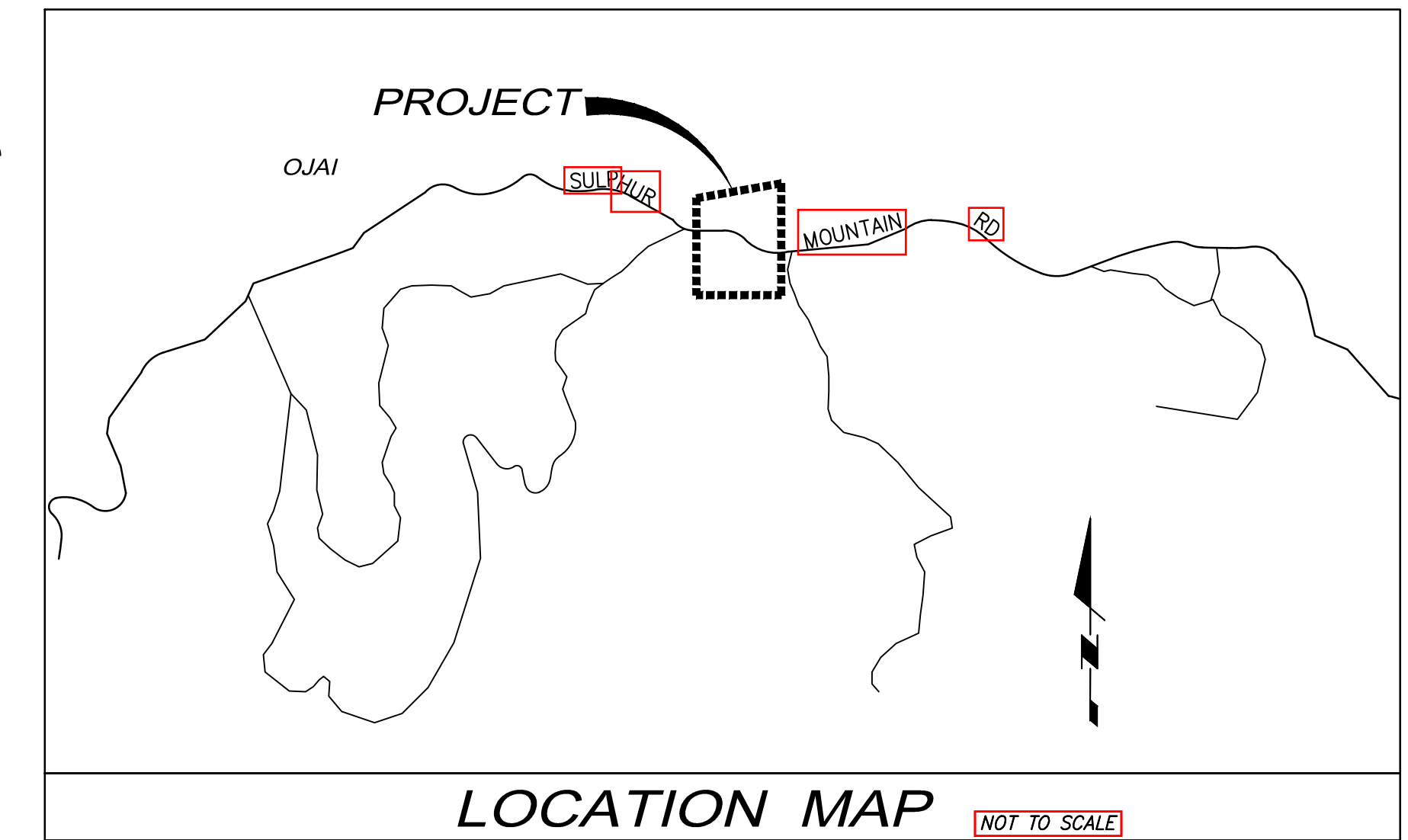


COMMUNICATIONS RELAY, LLC

8228 SULPHUR MOUNTAIN ROAD, OJAI

APN 035-0-080-475

CONDITIONAL USE PERMIT

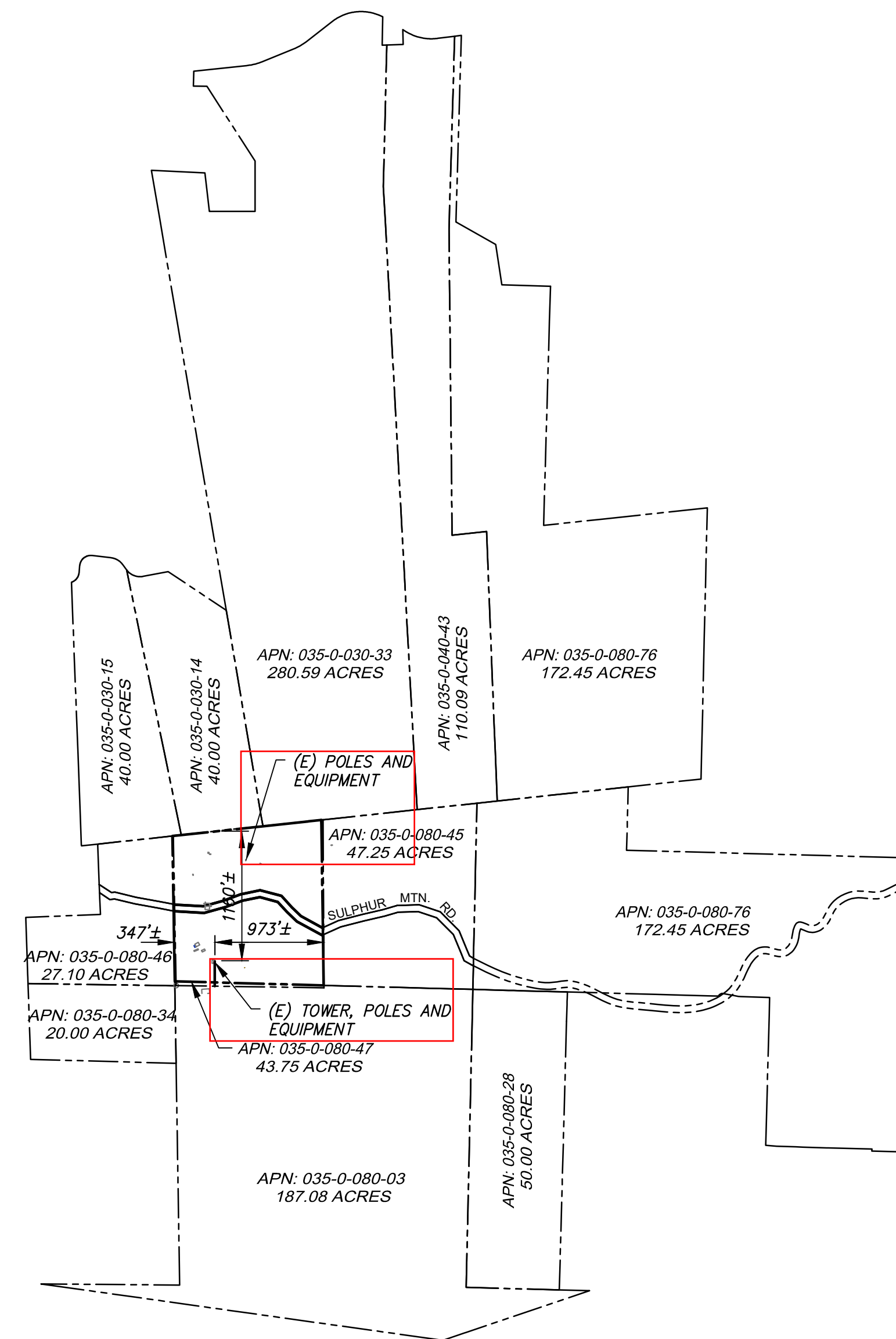


LEGEND

- PROPERTY LINE
- (E) EXISTING
- (P) PROPOSED

LAND USE TABLE

ADDRESS: 8228 SULPHUR MOUNTAIN ROAD, OJAI
 APN: 035-0-080-475
 LOT SIZE: 43.75 ACRES
 SIZE OF CUP AREA: 3.21 ACRES
 OJAI AREA PLAN: RURAL RESIDENTIAL -10 AC. MIN
 ZONING: AE-40 AC/HCWC
 GENERAL PLAN: OPEN SPACE (10 AC MIN.)
 LOT COVERAGE/STRUCTURES:
 EXISTING:
 STRUCTURES FOR WCF
 BUILDING "A" 468 S.F.
 BUILDING "B" 477 S.F.
 BUILDING "C" 140 S.F.
 SOLAR PANEL 161 S.F.
