



Planning Director Staff Report Hearing on May 1, 2025

County of Ventura • Resource Management Agency

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AT&T: EMI'S PRODUCE WIRELESS COMMUNICATION FACILITY CONDITIONAL USE PERMIT CASE NO. PL23-0042

A. PROJECT INFORMATION

1. **Request:** The applicant requests a Conditional Use Permit (CUP) for the modification and continued use of an existing Wireless Communication Facility (WCF) for a 10-year period (Case No. PL23-0042).
2. **Applicant:** Chris Blesius, New Cingular Wireless PCS, LLC (AT&T Mobility), 1452 Edinger Avenue, Tustin, CA 92782
3. **Applicant's Representative:** Will Kazimi, Smartlink Group, 10 Church Circle, Annapolis, MD 21401
4. **Property Owner:** James Finch, F & P Ranches, LLC, 900 Orange Rd., Ojai, CA 93023
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The approximately 800 square foot project site is located on a portion of a 52.66-acre parcel at 2600 Old Telegraph Road, near the intersection of Old Telegraph Road and 7th Street, near the city of Fillmore, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that includes the project site is 041-0-300-100 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Agricultural
 - b. Zoning Designation: AE-40 ac/HCWC (Agricultural Exclusive, 40-acre minimum lot size, Habitat Connectivity and Wildlife Corridors)

8. Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)	Agriculture
South	OS-80 ac / HCWC (Open Space, 80-acre minimum lot size / Habitat Connectivity and Wildlife Corridors Overlay Zone)	Agriculture, Open Space, and Sespe Creek
West	AE-40 ac	Agriculture
East	OS-80 ac / HCWC	Agriculture, Open Space, and Sespe Creek

- 9. History:** On November 5, 2012, the Planning Director approved CUP LU11-0040 authorizing the construction and operation of a WCF designed as an 84-foot-tall faux eucalyptus tree with a 226 square-foot accessory equipment enclosure within a 800 square-foot fenced lease area. On November 5, 2022, CUP LU11-0040 expired. On May 4, 2023, the Ventura County Planning Division received an application for the subject CUP.

- 10. Project Description:** The applicant requests a Conditional Use Permit (CUP) to authorize the modification and continued use of an existing Wireless Communication Facility (WCF) for a 10-year period. The existing stealth WCF is designed as an 84-foot-tall faux eucalyptus tree (mono-eucalyptus) with 12 panel antennas placed at the 79-foot level of the tree and a microwave dish antenna installed at the 60-foot level. The associated telecommunication equipment is in an existing 11-foot, 5-inch by 20-foot prefabricated equipment shelter building totaling an approximate 228 square-foot accessory equipment enclosure. The prefabricated equipment shelter enclosure is within a 20-foot by 40-foot fenced lease area totaling an 800 square-foot leased area. The proposed modifications include upgrades to the telecommunication equipment that will occur on the existing faux eucalyptus tree and within the existing accessory equipment enclosure.

The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. The site is accessed by a dirt road connected to Old Telegraph Road (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

On November 5, 2012, the Planning Director adopted a Mitigated Negative Declaration (MND) for CUP LU11-0040 that evaluated the environmental impacts of the project that included the construction and use of a WCF designed as an 84-foot-tall faux eucalyptus tree with a 228 square-foot accessory equipment enclosure. The MND is attached as Exhibit 8. The proposed project, Case No. PL23-0042, would allow for the modification and continued use of the existing WCF for a 10-year period.

The CEQA Guidelines [Section 15164(b)] state that the lead agency shall prepare an addendum to an adopted MND if: (1) minor changes or additions are necessary; but (2) none of the conditions described in the CEQA Guidelines (Section 15162) calling for the preparation of a subsequent MND have occurred. Exhibit 7 includes a description of the changes or additions that are necessary to the MND and a discussion of why none of the conditions described in the CEQA Guidelines exist, which require the preparation of an EIR or subsequent MND.

Therefore, there is no substantial evidence to warrant the preparation of a subsequent MND. The Addendum to the MND (Exhibit 7) for this project reflects the County's independent judgement and analysis.

C. CONSISTENCY WITH THE GENERAL PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 5 of this Staff Report.

D. ZONING ORDINANCE COMPLIANCE

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

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

The proposed project is subject to the special use standards of the Ventura County NCZO (Section 8107-45.4). Table 1 lists the applicable special use 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?
Section 8107-45.4 (a), Partial and Full-Concealment Requirements To minimize visual impacts, a wireless communication facility shall be designed as a stealth facility or building concealed facility. A wireless communication facility may be designed as a non-stealth facility only if it meets standards provided in Sec. 8107-45.4(b) below.	Yes. The facility is designed as a stealth faux eucalyptus tree.
Section 8107-45.4 (b), Exceptions to Stealth and Building-Concealed Facilities	Not applicable. The WCF is designed as a stealth facility.
Section 8107-45.4 (c), Making Wireless Communication Facilities Compatible with the Existing Setting: To the extent feasible, all wireless communication facilities shall be located and designed to be compatible with the existing setting as follows: <ol style="list-style-type: none"> (1) Location: Facilities shall be located in areas where existing topography, vegetation, buildings, or structures effectively screen and/or camouflage the proposed facility; and (2) Facility Design: The facility shall be designed (i.e. size, shape, color, and materials) to blend in with the existing topography, vegetation, buildings, and structures on the project site as well as its existing setting. 	Yes. <ol style="list-style-type: none"> 1) The WCF is sited near groves of natural trees that effectively camouflage the WCF. 2) The WCF is designed as a faux eucalyptus tree that blends in with natural trees located near the project site.
Section 8107-45.4 (d), Preferred Wireless Communication Facility Locations: To the extent feasible, and in the following order of priority, new wireless communication facilities shall be sited in the following locations: <ol style="list-style-type: none"> (1) On an existing wireless communication facility with adequate height and structure to accommodate additional wireless communication facilities (see Sec. 8107-45.6). (2) Flush-mounted on an existing structure, pole, or building in the AE and OS zones. (3) Where the wireless communication facility is not prominently visible from a public viewpoint. (4) Within an area zoned Industrial. (5) Near existing public or private access roads. (6) On or near the same site as an existing wireless communication facility when visual or other environmental impacts can be mitigated to a level of less than significant under CEQA and when such “clustering” of facilities is consistent with the applicable Area Plan. 	Yes. The proposed project is designed as a stealth faux eucalyptus tree and is surrounded by a citrus orchard to ensure the WCF is not prominently visible from a public viewpoint and to mitigate impacts to Scenic Resources (Exhibit 6, Condition No. 18). Additionally, the WCF can be accessed by a private dirt road connected to Old Telegraph Road.
Section 8107-45.4 (e), Non-Preferred Wireless Communication Facility Locations	Not applicable. The WCF is sited in a preferred location (see analysis for Sec. 8107-45.4(d)).

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4 (f)(4)(b)(i) Height for Stealth Facilities:</p> <p>(b) Faux trees shall maintain a natural appearance and may not exceed the height of nearby natural trees (see i, ii, and iii below). A faux tree located among existing natural trees should not be obviously taller than the other trees. Smaller, natural trees may also be planted around the faux tree to mask its height from public viewpoints. The maximum allowable height of a faux tree shall be as follows:</p> <p>i. No Nearby Trees: Maximum heights in Table 2 apply if there are no trees within a 150-foot radius of the faux tree. (Also see the tree planting height requirement in Sec. 8107-45(i)(4).) [Section 8107-45.4(f)(4)]</p> <p>Table 2 of Section 8107-45.4(f) identifies the maximum height for a mono-eucalyptus tree to be 80 feet.</p>	<p>Yes. The WCF is sited in a citrus orchard, approximately 180 feet from the nearest grove of trees. The WCF measures 79 feet in height from the averaged grade to the top of the panel antennas and includes 5-feet of screening material (faux eucalyptus branches). Pursuant to NCZO Sec. 8107-45.4(f)(4)(1), a ground mounted WCF is measured from the averaged grade to the highest point of the antenna or any equipment, whichever is highest.</p>
<p>Section 8107-45.4 (g), Setbacks:</p> <p>(1) All wireless communication facilities shall comply with the required minimum front, side, and rear yard setbacks for the zone in which the site is located. No portion of an antenna array shall extend beyond the property lines.</p> <p>(2) Ground-mounted wireless communication facilities shall be set back a distance equal to the total facility height or 50 feet, whichever is greater, from any offsite dwelling unit.</p> <p>(3) Whenever feasible, a new ground-mounted wireless communication facility shall be set back from the property line to avoid creating the need for fuel clearance on adjacent properties.</p>	<p>Yes. The WCF is existing and was constructed to meet the front, side, and rear yard setbacks for the AE zone. There are no offsite dwelling units within 84 feet of the WCF.</p>
<p>Section 8107-45.4 (h), Retention of Concealment Elements:</p> <p>No modification to an existing wireless communication facility shall defeat concealment elements of the permitted facility. Concealment elements are defeated if any of the following occur:</p> <p>(1) A stealth facility is modified to such a degree that it results in a non-stealth facility; or</p> <p>(2) The stealth facility no longer meets the applicable development standards for stealth facilities in Sec. 8107-45.4; or</p> <p>(3) Equipment and antennas are no longer concealed by the permitted stealth design features; or</p> <p>(4) Proposed modifications to a stealth facility, designed to represent a commonly found element in the environment or community (such as a tree, rock, or building), result in a facility that no longer resembles the commonly found element due to its modified height, size, or design.</p>	<p>Yes. The project is conditioned to require photo simulations and a materials sample/color board to ensure that the proposed modifications do not impact the concealment elements of the WCF (Exhibit 6, Condition No. 18).</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4 (i)(4) Standards for Specific Types of Stealth Facilities, Faux Trees:</p> <ul style="list-style-type: none"> (a) Shall incorporate a sufficient amount of “architectural branches” (including density and vertical height) and design material so that the structure is as natural in appearance as technically feasible. (b) Shall be the same type of tree or a tree type that is compatible (i.e. similar in color, height, shape, etc.) with existing trees in the surrounding area (i.e. within approximately a 150 foot radius of the proposed facility location). If there are no existing trees within the surrounding area, the vicinity of the facility shall be landscaped with newly planted trees. The trees should be compatible with the faux tree design, and be of a type and size that would be expected to reach 75 percent of the faux tree's height within five (5) years. (Also see Sec. 8107-45.4(q) for additional information on landscaping.) (c) Shall not exceed the maximum height limits established for faux trees stated in Sec. 8107-45.4(f)(4)(b). (d) Shall include antennas and antenna support structures colored to match the components (i.e. branches and leaves) of the proposed artificial tree. (e) New trees required as part of a landscape plan for a faux tree shall be a minimum size of 36-inch box to help ensure survival of the tree. Palm trees shall have a minimum brown trunk height of 16 feet. 	<p>Yes.</p> <ul style="list-style-type: none"> (a) The WCF is designed as a faux eucalyptus tree and includes sufficient design features to make the WCF appear natural. (b) The proposed project is compatible with the existing citrus trees in the orchard, as it is conditioned to ensure visual consistency with the surrounding agricultural environment since eucalyptus trees are common in agricultural fields within the County and often used a wind break. This condition of approval is also a mitigation measure required to mitigate impacts on Scenic Resources (Exhibit 6, Condition No. 18). (c) The WCF measures 79 feet in height from the averaged grade to the top of the panel antennas and complies with the height limits set forth in NCZO Sec. 8107-45.4(f)(4)(b). (d) The project is conditioned to ensure the antennas and support structures, including the proposed modifications, are colored to match the components of the faux-eucalyptus tree (Exhibit 6, Condition No. 18). (e) The project is conditioned to not require new trees under a Landscaping and Screening Plan, as the facility is located within an existing lemon tree orchard, which itself satisfies the intent of NCZO Sec. 8107-45.4(i)(4)(e) (Exhibit 6, Condition No. 18).
<p>Section 8107-45.4 (j), Historical Landmarks/Sites of Merit:</p> <p>A wireless communication facility shall not be constructed, placed, or installed on a structure, site or district designated by a federal, state, or County agency as an historical landmark or site of merit unless that facility is designed to meet the Secretary of the Interior (SOI) Standards. If the facility does not meet the SOI standards, then the Cultural Heritage Board must determine that the proposed facility will have no significant, adverse effect on the historical resource.</p>	<p>Yes. The WCF is not constructed or installed on a structure, site, or district designated by a federal, state, or County agency as a historical landmark or site of merit.</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4 (k), Environmentally Sensitive Areas:</p> <ul style="list-style-type: none"> (1) All wireless communication facilities and their accessory equipment shall be sited and designed to avoid or minimize impacts to habitat for special status species, sensitive plant communities, migratory birds, waters and wetlands, riparian habitat, and other environmentally sensitive areas as determined by the County's Initial Study Assessment Guidelines. (2) Wireless communication facilities that are higher than 200 feet and are required by the Federal Aviation Administration (FAA) to include lighting for aviation safety, should use the minimum amount of pilot warning and obstruction avoidance lighting to minimize impacts to migratory birds. (3) Wireless communication facilities that are located in known raptor, California Condor, or waterbird concentration areas or daily movement routes, or in major diurnal migratory bird movement routes or stopover sites, should have daytime visual markers on guy wires to prevent collisions by birds. 	<p>Yes.</p> <ul style="list-style-type: none"> 1) The existing WCF is sited in a citrus orchard. Furthermore, since the proposed modifications are limited to telecommunication equipment upgrades that will occur on the existing faux eucalyptus tree and within the existing accessory equipment enclosure, the proposed project will not impact environmentally sensitive areas. 2) Not applicable. The WCF is 84-feet in height. 3) Not applicable. The WCF does not include guy wires.
<p>Section 8107-45.4 (l), Ridgelines</p>	<p>Not applicable. The WCF is not on a ridgeline.</p>
<p>Section 8107-45.4 (m), Scenic Resource Protection Overlay Zone</p>	<p>Not applicable. The WCF is not located in a Scenic Resource Protection Overlay Zone.</p>
<p>Section 8107-45.4 (n), Accessory Equipment:</p> <p>All accessory equipment associated with the operation of a wireless communication facility shall be located and screened to prevent the facility from being prominently visible from a public viewpoint to the maximum extent feasible.</p>	<p>Yes. The accessory equipment is located within a fenced enclosure that is screened from public viewpoints by the existing citrus orchard. Furthermore, the project is conditioned to require the installation of screening vegetation (i.e. vines) on the existing fencing to further screen the accessory equipment from public viewpoints (Exhibit 6, Condition No. 18).</p>
<p>Section 8107-45.4 (o), Colors and Materials:</p> <p>All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.</p>	<p>Yes. All colors and materials used for the WCF, including the proposed modifications, are conditioned to blend in with the natural surroundings and not use highly reflective materials (Exhibit 6, Condition No. 18).</p>
<p>Section 8107-45.4 (p), Noise:</p> <p>All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards</p>	<p>Yes. The WCF is located on a project site that is surrounded by agricultural uses and undeveloped open space. The nearest noise sensitive receptor, a single-family residence, is approximately 1,600 feet</p>

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.	from the WCF. At this distance, the WCF would not exceed the noise standards set forth in the General Plan Policy HAZ-9.2 Noise Compatibility Standards.
<p>Section 8107-45.4 (q), Landscaping and Screening:</p> <p>The permittee shall plant, irrigate and maintain additional landscaping during the life of the permit when landscaping is deemed necessary to screen the wireless communication facility from being prominently visible from a public viewpoint. New landscaping shall not incorporate any invasive species or watch species, as defined by the California Invasive Plant Council (Cal-IPC) and shall be in conformance with Section 8106-8.2.5. (AM. ORD. 4577 – 3/9/21)</p>	Yes. The project is not conditioned to require the installation and maintenance of landscaping to screen the WCF from public viewpoints due to the design of the stealth facility making it not prominently visible. Furthermore, as detailed in the addendum to the MND for LU11-0040 (Exhibit 7), the stealth design elements and colors and materials as conditioned, (Exhibit 6, Condition No. 19) mitigate impacts to Scenic Resources.
<p>Section 8107-45.4 (r), Security:</p> <p>(1) Each facility shall be designed to prevent unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations or visual blight. The approving authority may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism.</p> <p>(2) All fences shall be constructed of materials and colors that blend in with the existing setting. The use of a chain link fence is prohibited within areas designated as Urban and Existing Community in the General Plan, and areas that are prominently visible from a public viewpoint, unless the chain link fence is fully screened.</p>	<p>Yes.</p> <p>1) The WCF includes signage and security fencing that deters access to the WCF and associated equipment.</p> <p>2) The security fencing is screened from public viewpoints by the existing citrus orchard. Additionally, the project is conditioned to require the installation of installation of screening vegetation (i.e. vines) on the existing fencing to further screen the accessory equipment from public viewpoints (Exhibit 6, Condition No. 18). The project site is not located in an area designated as Urban and Existing Community in the General Plan.</p>
<p>Section 8107-45.4 (s), Lighting:</p> <p>(1) No facility may be illuminated unless specifically required by the FAA or other government agency.</p> <p>(2) Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife.</p>	Yes. The WCF is not illuminated.
<p>Section 8107-45.4 (t), Signage:</p> <p>A permanent, weather-proof identification sign, subject to Planning Director approval, shall be displayed in a prominent location such as on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the facility operator(s) and type of use, provide the operator's address, FCC-adopted standards, and specify a 24-hour telephone number at which the operator can be reached during an emergency.</p>	Yes. The site includes signage indicating all necessary information related to the operation of the facility.

Table 1 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
Section 8107-45.4 (u), Access Roads: (1) Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements. (2) Wireless communication facility sites shall minimize the construction of new access roads, particularly when such roads are located in areas with steep slopes, agricultural resources, or biological resources as determined by the County's Initial Study Assessment Guidelines. When required, new access roads shall be designed to meet standards established by the Ventura County Public Works Agency and Ventura County Fire Protection District.	Yes. The site is accessed by an existing dirt access road accessible from Old Telegraph Road.

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings to approve an application for a Modified CUP pursuant to Sections 8111-1.2.1.1, 8111-1.2.1.3, 8111-1.2.1.5, and 8109-4.8.3.8.c of the Ventura County NCZO. The ability to make the required findings is evaluated below.

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

Based on the information and analysis presented in Section D and Exhibit 5 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2 of the Ventura Ordinance Code can be made.

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

The proposed project allows for the modification and continued operation of a WCF in an area surrounded by agricultural, open space, and residential uses (the Alturas Fillmore Mobile Home Park is located approximately 1,600 feet from the project site). The WCF is designed as a faux eucalyptus tree that blends in with natural trees in the area. The proposed modifications will not impact the concealment elements of the faux eucalyptus tree and are limited to telecommunication equipment upgrades that will occur on the existing faux eucalyptus tree and within the existing accessory equipment enclosure. Furthermore, the project is conditioned to require the installation and maintenance of building materials and colors compatible with the surrounding landscape along with retention of the faux eucalyptus to mitigate impacts to Scenic Resources and

screen the WCF from public viewpoints, including Highway 126 (Exhibit 6, Condition No. 18). Finally, the WCF would continue to provide telecommunication services to the surrounding area and remain compatible with the neighboring land uses.

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

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

The WCF does not generate substantial noise or pose a health threat. No adverse effect on neighboring property or uses has been identified. Additionally, the project is conditioned to require the Permittee to identify a contact person for the timely resolution of complaints (Exhibit 6, Condition Nos. 15 and 16).

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

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

No adverse effect on the use of the surrounding properties has been identified. In any case, the Permittee will be required to identify a contact person for the timely resolution of complaints (Exhibit 6, Condition Nos. 15 and 16). Additionally, the proposed project will include conditions of approval to ensure that the proposed use, storage, and handling of hazardous materials will be in compliance with applicable County and state regulations (Exhibit 6, Condition No. 21).

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

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

The WCF is compatible with the existing open space, agricultural, and residential land uses. Given the rural nature of the surrounding area, zoning designations, and General Plan land use designations, land uses in the area are unlikely to change. Furthermore, the WCF is located on a citrus orchard, sited approximately 1,600 feet from the nearest residence, and designed as faux eucalyptus tree so that WCF is effectively camouflaged from public viewpoints. No impact on the existing or potential land uses in the area would occur with the continued operation and modification of the WCF.

6. The proposed development will occur on a legal lot [Section 8111-1.2.1.f].

The subject APN, 041-0-300-100, combined with APN, 040-0-300-080, comprise one legal lot depicted as Parcel 1 in the Conditional Certificate of Compliance No. 0004 and Parcel Map No. 5265 recorded on December 29, 2000.

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

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

As discussed in Section B above, staff prepared an addendum to the previously adopted MND (Exhibit 7) that complies with the California Environmental Quality Act.

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 8111-1.2.1.3.a].

The proposed project allows for the modification and continued operation of a WCF located in a citrus orchard. Since the modifications are limited to telecommunication equipment upgrades that will occur on the existing faux eucalyptus tree and within the existing equipment shelter, the proposed project will not adversely affect agricultural resources or the viability of agricultural operations in the area.

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

9. The structures will be sited to minimize conflicts with agriculture, and other uses will not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area, where applicable [Section 8111-1.2.1.3.b].

The WCF occupies a 800 square foot lease area of a 52-acre parcel predominately used as a citrus orchard. Modifications are limited to telecommunication equipment upgrades that will occur on the existing faux eucalyptus tree and within the existing accessory equipment enclosure. As such, no agricultural land or crops will be impacted by the issuance of this CUP. Additionally, the project will not affect agricultural uses on the subject and adjacent properties. Furthermore, the WCF is located within a fenced leased area and sited on the subject site to minimize impacts to active agricultural operations. Finally, the Ventura County Department of Agriculture/Weights and Measures (AWM) reviewed the project application. Pursuant to AWM's recommendation, the CUP would be subject to a condition of approval to require that the Permittee identify 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 application (Exhibit 6, Condition No. 22).

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 8111-1.2.1.3.c].

The proposed project includes modifications to an existing WCF that are limited to telecommunication equipment upgrades that will occur on the existing faux eucalyptus tree and within the existing equipment shelter, the proposed project will not expand the footprint of the existing site or encroach into the agricultural areas or remove additional areas from agricultural production.

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

11. Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.5 and Article 9].

The subject WCF is existing and does not include or propose any outdoor lighting, is not a wildlife crossing structure, is located outside the nearest surface water feature and associated buffer zone, does not include any vegetation modification, and the proposed fencing around the equipment enclosure would not impact wildlife movement.

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

12. The development, including any resulting fuel modification required by VCPFD pursuant to VCPFD Ordinance 30, as may be amended, is sited and conducted in a manner that is consistent with the development guidelines set forth in Sec. 8109-4.8.3.8.b to the extent feasible [8109-4.8.3.8.c].

The project site is existing and is located on a developed project site in use for agricultural protection. The facility is located outside the required setback areas; would not result in the removal or disturbance of biological resources, or landscape features that have the potential to support wildlife connectivity and movement; is existing and sited to allow for the largest possible contiguous undeveloped portion of land; and the proposed fencing around the equipment enclosure would not impact wildlife movement. Additionally, no brush clearance is required for the subject facility.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On April 18, 2025, the Planning Division mailed notice to owners of property within 700 feet of the property on which the project site is located. On April 18, 2025, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no comments have been received.

The project site is located within the City of Fillmore Area of Interest. On May 25, 2023, the County of Ventura Planning Division notified the City of Fillmore of the project and requested the City of Fillmore to provide written comment. On May 25, 2023, the City of Fillmore responded via email stating that the City of Fillmore had no comment on the project.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto and has considered all comments received during the public comment process.
2. **FIND** that none of the conditions have occurred or exist as set forth in CEQA Guidelines Section 15162 to require the preparation of a subsequent MND or environmental impact report for the subject CUP, and that the addendum to the adopted MND for CUP LU11-0040 (Exhibit 7) satisfies the environmental requirements of CEQA.
3. **MAKE** the required findings to grant a CUP pursuant to Sections 8111-1.2.1.1, 8111-1.2.1.3, 8111-1.2.1.5, and 8109-4.8.3.8.c of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record.
4. **APPROVE** the application for a CUP (Case No. PL23-0042), subject to the conditions of approval (Exhibit 6).
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.

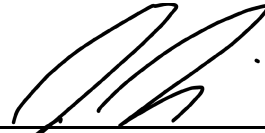
If you have any questions concerning the information presented above, please contact Erick Gasca at (805) 654-2466 or erick.gasca@ventura.org.

