



Planning Director Staff Report Hearing on April 27, 2023

County of Ventura • Resource Management Agency

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

VERIZON BLACK MAMBA CONDITIONAL USE PERMIT (CUP) CASE NO. PL22-0139

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the installation, operation, and maintenance of a wireless communication facility (WCF) for a 10-year period.
2. **Applicant:** Verizon Wireless, 15505 Sand Canyon Ave, Irvine, CA, 92618
3. **Property Owner:** Kim Gilbert S K & Alice Y Trust, 11428 West Telegraph Road, Santa Paula, CA, 93060
4. **Applicant's Representative:** Michael Hasegawa c/o Delta Groups Engineering, Inc., 2362 McGaw Avenue, Irvine, CA, 92614
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The 36.30-acre project site is located at 11428 West Telegraph Road, in the community of Ventura, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that comprises the project site is 090-0-032-090.
7. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: Agricultural
 - b. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)
8. **Adjacent Zoning and Land Uses/Development:**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)	Agricultural Uses
East	AE-40 ac	Agricultural Uses
South	Highway 126	Highway
West	City of Ventura	Residential Homes

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

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

The stealth WCF would be installed within a 792-square foot lease area and be comprised of a 50-foot-tall faux water tank and associated ancillary equipment. The lease area would be enclosed within an 8-foot-high chain link fence. A 30-kilowatt (kW) emergency generator with a 203-gallon diesel tank are also proposed to be maintained within the lease area. The Verizon equipment mounted within the faux water tank and in the lease area would include:

- Twelve 8-foot panel antennas;
- Twelve Remote Radio Units (RRUs);
- One 2-foot diameter microwave antenna;
- Three surge suppression units;
- Three equipment cabinets installed within lease area.

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

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project includes the installation, operation, and maintenance of a new 50-foot WCF. The proposed project qualifies for Class 3 Categorical Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

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

C. CONSISTENCY WITH THE GENERAL PLAN

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 3 of this staff report.

D. ZONING ORDINANCE COMPLIANCE

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

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

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

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4(f)(4)(a), Maximum Antenna Height:</p> <p><i>The maximum allowable height of a faux structure shall be the height limits in Table 1, or the average height of representative structures commonly found in the local setting, whichever is less.</i></p>	<p>Yes, the design of the proposed project involves the construction and operation of a stealth WCF with a maximum height of 50’ above grade level.</p>
<p>Section 8107-45.4(n), Accessory Equipment:</p> <p><i>All accessory equipment associated with the operation of a wireless communication facility shall be located and screened to prevent the facility from being prominently visible from a public viewpoint to the maximum extent feasible.</i></p>	<p>Yes, none of the accessory equipment is visible from offsite.</p>
<p>Section 8107-45.4(o), Colors and Materials:</p> <p><i>All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.</i></p>	<p>Yes, the facility matches the color and look of a real agricultural water tank. No reflective materials will be used.</p>
<p>Section 8107-45.4(p), Noise:</p> <p><i>All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.</i></p>	<p>Yes, the WCF will always be operated and maintained to comply with the Ventura County noise standards.</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4(r), Security:</p> <ol style="list-style-type: none"> 1. <i>Each Facility shall be designed to prevent unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations or visual blight. The approving authority may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism.</i> 2. <i>All fences shall be constructed of materials and colors that blend in with the existing setting. The use of a chain link fence is prohibited within areas designated as Urban and Existing Community in the General Plan, and areas that are prominently visible from a public viewpoint, unless the chain link fence is fully screened.</i> 	<p>Yes, the facility is enclosed within a chain link fence surrounding the entire facility which prevents access and vandalism to the project site.</p>
<p>Section 8107-45.4(s), Lighting:</p> <ol style="list-style-type: none"> 1. <i>No facility may be illuminated unless specifically required by the FAA or other government agency.</i> 2. <i>Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife.</i> 	<p>Yes, the proposed WCF is not illuminated and all security lighting is shielded downward.</p>
<p>Section 8107-45.4(t), Signage:</p> <p><i>A permanent, weather-proof identification sign, subject to Planning Director approval, shall be displayed in a prominent location such as on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the facility operator(s) and type of use, provide the operator's address, FCC-adopted standards, and specify a 24-hour telephone number at which the operator can be reached during an emergency.</i></p>	<p>Yes, the existing WCF is surrounded by a fence with signage indicating all necessary information related to the operation of the facility.</p>
<p>Section 8107-45.4(u), Access Roads:</p> <ol style="list-style-type: none"> 1. <i>Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</i> 2. <i>Wireless communication facility sites shall minimize the construction of new access roads, particularly when such roads are located in areas with steep slopes, agricultural resources, or biological resources as determined by the County's Initial Study Assessment Guidelines. When required, new access roads shall be designed to meet standards established by the Ventura County Public Works Agency and Ventura County Fire Department.</i> 	<p>Yes, the proposed WCF is accessed by an existing public road to a new private driveway, maintained by the property owner, to the WCF location. No new roads are proposed with this project.</p>

E. CUP FINDINGS AND SUPPORTING EVIDENCE

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

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

Based on the information and analysis presented in Sections D and Exhibit 3 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

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

The proposed facility would include a stealth, 50-foot-tall faux water tank and ancillary equipment. The faux water tank is located behind a row of trees and would blend in with the existing agricultural character in the surrounding area. The equipment would be concealed by the existing Avocado orchard to eliminate public views from nearby roadways. The stealth design of the proposed facility serves to minimize the potential effect on the existing visual character of the general area.

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

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

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

The proposed WCF would also not involve the storage of hazardous materials, except for the diesel fuel for the emergency generator. The minor volume of fuel would be stored in accordance with County and State regulations. The facility would be entirely contained within the 792 square foot fenced lease area with none of its components prominently discernible from outside viewpoints.

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

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

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

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

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

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

The proposed facility would include a stealth, 50-foot-tall faux water tank and ancillary equipment housed in a small equipment area. The faux water tank is located behind a row of trees and will blend in with the existing Avocado agricultural orchard on the property. The equipment area would be concealed by a row of Avocado trees to eliminate public views from nearby roadways. The stealth design of the proposed facility serves to minimize the potential effect on the existing visual character of the general area.

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

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

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

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

The establishment and periodic maintenance of the WCF will have no impact on the agricultural operations on site. The project location was chosen to not adversely affect agricultural resources or the viability of agricultural operations in

the immediate area. No new impacts to agriculturally zoned properties are anticipated the proposed project.

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

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

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

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

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

The proposed location of the new WCF is sited in a way as to remove the least number of avocado trees from agricultural production. All agricultural operations on site are located south and east of the facility location and property access driveway. No impacts to agricultural production or potential agricultural production are anticipated with the implementation of the proposed project.

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

E. 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 (§ 65091) and Ventura County NCZO (§ 8111-3.1). The Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*.

F. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto and has considered all comments received during the public comment process;

2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section D and Exhibit 3 of this staff report and the entire record;
4. **GRANT** CUP Case No. PL22-0139, subject to the conditions of approval (Exhibit 4).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

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

Prepared by:

Reviewed by:

Thomas Chaffee

Mindy Fogg

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

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

EXHIBITS

- Exhibit 2 – Site Plans
- Exhibit 3 – General Plan Consistency
- Exhibit 4 – Conditions of Approval
- Exhibit 5 – Location Maps



BLACK MAMBA

11428 W. TELEGRAPH RD.
SANTA PAULA, CA 93060

County of Ventura
Planning Director Hearing
Case No. PL22-0139
Exhibit 2 - Site Plans

OVERALL HEIGHT PER 1-A LETTER: 50'-0"

PROJECT TEAM

SITE ACQUISITION

DELTA GROUPS ENGINEERING, INC.
2362 MCGAW AVE.
IRVINE, CA 92614
CONTACT: VINCE AMAYA
PHONE: (949) 622-0333
FAX: (949) 622-0331

PLANNING

DELTA GROUPS ENGINEERING, INC.
2362 MCGAW AVE.
IRVINE, CA 92614
CONTACT: MICHAEL HASEGAWA
PHONE: (949) 622-0333
FAX: (949) 622-0331

UTILITY COORDINATOR:

TRIAD GROUP
PLAZA CENTER
10900 NE 8TH ST., SUITE 1500
BELLEVUE, WA 98004
CONTACT: JON STEWART
PHONE: (425) 454-0282
FAX: (425) 454-5784

PROFESSIONAL ENGINEER:

DELTA GROUPS ENGINEERING, INC.
2362 MCGAW AVE.
IRVINE, CA 92614
CONTACT: ALBERT TENG
PHONE: (949) 622-0333
FAX: (949) 622-0331

SURVEYOR:

AMBIT CONSULTING
P.O. BOX 9182
CHANDLER HEIGHTS, AZ 85127
PHONE: (602) 463-0472

PROJECT DESCRIPTION

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

- NEW VERIZON WIRELESS 36'-0"x22'-0" EQUIPMENT & ANTENNA LEASE AREA (TOTAL ±792 SQ. FT.)
- (1) NEW VERIZON WIRELESS EQUIPMENT CABINETS AND (1) FUTURE CABINET
- (2) NEW VERIZON WIRELESS 30kW / 203 GALLON (UL 142) DIESEL STANDBY GENERATOR
- (1) NEW VERIZON WIRELESS ILC, (1) FIBER CABINET AND (1) SERVICE LIGHT ON H-FRAME
- (12) NEW VERIZON WIRELESS 8'-0" HIGH PANEL ANTENNAS
- (1) NEW VERIZON WIRELESS 4'-0" MICROWAVE ANTENNA
- (1) NEW VERIZON WIRELESS GPS ANTENNA
- (12) NEW VERIZON WIRELESS RADIOS
- (3) NEW VERIZON WIRELESS RAYCAPS
- (1) NEW VERIZON WIRELESS 50'-0" HIGH FAUX WATER TANK
- (1) NEW VERIZON WIRELESS STEP DOWN TRANSFORMER
- NEW VERIZON WIRELESS 8'-0" HIGH CHAIN LINK FENCE ENCLOSURE

PROJECT SUMMARY

APPLICANT/LESSEE

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618
OFFICE: (949) 286-7000

ASSESSOR'S PARCEL NUMBER

APN: 090-0-032-090

APPLICANT'S REPRESENTATIVE

DELTA GROUPS ENGINEERING, INC.
2362 MCGAW AVE.
IRVINE, CA 92614
CONTACT: MICHAEL HASEGAWA
PHONE: (949) 622-0333
FAX: (949) 622-0331

PROPERTY OWNER:

OWNER: KIM GILBERT S K & ALICE Y TRUST
ADDRESS: 11428 W. TELEGRAPH RD
SANTA PAULA, CA 93060-9750
CONTACT: GILBERT KIM
TELEPHONE: (805) 415-1697

PROPERTY INFORMATION:

SITE NAME: BLACK MAMBA
SITE ADDRESS: 11428 W. TELEGRAPH RD.
SANTA PAULA, CA 93060
JURISDICTION: COUNTY OF VENTURA

CONSTRUCTION INFORMATION

OCCUPANCY: UNMANNED TELECOMMUNICATIONS FACILITY
TYPE OF CONSTRUCTION: CUP
CURRENT ZONING: A-E 40 ACRES (AGRICULTURAL)
ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