 STRUCTURES NOT A PART OF WCF
 MAIN RESIDENCE 2,000 S.F. (TO BE DEMOLISHED AND REPLACED)
 PATIO 800 S.F.
 WORK SHOP 909 S.F.
 SHIPPING CONTAINER 315 S.F.
 SHADE HOUSE 683 S.F.
 WATER TANK 490 S.F.
 PARKING:
 N/A UNMANNED WCF



SHEET INDEX	
SHEET NO:	DESCRIPTION:
1	TITLE SHEET
2	OVERALL SITE PLAN
3	DETAILED SITE PLAN AND TOWER ELEVATION, (SOUTH AREA)
4	DETAILED SITE PLAN AND POLE LOCATION ELEVATION, (SOUTH AREA)
5	DETAILED SITE PLAN AND POLE LOCATION ELEVATION, (NORTH AREA)

OVERALL SITE PLAN

SCALE: 1" = 1000'

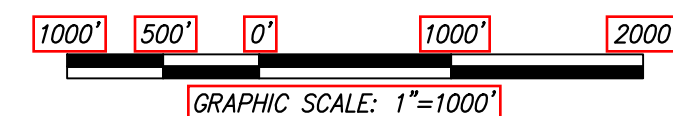
County of Ventura
 Planning Director Hearing
 PL20-0137
 Exhibit 4 Site Plans