Prepared by:



Erick Gasca, Case Planner
Commercial/Industrial Permits Section
Ventura County Planning Division

Reviewed by:



John Novi, Planning Manager
Commercial/Industrial Permits Section
Ventura County Planning Division

EXHIBITS

- | | |
|-----------|-----------------------------------|
| Exhibit 2 | Maps |
| Exhibit 3 | Site Plans |
| Exhibit 4 | Photo Simulations |
| Exhibit 5 | General Plan Consistency Analysis |
| Exhibit 6 | Conditions of Approval |
| Exhibit 7 | MND Addendum |
| Exhibit 8 | MND for CUP LU11-0040 |



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 05-13-2024

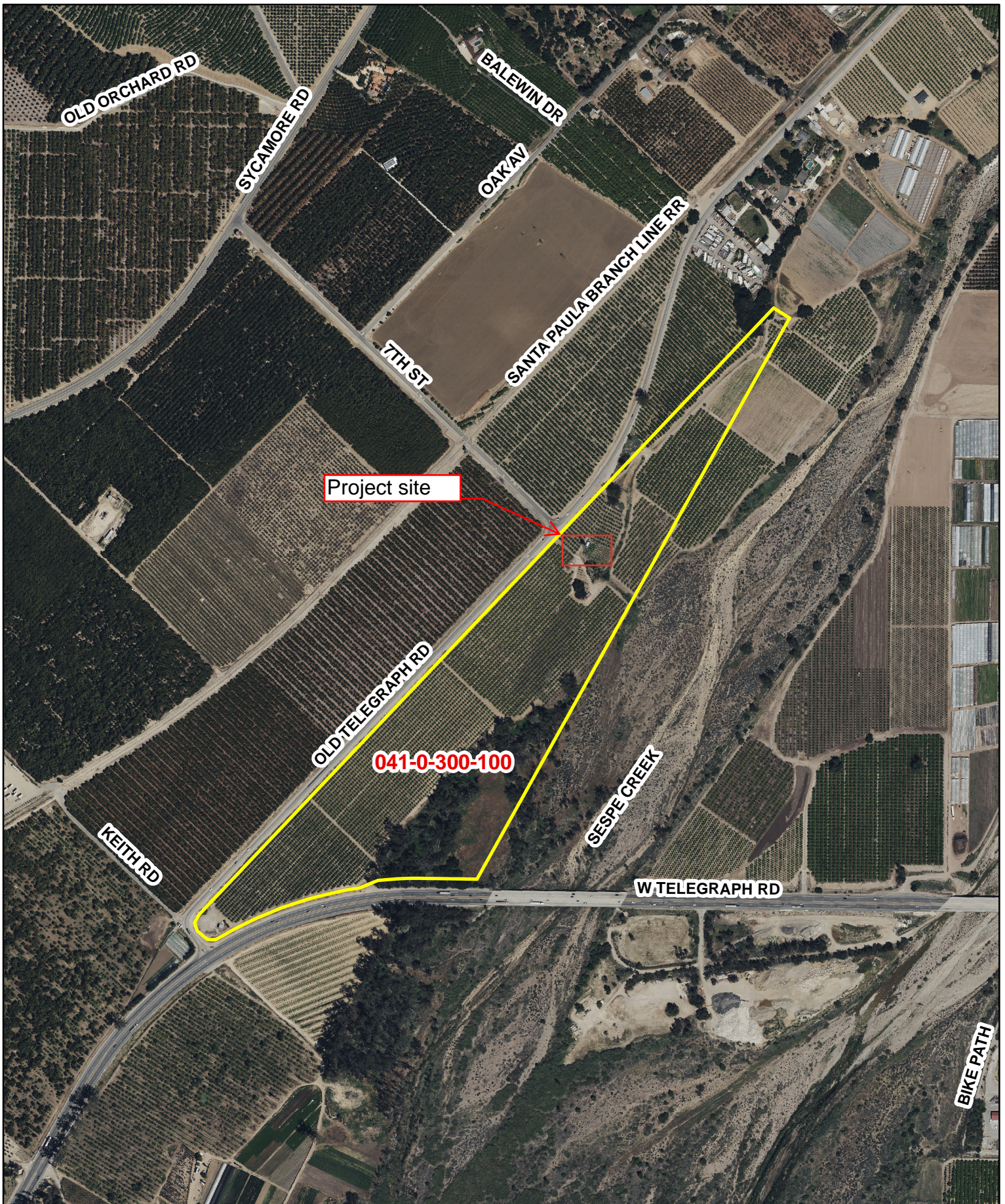


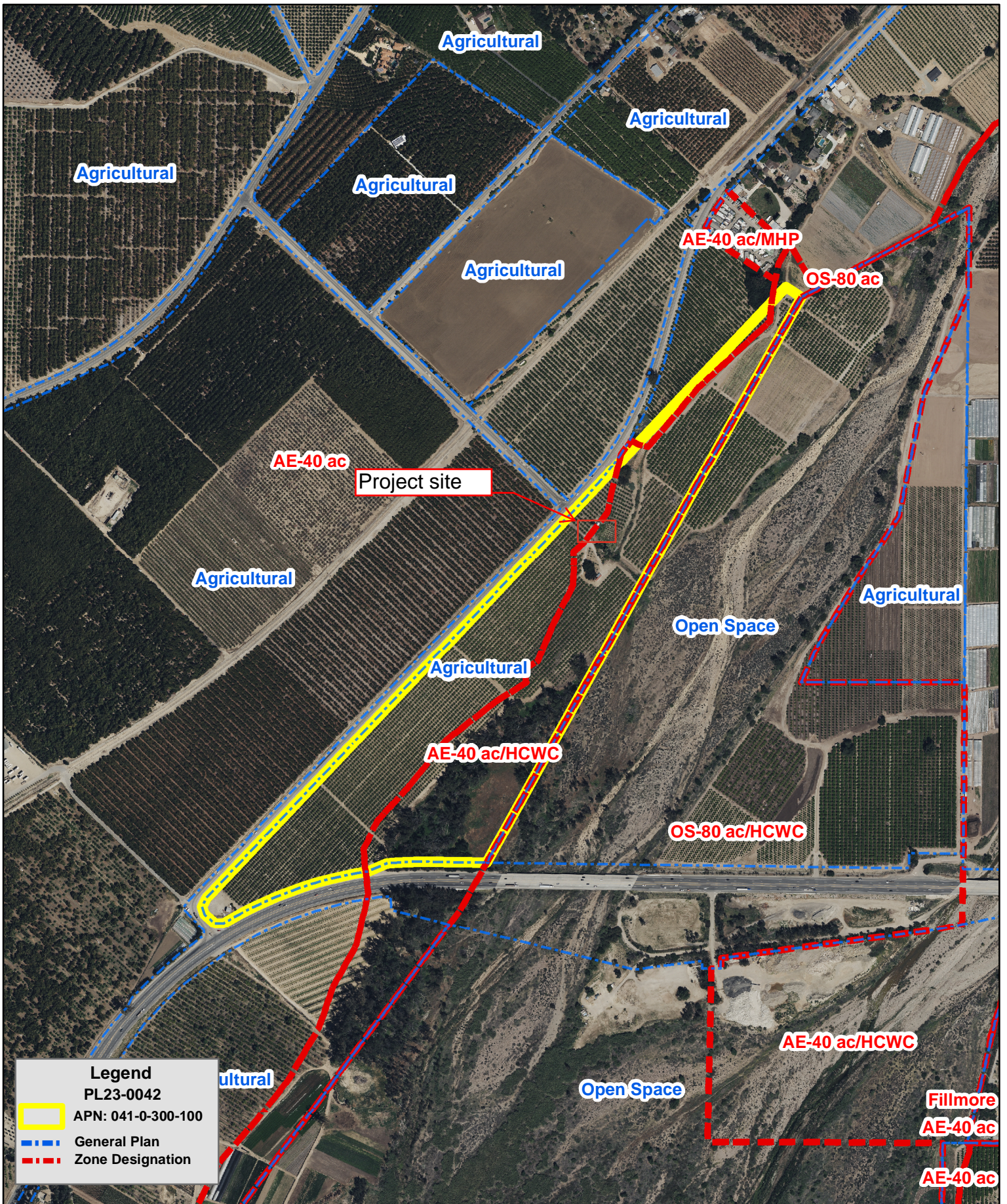
County of Ventura
Planning Director Hearing
05/01/2025
PL23-0042
Exhibit 2: Maps

0 10,000 20,000 Feet

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 and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.









AT&T

SITE NUMBER: CLU1506/CSL01506

SITE NAME: VN0276-01 EMI'S PRODUCE

FA NUMBER: 10150394

USID NUMBER: 123181

PACE NUMBER: MRLOS100934/MRLOS100937/

MRLOS100933/MRLOS100930/MRLOS100935/

PROJECT: 5G NR 1SR CBAND

SITE TYPE: MONO-EUCALYPTUS (INDOOR)

SITE ADDRESS: 2600 OLD TELEGRAPH ROAD

FILLMORE, CA 93015

County of Ventura
Planning Director Hearing
05/01/2025
PL23-0042
Exhibit 3: Site Plans



3300 IRVINE AVENUE, SUITE 300
NEWPORT BEACH, CA 92660
TEL: (949) 861-2201
FAX: (949) 468-0931



4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807



UNDERGROUND
SERVICE ALERT OF
SOUTHERN CALIFORNIA
800-227-2600

48 HOURS BEFORE YOU DIG

SITE INFORMATION

PROPERTY OWNER: FILLMORE FARMS
20461 WILD SPRINGS DR
SAN ANTONIO, TX 78258
CONTACT: TONY MAINELLI
PHONE: (805) 664-4940

APPLICANT ADDRESS: AT&T MOBILITY
1452 EDINGER AVE.
TUSTIN, CA 92780

LATITUDE (NAD 83): 34° 23' 55.44996" N (34.3987361°)

LONGITUDE (NAD 83): 118° 56' 55.21992" W (-118.9486722°)

OCCUPANCY: U-UNMANNED TELECOMMUNICATIONS FACILITY

APN #: 041-0-300-100

ZONING JURISDICTION: VENTURA COUNTY

CURRENT ZONING: 1D

PROJECT TEAM

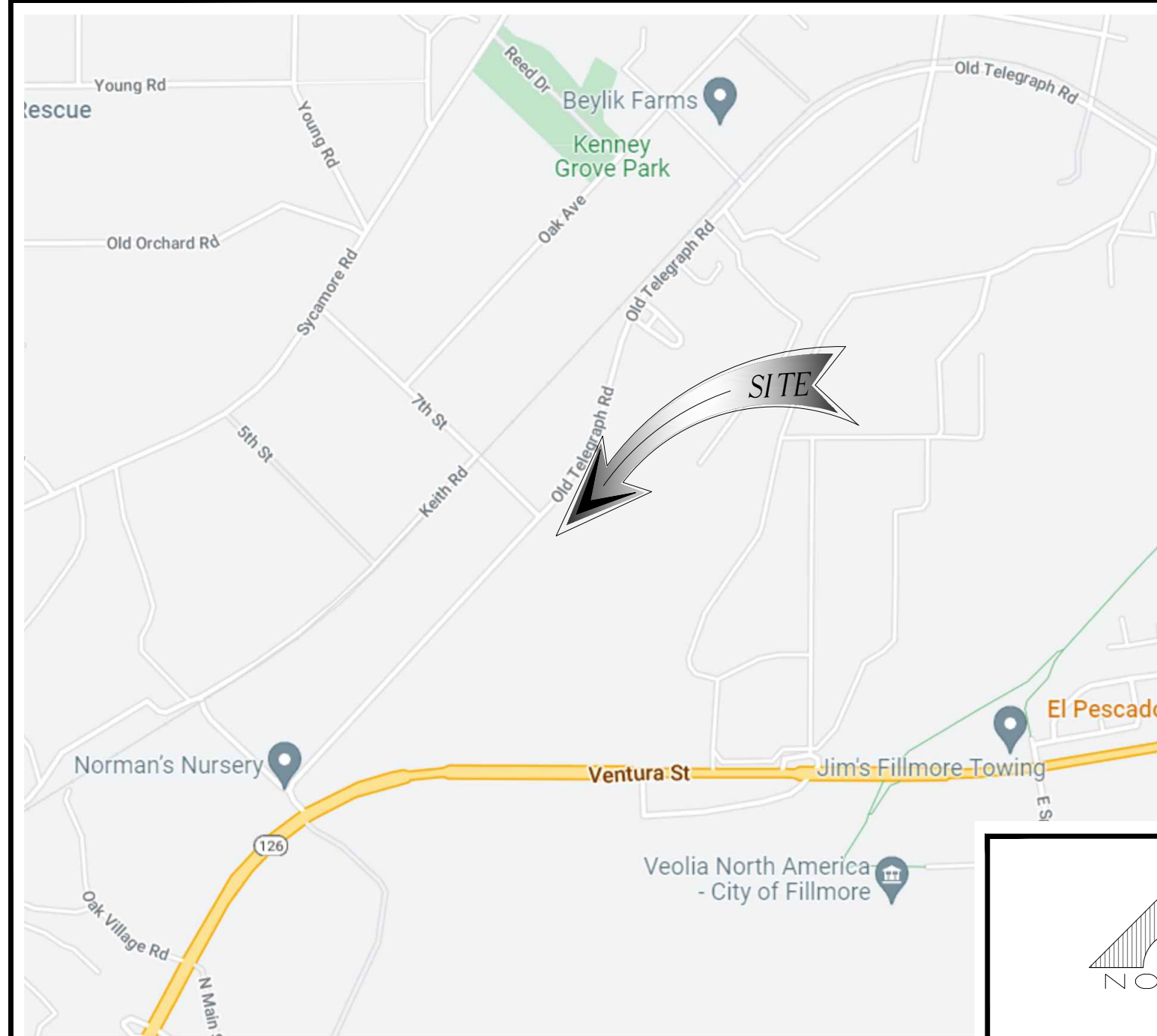
PROGRAM MANAGER:
SMARTLINK, LLC
3300 IRVINE AVENUE, SUITE 300
NEWPORT BEACH, CA 92660
CONTACT: NICOLE GARCIA
PHONE: (949) 378-0900
EMAIL: www.smartlinkgroup.com

ENGINEER:
CASA INDUSTRIES, INC.
4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807
CONTACT: LUIS CARDONA
PHONE: (562) 652-5330
EMAIL: LCARDONA@CASAINC.COM

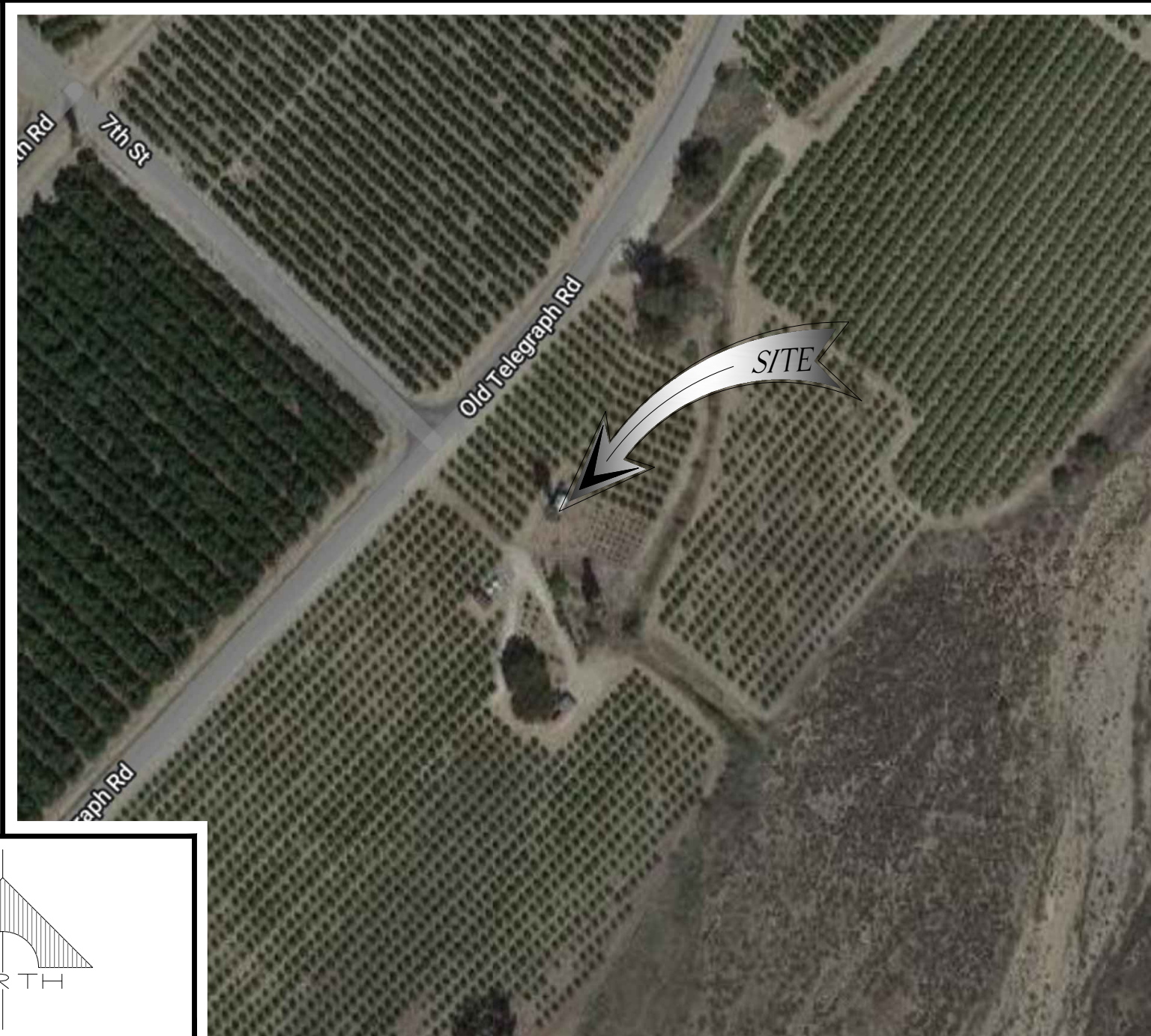
APPLICANT:
AT&T
1452 EDINGER AVE.
TUSTIN, CA 92780

LOCATION MAPS

VICINITY MAP



LOCAL MAP



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:

TURN LEFT ONTO EDINGER AVE, TURN LEFT ONTO DEL AMO AVE, TAKE THE RAMP ONTO CA-55 N/STATE RTE 55 N. MERGE ONTO CA-55 N/STATE RTE 55 N. TAKE EXIT 10B TO MERGE ONTO I-5 N TOWARD SANTA ANA. KEEP RIGHT AT THE FORK TO STAY ON I-5 N. FOLLOW SIGNS FOR INTERSTATE 5N/ SACRAMENTO, KEEP RIGHT AT THE FORK TO STAY ON I-5 N. FOLLOW SIGNS FOR INTERSTATE 5N/SACRAMENTO, KEEP RIGHT TO CONTINUE ON I-5 N/GOLDEN STATE FWY, FOLLOW SIGNS FOR SACRAMENTO, KEEP LEFT AT THE FORK TO CONTINUE ON I-5 N, KEEP LEFT TO STAY ON I-5 N, TAKE EXIT 172 FOR CA-126 W/NEWHALL RANCH RD, USE THE LEFT 3 LANES TO TURN LEFT ONTO CA-126 W, TURN RIGHT ONTO OLD TELEGRAPH RD.

DO NOT SCALE DRAWINGS

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

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

CONSTRUCTION DRAWINGS

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

PROJECT DESCRIPTION

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

- REMOVE 9 (E) PANEL ANTENNAS (3 PER SECTOR).
- REMOVE 6 (E) RRUS-12 B2 (2 PER SECTOR).
- REMOVE 3 (E) RRUS-12 B5 (1 PER SECTOR).
- REMOVE 3 (E) RRUS-11 B12 (1 PER SECTOR).
- REMOVE 3 (E) RRUS-01 B5 (1 PER SECTOR).
- INSTALL 3 (N) ERICSSON AIR6449 B77D PANEL ANTENNAS (1 PER SECTOR).
- INSTALL 3 (N) ERICSSON AIR6419 B77G PANEL ANTENNAS (1 PER SECTOR).
- INSTALL 3 (N) COMMScope NNH4-65C-R6-V3 PANEL ANTENNAS (1 PER SECTOR).
- INSTALL 3 (N) QUINTEL QD8612-7 PANEL ANTENNAS (1 PER SECTOR).
- INSTALL 3 (N) RRUS-4449 B5/B12 (1 PER SECTOR).
- INSTALL 3 (N) RRUS-4460 B25/B66 (1 PER SECTOR).
- INSTALL 1 (N) DC-6 SQUID SURGE SUPPRESSOR WITH 2 (N) DC TRUNKS AND 1 (N) FIBER TRUNK.
- INSTALL 1 (N) 6648 BASEBAND UNIT INSIDE (E) FIF RACK.
- INSTALL 1 (N) NEQ. 20068 DC POWER PLANT WITH 13 (N) NEQ.15930 RECTIFIER MODULES.
- INSTALL 1 (N) NEQ. 20326 BATTERY RACK.
- INSTALL 6 (N) 185AH BATTERY STRINGS (24 TOTAL BATTERIES).
- CHANGE EXISTING SFP-3 CPRI TO SFP-7 FOR ALL SINGLE-BAND AWS, PCS, AND DUAL-BAND RADIOS. ALL NR CAPABLE RADIOS SHOULD HAVE 2 CPRI EXCEPT FOR 4478 B14 & RRUS-32 B30.
- REMOVE ALL MECHANICAL DOWN TILT BRACKETS

EDGE TO EDGE SEPARATION:

A: 24"/12"/15"

B: 24"/12"/15"

C: 15"/12"/24"

INTER-SECTOR SEPARATION: A/B: 1'-9", B/C: 2'-3",C/A: 2'-9"

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
GN-1	GENERAL NOTES
GN-2	BATTERY SPECIFICATIONS
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN AND EQUIPMENT PLAN
A-3	ANTENNA PLAN AND ANTENNA/RRU SCHEDULE
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	EQUIPMENT SPECIFICATIONS
S-1	STRUCTURAL NOTES AND DETAILS
E-1	ELECTRICAL/GROUNDING PLAN, NOTES AND DETAILS

CODE COMPLIANCE

1. 2019 CALIFORNIA BUILDING CODE
2. 2019 CALIFORNIA ELECTRICAL CODE ADOPTED 2017 NEC
3. 2019 CALIFORNIA FIRE CODE
4. 2019 CALIFORNIA MECHANICAL CODE
5. 2019 CALIFORNIA PLUMBING CODE
6. 2019 CALIFORNIA ENERGY CODE
7. COUNTY COASTAL ZONE LAND USE ORDINANCE-TITLE 23
8. COUNTY FIRE CODE ORDINANCE - TITLE 16
9. COUNTY LAND USE ORDINANCE - TITLE 22
10. COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19

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

0	09/23/22	100% CONSTRUCTION DRAWINGS
-	08/26/22	95% CONSTRUCTION DRAWINGS
A	06/13/22	90% CONSTRUCTION DRAWINGS
REV	DATE	DESCRIPTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CLU1506/CSL01506
VN0276-01 EMI'S PRODUCE
2600 OLD TELEGRAPH ROAD
FILLMORE, CA 93015
MONO-EUCALYPTUS (INDOOR)

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

ABBREVIATIONS			
AB	ANCHOR BOLT	LAM	LAMINATED
AC	ASPHALTIC CONCRETE	LBS	POUNDS
A/C	AIR CONDITIONING	LT	LIGHT
ADJ	ADJUSTABLE	LA	LIGHTNING ARRESTOR
A.F.F.	ABOVE FINISH FLOOR	LNA	LOW NOISE AMPLIFIER
APPROX	APPROXIMATELY	MFR	MANUFACTURER
A.G.L.	ABOVE GRADE LEVEL	MAT	MATERIAL
A.M.S.L.	ABOVE MEAN SEA LEVEL	MAX	MAXIMUM
		MECH	MECHANICAL
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BLKG	BLOCKING	ML	METAL LATH
BOT	BOTTOM	MO	MASONRY OPENING
BSMT	BASEMENT	MS	MACHINE SCREW
BTS	BASE TRANSCEIVER STATION	MTD	MOUNTED
		MTL	METAL
C	COURSE(S)	(N)	NEW
CEM	CEMENT	NIC	NOT IN CONTRACT
CL	CHAIN LINK	NO	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR		
COL	COLUMN	OA	OVERALL
CONC	CONCRETE	O.C.	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR		
CO	CONDUIT ONLY	PARTN	PARTITION
		PL	PLATE
		PLAS	PLASTER
		PLYWD	PLYWOOD
		POC	POINT OF CONNECTION
		PROP	PROPERTY
		PT	PRESSURE TREATED
		R	RISER
		REQD	REQUIRED
		RD	ROOF DRAIN
		RM	ROOM
		RMS	ROOMS
		RO	ROUGH OPENING
		SC	SOLID CORE
		SCHED	SCHEDULE
		SECT	SECTION
		SHEET	SHEET
		SIM	SIMILAR
		SPECS	SPECIFICATIONS
		SS	STAINLESS STEEL
		STL	STEEL
		STOR	STORAGE
		STRUCT	STRUCTURAL
		SUSP	SUSPENDED
		SW	SWITCH
		SWBO	SWITCHBOARD
		THK	THICK
		TI	TENANT IMPROVEMENT
		TMA	TOWER MOUNTED AMPLIFIER
		TOS	TOP OF SURFACE
		TS	TUBE STEEL
		TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
		VCT	VINYL COMPOSITION
		VERT	VERTICAL
		V.I.F.	VERIFY IN FIELD
		VG	VERTICAL GRAIN
		W/	WITH
		WD	WOOD
		WR	WATER RESISTANT
		WT	WEIGHT
		XFMR	TRANSFORMER
		@	AT
		└	CHANNEL
		┐	CENTERLINE
		∠	ANGLE
		℞	PROPERTY LINE
SYMBOLS:			
	SECTION NUMBER		
	SHEET NUMBER	BUILDING SECTION REFERENCE	
	DETAIL NUMBER		DETAIL REFERENCE
	SHEET NUMBER		
	SECTION NUMBER		
	SHEET NUMBER	DETAIL SECTION REFERENCE	
	DETAIL NUMBER		EXTERIOR ELEVATION REFERENCE
	SHEET NUMBER		
①	KEY NOTE REFERENCE	— — — — —	PROPERTY LINE
⊗	DOOR NUMBER	—⊗—⊗—⊗—	FENCING
⊞	AREA AND/OR ROOM NUMBER	—E—E—E—E—	ELECTRICAL SERVICE
⊠	MECHANICAL UNIT	—T—T—T—T—	TELCO SERVICE
		—E/T—E/T—E/T—	ELECTRICAL &

GENERAL:	
1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.	
2. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, AND NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ENGINEER.	
3. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.	
4. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUM'S, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT DRAWINGS TO THE ENGINEER AT THE CONCLUSION OF THE PROJECT.	
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM START OF PROJECT TO COMPLETION OF PROJECT.	
6. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES.	
7. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE 2019 C.B.C. AND ALL THE OTHER LATEST GOVERNING CODES.	
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR PROVIDE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.	
9. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.	
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.	
11. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS NOTED OTHERWISE.	
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.	
13. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.	
14. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR UNLESS NOTED OTHERWISE IN THE PLANS.	
15. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.	
16. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.	
17. ALL DEBRIS AND REFUGE IS TO BE REMOVED FROM THE PROJECT DAILY. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.	
18. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.	
19. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.	
20. CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.	
21. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSION, ELEVATION, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.	
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.	
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.	
24. NO CHANGE ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.	
25. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.	
26. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.	

SITE PREPARATION NOTES:	
1. THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT WOULD BE DAMAGING TO THE FOOTINGS OF THE NEW STRUCTURE.	
2. BACK FILLING AT TRENCHES SHALL BE OF CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30 OR GREATER. BACK FILLING SHALL BE DONE IN 8 INCH LAYERS, MOISTURE CONDITIONED AND PROPERLY COMPACTED. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS.	
3. ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL. FOOTINGS SHALL EXTEND INTO SOIL DEPTH AS INDICATED IN PLANS.	
4. SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER UNEXPECTED CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.	
5. WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.	
6. THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.	
7. PROOFROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OR DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.	
8. FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8" LOOSE LIFTS AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698. COMPACT TO A MINIMUM OF 90% RELATIVE COMPACTION.	
9. THE STRUCTURAL DRAWINGS HERE IN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.	
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.	
11. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.	
12. PRIOR TO PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.	