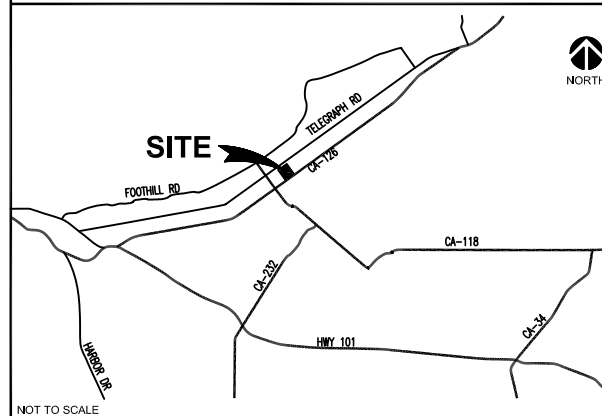
DO NOT SCALE DRAWINGS

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

CODE COMPLIANCE

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

VICINITY MAP



DRIVING DIRECTIONS

- FROM: VERIZON OFFICE TO: 11428 W. TELEGRAPH ROAD SANTA PAULA, CA 93060
1. HEAD NORTHEAST TOWARD VALLEY OAK DR
 2. TURN LEFT TOWARD VALLEY OAK DR
 3. TURN LEFT AT THE 1ST CROSS STREET ONTO VALLEY OAK DR
 4. TURN LEFT ONTO ALTON PKWY
 5. TURN RIGHT ONTO SAND CANYON AVE
 6. USE THE RIGHT LANE TO TAKE THE RAMP ONTO I-405 N
 7. FOLLOW I-405 N AND US-101 N TO CENTRAL AVE IN CAMARILLO.
 8. TAKE EXIST 57 FROM US-101 N
 9. CONTINUE ON CENTRAL AVE. TAKE CA-118W TO TELEGRAPH RD
 10. TURN RIGHT ONTO W TELEGRAPH RD, DESTINATION WILL BE ON THE RIGHT

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	3
LS-1	SITE SURVEY	3
LS-2	SURVEY NOTES	3
A-1	OVERALL SITE PLAN	3
A-1.1	ENLARGED SITE PLAN AT EQUIPMENT AND METER PEDESTAL	3
A-2	EQUIPMENT AND ANTENNA LAYOUT PLAN	3
A-2.1	PLATFORM PLAN	3
A-3	SOUTH AND WEST ELEVATIONS	3
A-4	NORTH AND EAST ELEVATIONS	3

CONSTRUCTION DRAWINGS

811

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
TOLL FREE: 1-800-227-2600 OR www.digalert.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's below.
Call before you dig.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	03/08/2022	90% ZD C-BAND	JD
2	04/11/2022	90% ZD C-BAND	JD
3	04/27/2022	100% ZD C-BAND	JD



2362 MCGAW AVE, IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331
DGE JOB # I21V0006A

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

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



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

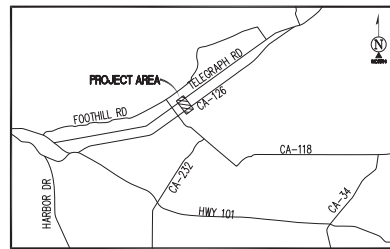
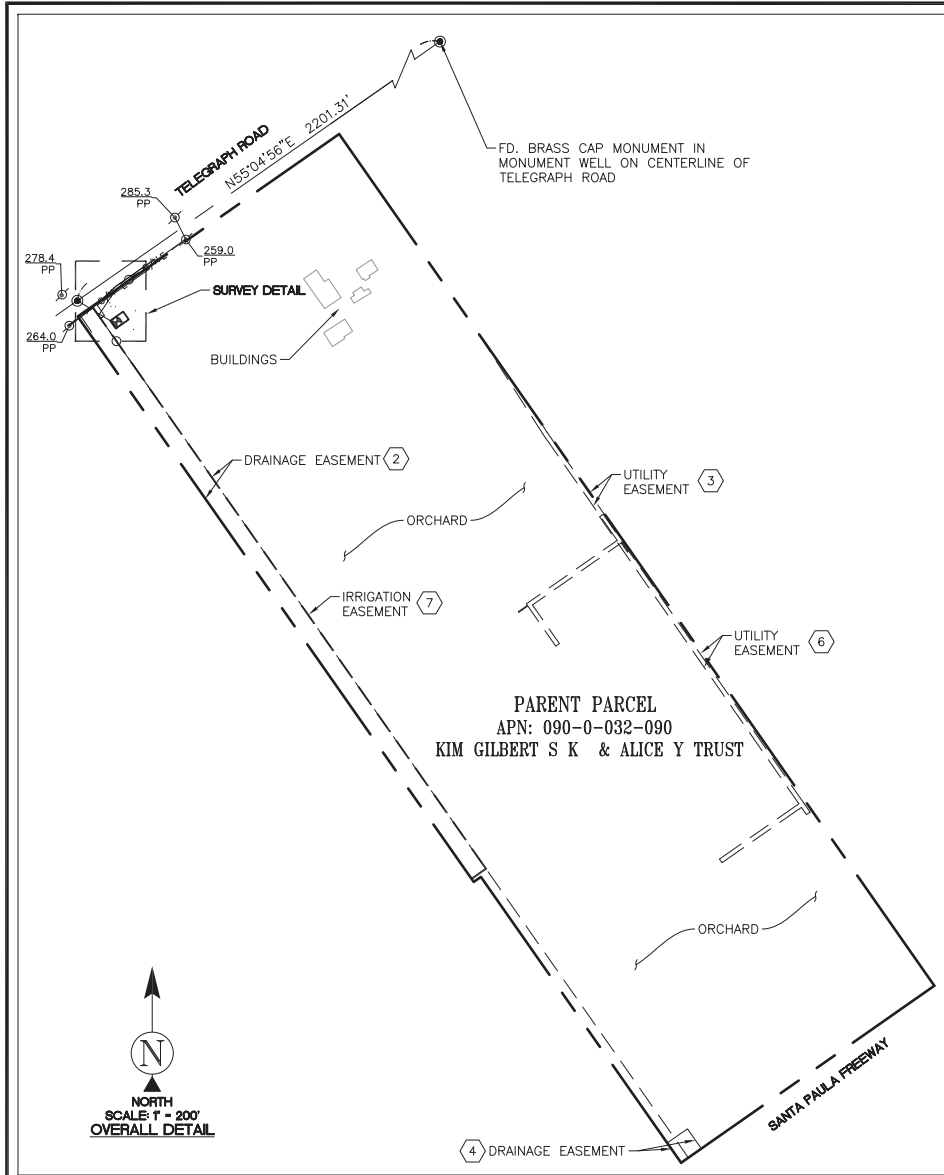
BLACK MAMBA
11428 W. TELEGRAPH ROAD
SANTA PAULA, CA 93060

SHEET TITLE:

TITLE SHEET

T-1

NOTE: THE ORIGINAL SET OF THESE PLANS IS TO BE MAINTAINED BY VERIZON WIRELESS AND NOT TO BE REPRODUCED OR ENLARGED FROM THESE SHEETS.



POSITION OF GEODETIC COORDINATES
 LATITUDE 34° 17' 56.28" (34.298967) NORTH (NAD83)
 LONGITUDE 119° 09' 14.78" (119.154106) WEST (NAD83)
 GROUND ELEVATION @ 229.1' (NAVD88)

LEASE AREA LEGAL DESCRIPTION
 A PORTION OF LOT 41 OF THE RANCHO SANTA PAULA Y SATICOY, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK "A", PAGE 290 OF MISCELLANEOUS RECORDS (TRANSCRIBED RECORDS FROM SANTA BARBARA COUNTY), IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" IRON PIPE IN MONUMENT WELL, SAID POINT IN THE CENTER LINE OF TELEGRAPH ROAD AT THE CORNER COMMON TO LOTS 11, 12, 41 AND 42 OF SAID RANCHO FROM WHICH A BRASS CAP MONUMENT IN A MONUMENT WELL ON THE CENTERLINE OF SAID TELEGRAPH ROAD BEARS NORTH 55°04'56" EAST, 2201.31 FEET AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 18 AT PAGE 27, RECORDS OF SAID VENTURA COUNTY;

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 58°39'46" EAST, 87.34 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 54°57'40" EAST, 36.00 FEET;
 THENCE SOUTH 35°02'20" EAST, 22.00 FEET;
 THENCE SOUTH 54°57'40" WEST, 36.00 FEET;
 THENCE NORTH 35°02'20" WEST, 22.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 792 SQUARE FEET (0.02 ACRES) OF LAND, MORE OR LESS.

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

SURVEY DATE
 02/09/2022

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

BENCHMARK
 PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
 ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.9993833

FLOOD ZONE
 THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06111C0770E, DATED 01/20/2010

UTILITY NOTES
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S STATEMENT:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF VERIZON LAND SURVEYORS' ACT IN FEBRUARY OF 2022.

