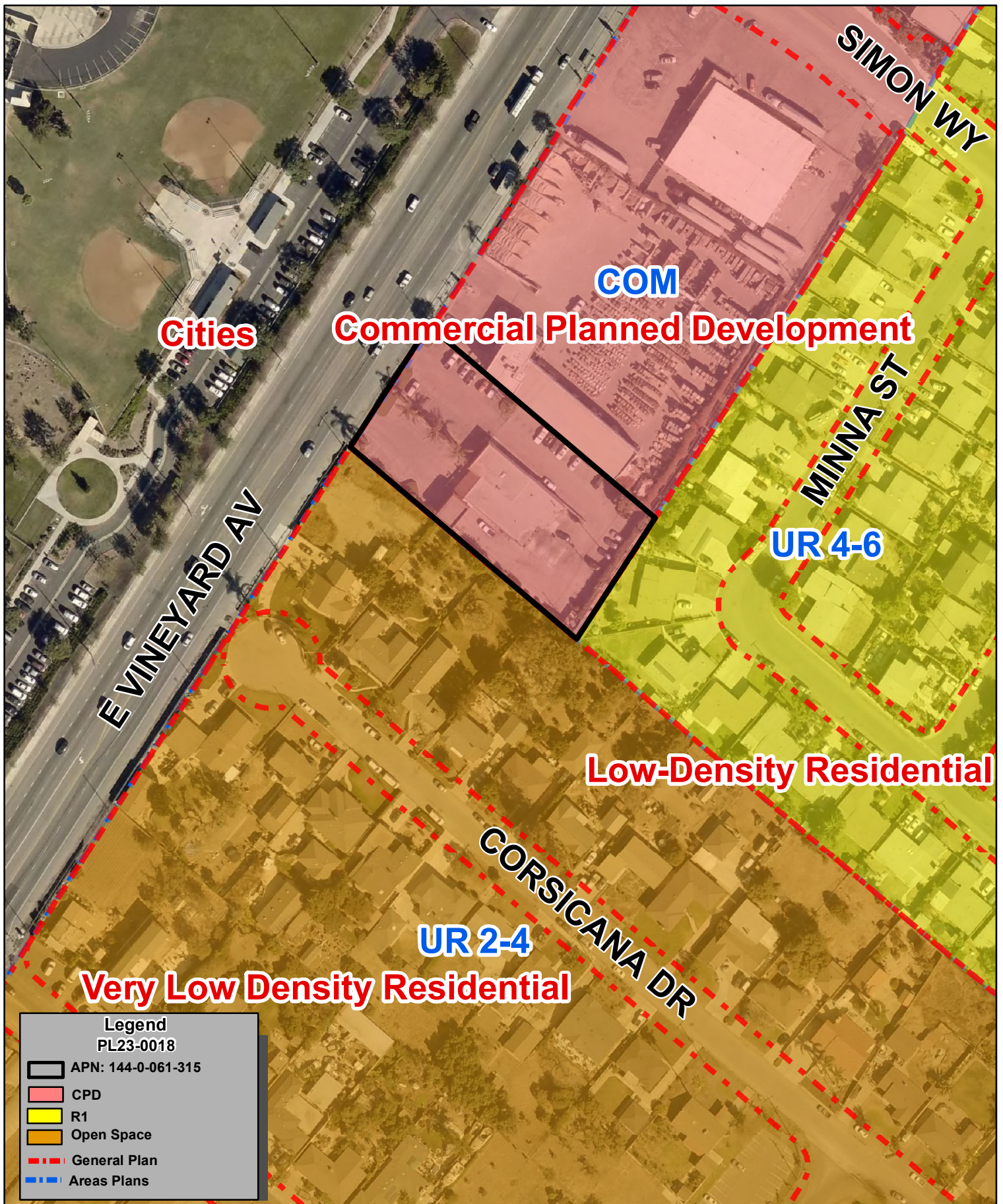
County of Ventura
Planning Director Hearing
Aerial Photography
PL23-0018



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.



RH



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 08-18-2023
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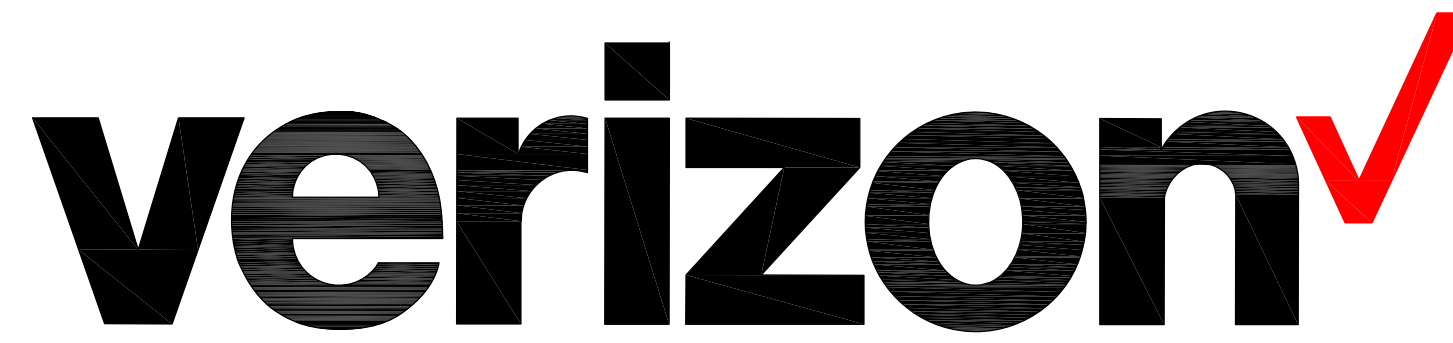


County of Ventura
Planning Director Hearing
APN's: 615-0-500-175, -185
-195, -205, and -295
General Plan & Zoning Map



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County of Ventura
 Planning Director Hearing
 Case No. PL23-0018
 Exhibit 3 - Site Plans

SIMON
 PROJECT ID: 16429000
 3280 E VINEYARD AVE
 OXNARD, CA 93036

SV14235A

OVERALL HEIGHT: 70'-0"

PROJECT TEAM

APPLICANT
 ANTHEMNET
 5944 LUTHER LANE, SUITE 725
 DALLAS, TX 75225
 CONTACT: JESSE GILHOLM
 TELEPHONE: (805) 300-4140
 EMAIL: JGILHOLM@SYNERGY.CC

PLANNING
 ANTHEMNET
 5944 LUTHER LANE, SUITE 725
 DALLAS, TX 75225
 CONTACT: JESSE GILHOLM
 TELEPHONE: (805) 300-4140
 EMAIL: JGILHOLM@SYNERGY.CC

ARCHITECT:
 DCI PACIFIC
 26 EXECUTIVE PARK, SUITE 170
 IRVINE, CA 92614
 TELEPHONE: (949) 475-1000
 CONTACT: D.K. DO, RA
 E-MAIL: DK@DCIPACIFIC.COM

UTILITY COORDINATOR:
 QUALTEK WIRELESS
 CONTACT: JAY BURNS
 TELEPHONE: (714) 658-7895

PROJECT DESCRIPTION

THIS PROJECT IS AN UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

ANTHEMNET:

- (1) NEW 70' HIGH MONOPINE
- (1) NEW 1,632 SQ. FT. PREMISES

VERIZON:

- (12) NEW PANEL ANTENNAS ON NEW 'ANTHEMNET' MONOPINE
- (6) NEW REMOTE RADIO UNITS (RRU) AT ANTENNA LEVEL
- (3) NEW RAYCAP SURGE PROTECTORS AT ANTENNA LEVEL
- (1) NEW 4'Ø MICROWAVE DISH ON NEW 'ANTHEMNET' MONOPINE
- (1) NEW 33'-0" x 10'-0" EQUIPMENT AREA
- (2) NEW EQUIPMENT CABINETS
- (1) FUTURE CABINET
- (1) NEW GPS ANTENNA
- (1) NEW 30KW STANDBY DIESEL AC GENERATOR WITH 203 GAL. TANK CAPACITY
- NEW HYBRID CABLES AND JUMPERS
- NEW UTILITY CONDUIT RUNS

T-MOBILE:

- (6) NEW PANEL ANTENNAS ON NEW 'ANTHEMNET' MONOPINE
- (6) NEW REMOTE RADIO UNITS (RRU) AT ANTENNA LEVEL
- (1) NEW 24'-0" x 10'-0" EQUIPMENT AREA
- (2) RBS EQUIPMENT CABINETS
- (1) GPS ANTENNA
- NEW HYBRID CABLES AND JUMPERS
- NEW UTILITY CONDUIT RUNS

PROJECT SUMMARY

APPLICANT
 ANTHEMNET
 5944 LUTHER LANE, SUITE 725
 DALLAS, TX 75225
 CONTACT: JESSE GILHOLM
 TELEPHONE: (805) 300-4140
 EMAIL: JGILHOLM@SYNERGY.CC

ASSESSOR'S PARCEL NUMBER
 APN: 144-0-061-315

PROPERTY OWNER:
 OWNER: LEONS TRANSMISSION

LESSOR:
 ANTHEMNET
 ADDRESS: 5944 LUTHER LANE, SUITE 725
 DALLAS, TX 75225
 TELEPHONE: (469) 447-9540
 CONTACT: BRIAN RICHMOND
 TELEPHONE: (415) 840-7400

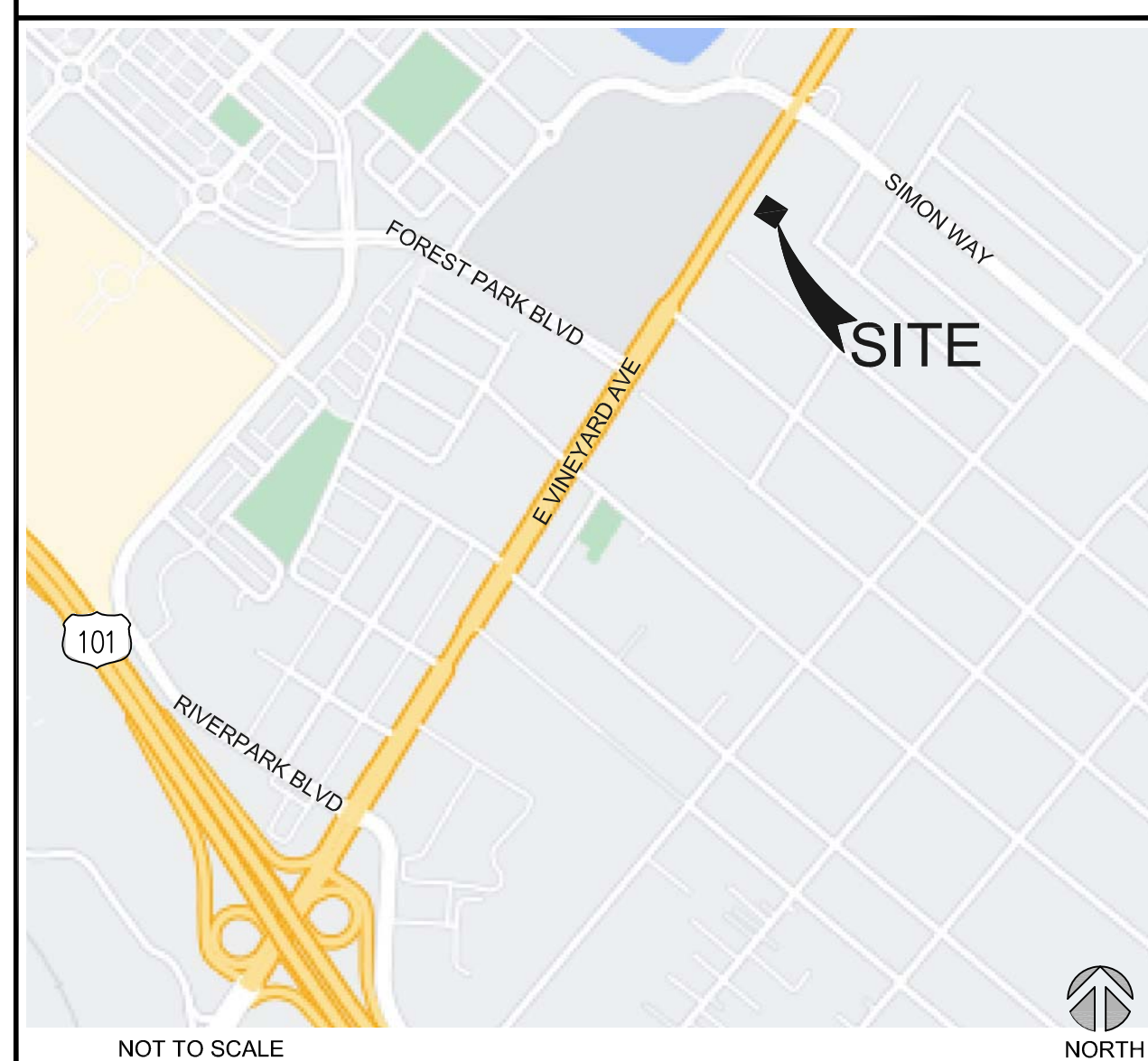
PROPERTY INFORMATION:
 SITE NAME: SIMON
 SITE ADDRESS: 3280 E VINEYARD AVE
 OXNARD, CA 93036
 JURISDICTION: VENTURA COUNTY
 OCCUPANCY: U
 TYPE OF CONSTRUCTION: V-N
 CURRENT ZONING: CPD (COMMERCIAL PLANNED DEVELOPMENT)
 MONOPINE LATITUDE: N 34°14'32.22" (34.242283°)
 MONOPINE LONGITUDE: W 119°09'51.34" (-119.164261°)

LOT AREA: 45,726 SQ. FT.
 GROSS AREA:
 NET AREA: EXISTING BUILDING: 6,679 SQ. FT.
 NEW 'ANTHEMNET' PREMISES: 1,632 SQ. FT.
 TOTAL NET AREA: 8,311 SQ. FT.

CONSTRUCTION INFORMATION:
 'ANTHEMNET' LEASE ARE: 'VERIZON' EQUIPMENT AREA: 330 SQ. FT.
 'T-MOBILE' EQUIPMENT AREA: 240 SQ. FT.
 FUTURE CARRIER EQUIPMENT AREA 1: 245 SQ. FT.
 FUTURE CARRIER EQUIPMENT AREA 2: 324 SQ. FT.
 MONOPINE PREMISES: 216 SQ. FT.
 AIR RIGHTS PREMISES: 227 SQ. FT.
 'ANTHEMNET' PREMISES: 50 SQ. FT.
 TOTAL PREMISES: 1,632 SQ. FT.

ADA COMPLIANCE:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

VICINITY MAP



GENERAL CONTRACTOR NOTES

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

DRIVING DIRECTIONS

FROM: IRVINE, CA TO: 3280 E VINEYARD AVE
 OXNARD, CA 93033

- TAKE 405 N RAMP
- CONTINUE ON 405 N
- TAKE EXIT 63B TO MERGE ONTO US-101 N
- CONTINUE ON US-101 N
- TAKE EXIT 62A FOR VINEYARD AVE/CA 232
- TURN RIGHT ONTO E VINEYARD AVE/CA 232. DESTINATION WILL BE ON THE RIGHT.

CODE COMPLIANCE

- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	11
LS1	SITE SURVEY GENERAL INFORMATION	4
LS2	SITE SURVEY GENERAL INFORMATION	4
LS3	SITE SURVEY GENERAL INFORMATION	4
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ZONING DRAWINGS



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
3	04-14-22	ADDL. REVISED 90% ZD	TN
4	06-03-22	ADDED AS-BUILT LANDSCAPE	TN
5	08-19-22	ADDED T-MOBILE EQUIPMENTS	TN
6	11-23-22	DESIGN CHANGES	TN
7	01-20-23	REVISED PER REDLINES	TN
8	05-17-23	100% ZD	TN
9	05-31-23	REVISED 100% ZD	TN
10	06-21-23	PLANNING COMMENTS	TN
11	07-13-23	REDUCED MONOPINE HEIGHT	TN

DCI PACIFIC
 A|E|C WORKS

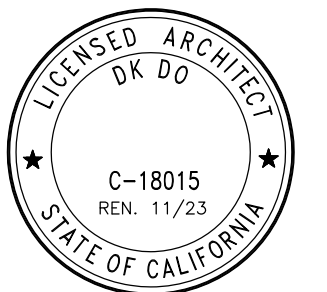
ARCHITECTURE | ENGINEERING | CONSULTING
 26 EXECUTIVE PARK | SUITE 170
 IRVINE | CA 92614



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



5944 LUTHER LANE, SUITE 725
 DALLAS, TX 75225



SIMON
 PROJECT ID: 16429000

3280 E VINEYARD AVE
 OXNARD, CA 93036

SHEET TITLE:
 TITLE SHEET

T-1
 SHEET 1 OF 15

OWNER'S NAME: LEONS TRANSMISSION SERV
 ASSESSOR'S PARCEL NUMBER(S) 144-0-061-315

BASIS OF BEARINGS: (NAD 83; Epoch 2010)
 THE BEARINGS SHOWN HEREON ARE BASED ON NAD 1983 CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 5. AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) JPLM, ELEVATION = 1503.49' AND 2) PIN1, ELEVATION = 4233.46' WITH GEOID 2012 CORRECTIONS APPLIED.

SITE BENCHMARK IS A PK-NAIL/WASHER LOCATED NW CENTER OF THE PROPERTY AT THE NE END OF A PARKING STRIP, AS SHOWN HEREON. ELEVATION IS 99.94'

FEMA FLOOD ZONE DESIGNATION:
 County: VENTURA
 Map/Panel: 06111C0910E
 Effective Date: 1/20/2010
 The Flood Zone Designation for this site is: ZONE: X

PROPERTY LEGAL DESCRIPTION

PARCEL 1:
 THAT PORTION OF LOT 93, RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY, DESCRIBED AS FOLLOWS:

THAT PORTION OF THAT CERTAIN SOUTHWESTERLY PARCEL MARKED "NOT A PART OF THIS SUBDIVISION" ON THE MAP OF RIO PLAZA UNIT NO. 1, RECORDED IN BOOK 21, PAGE 94 OF MAPS, LYING SOUTHWESTERLY OF A LINE WHICH IS PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID CERTAIN SOUTHWESTERLY PARCEL AND DISTANT NORTH 32° 16' 50" EAST 150 FEET, MEASURED ALONG THE NORTHWESTERLY LINE OF SAID CERTAIN SOUTHWESTERLY PARCEL BEING ALSO THE SOUTHEASTERLY LINE OF VINEYARD AVENUE, 50 FEET WIDE, AS SAID AVENUE IS SHOWN ON SAID LAST MENTIONED MAP, FROM THE MOST WESTERLY CORNER OF SAID CERTAIN SOUTHWESTERLY PARCEL.