SUBMITTALS:	
SUBMITTALS FOR SHOP DRAWINGS, MILL TESTS, PRODUCT DATA, ECT. FOR ITEMS DESIGNED BY THE ENGINEER OF RECORD SHALL BE MADE TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE SUBMITTAL BEFORE FORWARDING TO THE ENGINEER. SUBMITTALS SHALL BE MADE IN ADVANCED TO ENGINEER. SUBMITTALS REQUIRED FOR EACH SECTION OF THESE NOTES ARE SPECIFIED IN THAT SECTION.	

SHOP DRAWING REVIEW:	
REVIEW BY THE ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THREHFROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTION FABRICATION PROCESSES.	

ACCESSIBILITY NOTE:	
THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN HEREON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2019 C.B.C. CHAPTER 11B, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.	

BID WALK NOTES:	
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONSTRUCTION CONDITIONS BEFORE SUBMITTAL OF FINAL BIDS, START OF CONSTRUCTION AND/OR FABRICATION. AFTER THOROUGHLY EXAMINING THE PLANS AND EXISTING SITE CONDITIONS NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES OR ANY ITEMS NEEDING CLARIFICATIONS PRIOR TO SUBMITTING FINAL BIDS.	
2. IF THE ENGINEER IS NOT NOTIFIED OF ANY DISCREPANCIES OR CLARIFICATIONS IN WRITING AS DESCRIBED IN #1 IT WILL BE CONFIRMED THAT THE CONTRACTOR HAS CONSIDERED ALL ITEMS THAT WILL AFFECT THE COST OF THE CONSTRUCTION OF THE SITE UNDER THE MOST STRINGENT CONDITIONS. THE CONTRACTOR WILL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION AFTER THE FINAL BIDS HAVE BEEN SUBMITTED AND AWARDED FROM THE CARRIER.	

STRUCTURAL STEEL:	
1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, WHICH INCLUDES THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, THE CODE OF STANDARD PRACTICE AND THE AWS STRUCTURAL WELDING CODE. IDENTIFY AND MARK STEEL PER AISC 14TH EDITION AND C.B.C. 2019.	
2. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO FABRICATION.	
3. GROUTING OF COLUMN BASE PLATES: BASE PLATES SHALL BE DRYPACKED OR GROUTED WITH NON-SHRINK, NON-FERROUS GROUT. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. ALL SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO GROUTING.	
4. ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC.	
5. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS NOTED OTHERWISE. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PRIOR CONSENT OF THIS ENGINEER.	
6. WELDING: CONFORM TO AWS D1 1. WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH WABO REQUIREMENTS. USE E70 ELECTRODES OF TYPE REQUIRED FOR MATERIALS TO BE WELDED.	
7. BOLTING: ASTM A307 BOLTS SHALL BE INSTALLED "SNUG TIGHT" PER AISC. SECTION RCSC 8(C) ASTM A325 BOLTS SHALL CONFORM TO THE RCSC SPECIFICATION SECTION 8 (D).	
8. FABRICATION: CONFORM TO AISC SPECIFICATION SEC M2 "FABRICATION" AND AISC CODE SEC 6 "FABRICATION AND DELIVERY" PERFORM WORK ON PREMISES OF A FABRICATOR APPROVED BY THE BUILDING OFFICIAL.	
9. GALVANIZING: ALL EXPOSED STEEL OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED GALVANIZED. APPLY FIELD TOUCH-UPS PER SPECIFICATIONS. PER ASTM A153.	
10. MATERIALS: CONFORM TO	
ANCHOR BOLTS (HEADED):	ASTM A307
ANCHOR BOLTS (J-TYPE):	ASTM A36
BARS AND PLATES:	
BOLTS:	ASTM A36
	ASTM A307
C-, M-, AND ANGLE SHAPES:	ASTM A36
DEFORMED WELDED WIRE FABRIC:	ASTM A497
EPOXY AND EXPANSION ANCHORS:	HILTI OR EQUIVALENT
GROUT:	EMBECCO OR EQUIVALENT
HIGH-STRENGTH BOLTS:	ASTM A325SC OR (A325N)
OTHER STRUCTURAL SHAPES:	ASTM A36
REINFORCING BARS:	ASTM A615. GRADE 60, DEFORMED BARS
SMOOTH WELDED WIRE FABRIC:	ASTM A185
STRUCTURAL WF SHAPES:	ASTM A572-GR50
STEEL PIPE:	ASTM A53, GRADE B
TIE WIRE:	16.5 GAGE OR HEAVIER, BLACK ANNEALED
TUBE STEEL AND PIPE COLUMNS:	ASTM A500, GRADE B
WELDING ELECTRODES:	E70XX
W - SHAPES:	ASTM A992, GRADE 50
11. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.	
12. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAPS, HANGER AND OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL.	

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-	08/26/22	95% CONSTRUCTION DRAWINGS
A	06/13/22	90% CONSTRUCTION DRAWINGS
REV	DATE	DESCRIPTION

SHEET TITLE	
GENERAL NOTES	

SHEET NUMBER	
GN-1	

ABBREVIATIONS & SYMBOLS	2	GENERAL NOTES & SPECIFICATIONS	1
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CLU1506/CSLO1506
VN0276-01 EMI'S PRODUCE
2600 OLD TELEGRAPH ROAD
FILLMORE, CA 93015
MONO-EUCALYPTUS (INDOOR)

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

FIRE DEPARTMENT NOTES

GENERAL

- 1.0 ADDRESS NUMBERS:

A. APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY.
- 2.0 FIRE EXTINGUISHERS, IF REQUIRED:

A. PROVIDE A FIRE EXTINGUISHER (MINIMUM 2A-10BC) WITHIN A RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY; THE EXTINGUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48 INCHES (1219 mm) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.
- 3.0 DOOR OPERATIONS:

A. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- 4.0 ADDITIONAL PERMIT:

A. PRIOR TO THE FINAL INSPECTION, OBTAIN A HAZARDOUS MATERIALS PERMIT FROM THE FIRE DEPARTMENT. CONTACT THE ENVIRONMENTAL MANAGEMENT CENTER OF THE CITY.
- 5.0 REQUIRED INSPECTIONS:

A. THE FIRE DEPARTMENT INSPECTION FOR THIS PROJECT INCLUDE THE FOLLOWING:

1. HAZARDOUS MATERIALS FINAL INSPECTION.

2. FIRE PREVENTION BUREAU FINAL INSPECTION – CONTRACTOR MUST REQUEST A SEPERATE INSPECTION. INSPECTION INCLUDES. BUT IS NOT LIMITED TO: FIRE EXTINGUISHERS; SIGNAGE; DOOR HARDWARE AND MEANS OF EGRESS; EMERGENCY/EXIT LIGHTING; ETC.

NOTE: TO SCHEDULE INSPECTIONS: CALL OFFICE OF STATE FIRE MARSHALL OF THE CITY AT LEAST 48 HOURS IN ADVANCE.

FIRE DEPARTMENT

2

GENERAL

1. PER CFC SECTION 1206.2 "STATIONARY STORAGE BATTERY SYSTEMS. STATIONARY STORAGE BATTERY SYSTEMS HAVING CAPACITIES EXCEEDING THE VALUES SHOWN IN TABLE 1206.2 SHALL COMPLY WITH SECTION 1206.2.1 THROUGH 1206.2.12.6, AS APPLICABLE.
2. PER CFC SECTION 1206 AND PER CBC 2019 SECTION 307.2 THE DEFINITIONS:

VALVE-REGULATED LEAD ACID (VRLA) BATTERY (CBC 2019-CFC 2019-SECTION 202 GENERAL DEFINITIONS):
A LEAD-ACID BATTERY CONSISTING OF SEALED CELLS FURNISHED WITH A VALVE THAT OPENS TO VENT THE BATTERY WHENEVER THE INTERNAL PRESSURE OF THE BATTERY EXCEEDS THE AMBIENT PRESSURE BY A SET AMOUNT. IN VRLA BATTERIES, THE LIQUID ELECTROLYTES IN THE CELLS IS IMMOBILIZED IN A ABSORPTIVE GLASS MAT (AGM CELLS OR BATTERIES) OR BY THE ADDITION OF A GELLING AGENT (GEL CELL OR GELLED BATTERIES).

CORROSIVE (CBC 2019-CFC 2019-SECTION 202 GENERAL DEFINITIONS):
A CHEMICAL THAT CAUSES VISIBLE DESTRUCTION OF, OR IRREVERSIBLE ALTERATIONS IN, LIVING TISSUE BY CHEMICAL ACTION AT THE POINT OF CONTACT. A CHEMICAL SHALL BE CONSIDERED CORROSIVE IF, WHEN TESTED ON THE INTACT SKIN OF ALBINO RABBITS BY THE METHOD DESCRIBED IN DOTN 49 CFR, PART 17.137, SUCH A CHEMICAL DESTROYS OR CHANGES IRREVERSIBLY THE STRUCTURE OF THE TISSUE. AT THE POINT OF CONTACT FOLLOWING AN EXPOSURE PERIOD OF 4 HOURS. THIS TERM DOES NOT REFER TO ACTION ON INANIMATE SURFACES.

HAZARDOUS MATERIALS (CBC 2019-CFC 2019-SECTION 202 GENERAL DEFINITIONS):
THOSE CHEMICALS OR SUBSTANCES THAT ARE PHYSICAL HAZARDS OR HEALTH HAZARDS AS DEFINED AND CLASSIFIED IN THIS SECTION AND THE CALIFORNIA FIRE CODE, WHETHER THE MATERIALS ARE IN USABLE OR WASTE CONDITION.

HEATH HAZARD (CBC 2019-CFC 2019-SECTION 202 GENERAL DEFINITIONS):
A CLASSIFICATION OF A CHEMICAL FOR WHICH THERE IS STATISTICALLY SIGNIFICANT EVIDENCE THAT ACUTE OR CHRONIC HEALTH EFFECTS ARE CAPABLE OF OCCURRING IN EXPOSED PERSONS. THE TERM "HEALTH HAZARD" INCLUDES CHEMICALS THAT ARE TOXIC OR HIGHLY TOXIC, AND CORROSIVE.

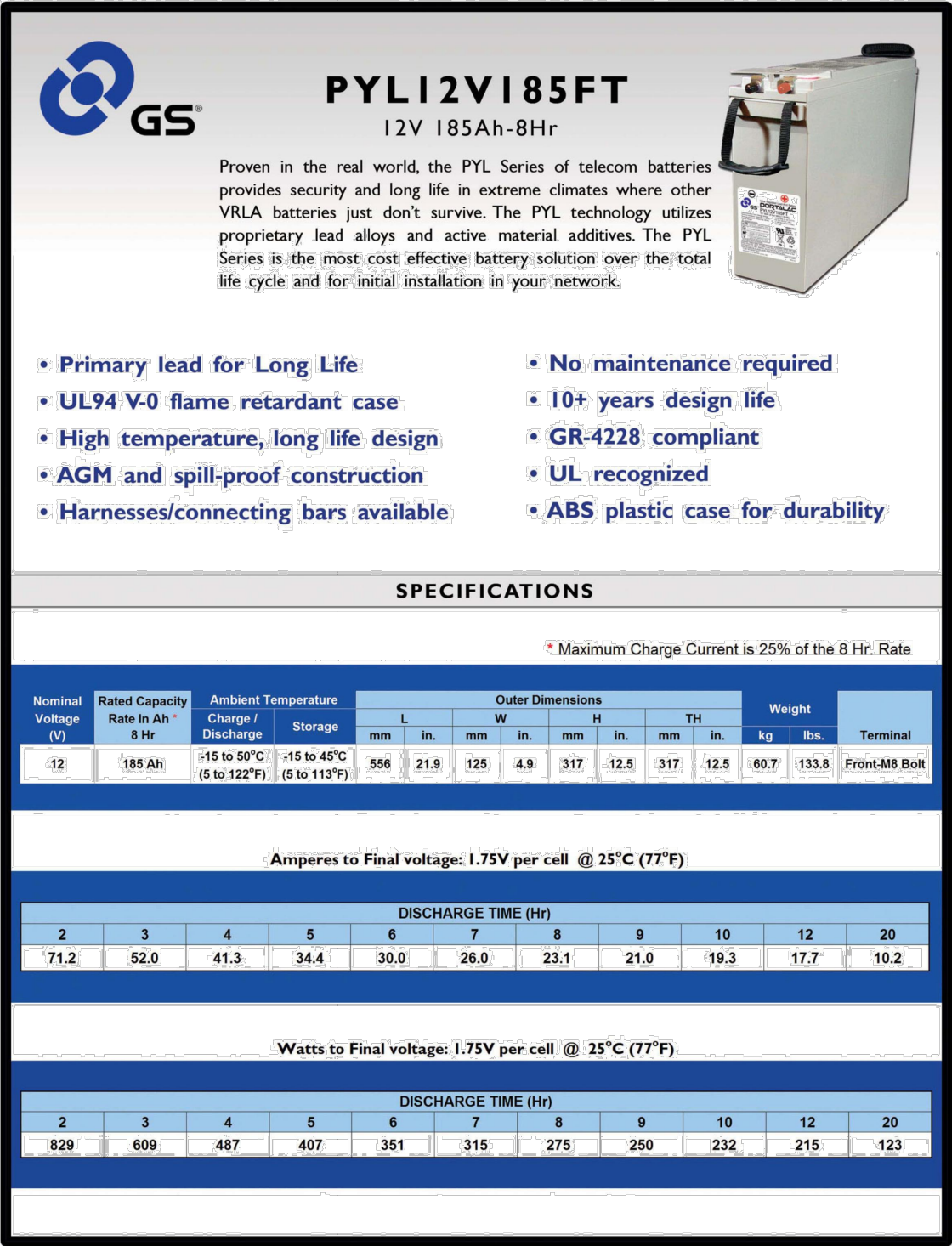
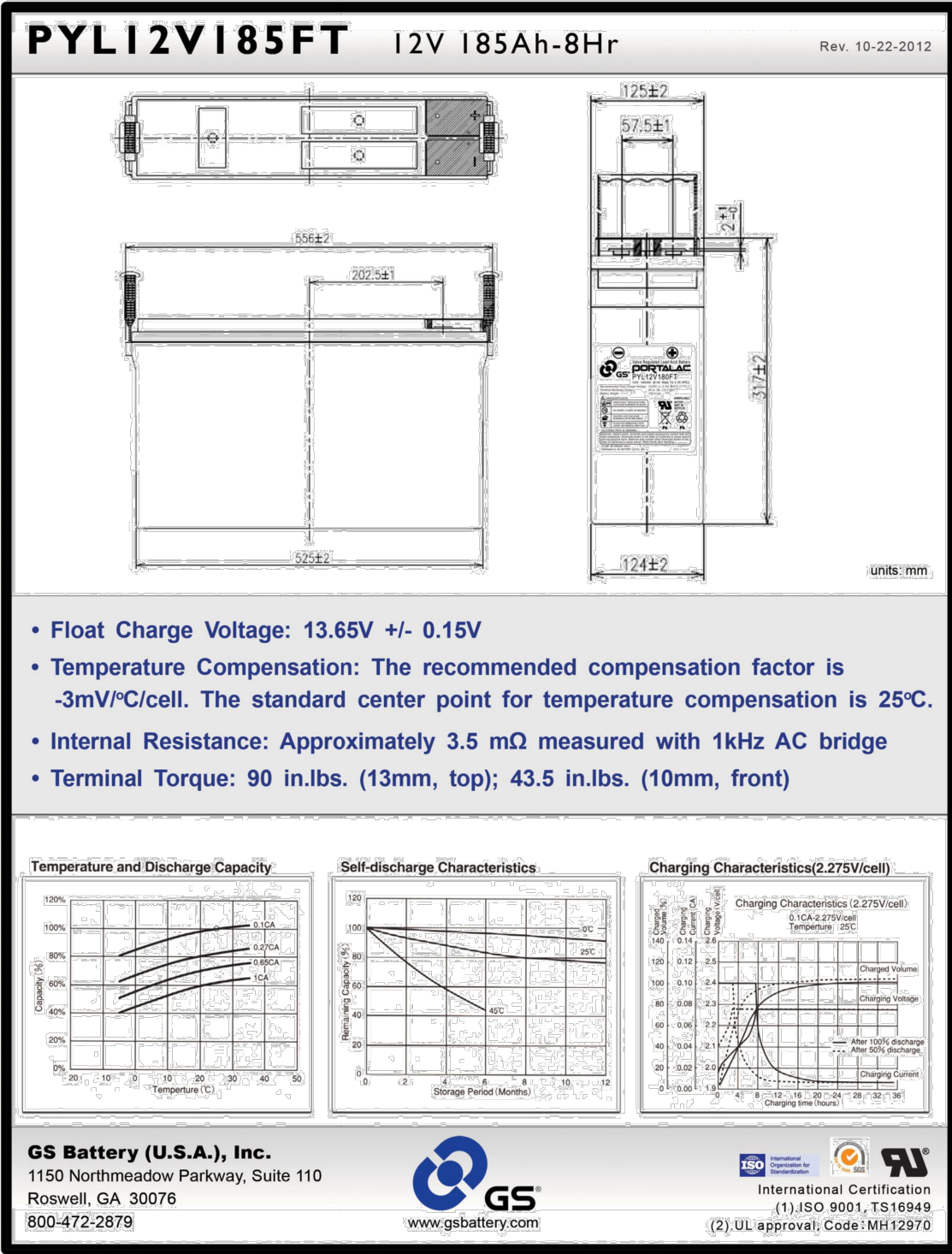
PHYSICAL HAZARD (CBC 2019-CFC 2019-SECTION 202 GENERAL DEFINITIONS):
A CHEMICAL FOR WHICH THERE IS EVIDENCE THAT IS A COMBUSTIBLE LIQUID, CRYOGENIC FLUID, EXPLOSIVE, FLAMMMABLE (SOLID, LIQUID, OR GAS), ORGANIC PEROXIDE (SOLID OR LIQUID), OXIDIZER (SOLID OR LIQUID), OXIDIZING GAS, PYROPHORIC (SOLID, LIQUID, OR GAS), UNSTABLE (REACTIVE) MATERIAL (SOLID, LIQUID, OR GAS), OR WATER REACTIVE MATERIAL (SOLID OR LIQUID).

BATTERY TYPE	AMP HOUR RATING/STRING	DIMENSIONS (WxDxH)	WEIGHT	TOTAL # OF BATTERIES
(N) GS "PYL12V185FT"	185AH	4.9"x21.9"x12.5"	133.8 lbs	12
(N) GS "PYL12V185FT"	185AH	4.9"x21.9"x12.5"	133.8 lbs	8
				20

(N) DC POWER PLANT

(N) BATTERY RACK

185AH BATTERY SPECIFICATIONS



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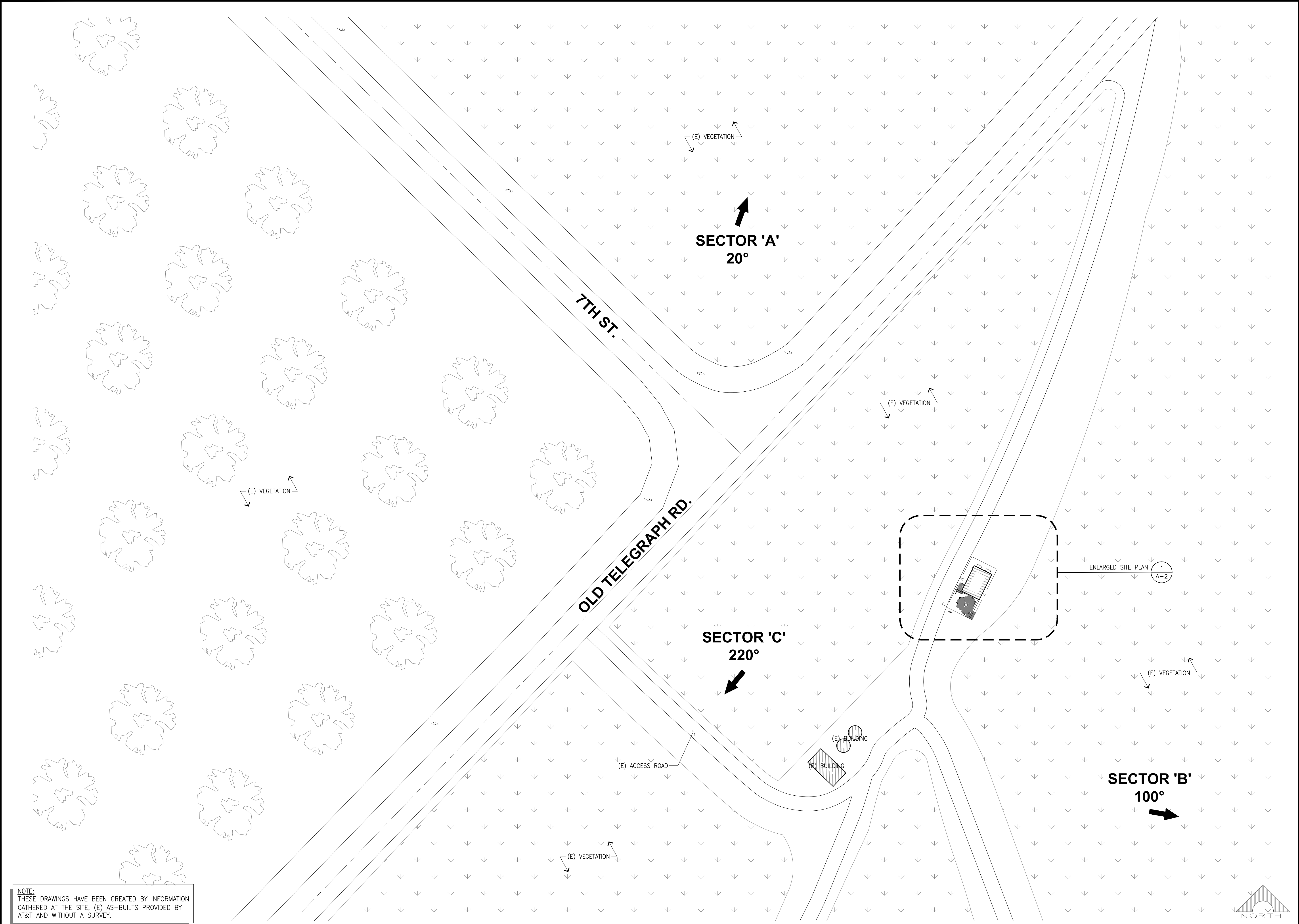
SHEET TITLE
BATTERY SPECIFICATIONS

SHEET NUMBER
GN-2

BATTERY NOTES

BATTERY SPECIFICATIONS

1



NOTE:
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION
GATHERED AT THE SITE, (E) AS-BUILTS PROVIDED BY
AT&T AND WITHOUT A SURVEY.



