



Planning Director Staff Report 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

AT&T: NORWEGIAN GRADE WIRELESS COMMUNICATION FACILITY CONDITIONAL USE PERMIT (CUP), CASE NO. PL23-0061 (FORMALLY CUP 5141 AND LU06-0041)

A. PROJECT INFORMATION

1. **Request:** The applicant requests a CUP to authorize the modification and continued operation of an existing Wireless Communication Facility (WCF) for a 10-year period (Case No. PL23-0061).
2. **Applicant:** AT&T, C/O Christina Wager, 1452 Edinger Avenue, Tustin, CA 92780
3. **Property Owner:** Southern California Edison, C/O Brian Ryan, 2 Innovation Way, Pomona, CA 91768
4. **Applicant's Representative:** EukonGroup, C/O Alessandro Scolastra, 65 Post, Suite 1000, Irvine, CA 92618
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The 10-acre project site is located at 4730 Moorpark Road, near the city of Thousand Oaks, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 592-0-110-605 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Rural
 - b. Zoning Designation: RE-5 ac (Rural Exclusive, 5-acre minimum lot size)
8. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RA-1 ac (Rural Agricultural), City of Thousand Oaks	Agriculture
East	City of Thousand Oaks	Open Space
South	City of Thousand Oaks	Open Space, Residential
West	RE-2 ac (Rural Exclusive, 2-acre minimum lot size)	Residential

9. History: In 2000, the Planning Director approved CUP 5141 which authorized the installation of a WCF comprised of whip antennas affixed to an existing Southern California Edison (SCE) power pole and a 33-square-foot ground-mounted equipment cabinet. In 2001, the Planning Director approved CUP 5141-1 which modified CUP 5141 to authorize additional panel antennas and expanded the equipment cabinet to 145 square feet. In 2006, the Planning Director approved CUP No. 5141-2 (LU06-0041) which modified CUP 5141 to authorize additional antennas and equipment upgrades. CUP 5141-2 (LU06-0041) expired on November 27, 2016.

10. Project Description: The applicant requests a CUP for the modification and continued operation of an existing WCF for a 10-year period. The WCF includes antennas affixed to a Southern California Edison (SCE) utility power pole and a 145-square-foot ground-mounted equipment cabinet.

The proposed modifications include an upgrade to the antennas and telecommunication equipment. These modifications will occur on the existing antenna arms and within the existing equipment cabinet. The proposed modifications include:

- Replace eight (8) panel antennas on tower;
- Replace four (4) existing TMAs with eight (8) new TMAs on tower;
- Remove eight (8) combiners from tower;
- Install one (1) new DC6 on tower;
- Remove two (2) RRUS in equipment shelter;
- Install six (6) new RRUS in existing equipment shelter;
- Install two (2) new rack units inside existing equipment shelter.

The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. Access to the site is via a dirt driveway from Moorpark Road. No exterior lighting, grading, or fencing is proposed with the project (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

The State Legislature through the Secretary of 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 project qualifies for a Class 1 and Class 2 Categorical Exemption pursuant to Sections 15301 (Existing Facilities) and 15302 (Replacement or

Reconstruction) as the proposed modifications to the WCF involve a negligible expansion of capacity on an existing facility. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

Therefore, this project is categorically exempt pursuant to Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project’s consistency with the policies of the General Plan is included as Exhibit 5 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 RE-5 ac zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with the requirements of the Ventura County NCZO.

The proposed project is subject to the special use standards of the Ventura County NCZO (Section 8107-45.4). Table 1 lists the applicable special use standard 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 (a), Partial and Full-Concealment Requirements:</p> <p>To minimize visual impacts, a wireless communication facility shall be designed as a stealth facility or building-concealed facility. A wireless communication facility may be designed as a non-stealth facility only if it meets standards provided in Sec. 8107-45.4(b) below.</p>	<p>Yes. The WCF is designed as a stealth facility. The design includes antennas affixed to an existing SCE power pole.</p>
<p>Section 8107-45.4 (c), Making Wireless Communication Facilities Compatible with the Existing Setting:</p> <p>To the extent feasible, all wireless communication facilities shall be located and designed to be compatible with the existing setting as follows:</p> <ul style="list-style-type: none"> (1) Location: Facilities shall be located in areas where existing topography, vegetation, buildings, or structures effectively screen and/or camouflage the proposed facility; and (2) Facility Design: The facility shall be designed (i.e., size, 	<p>Yes. The WCF is located in an area with existing utility infrastructure and is designed to blend in with these structures.</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>shape, color, and materials) to blend in with the existing topography, vegetation, buildings, and structures on the project site as well as its existing setting.</p>	
<p>Section 8107-45.4 (d), Preferred Wireless Communication Facility Locations:</p> <p>To the extent feasible, and in the following order of priority, new wireless communication facilities shall be sited in the following locations:</p> <ol style="list-style-type: none"> (1) On an existing wireless communication facility with adequate height and structure to accommodate additional wireless communication facilities (see Sec. 8107-45.6). (2) Flush-mounted on an existing structure, pole, or building in the AE and OS zones. (3) Where the wireless communication facility is not prominently visible from a public viewpoint. (4) Within an area zoned Industrial. (5) Near existing public or private access roads. (6) On or near the same site as an existing wireless communication facility when visual or other environmental impacts can be mitigated to a level of less than significant under CEQA and when such “clustering” of facilities is consistent with the applicable Area Plan. 	<p>Yes. The WCF is not prominently visible from a public viewpoint. The WCF is effectively camouflaged by the surrounding utility infrastructure.</p>
<p>Section 8107-45.4 (f)(4)(c), Height for Stealth Facilities:</p> <p>Stealth facilities shall meet the definition in Sec. 8102-0 and the applicable height limits prescribed in Section 8107-45.4.</p> <p>(c) A stealth facility that exceeds 80 feet in height shall be considered a non-stealth facility for entitlement processing under Section 8107-45. However, stealth design features may be included in the wireless communication facility to blend the facility with the surrounding environment.</p>	<p>Yes. The top of the panel antennas measures 53-feet above grade.</p>
<p>Section 8107-45.4 (g), Setbacks:</p>	<p>Not applicable. This is an existing WCF mounted to a SCE power pole.</p>
<p>Section 8107-45.4 (h), Retention of Concealment Elements:</p> <p>No modification to an existing wireless communication facility shall defeat concealment elements of the permitted facility. Concealment elements are defeated if any of the following occur:</p> <ol style="list-style-type: none"> (1) A stealth facility is modified to such a degree that it results in a non-stealth facility; or (2) The stealth facility no longer meets the applicable development standards for stealth facilities in Sec. 8107-45.4; or (3) Equipment and antennas are no longer concealed by the permitted stealth design features; or (4) Proposed modifications to a stealth facility, designed to represent a commonly found element in the environment or community (such as a tree, rock, or building), result in a facility that no longer resembles the commonly found 	<p>Yes. There are no proposed changes which would impact the concealment elements.</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>element due to its modified height, size, or design.</p>	
<p>Section 8107-45.4 (j). Historical Landmarks/Sites of Merit:</p> <p>A wireless communication facility shall not be constructed, placed, or installed on a structure, site or district designated by a federal, state, or County agency as an historical landmark or site of merit unless that facility is designed to meet the Secretary of the Interior (SOI) Standards. If the facility does not meet the SOI standards, then the Cultural Heritage Board must determine that the proposed facility will have no significant, adverse effect on the historical resource.</p>	<p>Yes. The WCF is not constructed or installed on a structure, site, or district designated by a federal, state, or County agency as a historical landmark or site of merit.</p>
<p>Section 8107-45.4 (n), Accessory Equipment:</p> <p>All accessory equipment associated with the operation of a wireless communication facility shall be located and screened to prevent the facility from being prominently visible from a public viewpoint to the maximum extent feasible.</p>	<p>Yes. All accessory equipment associated with the existing WCF is placed at ground-level within a fenced equipment area that is screened by existing vegetation.</p>
<p>Section 8107-45.4 (o), Colors and Materials:</p> <p>All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.</p>	<p>Yes. All colors and materials used for the WCF blend in with the man-made surroundings, which include utility infrastructure. There are no highly reflective materials used.</p>
<p>Section 8107-45.4 (p), Noise:</p> <p>All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.</p>	<p>Yes. The WCF is always operated and maintained to comply with the Ventura County noise standards.</p>
<p>Section 8107-45.4 (q), Landscaping and Screening:</p> <p>The permittee shall plant, irrigate and maintain additional landscaping during the life of the permit when landscaping is deemed necessary to screen the wireless communication facility from being prominently visible from a public viewpoint. New landscaping shall not incorporate any invasive species or watch species, as defined by the California Invasive Plant Council (Cal-IPC) and shall be in conformance with Section 8106-8.2.5. (AM. ORD. 4577 – 3/9/21)</p>	<p>Yes. The WCF is effectively screened by existing vegetation.</p>
<p>Section 8107-45.4 (r), Security:</p> <p>(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.</p>	<p>Yes. The WCF includes signage that deters access. Additionally, the equipment cabinet is located behind fencing for the property.</p>

Table 1 – Special Use Standards Consistency Analysis

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

E. CUP FINDINGS AND SUPPORTING EVIDENCE

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

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

Based on the information and analysis presented in Section D and Exhibit 5 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 Ordinance Code can be made.

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

The project involves the modification and continued operation of an existing WCF. The project site is surrounded by open space, agricultural, and low-density residential uses. Additionally, a variety of utility infrastructure is located on the project site including power lines and power poles. The design of the WCF includes antennas affixed to an existing SCE power pole which allows the facility to blend in with the existing utility infrastructure in the area. The proposed modifications involve upgrades to the telecommunication equipment and will not affect surrounding development.

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

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

The project involves the modification and continued operation of an existing WCF. The proposed modifications include telecommunication equipment upgrades that will occur on the existing antenna arms and within the equipment shelter. The WCF does not generate substantial noise or pose a health threat. No adverse effect on neighboring property or uses has been identified. Additionally, the project is conditioned (Exhibit 6, Condition No. 15) to identify a contact person for the timely resolution of complaints.

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

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

The existing WCF is located on a property operating as a nursery. The proposed modifications will upgrade the telecommunications equipment and occur on the existing antenna arms and within the existing equipment shelter. No adverse effect on the use of the surrounding properties has been identified. In any case, the Permittee will be required to identify a contact person for the timely resolution of complaints and the reporting of all major incidents (Exhibit 6, Condition Nos. 15, 16, 18). Finally, the project will include conditions of approval to ensure that the proposed use, storage, and handling of hazardous materials will be in conformance with all applicable County and state regulations (Exhibit 6, Condition No. 24).

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

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

The existing stealth WCF blends in with the surrounding environment. The proposed project does not affect any surrounding land uses, and the project is not sensitive to impacts from these uses. No new effects on the surrounding land uses would occur with the issuance of this CUP.

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

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

The property is a portion of Tract G of Rancho Simi, in the County of Ventura, as per Map recorded in Book 3, Page 7 of Maps in the office of the County Recorder. The lot was conveyed by deed and recorded May 19, 1955, in Book 1292, Page 85 of Official Records, in the Office of the County Recorder.

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

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

The project qualifies for a Class 1 and Class 2 Categorical Exemption pursuant to Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) of the CEQA Guidelines.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On October 5, 2023, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On October 5, 2023, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no comments have been received.

The project site is located within the City of Camarillo Area of Interest. On June 12, 2023, the County of Ventura Planning Division notified the City of Camarillo of the project and afforded the City of Camarillo an opportunity to provide written comment. As of the date of this document, no comments have been received.

The project is subject to review by the Santa Rosa Valley Municipal Advisory Committee. On August 29, 2023, the County of Ventura Planning Division notified the Santa Rosa Valley Municipal Advisory Council of the project. On August 29, 2023, it was determined that because the project would not involve major aesthetic changes and had no history of previous complaints, formal review by the Santa Rosa Valley Municipal Advisory Council would not be required.

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 Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) of the CEQA Guidelines.
3. **MAKE** the required findings to grant a CUP, Case No. PL23-0061, 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** the requested CUP (Case No. PL23-0061), subject to the conditions of approval (Exhibit 6); and
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 AJ Bernhardt at (805) 654-3136 or AJ.Bernhardt@ventura.org.

Prepared by:

AJ Bernhardt

AJ Bernhardt, Case Planner
Commercial/Industrial Permits Section
Ventura County Planning Division

Reviewed by:

MJ Fogg

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

EXHIBITS

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



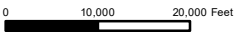
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 06-21-2023

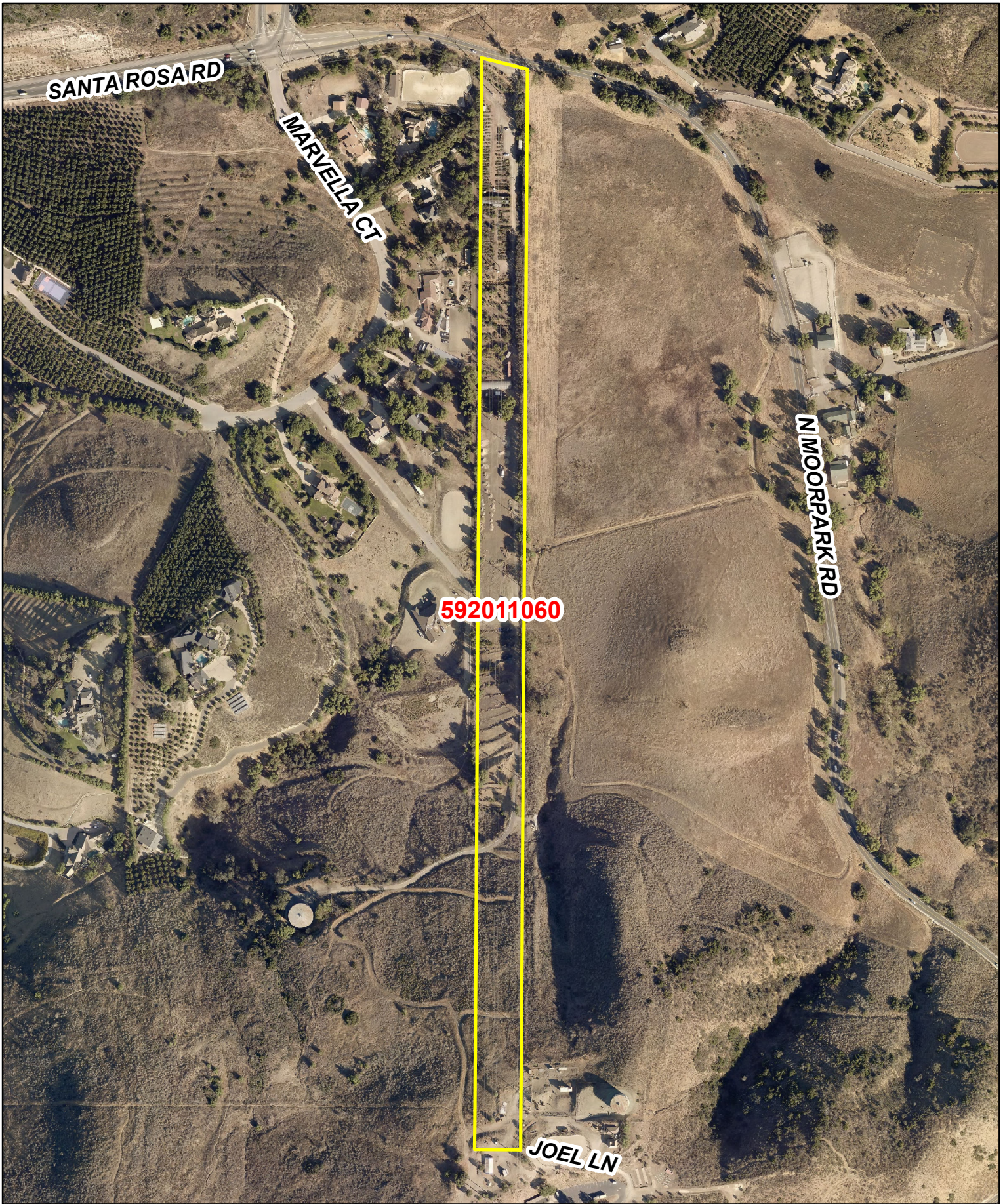


County of Ventura
Planning Director Hearing
Case No. PL23-0061
Exhibit 2 - Maps



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map nor does it make any decision involving a risk of economic loss or physical injury should be made in reliance thereon.





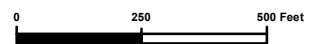
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Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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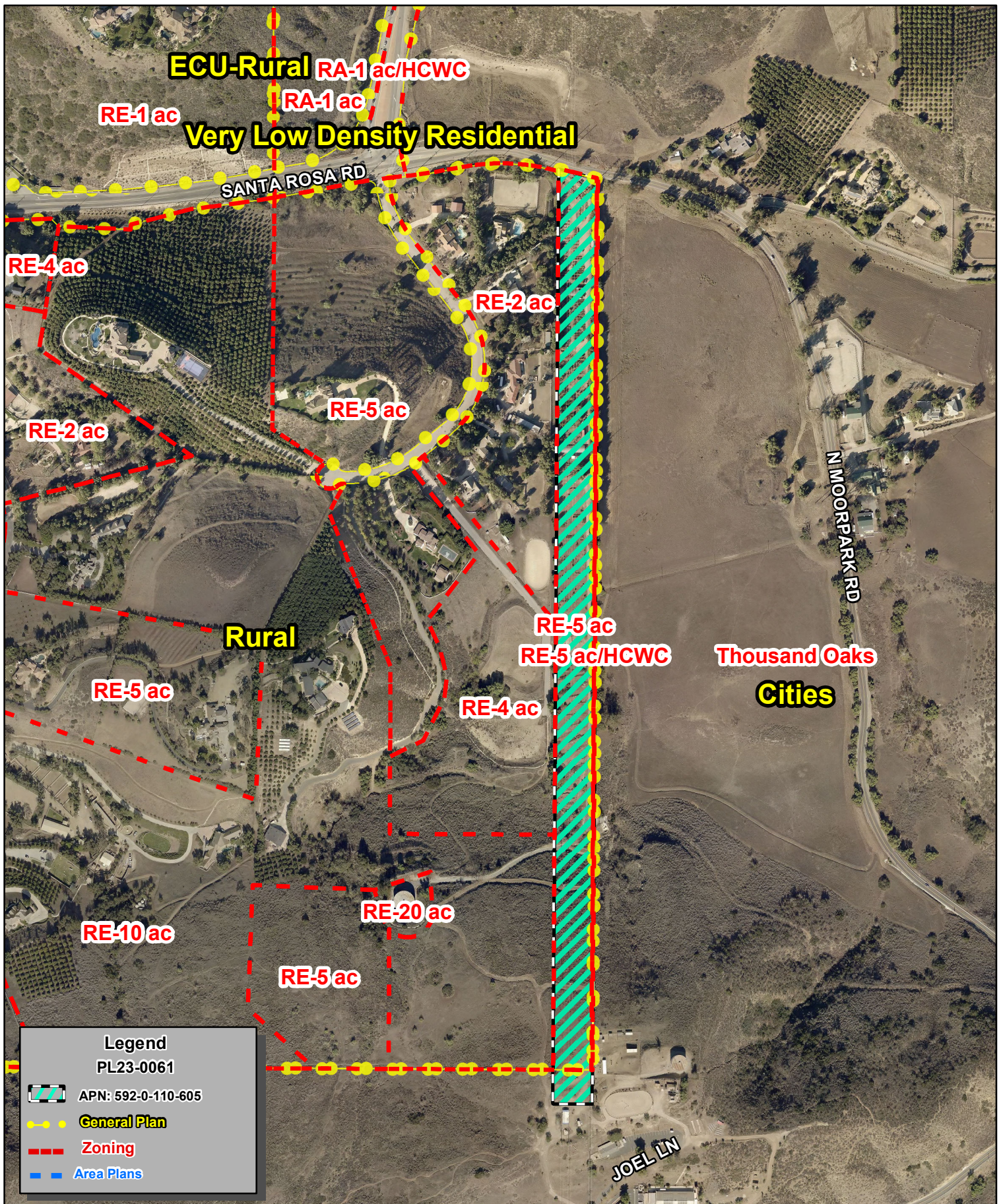


County of Ventura
Planning Director Hearing
PL23-0061
Aerial Photography



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 twarrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





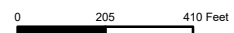
Legend
 PL23-0061
 APN: 592-0-110-605
 ●●●●● General Plan
 - - - - - Zoning
 - - - - - Area Plans



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 06-21-2023
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**County of Ventura
 Planning Director Hearing
 PL23-0061
 General Plan & Zoning Map**



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

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

ADA COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2019 CALIFORNIA BUILDING CODE SECTION 11B-203.5.