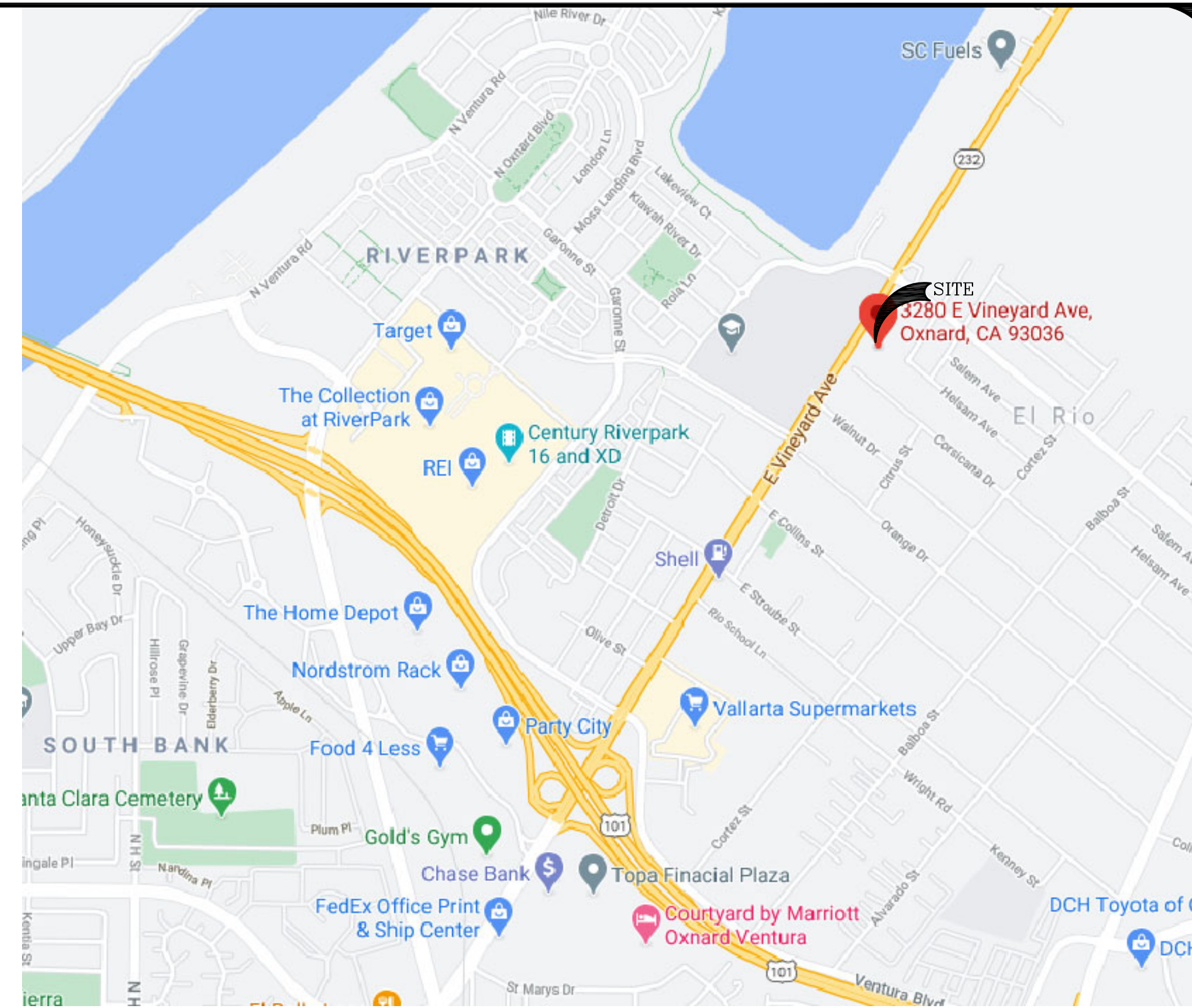
EXCEPT THE NORTHEASTERLY 50 FEET THEREOF.
 ALSO EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDER SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY OR WITHOUT ANY RIGHT OF ENTRY IN AND TO THE SUBSURFACE THEREOF AT A DEPTH OF LESS THAN 500 FEET, AS EXCEPTED IN THE DEED FROM DORA SANDERSON AND CHAS F. BLACKSTOCK AS TRUSTEES UNDER THE WILL OF MINNIE COHN, DECEASED, RECORDED JUNE 16, 1954 IN BOOK 1209, PAGE 297 OF OFFICIAL RECORDS.

PARCEL 2:
 THE NORTHEASTERLY 50 FEET OF THAT PORTION OF LOT 93, RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY, DESCRIBED AS FOLLOWS:

THAT PORTION OF THAT CERTAIN SOUTHWESTERLY PARCEL MARKED "NOT A PART OF THIS SUBDIVISION" ON THE MAP OF RIO PLAZA UNIT NO. 1, RECORDED IN BOOK 21, PAGE 94 OF MAPS, LYING SOUTHWESTERLY OF A LINE WHICH IS PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID CERTAIN SOUTHWESTERLY PARCEL AND DISTANT NORTH 32° 16' 50" EAST 150 FEET, MEASURED ALONG THE NORTHWESTERLY LINE OF SAID CERTAIN SOUTHWESTERLY PARCEL BEING ALSO THE SOUTHEASTERLY LINE OF VINEYARD AVENUE, 50 FEET WIDE, AS SAID AVENUE IS SHOWN ON SAID LAST MENTIONED MAP, FROM THE WESTERLY CORNER OF SAID CERTAIN SOUTHWESTERLY PARCEL.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDER SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, OR WITHOUT ANY RIGHT OF ENTRY IN AND TO THE SUBSURFACE THEREOF AT A DEPTH OF 500 FEET, AS EXCEPTED IN THE DEED FROM DORA SANDERSON, AND CHAS F. BLACKSTOCK AS TRUSTEES UNDER THE WILL OF MINNIE COHN, DECEASED, RECORDED JUNE 16, 1954 IN BOOK 1209, PAGE 297 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBERS(S): 144-0-061-315



VICINITY MAP

TITLE REPORT NOTES

TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO. 100-2281874-68 PREPARED BY ORANGE COAST TITLE COMPANY AND DATED SEPTEMBER 17, 2021, FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #5 - An easement for purposes herein stated, and rights incidental thereto as set forth in an instrument

Recorded: In Book 108, Page 131 of Deeds
 For: a right of way for all the purposes of a public road and incidental purposes
 (AS SHOWN HEREON - SHOWN AS ROW OF VINEYARD AVENUE)

ITEM #6 - An easement for purposes herein stated, and rights incidental thereto as provided in an instrument

Recorded: 8/3/1954 in Book 1220 Page 14, of Official Records.
 For: conveying electric energy to be used for light, heat, and power and incidental purposes
 In favor of: Southern California Edison Company, a Corporation
 (AS SHOWN HEREON - DOES CROSS PROJECT AREA)

ITEM #7 - An easement for purposes herein stated, and rights incidental thereto as provided in an instrument

Recorded: 6/15/1955 in Book 1299 Page 286, of Official Records.
 For: right of way for the construction, maintenance, and repair of communication facilities and incidental purposes
 In favor of: General Telephone Company of California, a Corporation
 (AS SHOWN HEREON - DOES CROSS PROJECT AREA)

ITEM #8 - An easement for purposes herein stated, and rights incidental thereto as provided in an instrument

Recorded: 8/1/1967 in Book 3175 Page 555, of Official Records.
 For: public road and/or highway purposes and incidental purposes
 In favor of: County of Ventura
 (AS SHOWN HEREON - SHOWN AS ROW OF VINEYARD AVENUE)

ITEM #13 - An unrecorded Lease, upon the terms, covenants and conditions therein provided, disclosed by Memorandum of Communications Facility Site Lease Agreement

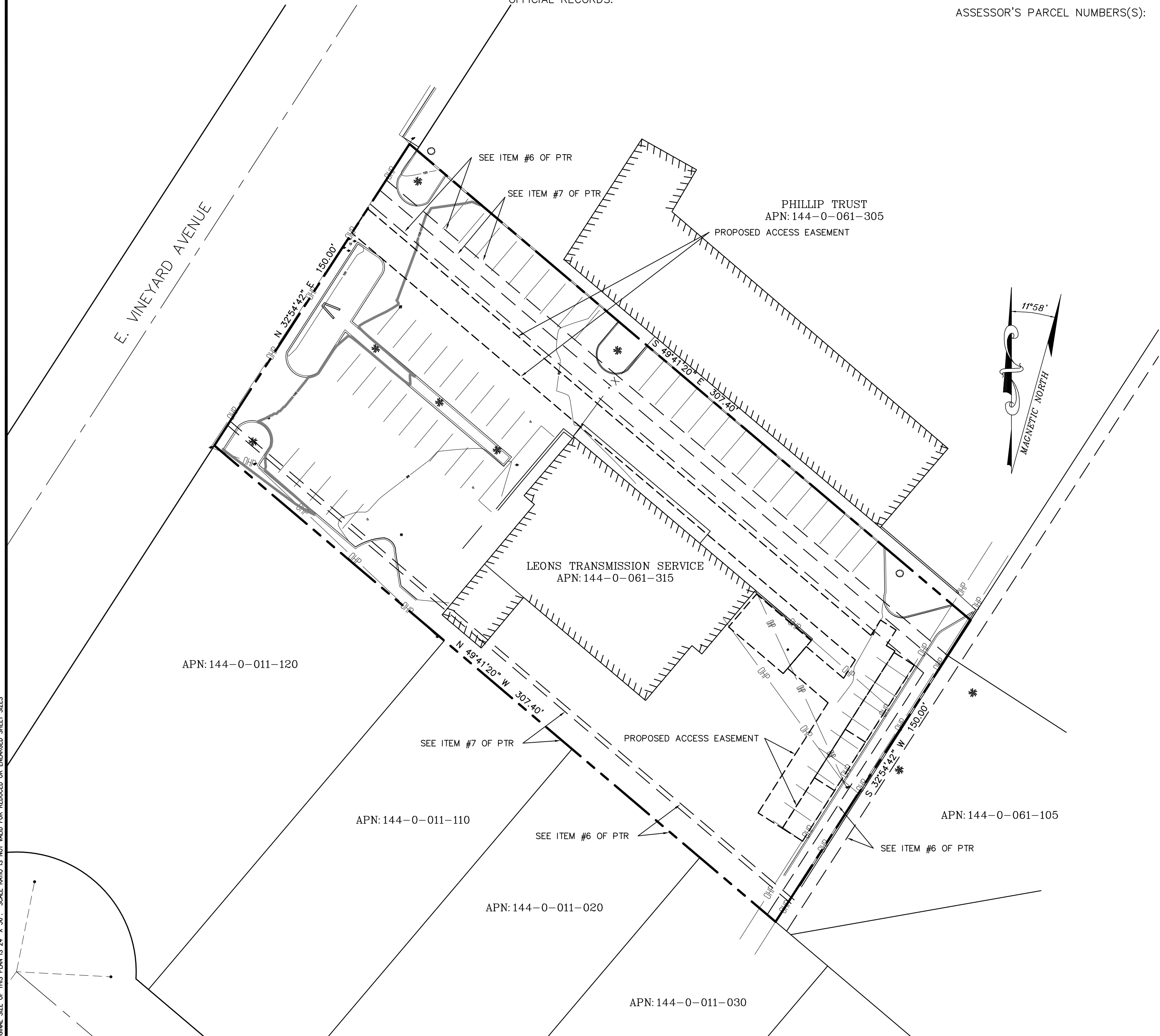
Dated: 10/15/2020
 Lessor: Leon's Transmission Service, Inc.
 Lessee: Anthem Telecom, LLC, a Delaware Limited Liability Company
 Term: said years
 Recorded: 12/08/2020 as Instrument No. 2020-210744, Official Records.
 (EXACT LOCATION IS NOT DISCLOSED OF RECORD)

END OF EASEMENTS

LEGEND

- ⊕ BOLLARD
- ⊕ FIRE HYDRANT
- ⊕ HANDY CAP SYMBOL
- ⊕ MONUMENT FOUND
- ⊕ SEWER CLEAN-OUT
- ⊕ TREE TOP DECIDUOUS
- ⊕ TREE TOP PALM
- ⊕ UTILITY POLE
- ASPH ASPHALT SURFACE
- BC BOTTOM OF CURB
- EC EDGE OF CONCRETE
- FL FLOWLINE CURB & GUTTER
- FNCP FENCE TOP
- LIP LIP OF GUTTER
- PS PAINT STRIPING
- RTOP ROOF TOP
- SGL SIGN TOP
- SW SIDEWALK
- TC TOP OF CURB
- TRTP TREE TOP
- TW TOP OF WALL
- UP UTILITY POLE TOP
- WROH WIRE OVERHEAD
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- X --- FENCE LINE
- /// BUILDING EDGE
- ⊕HP OVERHEAD WIRES

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
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- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on April 12, 2021



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	4/13/2021	SITE SURVEY	DF
1	6/22/2021	LEASE AREA	DF
2	10/04/2021	TITLE REVIEW	DF
3	3/07/2022	NEW LEASE AREA	DF
4	4/13/2022	ANTHEMNET LEASE	DF
5	11/21/2022	LEASE AREAS & SECTOR	DF
6	12/20/2022	PROPOSED ACCESS	DF

FLOYD SURVEYING
 34006 GALLERON STREET
 TEMECULA, CA 92592
 OFFICE: (949) 200-0626
 EMAIL: dfloyd.fsi@gmail.com

PROPRIETARY INFORMATION
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verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

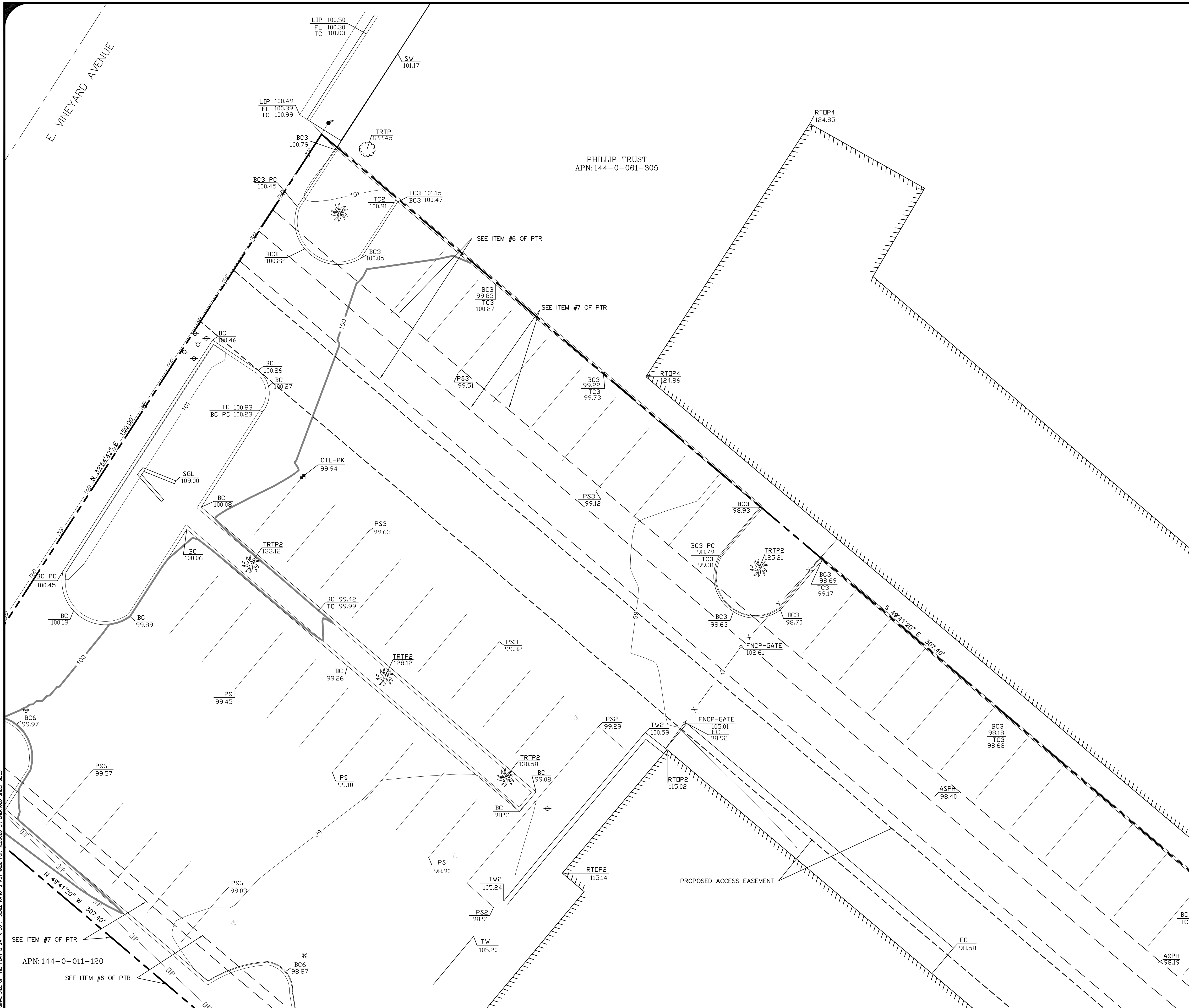


SIMON
 3280 E VINEYARD ROAD
 OXNARD, CA 93036

SHEET TITLE:
SITE SURVEY
GENERAL INFORMATION

LS1
 SHEET 2 OF 15

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BOUND IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



LEGEND

	BOLLARD
	FIRE HYDRANT
	HANDY CAP SYMBOL
	MONUMENT FOUND
	SEWER CLEAN-OUT
	TREE TOP DECIDUOUS
	TREE TOP PALM
	UTILITY POLE
	ASPH ASPHALT SURFACE
	BC BOTTOM OF CURB
	EC EDGE OF CONCRETE
	FL FLOWLINE CURB & GUTTER
	FNCP FENCE TOP
	LIP LIP OF GUTTER
	PS PAINT STRIPING
	RTOP ROOF TOP
	SGL SIGN TOP
	SW SIDEWALK
	TC TOP OF CURB
	TRTP TREE TOP
	TW TOP OF WALL
	UP UTILITY POLE TOP
	WROH WIRE OVERHEAD
	BOUNDARY LINE
	CENTER LINE
	MISC. PROPERTY LINE
	MISC. TIE LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	FENCE LINE
	BUILDING EDGE
	OVERHEAD WIRES