PROJECT DESCRIPTION CUP FOR USE AND OPERATION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY.	 Environmental • Land • Planning 9452 Telephone Road, #258 • Ventura, California 93004	WIRELESS COMMUNICATION FACILITY CUP COMMUNICATIONS RELAY, LLC 8228 SULPHUR MOUNTAIN ROAD OJAI, CA	SHEET 1 OF 5
PROJECT LOCATION PROJECT COORDINATES N34°24'45.03" W119°11'15.90"		OWNER: LT-WR, LLC P.O. BOX 7890 VAN NUYS, CA 91409	

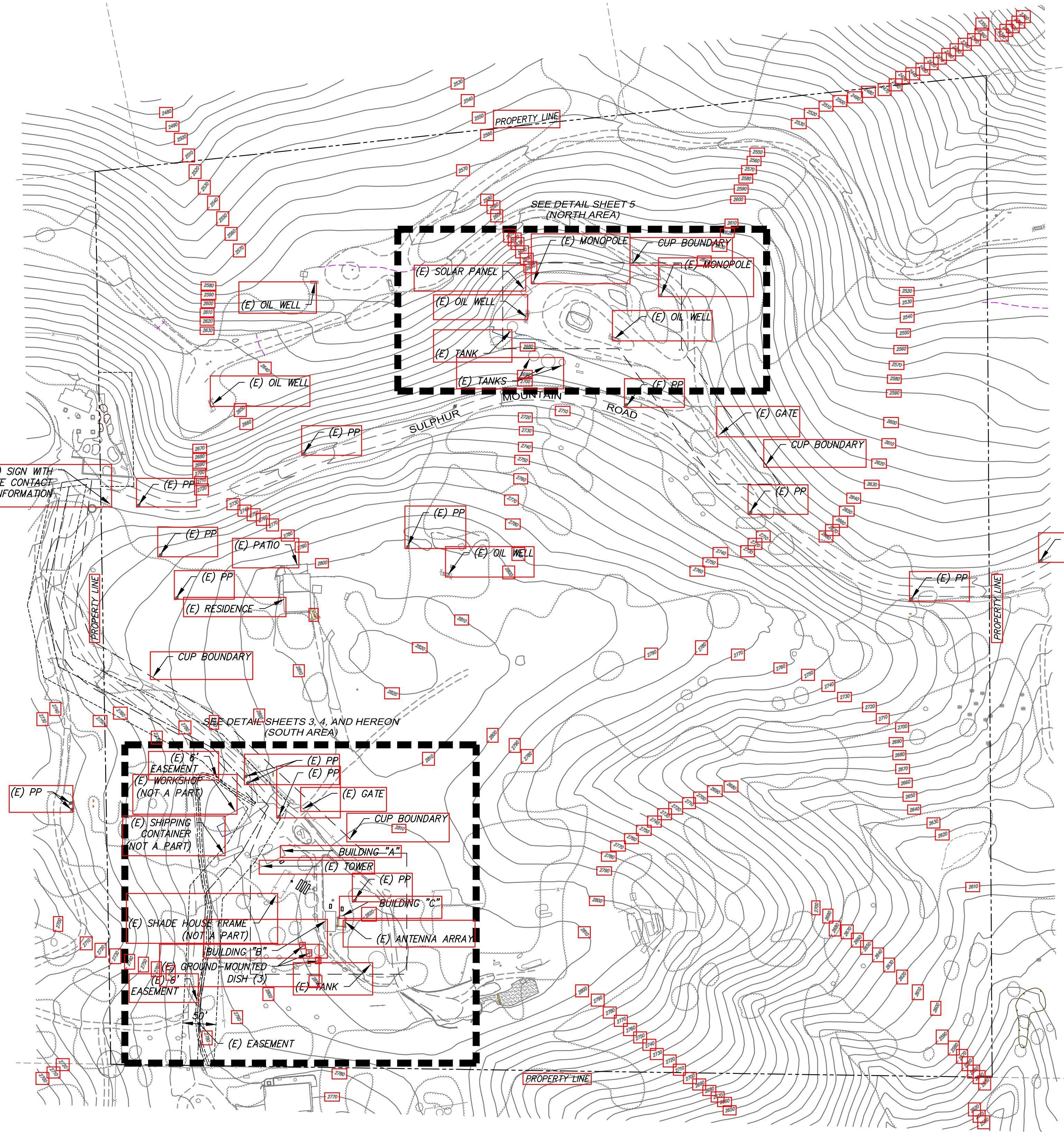
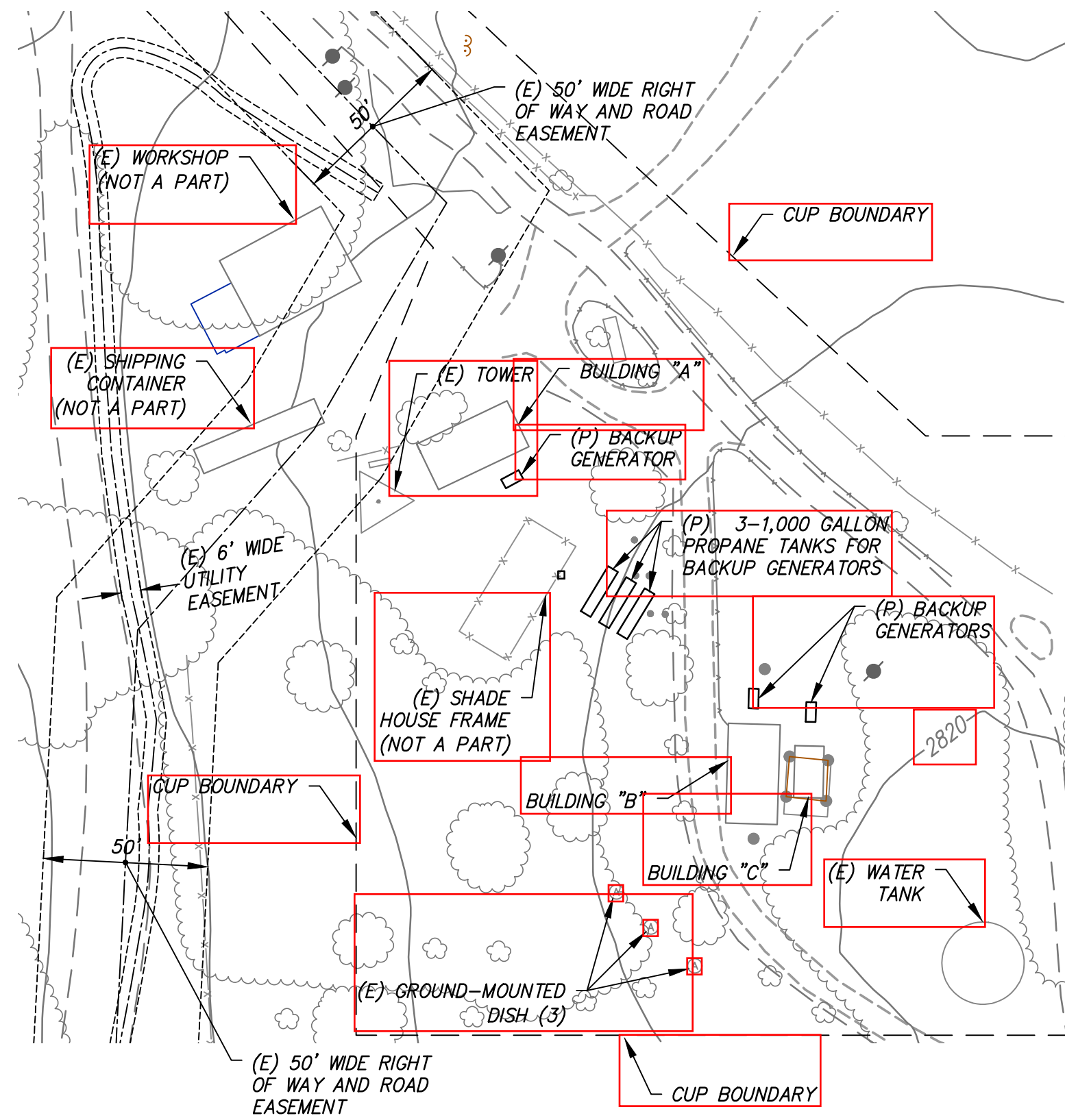
Plot date: Dec 03, 2020 - 5:46pm Drawing name: E:\20-005 LT-WR.LLC\04 DWG\03 Exhibits\20-005 CUP.dwg