CODE COMPLIANCE

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

GENERAL NOTES



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

Know what's below. Call before you dig.

PROPERTY OWNER:	SCE
APPLICANT:	AT&T 12900 PARK PLAZA DRIVE CERRITOS, CA. 90703
LATITUDE (NAD 83):	34° 14' 43.00008" 34.2452778
LONGITUDE (NAD 83):	-118.8658333 118° 51' 56.99988"
GROUND ELEVATION (NAVD 88):	±541' AMSL
APN:	TBD
ZONING JURISDICTION:	COUNTY OF VENTURA
CURRENT ZONING:	N/A
EXISTING USE:	UNMANNED TELECOMMUNICATION FACILITY
PROPOSED USE:	UNMANNED TELECOMMUNICATION FACILITY

SITE INFORMATION

PROJECT MANAGER: AT&T 1452 EDINGER AVE. TUSTIN, CA 92780 CONTACT: MARK RIVERA PHONE: (714) 350-0041 EMAIL: mr3921@att.com	ENGINEERING: EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: RICH BRUNET PHONE: (949) 899-5597 EMAIL: rich.brUNET@eukongroup.com
LEASING: EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: ALESSANDRO SCOLAISTRA PHONE: (949) 505-1902 EMAIL: alessandro.scolaistra@eukongroup.com	ZONING: EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: ALESSANDRO SCOLAISTRA PHONE: (949) 505-1902 EMAIL: alessandro.scolaistra@eukongroup.com
RF ENGINEER: AT&T 1452 EDINGER AVE. TUSTIN, CA 92780 CONTACT: ATHAR ALI PHONE: (469) 534-2496 EMAIL: aa250e@att.com	CONSTRUCTION: AT&T 1452 EDINGER AVE. TUSTIN, CA 92780 CONTACT: KEN LIEN PHONE: (626) 348-3186 EMAIL: k18481@att.com

PROJECT TEAM

FA LOCATION: SNBBCAOV70
FA 10086919 (SNBBCAO70)
SITE NAME: NORWEGIAN GRADE MOORPARK
-THOUSAND OAKS #2, 66kv
TSP 1604092E YEAR BUILT: 1964

County of Ventura
Planning Director Hearing
Case No. PL23-0061
Exhibit 3 - Site Plans



PROJECT: 5G/NR/1SR/CBAND
SITE TYPE: UTILITY TOWER
SITE ADDRESS: 4730 MOORPARK RD.
CAMARILLO, CA. 93012
DISTRICT / ZONE: 1/1B

CBAND PACE#: MRLOS091328 / PA#: 3551A11DYB
5G NR 1DR-1 PACE#: MRLOS091310 / PA#: 3551A11FWL
5G NR 1DR-2 PACE#: MRLOS091294 / PA#: 3551A11FVW
5G NR 1DR-1 PACE#: MRLOS091299 / PA#: 3551A11FXN
BBU PACE#: MRLOS091315 / PA#: 3551A11JJZ
5G NR 1SR CBAND PACE#: MRLOS091324 / PA#: 3551A11EQB
4TXRX PACE#: MRLOS091304 / PA#: 3551A11HJR
LTE-2C (FIRSTNET) PACE#: MRLOS087766 / PA#: 3551A11FMZ



DIRECTIONS FROM AT&T OFFICE: TAKE PARK PLAZA DR. TO ALONDRA BLVD AND TURN RIGHT. TURN LEFT ONTO CARMENITA RD. GET ON I-5 N. FOLLOW I-5 N TO EXIT 130C FOR I-710 N TOWARDS PASADENA. TAKE EXIT 22 FOR I-10/SAN BERNARDINO FWY TOWARDS LOS ANGELES. GET ON I-5 FWY TOWARDS EXIT 139A FOR CA-2 N/GLENDALE FWY. TAKE EXIT 21C FOR I-210 W TOWARDS SACRAMENTO. TAKE EXIT 21B ONTO I-210 W/FOOTHILL FWY. EXIT 6B FOR CA-118 W/RONALD REAGAN FWY. TAKE EXIT 19 FOR TIERRA REJADA RD. TURN RIGHT ONTO TIERRA REJADA RD. TURN LEFT ONTO MOORPARK RD. SITE IS LOCATED ON LEFT HAND SIDE.

DRIVING DIRECTIONS

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

CONSTRUCTION DRAWING

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

APPROVED BY:	INITIALS:	DATE:
AT&T RF ENGINEER: ATHAR ALI (aa250e)		1/5/2022
AT&T OPERATIONS:		
SITE ACQUISITION MANAGER:		
PROJECT MANAGER:		
ZONING VENDOR:		
LEASING VENDOR:		
CONSTRUCTION MANAGER:		
A/E MANAGER:		
PROPERTY OWNER:		

APPROVALS

AT&T PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- REMOVE (2) EXISTING RRU-11 WITHIN EXISTING EQUIPMENT SHELTER
- REMOVE (8) EXISTING 4' PANEL ANTENNAS AT EXISTING TOWER
- REMOVE (4) EXISTING TMAS AT EXISTING TOWER
- REMOVE (8) EXISTING COMBINERS AT EXISTING TOWER
- INSTALL (1) NEW 6630 BASEBAND UNIT WITHIN EXISTING RACK AT EQUIPMENT SHELTER
- INSTALL (1) NEW XMU BASEBAND UNIT WITHIN EXISTING RACK AT EQUIPMENT SHELTER
- INSTALL (6) NEW RRUS WITHIN EXISTING EQUIPMENT SHELTER
- INSTALL (4) NEW PANEL ANTENNAS AT EXISTING TOWER
- INSTALL (2) NEW DC6 AT EXISTING TOWER
- INSTALL (8) NEW TMAS AT EXISTING TOWER
- INSTALL (8) NEW TWIN TRIPLEXERS AT EQUIPMENT SHELTER

PROJECT DESCRIPTION

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	4
T-2	GENERAL NOTES, LEGEND, AND ABBREVIATIONS	3
T-3	GENERAL SIGNAGE	3
A-1	SITE PLAN	3
A-2	EXISTING AND NEW EQUIPMENT LAYOUTS	3
A-3	EXISTING ANTENNA PLAN / EXISTING ANTENNA AND RRU SCHEDULES	3
A-3.1	NEW ANTENNA PLAN / NEW ANTENNA AND RRU SCHEDULES	5
A-4	EXISTING AND NEW NORTH ELEVATIONS	3
A-5	EXISTING AND NEW WEST ELEVATIONS	3
A-6	EXISTING AND NEW SOUTH ELEVATIONS	3
A-7	EQUIPMENT DETAILS	4
A-8	EQUIPMENT DETAILS	4
A-9	EXISTING EQUIPMENT DETAILS	3

SHEET INDEX

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DO NOT SCALE DRAWINGS

APPLICANT:



1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:



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

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DRAWN BY:	AS
CHECKED BY:	BW

REVISIONS:

REV	DATE	DESCRIPTION
5	10/17/22	ECS COMMENTS
4	10/03/22	UPDATED PER RFDS
3	05/17/22	SCE COMMENTS
2	04/25/22	SCE COMMENTS
1	03/17/22	REVISED PER SCE WALK
0	02/24/22	100% CONSTRUCTION DRAWING
B	01/03/22	RFDS REVISION
A	11/11/21	90% CONSTRUCTION DRAWING

LICENSEE:



PROJECT INFORMATION:

FA LOCATION: 10086919
(CLU1636)
NORWEGIAN GRADE
4730 MOORPARK RD.
CAMARILLO, CA. 93012

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

	NEW ANTENNA		GROUT OR PLASTER		TELCO RUN		5/8" X 10"-0" .CU. GND ROD IN TEST WELL 30" MIN. BELOW GRADE.
	EXISTING ANTENNA		(E) BRICK		POWER/TELCO RUN		CHEMICAL GROUND ROD (XIT GROUND ROD)
	GROUND ROD		(E) MASONRY		GROUNDING CONDUCTOR		CADWELD CONNECTION
	GROUND BUS BAR		CONCRETE		GROUNDING CONDUCTOR		MECHANICAL CONNECTION
	MECHANICAL GRND. CONN.		EARTH		GROUNDING CONDUCTOR		HALO GROUND CONNECTION
	CADWELD		GRAVEL		CONDUIT UNDERGROUND		CIRCUIT BREAKER
	GROUND ACCESS WELL		PLYWOOD		FUSE, SIZE AND TYPE AS INDICATED.		UTILITY METER BASE
	ELECTRIC BOX		WOOD CONT.		SAFETY SWITCH, 2P-240V-60A W/60A FUSES, NEMA 3R ENCLOSURE, SQ D CATALOG NO. H222NRB		TRANSFORMER
	TELEPHONE BOX		WOOD BLOCKING		MANUAL TRANSFER SWITCH, 2P-240V-200A, NO FUSE, NEMA 3R ENCLOSURE		STEPDOWN TRANSFORMER
	LIGHT POLE		STEEL		LIGHTING FIXTURE, FLUORESCENT, 10.94" x 4'-0", 2/40W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #WSW232T		RECEPTACLE, 2P-3W-125V-15A, DUPLEX, GROUND TYPE, HUBBEL CATALOG #5362
	FND. MONUMENT		CENTERLINE		LIGHTING FIXTURE, FLUORESCENT, 10.94" x 8'-0", 2/95W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #TWSM232T		TOGGLE SWITCH, 1P-125V-15A, HUBBELL CATALOG #HBL 1201CN
	SPOT ELEVATION		MATCH LINE		LIGHTING FIXTURE, HIGH PRESSURE SODIUM, 1/70W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #NRG-307 OR 1/50W, HUBBELL LIGHTING CATALOG #NRG-121		TOGGLE SWITCH, 1P-120V-15A, "WP"
	SET POINT		WORK POINT		EXIT SIGN, THERMOPLASTIC LED, SINGLE FACE, UNIVERSAL MOUNTING, W/BATTERY PACK, HUBBELL LIGHTING CATALOG #PRB		IONIZATION SMOKE DETECTOR W/ALARM HORN & AUXILIARY CONTACT, 120 VAC, GENTEX PART NO. 7100F
	REVISION		GROUND CONDUCTOR		LIGHTING FIXTURE, INCANDESCENT, 1/100W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #BRH-100-06-1		POLE
	GRID REFERENCE		COAXIAL CABLE		LIGHTING FIXTURE, HALOGEN, QUARTZ, 1/300W, HUBBELL LIGHTING CATALOG #QL-505		(N) POLE MOUNTED XFMR
	DETAIL REFERENCE		OVERHEAD SERVICE CONDUCTORS		LIGHTING FIXTURE, 1/175W. METAL HALIDE, HUBBELL CAT #MIC-0175H-336		(E) POLE MOUNTED XFMR
	ELEVATION REFERENCE		CHAIN LINK FENCING		LIGHTING FIXTURE, 1/175W. METAL HALIDE, HUBBELL CAT #MIC-0175H-336		(N) PAD MOUNTED XFMR
	SECTION REFERENCE		OVERHEAD TELEPHONE/OVERHEAD POWER		LIGHTING FIXTURE, 1/175W. METAL HALIDE, HUBBELL CAT #MIC-0175H-336		(E) PAD MOUNTED XFMR
			OVERHEAD TELEPHONE LINE		LIGHTING FIXTURE, 1/175W. METAL HALIDE, HUBBELL CAT #MIC-0175H-336		
			OVERHEAD POWER LINE		LIGHTING FIXTURE, 1/175W. METAL HALIDE, HUBBELL CAT #MIC-0175H-336		
			POWER RUN		LIGHTING FIXTURE, 1/175W. METAL HALIDE, HUBBELL CAT #MIC-0175H-336		
			FIBER/POWER RUN		LIGHTING FIXTURE, 1/175W. METAL HALIDE, HUBBELL CAT #MIC-0175H-336		

LEGEND 1

A	AMPERE	EMT.	ELECTRICAL METALLIC TUBING	MTD.	MOUNTED	T.O.F.	TOP OF FOUNDATION
A.B.	ANCHOR BOLT	E.N.	EDGE NAIL	MTG.	MOUNTING	T.O.P.	TOP OF PLATE (PARAPET)
ABV.	ABOVE	ENCL.	ENCLOSURE	MTL.	METAL	T.O.S.	TOP OF STEEL
AC	ALTERNATE CURRENT/AIR CONDITIONER	ENG.	ENGINEER	N	NEUTRAL	T.O.W.	TOP OF WALL
ACCA	ANTENNA CABLE COVER ASSEMBLY	E.O.	EQUAL	N	NEW	TYP.	TYPICAL
ADD'L	ADDITIONAL	EXST.(E)	EXISTING	(N)	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.	U.G.	UNDER GROUND
A.F.F.	ABOVE FINISHED FLOOR	EXP.	EXPANSION	NEMA	NO.(#)	U.L.	UNDERWRITERS LABORATORY INC.
A.F.G.	ABOVE FINISHED GRADE	EXT.	EXTERIOR	N.O.#	NOT TO SCALE	UMTS	UNIVERSAL MOBIL TECH. SYS. (3G MOBILE TECH.)
AIC	AMPERE INTERRUPTING CAPACITY	FAB.	FABRICATION(OR)	N.T.S.	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
ALUM.	ALUMINUM	FAC.	FACE OF STUD	N	NEUTRAL	V	VOLT
ALT.	ALTERNATE	F/A	FIRE ALARM	OH	OVERHEAD	VAC	VOLT ALTERNATING CURRENT
ANT.	ANTENNA	F.F.	FINISH FLOOR	O.C.	ON CENTER	V.I.F.	VERIFY IN FIELD
APPROX.	APPROXIMATE(LY)	F.G.	FINISH GRADE	OPNG.	OPENING	W	WATT OR WIRE
ARCH.	ARCHITECT(URAL)	FIN.	FINISH(ED)	P	PRECAST CONCRETE	WD	WIDE(WIDTH)
AT.	AMPERE TRIP	FLR.	FLOOR	P/C	PERSONAL COMMUNICATION SERVICES	W/O	WITHOUT
AWG.	AMERICAN WIRE GAUGE	FLUOR	FLUORESCENT	PH	PHASE	W/P.	WEATHERPROOF
BATT.	BATTERY	FDN.	FOUNDATION	PLY	PLYWOOD	WT.	WEIGHT
BD.	BOARD	F.O.C.	FACE OF CONCRETE	PNLBD	PANELBOARD	XFER	TRANSFER
BLDG.	BUILDING	F.O.M.	FACE OF MASONRY	PPC	POWER PROTECTION CABINET	XFMR	TRANSFORMER
BLK.	BLOCK	F.O.S.	FACE OF STUD	PRC	PRIMARY RADIO CABINET	XLPE	CROSS-LINK POLYETHYLENE
BLKG.	BLOCKING	F.O.W.	FACE OF WALL	PRI	PRIMARY	X	CENTERLINE
BM.	BEAM	F.S.	FINISH SURFACE	P.S.F.	POUNDS PER SQUARE FOOT	E	PLATE, PROPERTY LINE
B.N.	BOUNDARY NAILING	FT.(')	FOOT (FEET)	P.S.I.	POUNDS PER SQUARE INCH		
BR.	BRANCH	FTG.	FOOTING	P.T.	PRESSURE TREATED		
BRKR.	BREAKER	FU	FUSE	PWR.	POWER (CABINET)		
BTCW.	BARE TINNED COPPER WIRE	G	GROUND	QTY.	QUANTITY		
BTS.	BASE TRANSMISSION SYSTEM	GR	GROWTH (CABINET)	RD.(R)	RADIUS		
B.O.F.	BOTTOM OF FOOTING	GA.	GAUGE	RBS	RADIO BASE STATION		
B.U.	BACK-UP CABINET	GEN.	GENERATOR	RCPT.	RECEPTACLE		
C	CONDUIT	GLB.	GLUE LAMINATED BEAM	REF.	REFERENCE		
CAB.	CABINET	G.F.C. I.	GROUND FAULT CIRCUIT INTERRUPTER	REINF.	REINFORCEMENT(ING)		
CANT.	CANTILEVER(ED)	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	REQ'D.	REQUIRED		
CB.	CIRCUIT BREAKER	GND	GROUND	RGS.	RIGID GALVANIZED STEEL		
CDMA	CODE-DIVISION MULTIPLE ACCESS (2G & 3G)	GRND.	GROUND	RRU	REMOTE RADIO UNIT (RADIO TRANSCEIVER)		
CDUK	CONSOLIDATION DISTRIBUTION UNIT KIT	GSM	GLOBAL SYSTEM MOBILE (2G+ MOBILE TECH.)				
C.I.P.	CAST IN PLACE	HDBC	HARD DRAWN COPPER WIRE				
CKT.	CIRCUIT	HDR.	HEADER				
CLG.	CEILING	HGR.	HANGER	RX-AIT	RECEIVER AIR INTERFACE TRAY		
CLR.	CLEAR	HPS	HIGH PRESSURE SODIUM	SAFE	SAFETY		
CMU	CONCRETE MASONRY UNIT (JAMB BLOCKS)	HT.	HEIGHT	SCHD.	SCHEDULE		
COL.	COLUMN	ICGB.	ISOLATED COPPER GROUND BUS	SDBC	SOFT DRAWN BARE COPPER		
CONC.	CONCRETE	IN.(')	INCH(ES)	SEC	SECONDARY		
CONN.	CONNECTION(OR)	INT.(')	INTERIOR	SHT.	SHEET		
CONST.	CONSTRUCTION	INT.	INTERIOR	SIM.	SIMILAR		
CONT.	CONTINUOUS	LB.(#)	POUND(S)	S.N.	SOLID NEUTRAL		
d	PENNY (NAILS)	L.B.(#)	LAG BOLTS	SPEC.	SPECIFICATION(S)		
DBL.	DOUBLE	L.F.	LINEAR FEET (FOOT)	SQ.	SQUARE		
DC	DIRECT CURRENT	L.G.	LENGTH	S.S.	STAINLESS STEEL		
DEM.	DEMOLITION	L.	LONG(TUDINAL)	STD.	STANDARD		
DEPT.	DEPTH	LPS	LOW PRESSURE SODIUM	STL	STEEL		
D.F.	DOUGLAS FIR	LTE	LONG TERM EVOLUTION (4G MOBILE TECH.)	STRUC.	STRUCTURAL		
DIA.	DIAMETER	MAS.	MASONRY	SURF	SURFACE		
DIAG.	DIAGONAL	MAX.	MAXIMUM	SW	SWITCH		
DIM.	DIMENSION	M.B.	MACHINE BOLT	TEL.	TELEPHONE		
DWG.	DRAWING(S)	MECH.	MECHANICAL	TEMP.	TEMPORARY		
DWL.	DOWEL(S)	MFR.	MANUFACTURER	THK.(NESS)	THICK(NESS)		
E.A.	EACH	MIN.	MINIMUM	TMA	TOWER MOUNTED AMPLIFIER (DC SUPPLY VOLTAGE)		
EGR.	EMERGENCY GENERATOR RECEPTACLE	MISC.	MISCELLANEOUS	T.N.	TOP OF ANTENNA		
EL.	ELEVATION	MLO.	MAIN LUGS ONLY	T.O.A.	TOP OF ANCHOR		
ELEC.	ELECTRICAL			T.O.C.	TOP OF CURB		
ELEV.	ELEVATION						

ABBREVIATIONS 2 EXISTING AT&T CELL SITE NOTES 3 GENERAL NOTES 4

1. THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
8. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
9. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
10. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
11. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET LS1 OR SHEET C-1), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ENGINEER.
12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF AT&T.
13. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
14. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ENGINEER, IF NECESSARY, BEFORE PROCEEDING.
15. BEFORE ORDERING AND/OR BEFORE FABRICATING/CONSTRUCTING/INSTALLING ANY ITEMS, VERIFY THE TYPES AND QUANTITIES.
16. CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
18. CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
19. CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL. REPLACE WITH CLASS II AGGREGATE BASE AND CRUSHED WASHED ROCK. AS SPECIFIED ON SITE PLAN.
20. CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
21. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR THE FABRICATION OF MATERIALS TO BE INSTALLED AT THE SITE, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INCLUDING AS-BUILT DIMENSIONS OF EXISTING STRUCTURES OR STRUCTURAL ELEMENTS HAVING A BEARING ON THE SCOPE OF THE WORK TO BE PERFORMED. IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE DIMENSIONS OR CONDITIONS FOUND TO BE EXISTING IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN DESIGN RESOLUTION PRIOR TO PROCEEDING WITH THE PORTION(S) OF THE WORK AFFECTED. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO SO NOTIFY THE ENGINEER AND OBTAIN RESOLUTION BEFORE PROCEEDING.