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4) Field survey completed on April 12, 2021

ISSUE STATUS			
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0	4/13/2021	SITE SURVEY	DF
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4	4/13/2022	ANTHEMNET LEASE	DF
5	11/21/2022	LEASE AREAS & SECTOR	DF
6	12/20/2022	PROPOSED ACCESS	DF

FLOYD SURVEYING
 34006 GALLERON STREET
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 EMAIL: dfloyd.fsi@gmail.com

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 IRVINE, CA 92618



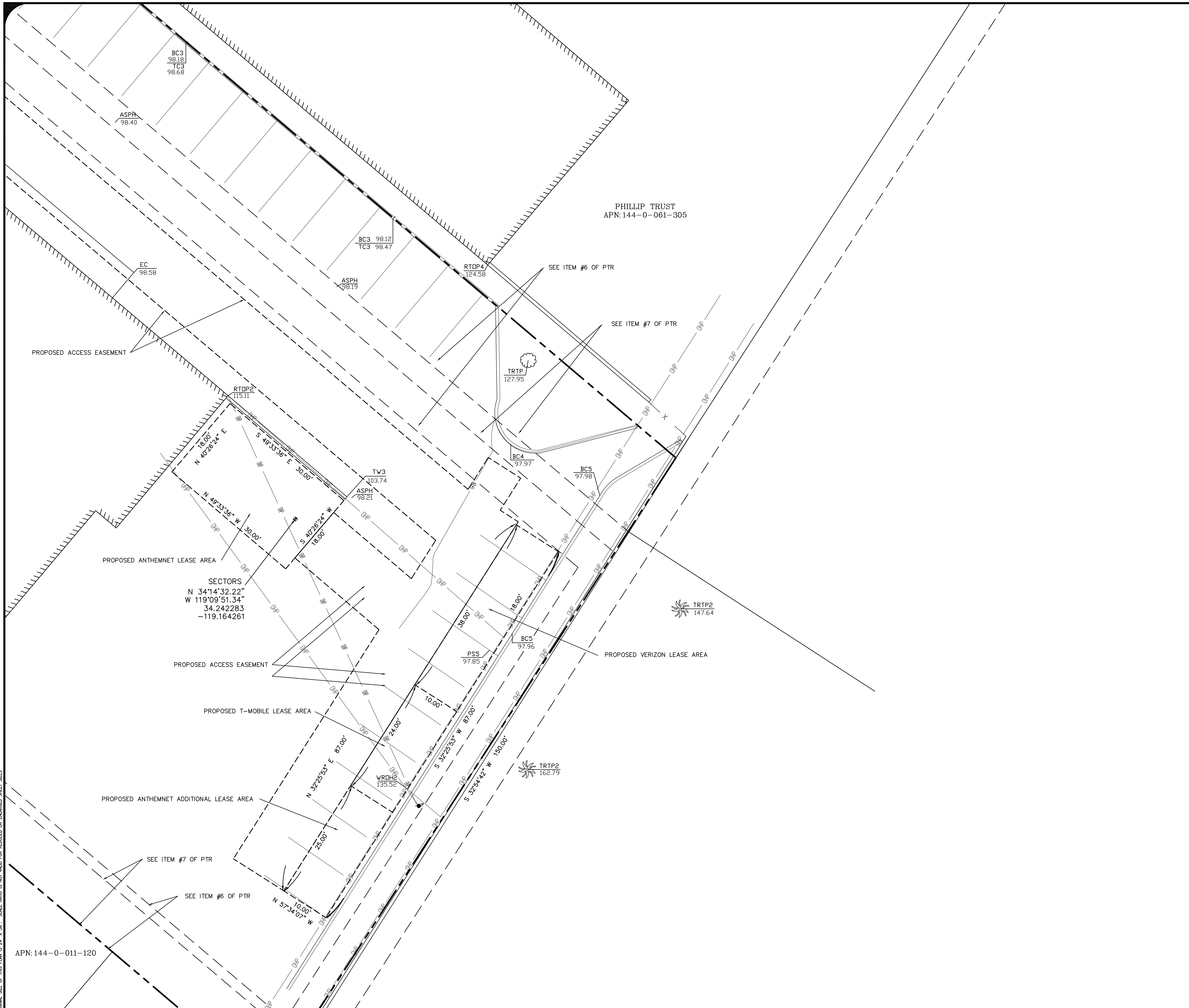
SIMON

3280 E VINEYARD ROAD
 OXNARD, CA 93036

SHEET TITLE:
SITE SURVEY
GENERAL INFORMATION

LS2
 SHEET 3 OF 15

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BOUND IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	4/13/2021	SITE SURVEY	DF
1	6/22/2021	LEASE AREA	DF
2	10/04/2021	TITLE REVIEW	DF
3	3/07/2022	NEW LEASE AREA	DF
4	4/13/2022	ANTHEMNET LEASE	DF
5	11/21/2022	LEASE AREAS & SECTOR	DF
6	12/20/2022	PROPOSED ACCESS	DF

FLOYD SURVEYING
34006 GALLERON STREET
TEMECULA, CA 92592
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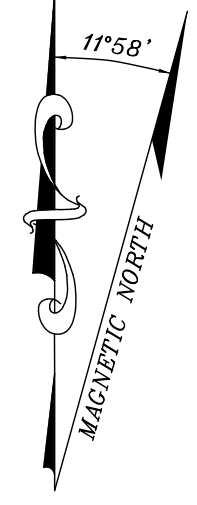
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



SIMON
3280 E VINEYARD ROAD
OXNARD, CA 93036

SHEET TITLE:
**SITE SURVEY
GENERAL INFORMATION**

LS3
SHEET 4 OF 15

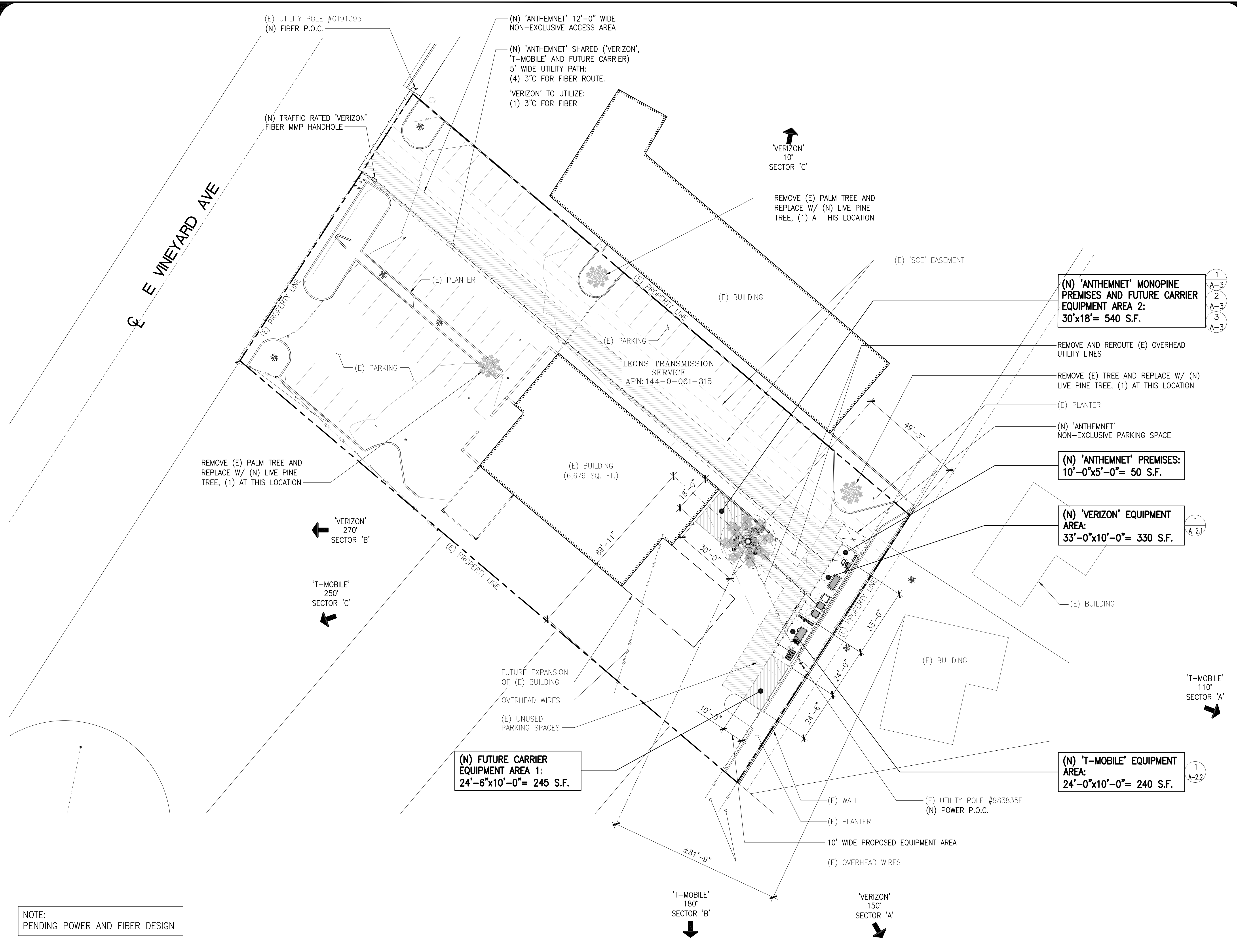


LEGEND

- ⊕ BOLLARD
- ⊕ FIRE HYDRANT
- ⊕ HANDY CAP SYMBOLE
- ⊕ MONUMENT FOUND
- ⊕ SEWER CLEAN-OUT
- ⊕ TREE TOP DECIDUOUS
- ⊕ TREE TOP PALM
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- ⊕-⊕ OVERHEAD WIRES

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ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
3	04-14-22	ADDL. REVISED 90% ZD	TN
4	06-03-22	ADDED AS-BUILT LANDSCAPE	TN
5	08-19-22	ADDED T-MOBILE EQUIPMENTS	TN
6	11-23-22	DESIGN CHANGES	TN
7	01-20-23	REVISED PER REDLINES	TN
8	05-17-23	100% ZD	TN
9	05-31-23	REVISED 100% ZD	TN
10	06-21-23	PLANNING COMMENTS	TN
11	07-13-23	REDUCED MONOPINE HEIGHT	TN

**DCI PACIFIC
A|E|C WORKS**

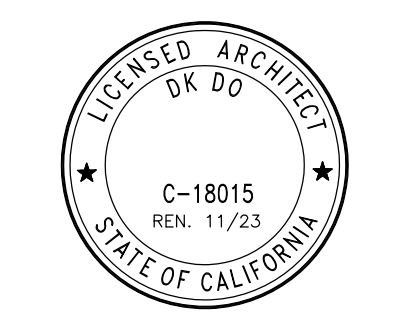
ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614



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5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225



SIMON
PROJECT ID: 16429000
3280 E VINEYARD AVE
OXNARD, CA 93036

SHEET TITLE:
SITE PLAN WITH
CONCEPTUAL LANDSCAPE PLAN

A-1
SHEET 5 OF 15

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
3	04-14-22	ADD'L. REVISED 90% ZD	TN
4	06-03-22	ADDED AS-BUILT LANDSCAPE	TN
5	08-19-22	ADDED T-MOBILE EQUIPMENTS	TN
6	11-23-22	DESIGN CHANGES	TN
7	01-20-23	REVISED PER REDLINES	TN
8	05-17-23	100% ZD	TN
9	05-31-23	REVISED 100% ZD	TN
10	06-21-23	PLANNING COMMENTS	TN
11	07-13-23	REDUCED MONOPINE HEIGHT	TN

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

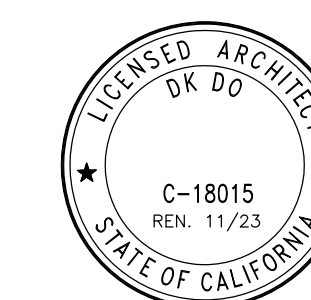


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5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225



SIMON

PROJECT ID: 16429000

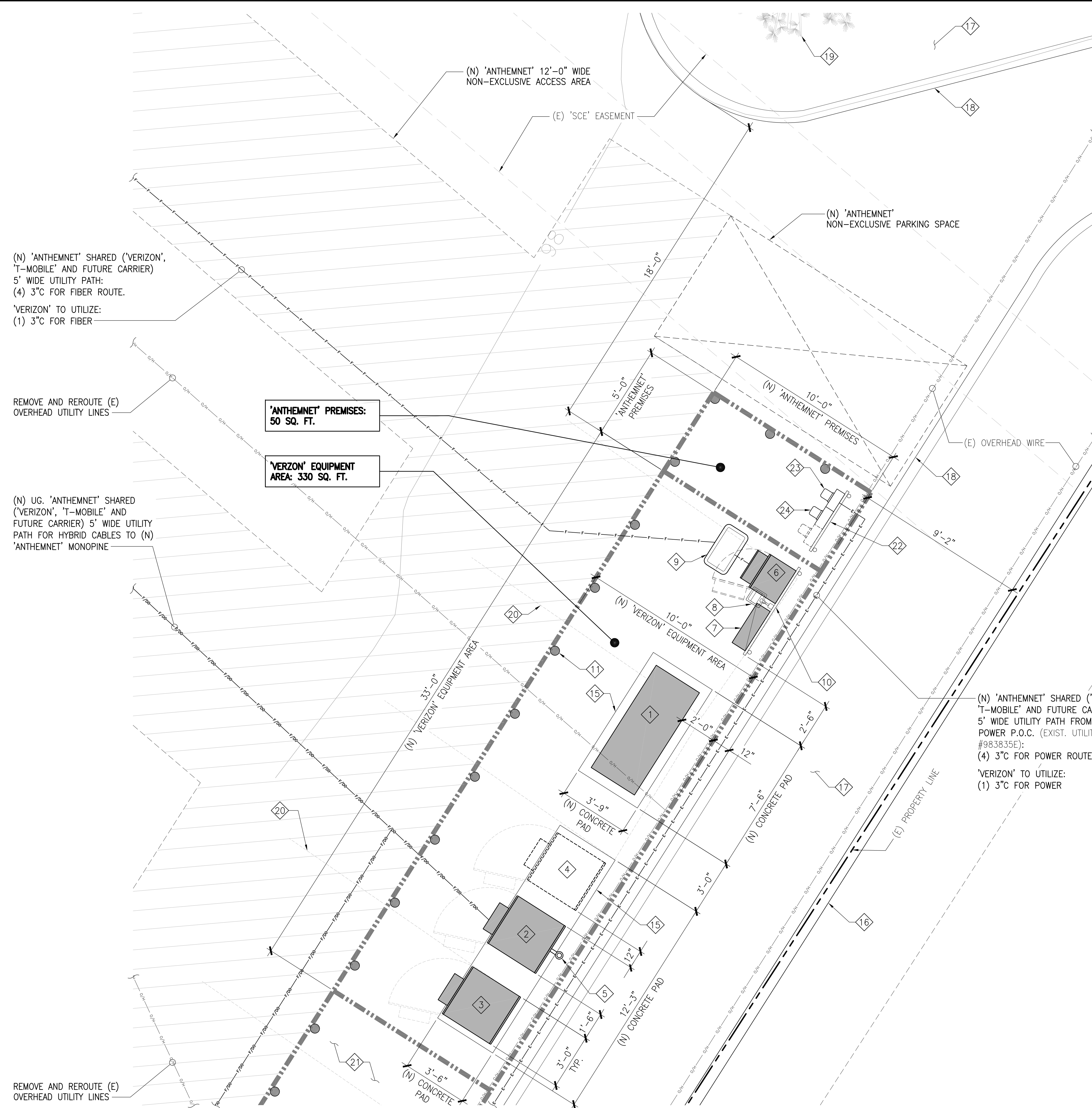
3280 E VINEYARD AVE
OXNARD, CA 93036

SHEET TITLE:

EQUIPMENT LAYOUT PLAN

A-2.1

SHEET 6 OF 15



(N) 'ANTHEMNET' SHARED ('VERIZON', 'T-MOBILE' AND FUTURE CARRIER) 5' WIDE UTILITY PATH:
(4) 3"C FOR FIBER ROUTE.
'VERIZON' TO UTILIZE:
(1) 3"C FOR FIBER

REMOVE AND REROUTE (E) OVERHEAD UTILITY LINES

'ANTHEMNET' PREMISES:
50 SQ. FT.

'VERIZON' EQUIPMENT AREA:
330 SQ. FT.