Know what's below.
 Call before you dig.



Plot date: Dec 03, 2020 - 5:45pm Drawing name: E:\20-005 LT-WR.LLC\04 DWG\03 Exhibits\20-005 Site Plan.dwg



LEGEND

- PROPERTY LINE
- (E) EXISTING
- (P) PROPOSED

AERIAL SURVEY NOTE:

THIS AERIAL SURVEY WAS COMPILED BY DON READ CORPORATION, WITH 2 FOOT CONTOUR INTERVALS FROM THE AERIAL PHOTOGRAPHY FLOWN 1/23/2020.

NOTE:

1. BOUNDARY SHOWN HEREON IS BASED ON FOUND MONUMENTS AND PER RECORD OF SURVEY, 41/RS/62.
2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
3. TREE LINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.
4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
5. TITLE REPORT 00034710-989-VEN-TV7, DATED 12/27/19 BY FIDELITY NATIONAL TITLE COMPANY WAS USED FOR THIS SURVEY.
7. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. CHRIS NELSON AND ASSOCIATES, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BASIS OF BEARINGS:

THE BEARING OF N 83°51'08" E OF LINE NO. 5-RANCHO OJAI, AS SHOWN ON THE RECORD OF SURVEY MAP , RECORDED IN BOOK 41, PG. 62, RECORDS OF SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER CALVERS REAL TIME NETWORK.

ANY USER OF ELEVATIONS AND/OR COORDINATES SHOWN HEREON FOR THE CONTROL OF CONSTRUCTION, SHALL VERIFY AT LEAST THREE (3) POINTS SHOWN HEREON, FOR MATHEMATICAL CONSISTENCY PRIOR TO SUCH USE.