Patrick B. Donohoe 03/08/2022
 PATRICK B. DONOHOE P.L.S. NO. 9332



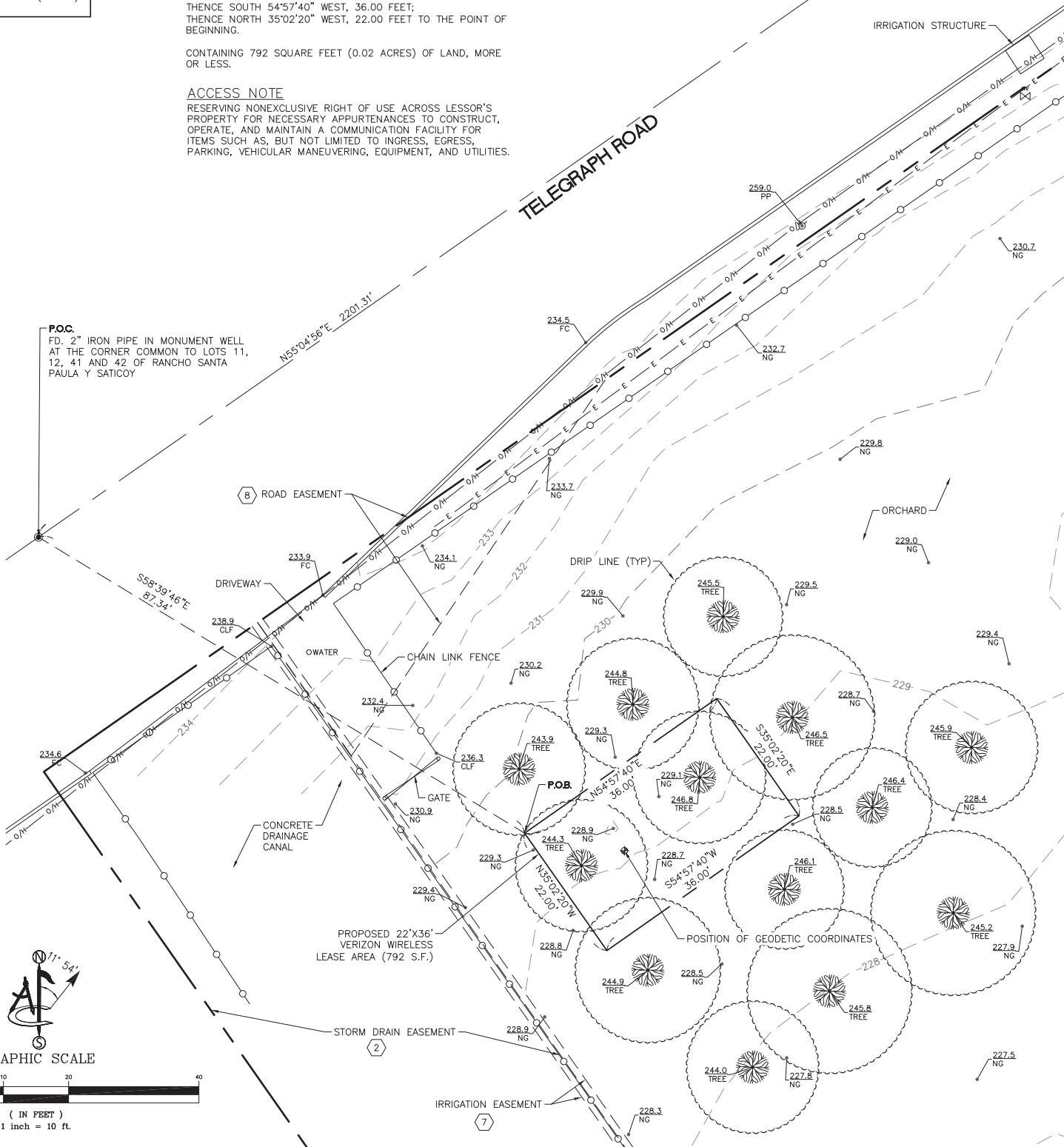
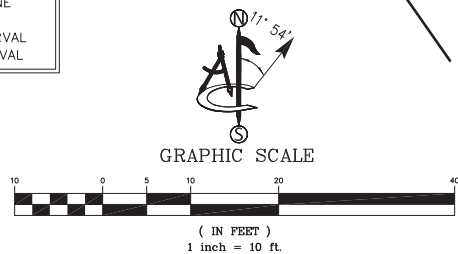
SURVEYOR'S NOTES
 CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

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

LEGEND	
CLF	CHAIN LINK FENCE
FC	FACE OF CURB
NG	NATURAL GRADE
(Tree symbol)	TREES
(Circle with cross)	UTILITY POLE
(Star symbol)	POSITION OF GEODETIC COORDINATES
(X symbol)	SPOT ELEVATION
(Valve symbol)	WATER CONTROL VALVE
(Dashed line)	CHAIN LINK FENCE OVERHEAD LINES
(Dashed line)	ELECTRIC LINES
(Dashed line)	STREET CENTERLINES
(Solid line)	SUBJECT PROPERTY LINE
(Dashed line)	LEASE AREA LIMITS
(Dashed line)	MAJOR CONTOUR INTERVAL
(Dashed line)	MINOR CONTOUR INTERVAL



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	02/16/22	PRELIMINARY	CK
1	02/24/22	TITLE (C)	CK
2	03/03/22	DESIGN (C)	PD

delta groups engineering, inc. consulting engineers
 2362 MCGAW AVE. IRVINE, CA 92614
 TEL: 949-622-0333
 FAX: 949-622-0331

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

15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

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

BLACK MAMBA
 11428 W. TELEGRAPH ROAD
 SANTA PAULA, CA 93060
 VENTURA COUNTY

SHEET TITLE:
 SITE SURVEY

LS-1

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92016878-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JANUARY 21, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

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

② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: VENTURA COUNTY, A BODY CORPORATE AND POLITIC
PURPOSE: A STORM WATER DRAIN, AND/OR CHANNEL
RECORDING DATE: OCTOBER 30, 1939
RECORDING NO: BOOK 577, PAGE 430 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY)

③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: ELECTRIC LINES AND COMMUNICATION LINES
RECORDING DATE: NOVEMBER 21, 1955
RECORDING NO: BOOK 1354, PAGE 172 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY)

④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE STATE OF CALIFORNIA
PURPOSE: DRAINAGE
RECORDING DATE: MARCH 8, 1963
RECORDING NO: BOOK 2287, PAGE 312 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY)

5. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT,
RECORDING DATE: MARCH 8, 1963
RECORDING NO: BOOK 2287, PAGE 312 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN (NOTHING TO PLOT)

⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: ELECTRIC LINES AND COMMUNICATION LINES
RECORDING DATE: SEPTEMBER 10, 1974
RECORDING NO: BOOK 4311, PAGE 224 OF OFFICIAL RECORDS
AFFECTS: TWO STRIPS OF LAND 10 FEET IN WIDTH, WITHIN SAID LAND (AS SHOWN ON SURVEY)

⑦ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT
DATED: NOVEMBER 18, 1980
EXECUTED BY: GILBERT S. K. KIM AND ALICE Y. KIM AND ALVIN GISLER RANCH COMPANY
RECORDING DATE: NOVEMBER 25, 1980
RECORDING NO: 115267, BOOK 5783, PAGE 22 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY)

⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY OF VENTURA
PURPOSE: RIGHT OF WAY FOR PUBLIC ROAD
RECORDING DATE: JANUARY 4, 1994
RECORDING NO: 94-1230 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN (AS SHOWN ON SURVEY)

9. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5.
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

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

11. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

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

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THOSE PORTIONS OF LOTS 41 AND 42 OF THE RANCHO SANTA PAULA Y SATICOY, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK "A", PAGE 290 OF MISCELLANEOUS RECORDS (TRANSCRIBED RECORDS FROM SANTA BARBARA COUNTY), IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER LINE OF TELEGRAPH ROAD AT THE CORNER COMMON TO LOTS 11, 12 41 AND 42 OF SAID RANCHO THENCE FROM SAID POINT OF BEGINNING,
1ST: NORTH 54' 21' EAST 704.52 FEET ALONG THE CENTER LINE OF SAID TELEGRAPH ROAD TO THE NORTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO CHAS. T. WASON, BY DEED RECORDED IN BOOK 52, PAGE 192 OF DEEDS; THENCE,
2ND: SOUTH 35' 40' 40" EAST 2559.96 FEET ALONG THE WEST LINE OF SAID LANDS OF WASON; AT 30.00 FEET A BOLT AND WASHER SET IN CONCRETE IN THE SOUTHERLY LINE OF SAID TELEGRAPH ROAD; AT 2559.96 FEET A 1 INCH IRON PIPE SET IN THE NORTH LINE OF LOT 63 OF SAID RANCHO; THENCE,
3RD: SOUTH 54' 15' 50" WEST 701.91 FEET TO THE COMMON CORNER OF LOTS 41, 42, 62 AND 63 OF SAID RANCHO; THENCE,
4TH: NORTH 35' 44' 10" WEST 992.36 FEET ALONG THE LINE COMMON TO LOTS 41 AND 42 OF SAID RANCHO, TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE TRACT OF LAND CONVEYED TO WILLIAM THOMAS PARKER AND BLANCHE HESTER PARKER, HIS WIFE, BY DEED RECORDED IN BOOK 97, PAGE 132 OF OFFICIAL RECORDS; THENCE,
5TH: SOUTH 54' 22' 20" WEST 20.00 FEET TO A 3/4 INCH IRON PIPE SET AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONVEYED BY THE SAID LAST MENTIONED DEED; THENCE,
6TH: NORTH 35' 44' 10" WEST 1568.66 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND AND PROLONGATION THEREOF; AT 1536.22 FEET A 3/4 INCH IRON PIPE; AT 1568.66 FEET A POINT IN THE CENTER LINE OF SAID TELEGRAPH ROAD; THENCE,
7TH: NORTH 54' 21' AT 20.00 FEET ALONG THE SAID CENTER LINE TO THE SAID POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND GRANTED TO THE STATE OF CALIFORNIA IN DEED RECORDED MARCH 8, 1963, IN BOOK 2287, PAGE 312, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 41 OF THE RANCHO SANTA PAULA Y SATICOY, AS PER MAP RECORDED IN BOOK "A", PAGE 290 OF MISCELLANEOUS RECORDS (TRANSCRIBED RECORDS FROM SANTA BARBARA COUNTY), DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH CORNER OF SAID LOT; THENCE ALONG THE SOUTHEAST LINE THEREOF, NORTH 54' 59' 09" EAST 702.16 FEET TO THE WEST LINE OF THE LAND CONVEYED TO CHARLES T. WASON BY DEED, RECORDED IN BOOK 52, PAGE 192 OF DEEDS IN SAID OFFICE; THENCE ALONG SAID WEST LINE NORTH 34' 57' 06" WEST, 198.60 FEET; THENCE SOUTH 55' 01' 56" WEST 700.86 FEET TO THE SOUTHWEST LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID SOUTHWEST LINE 199.17 FEET TO THE POINT OF BEGINNING.


ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	02/16/22	PRELIMINARY	CK
1	02/24/22	TITLE (C)	CK
2	03/03/22	DESIGN (C)	PD



2362 McGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333
FAX: 949-622-0331

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



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



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

BLACK MAMBA
11428 W. TELEGRAPH ROAD
SANTA PAULA, CA 93060
VENTURA COUNTY

SHEET TITLE:
NOTES

LS-2

NOTE:
NEW CONDUIT PATHWAYS SHOWN INCLUDE INSTALLATION OF APPROPRIATE SIZE AND TYPE HAND HOLES OR PULL BOXES, WHERE REQUIRED, WHETHER OR NOT SPECIFICALLY DEPICTED

NOTE:
THE GC TO SECURE/HARDEN THE SITE PER FIELD OPS DIRECTION USING MASTER KEYED HIDDEN SHACKLE PAD LOCK WITH HIGH SECURITY HASP

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	03/08/2022	90% ZD C-BAND	JD
2	04/11/2022	90% ZD C-BAND	JD
3	04/27/2022	100% ZD C-BAND	JD

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS
2362 MCGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331
DGE JOB # I21V0006A