(N) UG. 'ANTHEMNET' SHARED ('VERIZON', 'T-MOBILE' AND FUTURE CARRIER) 5' WIDE UTILITY PATH FOR HYBRID CABLES TO (N) 'ANTHEMNET' MONOPINE

(N) 'ANTHEMNET' SHARED ('VERIZON', 'T-MOBILE' AND FUTURE CARRIER) 5' WIDE UTILITY PATH FROM (N) POWER P.O.C. (EXIST. UTILITY POLE #983835E):
(4) 3"C FOR POWER ROUTE.
'VERIZON' TO UTILIZE:
(1) 3"C FOR POWER

REMOVE AND REROUTE (E) OVERHEAD UTILITY LINES

- KEYNOTES:**
- 1 (N) 'VERIZON' 30KW STANDBY DIESEL AC GENERATOR WITH 203 GAL. TANK CAPACITY
 - 2 (N) 'VERIZON' EQUIPMENT CABINET
 - 3 (N) 'VERIZON' BATTERY CABINET
 - 4 'VERIZON' FUTURE CABINET
 - 5 (N) 'VERIZON' GPS ANTENNA
 - 6 (N) 'VERIZON' FIBER CABINET
 - 7 (N) 'VERIZON' ILC CABINET
 - 8 (N) 'VERIZON' WORK LIGHT
 - 9 (N) 'VERIZON' 17"x30" FIBER VAULT
 - 10 (N) 'VERIZON' H-FRAME
 - 11 (N) PROTECTIVE BOLLARD @ 4'-0" O.C., TYP.
 - 12 NOT USED
 - 13 NOT USED
 - 14 NOT USED
 - 15 (N) CONCRETE PAD
 - 16 (E) WALL
 - 17 (E) PLANTER
 - 18 (E) PLANTER CURB
 - 19 REMOVE (E) TREE AND REPLACE WITH (N) LIVE PINE TREE
 - 20 (E) UNUSED PARKING STRIPE
 - 21 (N) 'T-MOBILE' EQUIPMENT AREA ¹A-2.2
 - 22 (N) 'ANTHEMNET' POWER METER BANK ON H-FRAME
 - 23 (N) 'VERIZON' POWER METER
 - 24 (N) 'T-MOBILE' POWER METER

NOTE:
PENDING POWER AND FIBER DESIGN

'VERIZON' EQUIPMENT LAYOUT PLAN

NORTH SCALE: 3/8"=1'-0" 1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE ABOVE IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
3	04-14-22	ADDL. REVISED 90% ZD	TN
4	06-03-22	ADDED AS-BUILT LANDSCAPE	TN
5	08-19-22	ADDED T-MOBILE EQUIPMENTS	TN
6	11-23-22	DESIGN CHANGES	TN
7	01-20-23	REVISED PER REDLINES	TN
8	05-17-23	100% ZD	TN
9	05-31-23	REVISED 100% ZD	TN
10	06-21-23	PLANNING COMMENTS	TN
11	07-13-23	REDUCED MONOPINE HEIGHT	TN

DCI PACIFIC A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614



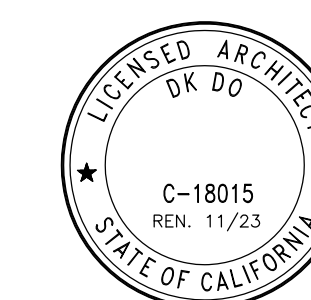
T-Mobile
stick together
2008 MCGAW AVENUE
IRVINE, CA 92614

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5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225



SIMON

PROJECT ID: 16429000

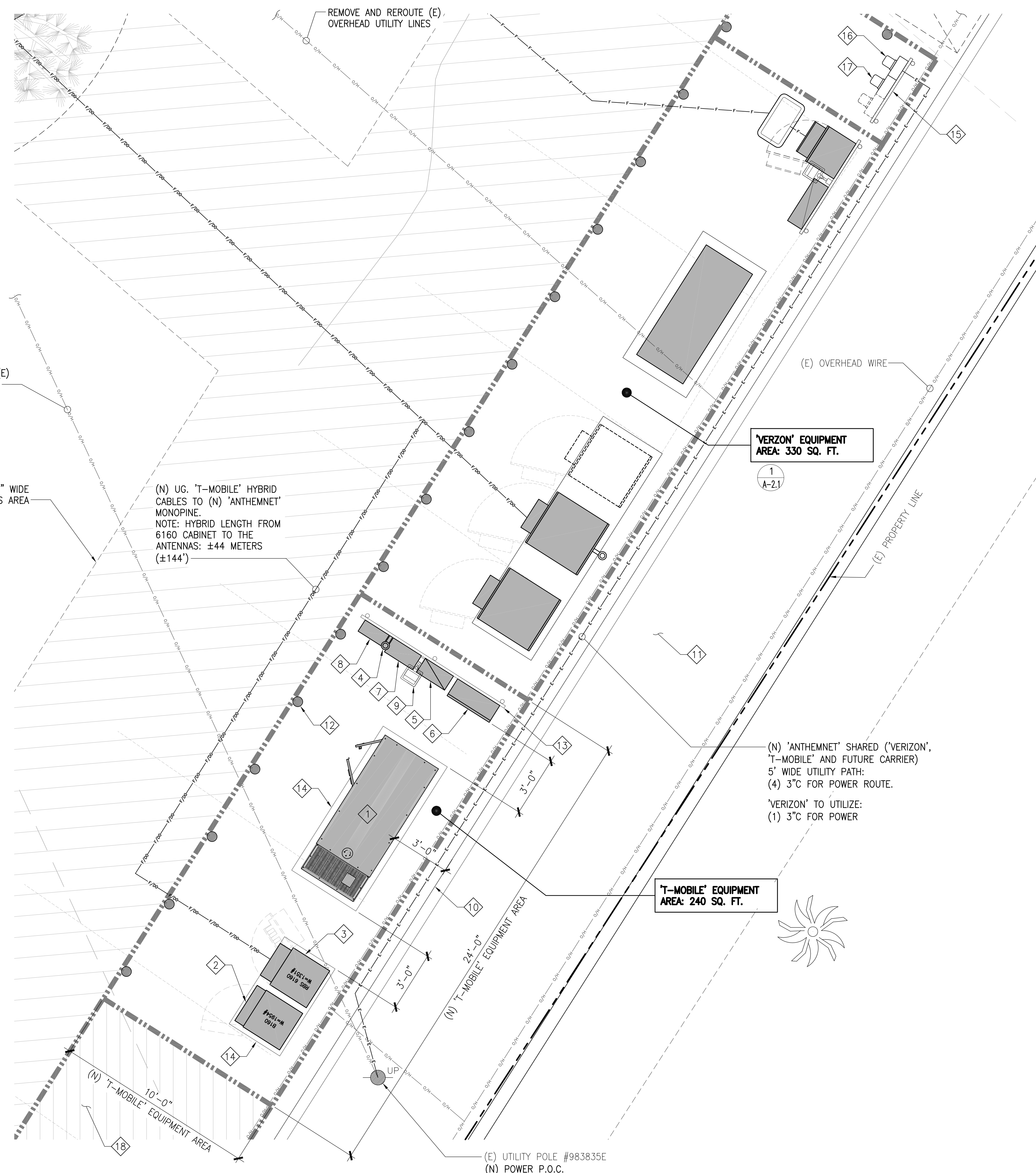
3280 E VINEYARD AVE
OXNARD, CA 93036

SHEET TITLE:

EQUIPMENT LAYOUT PLAN

A-2.2

SHEET 7 OF 15



KEYNOTES:

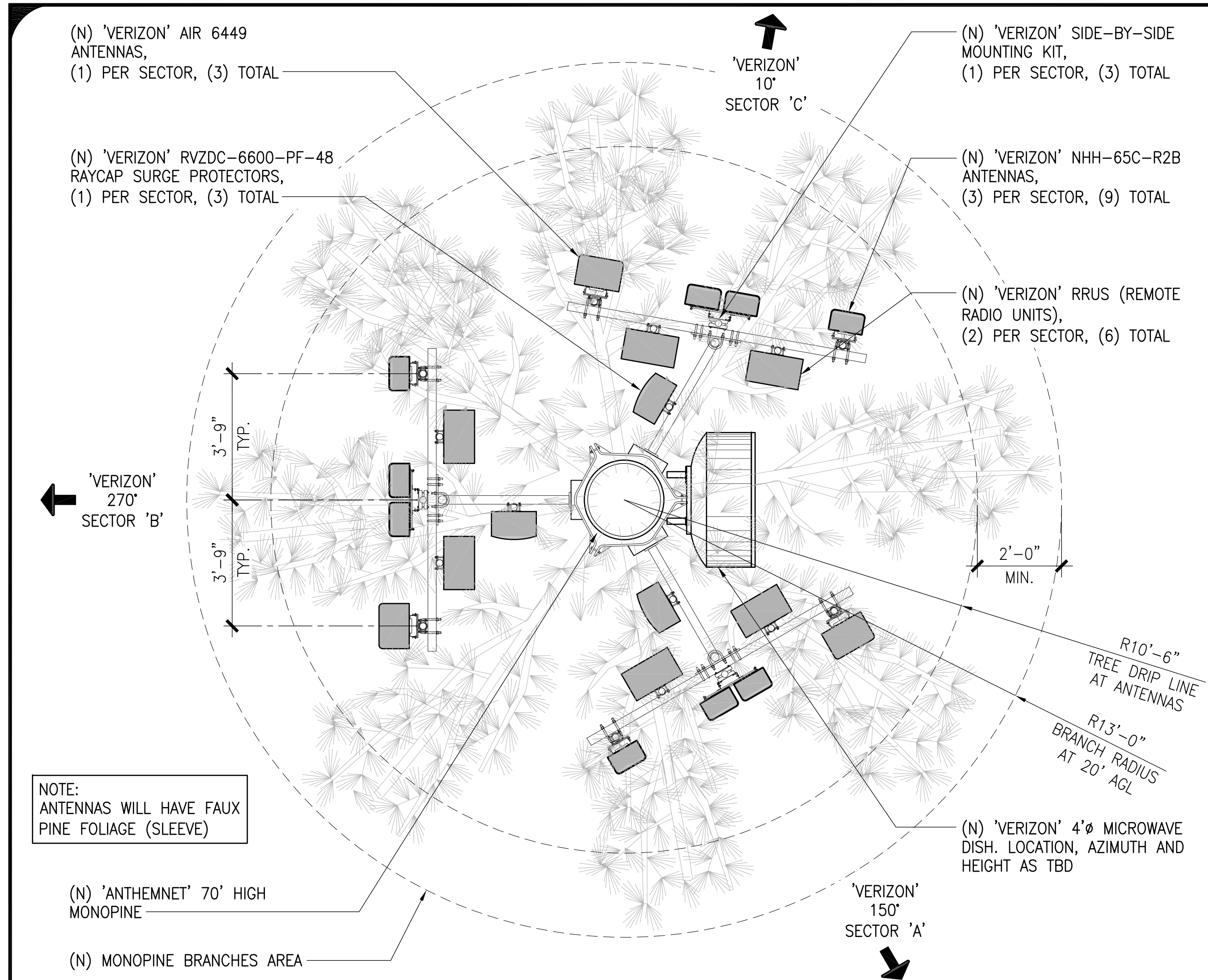
- 1 (N) 'T-MOBILE' POWER GENERATOR, 54 GAL CAPACITY MAX.
- 2 (N) 'T-MOBILE' B160 CABINET
- 3 (N) 'T-MOBILE' RBS 6160 CABINET
- 4 (N) 'T-MOBILE' GPS ANTENNA
- 5 (N) 'T-MOBILE' PPC CABINET
- 6 (N) 'T-MOBILE' AUTOMATIC TRANSFER SWITCH
- 7 (N) 'T-MOBILE' TELCO BOX
- 8 (N) 'T-MOBILE' CIENA CABINET
- 9 (N) 'T-MOBILE' WORK LIGHT
- 10 (E) PLANTER CURB
- 11 (E) PLANTER
- 12 (N) PROTECTIVE BOLLARD @ 4'-0" O.C., TYP.
- 13 (N) 'T-MOBILE' H-FRAME
- 14 (N) CONCRETE PAD
- 15 (N) 'ANTHEMNET' POWER METER BANK ON H-FRAME
- 16 (N) 'VERIZON' POWER METER
- 17 (N) 'T-MOBILE' POWER METER
- 18 (N) FUTURE CARRIER EQUIPMENT AREA 1

NOTE:
PENDING POWER AND FIBER DESIGN

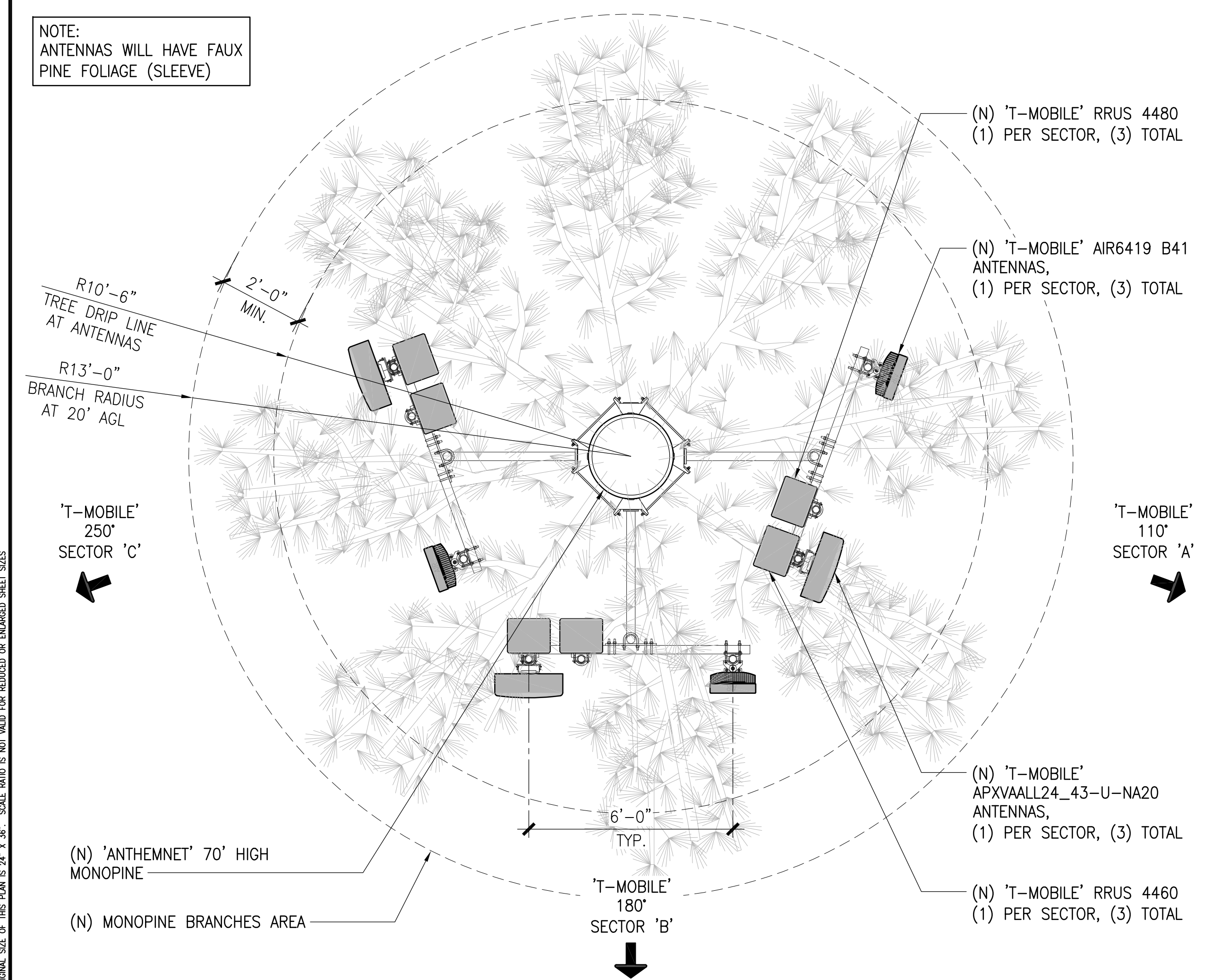
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BOUND IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

'T-MOBILE' EQUIPMENT LAYOUT PLAN

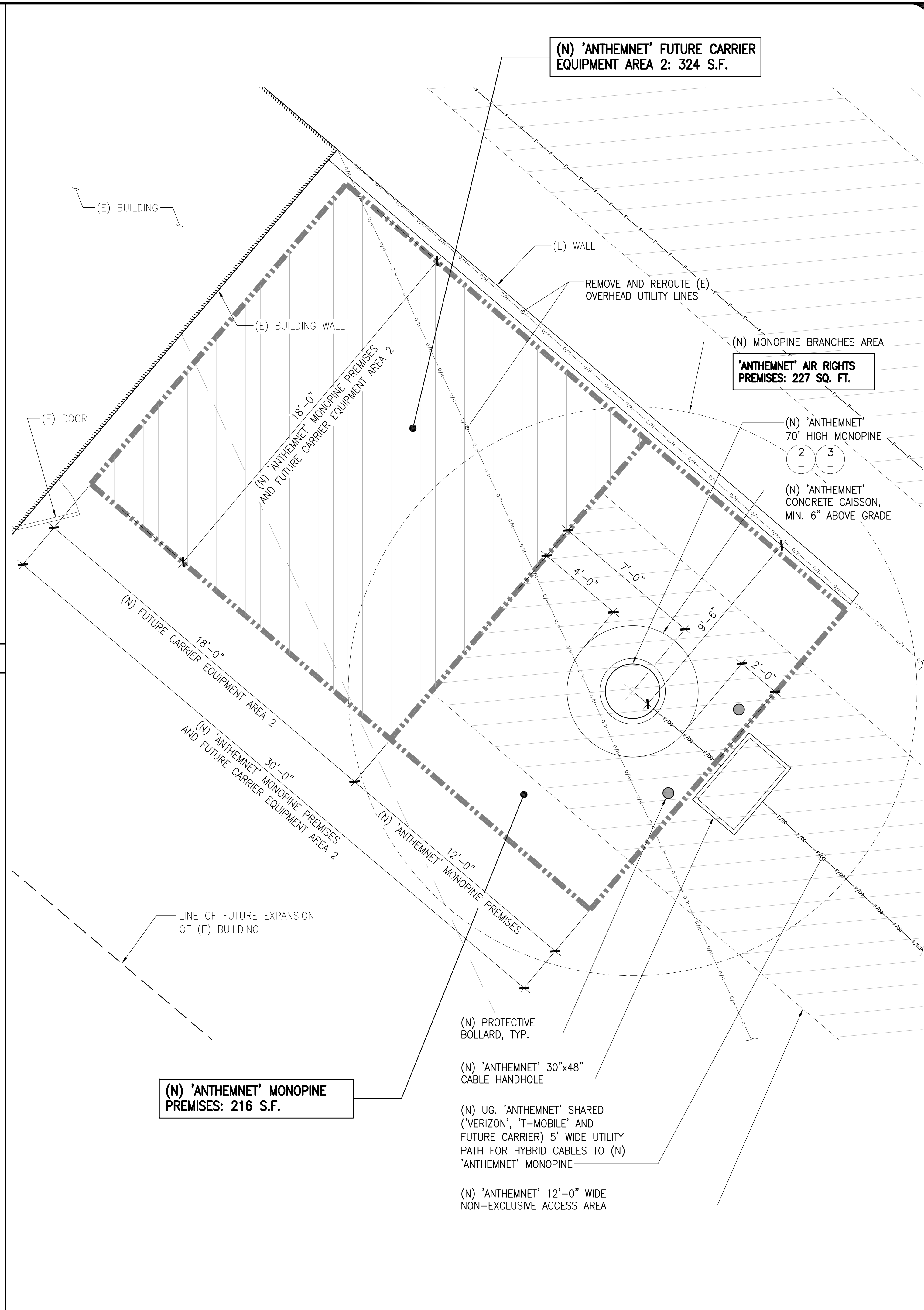
NORTH 0 1' 3' SCALE: 3/8"=1'-0" 1



'VERIZON' ANTENNA LAYOUT PLAN SCALE: 2 NORTH 0 1' 3' N.T.S.