EASEMENT NOTE:

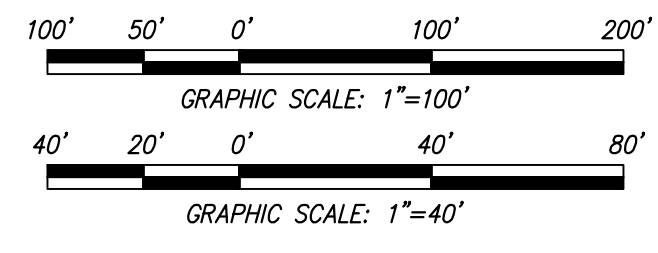
THE FOLLOWING EASEMENT ARE NON-PLOTTABLE DUE TO THE LACK OF A TRACEABLE LEGAL DESCRIPTION.
 45/OR/478 - ROAD EASEMENT
 2782/OR/105 - WATER PIPELINE EASEMENT
 INST. NO. 1988-102047 O.R. - WATER WELL & UTILITY EASEMENT
 INST. NO. 1996-001537 O.R. - VENTURA COUNTY CABLEVISION ACCESS EASEMENT

SURVEY NOTE:

SURVEY PREPARED BY CHRIS NELSON & ASSOCIATES, INC., FEBRUARY 2020



Know what's below.
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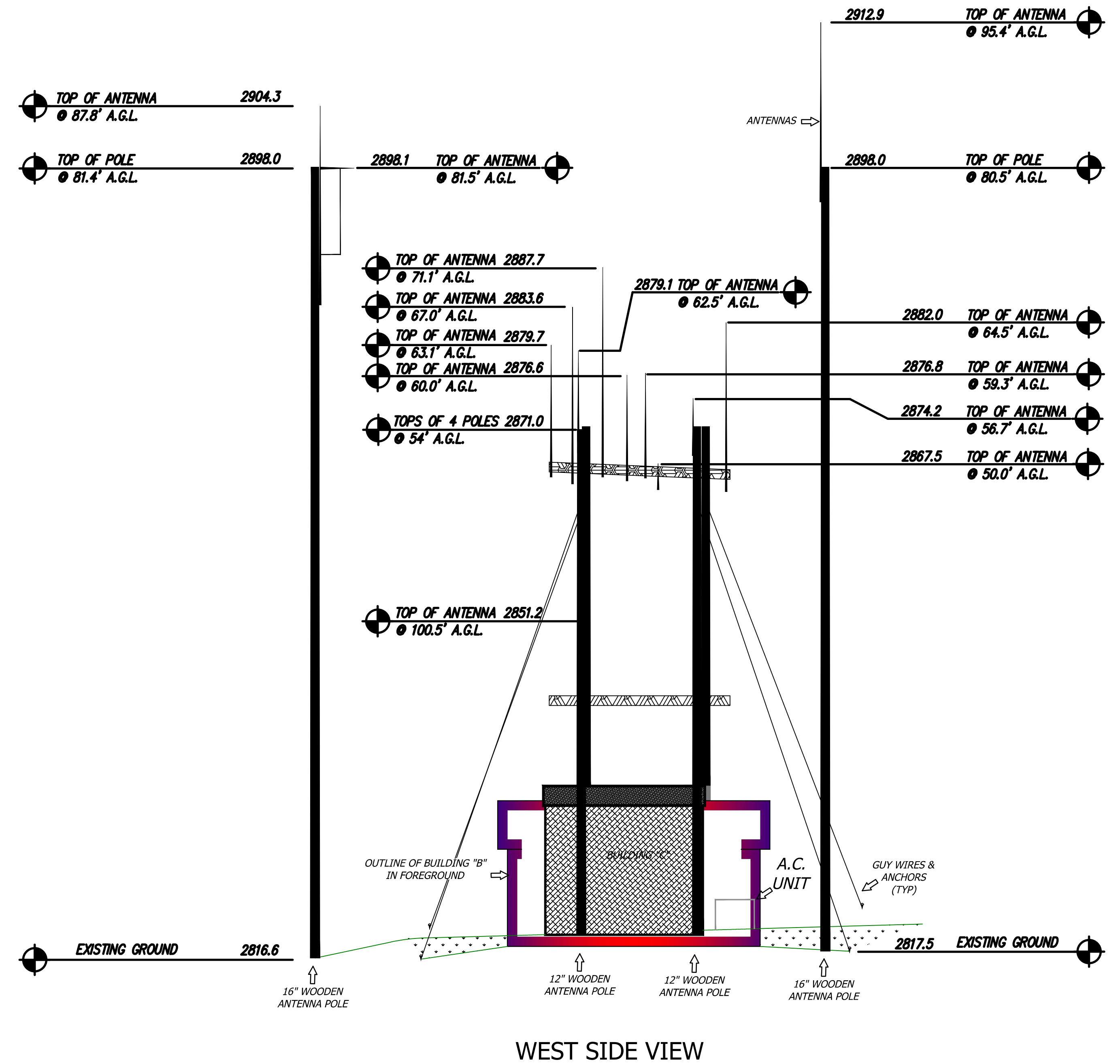
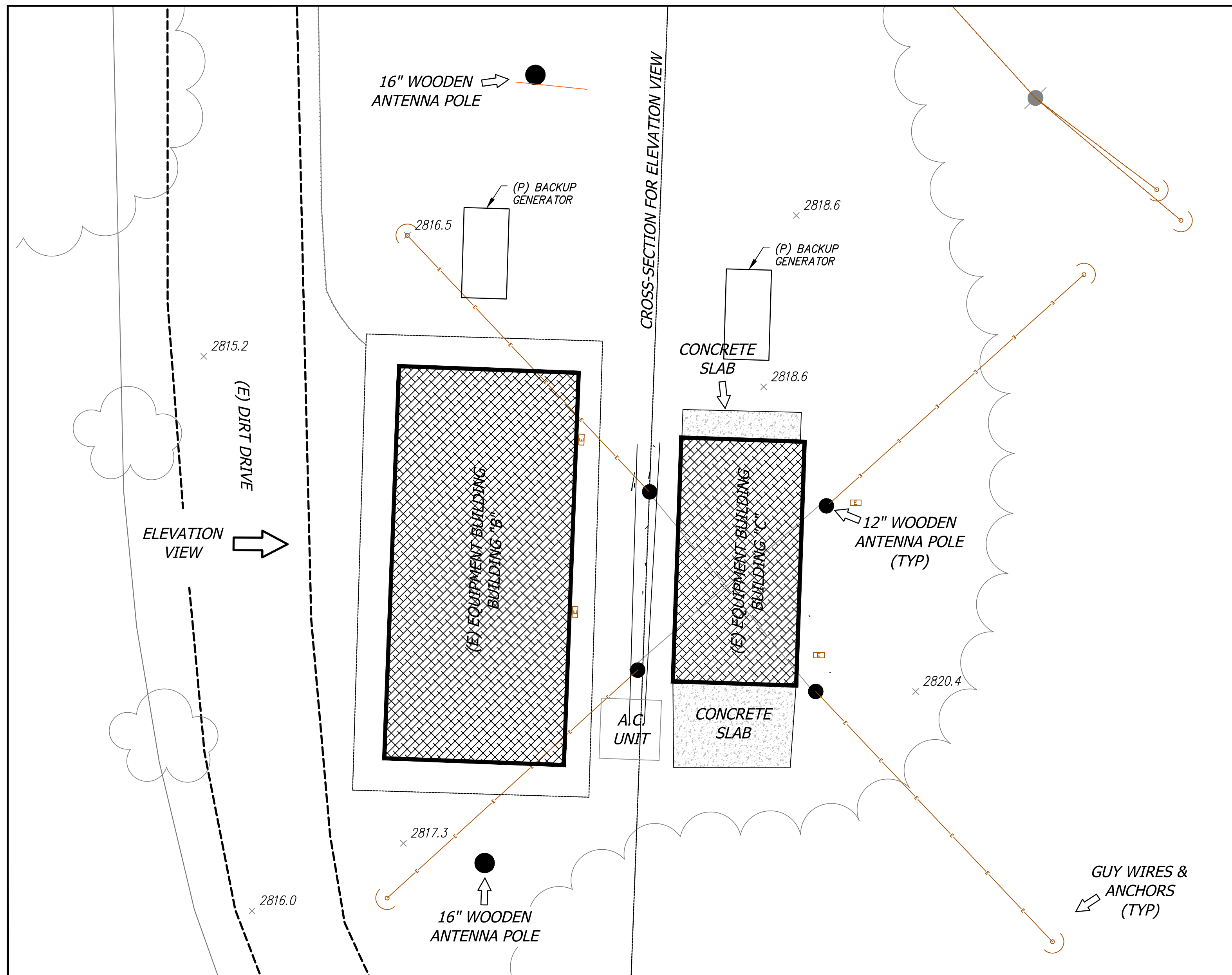
OWNER: LT-WR, LLC
P.O. BOX 7890
VAN NUYS, CA 91409

SITE PLAN
COMMUNICATIONS RELAY, LLC
8228 SULPHUR MOUNTAIN ROAD
OJAI, CA

Assessor's Parcel Number: 035-0-080-47
COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET
2
OF
5

Plot date: Dec 03, 2020 - 5:43pm Drawing name: E:\20-005 LT-WR.LLC\04 DWG\03 Exhibits\20-005 Tower Elevations.dwg



 Environmental • Land • Planning 9452 Telephone Road, #258 • Ventura, California 93004	DETAILED SITE PLAN AND POLE LOCATION ELEVATION (SOUTH AREA) COMMUNICATIONS RELAY, LLC 8228 SULPHUR MOUNTAIN ROAD OJAI, CA	SHEET 4 OF 5
	OWNER: LT-WR, LLC P.O. BOX 7890 VAN NUYS, CA 91409	

Plot date: Dec 03, 2020 - 5:42pm Drawing name: E:\20-005 LT-WR.LLC\04 DWG\03 Exhibits\20-005 Tower Elevations.dwg