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

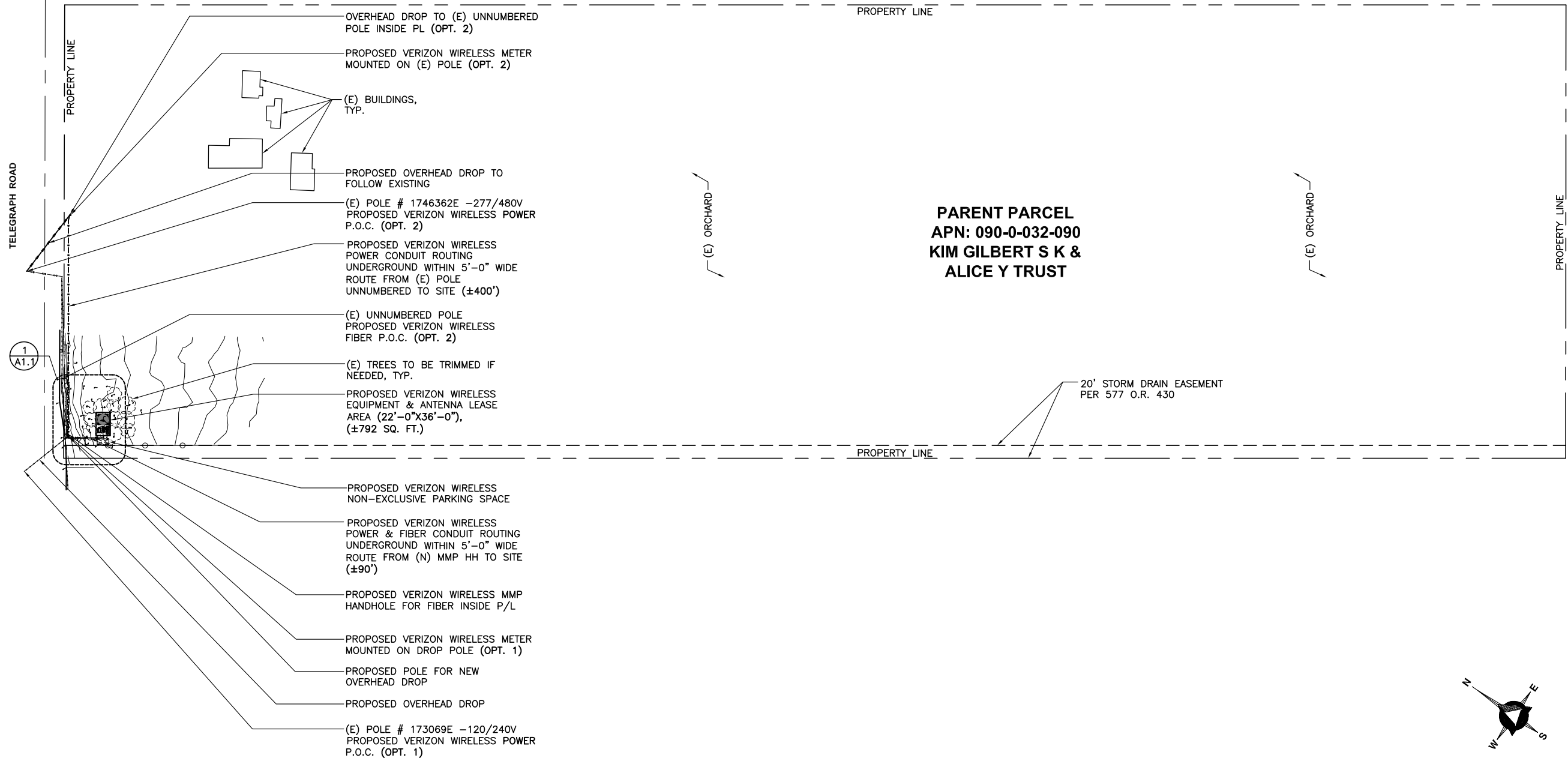


15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

BLACK MAMBA
11428 W. TELEGRAPH ROAD
SANTA PAULA, CA 93060

SHEET TITLE:
OVERALL SITE PLAN

A-1

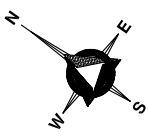


OVERALL SITE PLAN

SCALE:
1 in = 80 ft



1



NOTE: THE ORIGINAL SET OF THIS DRAWING IS TO BE MAINTAINED BY THE CLIENT FOR RECORD OF THE PROJECT. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ORIGINAL DESIGNER.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	03/08/2022	90% ZD C-BAND	JD
2	04/11/2022	90% ZD C-BAND	JD
3	04/27/2022	100% ZD C-BAND	JD

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS

2362 MCGAW AVE., IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331

DGE JOB # I21V0006A

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

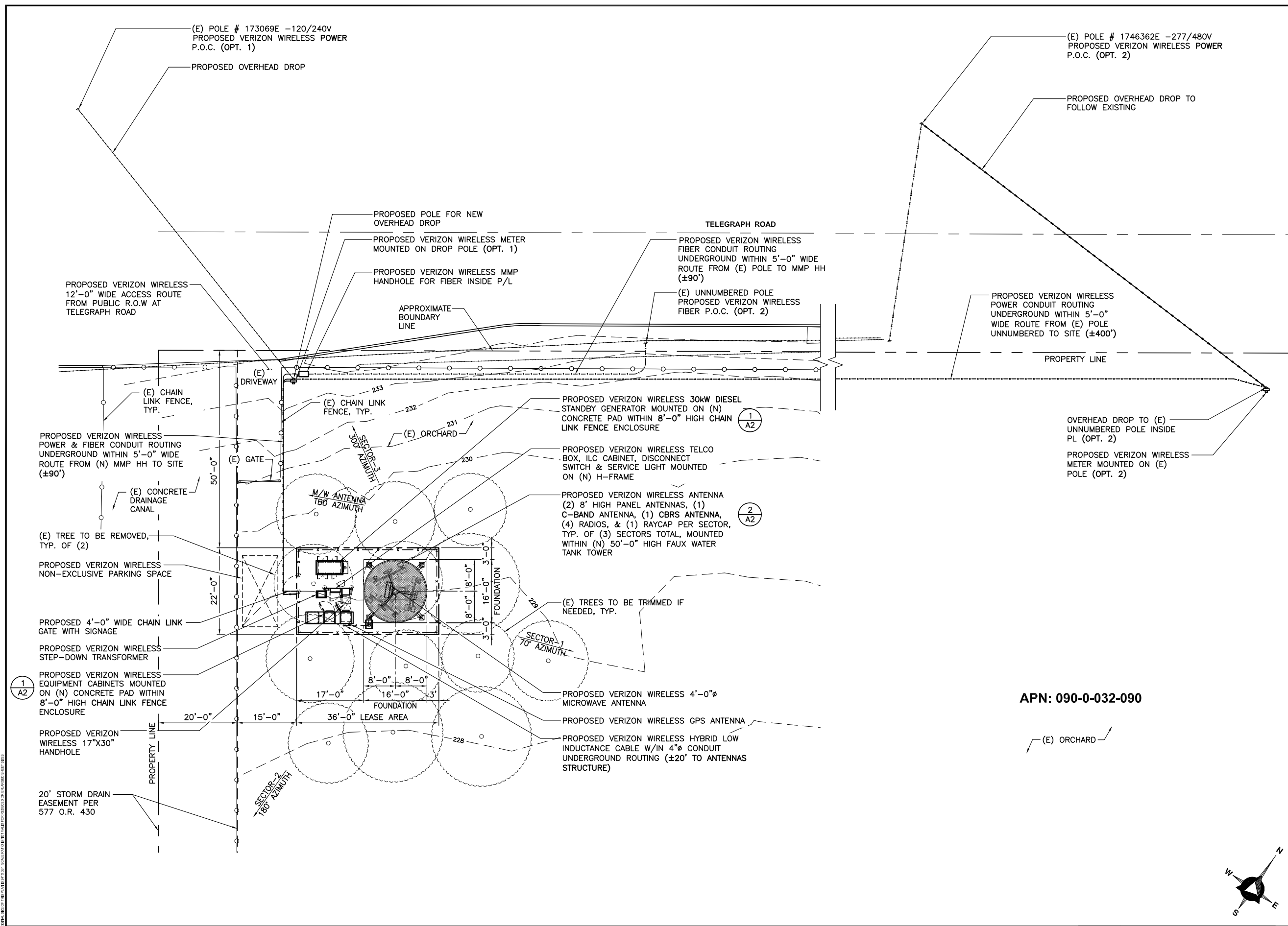
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

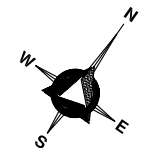
BLACK MAMBA
11428 W. TELEGRAPH ROAD
SANTA PAULA, CA 93060