APPLICANT:

1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

65 POST, SUITE 1000
IRVINE, CA 92618
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DRAWN BY: AS
CHECKED BY: BW

REVISIONS:		
REV	DATE	DESCRIPTION
5	10/17/22	ECS COMMENTS
4	10/03/22	UPDATED PER RFDS
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LICENSEE:

PROJECT INFORMATION:

FA LOCATION: 10086919
(CLU1636)
NORWEGIAN GRADE
4730 MOORPARK RD.
CAMARILLO, CA. 93012

SHEET TITLE:

GENERAL NOTES,
LEGEND, AND
ABBREVIATIONS

SHEET NUMBER:

T-2

NOTICE

Beyond This Point you are entering a controlled area where RF emissions *may exceed* the FCC General Population Exposure Limits.

Follow all posted signs and site guidelines for working in a RF environment.

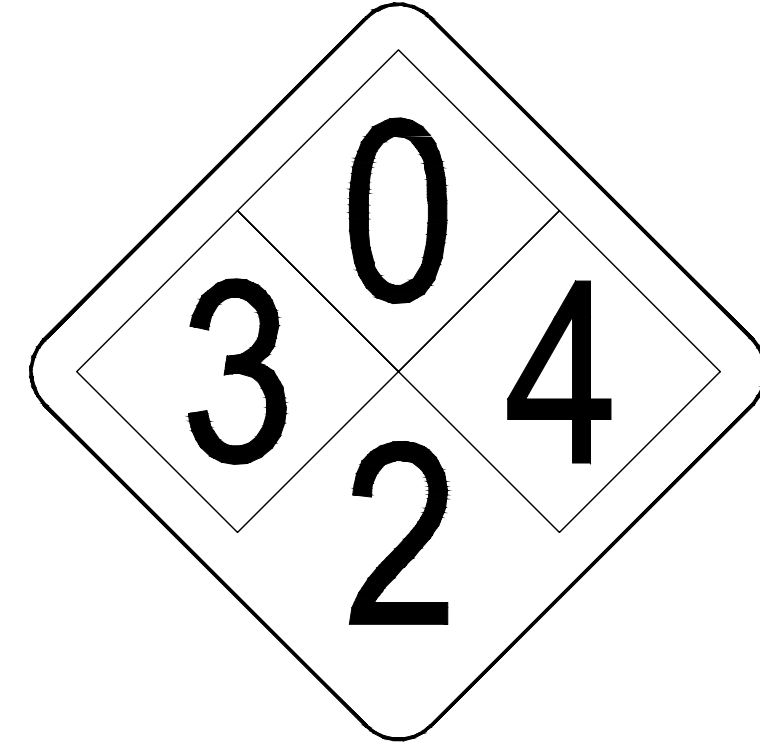
Ref: 47CFR 1.1307(d)

CAUTION

Beyond This Point you are entering a controlled area where RF emissions *may exceed* the FCC Occupational Exposure Limits.

Obey all posted signs and site guidelines for working in a RF environment.

Ref: 47CFR 1.1307(d)



ALERTING SIGN
NO SCALE

ALERTING SIGNS
NO SCALE

WARNING!

DANGER DO NOT TOUCH TOWER!

SERIOUS "RF" BURN HAZARD!

MAINTAIN AN ADEQUATE CLEARANCE BETWEEN TOWER SUPPORTS AND GUY WIRES

FAILURE TO OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN A RADIO FREQUENCY ENVIRONMENT COULD RESULT IN SERIOUS INJURY. CONTACT CURRENT MAX EXCEEDS LIMITS PROSCRIBED IN ANSI, IEEE C95.1-1992 FOR CONTROLLED ENVIRONMENTS.

ALERTING SIGN
NO SCALE

PROPERTY OF AT&T

AUTHORIZED PERSONNEL ONLY

IN CASE OF EMERGENCY, OR PRIOR TO PERFORMING MAINTENANCE ON THIS SITE, CALL 800-638-2822 AND REFERENCE CELL SITE NUMBER _____

INFO SIGN #5
NO SCALE



INFO SIGN #3
NO SCALE

INFORMATION

AT&T operates telecommunication antennas at this location. Remain at least 3 feet away from any antenna and obey all posted signs.

Contact the owner(s) of the antenna(s) before working closer than 3 feet from the antenna.

Contact AT&T at _____ prior to performing any maintenance or repairs near AT&T antennas. This is Site # _____.

Contact the management office if this door/hatch/gate is found unlocked.

INFORMACION

En esta propiedad se ubican antenas de telecomunicaciones operadas por AT&T. Favor mantener una distancia de no menos de 3 pies y obedecer todos los avisos.

Comuníquese con el propietario o los propietarios de las antenas antes de trabajar o caminar a una distancia de menos de 3 pies de la antena.

Comuníquese con AT&T _____ antes de realizar cualquier mantenimiento o reparaciones cerca de la antena de AT&T.

Este es la estación base número: _____.

Favor comunicarse con la oficina de la administración del edificio al estar puerta o compuerta se encuentra sin cerrada.

INFO SIGN #1
NO SCALE

INFO SIGN #2
NO SCALE

INFO SIGN #4
NO SCALE

STAY BACK 3 FEET FROM ANTENNA

GENERAL SIGNAGE GUIDELINES								
Structure Type	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	INFO SIGN #5	Striping	NOTICE SIGN	CAUTION SIGN
Towers								
MONOPINE/Monopine/Monopalm	entrance gates, shelter doors OR on the outdoor cabinets	climbing side of the Tower	on backside of Antennas	on the side of Antennas	On the shelter door or on one outdoor equipment cabinet			At the height of the first climbing step, min. 9ft above ground
SCE Towers/Towers with high voltage	entrance gates, shelter doors OR on the outdoor cabinets				On the shelter door or on one outdoor equipment cabinet			At the height of the first climbing step, min. 9ft above ground
Light Poles/Flag Poles	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no	on backside of Antennas	on the side of Antennas	On the shelter door or on one outdoor equipment cabinet			
Utility Wood Poles (JPA)	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no	on backside of Antennas	on the side of Antennas	On the shelter door or on one outdoor equipment cabinet			If GP max value of MPE at antenna level is: 0-99%: Notice sign; over 99%: Caution sign at no less than 3ft below antenna and 9ft above ground
Microcells mounted on non-JPA poles	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no	on backside of Antennas	on the side of Antennas	On the shelter door or on one outdoor equipment cabinet			Notice or Caution sign at no less than 9ft above ground; only if the exposure exceeds 90% of the General Public Exposure at 6ft above ground or at
Roof Tops								
At all access points to the roof	X							
On Antennas	X		X	X				
Concealed Antennas	X	X						
antennas mounted facing outside the building	X	X						
antennas on support structure	X	X						
Roofview Graph:								
Radiation area is within 3ft from antenna	X	adjacent to each antenna						either Notice or Caution sign (based on Roofview results) at antennas/barrier
Radiation area is beyond 3ft from antenna	X	adjacent to each antenna				diagonal, yellow striping as to Roofview graph		
Church Steeples								
Access to steeple		adjacent to antennas if antennas are concealed	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet			Caution sign at the antennas
Water Stations								
Access to ladder		adjacent to antennas if antennas are concealed	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet			Caution sign beside info sign #1, min. 9ft above ground
Notes for Rooftop sites:								
1. Either NOTICE or CAUTION signs need to be posted at each sector as close as possible to: the outer edge of the striped off area of the outer antennas of the sector.								
2. If Roofview shows: only blue = Notice Sign, blue and yellow = Caution Sign, only yellow = Caution sign to be installed.								
3. Should the Required striping area interfere with any structures or equipment (A/C, vents, roof hatch, doors, other antennas, dishes, etc.).								
please notify AT&T to modify the striping area, prior to starting the work								

SIGNAGE GUIDELINES CHART
NO SCALE

APPLICANT:

1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

an SFC Communications, Inc. Company

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DRAWN BY: AS
CHECKED BY: BW

REVISIONS:

REV	DATE	DESCRIPTION
5	10/17/22	ECS COMMENTS
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3	05/17/22	SCE COMMENTS
2	04/25/22	SCE COMMENTS
1	03/17/22	REVISED PER SCE WALK
0	02/24/22	100% CONSTRUCTION DRAWING
B	01/03/22	RFDS REVISION
A	11/11/21	90% CONSTRUCTION DRAWING

LICENSEE:

PROJECT INFORMATION:

FA LOCATION: 10086919
(CLU1636)
NORWEGIAN GRADE
4730 MOORPARK RD.
CAMARILLO, CA. 93012

SHEET TITLE:

GENERAL SIGNAGE

SHEET NUMBER:

T-3

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

GENERAL NOTES:

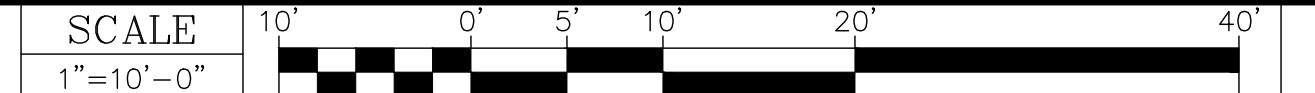
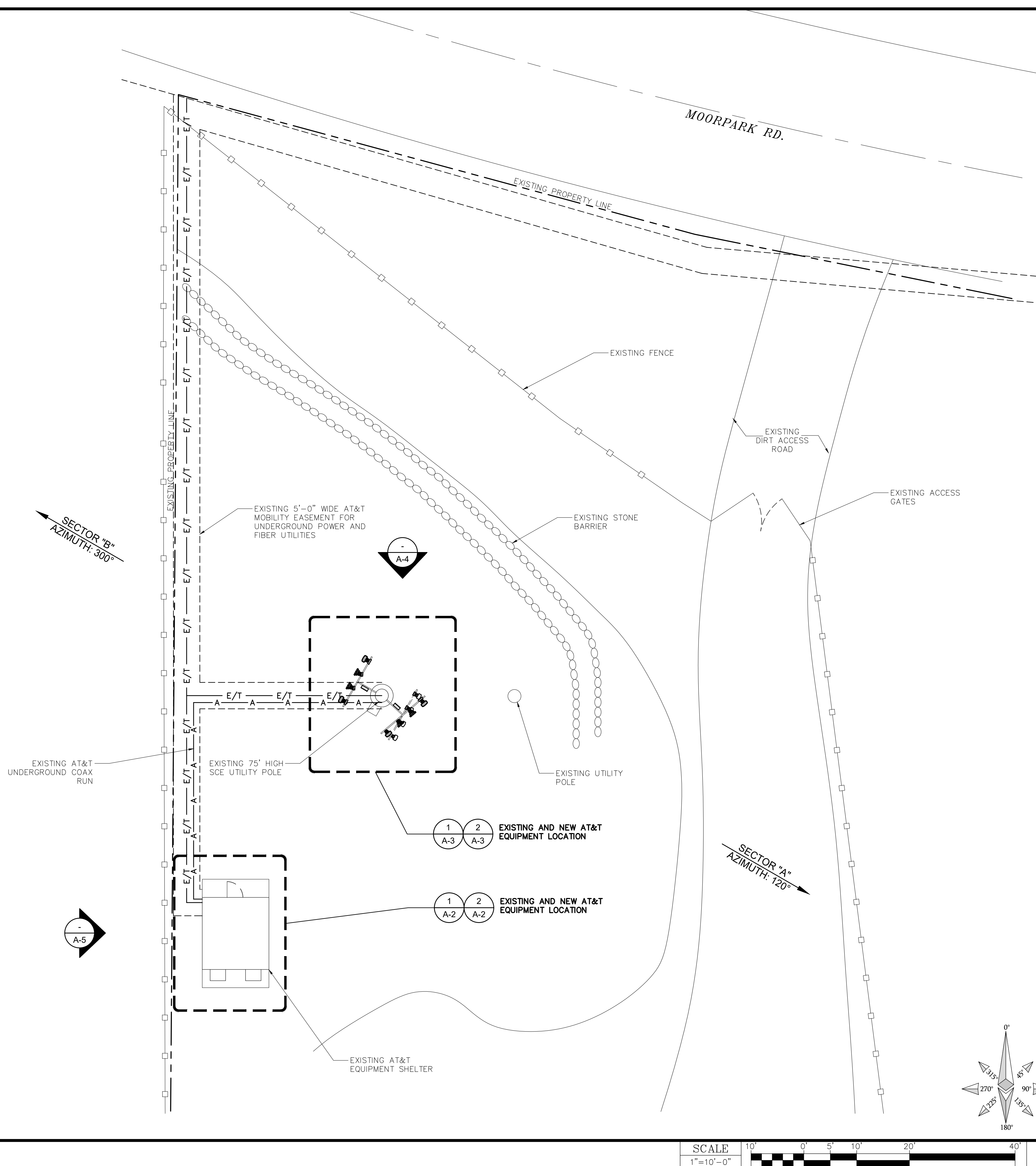
1. THE EXISTING FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE.
2. THE EXISTING FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITAT. (NO HANDICAP ACCESS IS REQUIRED).
3. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
4. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS PROPOSAL.
5. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT NEW.
6. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATION.
8. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTION REQUIRED FOR CONSTRUCTION.
9. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
10. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND DRAWINGS PROVIDED BY THE SITE OWNER. SUBCONTRACTOR SHALL NOTIFY AT&T OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

SITE WORK GENERAL NOTES:

1. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
2. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
3. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
4. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
5. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
6. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
7. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING, OWNER AND/OR LOCAL UTILITIES.
8. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
9. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
10. ADD ELECTRICAL CONNECTIONS IN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED UNDERGROUND TO THE NEAREST UTILITY POLE.
11. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE ENVIRONMENTAL AND PUBLIC WORKS MANAGEMENT DEPARTMENT - ADMINISTRATIVE SERVICES.
12. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL DAMAGED OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK.
13. NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
14. NO RUNOFF SEDIMENT OR WASTES IS ALLOWED IN WATER LEAVING THE SITE.
15. ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST POLE.
16. ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

DISCLAIMER NOTE:
EUKON GROUP HAS GENERATED A SITE PLAN WITHOUT THE BENEFIT OF A LAND TOPOGRAPHIC SURVEY. PROPERTY LINES, POWER/TELCO UTILITY POINTS OF CONNECTIONS/ROUTES AND EASEMENTS SHOWN ON THESE PLANS ARE ESTIMATED. EUKON GROUP HIGHLY RECOMMENDS GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.

SITE PLAN



APPLICANT:

1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

an SFC Communications, Inc. Company
65 POST, SUITE 1000
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TEL: (949) 553-8566
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REVISIONS:

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1	03/17/22	REVISED PER SCE WALK
0	02/24/22	100% CONSTRUCTION DRAWING
B	01/03/22	RFDS REVISION
A	11/11/21	90% CONSTRUCTION DRAWING

LICENSEE:

PROJECT INFORMATION:

FA LOCATION: 10086919
(CLU1636)
NORWEGIAN GRADE
4730 MOORPARK RD.
CAMARILLO, CA. 93012

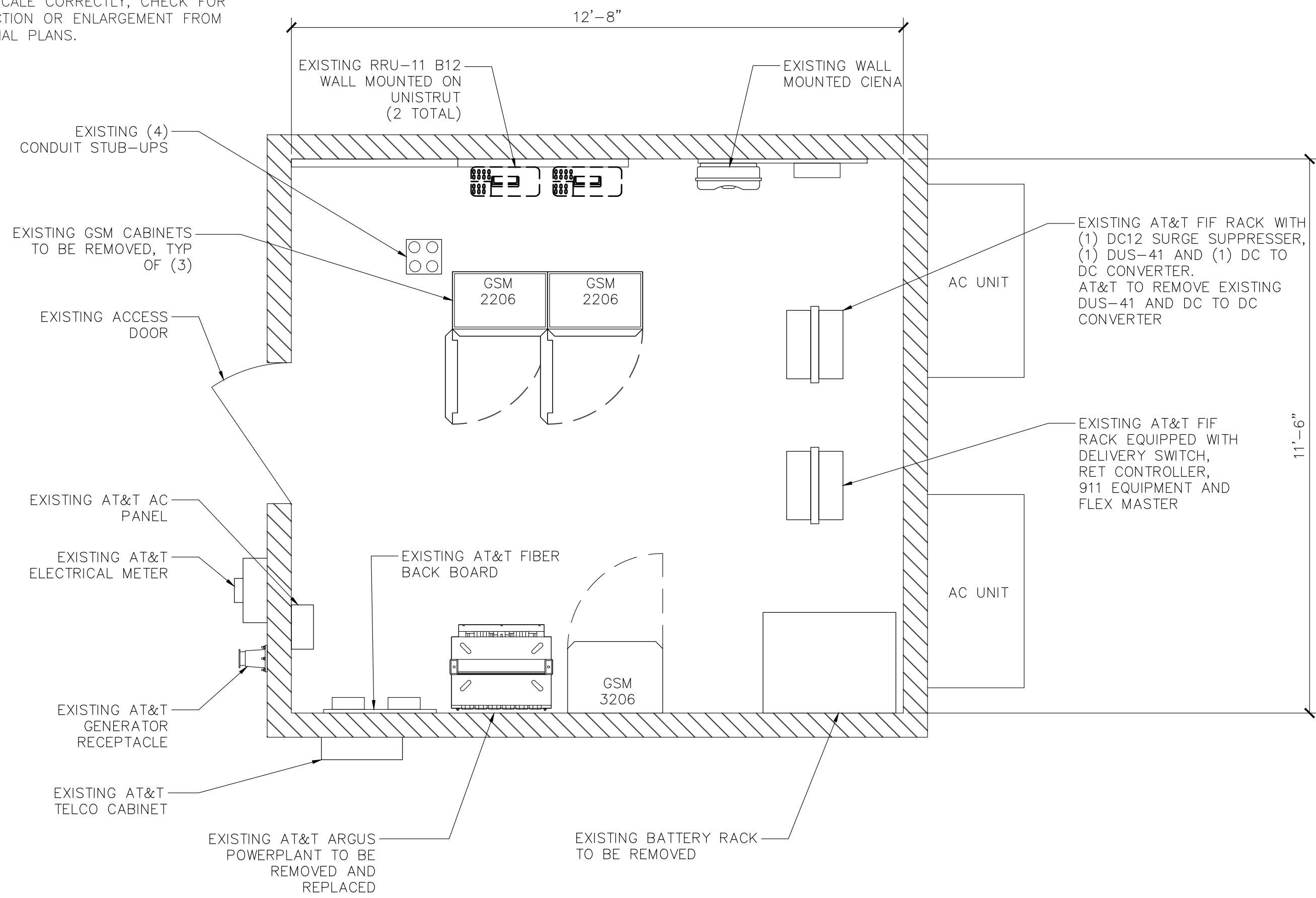
SHEET TITLE:

SITE PLAN

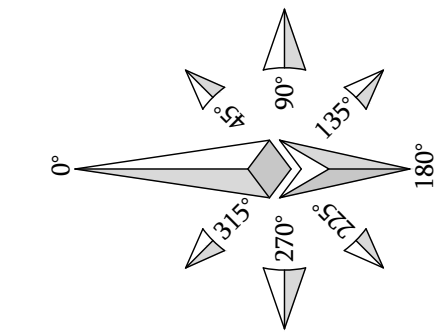
SHEET NUMBER:

A-1

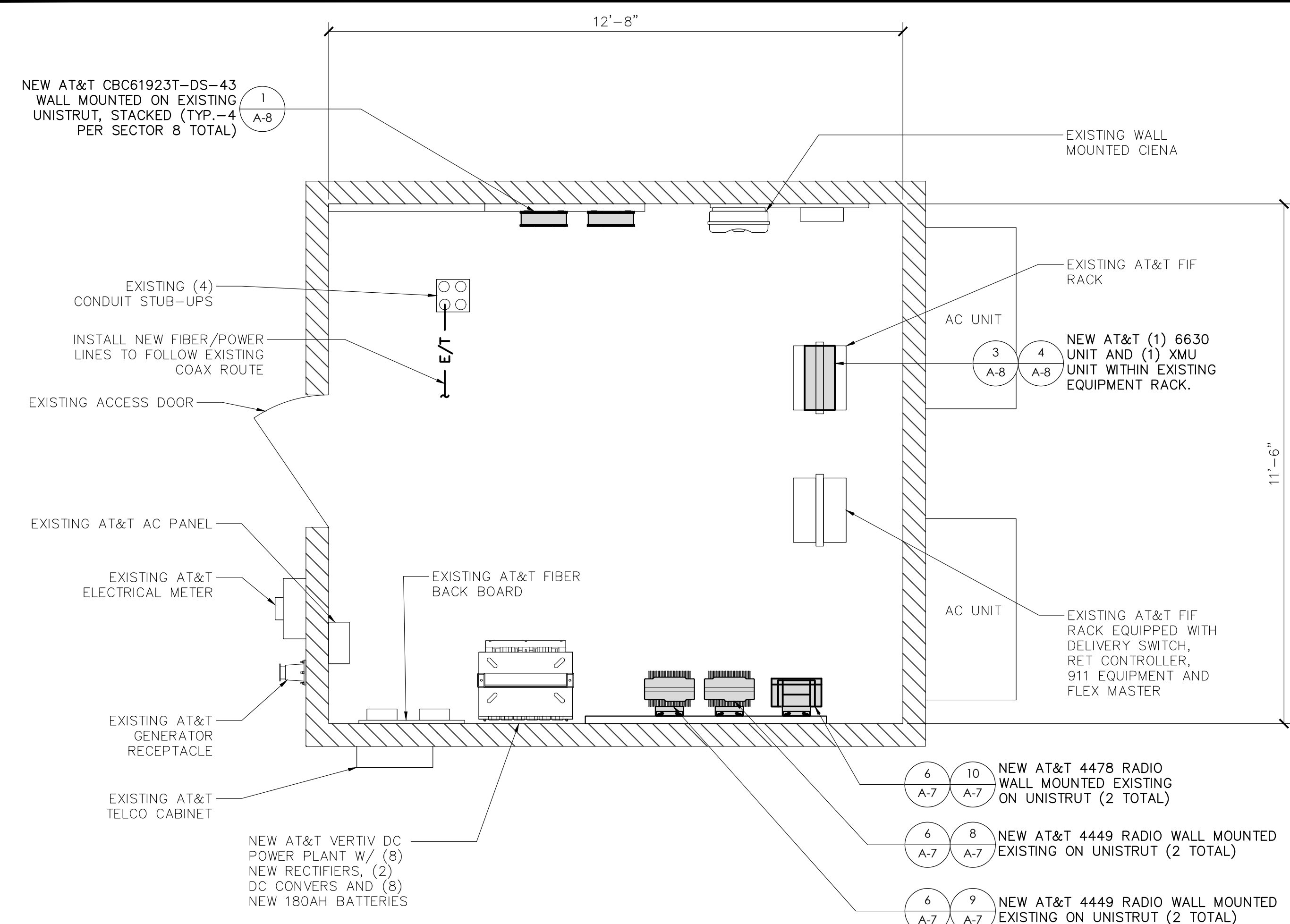
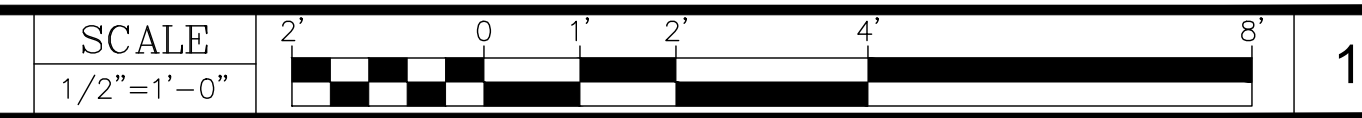
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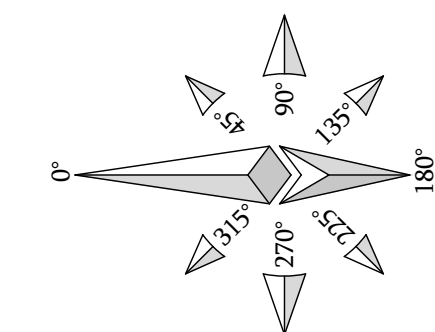
REMOTE RADIO UNITS (RRU) AT GRADE							
SECTOR	RRUS TYPE	(E)	(N)	RRUS LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
					ABOVE	BELOW	SIDES
ALPHA SECTOR							
A1	RRUS-11 B12	-	-	EQUIPMENT SHELTER (114±)	16"	8"	0"
A2	-	-	-	-	-	-	-
A3	-	-	-	-	-	-	-
A4	-	-	-	-	-	-	-
BETA SECTOR							
B1	RRUS-11 B12	-	-	EQUIPMENT SHELTER (114±)	16"	8"	0"
B2	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-
B4	-	-	-	-	-	-	-
GAMMA SECTOR							
C1	-	-	-	-	-	-	-
C2	-	-	-	-	-	-	-
C3	-	-	-	-	-	-	-
C4	-	-	-	-	-	-	-



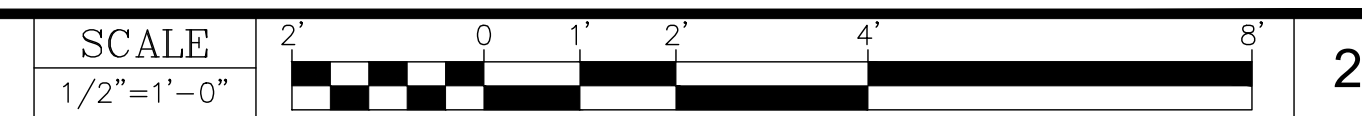
EXISTING EQUIPMENT LAYOUT



REMOTE RADIO UNITS (RRU) AT GRADE							
SECTOR	RRUS TYPE	(E)	(N)	RRUS LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
					ABOVE	BELOW	SIDES
ALPHA SECTOR							
A1	RADIO 4478 B14 RADIO 8843 B2/B66A B25/B66	-	1	EQUIPMENT SHELTER (114±)	16"	8"	0"
A2	RADIO 4449 B5/B12	-	1	EQUIPMENT SHELTER (114±)	16"	8"	0"
A3	-	-	-	-	-	-	-
A4	-	-	-	-	-	-	-
BETA SECTOR							
B1	RADIO 4478 B14 RADIO 8843 B2/B66A B25/B66	-	1	EQUIPMENT SHELTER (114±)	16"	8"	0"
B2	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-
B4	RADIO 4449 B5/B12	-	1	EQUIPMENT SHELTER (114±)	16"	8"	0"
GAMMA SECTOR							
C1	-	-	-	-	-	-	-
C2	-	-	-	-	-	-	-
C3	-	-	-	-	-	-	-
C4	-	-	-	-	-	-	-



NEW EQUIPMENT LAYOUT



APPLICANT:
The new at&t
1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:
Eukon
an SFC Communications, Inc. Company
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0	02/24/22	100% CONSTRUCTION DRAWING
B	01/03/22	RFDS REVISION
A	11/11/21	90% CONSTRUCTION DRAWING

LICENSEE:

CHRIS S. LEE
78549
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
CIVIL

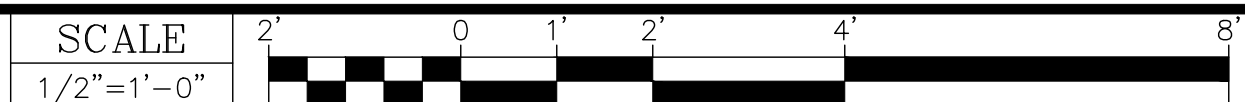
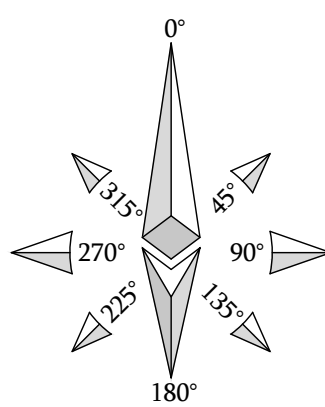
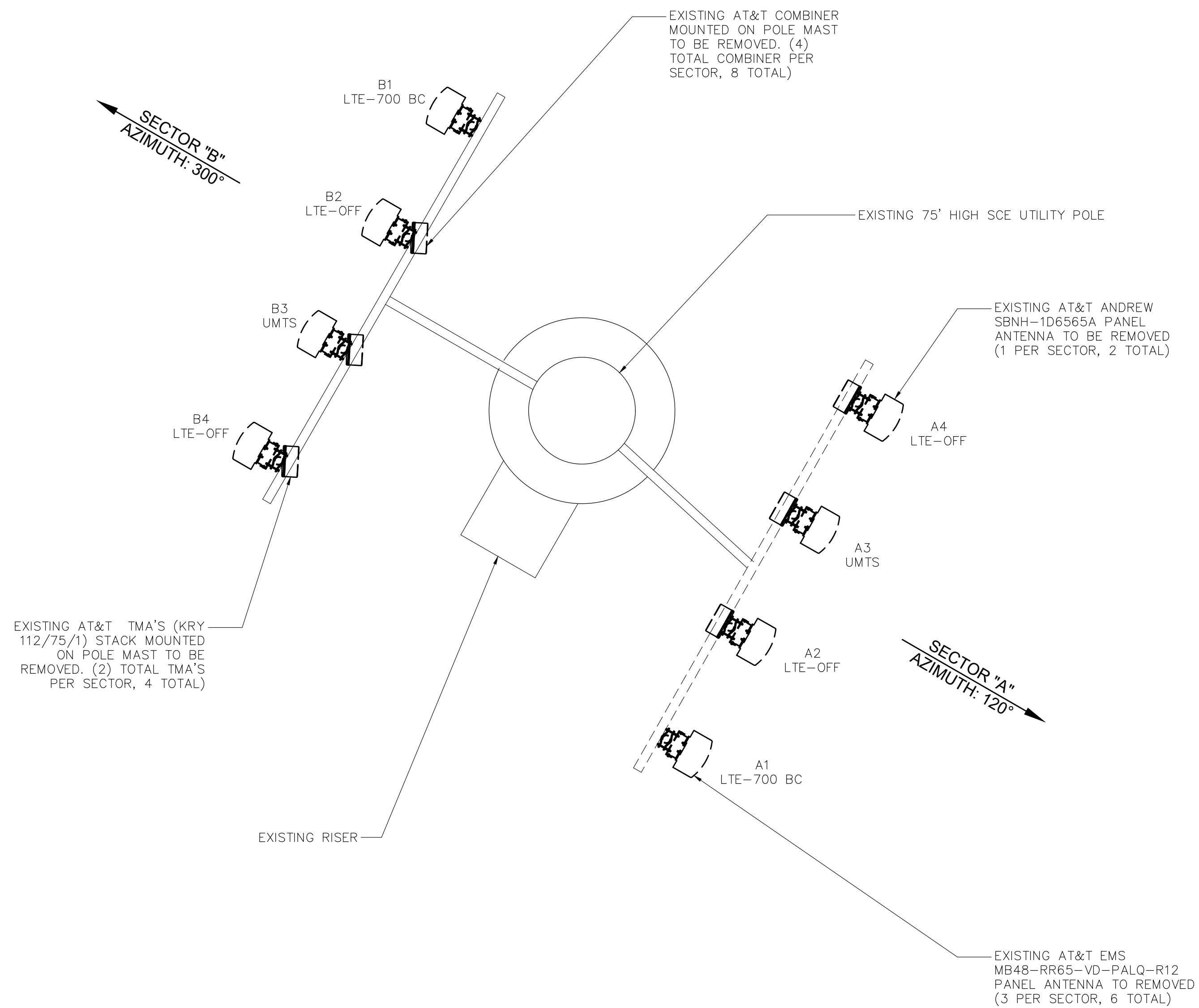
PROJECT INFORMATION:
FA LOCATION: 10086919
(CLU1636)
NORWEGIAN GRADE
4730 MOORPARK RD.
CAMARILLO, CA. 93012

SHEET TITLE:
EXISTING AND NEW EQUIPMENT LAYOUTS

SHEET NUMBER:
A-2

NOTES:

1. ALL ANTENNAS AND ASSOCIATED EQUIPMENT MUST MAINTAIN 1' CLEARANCE FROM ALL TOWER STEEL.
2. GENERAL CONTRACTOR TO ENSURE THAT SECTOR FRAMES ARE ALIGNED WITH ANTENNA AZIMUTHS WHENEVER POSSIBLE TO AVOID ANTENNA SKEW.
3. GENERAL CONTRACTOR TO REMOVE ALL UNUSED COAX CABLE FROM TOWER.



EXISTING ANTENNA PLAN

EXISTING ANTENNA AND RRU SCHEDULES

RF DATA SCHEDULE @ TOWER																
SECTOR	RRU's			EXISTING ANTENNA							TMAs			RAYCAP		
	QTY.	(E) MODEL	WEIGHT	QTY.	(E) MODEL	WEIGHT	HEIGHT	EXISTING TECHNOLOGY	(E) AZIMUTH	(E) RAD CENTER	(E) QTY.	(E) MODEL	WEIGHT	(E) QTY.	(E) MODEL	WEIGHT
ALPHA SECTOR	A1	-	-	1	ANDREW SBNH-1D6565A	38.4 lbs	4'	LTE/LTE-700	120°	51'-0"	-	-	-	-	-	-
	A2	-	-	1	EMS MB48-RR65-VD-PALQ-R12	35 lbs	4'	LTE	120°	51'-0"	2	KRY112 75/1	25.4 lbs	-	-	-
	A3	-	-	1	EMS MB48-RR65-VD-PALQ-R12	35 lbs	4'	UMTS-850 LTE-	120°	51'-0"	-	-	-	-	-	-
	A4	-	-	1	EMS MB48-RR65-VD-PALQ-R12	35 lbs	4'	LTE	120°	51'-0"	-	-	-	-	-	-
BETA SECTOR	B1	-	-	1	ANDREW SBNH-1D6565A	38.4 lbs	4'	LTE/LTE-700	300°	51'-0"	-	-	-	-	-	-
	B2	-	-	1	EMS MB48-RR65-VD-PALQ-R12	35 lbs	4'	LTE	300°	51'-0"	2	KRY112 75/1	25.4 lbs	-	-	-
	B3	-	-	1	EMS MB48-RR65-VD-PALQ-R12	35 lbs	4'	UMTS-850 LTE-	300°	51'-0"	-	-	-	-	-	-
	B4	-	-	1	EMS MB48-RR65-VD-PALQ-R12	35 lbs	4'	LTE	300°	51'-0"	-	-	-	-	-	-
GAMMA SECTOR	C1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	C2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	C3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	C4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

EXISTING CABLE COUNT												
SECTOR	COAX		FIBER		POWER		RET		MICROWAVE		LENGTH	
	SIZE	COUNT	SIZE	COUNT	SIZE	COUNT	SIZE	COUNT	SIZE	COUNT		
ALPHA SECTOR	A1	LDF5	2	-	-	-	-	-	-	-	114'±	
	A2	LDF5	2	-	-	-	-	-	-	-	114'±	
	A3	LDF5	2	-	-	-	-	-	-	-	114'±	
	A4	LDF5	2	-	-	-	-	-	-	-	114'±	
BETA SECTOR	B1	LDF5	2	-	-	-	-	-	-	-	114'±	
	B2	LDF5	2	-	-	-	-	-	-	-	114'±	
	B3	LDF5	2	-	-	-	-	-	-	-	114'±	
	B4	LDF5	2	-	-	-	-	-	-	-	114'±	
GAMMA SECTOR	C1	-	-	-	-	-	-	-	-	-	-	
	C2	-	-	-	-	-	-	-	-	-	-	
	C3	-	-	-	-	-	-	-	-	-	-	
	C4	-	-	-	-	-	-	-	-	-	-	
		16		0		0		0		0		16

APPLICANT:

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3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

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PROJECT INFORMATION:

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4730 MOORPARK RD.
CAMARILLO, CA. 93012

SHEET TITLE:

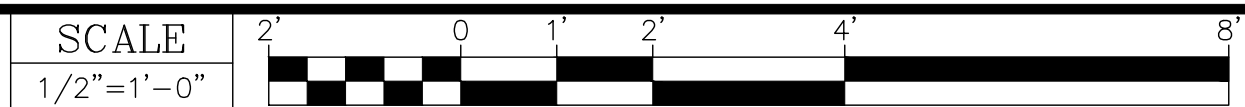
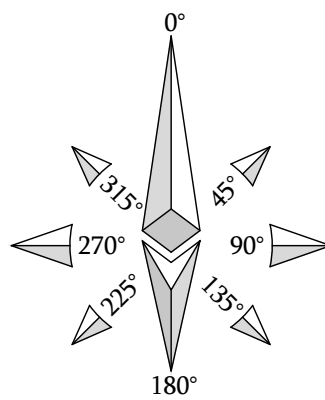
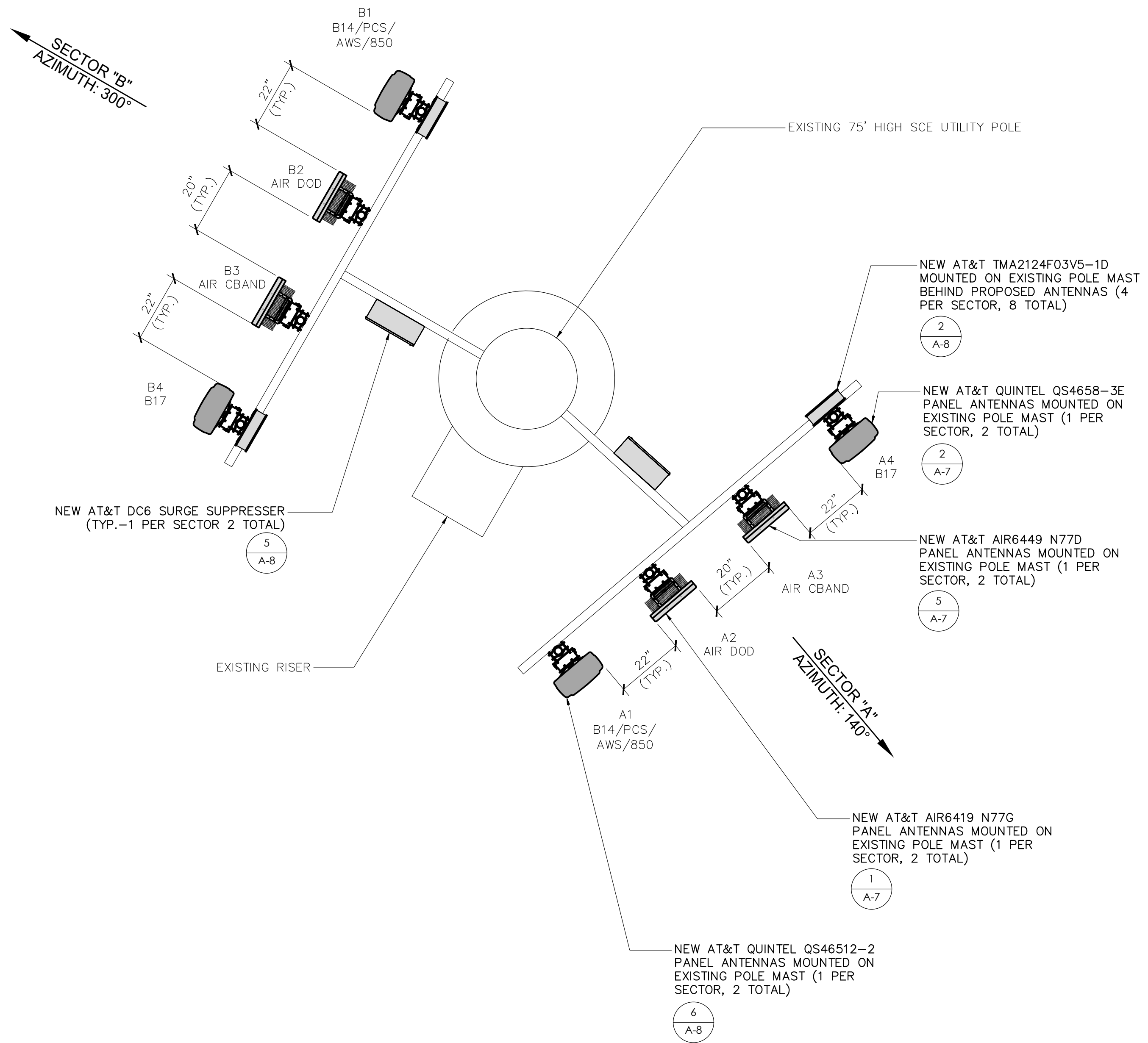
EXISTING ANTENNA PLAN
/ EXISTING ANTENNA
AND RRU SCHEDULES

SHEET NUMBER:

A-3

NOTES:

1. ALL ANTENNAS AND ASSOCIATED EQUIPMENT MUST MAINTAIN 1' CLEARANCE FROM ALL TOWER STEEL.
2. GENERAL CONTRACTOR TO ENSURE THAT SECTOR FRAMES ARE ALIGNED WITH ANTENNA AZIMUTHS WHENEVER POSSIBLE TO AVOID ANTENNA SKEW.
3. GENERAL CONTRACTOR TO REMOVE ALL UNUSED COAX CABLE FROM TOWER.



RF DATA SCHEDULE @ TOWER

SECTOR	TRIPLEXERS			NEW ANTENNA							TMAs		RAYCAP			
	QTY.	(N) MODEL	WEIGHT	QTY.	(N) MODEL	WEIGHT	HEIGHT(LxWxD)	NEW TECHNOLOGY	(N) AZIMUTH	(N) RAD CENTER	(N) QTY.	(N) MODEL	WEIGHT (EA)	(N) QTY.	(N) MODEL	WEIGHT
ALPHA SECTOR	A1	-	-	1	QUINTEL QS46512-2	90.4 lbs	52.0m x 12m x 10.8m	B14/PCS/AWS/850	140°	51'-0"	2	TMA2124F03V5-1D	17.86 lbs	-	-	-
	A2	-	-	1	AIR6419 N77G	66.1 lbs	28.3' x 16.1' x 7.9'	DOD	140°	51'-8"	-	-	-	-	-	-
	PIVOT	-	-	-	-	-	-	-	-	-	-	-	1	RAYCAP DC6-48-60-18	43.5 lbs	
	A3	-	-	1	AIR6449 N77D	103.9 lbs	31' x 15.9' x 8.7'	CBAND	140°	51'-8"	-	-	-	-	-	-
BETA SECTOR	B1	-	-	1	QUINTEL QS46512-2	90.4 lbs	52.0m x 12m x 10.8m	B14/PCS/AWS/850	300°	51'-0"	2	TMA2124F03V5-1D	17.86 lbs	-	-	-
	B2	-	-	1	AIR6419 N77G	66.1 lbs	28.3' x 16.1' x 7.9'	DOD	300°	51'-8"	-	-	-	-	-	-
	PIVOT	-	-	-	-	-	-	-	-	-	-	-	1	RAYCAP DC6-48-60-18	43.5 lbs	
	B3	-	-	1	AIR6449 N77D	103.9 lbs	31' x 15.9' x 8.7'	CBAND	300°	51'-8"	-	-	-	-	-	-
GAMMA SECTOR	C1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	C2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PIVOT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	C3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

FINAL CABLE COUNT

SECTOR	COAX		FIBER		POWER		RET		MICROWAVE		LENGTH	
	SIZE	COUNT	SIZE	COUNT	SIZE	COUNT	SIZE	COUNT	SIZE	COUNT		
ALPHA SECTOR	A1	LDF5	2	1-1/4"	1	-	-	-	-	-	114'±	
	A2	LDF5	2	-	-	-	-	-	-	-	114'±	
	A3	LDF5	2	-	-	-	-	-	-	-	114'±	
	A4	LDF5	2	-	-	-	-	-	-	-	114'±	
BETA SECTOR	B1	LDF5	2	-	-	1"	1	-	-	-	114'±	
	B2	LDF5	2	-	-	-	-	-	-	-	114'±	
	B3	LDF5	2	-	-	-	-	-	-	-	114'±	
	B4	LDF5	2	-	-	-	-	-	-	-	114'±	
GAMMA SECTOR	C1	-	-	-	-	-	-	-	-	-	-	
	C2	-	-	-	-	-	-	-	-	-	-	
	C3	-	-	-	-	-	-	-	-	-	-	
	C4	-	-	-	-	-	-	-	-	-	-	
		16		1		1		0		0		18
											TOTAL CABLE COUNT	

APPLICANT:



1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:



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

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1	03/17/22	REVISED PER SCE WALK
0	02/24/22	100% CONSTRUCTION DRAWING
B	01/03/22	RFDS REVISION
A	11/11/21	90% CONSTRUCTION DRAWING

LICENSEE:



PROJECT INFORMATION:

FA LOCATION: 10086919
(CLU1636)
NORWEGIAN GRADE
4730 MOORPARK RD.
CAMARILLO, CA. 93012

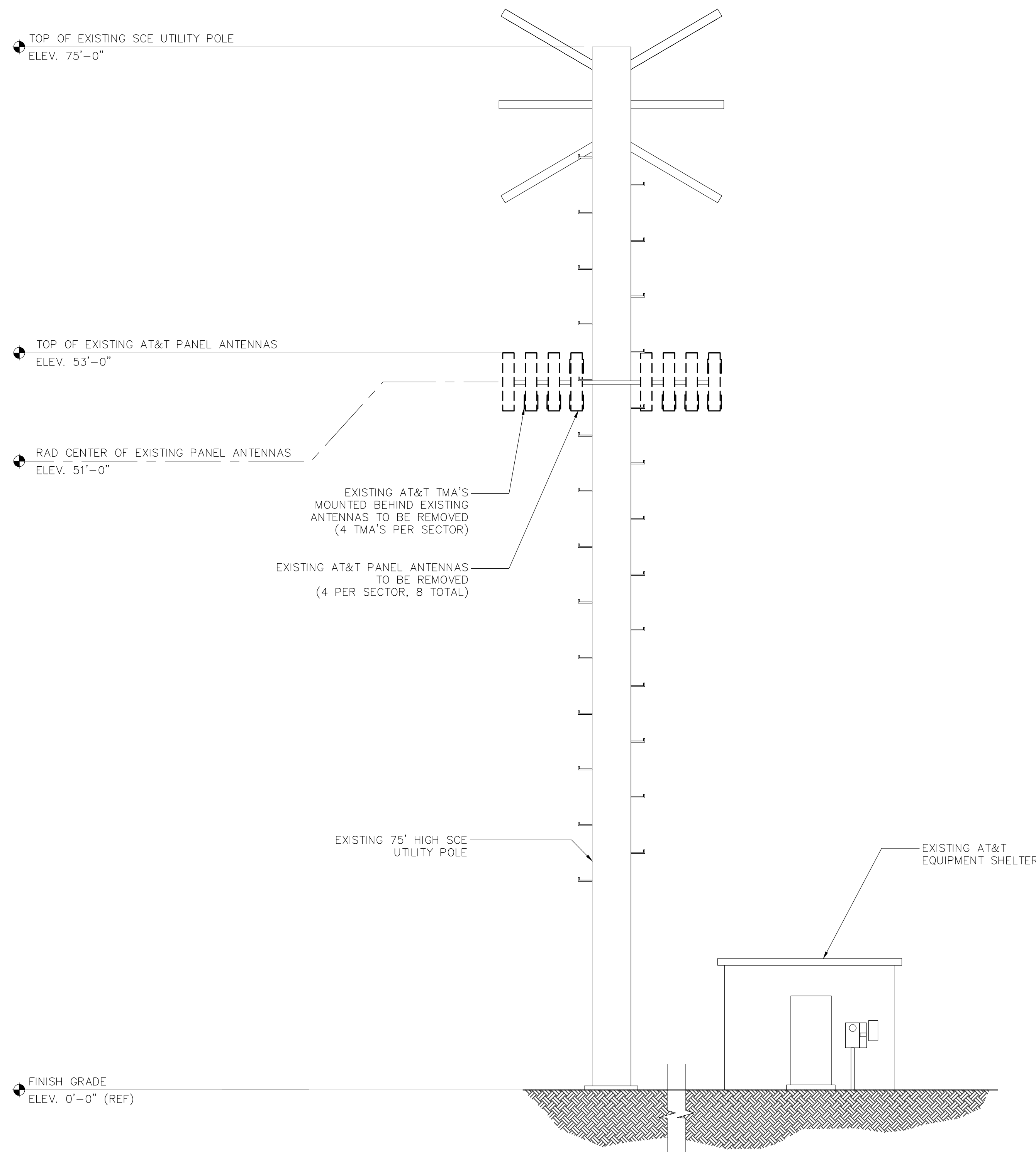
SHEET TITLE:

NEW ANTENNA PLAN /
NEW ANTENNA AND RRU
SCHEDULES

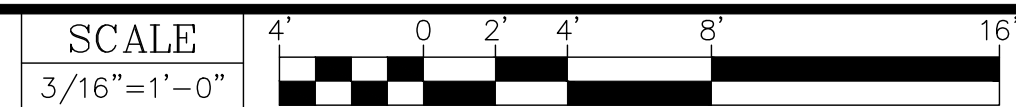
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A-3.1

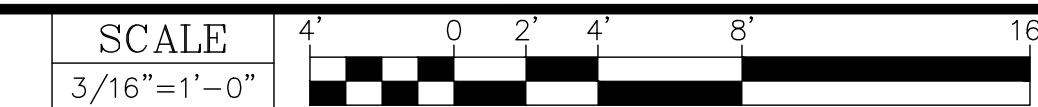
SCALE NOTE:
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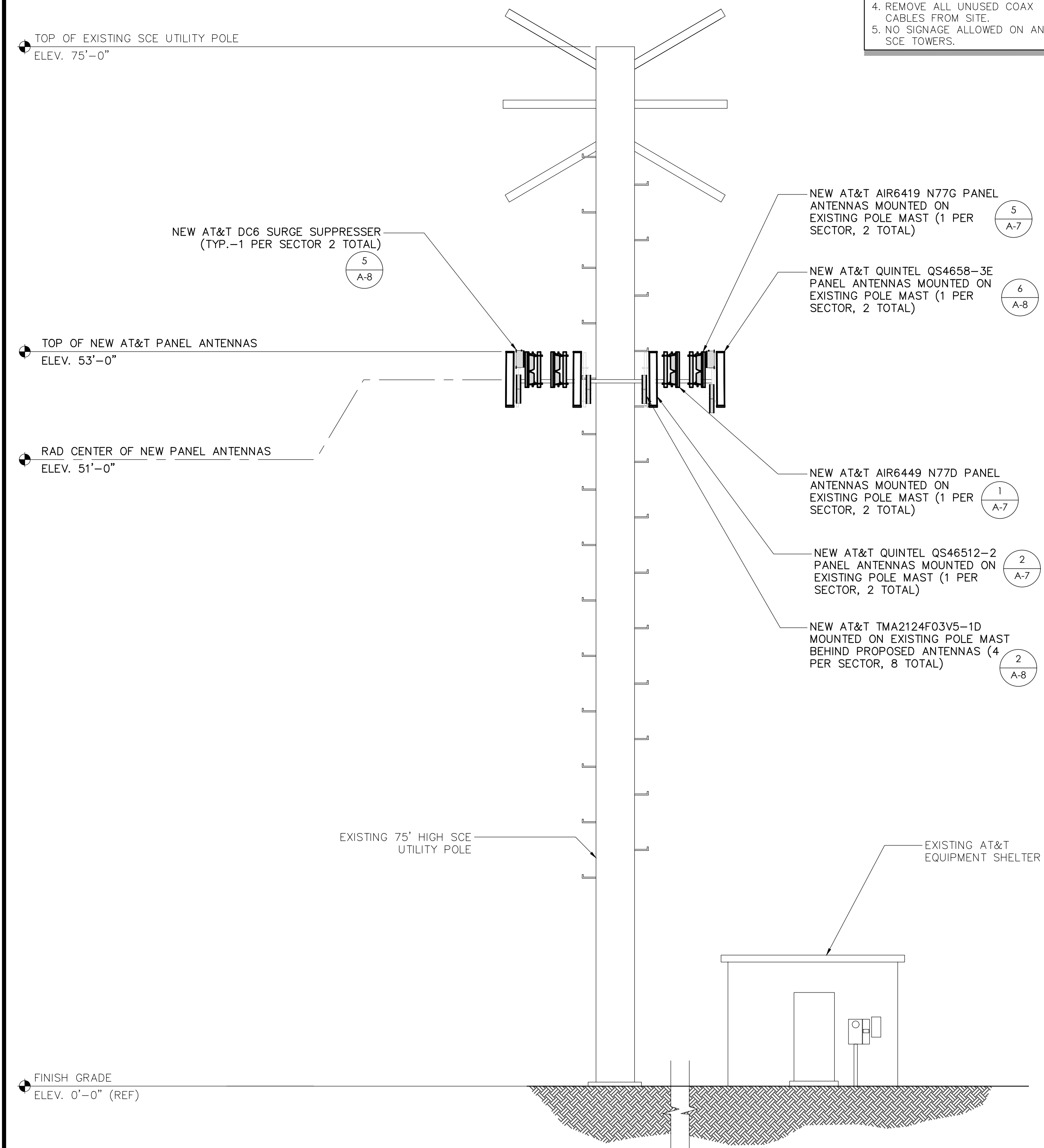
EXISTING NORTH ELEVATION



NEW NORTH ELEVATION



- SCE NOTES:**
1. ANTENNA CENTERLINE IS DETERMINED FROM THE TOP OF CLIMBING LEG FOOTING.
 2. PRIOR TO INSTALLATION OF ANTENNAS SCE TO PERFORM A FULL COMPUTER ANALYSIS OF EACH TOWER TO MAKE SURE OVERSTRESS WILL NOT OCCUR.
 3. ALL SECTOR ARRAYS TO BE PLACED AT LEAST 1' FROM ALL TOWER STEEL, AND PAINTED TO MATCH EXISTING TOWER.
 4. REMOVE ALL UNUSED COAX CABLES FROM SITE.
 5. NO SIGNAGE ALLOWED ON ANY SCE TOWERS.



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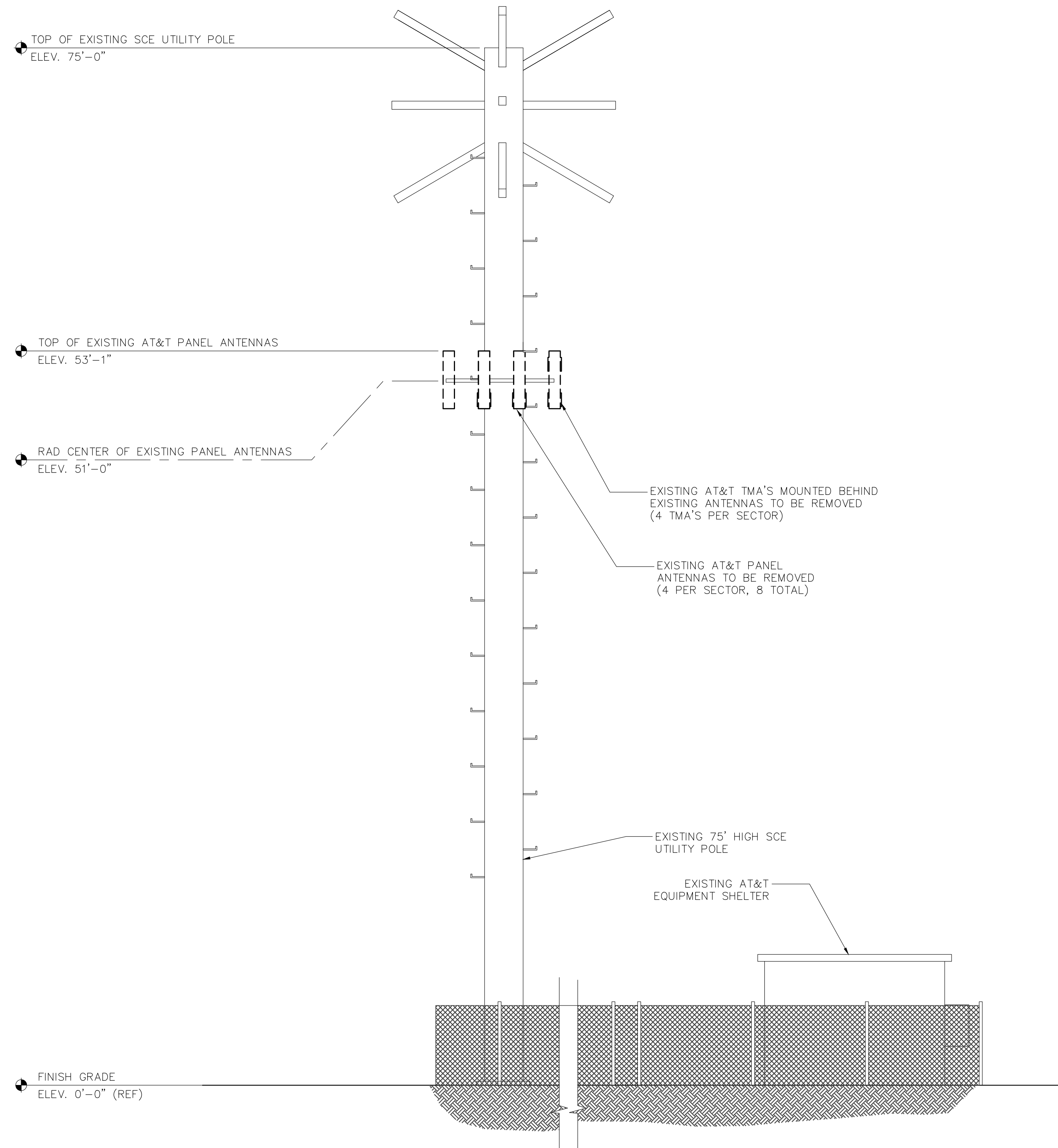
SHEET TITLE:

EXISTING AND NEW
NORTH ELEVATIONS

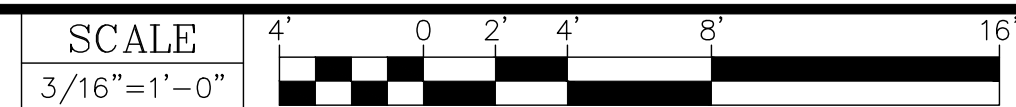
SHEET NUMBER:

A-4

SCALE NOTE:
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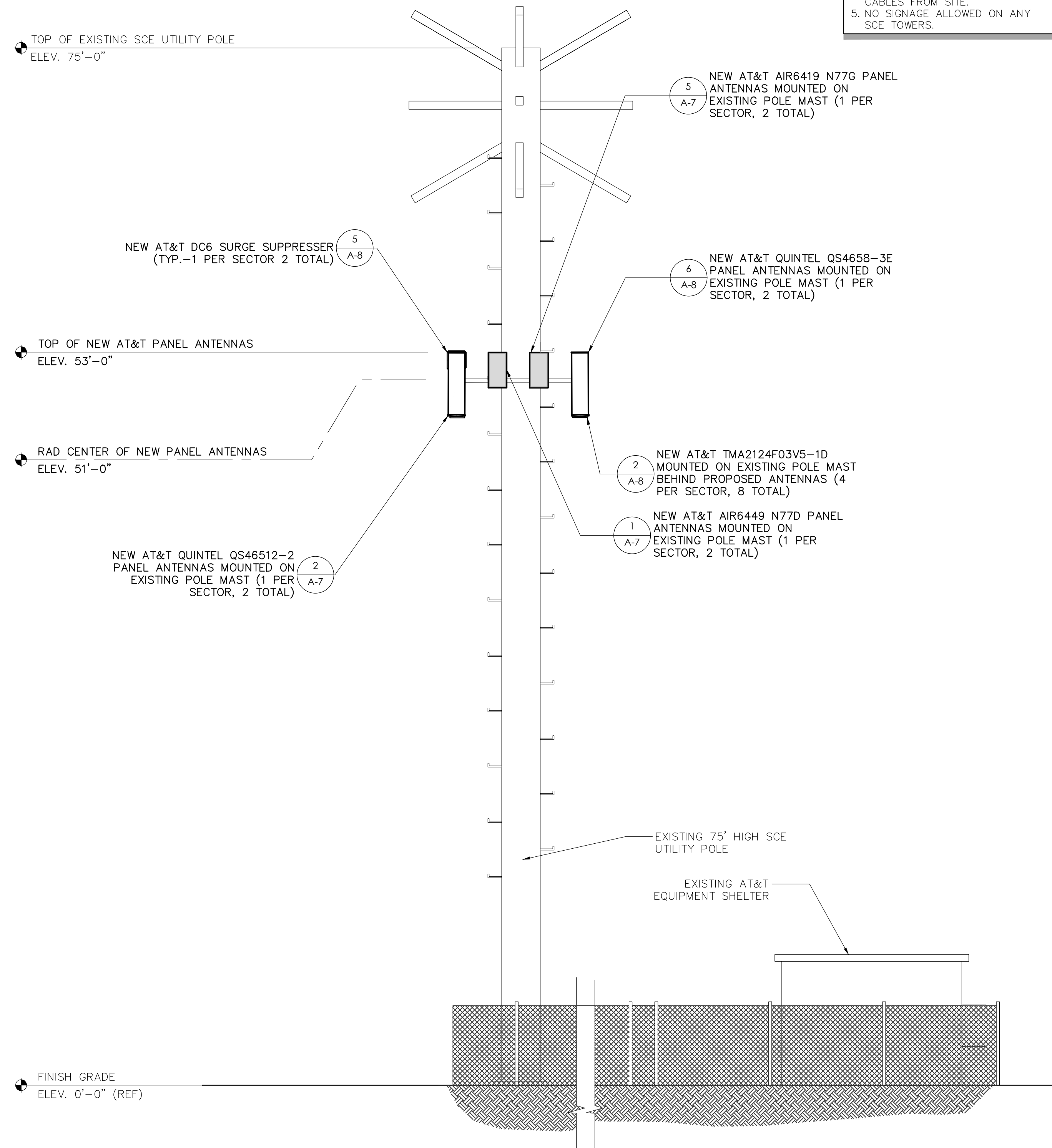


EXISTING WEST ELEVATION

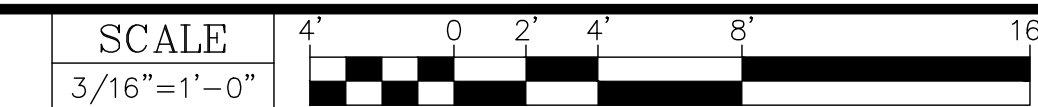


1

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NEW WEST ELEVATION



2

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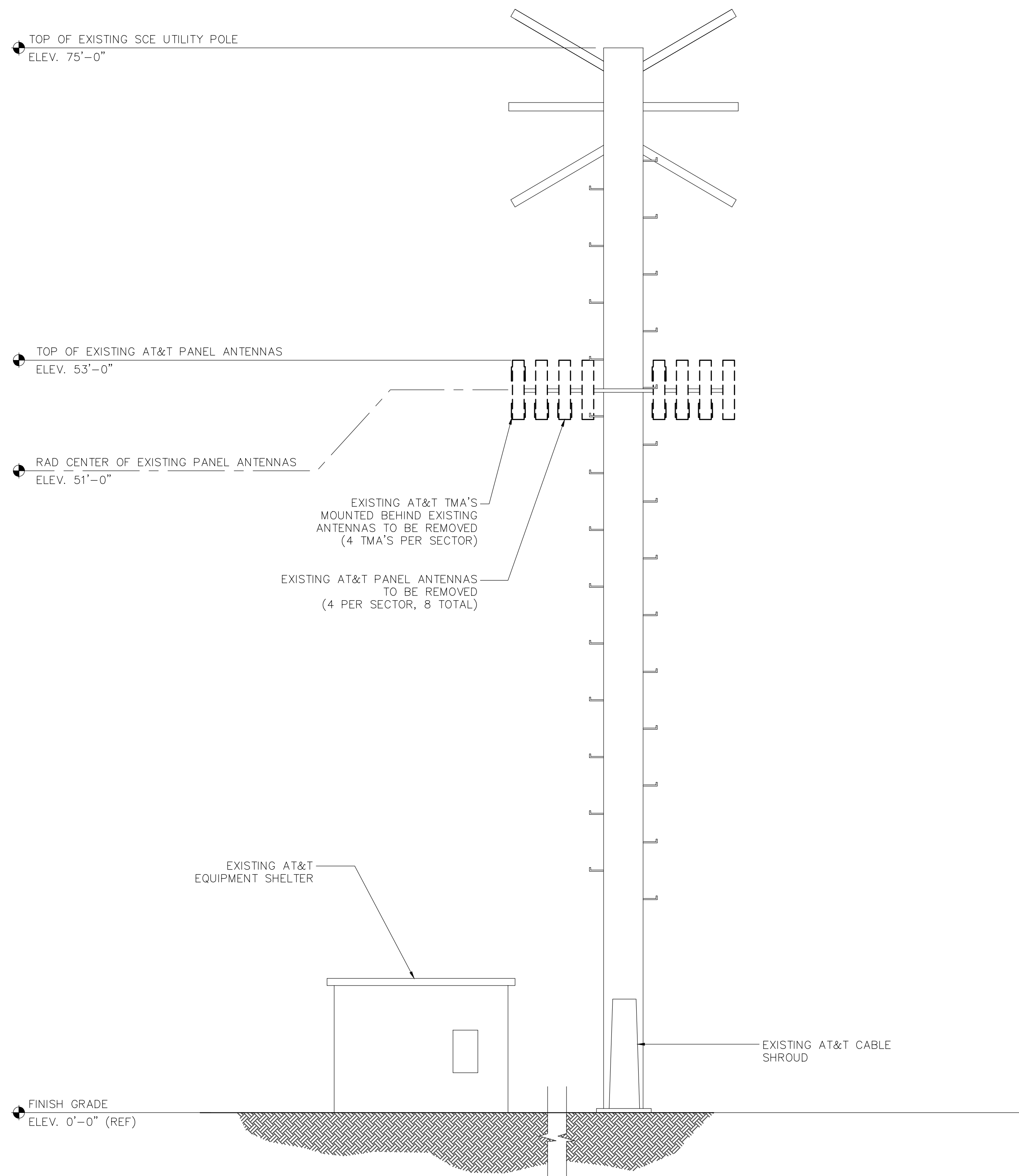
SHEET TITLE:

EXISTING AND NEW
WEST ELEVATIONS

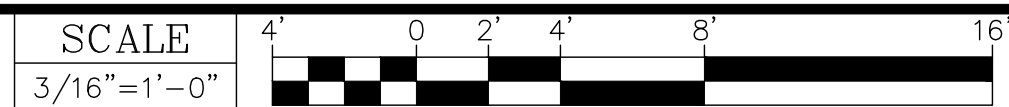
SHEET NUMBER:

A-5

SCALE NOTE:
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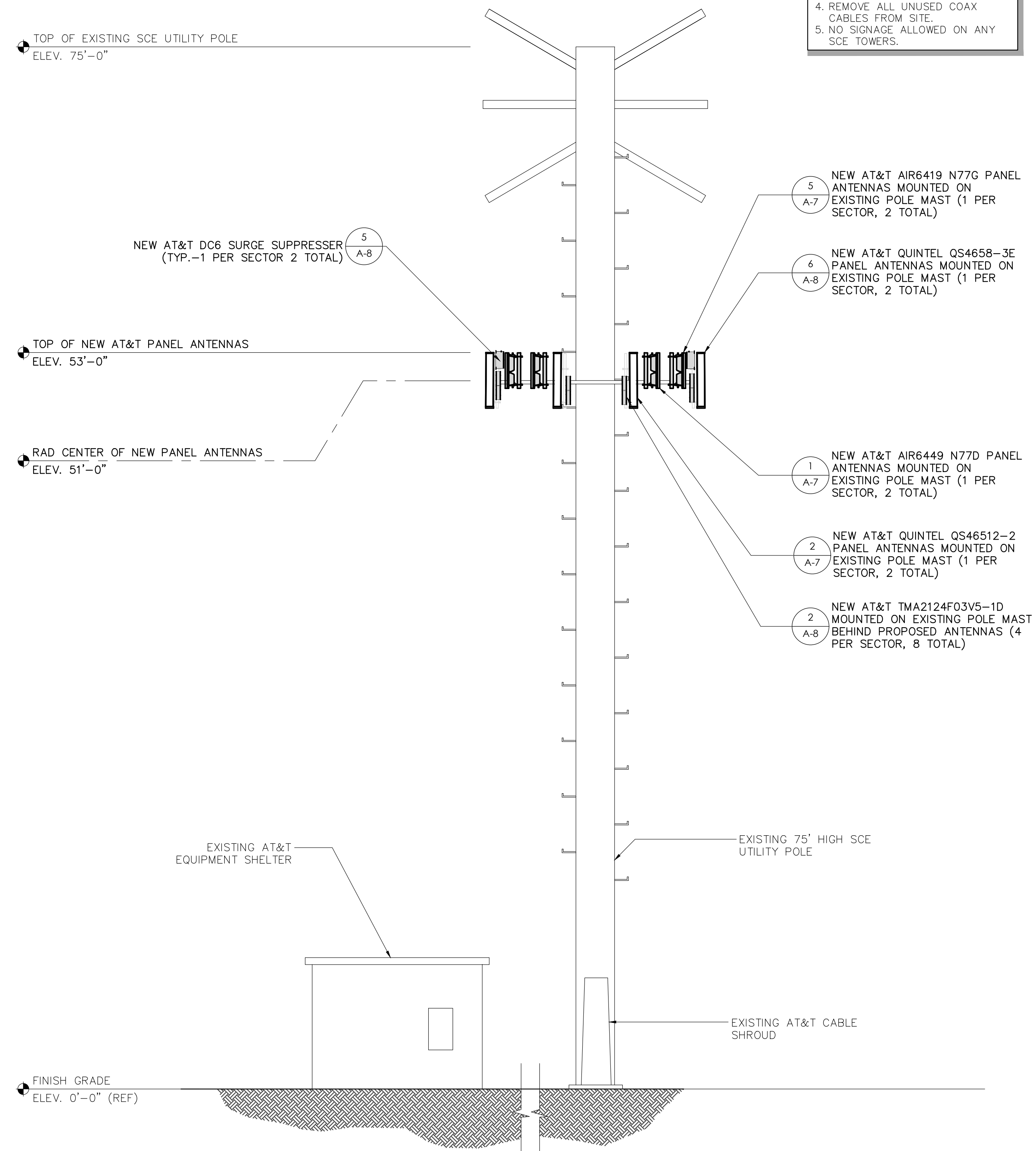


EXISTING SOUTH ELEVATION

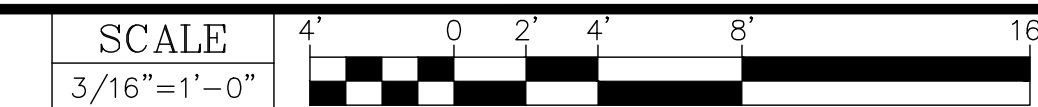


1

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NEW SOUTH ELEVATION



2

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SHEET TITLE:

EXISTING AND NEW
SOUTH ELEVATIONS

SHEET NUMBER:

A-6

ERICSSON - AIR6449

DIMENSIONS (LxWxD): 30.6in x 15.9in x 10.6in
(778mm x 403mm x 268mm)

WEIGHT WITH MOUNTING: 103.9 lbs (49.7 kg)

NO. OF CONNECTORS: 8x 7/16 DIN FEMALE LONG NECK

MAX WIND SPEED: 150mph (67 m/s)

MAX WIND LOAD : 506 N (114 lbs)

SIDE **FRONT** **BOTTOM**

QUINTEL - QS46512-2

DIMENSIONS (LxWxD): 52.0in x 12in x 10.8in
(1320mm x 304mm x 275mm)

WEIGHT WITH MOUNTING: 90.4 lbs (41 kg)

NO. OF CONNECTORS: 12x 4.3-10.0 DIN FEMALE LONG NECK

MAX WIND SPEED: 150mph (67 m/s)

FRONT WIND LOAD : 162.8 N (36.6 lbs)

SIDE WIND LOAD: 424.3 N (96.3 lbs)

SIDE **FRONT** **BOTTOM**

NOTE:
ALL ANTENNA SUPPORT FRAMING TO BE A MINIMUM OF 2 BOLTED CONNECTION POINTS FOR EACH SUPPORT FRAME. MAXIMUM HORIZ SPAN BETWEEN VERT SUPPORTS PER SCHEDULE. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF FIELD CONDITIONS DO NOT ALLOW FOR THE MINIMUM SUPPORT AND/OR CONNECTIONS REQUIRED TO SUPPORT ANTENNAS.

HORIZ ANTENNA SUPPORT MEMBER SCHEDULE					
MEMBER TYPE	SIZE	MAX SPAN	MAX WEIGHT	MAX SPAN	MAX WEIGHT
FRP	L4x4x1/4	6'-0"	100#	10'-0"	60#
UNISTRUT	P1000	6'-0"	340#	10'-0"	100#
UNISTRUT	P1001	8'-0"	600#	12'-0"	420#
STEEL	L4x4x1/4	-	-	12'-0"	600#

NOTE:
ALL STEEL FRAMING MEMBERS AND STEEL BOLTS TO BE GALVANIZED.

1/2" Ø BOLT, TYP

HORIZ ANTENNA SUPPORT MEMBER PER SCHEDULE

UNISTRUT TO UNISTRUT

EXISTING MOUNTING PIPE

PANEL ANTENNA

NOTES:

- INSERT SCISSOR BRACKETS BETWEEN THE UPPER ANTENNA MOUNTING BRACKET AND THE UPPER POLE ADAPTER BRACKET. SECURE USING 1/2 INCH HARDWARE PROVIDED.
- THE NUMBER OF CONNECTORS WILL VARY BASED ON ANTENNA TYPE.

ITEM	QTY	DESCRIPTION
①	1	ADAPTER, POLE, UPPER AND LOWER
②	1	NOT USED
③	1	NOT USED
④	6	1/2 x 1 HEX HEAD BOLT
⑤	6	1/2 SPLIT WASHER
⑥	2	5/16 x 1 HEX HEAD BOLT
⑦	2	5/16 SPLIT WASHER
⑧	4	1/2" THREADED ROD
⑨	8	1/2" SPLIT WASHER
⑩	12	1/2" NUT

ANTENNA SPECIFICATIONS 1

ANTENNA SPECIFICATIONS 2

UNISTRUT FRAMING CONNECTIONS 3

ANTENNA MOUNTING DETAIL 4

ERICSSON - AIR6419

DIMENSIONS (LxWxD): 28.3in x 16.1in x 7.9in

WEIGHT WITH MOUNTING: 66.1 lbs

- 23LITERS
- 200 MHz BANDWIDTH
- 200W OUTPUT POWER 32T/R BRANCHES
- 128 ANTENNA ELEMENTS
- PASSIVE COOLING
- LOW WEIGHT MINI BRACKET

BOTTOM **SIDE** **FRONT**

HOOK THE RRU ONTO THE STUD BOLTS ON THE WALL BRACKETS. MOUNT THE WASHERS AND THE NUTS ONTO THE STUD BOLTS ON THE UPPER BRACKET AND INSERT THE BOLTS WITH WASHERS IN THE LOWER FIXTURE.

TIGHTEN THE M10 NUTS AND BOLTS TO A TORQUE OF 41 Nm, USING A TORQUE WRENCH FITTED WITH A 16MM SOCKET.