'T-MOBILE' ANTENNA LAYOUT PLAN SCALE: 3 NORTH 0 1' 3' N.T.S.



ENLARGED SITE PLAN SCALE: 1 NORTH 0 1' 3' 3/8\"/>

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
3	04-14-22	ADDL. REVISED 90% ZD	TN
4	06-03-22	ADDED AS-BUILT LANDSCAPE	TN
5	08-19-22	ADDED T-MOBILE EQUIPMENTS	TN
6	11-23-22	DESIGN CHANGES	TN
7	01-20-23	REVISED PER REDLINES	TN
8	05-17-23	100% ZD	TN
9	05-31-23	REVISED 100% ZD	TN
10	06-21-23	PLANNING COMMENTS	TN
11	07-13-23	REDUCED MONOPINE HEIGHT	TN

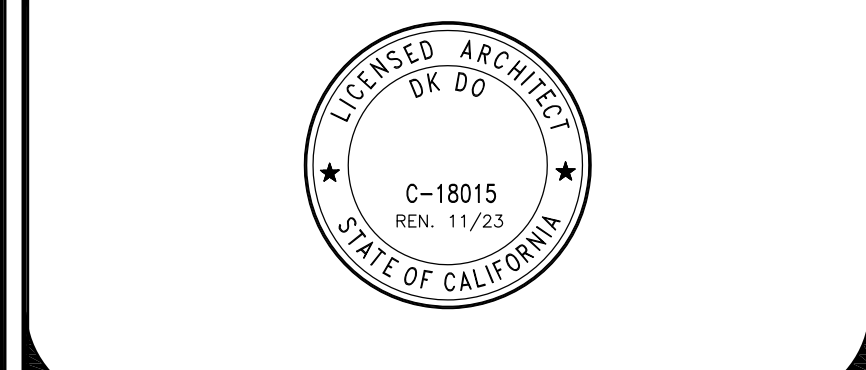
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A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618
T-Mobile
stick together
2008 MCGAW AVENUE
IRVINE, CA 92614

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DALLAS, TX 75225



SIMON
PROJECT ID: 16429000
3280 E VINEYARD AVE
OXNARD, CA 93036

SHEET TITLE:
ENLARGED SITE PLAN AND
ANTENNA LAYOUT PLANS

A-3
SHEET 8 OF 15

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
3	04-14-22	ADD'L. REVISED 90% ZD	TN
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5	08-19-22	ADDED T-MOBILE EQUIPMENTS	TN
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8	05-17-23	100% ZD	TN
9	05-31-23	REVISED 100% ZD	TN
10	06-21-23	PLANNING COMMENTS	TN
11	07-13-23	REDUCED MONOPINE HEIGHT	TN

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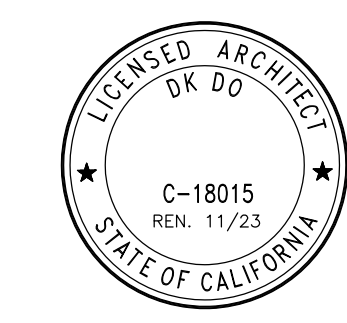
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PROJECT ID: 16429000

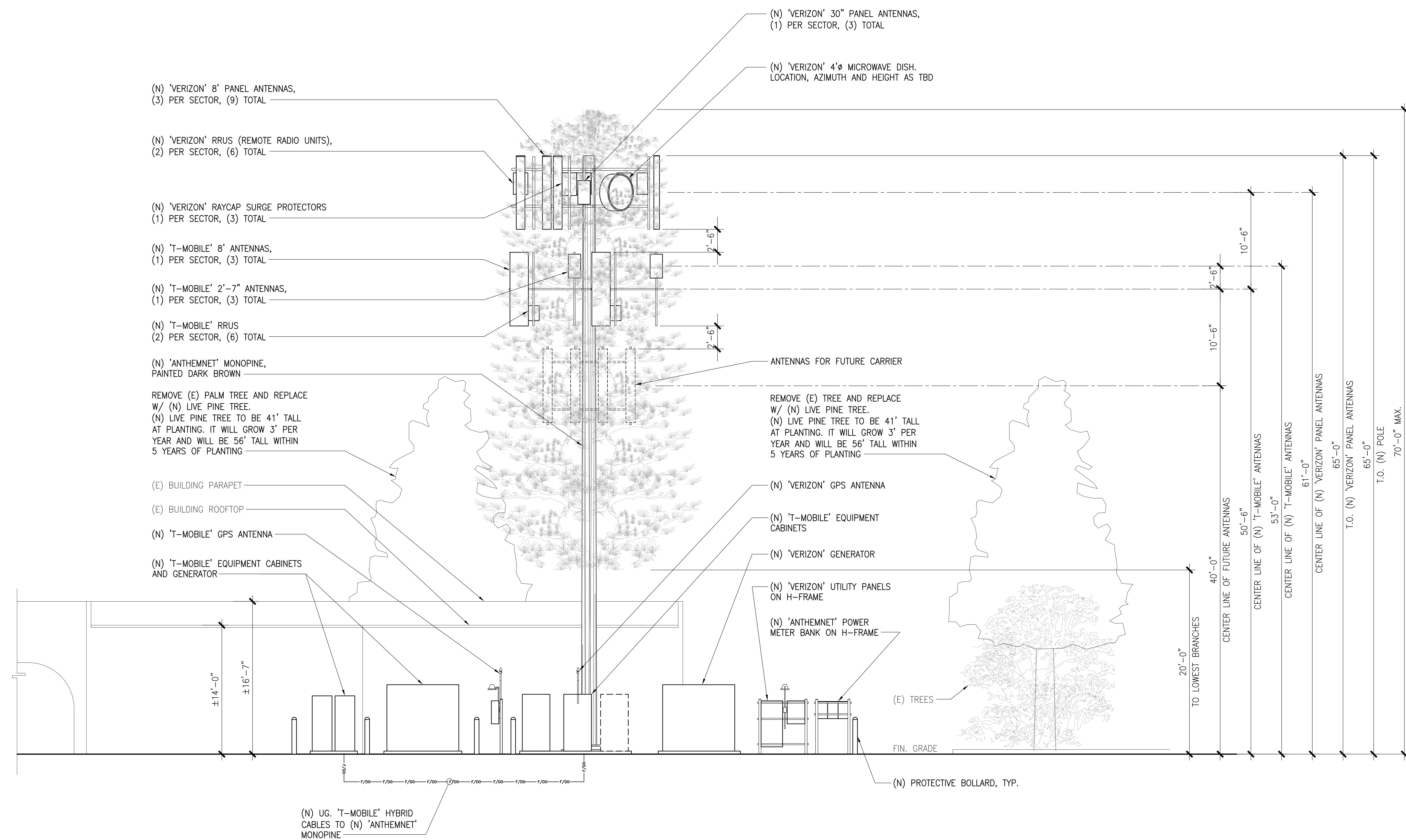
3280 E VINEYARD AVE
OXNARD, CA 93036

SHEET TITLE:

ELEVATIONS

A-4

SHEET 9 OF 15



NOTE:
ANTENNAS WILL HAVE FAUX
PINE FOLIAGE (SLEEVE)

SOUTHEAST ELEVATION

SCALE:
0' 1' 2' 5'

1/316"=1'-0"

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE SHOULD BE NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

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9	05-31-23	REVISED 100% ZD	TN
10	06-21-23	PLANNING COMMENTS	TN
11	07-13-23	REDUCED MONOPINE HEIGHT	TN

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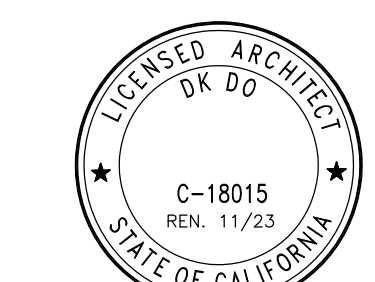
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SIMON

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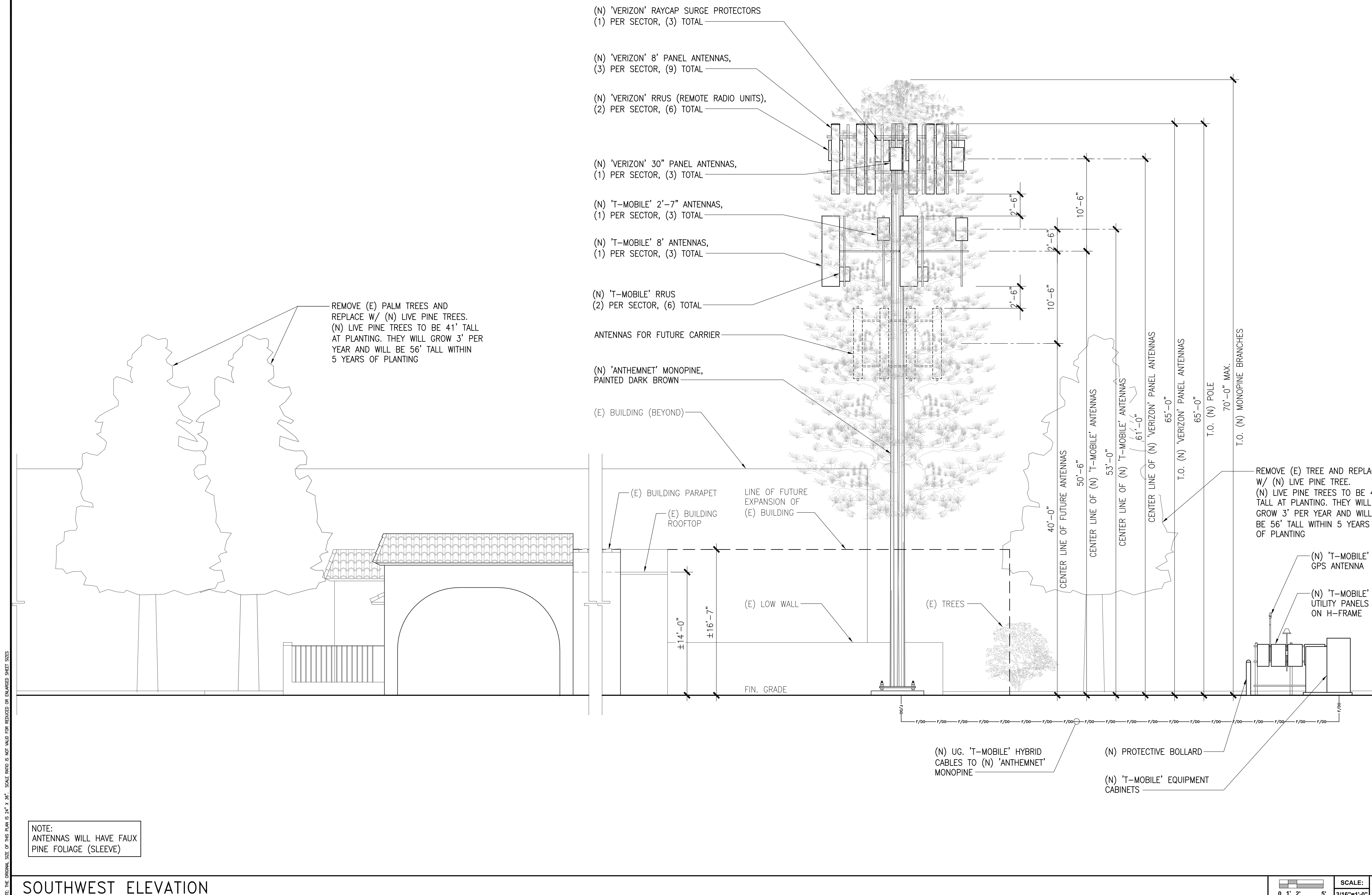
3280 E VINEYARD AVE
OXNARD, CA 93036

SHEET TITLE:

ELEVATIONS

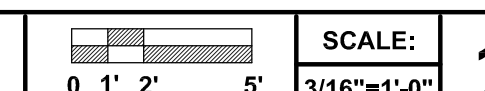
A-5

SHEET 10 OF 15



NOTE:
ANTENNAS WILL HAVE FAUX
PINE FOLIAGE (SLEEVE)

SOUTHWEST ELEVATION



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BAR IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
3	04-14-22	ADDL. REVISED 90% ZD	TN
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8	05-17-23	100% ZD	TN
9	05-31-23	REVISED 100% ZD	TN
10	06-21-23	PLANNING COMMENTS	TN
11	07-13-23	REDUCED MONOPINE HEIGHT	TN

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IRVINE, CA 92618



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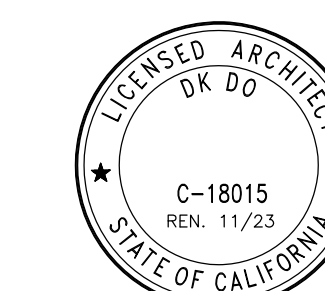
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SIMON

PROJECT ID: 16429000

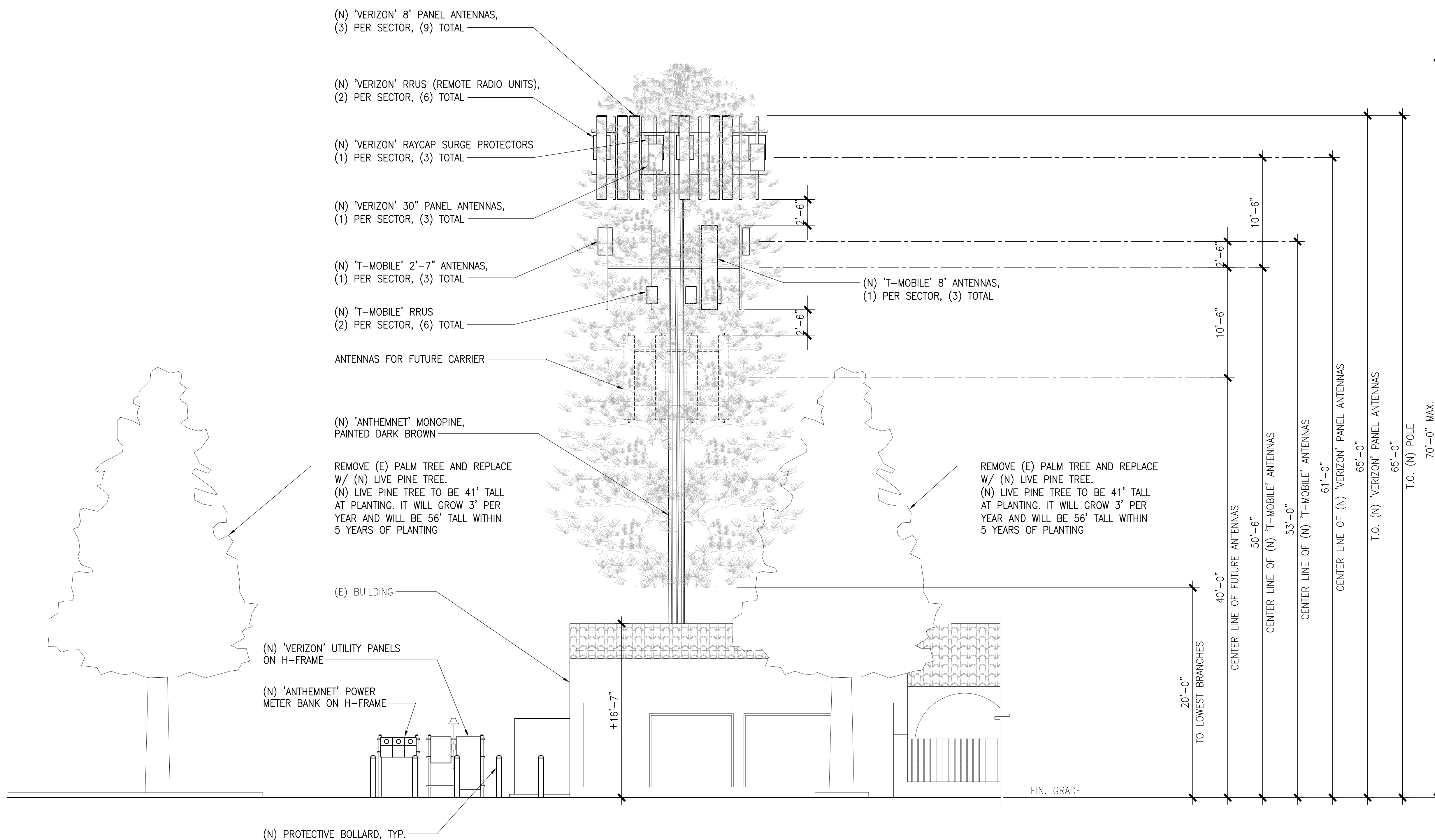
3280 E VINEYARD AVE
OXNARD, CA 93036

SHEET TITLE:

ELEVATIONS

A-6

SHEET 11 OF 15



NOTE:
ANTENNAS WILL HAVE FAUX
PINE FOLIAGE (SLEEVE)

NORTHWEST ELEVATION

SCALE:
0 1' 2' 5'

3/16"=1'-0"

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BAND IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
3	04-14-22	ADDL. REVISED 90% ZD	TN
4	06-03-22	ADDED AS-BUILT LANDSCAPE	TN
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8	05-17-23	100% ZD	TN
9	05-31-23	REVISED 100% ZD	TN
10	06-21-23	PLANNING COMMENTS	TN
11	07-13-23	REDUCED MONOPINE HEIGHT	TN

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IRVINE, CA 92618



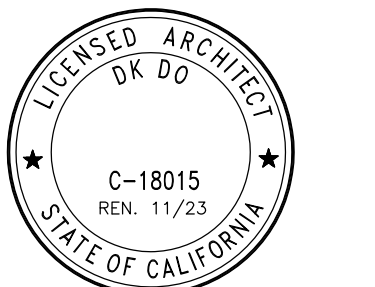
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PROJECT ID: 16429000