SHEET TITLE:
ENLARGED SITE PLAN

A-1.1



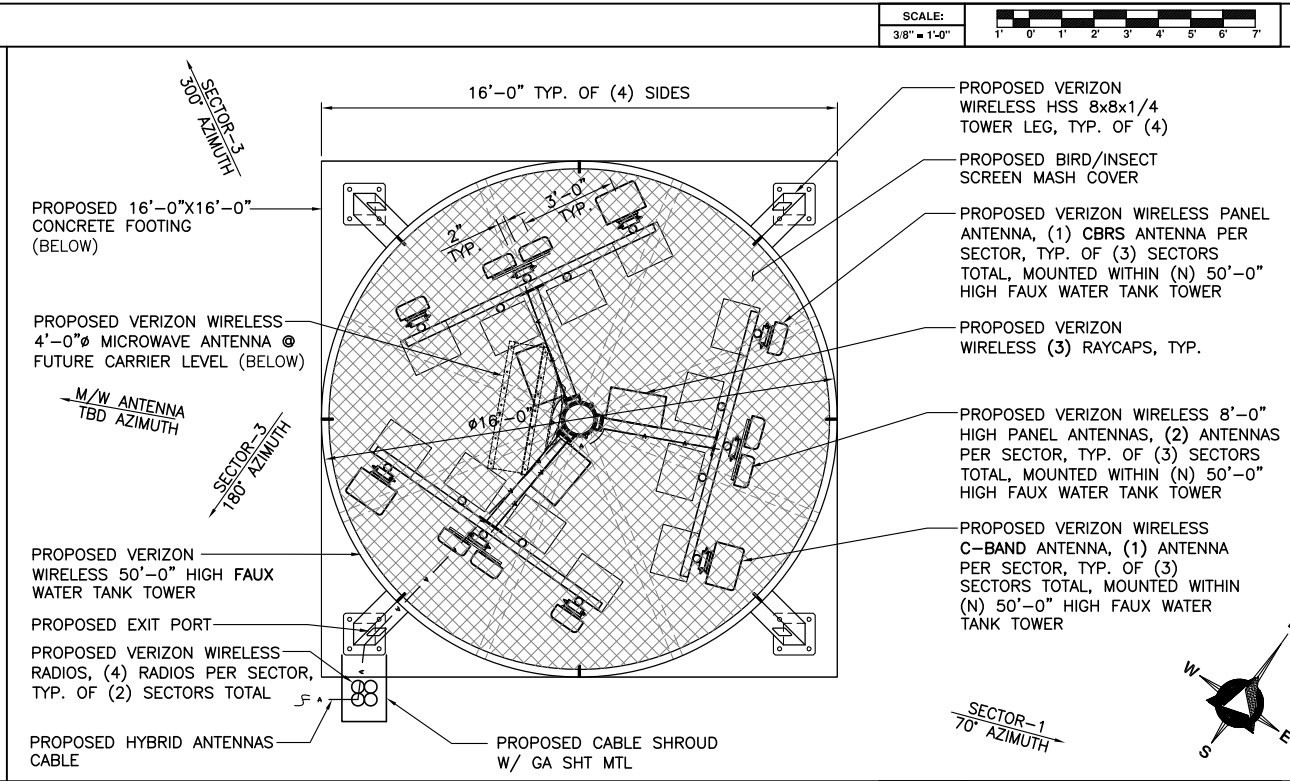
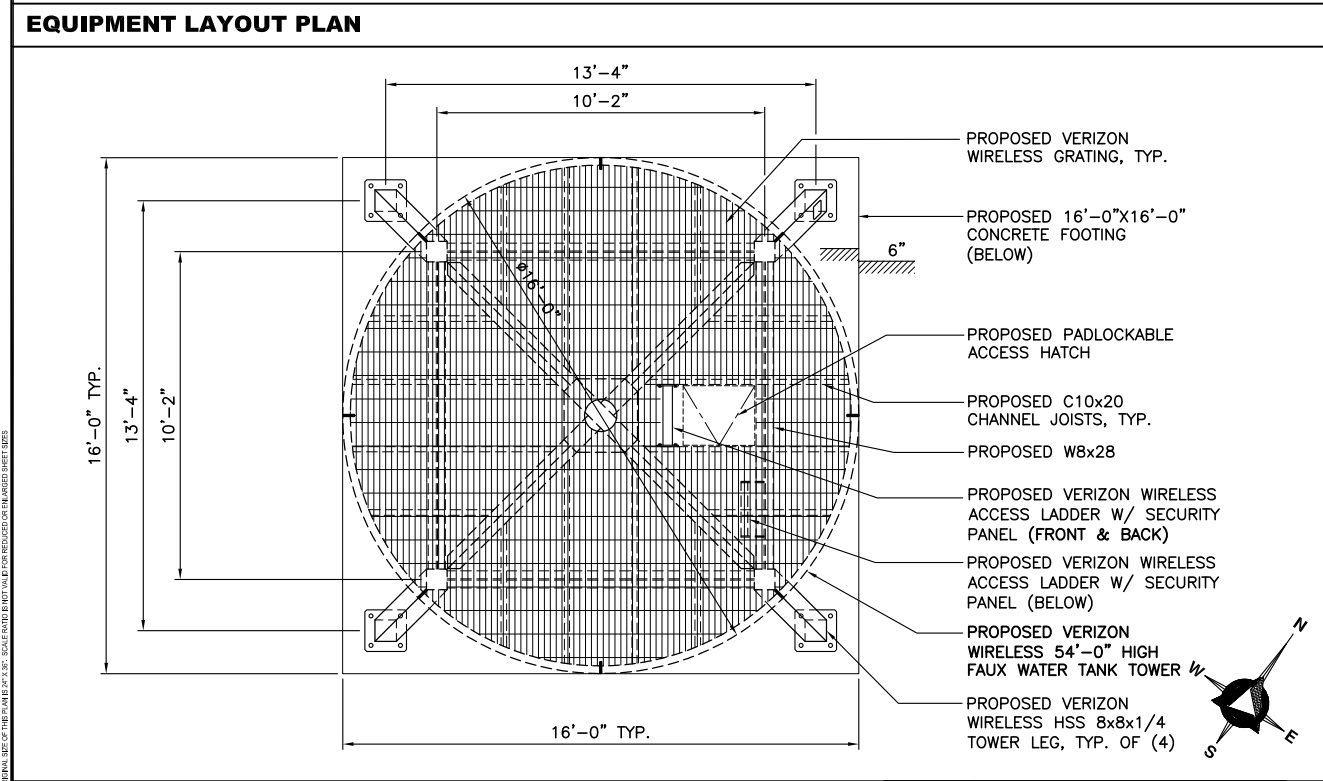
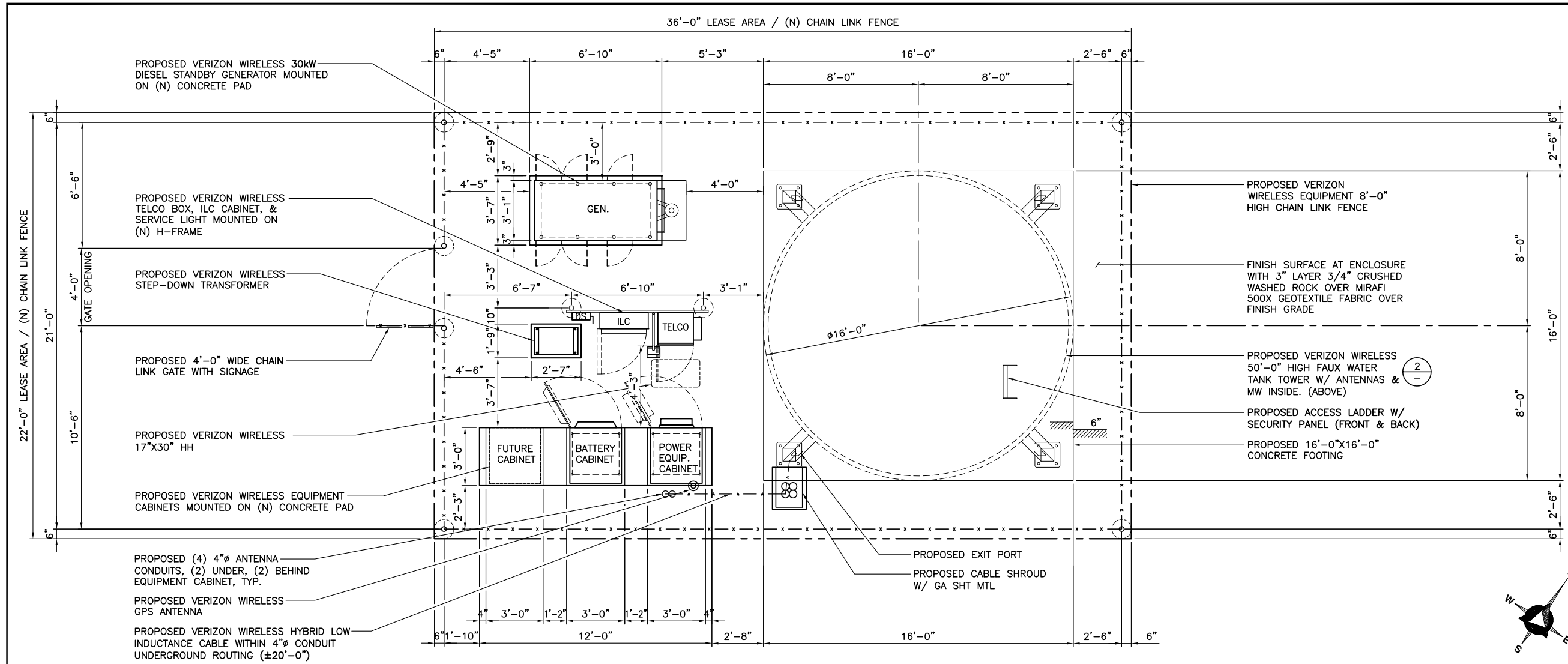
APN: 090-0-032-090



SCALE: 3/32" = 1'-0"

ENLARGED SITE PLAN

NOTE: THE ORIGINAL SET OF THIS PLAN IS IN THE HANDS OF THE CLIENT. ANY CHANGES TO THE ORIGINAL SET MUST BE MADE BY THE CLIENT.



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
1	03/08/2022	90% ZD C-BAND	JD
2	04/11/2022	90% ZD C-BAND	JD
3	04/27/2022	100% ZD C-BAND	JD

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS

2362 MCGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331

DGE JOB #I21V0006A

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

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

BLACK MAMBA
11428 W. TELEGRAPH ROAD
SANTA PAULA, CA 93060

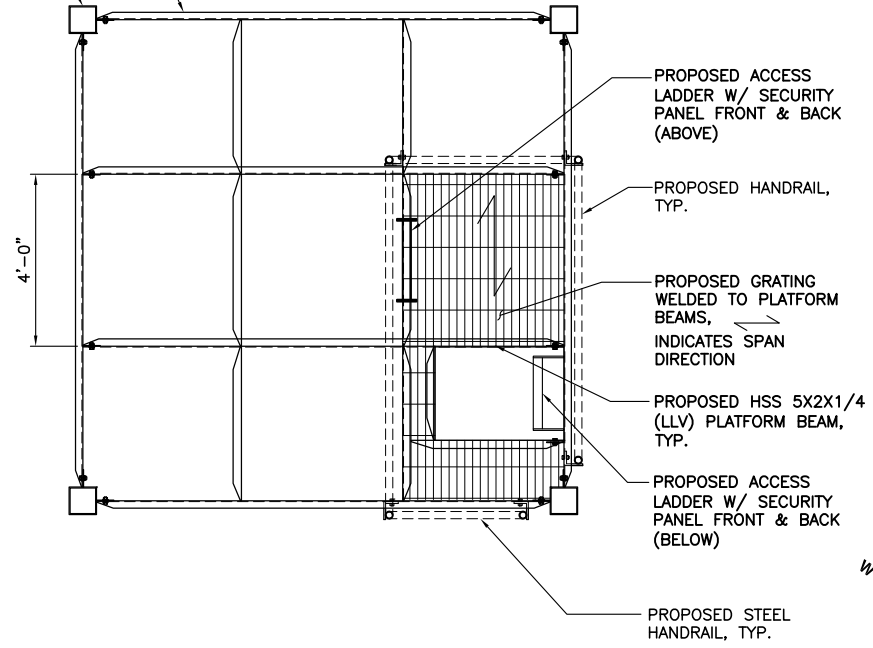
SHEET TITLE:
EQUIPMENT PLAN & ANTENNA LAYOUT

A-2

NOTE: THE ORIGINAL SET OF THIS DRAWING IS IN THE PROJECT FOLDER. SCALE: UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES.

PROPOSED HSS5X2X $\frac{1}{4}$
(LLV) HORIZ., TYP.

PROPOSED HSS8X8X $\frac{1}{4}$
LEG, TYP.