AT&T MOBILITY CONTRACTOR TO INSTALL (2) 1 5/8" x 1 5/8" UNISTRUT CHANNELS TO NEW H-FRAME WITH 1/2" COATED STEEL BOLTS, 2H HEAVY HEX NUTS & F436 STRUCTURAL WASHERS

NOTE: RRU TO BE MOUNTED ON UNISTRUT CHANNEL WITH 1/2" COATED STEEL BOLTS, 2H HEAVY HEX NUTS & F436 STRUCTURAL WASHERS

RRU WALL MOUNTING DETAIL 6

ERICSSON RRUS-8843 B2, B66

DIMENSIONS (LxWxD): 14.9in x 13.2in x 10.9in
(380mmx335mmx277mm)

WEIGHT WITH MOUNTING: 80 lbs (36.3 kg)

POWER CONSUMPTION: 1520 W

RRU SPECIFICATIONS 8

ERICSSON RRUS-4478 B14

DIMENSIONS (LxWxD): 16.5in x 13.4in x 7.7in
(420mmx340mmx196mm)

WEIGHT WITH MOUNTING: 65 lbs (27.2 kg)

POWER CONSUMPTION: 4 x 40W FOR 4T4R OR 2 SECTORS AT 2x40W FOR 2T2R

RRU SPECIFICATIONS 10

(E) OR (N) 3" ANTENNA PIPE MOUNT

(E) OR (N) UNISTRUT (TOP AND BOTTOM)

PIPE CLAMP (BY UNISTRUT) OR APPROVED EQUAL (TOP AND BOTTOM)

ANTENNA POLE SUPPORT MOUNTING DETAIL 7

ERICSSON RRUS-4449 B5, B12

DIMENSIONS (LxWxD): 17.9in x 13.2in x 9.44in
(455mmx335mmx240mm)

WEIGHT WITH MOUNTING: 78 lbs (35.4 kg)

POWER CONSUMPTION: 1440 W

RRU SPECIFICATIONS 9

NOT USED

NOT USED 11

APPLICANT:

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ENGINEER:

an SFC Communications, Inc. Company

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4730 MOORPARK RD.
CAMARILLO, CA. 93012

SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER:

A-7

COMMSCOPE - CDC61923T-DS-43

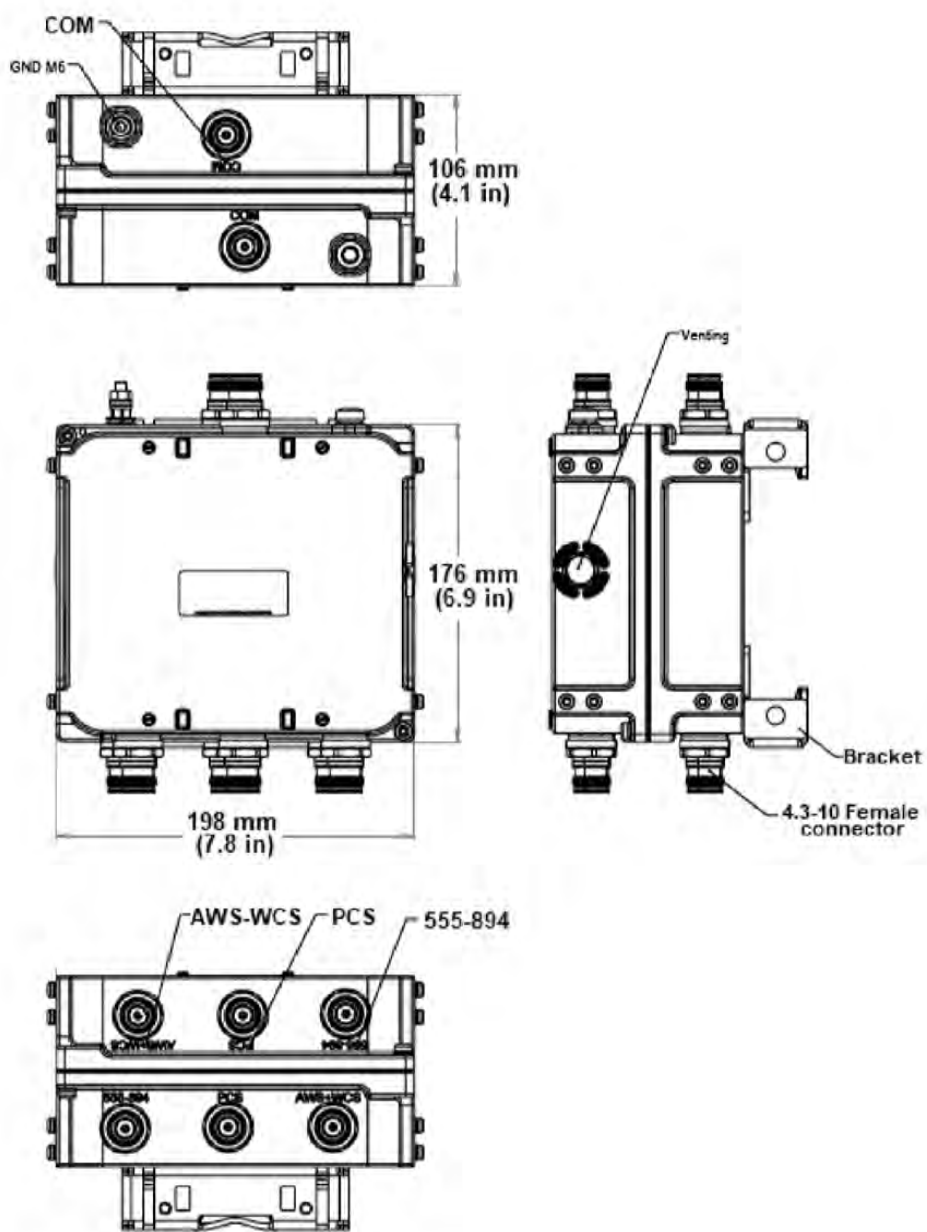
DIMENSIONS (LxWxD): 6.9in x 7.8in x 4.2in
(176mm x 198mm x 106mm)

WEIGHT WITH MOUNTING: 14.3 lbs (6.5 kg)

RF CONNECTOR INTERFACE: 4.3-10 FEMALE

MOUNTING PIPE DIAMETER: 40-160 mm

MOUNTING PIPE HARDWARE: BAND CLAMPS (2)



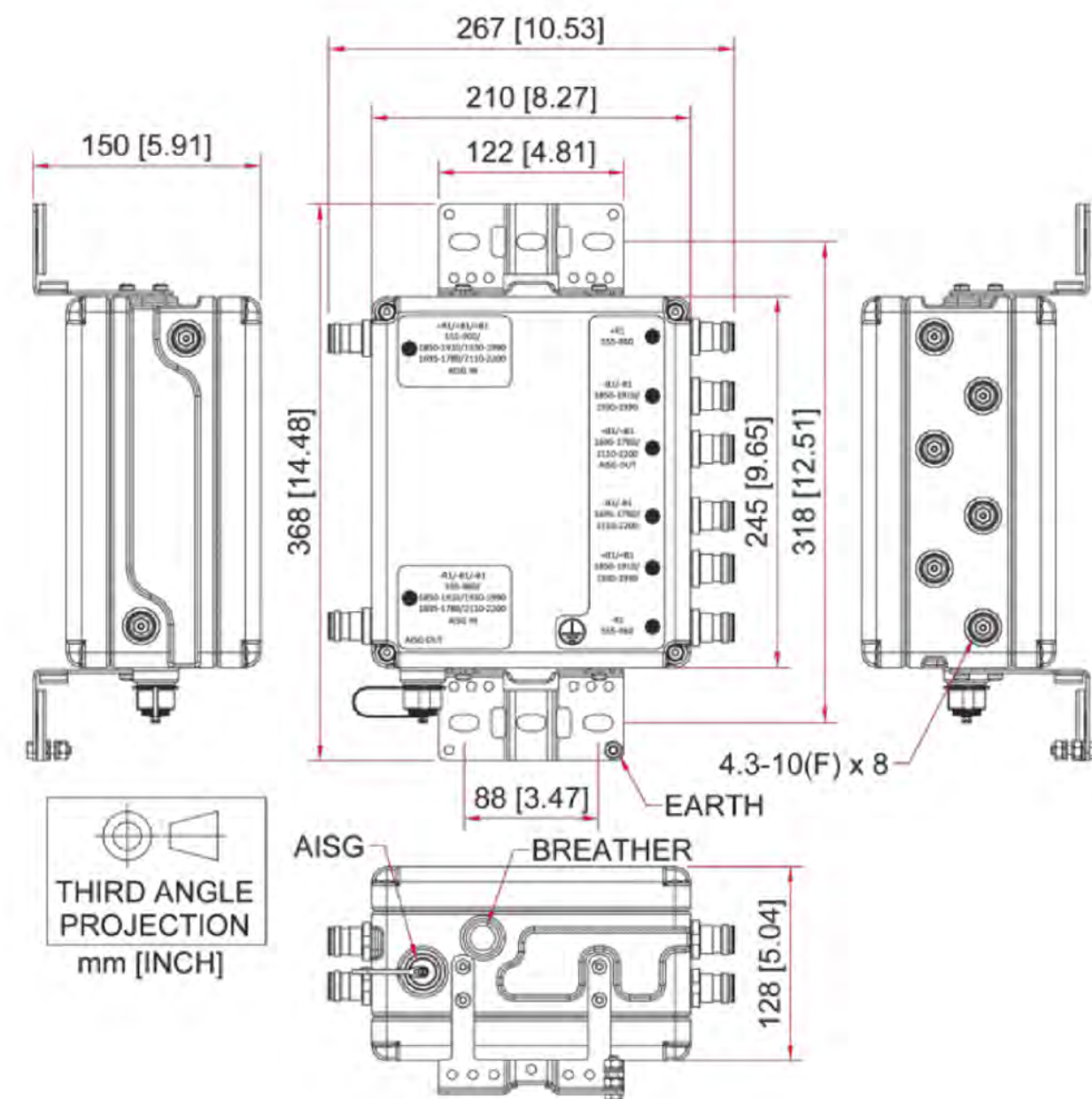
KAEIUS - TMA2124F03V5-1D

DIMENSIONS (LxWxD): 9.65in x 5.04in x 8.3in
(245mmx128mmx210mm)

WEIGHT WITH MOUNTING: 17.86 lbs / 8.1 kg

CONNECTORS: 4.3-10 (F) x 8 LONG NECK, AISG (F) x 1

MOUNTING: POLE/WALL BRACKET SUPPLIED WITH TWO METAL CLAMPS FOR 45-178mm DIAMETER POLES

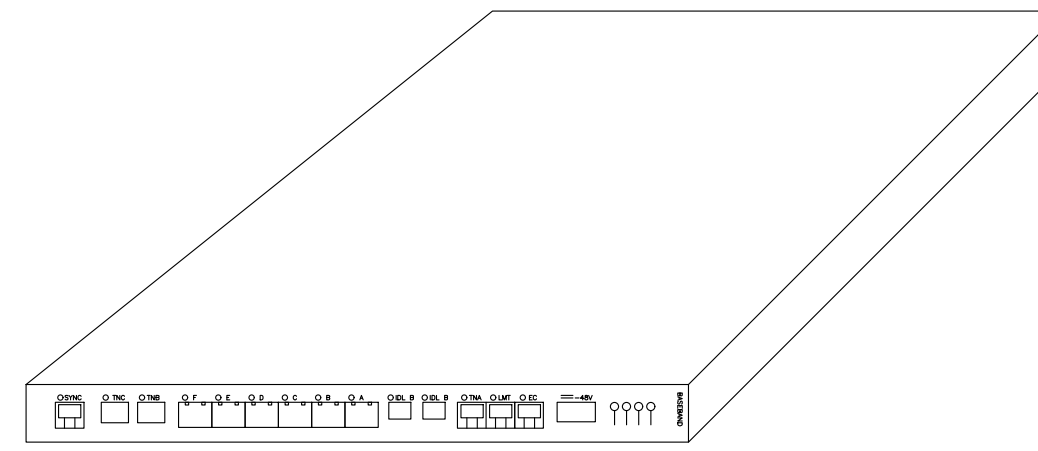


NOTE:
1. USE MANUFACTURER SUPPLIED MOUNTING HARDWARE.

EQUIPMENT SPECIFICATIONS

MFG: ERICSSON
MODEL: R503 XMU
HEIGHT: 1.22 IN
LENGTH: 13.80 IN
WIDTH: 11.00 IN

WEIGHT: 6.90 LBS

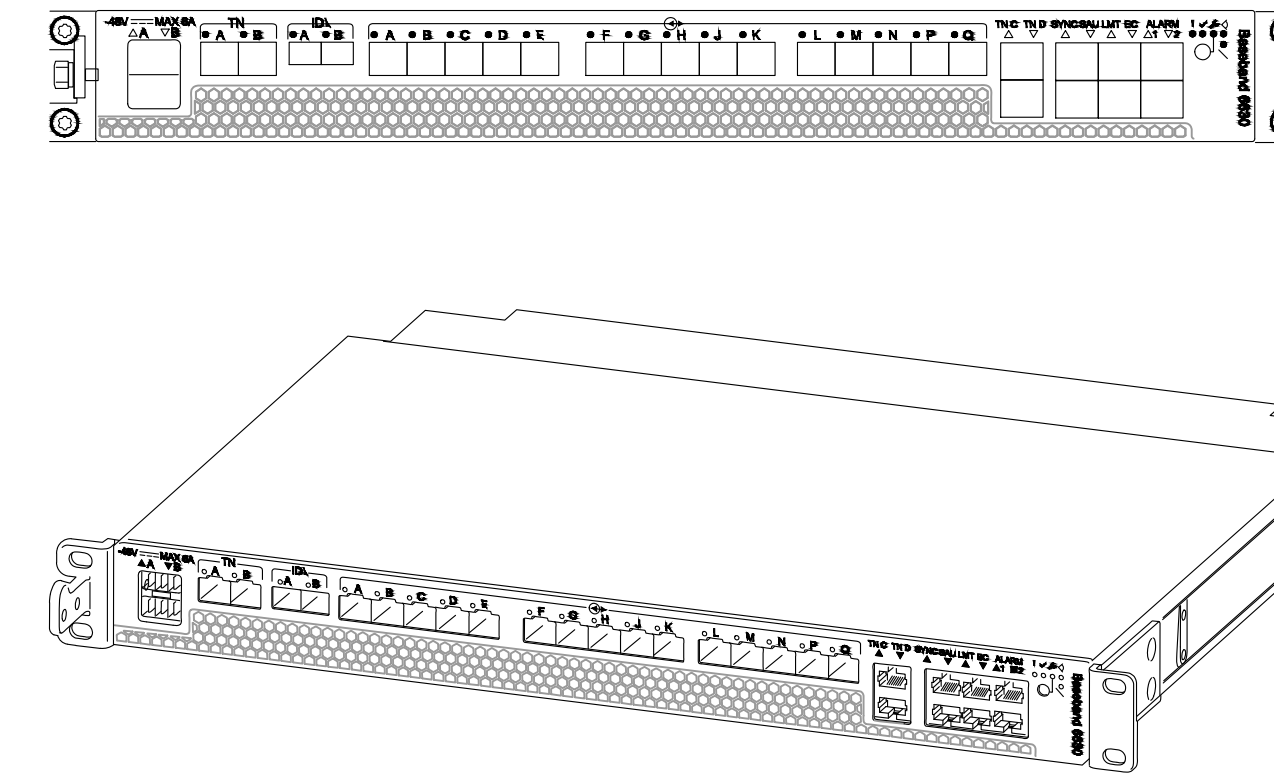


NOTE:
1. USE MANUFACTURER SUPPLIED MOUNTING HARDWARE.

EQUIPMENT SPECIFICATIONS

MFG: ERICSSON
MODEL: BASEBAND 6630
HEIGHT: 1.75 IN
LENGTH: 13.86 IN
WIDTH: 19 IN

WEIGHT: 14.33 LBS



TWIN TRIPLEXER SPECIFICATIONS

1 TMA SPECIFICATIONS

2 BASEBAND UNIT SPECIFICATIONS

3 BASEBAND UNIT SPECIFICATIONS

4

RAYCAP DC6-48-60-18

DIMENSIONS (LxWxD): 18.17in x 20.06in x 6.37in
(461.39mmx509.52mmx161.71mm)

CONNECTION TERMINAL (SUPPRESSION) HARDWARE: #14 TO #2 AWG (2.5 TO 35mm²)

FIBER CONNECTION METHOD: LC-LC SINGLE MODE

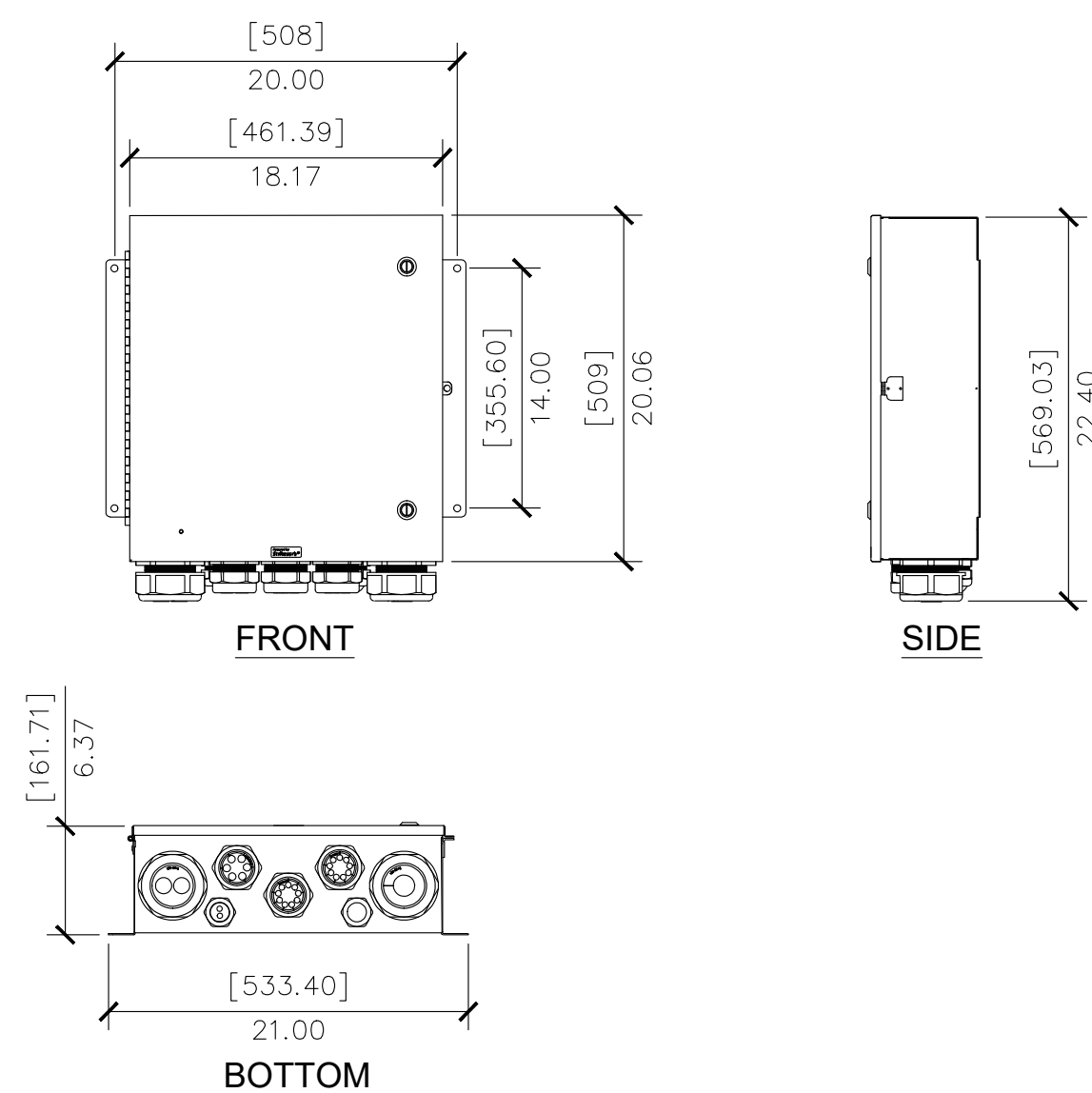
FORM C CONTACT CONNECTION (TERMINAL BLOCK) HARDWARE: #22 TO #12 AWG (0.34 TO 4 mm²)

OPERATING TEMPERATURE (°C): -40°C TO +100°C

STORAGE TEMPERATURE (°C): -70°C TO +80°C

ENCLOSURE TYPE (OUTDOOR): NEMA 4 RATED

WEIGHT: 43.5 lbs



QUINTEL - QS4658-3e

DIMENSIONS (LxWxD): 52.0in x 12in x 9.6in
(1320mm x 304mm x 245mm)