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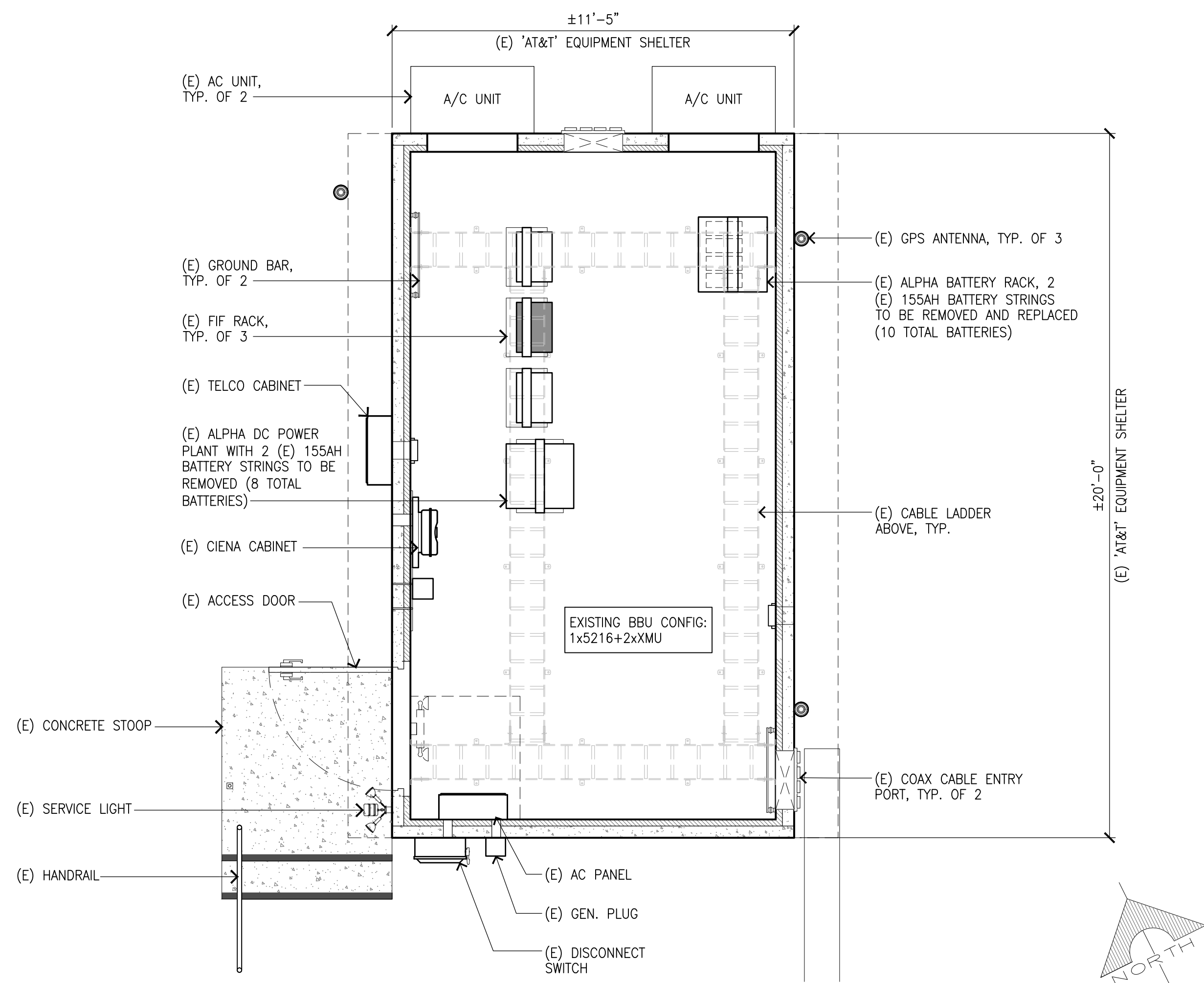


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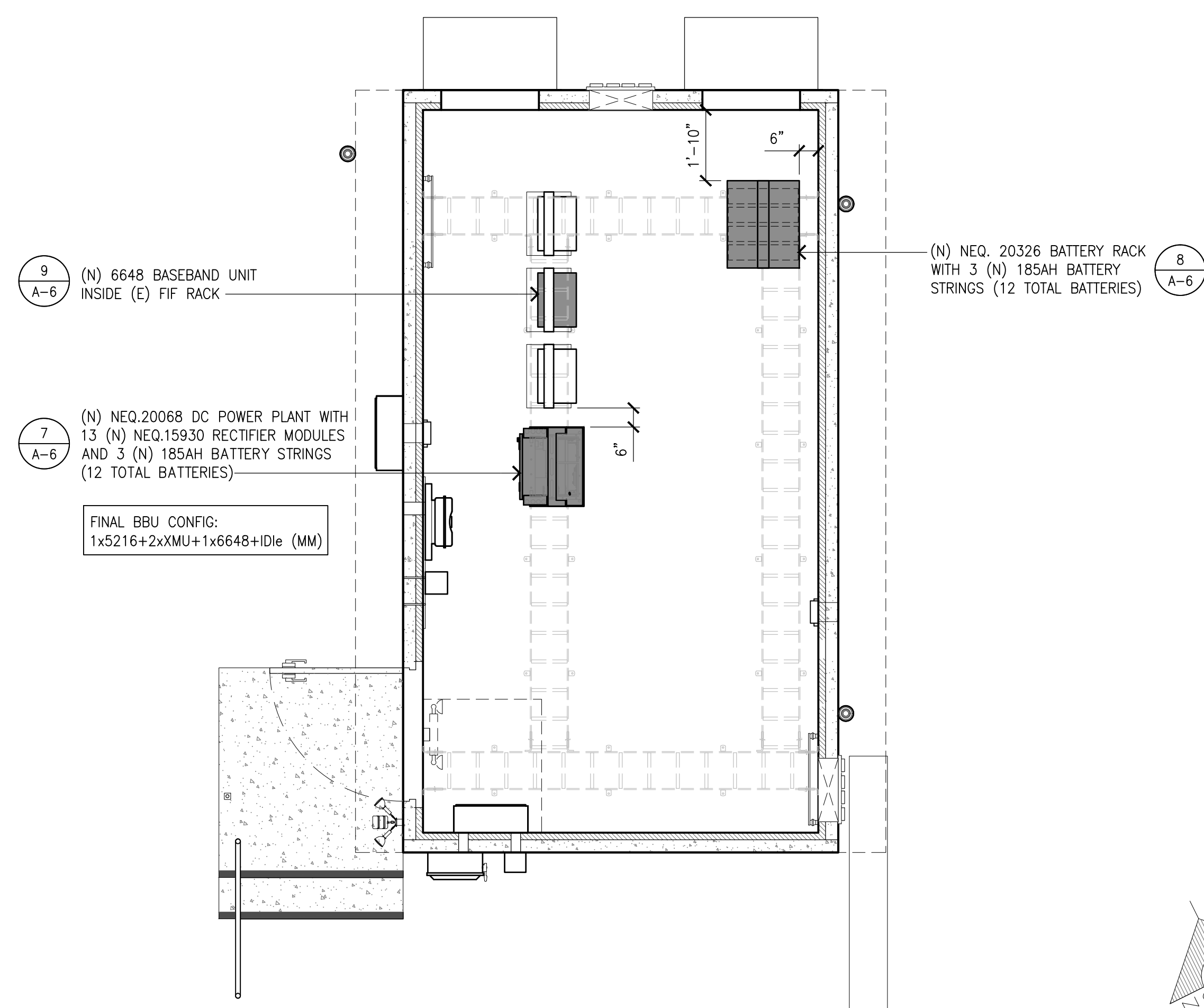
SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



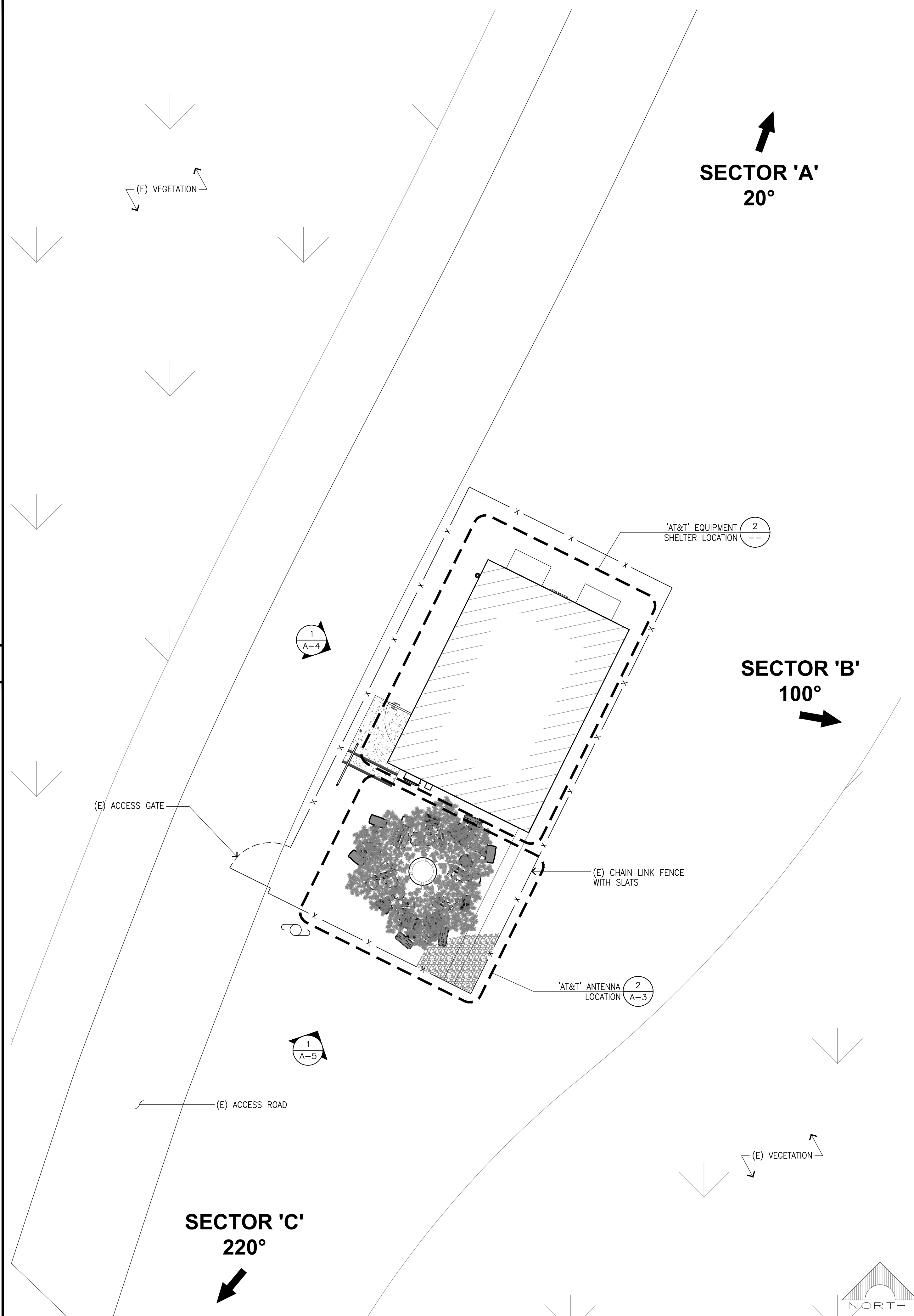
(E) EQUIPMENT PLAN

SCALE: 3/8"=1'-0" 2



(N) EQUIPMENT PLAN

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



ENLARGED SITE PLAN

SCALE: 3/16"=1'-0" 1



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MONO-EUCALYPTUS (INDOOR)

SHEET TITLE
ENLARGED SITE PLAN
AND EQUIPMENT PLAN

SHEET NUMBER

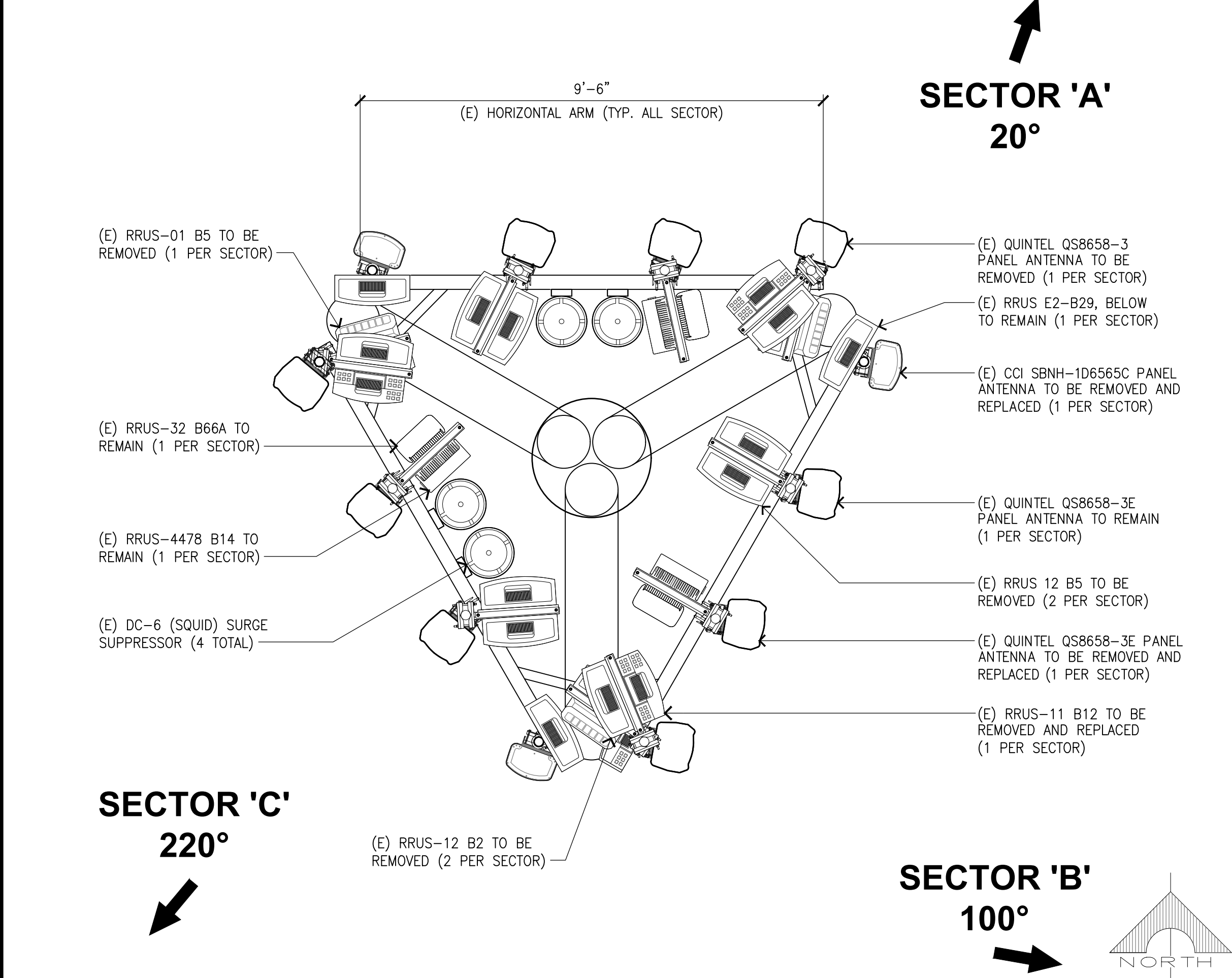
A-2

EXISTING PANEL ANTENNA SCHEDULE					
SECTOR		MANUFACTURER	MODEL NO.	SIZE	AZIMUTH RAD CENTER
A	A1	QUINTEL	QS8658-3	8'	20° 75'-0"
	A2	QUINTEL	QS8658-3E	8'	20° 75'-0"
	A3	QUINTEL	QS8658-3E	8'	20° 75'-0"
	A4	COMMSCOPE	SBNH-1D6565C	8'	20° 75'-0"
B	B1	QUINTEL	QS8658-3	8'	100° 75'-0"
	B2	QUINTEL	QS8658-3E	8'	100° 75'-0"
	B3	QUINTEL	QS8658-3E	8'	100° 75'-0"
	B4	COMMSCOPE	SBNH-1D6565C	8'	100° 75'-0"
C	C1	QUINTEL	QS8658-3	8'	220° 75'-0"
	C2	QUINTEL	QS8658-3E	8'	220° 75'-0"
	C3	QUINTEL	QS8658-3E	8'	220° 75'-0"
	C4	COMMSCOPE	SBNH-1D6565C	8'	220° 75'-0"
PANEL ANTENNA COUNT = 12					

FINAL PANEL ANTENNA SCHEDULE					
SECTOR		MANUFACTURER	MODEL NO.	SIZE	AZIMUTH RAD CENTER
A	A1	COMMSCOPE	NNH4-65C-R6-V3	8'	20° 75'-0"
	A2	ERICSSON	AIR6449 B77D AIR6419 B77G	2'-7" 2'-4"	20° 76'-0"
	A3	QUINTEL	QS8658-3E	8'	20° 75'-0"
	A4	QUINTEL	QD8612-7	8'	20° 75'-0"
B	B1	COMMSCOPE	NNH4-65C-R6-V3	8'	100° 75'-0"
	B2	ERICSSON	AIR6449 B77D AIR6419 B77G	2'-7" 2'-4"	100° 76'-0"
	B3	QUINTEL	QS8658-3E	8'	100° 75'-0"
	B4	QUINTEL	QD8612-7	8'	100° 75'-0"
C	C1	QUINTEL	QD8612-7	8'	220° 75'-0"
	C2	QUINTEL	QS8658-3E	8'	220° 75'-0"
	C3	ERICSSON	AIR6449 B77D AIR6419 B77G	2'-7" 2'-4"	220° 76'-0"
	C4	COMMSCOPE	NNH4-65C-R6-V3	8'	220° 75'-0"
PANEL ANTENNA COUNT = 15					

EXISTING REMOTE RADIO UNIT SCHEDULE															
SECTOR	EXISTING REMOTE RADIO UNITS														
	700 (BC)			850 (B5)			2100 (AWS)			1900 (PCS)			700 (B29)		
	QTY.	MODEL	LOCATION				QTY.	MODEL	LOCATION	QTY.	MODEL	LOCATION	QTY.	MODEL	LOCATION
A	A1	1	RRUS-11 B12	UP	1	RRUS-01 B5	UP			2	RRUS-12 B2	UP			
	A2				1	RRUS-12 B5	UP	1	RRUS-32 B66A	UP			1	RRUS-4478 B14	UP
	A3				1	RRUS-12 B5	UP								
	A4												1	RRUS-E2 B29	UP
B	B1	1	RRUS-11 B12	UP	1	RRUS-01 B5	UP			2	RRUS-12 B2	UP			
	B2				1	RRUS-12 B5	UP	1	RRUS-32 B66A	UP			1	RRUS-4478 B14	UP
	B3				1	RRUS-12 B5	UP								
	B4												1	RRUS-E2 B29	UP
C	C1	1	RRUS-11 B12	UP	1	RRUS-01 B5	UP			2	RRUS-12 B2	UP			
	C2				1	RRUS-12 B5	UP	1	RRUS-32 B66A	UP			1	RRUS-4478 B14	UP
	C3				1	RRUS-12 B5	UP								
	C4												1	RRUS-E2 B29	UP
LTE REMOTE RADIO UNIT COUNT = 27															

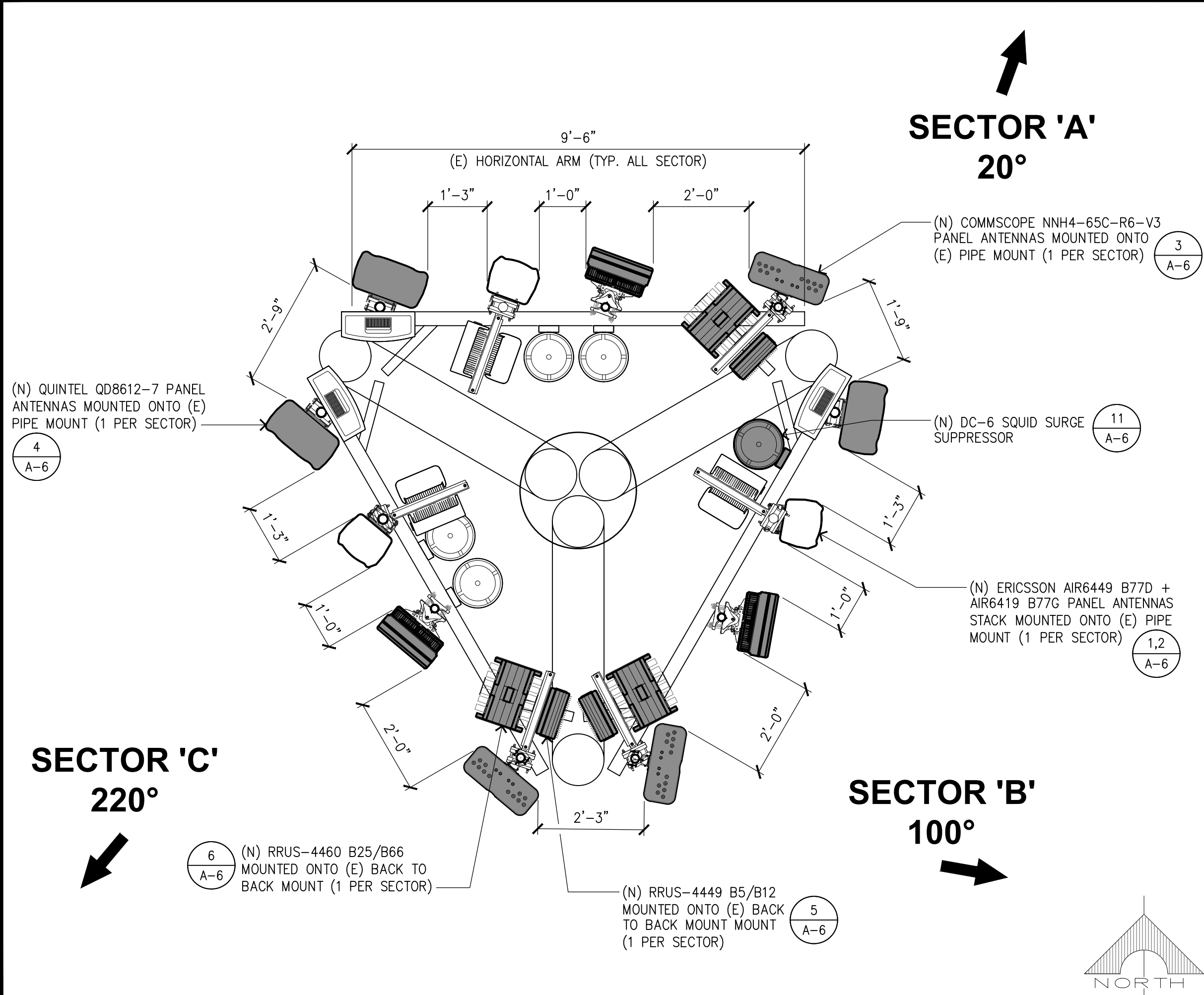
FINAL REMOTE RADIO UNIT SCHEDULE															
SECTOR	EXISTING REMOTE RADIO UNITS														
	700 (B14)			2100 (AWS)			700 (B29)			700/850 (BC/5G)			1900 (PCS)		
	QTY.	MODEL	LOCATION	QTY.	MODEL	LOCATION	QTY.	MODEL	LOCATION	QTY.	MODEL	LOCATION	QTY.	MODEL	LOCATION
A	A1									1	RRUS-4449 B5+B12 (SHARED)	UP	1	RRUS-4460 B25/B66	UP
	A2														
	A3												2	AIR6449 B77D AIR6419 B77G	UP
	A4	1	RRUS-4478 B14	UP	1	RRUS-32 B66A	UP	1	RRUS-E2 B29	UP					
B	B1									1	RRUS-4449 B5+B12 (SHARED)	UP	1	RRUS-4460 B25/B66	UP
	B2														
	B3												2	AIR6449 B77D AIR6419 B77G	UP
	B4	1	RRUS-4478 B14	UP	1	RRUS-32 B66A	UP	1	RRUS-E2 B29	UP					
C	C1	1	RRUS-4478 B14	UP	1	RRUS-32 B66A	UP	1	RRUS-E2 B29	UP					
	C2														
	C3												2	AIR6449 B77D AIR6419 B77G	UP
	C4									1	RRUS-4449 B5+B12 (SHARED)	UP	1	RRUS-4460 B25/B66	UP
LTE REMOTE RADIO UNIT COUNT = 21															



(E) ANTENNA PLAN

SCALE: 1/2"=1'-0"

1



(N) ANTENNA PLAN

SCALE: 1/2"=1'-0"

2



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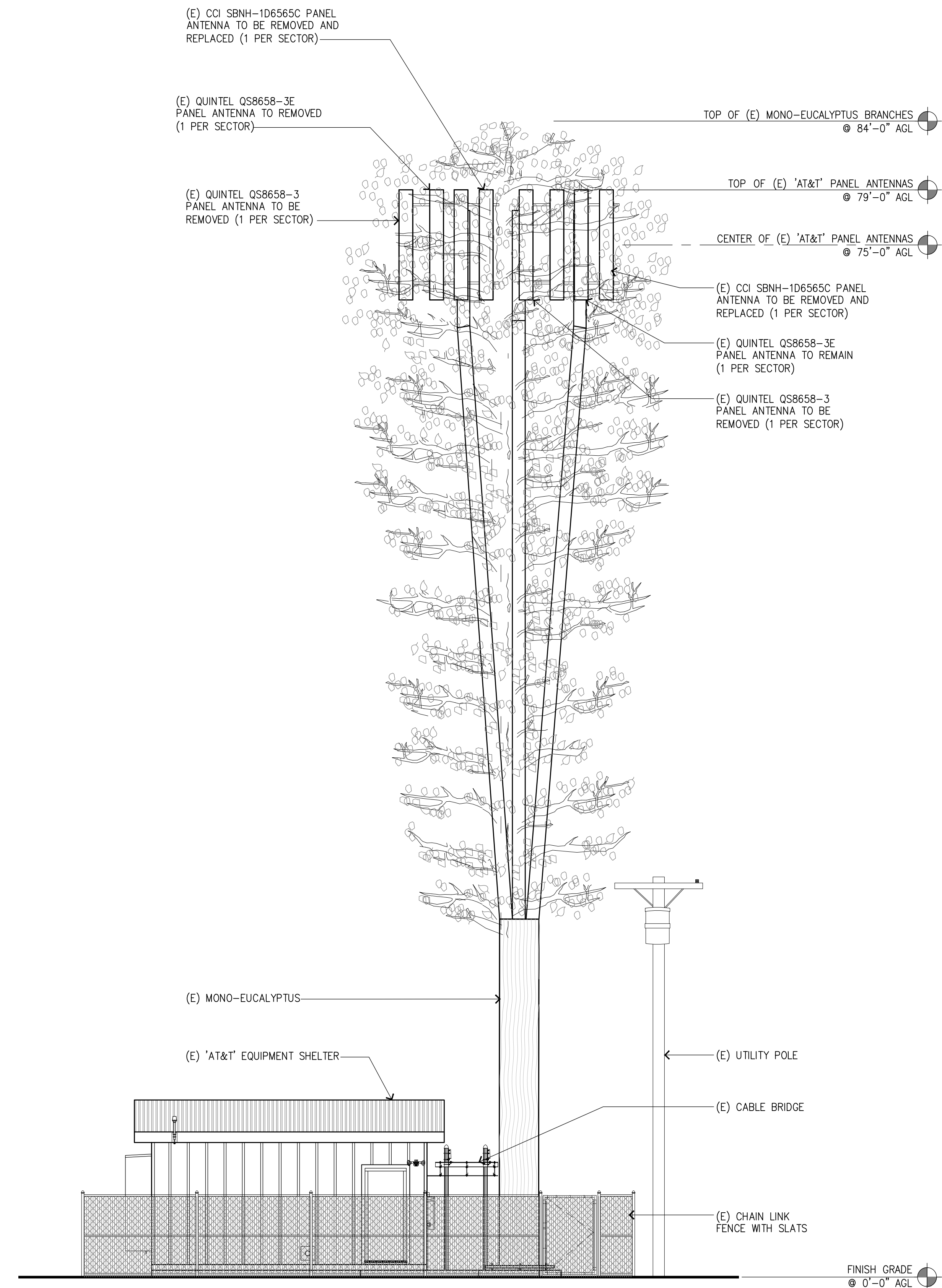
SHEET TITLE
ANTENNA PLAN AND
ANTENNA/RRU SCHEDULE

SHEET NUMBER
A-3

ANTENNA/RRUS SCHEDULE

3

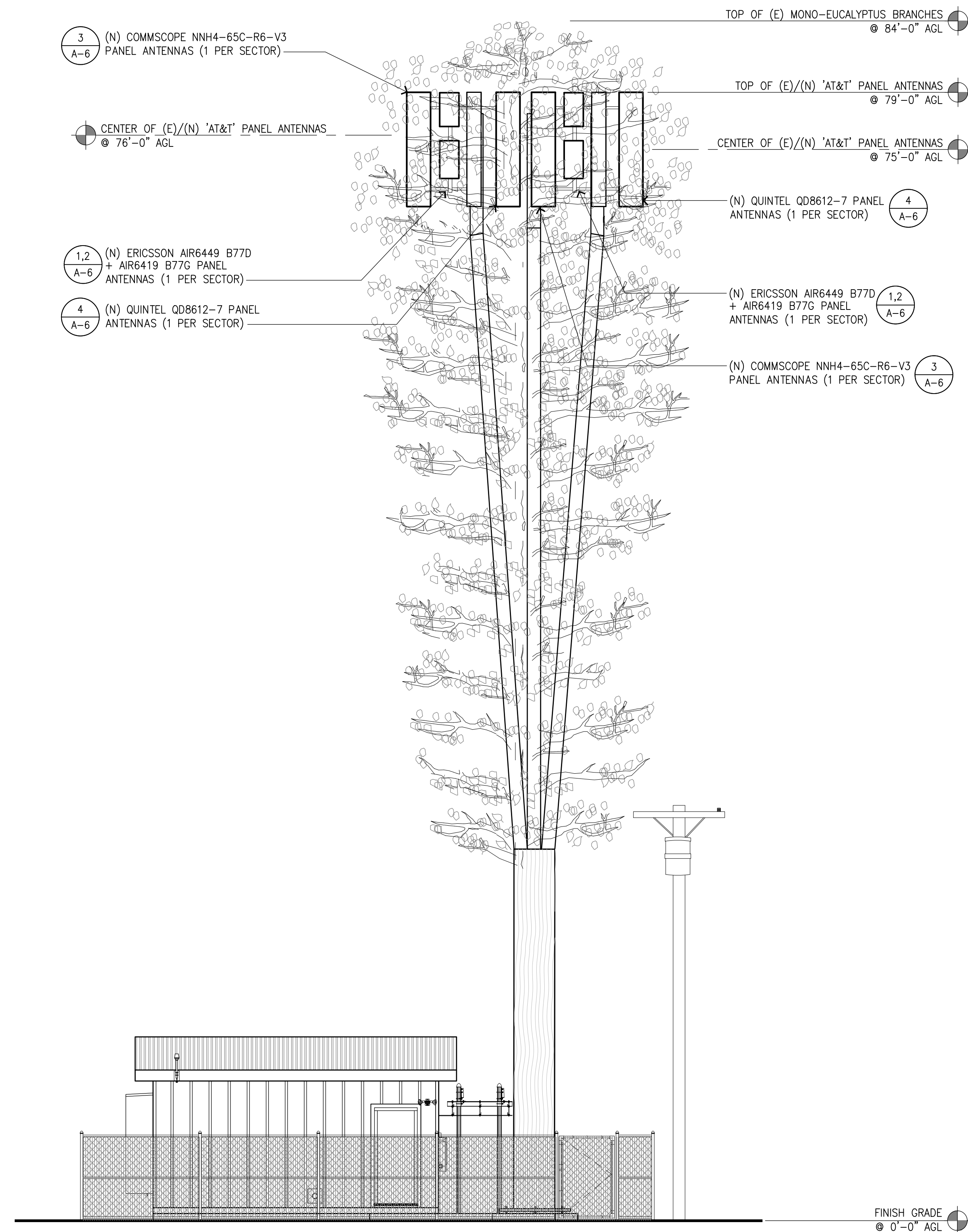
NOTE:
NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE
PAINTED AND INCLUDE SOCKS TO MATCH THE (E) MONOPINE.