PLATFORM PLAN @ LADDER LANDING

SCALE: 1
N.T.S.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	03/08/2022	90% ZD C-BAND	JD
2	04/11/2022	90% ZD C-BAND	JD
3	04/27/2022	100% ZD C-BAND	JD

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS

2362 MCGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331
DGE JOB # I21V0006A

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

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

BLACK MAMBA
11428 W. TELEGRAPH ROAD
SANTA PAULA, CA 93060

SHEET TITLE:
PLATFORM PLAN

A-2.1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	03/08/2022	90% ZD C-BAND	JD
2	04/11/2022	90% ZD C-BAND	JD
3	04/27/2022	100% ZD C-BAND	JD



2362 MCGAW AVE., IRVINE, CA 92614
 TEL: 949-622-0333 FAX: 949-622-0331
 DGE JOB # I21V0006A

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

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



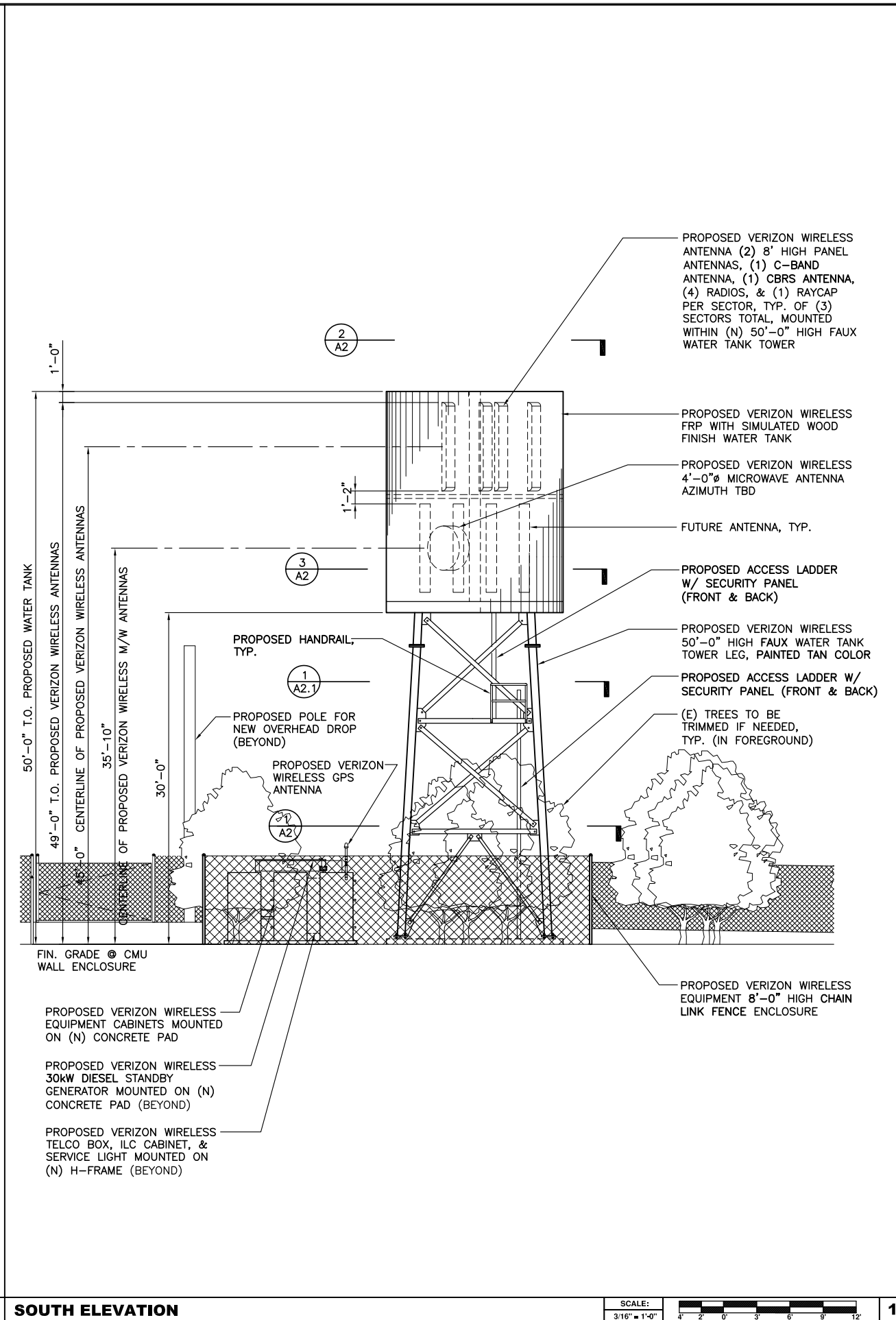
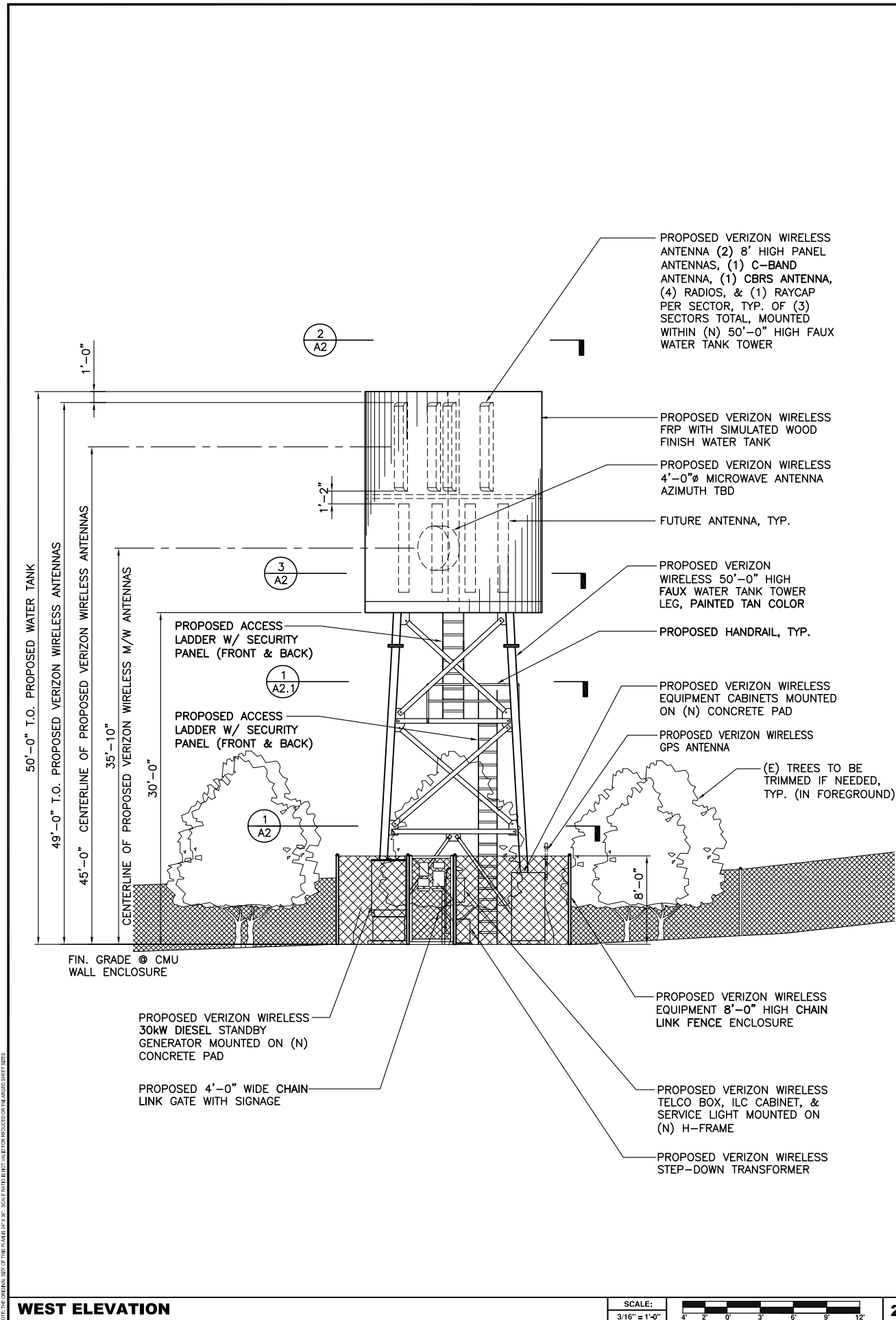
15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

BLACK MAMBA
 11428 W. TELEGRAPH ROAD
 SANTA PAULA, CA 93060

SHEET TITLE:

SOUTH & WEST ELEVATIONS

A-3



NOT TO SCALE. SEE OTHER SHEETS FOR DIMENSIONS AND MATERIALS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	03/08/2022	90% ZD C-BAND	JD
2	04/11/2022	90% ZD C-BAND	JD
3	04/27/2022	100% ZD C-BAND	JD