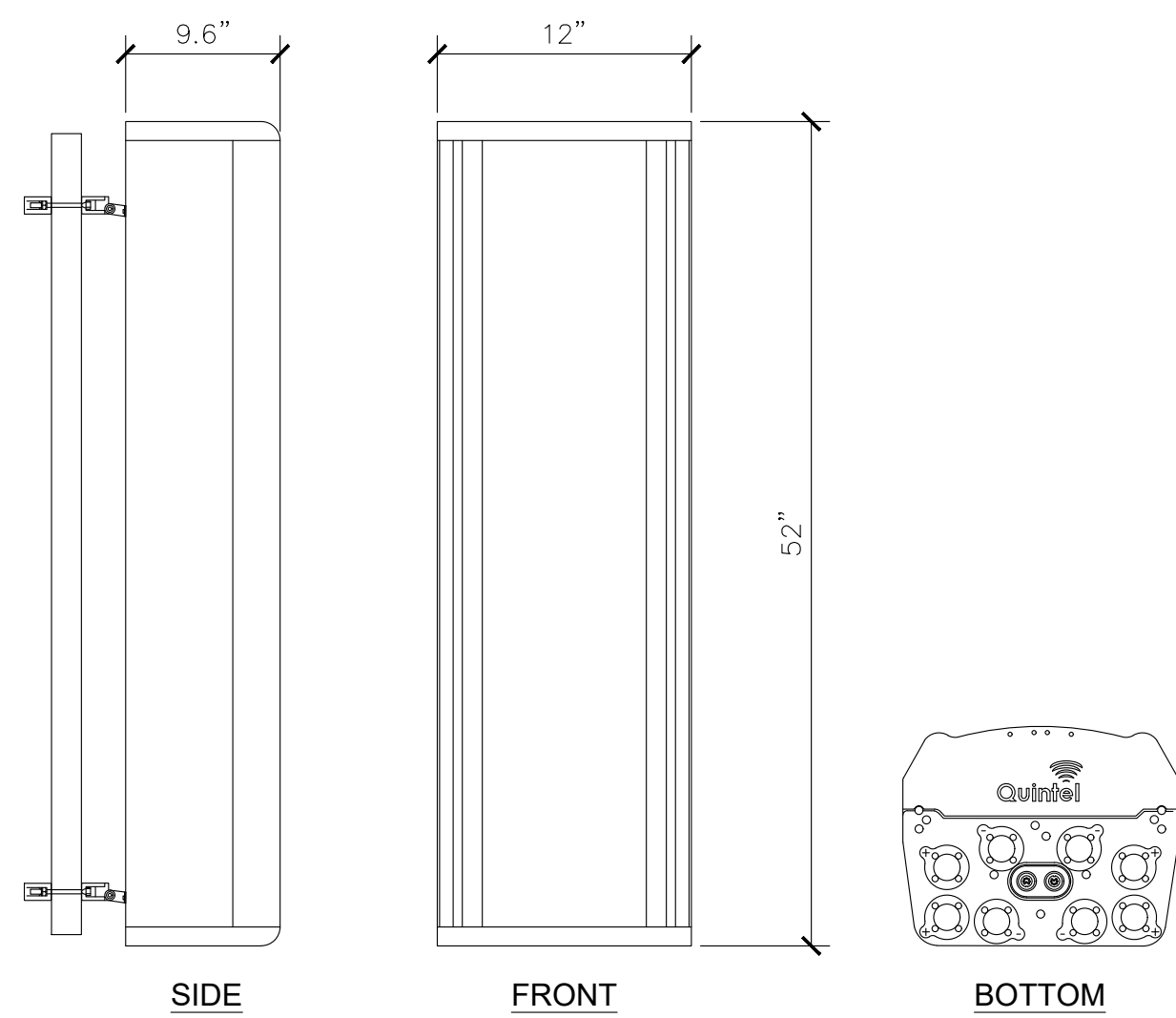
WEIGHT WITH MOUNTING: 83.4 lbs (37.8 kg)

NO. OF CONNECTORS: 8x 7/16 DIN FEMALE LONG NECK

MAX WIND SPEED: 150mph (67 m/s)

FRONT WIND LOAD: 222 N (50.0 lbs)

SIDE WIND LOAD: 423 N (95.1 lbs)



NOT USED

7

DC SURGE SUPPRESSER SPECIFICATIONS

5 ANTENNA SPECIFICATIONS

6 NOT USED

8 NOT USED

9

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EQUIPMENT DETAILS

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A-8

ANDREW - SBNH-1D6565A

DIMENSIONS (LxWxD): 50.9in x 11.9in x 7.1in
(1293mm x 301mm x 181mm)

WEIGHT WITH MOUNTING: 45.7 lbs (20.7 kg)

NO. OF CONNECTORS: 4x 7/16 DIN FEMALE

MAX WIND SPEED: 241 km/h (150 mph)

WIND LOADING MAXIMUM: 402.0 N @ 150 mph
90.4 lbf @ 150 mph

SIDE FRONT BOTTOM

ERICSSON - KRY 112 75/1

DIMENSIONS W/ BRACKET (LxWxD): 11.8in x 11.3in x 4.6in
(298mmx287mmx116mm)

WEIGHT WITH MOUNTING: 25.4 lbs / 11.5 kg

CONNECTORS: 7-16 FEM

MOUNTING: POLE/WALL MOUNTING

ERICSSON RRUS-11

DIMENSIONS (LxWxD): 17.8in x 17in x 7.2in
(452mmx431mmx183mm)

WEIGHT WITH MOUNTING: 60 lbs (27.2 kg)

POWER CONSUMPTION: 200 WATTS

RRU SPECIFICATIONS 3

TWIN TRIPLEXER SPECIFICATIONS 1

TMA SPECIFICATIONS 2

NOT USED 4

NOT USED 5

NOT USED 6

NOT USED 7

NOT USED 8

NOT USED 9

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A-9



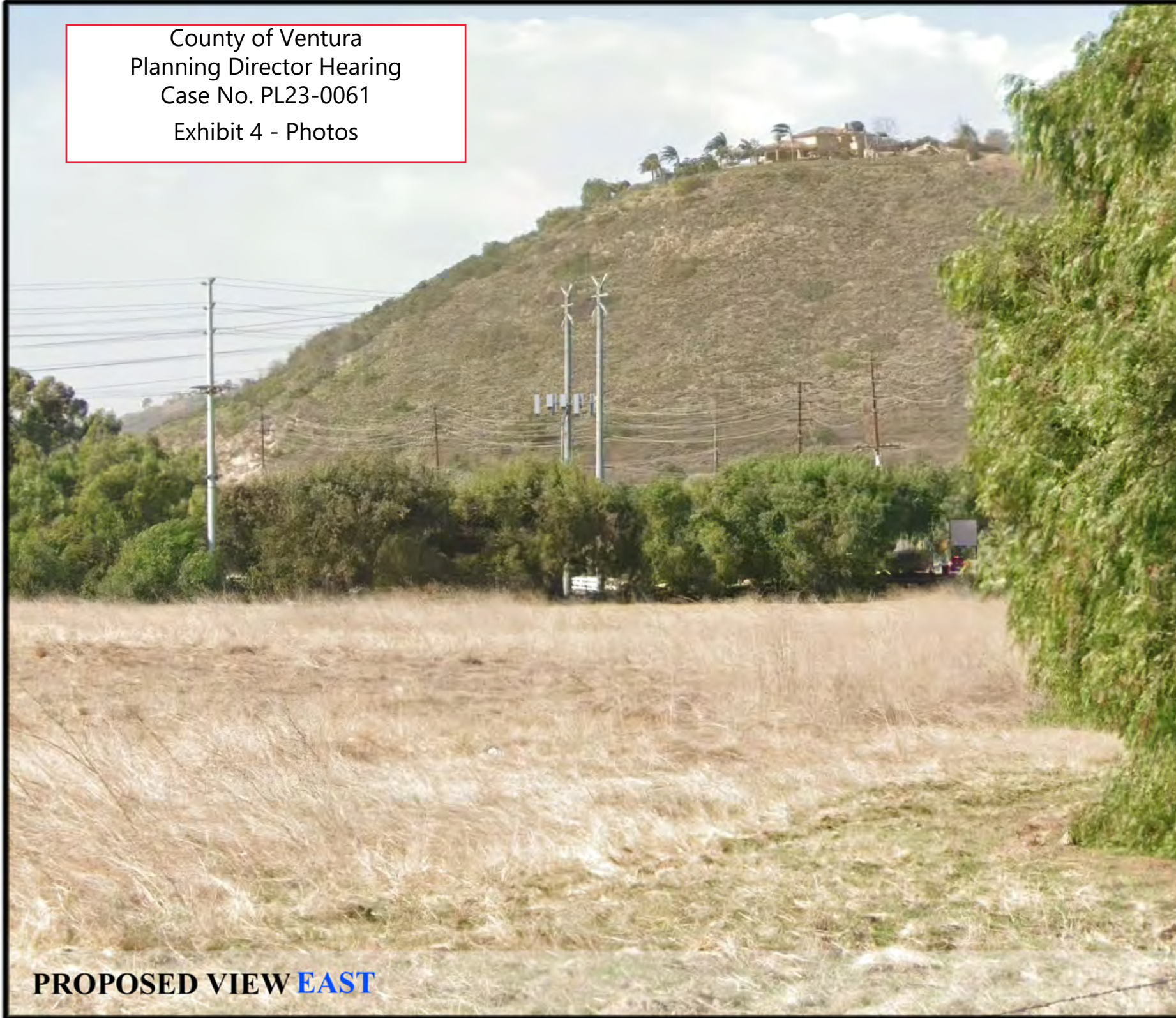
CLU1636 CBand/5G NR/BBU

4730 Moorpark, Rd., Camarillo, CA 93012



Eukon Group
65 Post, Suite 1000 - Irvine,
CA, 92618 - (949) 553-8566

County of Ventura
Planning Director Hearing
Case No. PL23-0061
Exhibit 4 - Photos



PROPOSED VIEW EAST



EXISTING VIEW EAST



SITE LOCATION

SITE COORDINATES
Latitude: 34.2452778°
Longitude: -118.865833°

SHEET NUMBER

1
3



CLU1636

CBand/5G NR/BBU

4730 Moorpark, Rd., Camarillo, CA 93012



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PROPOSED VIEW NORTH



EXISTING VIEW NORTH

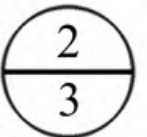


SITE LOCATION

SITE COORDINATES

Latitude: 34.2452778°
Longitude: -118.865833°

SHEET NUMBER





CLU1636 CBand/5G NR/BBU

4730 Moorpark, Rd., Camarillo, CA 93012



Eukon Group
65 Post, Suite 1000 - Irvine,
CA, 92618 - (949) 553-8566



PROPOSED VIEW NORTH-WEST



EXISTING VIEW NORTH-WEST



SITE LOCATION

SITE COORDINATES

Latitude: 34.2452778°
Longitude: -118.865833°

SHEET NUMBER

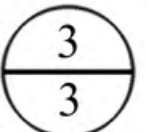




Exhibit 5 – General Plan Consistency Analysis

County of Ventura • Resource Management Agency • Planning Division

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

CONSISTENCY WITH THE GENERAL PLAN FOR AT&T WIRELESS COMMUNICATION FACILITY: NORWEGIAN GRADE (CASE NO. PL23-0061)

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

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

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

The project is a Conditional Use Permit (CUP) for the modification and continued operation of an existing Wireless Communication Facility (WCF) for a 10-year period (Case No. PL23-0061).

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 project involves the modification and continued operation of an existing WCF. The subject site is zoned RE-5 ac and surrounded by low-density residential, agricultural, and open space uses. The WCF is designed as a stealth facility which includes antennas mounted to an existing Southern California Edison power pole. Existing utility infrastructure in the area effectively camouflages the WCF and the facility is not prominently visible from public viewpoints. The WCF would continue to provide wireless telecommunication services to the surrounding area and remains compatible with the neighboring land uses. No new land use conflicts or visual impacts have been identified with this project. The site is accessible by a dirt access road via Moorpark Road. No water is required for this project.

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

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

County of Ventura
Planning Director Hearing
Case No. PL23-0061
Exhibit 5 - General Plan Consistency Analysis

The WCF is adjacent to Santa Rosa Road, an Eligible County Scenic Highway. The WCF is designed as a stealth facility which includes antennas mounted to an existing Southern California Edison power pole and a ground mounted equipment shelter painted green to blend in with the existing vegetation. These design features effectively camouflage the WCF into the surrounding vegetation and existing utility infrastructure. The WCF is not prominently visible from Santa Rosa Road.

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

- 3. HAZ-5.2 Hazardous Materials and Waste Management Facilities:** *The County shall require discretionary development involving facilities and operations which may potentially utilize, store, and/or generate hazardous materials and/or wastes be located in areas that would not expose the public to a significant risk of injury, loss of life, or property damage and would not disproportionately impact Designated Disadvantaged Communities.*

The project was reviewed by the Department of Environmental Health (EHD). In response to EHD's review, the WCF would be conditioned to require that the storage, handling, and disposal of any potentially hazardous material shall be in compliance with applicable state regulations (Exhibit 6, Condition No. 24).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-5.2.

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

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

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

The WCF will continue to provide service throughout the unincorporated Ventura area, including access to high quality cellular mobile communications. The

continued use of the facility ensures that residents and businesses in the coverage area receive a high quality of service.

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

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP) CASE NO.
PL23-0061 FOR AT&T: NORWEGIAN GRADE WIRELESS COMMUNICATION
FACILITY (WCF) (FORMERLY CUP 5141 AND LU06-0041)**

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Conditional Use Permit is based on and limited to compliance with the project description stated in this condition below, exhibits of the Planning Director hearing on October 16, 2023, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

A CUP has been granted to the authorize the modification and continued operation and maintenance of an existing WCF for a 10-year period. The WCF includes antennas affixed to a Southern California Edison (SCE) power pole and an equipment shelter measuring 145 square feet. The proposed modifications include an upgrade to the antennas and telecommunications equipment. These modifications will occur on the existing antenna arms and within the equipment shelter. The modifications include the following:

- Replace eight (8) panel antennas on tower;
- Replace four (4) existing TMAs with (8) new TMAs on tower;
- Remove eight (8) combiners from tower;
- Install one (1) new DC6 on tower;
- Remove two (2) RRUS in equipment shelter;
- Install six (6) new RRUS in existing equipment shelter;
- Install two (2) new rack units inside existing equipment area.

The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. Access to the site is via a dirt driveway from Moorpark Road. No exterior lighting, grading, or fencing is proposed with the project.

2. Site Maintenance

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

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

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

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

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

3. CUP Modification

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

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

4. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division.

Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

5. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

6. Time Limits

a. Use inauguration:

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

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

- b. Permit Life or Operations Period: This CUP will expire on _____. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:
1. The Permittee has filed a permit modification application pursuant to § 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to _____; and
 2. The County decision-maker grants the requested modification.

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

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

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

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

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

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

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

8. Notice of CUP Requirements and Retention of CUP Conditions On-Site

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

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

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

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

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

9. Recorded Notice of Land Use Entitlement

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

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a “Notice of Land Use Entitlement” form furnished by the Planning Division and the conditions of this CUP with the deed of the property that is subject to this CUP.

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

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

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

10. Financial Responsibility for Compliance Monitoring and Enforcement

- a. Cost Responsibilities: The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. Establishment of Revolving Compliance Account: Pursuant to the requirements of CUP Case No. LU06-0041, the Resource Management Agency created Condition Compliance Case No. CC06-0106 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly imposed civil administrative penalties, regarding CUP Case No. LU06-0041. The Planning Division will continue to use Condition Compliance Case No. CC06-0106 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 10.a (above), and any duly imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC06-0106, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

11. Defense and Indemnification

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

12. Invalidation of Condition(s)

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

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

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

13. Consultant Review of Information and Consultant Work

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

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 10 above, if the County hires a consultant to review any work undertaken by the Permittee or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

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

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

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

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

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

15. Contact Person

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

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

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

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

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

16. Resolution of Complaints

The following process shall be used to resolve complaints related to the Project:

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 15 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis.

Persons with concerns about a use as it is occurring may directly contact the Contact Person;

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

17. Change of Permittee

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

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with final notice once the transfer of ownership and/or operational control has occurred.

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

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

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

18. Reporting of Major Incidents

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

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

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

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

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

19. Future Collocation of Wireless Telecommunication Facilities and Equipment

Purpose: To reduce the number of communication facilities and minimize the potential environmental impacts associated with such facilities.

Requirement: The Permittee shall avail its facility and site to other telecommunication carriers and, in good faith, accommodate all reasonable requests for collocation in the future subject to the following parameters:

- a. The party seeking the collocation shall be responsible for all facility modifications, environmental review, mitigation measures, associated costs, and permit processing;
- b. The Permittee shall 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 collocation 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 telecommunications tower associated with the communication facility is engineered in a manner that can accommodate supplementary antennas to collocate 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 collocation 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 is constructed as approved.

20. Removal of Facility upon Abandonment of Use or Expiration of Permit

Purpose: In compliance with § 8111-2.8 and § 8111-8.1 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.

Requirement: Upon the expiration of this CUP, or abandonment of the use of the communication facility, the Permittee 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 CUP, to the extent feasible as determined by the Planning Director.

In the event that the Permittee fails to perform the required actions, the Property Owner shall be responsible for compliance with the requirements set forth in this condition. The facility shall be considered to be abandoned if it has not been in use for 12 continuous months.

Documentation: The Permittee shall provide photos of the site after restoration is completed, to the County Planning Division.

Timing: The Permittee shall complete the notification, removal, and restoration activities within 60 days of the expiration of this CUP, 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.

21. Color/Material/Manufacture Specifications

Purpose: In order to ensure that buildings and structures comply with the development standards of the Ventura County Non-Coastal Zoning Ordinance and Ventura County General Plan Policy COS-3.1.

Requirement: The Permittee shall:

- a. Construct and maintain the exterior surfaces of all buildings and structures of the communication facility using building materials and colors that are compatible with surrounding terrain (e.g., earth tones and non-reflective paints);
- b. Provide the manufacturer's specifications and model numbers of all tower, antenna, and ancillary equipment (e.g., batteries, equipment in cabinets, GPS, and antennae) on all development plans;

- c. Construct and maintain the site in compliance with the approved plans and photo-simulations; and
- d. Provide photos to the Planning Division to verify that the facility is constructed as approved.

Documentation: A copy of the approved plans denoting the building materials and colors.

Timing: The Permittee shall provide plans, photo simulations, and a materials sample/color board to the Planning Division for review and approval. Prior to final inspection of the communication facility, the Permittee shall provide photographs demonstrating that the Permittee constructed the facility in compliance with the approved plans, photo simulations, and materials sample/color board.

Monitoring and Reporting: The Planning Division maintains copies of the approved plans, photo simulations, and materials sample/color board in the Project file. The Permittee shall provide photos of the constructed facility to the Planning Division, or schedule a site inspection with the Planning Division, to verify that the Permittee constructed and painted the facility according to the approved plans, photo simulations, and materials sample/color board. The Planning Division maintains the Permittee's approved plans, photo simulations, materials sample/color board, and (if submitted in lieu of a site inspection) photo documentation in the Project file. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

**Note: This condition only applies to construction activities. No construction is planned with this permit. However, future construction or modification to the facility must abide by this condition.*

22. Paleontological Resources Inadvertently Discovered During Grading

Purpose: In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

Requirement: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

1. Cease operations and assure the preservation of the area in which the discovery was made;
2. Notify the Planning Director in writing, within three days of the discovery;
3. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;
4. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and
5. Implement the agreed upon recommendations.

Documentation: The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

Timing: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

23. Archaeological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures.

1. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
 - a. Cease operations and assure the preservation of the area in which the discovery was made;
 - b. Notify the Planning Director in writing, within three days of the discovery;
 - c. Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
 - d. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
 - e. Implement the agreed upon recommendations.
2. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
 - a. Cease operations and assure the preservation of the area in which the discovery was made;
 - b. Immediately notify the County Coroner and the Planning Director;
 - c. Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

- d. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
- e. Implement the agreed upon recommendations.

Documentation: If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Environmental Health Division (EHD) Conditions

24. Hazardous Materials/Waste Management (General Notice)

Purpose: To ensure the storage, handling, and disposal of any potentially hazardous material complies with applicable State and local regulations.

Requirement: 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. Used batteries must be properly disposed of or recycled in accordance with state and local regulations. 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>

Monitoring: When applicable, the Ventura County Environmental Health Division/Certified Unified Program Agency issues hazardous material and hazardous waste permits and conducts site inspections.

Conditions for CUP Case No. PL23-0061
Date of Public Hearing: October 16, 2023
Date of Approval: TBD

Permittee: AT&T
Location: 4730 Moorpark Road, near Thousand Oaks
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Ventura County Fire Protection District (VCFPD) Conditions

25. Obtain IFC Permits: Obtain applicable Ventura County Fire Code Permits.