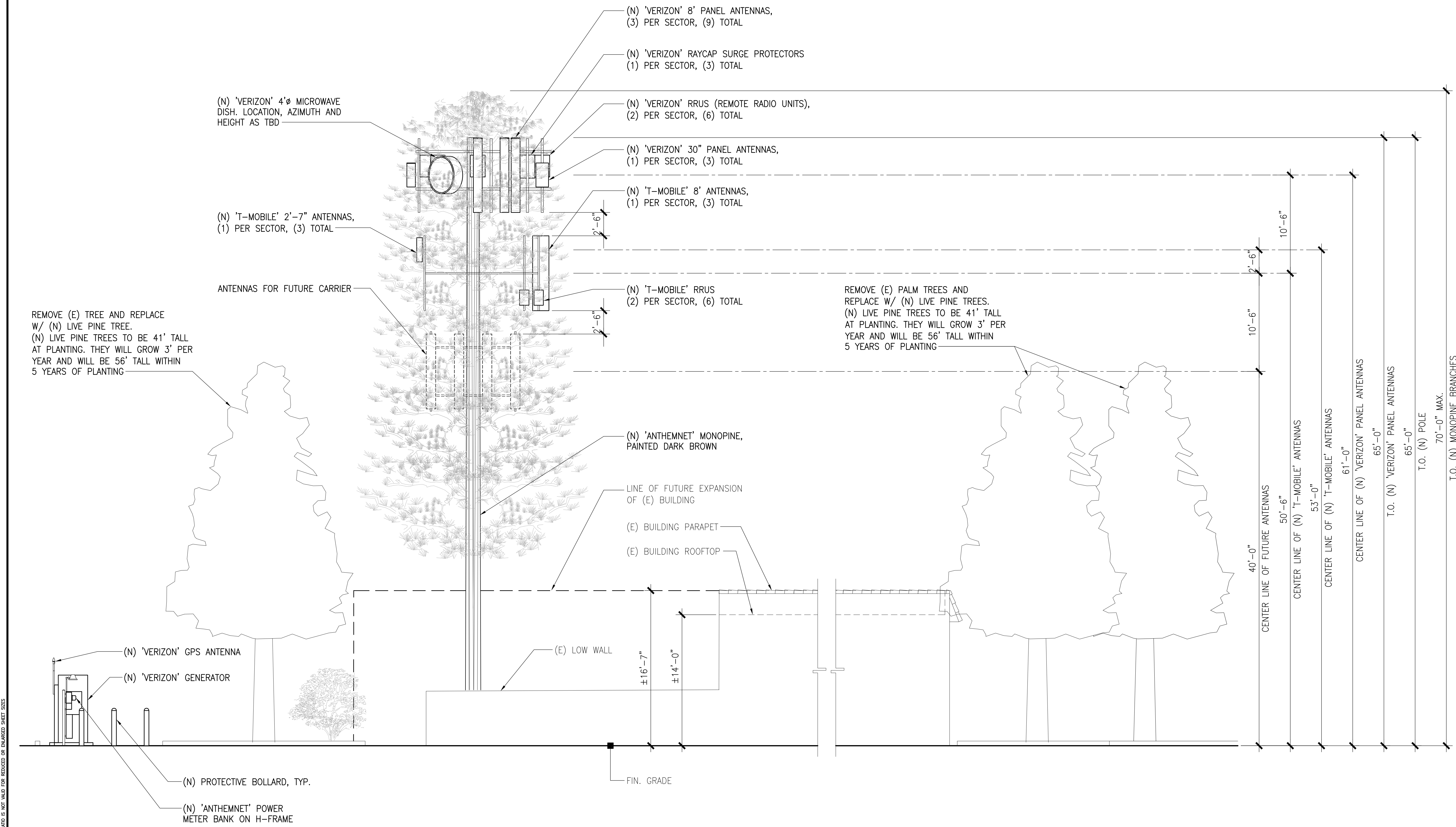
3280 E VINEYARD AVE
OXNARD, CA 93036

SHEET TITLE:

ELEVATIONS

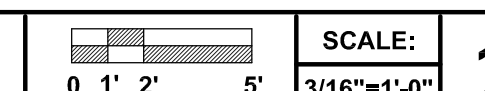
A-7

SHEET 12 OF 15



NOTE:
ANTENNAS WILL HAVE FAUX
PINE FOLIAGE (SLEEVE)

NORTHEAST ELEVATION



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BARS IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	01-18-22	SITE LOCATION CHANGE	TN
2	03-07-22	REVISED 90% ZD	TN
3	04-14-22	ADD'L. REVISED 90% ZD	TN
4	06-03-22	ADDED AS-BUILT LANDSCAPE	TN
5	08-19-22	ADDED T-MOBILE EQUIPMENTS	TN
6	11-23-22	DESIGN CHANGES	TN
7	01-20-23	REVISED PER REDLINES	TN
8	05-17-23	100% ZD	TN
9	05-31-23	REVISED 100% ZD	TN

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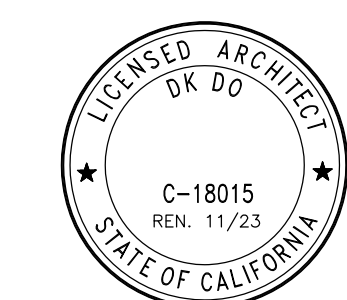
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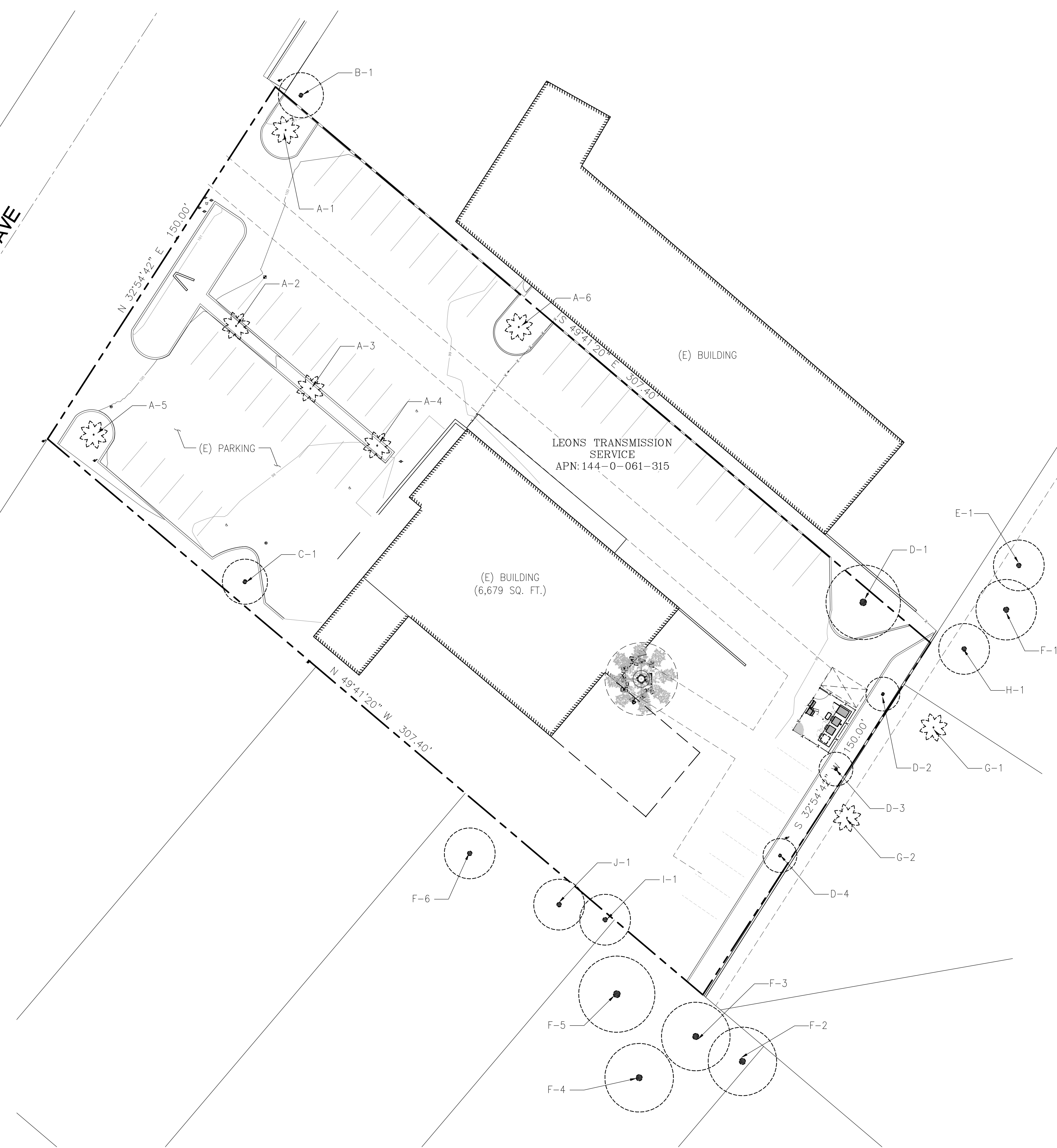


SIMON
PROJECT ID: 16429000

3280 E VINEYARD AVE
OXNARD, CA 93036

SHEET TITLE:
LANDSCAPE AS-BUILT

L-1
SHEET 13 OF 15

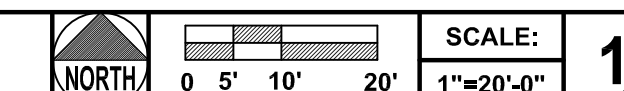


TREE INVENTORY LIST

TREE ID NUMBER	GENUS / SPECIES	HEIGHT	CANOPY WIDTH
A-1	Syagrus romanzoffiana - Queen Palm	5' BTH	12'-0"
A-2	Syagrus romanzoffiana - Queen Palm	22' BTH	20'-0"
A-3	Syagrus romanzoffiana - Queen Palm	19' BTH	19'-0"
A-4	Syagrus romanzoffiana - Queen Palm	18' BTH	20'-0"
A-5	Syagrus romanzoffiana - Queen Palm	22' BTH	20'-0"
A-6	Syagrus romanzoffiana - Queen Palm	18' BTH	20'-0"
B-1	Cinnamomum camphora - Camphor Tree	16'-0"	21'-0"
C-1	Vitex agnus castus - Chasteberry	12'-6"	16'-0"
D-1	Melaleuca quinquenervia - Paperbark Tree	34'-0"	27'-0"
D-2	Melaleuca quinquenervia - Paperbark Tree	16'-0"	11'-0"
D-3	Melaleuca quinquenervia - Paperbark Tree	15'-0"	11'-0"
D-4	Melaleuca quinquenervia - Paperbark Tree	13'-0"	11'-0"
E-1	Citrus Spp.	12'-0"	16'-0"
F-1	Persea americana - Avocado Tree	14'-0"	21'-0"
F-2	Persea americana - Avocado Tree	25'-0"	23'-0"
F-3	Persea americana - Avocado Tree	31'-0"	24'-0"
F-4	Persea americana - Avocado Tree	30'-0"	21'-0"
F-5	Persea americana - Avocado Tree	30'-0"	27'-0"
F-6	Persea americana - Avocado Tree	10'-0"	18'-0"
G-1	Washingtonia robusta - Mexican Fan Palm	48'-0"	9'-0"
G-2	Washingtonia robusta - Mexican Fan Palm	63'-0"	10'-0"
H-1	Lagerstroemia indica - Crape Myrtle	10'-0"	16'-0"
I-1	Brugmansia suaveolens - White Angel's Trumpet	10'-0"	15'-0"
J-1	Podocarpus spp. - Fern Pine	8'-0"	14'-0"

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE ABOVE IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

LANDSCAPE AS-BUILT



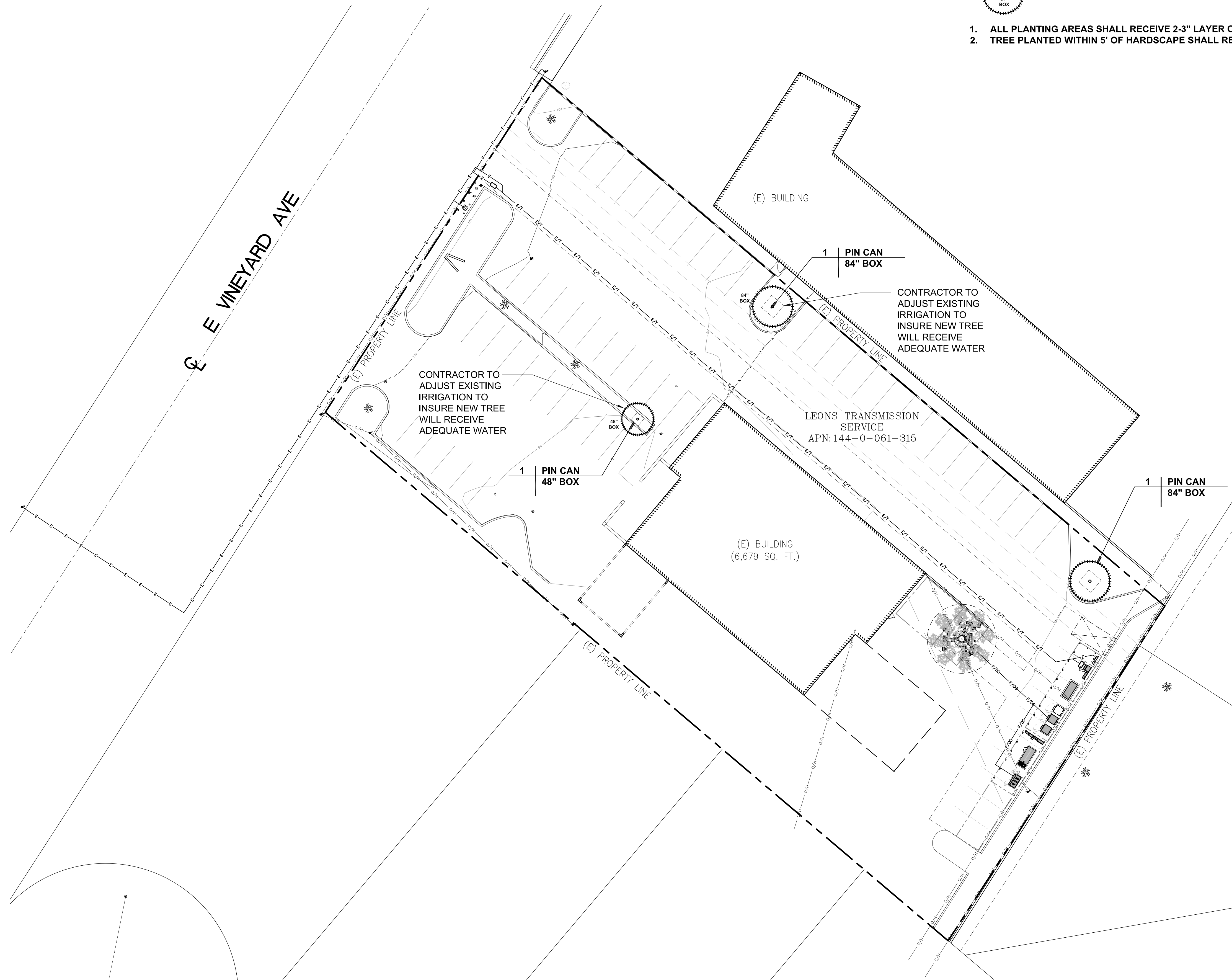
NOTES:

1. CONTRACTOR TO REPLACE DEAD OR MISSING PLANT MATERIAL DAMAGED BY CONSTRUCTION OR NEGLECT.
2. CONTRACTOR TO INCLUDE IN THEIR BID PLAN REPLACEMENT DO TO ANY DAMAGED DUE TO IRRIGATION INSTALLATION / MODIFICATIONS AND UTILITY TRENCHING
3. TRENCHING SHALL BE OUTSIDE OF THE EXISTING TREE DRIP LINES. IF TREES ARE DAMAGED, CONTRACTOR SHALL REPLACE WITH CITY APPROVED SIZE AND TREE TYPE.
4. BOX TREES 36" OR LARGER SHALL BE TRIPLE GUYED OR TRIPLE STAKED.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT SIZE (AT INSTALLATION)	MATURE SIZE	WUCOLS	QTY
TREES						
	Pinus canariensis	Canary Island Pine	48" Box	50'-80' Tall 20'-35' Wide	M	1
	Pinus canariensis	Canary Island Pine	84" BOX	50'-80' Tall 20'-35' Wide	M	2

1. ALL PLANTING AREAS SHALL RECEIVE 2-3" LAYER OF MULCH (MATCH EXISTING)
2. TREE PLANTED WITHIN 5' OF HARDSCAPE SHALL RECEIVE ROOT BARRIERS (CITY APPROVED)



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
2	03-07-22	REVISED 90% ZD	TN
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5	08-19-22	ADDED T-MOBILE EQUIPMENTS	TN
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7	01-20-23	REVISED PER REDLINES	TN
8	05-17-23	100% ZD	TN
9	05-31-23	REVISED 100% ZD	TN
10	06-21-23	PLANNING COMMENTS	TN

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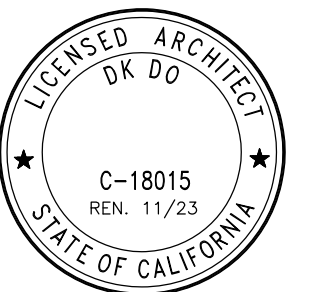
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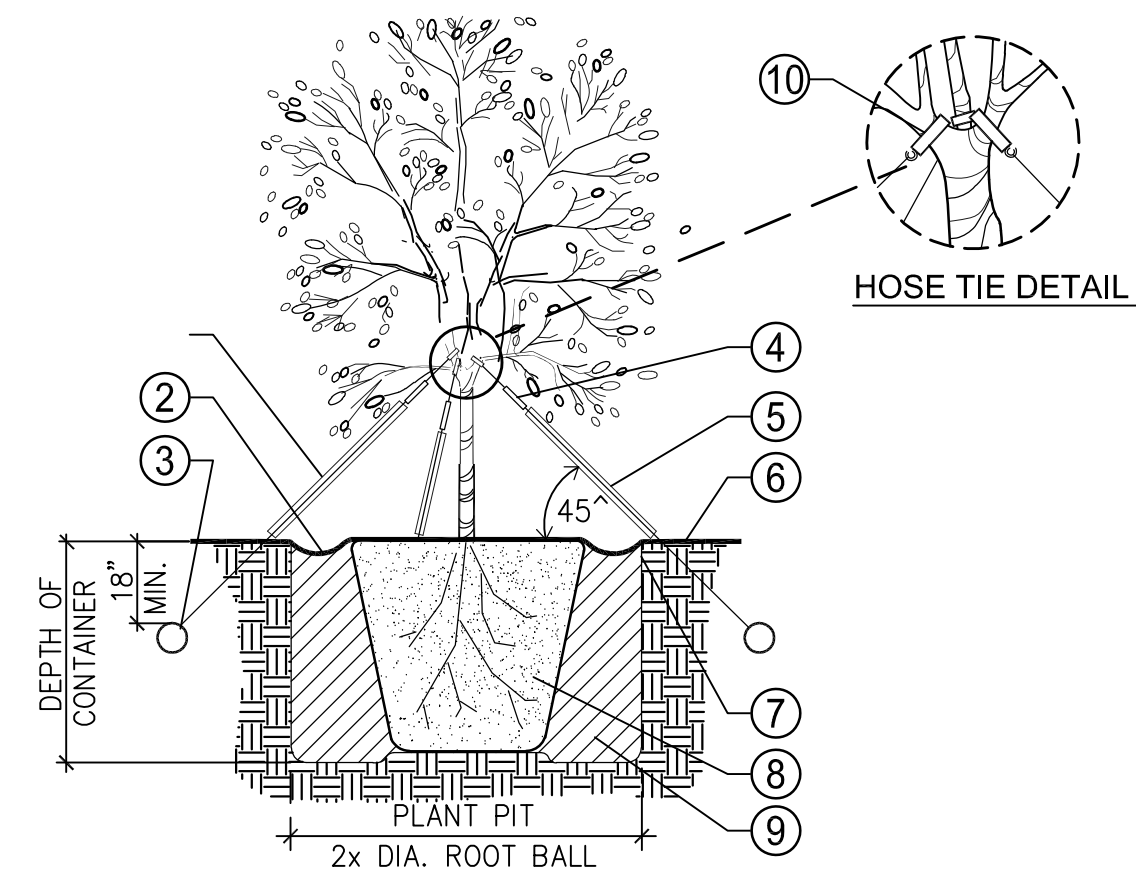
3280 E VINEYARD AVE
OXNARD, CA 93036