(E) NORTHWEST ELEVATION

SCALE:
3/16"=1'-0"

2



(N) NORTHWEST ELEVATION

SCALE:
3/16"=1'-0"

1



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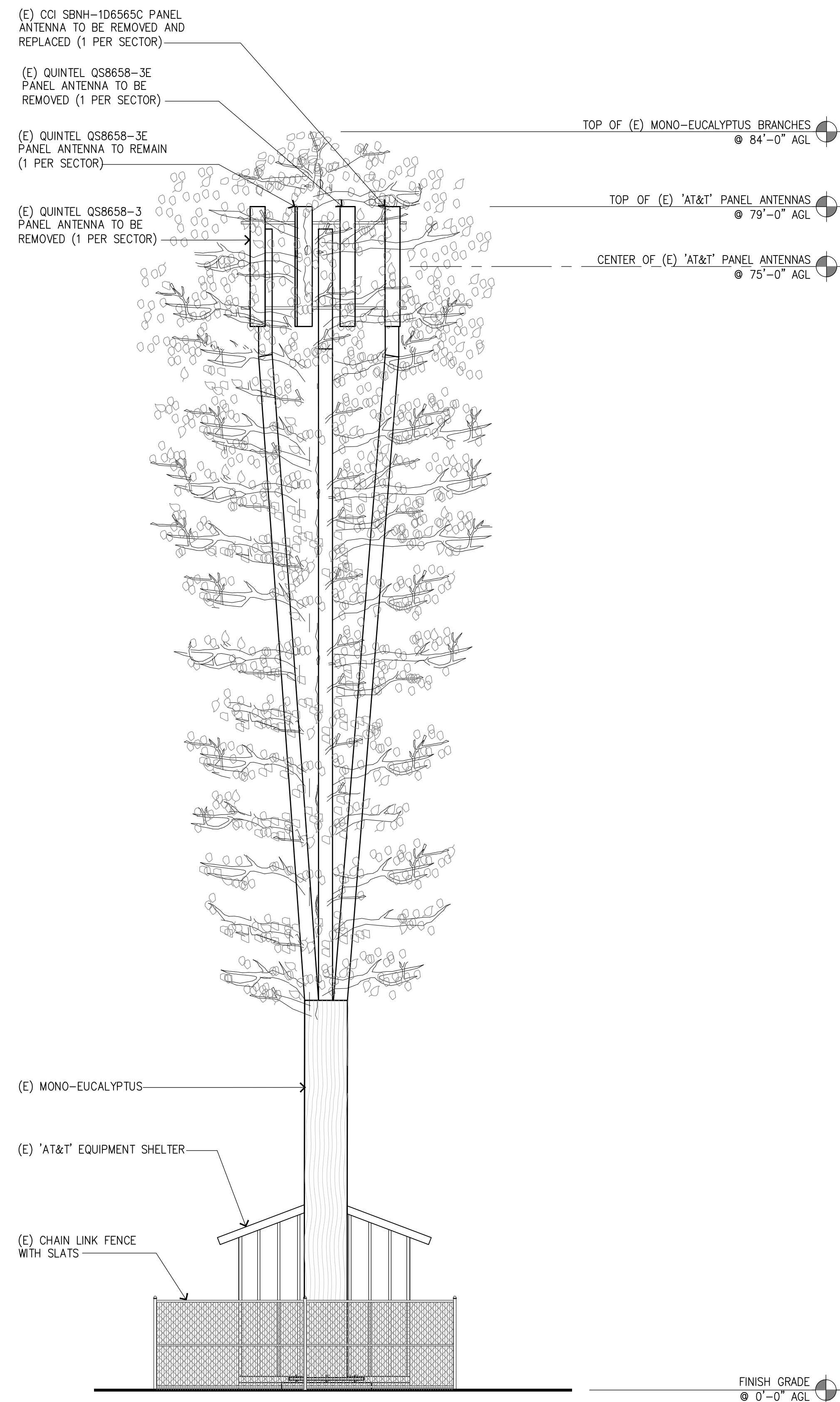
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SHEET TITLE
ELEVATIONS

SHEET NUMBER

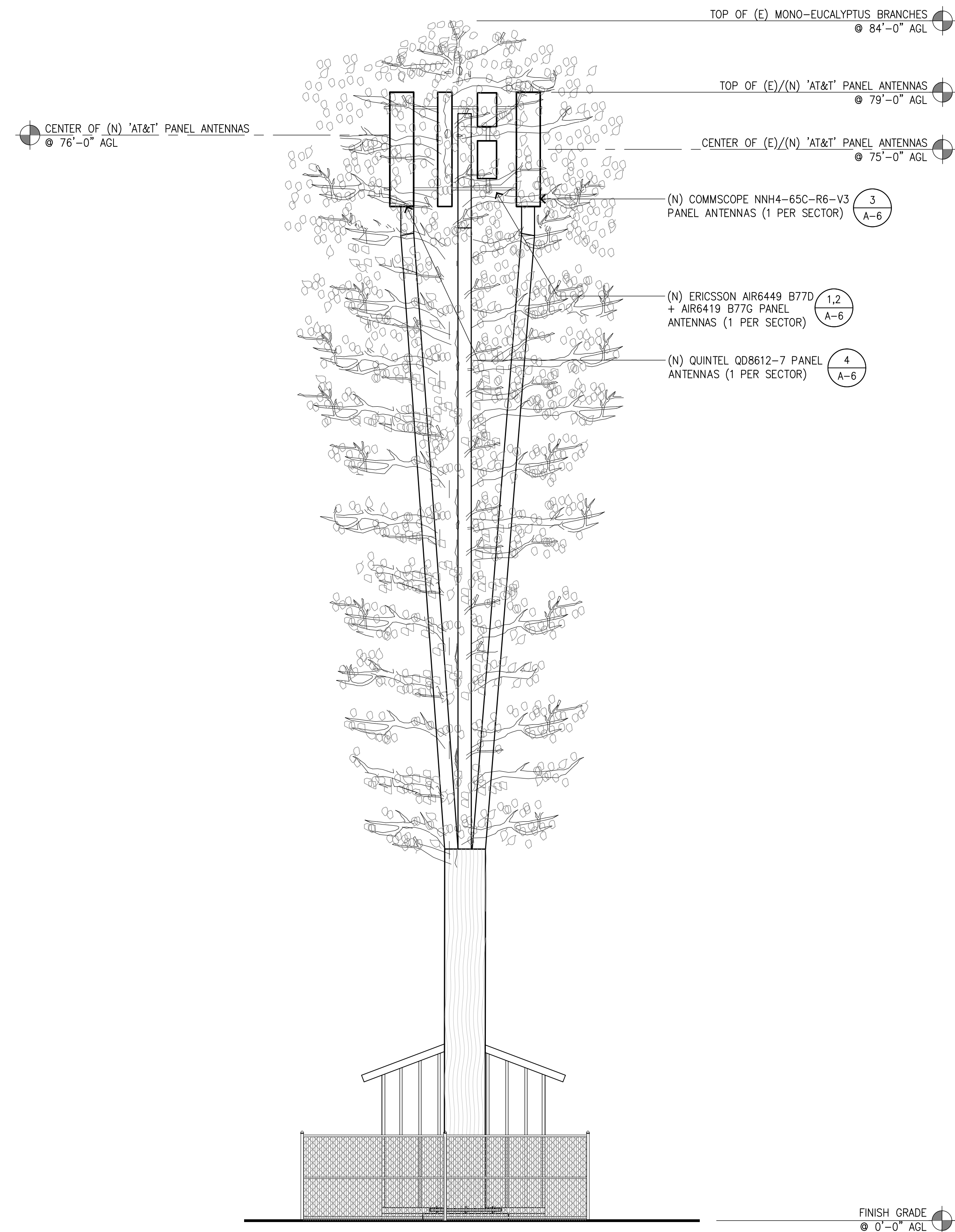
A-4



(E) SOUTHWEST ELEVATION

SCALE:
3/16"=1'-0"

2



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PAINTED AND INCLUDE SOCKS TO MATCH THE (E) MONOPINE.

(N) SOUTHWEST ELEVATION

SCALE:
3/16"=1'-0"

1



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NEWPORT BEACH, CA 92660
TEL: (949) 861-2201
FAX: (949) 468-0931



4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

0	09/23/22	100% CONSTRUCTION DRAWINGS
-	08/26/22	95% CONSTRUCTION DRAWINGS
A	06/13/22	90% CONSTRUCTION DRAWINGS
REV	DATE	DESCRIPTION

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CLU1506/CSL01506
VN0276-01 EMI'S PRODUCE
2600 OLD TELEGRAPH ROAD
FILLMORE, CA 93015
MONO-EUCALYPTUS (INDOOR)

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-5

(E) STL POST

(N) 5/8" U-BOLTS

(N) 5/8" THRU BOLTS PROVIDED BY MFG.

(N) RRU BRACKET PROVIDED BY MFG.

MODEL: SK1250246/1
SUPPLIED BY MFG.

UPPER RRU BRACKET

LOWER RRU BRACKET

ORACLE NUMBER: NEQ.20068
WEIGHT: 620 lbs
WEIGHT (WITH BATTERIES): 2225.6 lbs
DIMENSIONS, HxWxD: 84" x 25.8" x 23"

CONDUIT KNOCKOUTS LOCATED ON TOP, LEFT AND RIGHT SIDES

AC INPUT CONNECTOR COVER

NETSURE CONTROL UNIT

MODULE MOUNTING SHELF(S)

(24) RECTIFIER/CONVERTER SLOTS

RECTIFIERS MOUNTING POSITIONS

RECTIFIERS OR CONVERTER MOUNTING POSITIONS

FRONT

MANUFACTURER: QUINTEL
MODEL NO.: QD8612-7
DIMENSIONS, HxWxD: 96"x18.1"x9.6"
WEIGHT: 127 lbs

FRONT VIEW

SIDE VIEW

BOTTOM VIEW

MANUFACTURER: ERICSSON
MODEL: AIR6449 B77D
DIMENSIONS, HxWxD: 31" X 15.9" X 8.7"
WEIGHT: 83.6 lbs.

PLAN

FRONT VIEW

SIDE VIEW

RRU BRACKET @ PIPE & RRUS MOUNTING BRACKET10

NETSURE 7100 DC POWER SYSTEM7

ANTENNA SPECIFICATIONS4

ANTENNA SPECIFICATIONS1

MANUFACTURER: RAYCAP
MODEL: DC6-48-60-18-8C-EV
DIMENSIONS, HxWxD: 10"ø x24"
WEIGHT, WITH PRE-MOUNTED BRACKETS: 32.6 lbs

(N) 3"ø MOUNTING PIPE

DC SURGER SUPPRESSOR

DC SURGER SUPPRESSOR MOUNTING HARDWARE

(N) 3"ø MOUNTING PIPE

(N) STAINLESS STEEL BANDING

(N) UNIVERSAL CROSSOVER MOUNTING CLAMP BY SUPPLIED BY MFG

(N) 5/8"ø U-BOLT, TYP.

(E) SUPPORT ARM

MODEL NAME: -48V NETSure VRLA BATTERY RACK
AT&T NUMBER: NEQ. 20326
VERTIV NUMBER: 588820400200
DIMENSIONS, HxWxD: 84" x 27.5" x 22.7"
WEIGHT (W/O BATTERIES): 600 LBS
WEIGHT (W/ BATTERIES): 3,276 LBS (20 TOTAL BATTERIES)

(N) BATTERIES

SIDE VIEW

FRONT VIEW

MANUFACTURER: ERICSSON
MODEL: RRUS 4449 B5+B12
DIMENSIONS, WxDxH: 13.1"x9.3"x14.9"
WEIGHT (W/O MOUNTING HARDWARE): 30 Kg/66 lbs

FRONT VIEW

SIDE VIEW

TOP VIEW

BOTTOM VIEW

MANUFACTURER: ERICSSON
MODEL: AIR6419 B77G
DIMENSIONS, HxWxD: 31.1" X 16.1" X 7.3"
WEIGHT (W/O MOUNTING HARDWARE): 44 lbs.
WEIGHT (W MOUNTING HARDWARE): 55.4 lbs.

PLAN

FRONT VIEW

SIDE VIEW

DC-6 (SQUID) SURGE SUPPRESSOR11

-48V BATTERY RACK SPECIFICATIONS8

RRUS SPECIFICATIONS5

ANTENNA SPECIFICATIONS2

MANUFACTURER: ERICSSON
MODEL: BASEBAND 6648

-48V DC POWER CONNECTION

RRU CONNECTORS

FRONT VIEW

MANUFACTURER: ERICSSON
MODEL: RRUS 4460 B25 + B66
DIMENSIONS, WxDxH: 19.6"x15.7"x12.1"
WEIGHT: 109 lbs

FRONT VIEW

SIDE VIEW

TOP VIEW

MANUFACTURER: COMMSCOPE
MODEL NO.: NNH4-B5C-R6-V3
DIMENSIONS, HxWxD: 96"x19.6"x7.8"
WEIGHT: 102.1 lbs

BOTTOM VIEW

FRONT VIEW

SIDE VIEW

6648 BASEBAND SPECIFICATIONS9

RRUS SPECIFICATIONS6

ANTENNA SPECIFICATIONS3



AT&T
1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780



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MONO-EUCALYPTUS (INDOOR)

SHEET TITLE
EQUIPMENT SPECIFICATIONS

SHEET NUMBER
A-6

GENERAL NOTES

1. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND CBC-19 SPECIFICATIONS.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE EXISTING CONDITIONS AT THE JOB SITE, AND SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
3. STRUCTURAL DRAWINGS SHALL WORK IN CONJUNCTION WITH ARCHITECTURAL MECHANICAL, AND ELECTRICAL DRAWINGS.
4. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
5. ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED TO THEIR ACCURACY. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS. SHOULD CONDITIONS BECOME APPARENT WHICH DIFFER FROM THE CONDITIONS SHOWN, THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STRUCTURAL ENGINEER. STRUCTURAL ENGINEER WILL THEN PREPARE ADDITIONAL DRAWINGS AS MAY BE NEEDED TO ACCOMMODATE THE CONDITIONS AS BROUGHT TO THEIR ATTENTION.
6. MECHANICAL EQUIPMENT MUST BE FIRMLY ATTACHED TO THE STRUCTURE. ISOLATORS, FASTENERS AND ANY OTHER ELEMENT PROVIDING STABILITY FOR MECHANICAL EQUIPMENT SHALL BE CAPABLE OF TRANSMITTING CODE REQUIRED LOADS, BUT IN NO EVENT LESS THAN A SHEAR LOAD EQUIVALENT TO 0.45 TIMES THE OPERATING WEIGHT OF EQUIPMENT.
7. DESIGN CRITERIA: SEE STRUCTURAL CALCULATIONS

CONCRETE

1. CEMENT SHALL BE TYPE II CONFORMING TO ASTM C150 UNLESS OTHER-WISE REQUIRED BY THE SOILS ENGINEER DUE TO SOILS CONDITIONS. THE WATER CEMENT RATIO (W/C) SHALL BE 0.45
2. ALL POURED-IN-PLACE CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED. CONCRETE SLUMP SHALL NOT EXCEED 5".
3. WATER SHALL BE CLEAN, FRESH AND SUITABLE FOR CONCRETE USE IN ACCORDANCE WITH ASTM C94.
4. AGGREGATES SHALL CONFORM TO ASTM C33, 1-1/2" MAXIMUM (TYPICAL) AND 3/4" FOR 4 INCH NOMINAL SLABS AND PUMPED CONCRETE.
5. MINIMUM CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

•CONCRETE POURED AGAINST SOIL

3"

•FLOOR SLAB ON GRADE

1"

•BEAMS AND COLUMNS (NOT EXPOSED)

A. CLEAR COVER TO TIES

1-1/2"

B. CLEAR COVER TO MAIN REINFORCING

2"
6. CONCRETE FORM TOLERANCES SHALL BE WITHIN THE STANDARDS SET BY THE AMERICAN CONCRETE INSTITUTE.
7. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR PRIOR TO THE POURING OF ANY CONCRETE.
8. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS.
9. FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC. WITH 3/4 INCH CHAMFERS UNLESS DETAILED OTHERWISE.
10. PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE UNLESS NOTED OTHERWISE.
11. CONSTRUCTION JOINTS OTHER THAN THOSE SPECIFICALLY DETAILED ON THESE PLANS SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACING FORMS.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:

A. ASTM A-572, GRADE 50

: ALL SHAPES

B. ASTM A-307

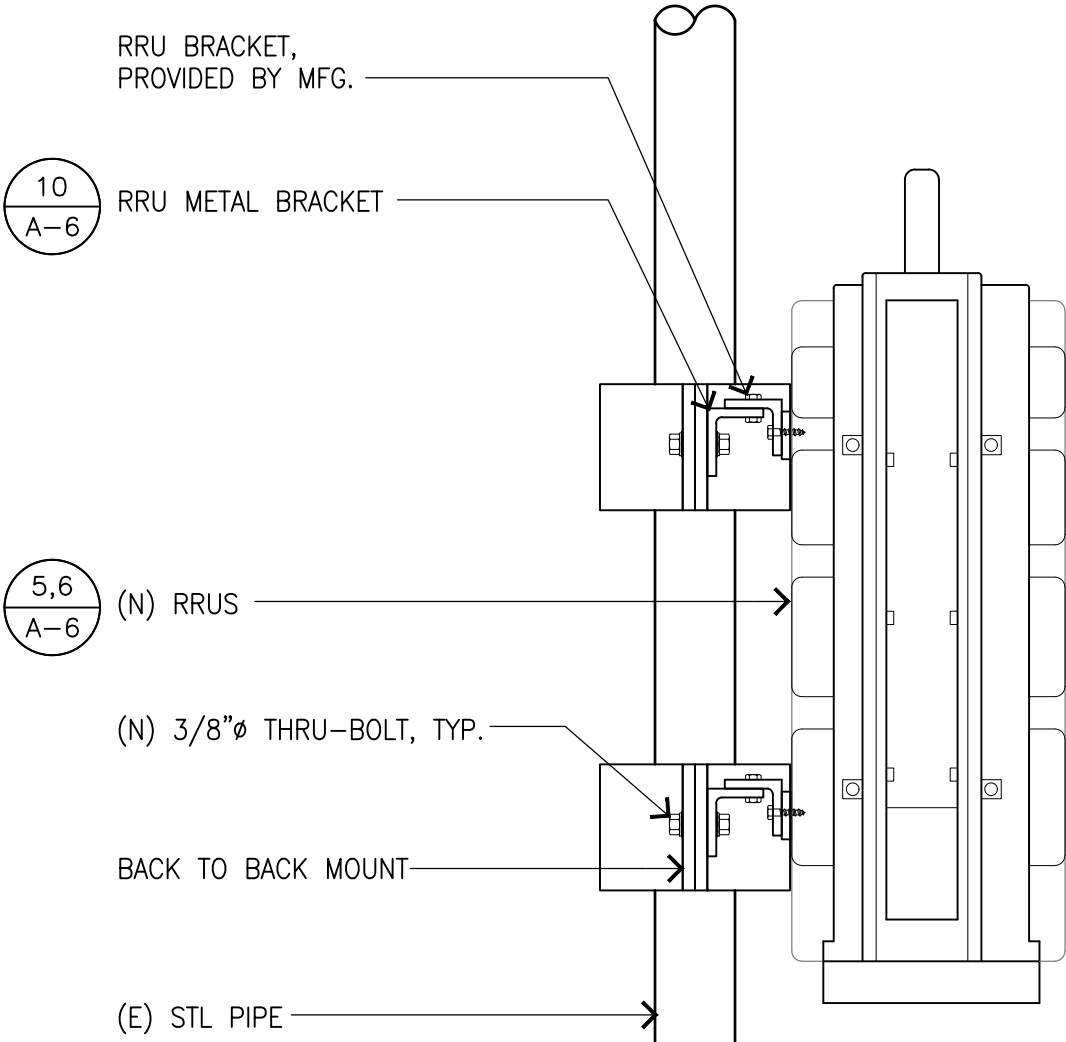
: ALL BOLTS, UNO.

C. ASTM A-36

: ANGLES, CHANNELS, PLATES AND MISC.

D. ASTM A-500, GRADE B

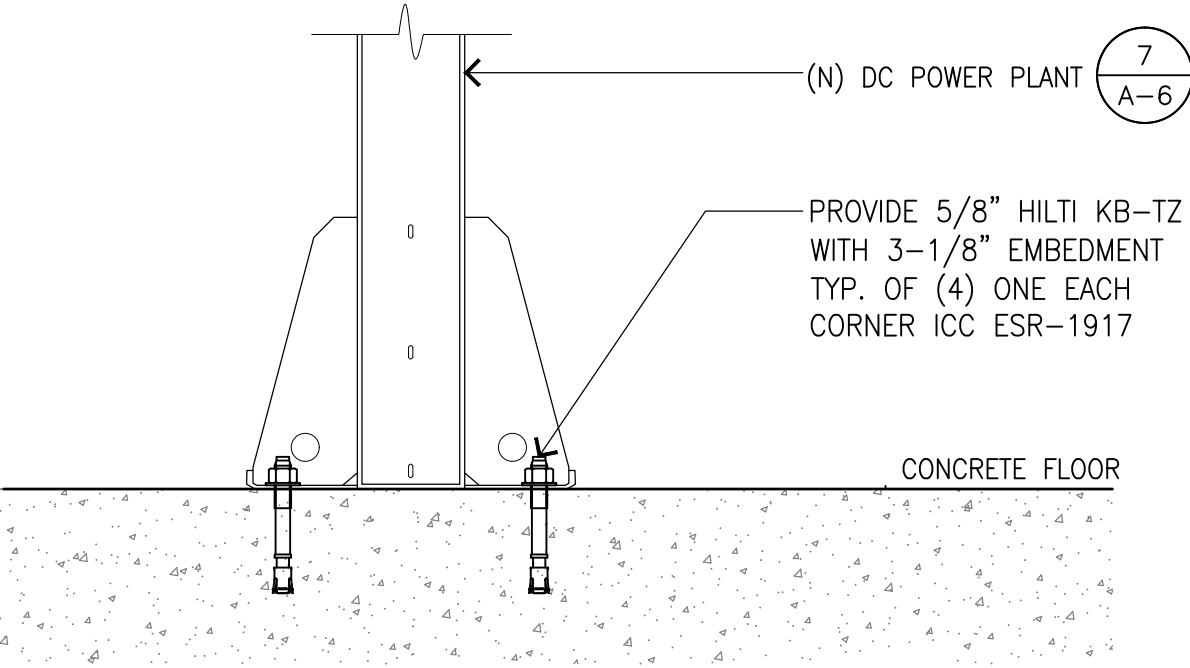
: ALL TUBES.
2. FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE STANDARD PRACTICE OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION LATEST EDITION.
3. ALL STEEL FABRICATION SHALL BE PERFORMED IN A SHOP APPROVED BY DSA.
4. OPENINGS SHALL NOT BE PLACED IN STEEL MEMBERS UNLESS SPECIFICALLY DETAILED.
5. ALL WELDING SHALL BE PERFORMED BY WELDERS HAVING CURRENT AWS WELDING CERTIFICATE. WELDING SHALL BE PERFORMED USING ELECTRIC ARC PROCESS IN ACCORDANCE WITH THE APPLICABLE PORTION OF THE CODE FOR "ARC AND GAS WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY AS AMENDED TO DATE.
6. ALL WELDING FOR BUILDINGS SHALL BE IN STRICT CONFORMANCE WITH AWS D1.1 CODE AS AMENDED TO DATE.
7. A WELDING PROCEDURE SPECIFICATION (WPS) PER AWS CODE. SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND APPROVED BY THE ENGINEER OF RECORD. THE WPS SHALL INCLUDE THE WELDING PARAMETERS RECOMMENDED BY THE ELECTRODE MANUFACTURER.
8. FIELD WELDING IS DESIGNED FOR FULL STRESSES. CONTINUOUS INSPECTION IS REQUIRED FOR MOMENT CONNECTION.
9. ALL EXPOSED STRUCTURAL STEEL AND MISC. METAL SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION. INDIVIDUAL STRUCTURAL MEMBERS AND WELDING CONNECTIONS, EXCEPT WHERE FABRICATED OF APPROVED CORROSION-RESISTANT STEEL OR OTHER APPROVED COATING, SHALL BE PROTECTED AGAINST CORROSION WITH AN APPROVED COAT OF PAINT, ENAMEL OR OTHER APPROVED PROTECTION.