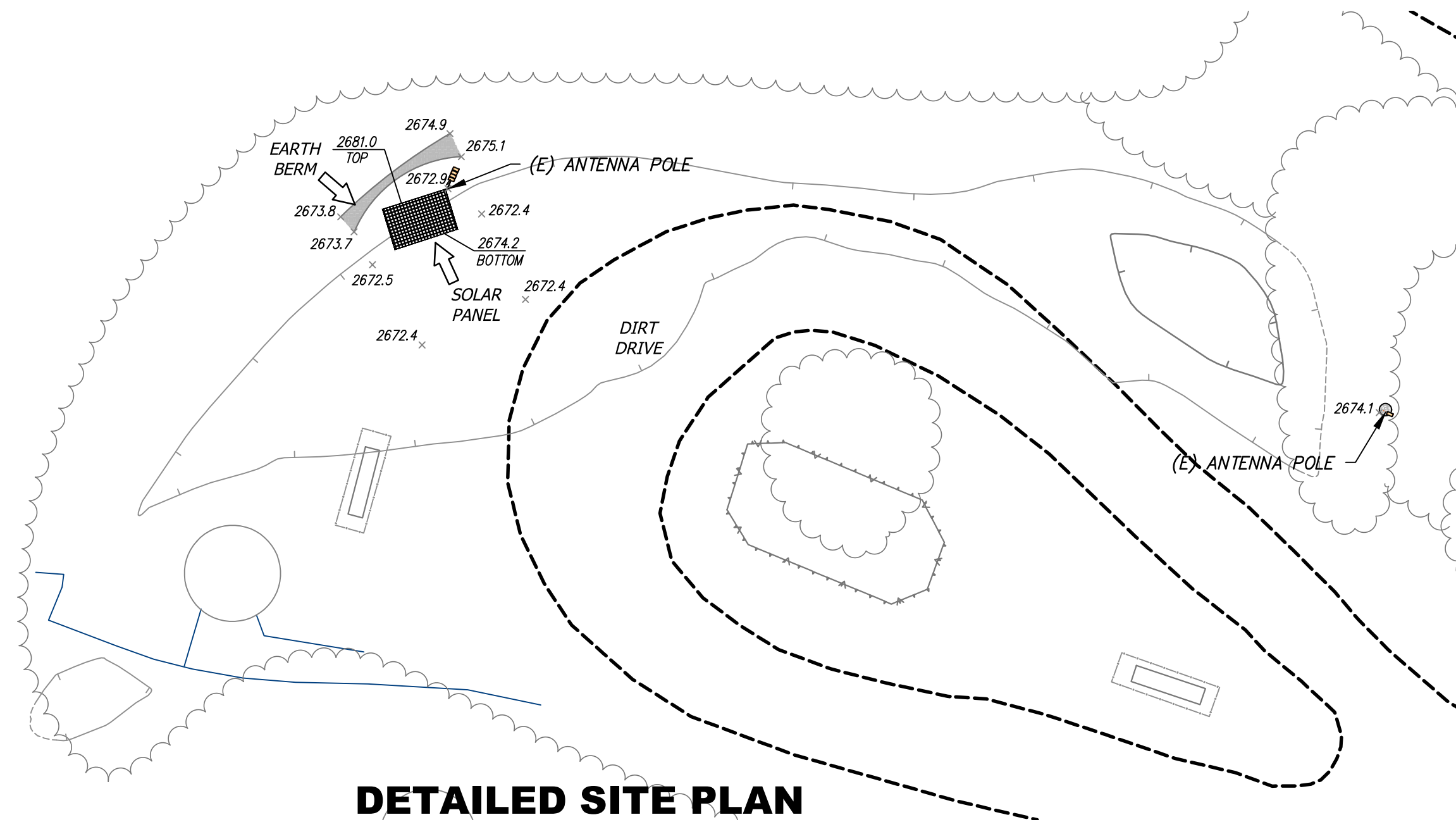
AERIAL SURVEY NOTE:

THIS AERIAL SURVEY WAS COMPILED BY DON READ CORPORATION, WITH 2 FOOT CONTOUR INTERVALS FROM THE AERIAL PHOTOGRAPHY FLOWN 1/23/2020.