2362 MCGAW AVE., IRVINE, CA 92614
 TEL: 949-622-0333 FAX: 949-622-0331
 DGE JOB # I21V0006A

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

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

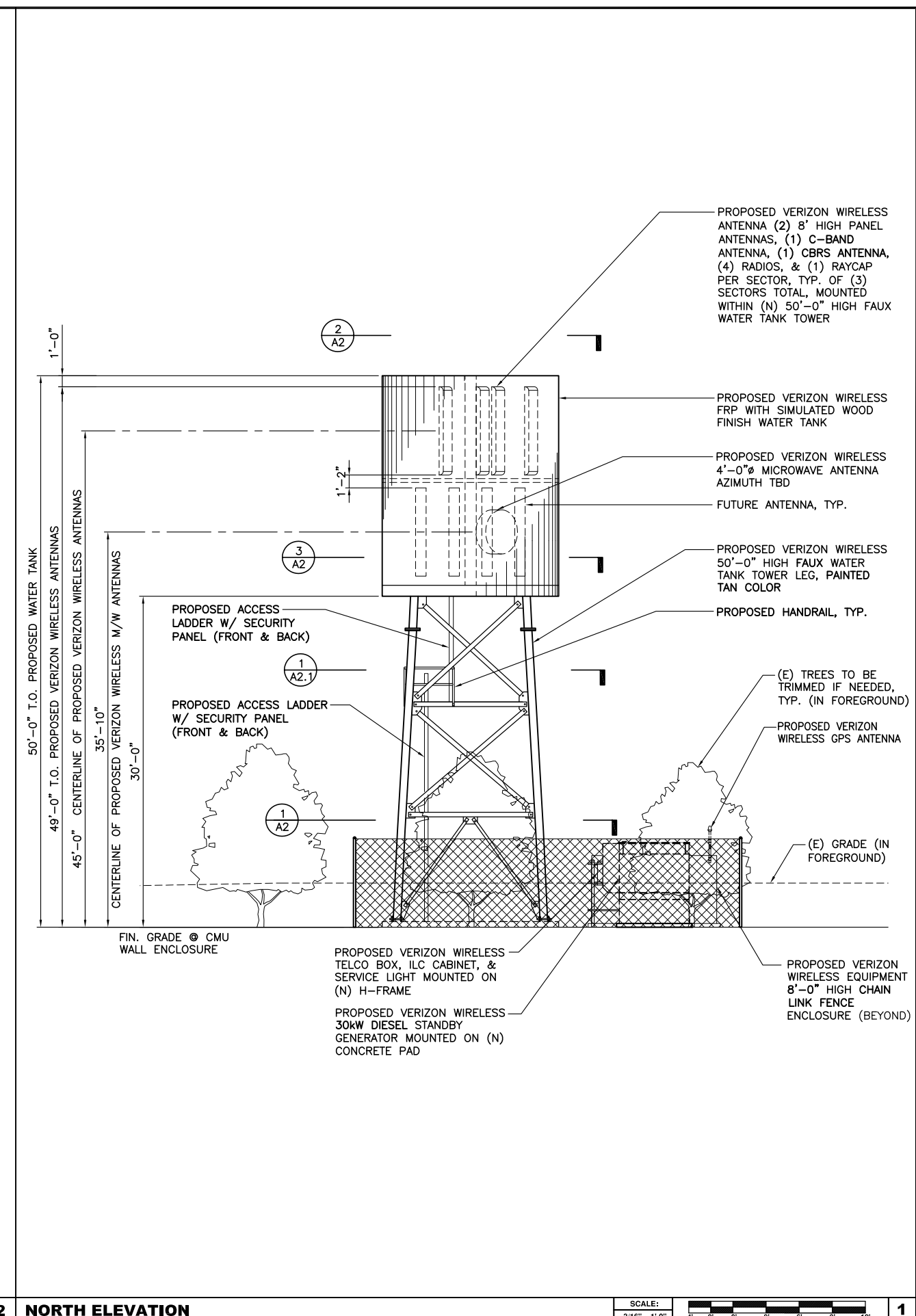
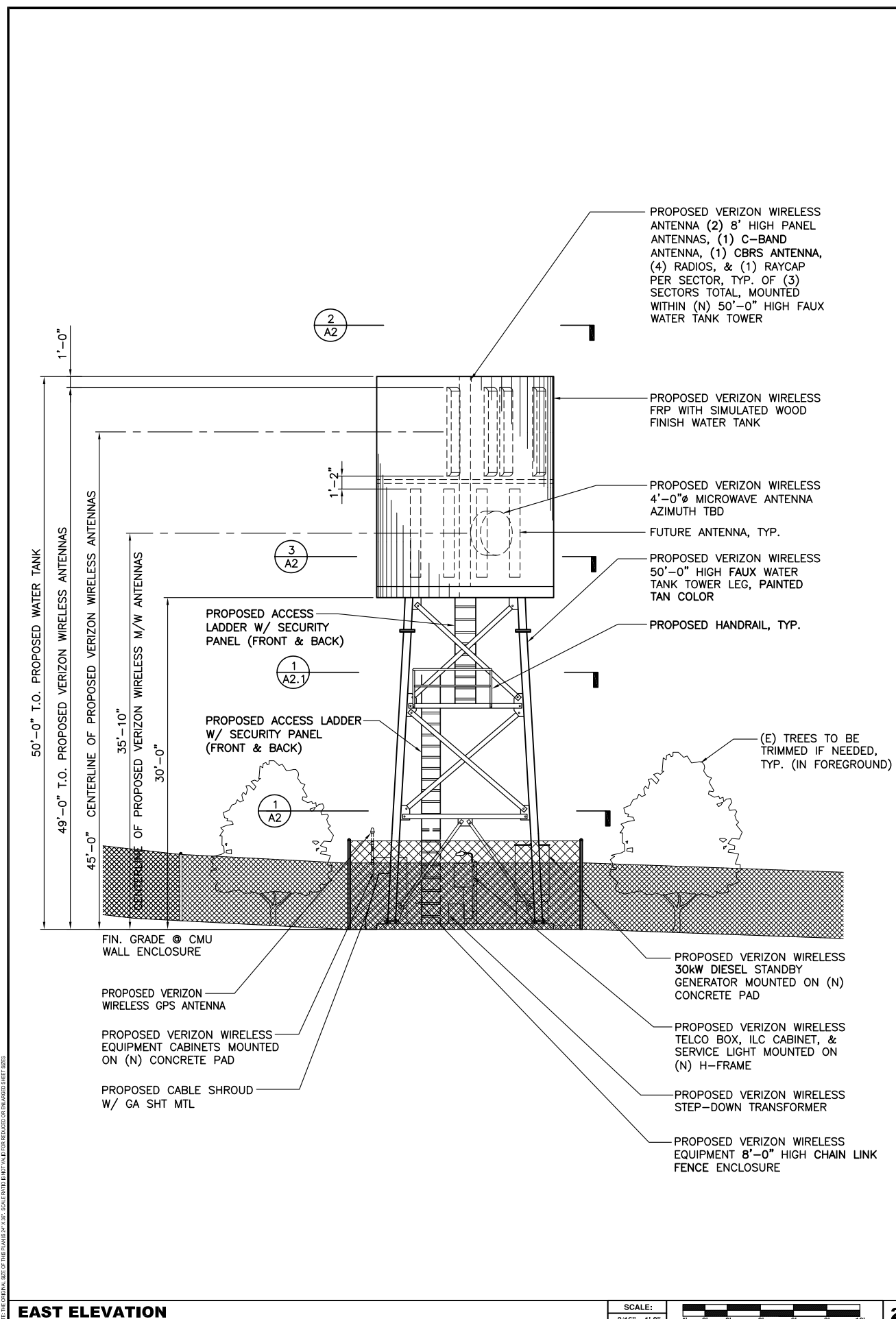


15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

BLACK MAMBA
 11428 W. TELEGRAPH ROAD
 SANTA PAULA, CA 93060

SHEET TITLE:
NORTH & EAST ELEVATIONS

A-4



EAST ELEVATION



2 NORTH ELEVATION



1

NOTES: THE ORIGINAL SET OF THIS DRAWING IS IN THE PROJECT FOLDER FOR THE PROJECT OF THE PROJECT SHEET.



Exhibit 3

PL22-0139 CONSISTENCY WITH THE GENERAL PLAN

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

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

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

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

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

The proposed facility is designed to have the least amount of visual impact while ensuring the adequate provision of public facilities and services. The WCF would provide wireless telecommunication services to the surrounding area and is compatible with the character of the unincorporated community. The location of the proposed facility in an active agricultural field and the design as a faux water tank make the facility blend seamlessly with the neighboring uses.

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

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

The proposed WCF would be located within a stealth antenna support structure designed as a faux water tank and helps maintain a high standard of urban design

and environmental quality. The stealth design of the facility and location minimizes land use conflicts and would have no impact on traffic congestion.

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

- 3. LU-16.10 Visual Access for Rural Development:** *The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk.*

The proposed WCF would be located along West Telegraph Road on an already developed piece of the property. The project is designed as a faux water tank that helps maintain a high standard of urban design and environmental quality. The compact design of the facility and location minimizes land use conflicts and maintains the existing views of the hillsides. The existing avocado trees help screen the equipment area from public viewpoints.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-16.10.

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

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

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

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

The proposed WCF would provide service to the unincorporated area along West Telegraph Road and Highway 126, as well as the incorporated City of Ventura in the East Ventura area. This site would provide high quality access to cellular mobile communications. The construction of the facility and ability to add additional antennas ensures that the residents and businesses would maintain a high quality of service.

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

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

The proposed WCF would not be prominently visible from any County designated scenic roadways. The design as a stealth faux water tank would help the facility blend seamlessly with the surrounding agricultural character of nearby scenic resources. No new visual impacts would be generated from the implementation of the proposed project.

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

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

Although the proposed WCF would be located on land designated as Agricultural on the General Plan Land Use Diagram and is identified as Farmland of Statewide Importance, the proposed WCF has been designed to remove the least amount of agriculture from production as possible. The small 792 square foot lease area will require the removal of 2 nonprotected Avocado trees and minimizes impacts on topsoil to the maximum extent feasible.

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

- 8. AG-1.8 Avoid Development on Agricultural Land:** *The County shall ensure that discretionary development located on land identified as Important Farmland on the State's Important Farmland Inventory shall be conditioned to avoid direct loss of Important Farmland as much as feasibly possible.*

The proposed WCF would be located on land designated as Farmland of Statewide Importance. The proposed WCF has been designed to remove the least amount of agriculture from production as possible. The small 792 square foot lease area will require the removal of two nonprotected avocado trees and minimizes impacts on topsoil to the maximum extent feasible.

Based on the above discussion, the proposed project is consistent with General Plan Policy AG-1.8.

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

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

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

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

EXHIBIT 4

CONDITIONS OF APPROVAL

Conditional Use Permit No. PL22-0139

Verizon Wireless Site “Black Mamba”

RESOURCE MANAGEMENT AGENCY CONDITIONS

Planning Division

1. Project Description

This Conditional Use Permit (CUP) is based on, and limited to, compliance with the project description stated in this condition, the Planning Director staff report and all exhibits thereto, and the remaining conditions of approval set forth below. Together, these conditions and documents describe the “Project.”

Any deviations from the Project must first be reviewed by the County to determine if they conform to the conditions of approval of CUP PL22-0139. Project deviations may require a modification of this permit and further environmental review pursuant to the California Environmental Quality Act (CEQA). Any deviation from the Project that is implemented without the required County approval constitutes a violation of this permit and applicable law.

The Project description is as follows:

This CUP authorizes the installation and operation of an unmanned wireless communication facility (WCF) known as Verizon site name “Black Mamba” for a 10-year time period.

The stealth WCF would be installed within a 792-square foot lease area and be comprised of a 50-foot-tall faux water tank and associated ancillary equipment. The lease area would be enclosed within an 8-foot-high chain link fence. A 30-kilowatt (kW) emergency generator with a 203-gallon diesel tank are also proposed to be maintained within the lease area. The Verizon equipment mounted within the faux water tank and in the lease area would include:

- Twelve 8-foot panel antennas;
- Twelve Remote Radio Units (RRUs);
- One 4-foot diameter microwave antenna;
- Three surge suppression units;
- Three equipment cabinets installed within lease area.

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

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

2. CUP Modification Review

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

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

3. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

4. Time Limits

a. Use Inauguration:

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

b. Permit Expiration:

This CUP will expire on XX/XX/2033.

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

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

5. Documentation of Compliance with Other Agencies' Requirements

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

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

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

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

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

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

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

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

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

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

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

7. Recordation of Notice of Land Use Entitlement

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

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

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

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

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

8. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. **Establishment of Revolving Compliance Accounts:** Within 10 calendar days of the effective date of the decision on this CUP, the Permittee, or the Permittee’s successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
 - (1) A payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated

with condition compliance review, monitoring, and enforcement activities described in Condition 8a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.

- (2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.
- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

9. Defense and Indemnity

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

10. Invalidation of Condition(s)

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

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

11. Consultant Review and Contracting

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

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and

approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In such cases, the hiring of the consultant will be at the Permittee's expense.

12. Relationship of CUP Conditions, Laws and Other Permits

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

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

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

13. Site Maintenance

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

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

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

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

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this

condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

14. Contact Person

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

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

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

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

Monitoring and Reporting: The Planning Division shall maintain the contact information provided by the Permittee in the respective project file. If the address or phone number of the Permittee's agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide the Planning Division with the new information in writing within three calendar days of the change. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

15. Resolution of Complaints

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

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

16. Reporting of Major Incidents

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

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

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

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

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

17. Change of Permittee and/or Property Owner

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

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

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

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

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

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

Purpose: In compliance with § 8111-2.8 and § 8111-6.2 of the *Ventura County Non-Coastal Zoning Ordinance* and in order to ensure that the use of the subject property

remains compatible with existing and potential uses of other property within the general area, the communication facility shall be removed if this CUP expires or if the facility is abandoned. The facility shall be considered to be abandoned if it has not been in use for 12 continuous months.