RRUS MOUNT

3

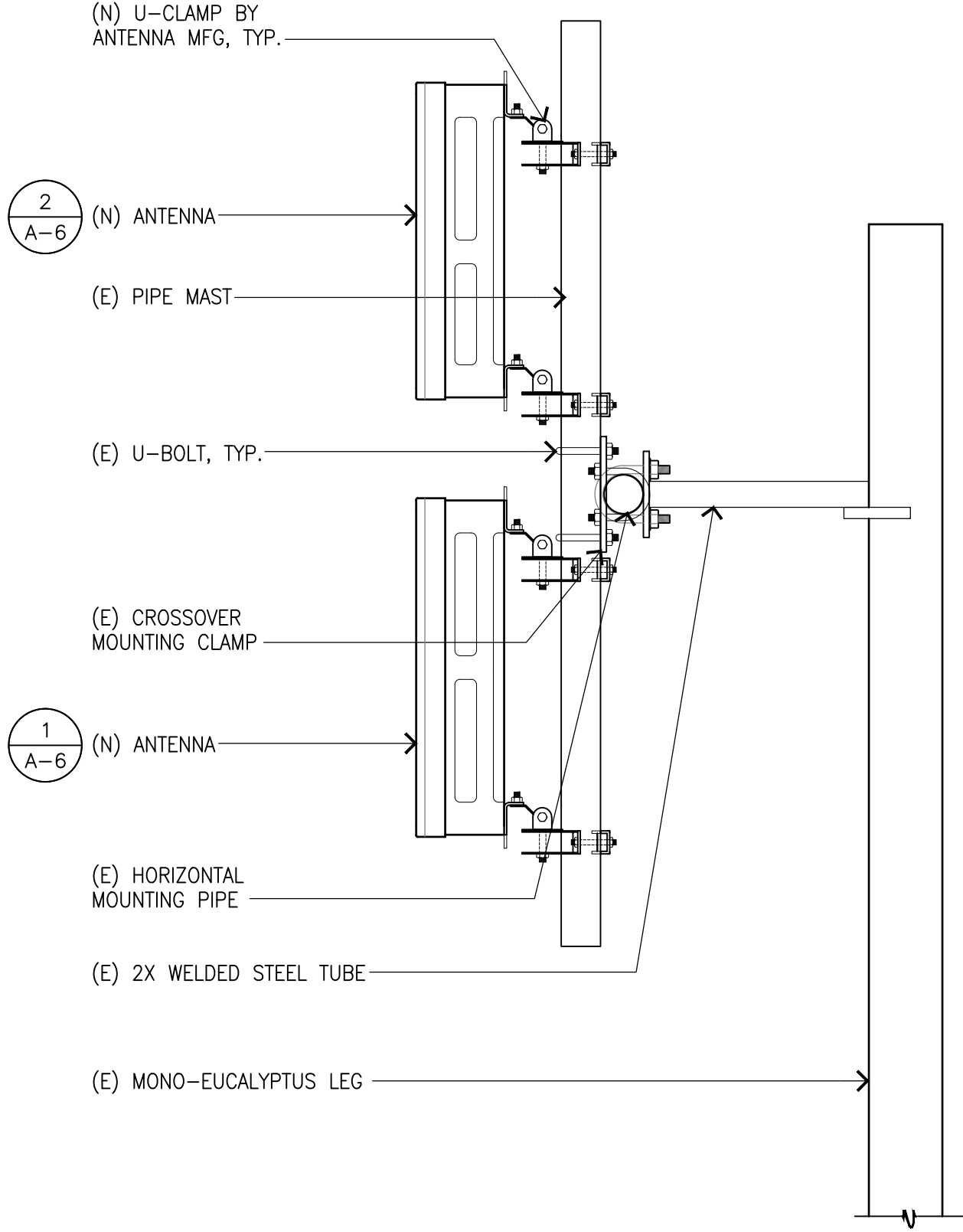
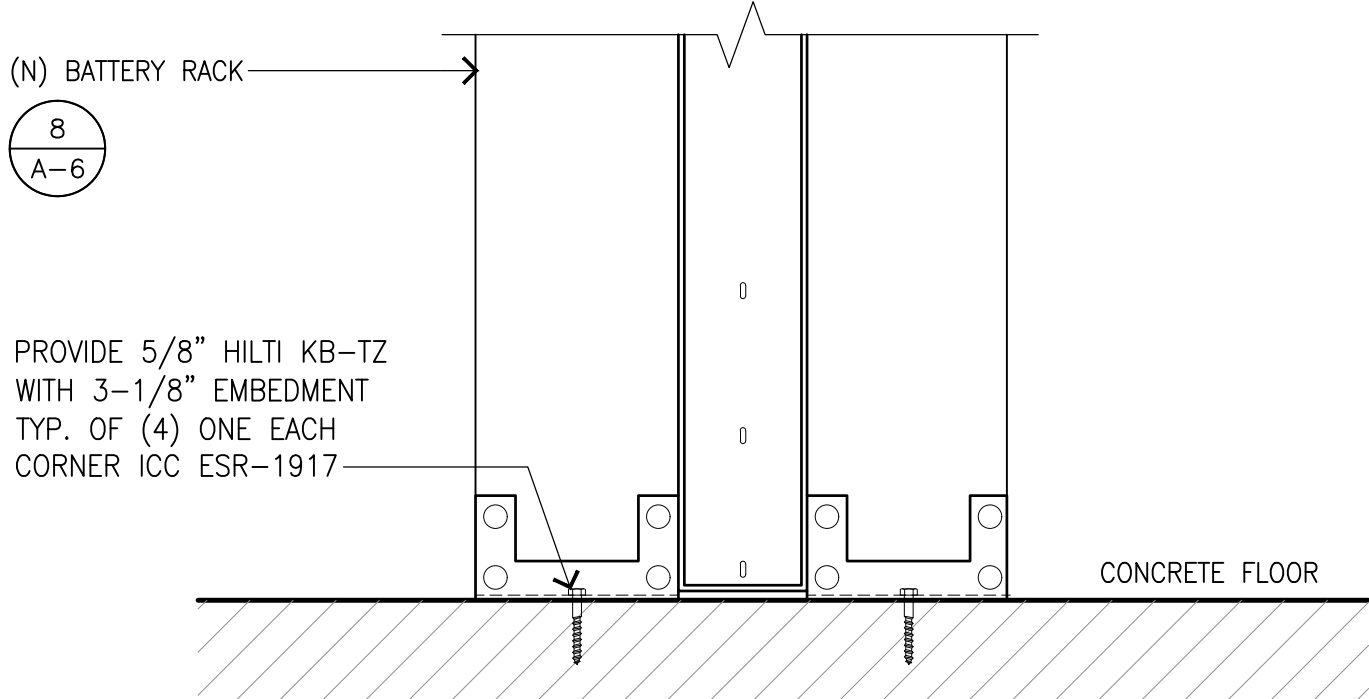
NOTE:
GC TO VERIFY MOUNTING HOLES WITH MANUFACTURER PRIOR TO INSTALLATION.



RACK ANCHORAGE

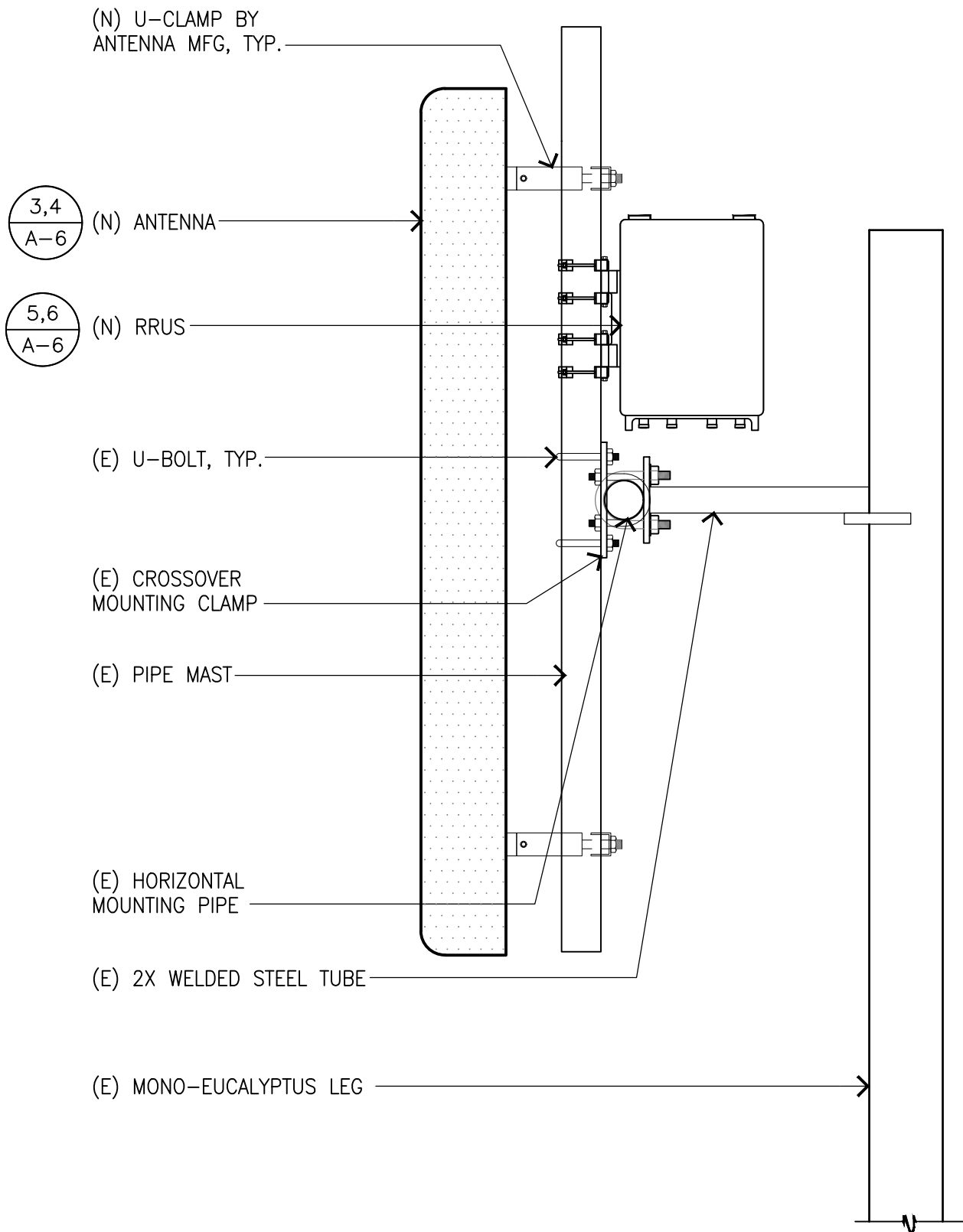
4

NOTE:
GC TO VERIFY MOUNTING HOLES WITH MANUFACTURER PRIOR TO INSTALLATION.



ANTENNA MOUNT

1



NOTES

6

RACK ANCHORAGE

5

ANTENNA MOUNT

2



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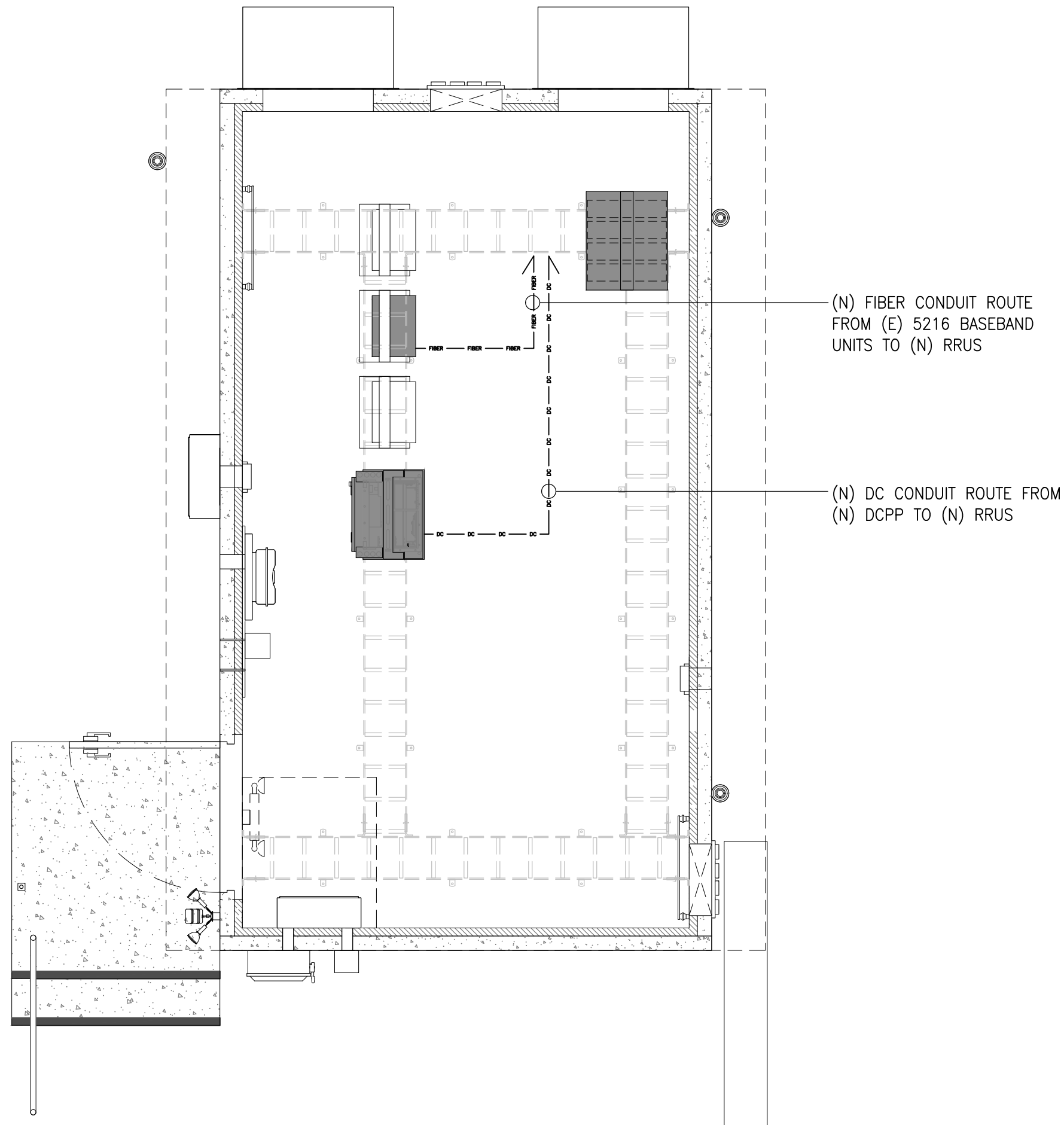
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AND DETAILS

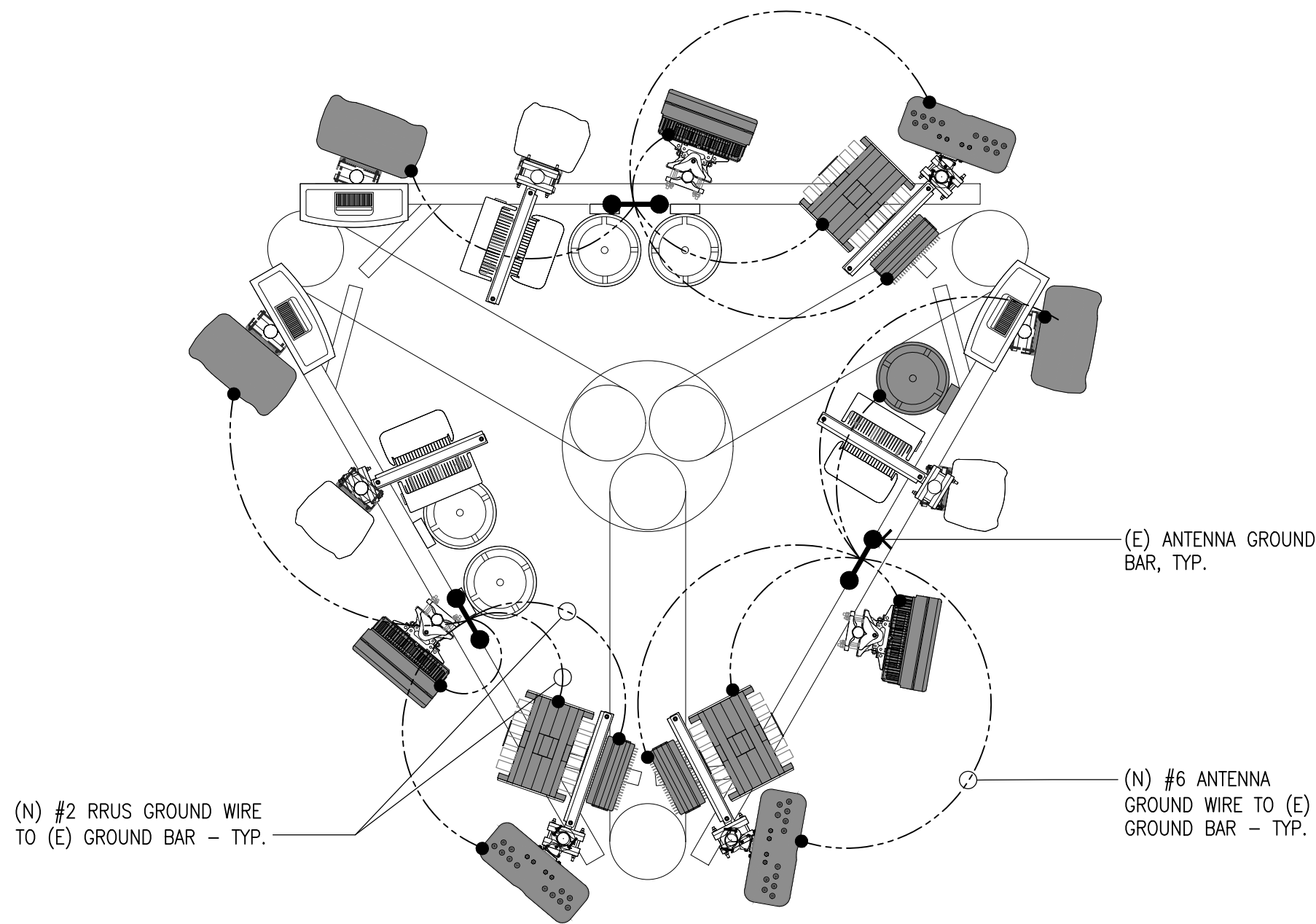
SHEET NUMBER

S-1



EQUIPMENT ELECTRICAL PLAN

SCALE: 3/8"=1'-0" 5



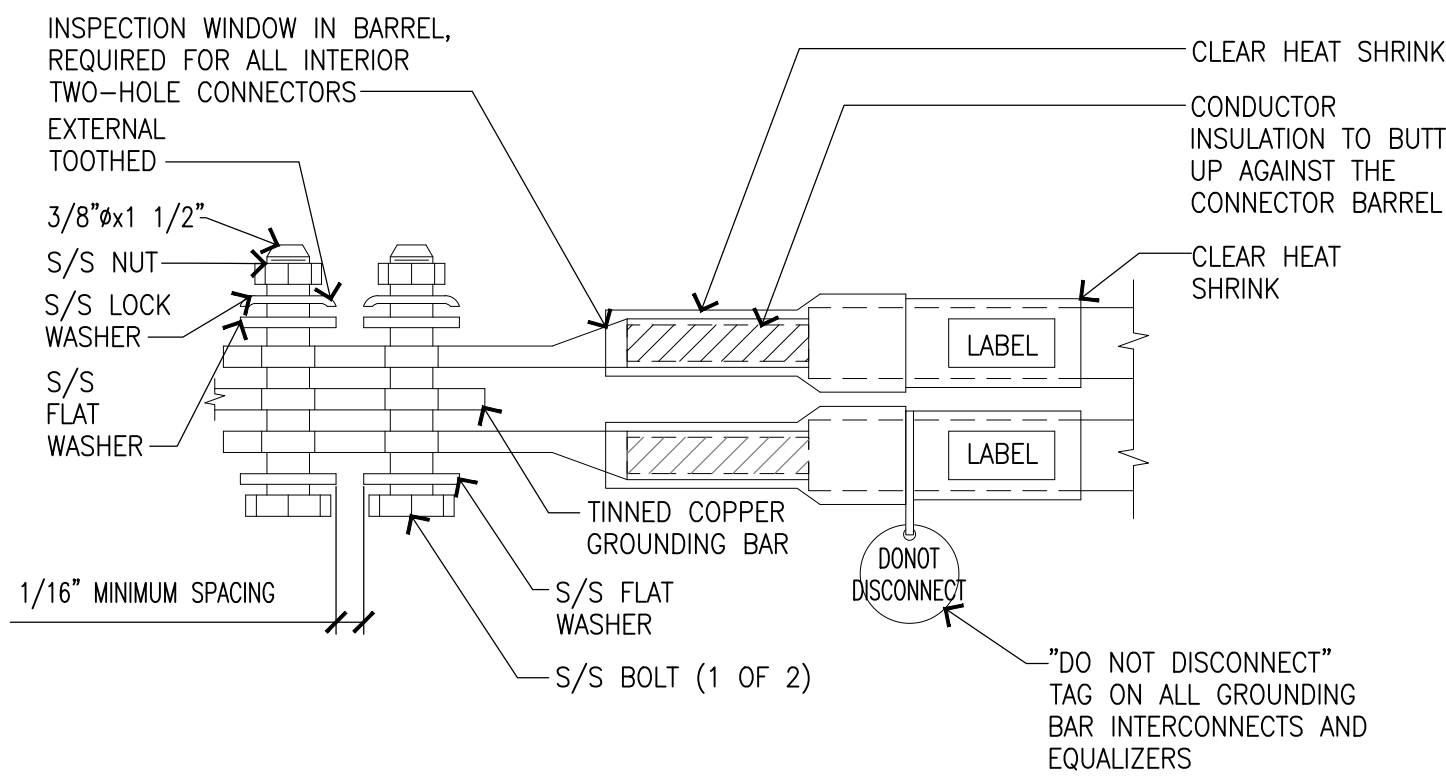
ANTENNA GROUNDING PLAN

SCALE: 1/2"=1'-0" 6

NOTES

1. CONDUIT ROUTING AND GROUNDING ARE DIAGRAMMATICALLY SHOWN THE ON THE PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING SHALL BE FIELD VERIFIED.
2. ALL ELECTRICAL EQUIPMENT AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES, INDICATING THE CIRCUITS ORIGINATION AND ALL EQUIPMENT TERMINATIONS.
3. CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES, COAX CABLES, AND RET CONTROL CABLES. CABLE STRAIN-RELIEFS, CABLE SUPPORTS SHALL BE APPROVED FOR THE PURPOSE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
4. SUBCONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS, AND CIRCUIT CONDUCTORS, AS REQUIRED FOR A COMPLETED SYSTEM AND SHALL BE IN COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
5. CONTRACTOR SHALL RESTORE ANY TRENCHED AREAS TO ORIGINAL CONDITIONS BY EITHER SEEDING OR SODDING GRASS AREAS, OR REPLACING ASPHALT OR CONCRETE AREAS TO ORIGINAL CROSS SECTION.
6. ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 80 PVC, EXCEPT THAT ELBOWS AND RISERS SHALL BE RMC. ALL UNDERGROUND ELBOWS SHALL BE SWEEPING BENDS (2" MINIMUM REQUIRED).
7. THE SUBCONTRACTOR SHALL SUPPLY AT&T WITH RESULTS FROM PRE-CONSTRUCTION AND POST-CONSTRUCTION OHM TESTING (GROUNDING) RESULTS.
8. THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A "FALL OF POTENTIAL" TEST ON THE PROPOSED SUPPLEMENTAL GROUNDING FIELD PRIOR TO FINAL CONNECTION OF THE GROUNDING SYSTEM TO EQUIPMENT. THE TEST SHALL BE PERFORMED BY A QUALIFIED AND CERTIFIED TESTING AGENT. PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW. THE GROUNDING SYSTEM RESISTANCE TO EARTH GROUNDING SHALL NOT EXCEED FIVE (5) OHMS. IF THE GROUNDING TEST EXCEEDS THE MAXIMUM OF (5) OHMS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUNDING RODS AND CONNECTIONS AS REQUIRED TO MEET THE (5) OHMS' MAXIMUM.
9. THE INSPECTOR HAVING JURISDICTION SHALL INSPECT ALL GROUNDING CONNECTIONS FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BEFORE BEING PERMANENTLY CONCEALED.
10. SUBCONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE PERFORMED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