SHEET TITLE:

LANDSCAPE PLAN

L-01

SHEET 14 OF 15

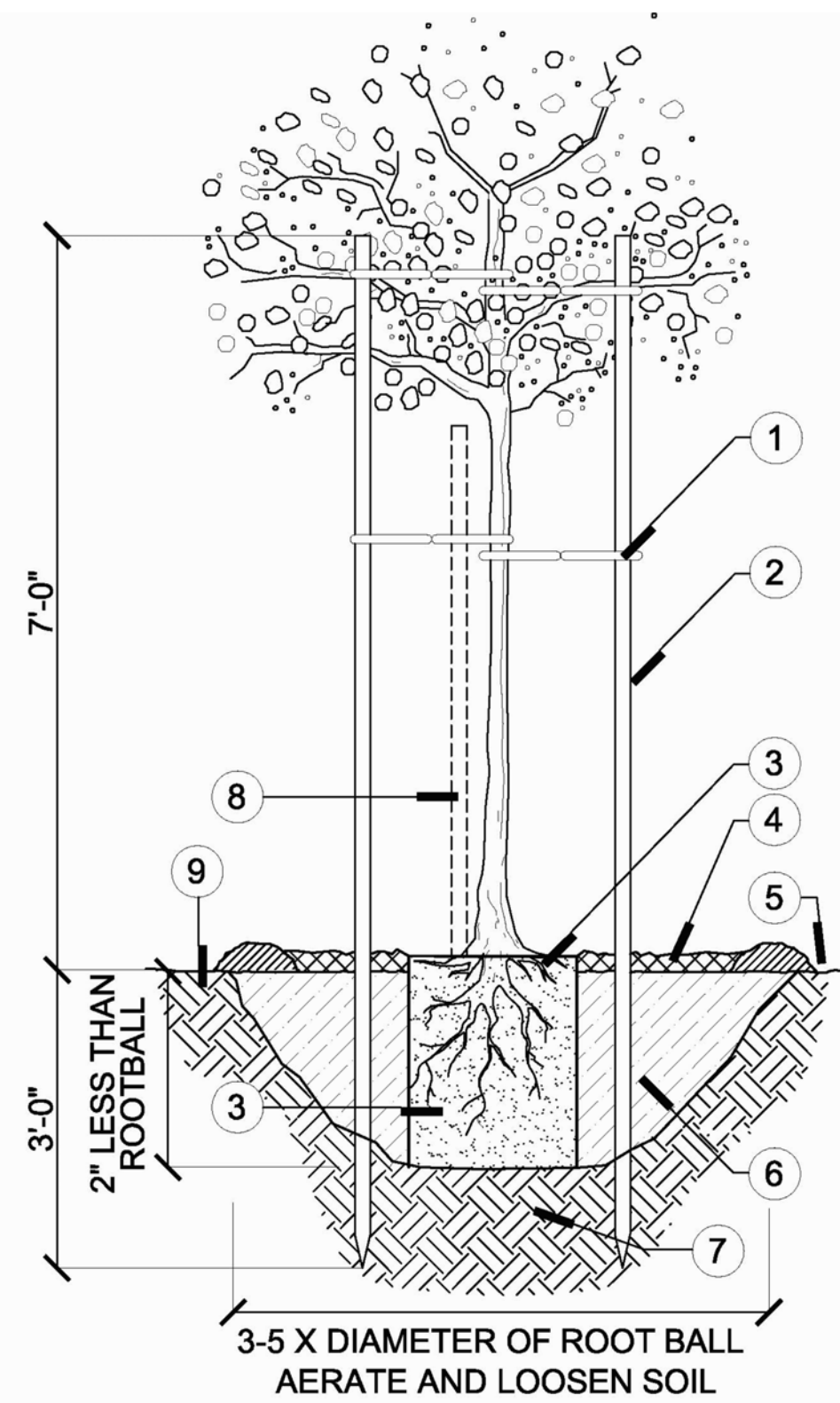
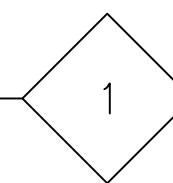


NOTES:
 1. CROWN OF ROOTBALL TO BE 1" ABOVE FINISH GRADE.
 2. BOX TREES 36" OR LARGER SHALL BE TRIPLE GUYED OR TRIPLE STAKED. ROOTBALL STAKING OR GUYING (DUCKBILL SYSTEM FROM EARTH ANCHOR OR EQUAL)

- ① 1/2" DIAMETER WHITE PVC, OR APPROVED EQUAL
- ② A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOT BALL BELOW FINISH GRADE. TREES PLANTED IN TURF AREAS SHALL NOT HAVE BASINS.
- ③ APPROPRIATE METAL OR PVC ANCHOR
- ④ TURNBUCKLE, TYPICAL
- ⑤ GUY WIRES TO BE OF No. 9 GAUGE DURABLE ZINC COATED IRON, OR APPROVED EQUAL
- ⑥ FINISH GRADE
- ⑦ TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD', OR APPROVED EQUAL, AT BASE OF TRUNK
- ⑧ ROOT BALL
- ⑨ BACKFILL
- ⑩ 2-PLY REINFORCED RUBBER OR PLASTIC GARDEN HOSE 1/2"-3/4" DIAMETER, OR APPROVED EQUAL, TO COVER WIRE AND PROTECT AGAINST GIRDLING OF TREE.

TREE PLANTING (84" BOX)

NOT TO SCALE



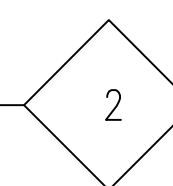
- ① FLEXIBLE TREE TIES (MIN. 4 REQUIRED) SECURE TO POLE W/ GALVANIZED NAIL. PLACE TOP TIE IN CANOPY PROTECT BRANCHES FROM DAMAGE.
- ② 2" DIA. X 10' MIN. TREATED LODGEPOLE PINE STAKE (3" DIA. OR 3 GALVANIZED STAKES FOR 36" BOX TREES OR GREATER)
- ③ ROOTBALL - 2" ABOVE FINISHED GRADE, TOP ROOT FLARE SHALL BE VISIBLE
- ④ 2" OF SHREDDED BARK MULCH, 4" DIA. KEEP MULCH 12" CLEAR OF TRUNK. NO LAWN OR SHRUBS IN 4' DIA. ZONE
- ⑤ TEMPORARY 3" WATERING BASIN
- ⑥ BACKFILL MIX: 100% NATIVE SOIL UNLESS THE AGRONOMICAL SOIL REPORT DIRECTS AMENDMENTS
- ⑦ UNDISTURBED NATIVE SOIL, FOOT TAMP ANY OVER EXCAVATION.
- ⑧ REMOVE NURSERY STAKE IMMEDIATELY AFTER PLANTING
- ⑨ FINISH GRADE

NOTES:

- 1. STAKES SHALL NOT PIERCE ROOTBALL & SHALL EXTEND INTO UNDISTURBED SOIL.
- 2. PLACE FLEXIBLE TREE TIES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 3. ALL EXCESS SOIL SHALL BE REMOVED FROM THE TOP OF THE ROOT BALL EXPOSING THE ROOT FLARE
- 4. ROOT PRUNE 1/2" OFF ALL SIDES OF ROOT BALL WITH A SHARP KNIFE.

TREE PLANTING (48" BOX)

NOT TO SCALE



GENERAL IRRIGATION NOTES

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS, AND IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
2. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS.
3. CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR OPTIMUM PERFORMANCE IN ACCORDANCE WITH THE SPECIFICATIONS AND TO PREVENT OVERSPRAY ONTO HARDSCAPE AREAS OR STRUCTURAL ELEMENTS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. COSTS INCURRED DUE TO ANY ADJUSTMENTS FOR 100% COVERAGE, INCLUDING THOSE REQUESTED BY THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. EQUIPMENT SHOWN IN HARDSCAPE AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WHENEVER POSSIBLE WITHIN PLANTED AREAS A REASONABLE, REACHABLE DISTANCE FROM HARDSCAPE OR TURF AREAS
5. UNLESS OTHERWISE NOTED ON THE DRAWINGS, CONTRACTOR SHALL INSTALL WIRE & PIPE UNDER HARDSCAPE AREAS IN P.V.C. SCHEDULE 40 SLEEVES PLACED PRIOR TO INSTALLING HARDSCAPE IN ACCORDANCE WITH APPLICABLE CODES.
6. WHEREVER POSSIBLE, CONTROL WIRES SHALL OCCUPY THE SAME TRENCH AS PIPES.
7. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
8. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. CONTRACTOR TO LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND EVERY 100' ON CENTER ALONG WIRE RUN. TAPE WIRE BUNDLES 10' ON CENTER. NO TAPING WILL BE PERMITTED INSIDE SLEEVES.
9. WIRE CONNECTORS SHALL BE SCOTCH DBY OR APPROVED EQUAL.
10. FINAL LOCATION FOR BACKFLOW PREVENTION DEVICES SHALL BE APPROVED BY THE CITY'S/OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING. CONTRACTOR SHALL NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
11. CONTRACTOR SHALL INSTALL ANTI-DRAIN CHECK VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE.
12. ALL IRRIGATION HEADS ADJACENT TO HARDSCAPE SHALL BE POP-UP STYLE.
13. IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
14. BUBBLERS SHALL BE LOCATED ON THE UPHILL SIDE OF TREES.
15. THE CONTRACTOR SHALL PROVIDE TO THE OWNER'S REPRESENTATIVE, UPON THE COMPLETION OF THE JOB A SET OF REPRODUCIBLE AS-BUILT DRAWINGS, WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE FINAL JOB WALK-THROUGH. ANY EXISTING IRRIGATION SYSTEMS IMPACTED BY NEW CONSTRUCTION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
17. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH THE AUTHORIZED REPRESENTATIVE.
18. THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED IN WRITING FOR A PERIOD OF (1) YEAR ANY DEFECTIVE EQUIPMENT MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

LANDSCAPE NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF & VERIFY SIZES & QUANTITIES BY PLAN CHECK.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

AMENDMENTS, AS INDICATED IN THE SOILS REPORT SHOWN ON THE DRAWINGS, ARE BASED ON AGRICULTURAL SUITABILITY SOILS TESTS PERFORMED PRIOR TO GRADING AND WERE PRESENTED FOR BIDDING PURPOSES. IF NO SOILS REPORT EXISTS, CONTRACTOR SHALL PROPOSE ON AMENDMENTS AS STATED IN THE SPECIFICATIONS. CONTRACTOR SHALL OBTAIN AGRICULTURAL SOILS TESTING AND RECOMMENDATIONS AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES. TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE.

IF, DURING PLANTING OPERATIONS THERE SEEMS TO BE MINIMAL OR NO PERCOLATION IN PLANTING PITS, CONTRACTOR SHALL CEASE PLANTING OPERATIONS AND IMMEDIATELY NOTIFY THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE TO DISCUSS ALTERNATIVE TO MAINTAINING POSITIVE ROOTBALL DRAINAGE MEASURES.

CONTRACTOR SHALL INSPECT AND VERIFY IRRIGATION SYSTEM IS WORKING PROPERLY. CONTRACTOR SHALL REPLACE AND/OR REPAIR DAMAGED IRRIGATION COMPONENTS.

SOIL TEST:

AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE OWNER & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
2	03-07-22	REVISED 90% ZD	TN
3	04-14-22	ADD'L. REVISED 90% ZD	TN
4	06-03-22	ADDED AS-BUILT LANDSCAPE	TN
5	08-19-22	ADDED T-MOBILE EQUIPMENTS	TN
6	11-23-22	DESIGN CHANGES	TN
7	01-20-23	REVISED PER REDLINES	TN
8	05-17-23	100% ZD	TN
9	05-31-23	REVISED 100% ZD	TN
10	06-21-23	PLANNING COMMENTS	TN

DCI PACIFIC A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
 26 EXECUTIVE PARK | SUITE 170
 IRVINE | CA 92614



15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618



2008 MCGAW AVENUE
 IRVINE, CA 92614

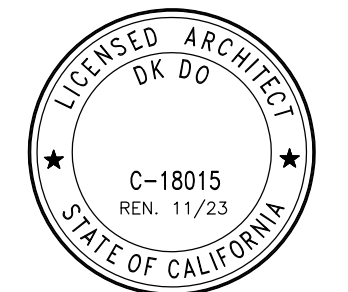
PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



5944 LUTHER LANE, SUITE 725
 DALLAS, TX 75225



SIMON

PROJECT ID: 16429000

3280 E VINEYARD AVE
 OXNARD, CA 93036

SHEET TITLE:

LANDSCAPE NOTES & DETAILS

L-02

SHEET 15 OF 15



Planning Director Hearing on October 16, 2023

County of Ventura • Resource Management Agency

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

Exhibit 4

ANTHEMNET OXNARD LEONS PL23-0018 CONSISTENCY WITH THE GENERAL PLAN AND EL RIO/DEL NORTE AREA PLAN

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

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

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

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

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

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

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

- 2. LU-16.2 Urban Design Standards for Commercial and Industrial Development:** *The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion.*

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

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

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

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

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

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

The proposed WCF will provide service to the unincorporated community of El Rio and provides high quality access to cellular mobile communications. The construction of the facility and ability to add additional antennas ensures that the residents and businesses will maintain a high quality of service.

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

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

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

The existing WCF meets all Ventura County Fire Protection District standards. The Fire Protection District has conditioned the project to comply with all requirements. No new conflicts will occur with the implementation of the proposed project.

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

- 6. LU-17.1 Providing Equitable Public Services:** *Within designated disadvantaged communities, the County shall consider environmental justice issues as they relate to the equitable provision of public services and infrastructure such as parks, recreational facilities, community gardens, public safety facilities, and other beneficial uses that improve the overall quality of life.*

The proposed WCF will enhance public services by adding high quality wireless communication capabilities and broadband service to the surrounding community. The facility will enhance public safety in the area by providing communication infrastructure with backup generators to ensure communication in times of emergency. With the increased use of wireless communication among individuals, and the growing population in the area, the facility should enhance the quality of life in the area. The design of the facility as a stealth pine tree is of high quality and allows the ability to upgrade technologies quickly and effectively when available.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-17.1.

- 7. LU-17.2 Siting of Uses:** *Within designated disadvantaged communities, the County shall consider environmental justice issues as they relate to potential health impacts associated with land use decisions to reduce the adverse health effects of hazardous materials, industrial activities, and other uses that may negatively impact health or quality of life for affected county residents.*

The only hazardous materials related to the proposed project is the Diesel fuel from the emergency backup generators and the battery packs included with the proposal. The project has been reviewed and conditioned by the Ventura County Environmental Health Division to make certain that they are stored and handled according to County code. No negative health or quality of life impacts are associated with the proposed project.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-17.2.

- 8. LU-17.6 Negative Impacts from Potential Hazards Within Designated Disadvantaged Communities Policy:** *The County shall work to reduce or prevent negative impacts associated with environmental hazards, including industrial and roadway generated pollution, to people who are living and working in close proximity to these uses.*

The proposed WCF will not add any roadway generated pollutions or negative impacts associated with environmental hazards. The facility will provide high

quality wireless communication infrastructure to assure the community of El Rio has coverage and capacity for making cellular phone calls. The co-location nature of the facility will allow three carriers to occupy the tower, benefiting the community by only having one, centrally located facility, as opposed to multiple facilities in different locations.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-17.6.

- 9. LU-18.2 Input on Proposed Planning Activities Within Designated Disadvantaged Communities Policy:** *The County shall facilitate opportunities for community members and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process.*

The County Planning Division notified the El Rio/Del Norte Municipal Advisory Council (MAC) early on in the permitting process and continuously throughout the review process. The project was taken to the MAC for review and input from community members related to the design and other elements of the proposal. After discussion and materials provided to the MAC, the council voted 5-0 to approve the project as proposed.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-18.2.

- 10. LU-18.3 Time and Locations of Public Engagement Opportunities:** *Within designated disadvantaged communities, the County shall aim to hold meetings, workshops, and other public engagement opportunities at times and locations that make it convenient for community members to attend, particularly stakeholders who are the most likely to be directly affected by the outcome.*

All discretionary development permits to be issued in the community of El Rio are required to be reviewed by the El Rio/Del Norte Municipal Advisory Council (MAC). This project was distributed to the MAC for review and a presentation was given for comments and recommendations. The meeting was held in a central location, at the John C. Zaragoza Nyeland Acres Community Center and Park, and at a time convenient to the community. The MAC voted 5-0 to approve the project as proposed.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-18.3.

- 11. PFS-1.4 Collaboration on Infrastructure and Public Service Deficiencies Policy:** *The County shall collaborate with the cities in Ventura County, neighboring jurisdictions, special districts, and regional agencies to address issues of mutual*

interest and concern, including infrastructure and public service deficiencies, particularly in Designated Disadvantaged Communities.

The proposed WCF will provide high quality wireless communication infrastructure to the community of El Rio. The stealth nature of the facility, designed as a faux Pine tree, and the requirement to add additional screening trees to help blend the facility into the community will help address public service deficiencies.