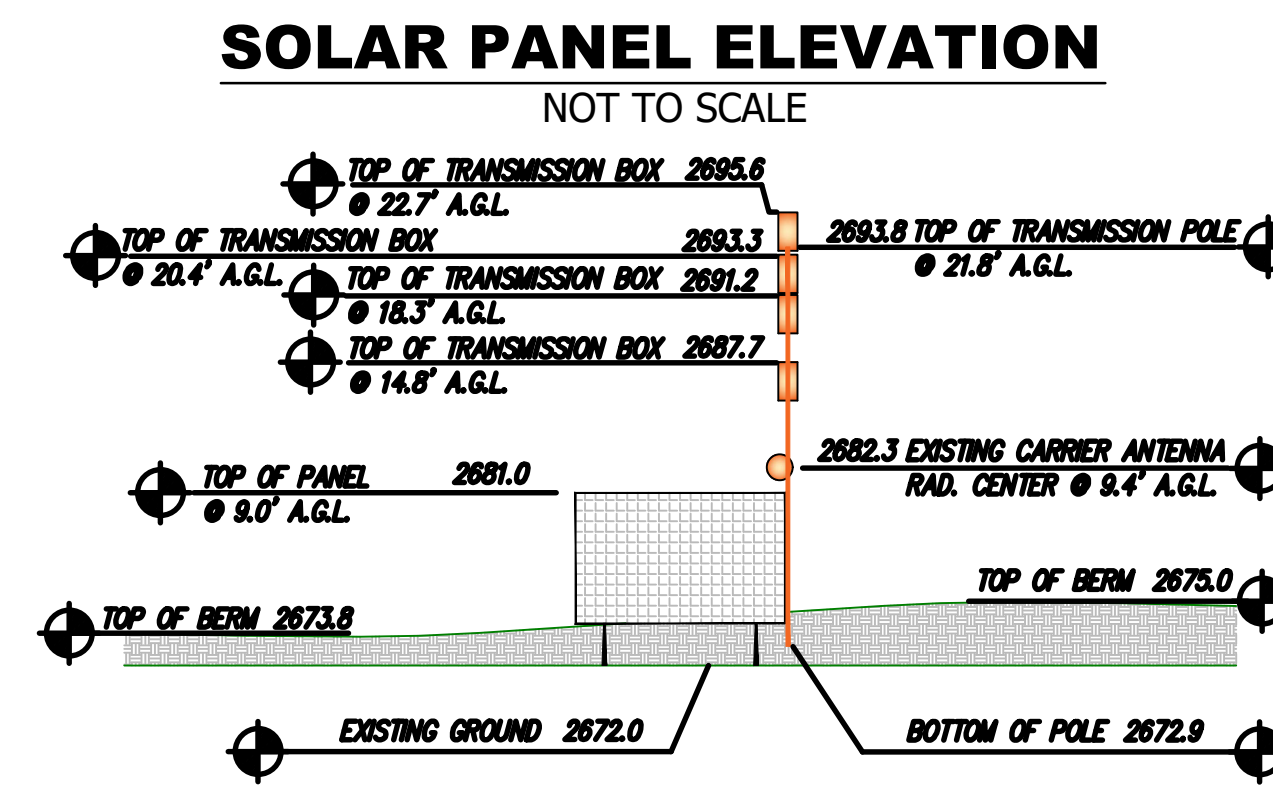
PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER CALVERS REAL TIME NETWORK.

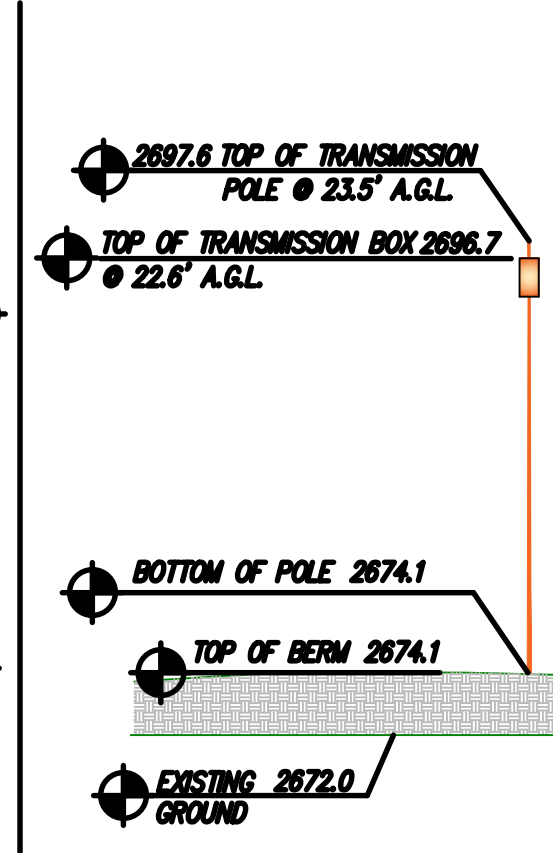
ANY USER OF ELEVATIONS AND/OR COORDINATES SHOWN HEREON FOR THE CONTROL OF CONSTRUCTION, SHALL VERIFY AT LEAST THREE (3) POINTS SHOWN HEREON, FOR MATHEMATICAL CONSISTENCY PRIOR TO SUCH USE.



DETAILED SITE PLAN
NOT TO SCALE



SOLAR PANEL ELEVATION
NOT TO SCALE



SINGLE ANTENNA ELEVATION
NOT TO SCALE



Know what's below.
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 Environmental • Land • Planning 9452 Telephone Road, #258 • Ventura, California 93004	DETAILED SITE PLAN AND POLE LOCATION ELEVATION (NORTH AREA) COMMUNICATIONS RELAY, LLC 8228 SULPHUR MOUNTAIN ROAD OJAI, CA	SHEET 5 OF 5
	OWNER: LT-WR, LLC P.O. BOX 7890 VAN NUYS, CA 91409	Assessor's Parcel Number: 035-0-080-47 COUNTY OF VENTURA STATE OF CALIFORNIA