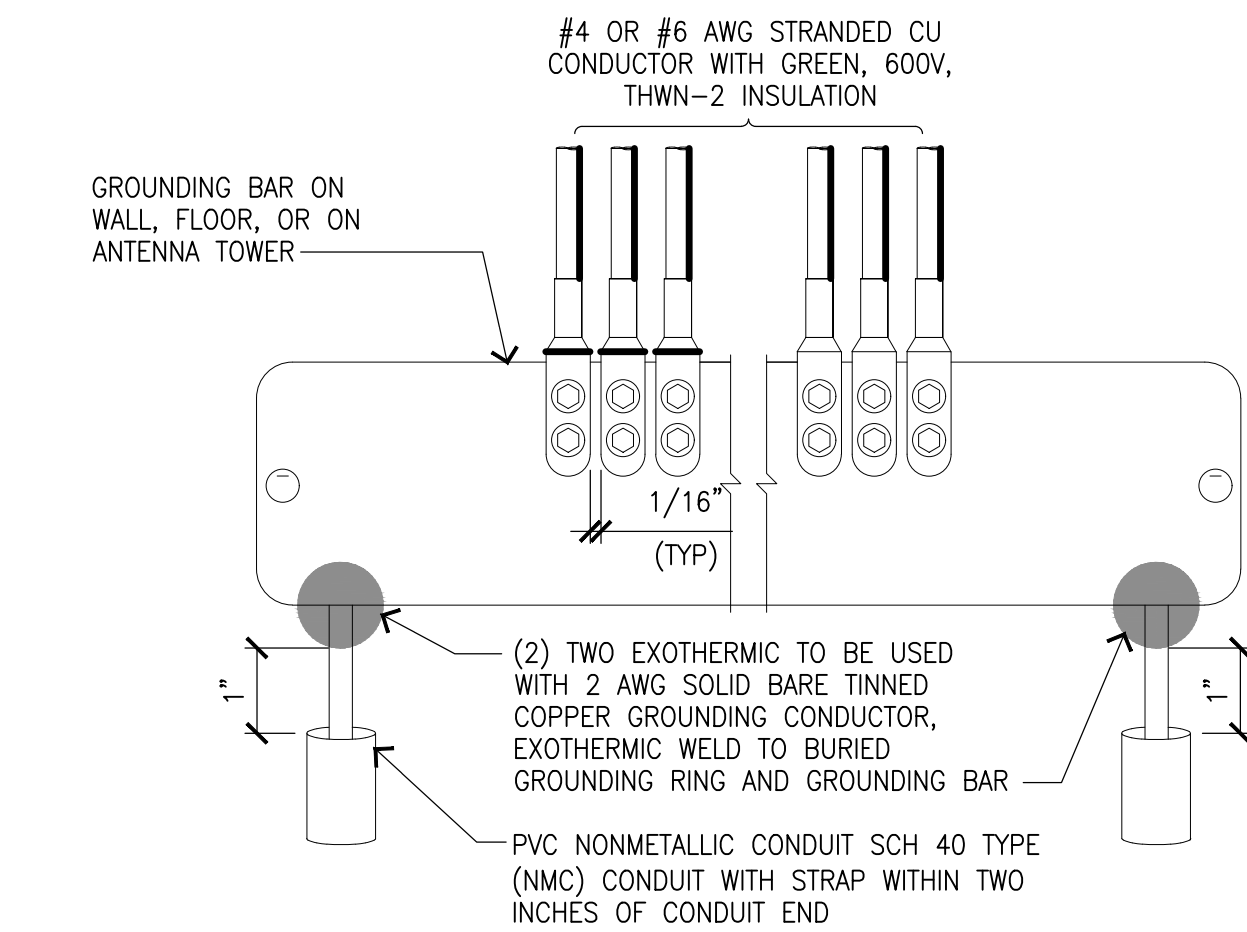
GROUNDING NOTES



INTERIOR TWO HOLE LUG

3

GROUND BAR



INSTL OF GRND CONDUCTOR

2

EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

SECTION "P" - SURGE PROTECTORS

CABLE ENTRY PORTS (HATCH PLATES) (2 AWG)
GENERATOR FRAMEWORK (IF AVAILABLE) (2 AWG)
TELCO GROUND BAR (2 AWG)
COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (2 AWG)
+24V POWER SUPPLY RETURN BAR (2 AWG)
-48V POWER SUPPLY RETURN BAR (2 AWG)
RECTIFIER FRAMES.
COAX SUPPRESSION

SECTION "A" - SURGE ABSORBERS

INTERIOR GROUND RING (2 AWG)
EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (2 AWG)
METALLIC COLD WATER PIPE (IF AVAILABLE) (2 AWG)
BUILDING STEEL (IF AVAILABLE) (2 AWG)

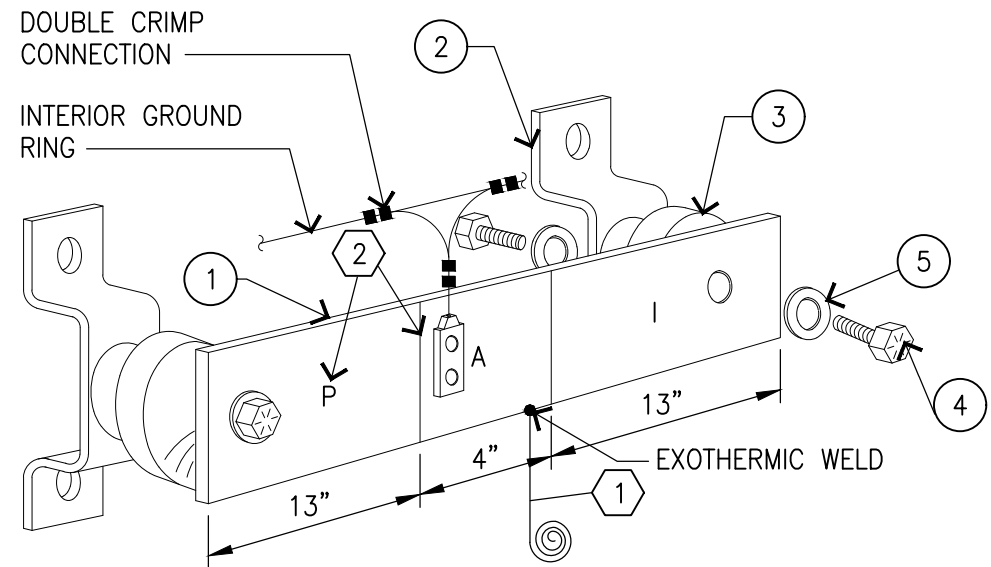
SECTION "I" - ISOLATED GROUND ZONE

ALL COMMUNICATIONS EQUIPMENT FRAMES.
ISOLATED GROUND BAR - IGB (2 AWG)

DETAIL NOTES:

1. EXOTHERMICALLY WELD 2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "I") WITH 1" HIGH LETTERS.

NEWTON INSTRUMENT COMPANY, INC. BUTNER, N.C. OR APPROVED EQUAL			
NO.	REQ.	PART NO.	DESCRIPTION
1	1	1/4"x4"x30"	SOLID GND. BAR
2	2	A-7056	WALL MTG. BRKT.
3	2	3061-4	INSULATORS
4	4	3012-1	5/8"-11x1" H.H.C.S.
5	4	3015-8	5/8" LOCKWASHER



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ELECTRICAL/GROUNDING PLAN
NOTES AND DETAILS

SHEET NUMBER

E-1



at&t

CLU1506/CSLO1506

VN0276-01 EMI'S PRODUCE

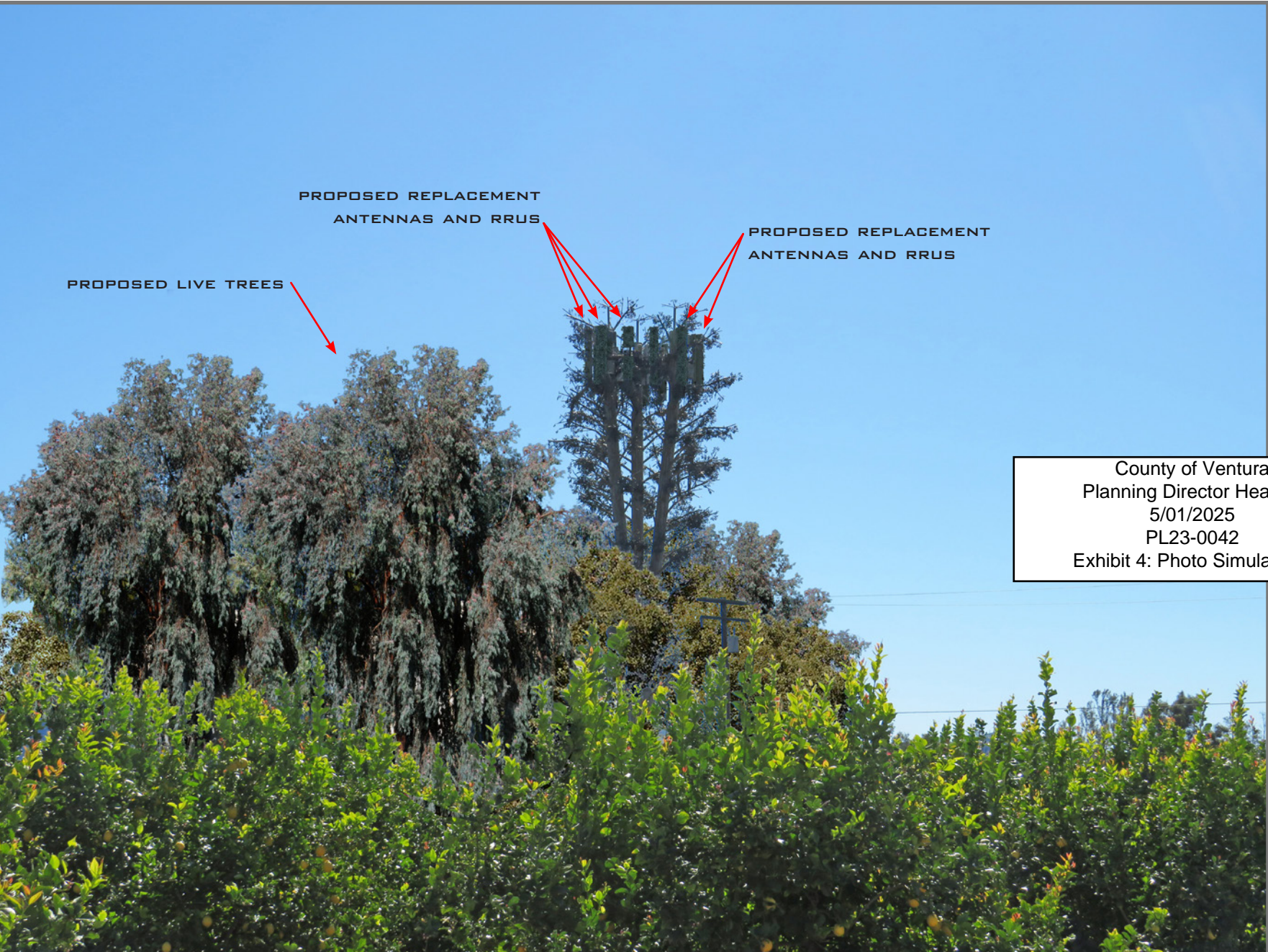
2600 OLD TELEGRAPH ROAD FILLMORE CA 93015



VIEW 1



EXISTING



County of Ventura
Planning Director Hearing
5/01/2025
PL23-0042
Exhibit 4: Photo Simulations

PROPOSED LOOKING SOUTH FROM OLD TELEGRAPH ROAD



at&t

CLU1506/CSL01506

VN0276-01 EMI'S PRODUCE

2600 OLD TELEGRAPH ROAD FILLMORE CA 93015



VIEW 2



EXISTING



PROPOSED LOOKING NORTHEAST FROM OLD TELEGRAPH ROAD



at&t

CLU1506/CSL01506

VN0276-01 EMI'S PRODUCE

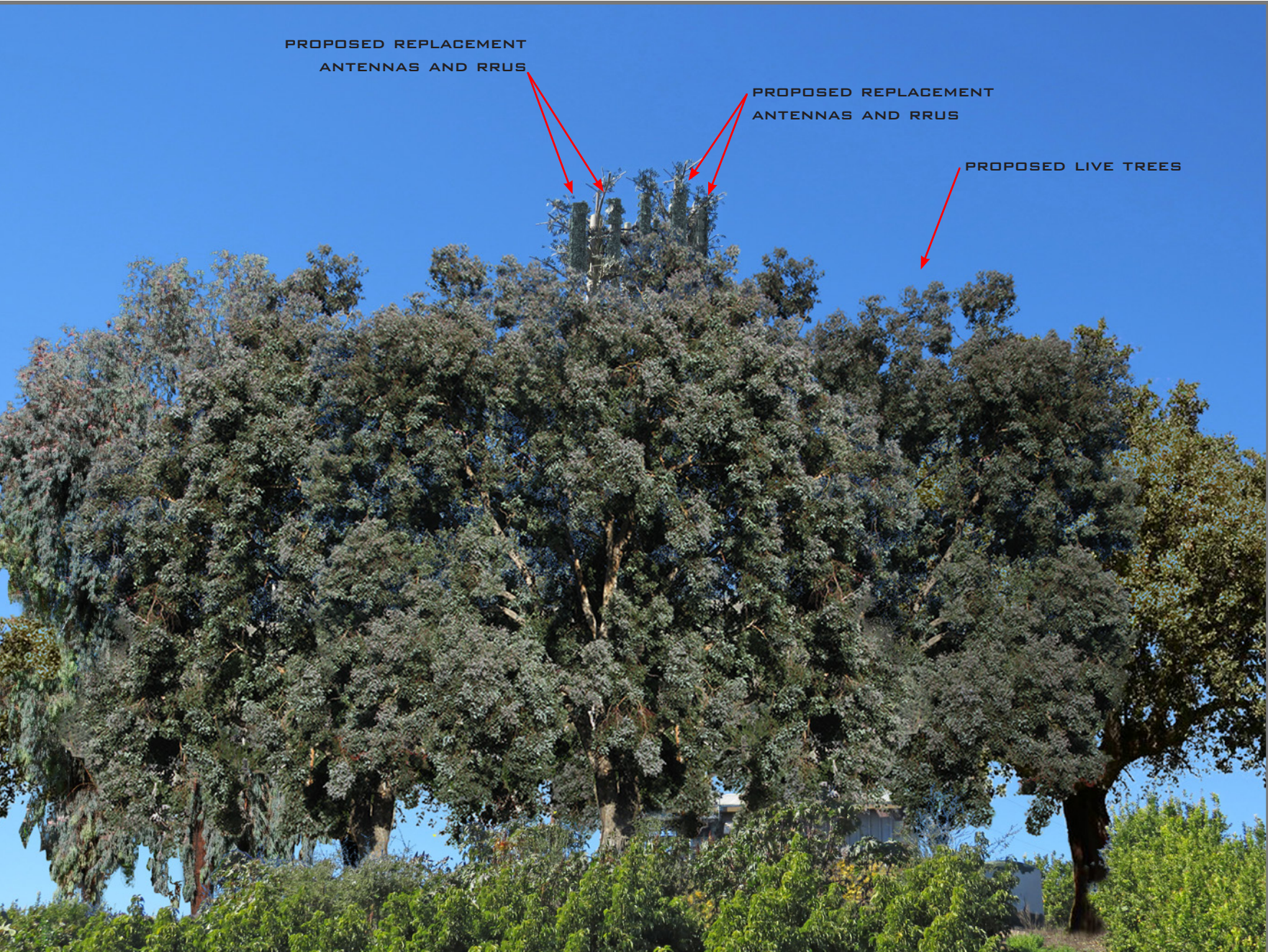
2600 OLD TELEGRAPH ROAD FILLMORE CA 93015



VIEW 3



EXISTING



PROPOSED

LOOKING NORTHWEST FROM SITE

EXHIBIT 5

CONSISTENCY WITH THE GENERAL PLAN FOR AT&T: EMI'S PRODUCE WIRELESS COMMUNICATION FACILITY, CONDITONAL USE PERMIT PL23-0042

The 2040 Ventura County General Plan (2020, page 1-1) states:

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

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

The project includes a request for a Conditional Use Permit (CUP) to authorize the modification and continued use of an existing Wireless Communication Facility (WCF) for a 10-year period (Case No. PL23-0042).

Evaluated below is the consistency of the proposed project with the applicable policies of the 2040 General Plan.

- 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 project allows for the modification and continued operation of a WCF in an area surrounded by agricultural, open space, and residential uses (the Alturas Fillmore Mobile Home Park is located approximately 1,600 feet from the project site). The WCF is designed as a faux eucalyptus tree that blends in with natural trees in the area. The proposed modifications will not impact the concealment elements of the faux eucalyptus tree and are limited to telecommunication equipment upgrades that will occur on the existing faux eucalyptus tree and within the existing accessory equipment enclosure. Furthermore, the project is conditioned to require the installation and maintenance of building materials and colors compatible with the surrounding landscape along with retention of the faux eucalyptus that will further screen the WCF from public viewpoints, including Highway 126 (Exhibit 4, Condition No. 18). Finally, the WCF would continue to provide telecommunication services to the surrounding area and remain compatible with the neighboring land uses.

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

County of Ventura Planning Director Hearing 05/01/2025 PL23-0042 Exhibit 5: General Plan Consistency Analysis

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

The Department of Environmental Health (EHD) reviewed the project application. Pursuant to EHD's recommendation, the CUP for the WCF would be subject to a condition of approval to require that the storage, handling, and disposal of any potentially hazardous material shall be in compliance with applicable state regulations (Exhibit 6, Condition No. 21).

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

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

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

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

The WCF will continue to provide service throughout the unincorporated Ventura County area, including access to high quality cellular mobile communications. The continued use of the facility ensures that residents and businesses in the coverage area receive a high quality of service.

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

- 4. PFS-11.4 Emergency Vehicle Access:** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

The WCF was constructed and maintained in accordance with the Ventura County Fire Protection District (VCFPD) conditions of approval for CUP LU11-0040 that required brush removal surrounding the access roads, construction of access road gates, and VCFPD clearance that ensured adequate emergency vehicle access. Since the WCF was constructed in compliance with the conditions of approval for LU11-0040, and there is no proposed change to site access, the proposed project will continue to provide adequate access for emergency vehicles.

- 5. HAZ-2.6 Recordation of a Notice of Dam Inundation Hazard:** *The County shall require the recordation of a Notice of Dam Inundation Hazard with the County Recorder for new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. Evidence of a federally held flowage easement can be used as well.*

The project site is located within a Dam Inundation Hazard area. Therefore, the proposed project will be subject to a condition of approval to require the applicant to record a Notice of Dam Inundation Hazard for the subject property with the County Recorder (Exhibit 6, Condition No. 20).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-2.6.

- 6. AG-1.1 Agricultural Land Protection and Preservation:** *The County shall continue to protect and preserve agricultural land by directing growth away from productive agricultural lands into cities, unincorporated urban areas, or existing communities and by supporting the acquisition or voluntary dedication of agriculture conservation easements.*

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

AG-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.*

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

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

The WCF occupies a 800 square foot lease area of a 52.65-acre parcel predominately used as a citrus orchard. Modifications are limited to telecommunication equipment upgrades that will occur on the existing faux eucalyptus tree and within the existing accessory equipment enclosure. As such, no agricultural land or crops will be impacted by the issuance of this CUP. Additionally, the project will not affect agricultural uses on the subject and adjacent properties. Furthermore, the WCF is located within a fenced leased area and sited on the subject site to minimize impacts to active agricultural operations. Finally, the Ventura County Department of Agriculture/Weights and Measures (AWM) reviewed the project application. Pursuant to AWM's recommendation, the CUP would be subject to a condition of approval to require that the Permittee identify 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 application (Exhibit 6, Condition No. 22).

Based on the discussion above, the project is consistent with General Plan Policies AG-1.1, AG-1.2, AG-1.8, AG-2.1, and AG-6.1.

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

The WCF is approximately 1,500 feet from Highway 126, an Eligible County Scenic Highway. The WCF is designed as a stealth faux eucalyptus tree that blends in with natural trees near the project site. Additionally, the project is conditioned to require the installation and maintenance of building materials and colors compatible with the surrounding landscape along with retention of the faux eucalyptus elements that will further screen the WCF from public viewpoints from Highway 126 and mitigate impacts to Scenic Resources (Exhibit 7 and Exhibit 6, Condition No. 18).

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

EXHIBIT 6

DRAFT CONDITIONS OF APPROVAL FOR AT&T: EMI'S PRODUCE WIRELESS COMMUNICAITON FACILITY, CONDTIONAL USE PERMIT PL23-0042

Planning Division Conditions

1. Project Description

This Conditional Use Permit (CUP) is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 through 8 of the Planning Director hearing on May 1, 2025, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this CUP and applicable law.

The Project description is as follows:

Conditional Use Permit (CUP) to authorize the modification and continued use of an existing Wireless Communication Facility (WCF) for a 10-year period. The existing stealth WCF is designed as an 84-foot-tall faux eucalyptus tree (mono-eucalyptus) with 12 panel antennas placed at the 79-foot level of the tree and a microwave dish antenna installed at the 60-foot level. The associated telecommunication equipment is in an existing 11-foot, 5inch by 20-foot prefabricated equipment shelter building totaling an approximate 228 square-foot accessory equipment enclosure. The prefabricated equipment shelter enclosure is within a 20-foot by 40-foot fenced lease area totaling an 800 square-foot leased area. The proposed modifications include upgrades to the telecommunication equipment and will occur on the existing faux eucalyptus tree and within the existing accessory equipment enclosure.

The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. The site is accessed by a dirt road connected to Old Telegraph Road (Exhibit 3).

The use, modification, and maintenance of WCF shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

County of Ventura
Planning Director Hearing
05/01/2025
PL23-0042
Exhibit 6: Conditions of Approval

2. Site Maintenance

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

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

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

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

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

3. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity 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, Section 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 15000-15387), as amended from time to time.

4. Construction Activities

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

5. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

6. Time Limits

a. Use inauguration:

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

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

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

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

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

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

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

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

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

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

8. Notice of CUP Requirements and Retention of CUP Conditions

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

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

Documentation: The Permittee shall present to the Planning Division staff copies of the notification(s) of conditions, upon Planning Division staff's request.

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

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

9. Recorded Notice of Land Use Entitlement

Purpose: The purpose of this condition is to notify the current and future Property Owner(s) of the conditions of this CUP.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this CUP.

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

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

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

10. Financial Responsibility for Compliance Monitoring and Enforcement

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

(Section 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. Pursuant to the requirements of CUP LU11-0040, the Resource Management Agency created Condition Compliance Case No. CC13-0030 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding CUP LU11-0040. The Planning Division will continue to use Condition Compliance Case No. CC13-0030 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 10.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC13-0030, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

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

11. Defense and Indemnification

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

- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities, 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 10.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 the County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

12. Invalidation of Condition(s)

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

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

mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

13. Consultant Review of Information and Consultant Work

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

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

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

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

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

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

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

15. Contact Person

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

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

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

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

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

16. Resolution of Complaints

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

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 15 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about a use as it is occurring may directly contact the Contact Person.
- b. If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation.
- c. If following a complaint investigation by County staff, a violation of the Ventura County Code or a condition of this CUP is confirmed, County staff may initiate enforcement actions pursuant to Section 8114-3 of the Non-Coastal Zoning Ordinance.

17. Change of Permittee

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

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

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

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

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

18. Color/Material/Manufacture Specifications to Mitigate Impacts to Scenic Resources
MM SR-1

Purpose: To ensure the WCF is constructed in compliance with the development standards set forth in Section 8107-45, is consistent with General Plan Policy COS-3.1, mitigates impacts to Scenic Resources through the revised mitigation measure MM SR-1, and to ensure the WCF is constructed as illustrated on the approved plans and photo simulations.

Requirement: The Permittee shall:

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

- c. Construct and maintain the site in compliance with the approved plans and photo simulations;
- d. Ensure the equipment enclosure fencing remains covered in vines to camouflage the enclosure from public view. Vines may be either planted on the exterior of the enclosure to be irrigated and maintained by the Permittee, or through faux foliage vines as approved by the Planning Director; and
- e. Provide photos to the Planning Division to verify that the facility is constructed according to the approved plans and photo simulations.

Documentation: The Permittee shall provide plans, photo simulations, and a materials sample/color board to the Planning Division for review and approval. After installation, the Permittee shall provide photographs to the Planning Division demonstrating that the Permittee has constructed the WCF in compliance with the approved plans, photo simulations, and materials sample/color board.

Timing: Prior to issuance of the Zoning Clearance for construction, the Permittee shall provide plans, photo simulations, and a materials sample/color board to the Planning Division for review and approval. Prior to issuance of the Zoning Clearance for use inauguration, the Permittee shall provide photographs demonstrating that the Permittee has constructed the WCF in compliance with the approved plans.

Monitoring and Reporting: The facility shall be maintained according to the approved plans for the life of the permit. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

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

Purpose: In compliance with Section 8111-2.8 and Section 8111-8.1 of the Ventura County Non-Coastal Zoning Ordinance and to ensure that the use of the subject property remains compatible with existing and potential uses of other property within the general area, the communication facility shall be removed if this CUP expires or if the facility is abandoned.

Requirement: Upon the expiration of this CUP, or abandonment of the use of the communication facility, the Permittee shall:

- a. Notify the County that the Permittee has discontinued the use of the facility.
- b. Remove the facility and all appurtenant structures.
- c. Restore the premises to the conditions existing prior to the issuance of the CUP, to the extent feasible as determined by the Planning Director.

If the Permittee fails to perform the required actions, then the Property Owner shall be responsible for complying with this condition. The facility shall be considered “abandoned” if it has not been in use for 12 continuous months.

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

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

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

20. Notice of Dam Inundation Hazard

Purpose: To comply with Ventura County General Plan Policy HAZ-2.6 to inform existing and future owners of the subject property that the site, in whole or in part, is currently mapped by the California Department of Water Resources (DWR) as being within a dam failure inundation area and subject to a potential flooding hazard.

Requirement: The Permittee shall record a Notice of Dam Inundation Hazard with the Ventura County Recorder.

Documentation: A Notice of Dam Inundation Hazard will be prepared by the Planning Division and provided to the Permittee. The Permittee shall record the Notice with the Ventura County Recorder.

Timing: The Notice of Dam Inundation Hazard shall be recorded with the Ventura County Recorder prior to issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Notice of Dam Inundation Hazard shall be maintained in the files of the Ventura County Recorder and a copy shall be provided to the Planning Division by the Permittee and maintained in the case file.

Environmental Health Division (EHD) Conditions

21. Hazardous Materials/Waste Management (General Notice)

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

Requirement: If hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid) are stored onsite, or any hazardous wastes are

generated, additional permitting, monitoring, and reporting requirements would apply. Used batteries must be properly disposed of or recycled in accordance with state and local regulations. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency website: <https://vcrma.org/cupa>.

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

Ventura County Department of Agriculture/Weights and Measures

22. Designated Facility Point of Contact

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:

- Be visible and readable from at least as far as the CUP boundary,
- Be written in both English and Spanish,
- Include language equivalent to "To inform service technicians of pesticide applications and Restricted Entry Intervals, please contact..."; and
- 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 VCDAWM 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.