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

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

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

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

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

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

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

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

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

- d. the County retains the right to verify that the use of the Permittee's facilities and site conforms to County policies.

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

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

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

20. Lighting Restrictions

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

21. Graffiti Removal

Purpose: To ensure the aesthetic value of the site is maintained, the facility must remain free of graffiti for the term of the CUP.

Requirement: Any graffiti painted or marked upon the premises or on any adjacent area under the control of the permittee shall be removed or painted over within forty-eight (48) hours of the applicant being notified.

Documentation: Pictures of the graffiti before and after removal from the equipment enclosure.

Timing: In the event that the equipment enclosure or any other area under control of the permittee is tagged with graffiti, the permittee shall have the graffiti removed within 48 hours.

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.

PUBLIC WORKS AGENCY CONDITIONS

22. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., “Development Construction Program” of the permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. “Development Construction Program” of the Permit through the inclusion of effective implementation of the Construction BMP’s during all ground disturbing activities.

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

Timing: The above listed item shall be submitted to the CSP for review and approval prior to issuance of a Zoning Clearance for Construction.

Monitoring and Reporting: The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the BMP’s. (CSP-3)

23. Hazardous Waste

The storage, handling, and disposal of any potentially hazardous material must be in compliance with applicable state regulations. If hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid) are stored onsite, or any hazardous wastes are generated, additional permitting, monitoring, and reporting requirements will apply. Ventura County EHD/CUPA issues hazardous material and hazardous waste permits in Ventura County.

24. Floodplain Development Permit

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies 2.10.2-2 and 2.10.2-3.

Requirement: The Permittee shall obtain a Floodplain Development Permit from the Ventura County Public Works Agency Floodplain Manager.

Documentation: A Floodplain Development Permit issued by the Public Works Agency Floodplain Manager.

Timing: The Floodplain Development Permit shall be obtained by the Applicant prior to Zoning Clearance for Use Inauguration.

Monitoring and Reporting: A copy of the approved Floodplain Development Permit shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

25. Elevation Certificate

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies 2.10.2-2 and 2.10.2-3 by obtaining an elevation certificate.

Requirement: The Permittee shall provide Traditional Elevation Certificate.

Documentation: Traditional Elevation Certificate prepared by a licensed Civil Engineer or Licensed Public Land Survey.

Timing: The Traditional Elevation Certificate shall be prepared prior to Certificate of Occupancy.

Monitoring and Reporting: A copy of the approved Traditional Elevation Certificate shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

VENTURA COUNTY AIR POLLUTION CONTROL DISTRICT

26. Nuisance

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

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

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

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

Timing: Throughout the life of the permit.

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

27. Permits Required

Purpose: To ensure that project operations, including use any diesel-powered emergency generators over 50 HP, shall be conducted in compliance with all applicable VCAPCD Rules and Regulations, in particular Rule 10, (Permits Required).

Requirement: The Permittee shall have an APCD Permit to Operate for any equipment or operation subject to emission control rules. To contact APCD Permitting, please contact the Engineering Division at 805-303-3688 or by email at engineering@vcapcd.org to confirm if an APCD Permit to Operate is required.

Documentation: An approved Permit to Operate from APCD and approved Authority to Construct permit prior to the installation or construction of any potentially permitted equipment.

Timing: The Permittee shall submit the appropriate supporting documentation to APCD for review prior to beginning operation. The Permittee shall provide the Planning Division these APCD permits, or written confirmation from APCD that the permits are not needed, prior to the issuance of a Zoning Clearance for use inauguration and/or installation.

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

28. Fugitive Dust

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

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

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

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.
- IV. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall).

Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering.

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

Timing: Throughout the construction phases of the project.

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

ENVIRONMENTAL HEALTH DIVISION

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

Purpose: To comply with the California Code of Regulations Title 22, Division 4.5, California Health and Safety Code chapter 6.95; and Ventura County Ordinance Code, and to ensure the safe storage, handling, and disposal of any potentially hazardous material and/or waste.

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

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

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

Reporting and Monitoring: Verification of hazardous materials inventory as well as ongoing compliance with requirements shall be accomplished through field inspection by

Ventura CUPA staff. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency website: <https://vcrma.org/cupa>

30. OWTS Certification – Setback to Structures

Purpose: To verify the appropriate setbacks to the septic tank(s) and disposal area(s) are met. Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the on-site sewage disposal system.

Requirement: Permittee shall obtain setback certification approval of the Ventura County Environmental Health Division (EHD) prior to the addition of structures that do not contain bedroom equivalents and/or plumbing fixtures (structures which contain plumbing fixtures and/or will add bedroom equivalents are required to complete a full certification).

Documentation: Submit all applicable documentation, including the Certification of Existing Onsite Wastewater Treatment System (OWTS) application, plot plan, floor plan, etc., to EHD for review and approval.

Timing: Prior to the issuance of a building permit, the Permittee shall obtain written confirmation from EHD that the condition has been satisfied.

Monitoring and Reporting: EHD shall review and approve the OWTS setback certification application and conduct site inspections as needed to assure compliance with this condition.

VENTURA COUNTY FIRE PROTECTION DISTRICT

31. Fire Protection System Plans

Plans for all fire protection systems (sprinklers, dry chemical, hood systems, etc.) shall be submitted, with payment for plan check, to the Fire District for review and approval prior to installation. Note: Fire sprinkler systems with 20 or more heads shall be supervised by a fire alarm system in accordance with Fire District requirements.

32. Fire Department Clearance

Applicant shall obtain VCFD Form #610B "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.

33. Fire Code Permits

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

OTHER CONDITIONS

34. Notification of Restricted Materials

Purpose: In order to prevent the entry of service technicians or other facility personnel to the permitted site during a pesticide application or the Restricted Entry Interval of an application, the Permittee must designate a point of contact and post the contact information on or at the facility.

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

1. Be visible and readable from at least as far as the CUP boundary
2. Be written in both English and Spanish
3. Include language equivalent to "To inform service technicians of pesticide applications and Restricted Entry Intervals, please contact...". and
4. Have current, accurate contact information for a point of contact that responds to contact from agricultural operators in a timely fashion during normal business hours.

Documentation: The permittee shall provide a copy and picture of the posted sign and all relevant information to the Ventura County Department of Agriculture/Weights & Measures (VCDAWM) for review and approval.

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

Monitoring and Reporting: VCDAWM shall report any failure to comply with this condition to the Planning Division.

35. Diesel Fuel Tank Area

Purpose: In accordance with the Ventura County General Plan Goals, Policies, and Programs Policies 1.3.2-2 and -4, Diesel Fuel Tank Area is required.

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

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

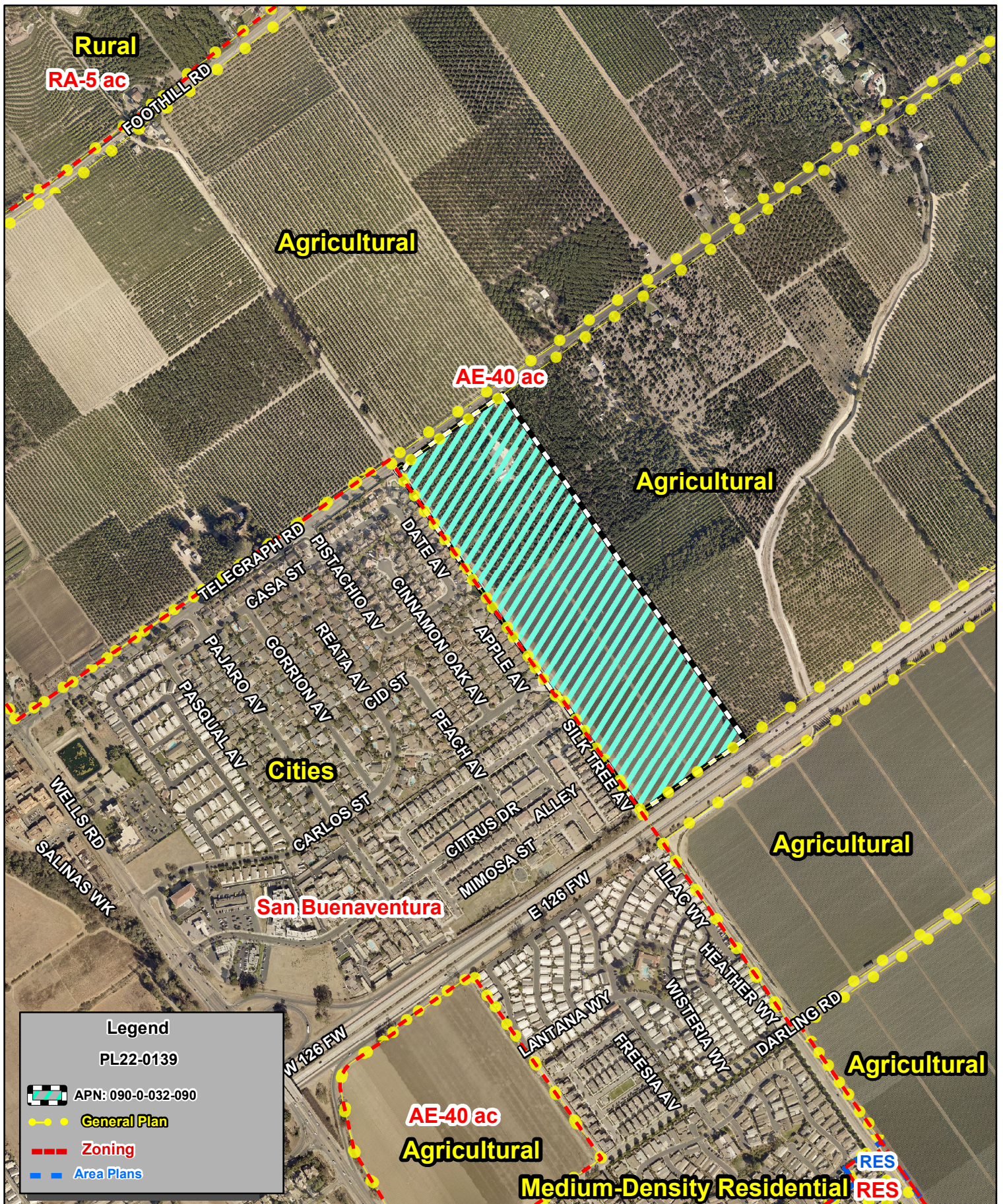
Timing: Prior to the Issuance of a Zoning Clearance for use inauguration, the Permittee shall submit a Diesel Fuel Tank Area site plan to the WPD for review and approval.

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

DRAFT



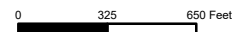
090-0-032-090



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 10-17-2022
 This aerial imagery is under the
 copyrights of Pictometry
 Source: Pictometry, 2019



County of Ventura
 Planning Director Hearing
 PL22-0139
 General Plan & Zoning Map



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





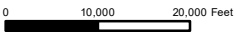
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 10-17-2022



**County of Ventura
Planning Director Hearing
PL22-0139
Location Map**



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 involve a risk of economic loss or physical injury should be made in reliance thereon.