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

12. ED-11.1 Discretionary Commercial Development in El Rio/Del Norte: *The County shall require commercial development to be designed to ensure consistency with the community character of the El Rio/Del Norte area.*

The proposed WCF is designed as a faux Pine tree and helps the facility blend seamlessly into the natural surroundings. Three (3) live pine trees of sufficient height have also been proposed to help screen the facility from offsite viewpoints. The facility has been designed and conditioned to minimize the visual impacts to both nearby land uses, and the traveling public, and will be consistent with the community character of the El Rio/Del Norte area.

Based on the above discussion, the proposed project is consistent with El Rio/Del Norte Area Plan Policy ED-11.1.

13. ED-11.2 Discretionary Review of Commercial Development: *The County shall subject commercial development to either a Planned Development Permit or a Conditional Use Permit to assure compatibility with neighboring land uses. Such review shall give careful attention to landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, operating hours, fencing, and mitigation of nuisance factors.*

The proposed project is subject to a Conditional Use Permit which ensures compatibility with the adjacent land uses. The project is located on a commercial zoned parcel with adjacent residentially zoned properties. The WCF will be required to include screening trees of sufficient size to properly blend the facility in with the surrounding landscape. Signage is included to keep individuals out of the leased area and the required FCC signage is required to be posted on the exterior of the fence.

Based on the above discussion, the proposed project is consistent with El Rio/Del Norte Area Plan Policy ED-11.2.

14. ED-17.2 Review of All Discretionary Development: *The County shall review and condition all discretionary development projects to ensure that they are in conformance with the Building Intensity, Population Density Summary Table*

(Table ED-3), compatible with their surroundings, are of highest quality and best design feasible, are consistent with the character of the El Rio/Del Norte area, and are beneficial to the community as a whole.

The proposed WCF has been reviewed and conditioned to ensure that it is in compliance with the natural surroundings and are the highest quality and best feasible design. The design of the facility as stealth faux Pine tree is of high quality and good design and blends in with the existing Pine trees in the area. The facility helps to fill a gap in service coverage in the area and is beneficial to the community as a whole.

Based on the above discussion, the proposed project is consistent with El Rio/Del Norte Area Plan Policy ED-17.2.

- 15. ED-21.1 Public Review Authority:** *The El Rio/Del Norte Municipal Advisory Council shall continue to be the Board of Supervisors' recognized public review group for the El Rio/Del Norte area. All County and city applications for discretionary permits and all environmental documents for projects which would affect the El Rio/Del Norte area shall be sent to the Board of Supervisors' Office for transmittal to the El Rio/Del Norte Municipal Advisory Council as early in the process as possible.*

The Board of Supervisors continues to recognize the El Rio/Del Norte Municipal Advisory Council (MAC) as the public review group for the El Rio/Del Norte Area of Interest. All discretionary development permits are required to be reviewed by the MAC. This project was distributed to the MAC for review and a presentation was given to the community for comments and recommendations. The MAC voted 5-0 to approve the project as proposed.

Based on the above discussion, the proposed project is consistent with El Rio/Del Norte Area Plan Policy ED-21.1.

- 16. ED-21.2 Notification of the El Rio/Del Norte Municipal Advisory Council:** *All County departments shall make an effort to notify the El Rio/Del Norte Municipal Advisory Council through the Board of Supervisors' Office, as early in the process as possible, concerning issues and programs of importance to the El Rio/Del Norte area prior to decisions being made regarding these matters.*

As indicated above, all discretionary development permits are required to be reviewed by the El Rio/Del Norte MAC. This project was distributed to the MAC for review and a presentation was given to the community members for comments and recommendations. The MAC voted 5-0 to approve the project as proposed.

Based on the above discussion, the proposed project is consistent with El Rio/Del Norte Area Plan Policy ED-21.2.

17.ED-34.1 Discretionary Development Adjacent to Highways and Major Roadways: *The County shall subject discretionary development on parcels adjacent to U.S. 101, Ventura Boulevard, Highway 118, State Route 232, Rose Avenue, Santa Clara Avenue, and Central Avenue (within the El Rio/Del Norte Area Plan boundary) to the following development standards:*

a. A sign program shall be submitted concurrently with a discretionary permit for all commercial and industrial development. Freestanding off-site advertising signs shall be prohibited. All on-site freestanding signs shall be limited to five feet in height.

b. Outside open storage shall be landscaped and/or screened from public view to the maximum extent feasible.

c. The architectural design and building material of development shall be designed to enhance the visual quality of the surrounding areas.

The proposed WCF is located adjacent to State Route 232. The only signs associated with the facility are the signs required by the Federal Communications Commission and site identification signs which will be located on the equipment area which is not visible from offsite areas. There are no freestanding signs or outside open storage included with this project. The design of the facility as a faux pine tree and the inclusion of additional live pine will add to the visual quality of the surrounding areas.

Based on the above discussion, the proposed project is consistent with El Rio/Del Norte Area Plan Policy ED-34.1.

EXHIBIT 5

DRAFT CONDITIONS OF APPROVAL

Conditional Use Permit No. PL23-0018

**Anthemnet Co-Location Facility-Oxnard Leons
T-Mobile Site Number SV13673A
Verizon Site Name Howee**

RESOURCE MANAGEMENT AGENCY CONDITIONS

Planning Division

1. Project Description

This Conditional Use Permit (CUP) is based on, and limited to, compliance with the project description stated in this condition, Exhibits 1-6 of the Planning Director hearing on October 16, 2023, and the remaining conditions of approval set forth below. Together, these conditions and documents describe the "Project."

Any deviations from the Project must first be reviewed by the County to determine if they conform to the conditions of approval of CUP PL23-0018. Project deviations may require a modification of this permit and further environmental review pursuant to the California Environmental Quality Act (CEQA). Any deviation from the Project that is implemented without the required County approval constitutes a violation of this permit and applicable law.

The Project description is as follows:

This CUP authorizes the installation and operation of an unmanned wireless communication facility (WCF) owned by Anthemnet for a 10-year period.

The stealth WCF would be installed within a 1,632-square foot lease area and be comprised of a 65-foot-tall faux Pine tree (70-feet to top of concealment elements) and associated ancillary equipment. The lease area would be enclosed with protective bollards to prevent cars from inadvertently entering the equipment area. An emergency standby generator is also proposed to be maintained within the lease area. The T-Mobile and Verizon equipment mounted on the faux Pine would include:

- Twelve Verizon panel antennas mounted at 61-feet above ground level;
- Six T-Mobile panel antennas mounted at 50-feet above grade level;
- 12 Remote Radio Units (RRUs) mounted behind the panel antennas;

- One 4-foot diameter microwave dish antenna;
- Four equipment cabinets ground mounted in lease area.

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

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

2. CUP Modification Review

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

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

3. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

- The imposition of civil administrative penalties; and/or,
- Revocation of this CUP.

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

4. Time Limits

a. Use Inauguration:

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

b. Permit Expiration:

This CUP will expire on XX/XX/2033.

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

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

5. Documentation of Compliance with Other Agencies’ Requirements

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

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

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

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

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

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

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

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties

and vendors regularly dealing with the daily operation of the proposed activities, of the pertinent conditions of this CUP.

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

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

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

7. Recordation of Notice of Land Use Entitlement

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

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

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

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

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

8. Financial Responsibility for Compliance Monitoring and Enforcement

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

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

- b. Establishment of Revolving Compliance Accounts: Within 10 calendar days of the effective date of the decision on this CUP, the Permittee, or the Permittee's successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
 - (1) A payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in Condition 8a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.
 - (2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.
- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

9. Defense and Indemnity

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

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

10. Invalidation of Condition(s)

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

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

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

11. Consultant Review and Contracting

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

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In such cases, the hiring of the consultant will be at the Permittee's expense.

12. Relationship of CUP Conditions, Laws and Other Permits

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

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

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

13. Site Maintenance

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

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

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

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

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

14. Contact Person

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

Requirement: In order to facilitate the resolution of complaints, a contact person that represents the Permittee shall be designated. The designated contact person shall be available, via telecommunication, 24 hours a day.

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

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's agent(s) for the project file.

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

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

15. Resolution of Complaints

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

- a. If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation.
- b. If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this permit is confirmed, County may initiate enforcement actions pursuant to § 8114-3 of the *Non-Coastal Zoning Ordinance*.

16. Reporting of Major Incidents

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

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

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

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

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

17. Change of Permittee and/or Property Owner

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

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

Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

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

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

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

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

Purpose: In compliance with § 8111-2.8 and § 8111-6.2 of the *Ventura County Non-Coastal Zoning Ordinance* and in order to ensure that the use of the subject property remains compatible with existing and potential uses of other property within the general area, the communication facility shall be removed if this CUP expires or if the facility is abandoned. The facility shall be considered to be abandoned if it has not been in use for 12 continuous months.

Requirement: Upon the expiration of this permit, or abandonment of the use, the Property Owner shall:

- a. notify the County that the Permittee has discontinued the use of the facility;
- b. remove the facility and all appurtenant structures; and,
- c. restore the premises to the conditions existing prior to the issuance of the permit, to the extent feasible, as determined by the Planning Director.

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

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

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

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

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

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

- a. the party seeking the co-location shall be responsible for all facility modifications, environmental review, mitigation measures, associated costs, and permit processing;
- b. the Permittee shall not be not be required to compromise the operational effectiveness of its facility or place its prior approval at risk;
- c. the Permittee shall make its facilities and site available for co-location on a non-discriminatory and equitable cost basis; and,
- d. the County retains the right to verify that the use of the Permittee's facilities and site conforms to County policies.

Documentation: Permittee shall demonstrate to the satisfaction of the Planning Director that the wireless communications tower associated with the subject facility is engineered in a manner that can accommodate supplementary antennas to co-locate at least one additional telecommunication carrier.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit evidence to the Planning Division that the facility is engineered to accommodate the co-location of at least one additional carrier.

Monitoring and Reporting: Prior to the issuance of a Certificate of Occupancy, Building and Safety inspectors and Planning Division staff have the authority to inspect the facility to confirm that it is constructed as approved.

20. Lighting Restrictions

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

21. Faux Pine Screening Trees

Purpose: To ensure visual aesthetic to mask the proposed facility from being prominently visible from public viewpoints, and to adhere to the landscaping requirements of the NCZO, the faux Pine tree must be surrounded by screening trees and be maintained for the term of the CUP. At least three (3) new 36-inch box sized Pine trees must be planted to surround the facility and screen the WCF from public viewpoints.

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

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

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

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

ENVIRONMENTAL HEALTH DIVISION CONDITIONS

22. 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>

23. Hazardous Materials/Waste Reporting and Management – Battery Storage

Purpose: To ensure the storage, handling, and disposal of any potentially hazardous material associated with batteries at wireless communication facilities complies with applicable State and local regulations.

Requirement: Used batteries must be properly disposed of or recycled in accordance with state and local regulations. If hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid) are stored onsite, or any hazardous wastes are generated, additional permitting, monitoring, and reporting requirements would apply. This threshold shall be calculated as the cumulative total of all batteries on the site. 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 (CUPA) website: <https://vcrma.org/cupa>

Documentation and Reporting: Verification of hazardous materials inventory as well as ongoing compliance with requirements shall be accomplished through field inspection by Ventura County CUPA staff. CUPA staff may request any documentation needed to determine whether a substance is considered a hazardous material. CUPA staff may request a site visit to determine if reportable quantities are being stored at a location and therefore require the submission of a Hazardous

Materials Business Plan (HMBP) and issuance of a permit.

Monitoring: Ventura County CUPA staff responds to issues related to the proper storage and disposal of hazardous materials and wastes. When applicable, the Ventura County CUPA issues hazardous material and hazardous waste permits and conducts site inspections.

PUBLIC WORKS AGENCY CONDITIONS

Water Quality Section

24. 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. (CSP-3)

VENTURA COUNTY AIR POLLUTION CONTROL DISTRICT CONDITIONS

25. Construction 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:

1. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
2. 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;
3. All trucks shall cover their loads as required by California Vehicle Code §23114.
4. 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.
5. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.
6. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
7. 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: Dust control is a standard condition on all Grading Permits issued by Public Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of dust-related

provisions for grading operation shall also be conducted by APCD staff on a complaint-driven basis.

26. Complaint-Driven for Discharge Pollutants

Purpose: To ensure that discharge of air contaminants that may result from site construction or operations are minimized to the greatest extent feasible.

Requirement: Construction and operation shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, as described below.

- 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: There is no documentation required for this condition.

Timing: Throughout the period of the construction and CUP.

Monitoring and Reporting: Monitoring and Enforcement of the Nuisance Rule shall be conducted by APCD staff during compliance inspections and on a complaint-driven basis.

27. Permits Required for Emergency Generator

Purpose: To ensure that project operations, such as standby generators, shall be conducted in compliance with all applicable VCAPCD Rules and Regulations, in particular Rule 10, (Permits Required), for certain types of new and modified equipment and operations that require APCD permits prior to installation.

Requirement: The Permittee shall obtain an Authority to Construct prior to installation and a Permit to Operate prior to operation. All APCD Permitting requirements shall be satisfied prior to any operations commencing onsite. To contact APCD Permitting, please contact the Engineering Division at 805-303-3688 or by email at engineering@vcapcd.org.

Documentation: An approved Authority to Construct and an approved Permit to Operate from APCD.

Timing: The Permittee shall submit the appropriate applications and supporting documentation to APCD for review and approval prior to beginning construction or installation or prior to beginning operation. The Permittee shall provide the Planning Division these APCD permits, or written confirmation from APCD that the permits are not

needed, prior to the issuance of a Zoning Clearance for use inauguration and/or installation.

Monitoring and Reporting: A copy of both the approved Authority to Construct and a Permit to Operate shall be maintained as part of the project file. Ongoing compliance with the requirements of the Permit to Operate shall be accomplished through field inspection by APCD inspectors.

VENTURA COUNTY FIRE PROTECTION DISTRICT CONDITIONS

28. Fire Code Permits

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.

OTHER CONDITIONS

29. 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-4.5, Diesel Fuel Tank Area is required.

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

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

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

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

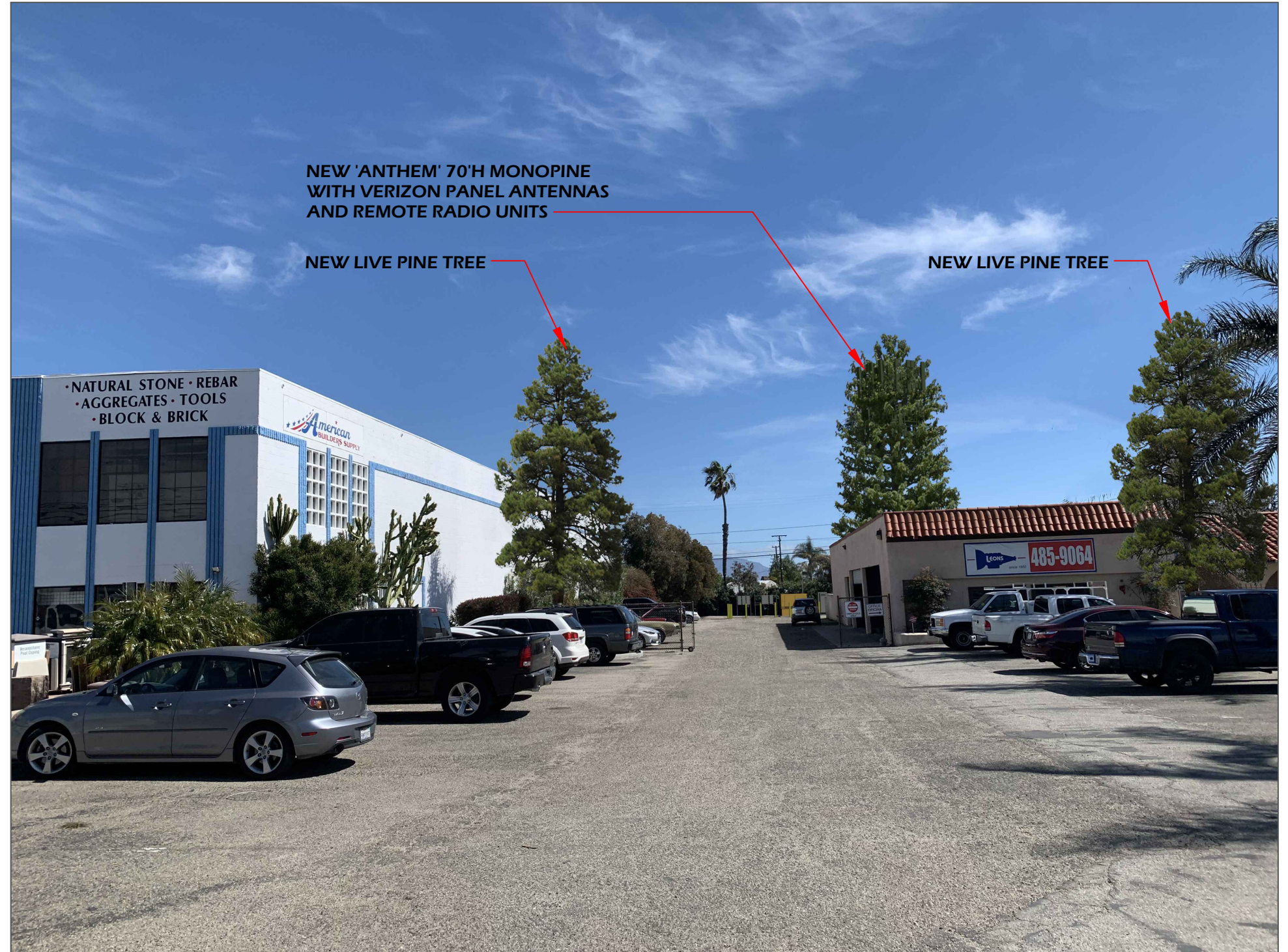
AERIAL MAP



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County of Ventura
 Planning Director Hearing
 Case No. PL23-0018
 Exhibit 6 - Photo Simulations

PROPOSED



EXISTING



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			<p>SIMON 3280 E VINEYARD AVENUE OXNARD, CA 93036</p>	VIEW	SHEET
				A	1 / 3

AERIAL MAP



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PROPOSED



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AERIAL MAP



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EXISTING



PROPOSED



NEW 'ANTHEM' 70'H MONOPIPE WITH VERIZON PANEL ANTENNAS AND REMOTE RADIO UNITS

NEW LIVE PINE TREES

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