Ventura County Fire Protection District (VCFPD) Conditions

23. Obtain Fire Permits: Obtain applicable Ventura County Fire Code Permits.

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

Requirement: The Permittee shall obtain all applicable Fire Code permits.

Documentation: A signed copy of the Fire Code permit(s)

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the VCFPD for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

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

EXHIBIT 7

MITIGATED NEGATIVE DECLARATION ADDENDUM FOR AT&T: EMI'S PRODUCE WIRELESS COMMUNICAITON FACILITY CONDTIONAL USE PERMIT PL23-0042

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Conditional Use Permit (CUP) for the modification and continued use of an existing Wireless Communication Facility (WCF) for a 10-year period (Case No. PL23-0042).
2. **Applicant:** Chris Blesius, New Cingular Wireless PCS, LLC (AT&T Mobility), 1452 Edinger Avenue, Tustin, CA 92782
3. **Property Owner:** James Finch, F & P Ranches, LLC, 900 Orange Rd., Ojai, CA 93023
4. **Location:** 2600 Old Telegraph Road, near Fillmore
5. **Tax Assessor's Parcel Number:** 041-0-300-100
6. **Lot Size:** 52.66 acres
7. **General Plan Land Use Designation:** Agricultural
8. **Zoning Designation:** AE-40 ac/HCWC (Agricultural Exclusive, 40-acre minimum lot size, Habitat Connectivity and Wildlife Corridors)
9. **Project Description:**

The applicant requests a Conditional Use Permit (CUP) to authorize the modification and continued use of an existing Wireless Communication Facility (WCF) for a 10-year period. The existing stealth WCF is designed as an 84-foot-tall faux eucalyptus tree (mono-eucalyptus) with 12 panel antennas placed at the 79-foot level of the tree and a microwave dish antenna installed at the 60-foot level. The associated telecommunication equipment is in an existing 11-foot, 5-inch by 20-foot prefabricated equipment shelter building totaling an approximate 228 square-foot accessory equipment enclosure. The prefabricated equipment shelter enclosure is within a 20-foot by 40-foot fenced lease area totaling an 800 square-foot leased area. The proposed modifications include upgrades to the telecommunication equipment that will occur on the existing faux eucalyptus tree and within the existing accessory equipment enclosure.

The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. The site is accessed by a dirt road connected to Old Telegraph Road.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On November 5, 2012, the Planning Director adopted a Mitigated Negative Declaration (MND) for CUP LU11-0040 that evaluated the environmental impacts of the project

County of Ventura Planning Director Hearing 05/01/2025 PL23-0042 Exhibit 7: MND Addendum
--

that included the construction and use of a WCF designed as an 84-foot-tall faux eucalyptus tree. The proposed project, Case No. PL23-0042, would allow for the modification and continued use of the existing WCF for a 10-year period. Modifications are limited to telecommunication equipment upgrades that will occur on the existing faux eucalyptus tree and within the existing accessory equipment enclosure. There are no physical or operational changes proposed with this project.

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted MND if: (1) only minor technical changes or additions are necessary; and (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent MND, are provided below, along with a discussion as to why an EIR or subsequent MND is not required:

- 1. Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [Section 15162(a)(1)].**

The proposed project allows for the modification and continued use of an existing Wireless Communication Facility (WCF) originally authorized by CUP LU11-0040. While there are no physical or operational changes proposed with the project, due to the site's proximity to Highway 126, Mitigation Measure / Condition of Approval No. 18, titled "SR-1: Landscaping and Screening Mitigation Measure," was originally included in CUP LU11-0040 to mitigate impacts to Scenic Resources.

Although the required landscaping was installed, it was later removed by the new property owner to accommodate their nursery and produce operations, as the landscaping was located outside the 800-square-foot WCF lease area. This precluded continued implementation of Condition No. 18. As a result, the Planning Division reviewed the project to determine whether substitution of Mitigation Measure / Condition of Approval No. 18 with a comparable visual mitigation would continue to reduce cumulative visual impacts to a less-than-significant level, consistent with CEQA.

The proposed modifications to the facility are limited to telecommunication equipment upgrades that will occur on the existing faux eucalyptus tree and within the existing accessory equipment enclosure. These upgrades are conditioned to preserve the stealth elements of the WCF and will not affect its visual screening characteristics.

Based on site review and project analysis, Planning Staff determined that the use of building materials and colors compatible with the surrounding landscape along with retention of the faux eucalyptus design provides adequate visual mitigation. Therefore, Mitigation Measure / Condition of Approval No. 18 for LU11-0040 "SR-1: Landscaping and Screening Mitigation Measure" is substituted by Mitigation Measure / Condition of Approval No. 18 for PL23-0042 "Color/Material/Manufacture Specifications to Mitigate Impacts to Scenic Resources MM SR-1," which ensures continued compliance with CEQA by mitigating scenic resource impacts without reducing the effectiveness of the original condition.

The proposed changes do not introduce new environmental effects or substantially increase the severity of previously identified effects, and this is considered a minor revision to the previously adopted MND in compliance with CEQA Guidelines Section 15162(a)(1). The text of Condition of Approval No. 18 is provided below and is included in Exhibit 6 to the May 1, 2025, Staff Report for PL23-0042.

18. Color/Material/Manufacture Specifications to Mitigate Impacts to Scenic Resources MM SR-1

Purpose: To ensure the WCF is constructed in compliance with the development standards set forth in Section 8107-45, is consistent with General Plan Policy COS-3.1, mitigates impacts to Scenic Resources through the revised mitigation measure MM SR-1, and to ensure the WCF is constructed as illustrated on the approved plans and photo simulations.

Requirement: The Permittee shall:

- a. Construct and maintain the exterior surfaces of all buildings and structures of the WCF using building materials and colors that are compatible with surrounding terrain (e.g., earth tones and non-reflective paints), including faux foliage socks on all antennas and running all wiring inside the trunk;
- b. Provide the manufacturer's specifications and model numbers of all tower, antenna, and ancillary equipment (e.g., batteries, equipment in cabinets, GPS, and antennae) on all development plans;
- c. Construct and maintain the site in compliance with the approved plans and photo simulations;
- d. Ensure the equipment enclosure fencing remains covered in vines to camouflage the enclosure from public view. Vines may be either planted on the exterior of the enclosure to be irrigated and

maintained by the Permittee, or through faux foliage vines as approved by the Planning Director; and

- e. Provide photos to the Planning Division to verify that the facility is constructed according to the approved plans and photo simulations.

Documentation: The Permittee shall provide plans, photo simulations, and a materials sample/color board to the Planning Division for review and approval. After installation, the Permittee shall provide photographs to the Planning Division demonstrating that the Permittee has constructed the WCF in compliance with the approved plans, photo simulations, and materials sample/color board.

Timing: Prior to issuance of the Zoning Clearance for construction, the Permittee shall provide plans, photo simulations, and a materials sample/color board to the Planning Division for review and approval. Prior to issuance of the Zoning Clearance for use inauguration, the Permittee shall provide photographs demonstrating that the Permittee has constructed the WCF in compliance with the approved plans.

Monitoring and Reporting: The facility shall be maintained according to the approved plans for the life of the permit. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

This condition serves as a mitigation measure for cumulative and project-specific impacts to Scenic Resources, as analyzed in Section 22(d) of the MND adopted for CUP LU11-0040 and modified under PL23-0042.

As such, any modification to this condition can only be made if:

- (1) It does not reduce the effectiveness of this condition as an environmental mitigation measure, or
- (2) A new environmental document is prepared to reflect the changed project description and/or conditions.

Based on the discussion above, the project would not generate new environmental effects or a substantial increase in the severity of previously identified significant effects

- 2. **Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [Section 15162(a)(2)].**

The environmental conditions that constituted the baseline for the analysis of environmental impacts have not changed substantially since the MND was adopted in 2012 with CUP LU11-0040. Since physical changes are limited to telecommunication equipment upgrades that will occur on the existing faux eucalyptus tree, within the existing accessory equipment enclosure, and are conditioned to ensure they do not impact the concealment elements of the WCF (see Exhibit 6 of PL23-0042, Condition of Approval No. 18 “Color/Material/Manufacture Specifications to Mitigate Impacts to Scenic Resources MM SR-1”), the proposed project would not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Planning Director adopted the previous MND, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous MND [Section 15162(a)(3)(A)].

Since physical changes are limited to telecommunication equipment upgrades that will occur on the existing faux eucalyptus tree, within the existing accessory equipment enclosure, and the project is conditioned to ensure the modifications do not impact the concealment elements of the WCF (see Exhibit 6 of the May 1, 2025, Staff Report for PL23-0042, Condition of Approval No. 18 “Color/Material/Manufacture Specifications to Mitigate Impacts to Scenic Resources MM SR-1”), there are no additional significant effects the proposed project may have that were not discussed in the previously adopted MND.

b. Significant effects previously examined will be substantially more severe than shown in the previous MND [Section 15162(a)(3)(B)].

Since physical changes are limited to telecommunication equipment upgrades that will occur on the existing faux eucalyptus tree, within the existing accessory equipment enclosure, and the project is conditioned to ensure the modifications do not impact the concealment elements of the WCF (see Exhibit 6 of the May 1, 2025, Staff Report for PL23-0042, Condition of Approval No. 18 “Color/Material/Manufacture Specifications to Mitigate Impacts to Scenic Resources MM SR-1”), there are no significant effects the proposed project may have that are more severe than those discussed in the previously adopted MND.

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative [Section 15162(a)(3)(C)].

The MND for LU11-0040 adopted in 2012 did not identify mitigation measures that were found not to be feasible. Additionally, the project is conditioned to ensure the modifications to the existing facility do not impact the concealment elements of the WCF and are consistent with the mitigation to Scenic Resources (see Exhibit 6 of the May 1, 2025, Staff Report for PL23-0042, Condition of Approval No. 18 "Color/Material/Manufacture Specifications to Mitigate Impacts to Scenic Resources MM SR-1").

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative [Section 15162(a)(3)(D)].**

There were no mitigation measures or alternatives identified in the MND adopted in 2012 with CUP LU11-0040 that the project proponents declined to adopt.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent MND. The decision-making body shall consider this addendum to the adopted MND prior to making a decision on the project.

C. PUBLIC REVIEW:

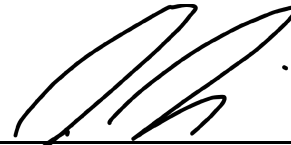
Pursuant to the CEQA Guidelines [Section 15164(c)], this addendum to the MND does not need to be circulated for public review, and shall be included in, or attached to, the adopted MND.

Prepared by:



Erick Gasca, Case Planner
Commercial & Industrial Permits Section
Ventura County Planning Division

Reviewed by:



John Novi, Manager
Commercial & Industrial Permits Section
Ventura County Planning Division

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The County of Ventura Planning Division, as the designated Lead Agency, has reviewed the following proposed project:

1. **Entitlement:** Conditional Use Permit Case No. LU11-0040
2. **Applicant:** Cingular Wireless
3. **Location:** 2600 Old Telegraph Road, in the Ventura County Unincorporated area of Santa Paula
4. **Assessor Parcel No(s):** 041-0-300-100
5. **Parcel Size:** 52.65 acres
6. **General Plan Designation:** Agricultural
7. **Existing Zoning:** AE 40 ac (Agricultural Exclusive 40 acres minimum lot size)
8. **Responsible and/or Trustee Agencies:** none
9. **Project Description:** The applicant requests that a Conditional Use Permit (Case No. LU11-0040) be granted to authorize the construction of a Wireless Communication Facility ("WCF") on a 52.65 acre property in the Santa Paula area. The proposed WCF would be located approximately 2000 feet north of Highway 126. The proposed WCF includes an 84-foot tall faux eucalyptus tree (mono-eucalyptus) with 12 panel antennas placed at the 79 foot level of the tree and a microwave dish antenna installed at the 60 foot level. The panel antennas have a RAD center at 79 feet, and the microwave dish antenna has a RAD center at 60 feet. The panel antennas would be 8-feet long by 1 foot wide in dimension and the microwave antenna would be 3-feet in diameter. The associated telecommunication equipment would be located in an 11-foot, 5-inch by 20-foot prefabricated equipment shelter building within a 25-foot by 40-foot fenced lease area. Three GPS antennas would be mounted on the shelter. No water is required to operate the unmanned facility. Access to site is would be provided by a 12-foot wide dirt road connected to Old Telegraph Road. The site is currently developed with irrigated agriculture and a fruit stand. No native vegetation or protected trees would be affected by the proposed development. No grading is required to prepare the site for the WCF aside from the required caisson foundation preparation.

POSTED
MAY 14 2012
MARK A. JENSON
Ventura County Clerk and Recorder
By _____, Deputy

County of
Ventura
Planning Director
Hearing
05/01/2025
PL23-0042
Exhibit 8: MND
for CUP
LU11-0040

In accordance with Section 15070 of the California Code of Regulations, the Ventura County Planning Department has determined that this proposed project may have a



significant effect on the environment, however mitigation measures are available which would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

List of Potentially Significant Environmental Impacts Identified:

Item 6. Scenic Resources: This project would have potentially significant, but mitigable, impacts on scenic resources, based on its located in relation to State Route 126 and the proposed design of the wireless communications facility.

The public review period is from May 18, 2012 to June 18, 2012. The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Kristina Roodsari, no later than 5:00 p.m. on June 18, 2012 to the address listed above. In the alternative, you may fax your comments to (805) 654-2509 or e-mail the case planner at kristina.roodsari@ventura.org.



Brian R. Baca, Manager
Commercial & Industrial Permits Section

5-14-12
Date

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Conditional Use Permit Case No. LU11-0040

Applicant: Cingular Wireless

Location: 2600 Old Telegraph Road, in the Ventura County Unincorporated Area of Santa Paula

Assessor Parcel No(s): 041-0-300-100

Parcel Size: 52.65 acres

General Plan Designation: Agricultural

Existing Zoning: AE 40 ac (Agricultural Exclusive 40 acres minimum lot size)

Responsible and/or Trustee Agencies: none

Project Description: The applicant requests that a Conditional Use Permit (Case No. LU11-0040) be granted to authorize the construction of a Wireless Communication Facility ("WCF") on a 52.65 acre property in the Santa Paula area. The proposed WCF would be located approximately 2000 feet north of Highway 126. The proposed WCF includes an 84-foot tall faux eucalyptus tree (mono-eucalyptus) with 12 panel antennas placed at the 79 foot level of the tree and a microwave dish antenna installed at the 60 foot level. The panel antennas have a RAD center at 79 feet, and the microwave dish antenna has a RAD center at 60 feet. The panel antennas would be 8-feet long by 1 foot wide in dimension and the microwave antenna would be 3-feet in diameter. The associated telecommunication equipment would be located in an 11-foot, 5-inch by 20-foot prefabricated equipment shelter building within a 25-foot by 40-foot fenced lease area. Three GPS antennas would be mounted on the shelter. No water is required to operate the unmanned facility. Access to site is would be provided by a 12-foot wide dirt road connected to Old Telegraph Road. The site is currently developed with irrigated agriculture and a fruit stand. No native vegetation or protected trees would be affected by the proposed development. No grading is required to prepare the site for the WCF aside from the required caisson foundation preparation.



B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that this proposed project may have a significant effect on the environment, however mitigation measures are available which would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

Item 6. Scenic Resources: This project would have potentially significant, but mitigable, impacts on scenic resources, based on its located in relation to State Route 126 and the proposed design of the wireless communications facility.

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in a newspaper of general circulation.

Document Posting Period: May 18, 2012 to June 18, 2012

Public Review: The Initial Study prepared for this proposed project has determined that the project will not have adverse environmental impacts. The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the above posting period to Kristina Roodsari at the County of Ventura Resource Management Agency, Planning Department, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the Case Planner at kristina.roodsari@ventura.org.

E. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received

during public review. That body shall approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:



**Kristina Roodsari, Case Planner
Commercial and Industrial Permits
805-654-2467**

Reviewed for Release to the Public by:



**Brian R. Baca, Manager
Commercial and Industrial Permits
Ventura County Planning Division**

**Recommended for Approval by
Lead Agency by:**

**Kim L. Prillhart, Director
Ventura County Planning Division**

CEQA Initial Study
Cingular Wireless Communication Facility
Conditional Use Permit ("CUP") Case No. LU11-0040

Section A. Project Description

1. **Project Number:** Conditional Use Permit Case No. LU11-0040
2. **Name of Applicant:** New Cingular Wireless
3. **Project Location:** 2600 Old Telegraph Road, in the Ventura County unincorporated area of Santa Paula. The project site is located on Assessor Parcel No. 041-0-300-100.
4. **Project Description:** The applicant requests that a Conditional Use Permit (Case No. LU11-0040) be granted to authorize the construction of a Wireless Communication Facility ("WCF") on a 52.65 acre property in the Santa Paula area. The proposed WCF would be located approximately 2000 feet north of Highway 126. The proposed WCF includes an 84-foot tall faux eucalyptus tree (mono-eucalyptus) with 12 panel antennas placed at the 79 foot level of the tree and a microwave dish antenna installed at the 60 foot level. The panel antennas have a RAD center at 79 feet, and the microwave dish antenna has a RAD center at 60 feet. The panel antennas would be 8-feet long by 1 foot wide in dimension and the microwave antenna would be 3-feet in diameter. The associated telecommunication equipment would be located in an 11-foot, 5-inch by 20-foot prefabricated equipment shelter building within a 25-foot by 40-foot fenced lease area. Three GPS antennas would be mounted on the shelter. No water is required to operate the unmanned facility. Access to site is would be provided by a 12-foot wide dirt road connected to Old Telegraph Road. The site is currently developed with irrigated agriculture and a fruit stand. No native vegetation or protected trees would be affected by the proposed development. No grading is required to prepare the site for the WCF aside from the required caisson foundation preparation.
5. **Existing General Plan Designation and Zoning of the Project Site:**
Ventura County General Plan Land Use Designation: Agricultural
Zone Designation: AE 40 ac (Agricultural Exclusive 40 acres minimum lot size)
6. **Description of the Physical Alterations/Improvements Caused by the Project (including site plan, elevations, off-site improvements, etc):** As noted in item no. 4 above, no native or protected trees are affected by the

proposal. In addition, no grading is required to prepare the site for the proposed development.

7. **Description of the Public Facilities (e.g., roads, water supply, sewers, utilities) that must be Extended or Expanded to Serve the Project:** Electrical service will be extended to the project site.
8. **List of Responsible Agencies:** None

Attachments:

Attachment A- General Plan, Land Use and Zoning Designation Map
Attachment B- Site Plan
Attachment C- Photo Simulations

Section B
Initial Study Checklist and Discussion of Responses
Cingular Wireless Communication Facility
Conditional Use Permit ("CUP") Case No. LU11-0040

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1. Air Quality Impacts (APCD)		X				X		

Regional Air Quality Impacts:

Based on information provided by the applicant, air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Therefore, the proposed project would result in less than significant project-specific and cumulative impacts on regional air quality.

Local Air Quality Impacts:

Based on information in the project application, the subject project will generate local pollutant emissions. These air quality impacts, however, would be less than significant according to the APCD. Therefore, the proposed project would result in less than significant project-specific and cumulative impacts related to local air quality.

Source Document: Memo from Alicia Stratton of the Ventura County Air Pollution Control District, dated April 25, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2. Water Resources a. Groundwater Quantity		X				X		

The proposed project is a request to construct and operate a new WCF on the project site. The WCF would not require water to operate. Thus, no increase in the long-term annual groundwater usage is anticipated. Some minor temporary irrigation of landscaping would occur as the plants are established. This water demand would be negligible in comparison to the ongoing agricultural use on the project site. In any case, the project would not involve a substantial use of water. Thus, impacts on groundwater quantity would be less than significant.

Source Document: Memorandum from Rick Viergutz of the Watershed Protection District, Water and Environmental Resources Division, dated September 6, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2b. Groundwater Quality		X				X		

The Ventura County Watershed Protection district reviewed the proposed project and deemed groundwater quality impacts as less than significant. No septic systems are proposed to be installed to serve the proposed use. Portable toilets would be used by patrons during event days. Therefore, the proposed project would result in less than significant project-specific and cumulative impacts related to groundwater quality.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Ewelina Mutkowska of the Ventura County Watershed Protection District, Water and Environmental Resources Division, dated April 18, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2c. Surface Water Quantity		X				X		

No water would be required to operate the new WCF. A minor volume of water would be used for temporary irrigation to establish landscaping on the site. This temporary supply would be obtained from groundwater. Thus, no surface water usage is proposed for the project. Therefore, the proposed project would result in no impact on surface water quantity.

Source Document: Memo from Rick Viergutz of the Watershed Protection District, Water and Environmental Resources Division, dated September 6, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2d. Surface Water Quality		X				X		

The proposed project is not expected to result in any violation of any surface water quality standards as defined in the Los Angeles Basin plan as no water would be required to construct and operate the new WCF. In accordance with the Ventura County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit CAS004002, "Development Construction Program" Subpart 4.f, the applicant will be

required to include Best Management Practices (BMP's) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures to protect surface water quality during construction. As a result, neither the project-specific or the cumulative threshold of significance would be exceeded. Thus, the project would have a less than significant impact on surface water quality.

Source Document: Memo from Ewelina Mutkowska of the Watershed Protection District, Water and Environmental Resources Division, dated September 2, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3 Mineral Resources a. Aggregate Resources		X				X		

Aggregate resources consist of sand, grave, and crushed rock used in the construction industry. The *County of Ventura Non-coastal Zoning Ordinance* (2011) includes "MRP" (Mineral Resource Protection) overlay zones for areas where important mineral resources do or may exist and the extraction of these resources may be a compatible land use. The proposed project site is not located within the MRP overlay zone. Additionally, the project site is not located adjacent to a road used a principal means of access to an existing CUP for aggregate extraction. Therefore, the proposed project will result in no adverse project specific or cumulative impacts to aggregate resources.

Source Document: Ventura County Initial Study Assessment Guidelines (2011) and Planning GIS (Aggregate Resources data layer).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3b. Petroleum Resources		X				X		

According to the Planning GIS data layers (major pipelines), the project site is located approximately 140 feet south of a major petroleum pipeline. The property is located within the vicinity of an oil production facility authorized by Conditional Use Permit No. 511. However, CUP No. 511 has expired and the oil wells have been abandoned. In addition, the operation of the proposed WCF would not hamper or preclude access to the adjacent pipeline. Therefore, the proposed project would result in no impact on petroleum resources.

Source Document: Ventura County Initial Study Assessment Guidelines (2011) (Petroleum Resources) and Planning GIS (Hazards-major pipeline data layer).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4. Biological Resources		X				X		

A previous biological survey was conducted by David Magney Environmental Consulting in 2000 for this property. The report of this survey found that most of this property is actively farmed. Sensitive biological resources on or near the property consist of the riparian habitat along the segment of Sespe Creek located immediately adjacent to the southeast side of the property. In this area, many special status plants and animals have a high potential to occur. The 2011 aerial imagery and updated County biological resources maps confirm that conditions on the property remain the same. The property consists of actively managed row crops, a eucalyptus grove in the southeastern corner, and sensitive habitat associated with Sespe Creek exists adjacent to the southeastern side of the property.

The site proposed for the wireless communication facility is small (1000 sq. ft.), and it is located approximately 300 feet northwest of the edge of the habitat associated with Sespe Creek. The site is disturbed with a few eucalyptus trees and is surrounded by row crops. The small footprint and 100 feet of fuel modification required around the structure would be located within the area currently used for agriculture and would not extend into sensitive habitats. Therefore, construction and operation of the proposed wireless communication facility would not impact biological resources.

Source Document: Memo from Resource Management Agency Planning Biologist Christina Danko, dated August 23, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5. Agricultural Resources a. Soils	X				X			

According to the Planning GIS data layers (Important Farmland Inventory), the project site is surrounded by soil designated as Prime farmland, Statewide and Unique. The project site does have a soil designation of Prime. Although no grading is proposed, a small amount of soil (less than 1 acre) will be disturbed to accommodate the installation of the equipment shelter. Thus, the loss of soil is below the 5 acre threshold of significance established in the County Initial Study Guidelines for Prime soil removal. Therefore, the proposed project will result in less than significant project specific or cumulative impacts on agricultural soils.

Source Document: Ventura County Initial Study Assessment Guidelines (2011) and Planning GIS (Important Farmland Inventory data layer).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5b. Land Use Incompatibility		X				X		

The evaluation pertains to the introduction of a land use incompatible with off-site agricultural lands. The thresholds of significance apply as follows: Any land use or project that is not defined as Agriculture or Agricultural Operations in the zoning ordinance will be evaluated for effects on adjacent classified farmland (as classified on the current Important Farmland Inventory Map). A telecommunications facility is non-agricultural. Both the project site and immediately adjacent areas are classified as "Other Land" in the current Important Farmland Inventory Map. In addition, a waiver criterion found in the Initial Study Assessment Guidelines would be applicable to this project:

h. Individuals are not continuously present in the proposed structures or use areas.

No other aspects of the project are anticipated to affect agriculture on the vicinity.

Therefore, both project and cumulative impacts related to agricultural land use incompatibility are determined to be less than significant.

Source Document: Memo from Rudy Martel of the Ventura County Agricultural Commissioner's Office, dated September 9, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources			X				X	

Ventura County General Plan Goals, Policies and Programs Policy 1.7.2.1 states that discretionary development that would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited, unless feasible mitigation measures are unavailable and the decision-making body determines that there are overriding considerations to justify the approval of the project. A "scenic highway" is defined as the visible area as seen from a designated or eligible scenic highway that can generally be defined as the view from the road. The foreground viewshed is generally within one-half mile on either side of the highway.

Eligible and designated scenic highways within the vicinity of the project site are limited to SR (State Route) 126. SR 126 is located approximately 1,862 feet to the south of the WCF lease area. The proposed WCF would include an 84-foot tall faux mono-eucalyptus installed on level land adjacent to a small number of low lying trees and shrubs. Based on the topography of the project site and the proposed location of the

WCF, the WCF would be visible from SR 126. Thus, the WCF would alter or obscure public views of visual resources as seen from SR 126. This represents a potentially significant visual impact. This impact could be reduced to a less than significant level with the implementation of the following mitigation measure:

SR-1: Landscaping and Screening Mitigation Measure

Purpose: To ensure that the proposed WCF is screened from public viewing locations (State Route 126) and designed consistent with General Plan Policy 1.7.2-1.

Requirement: The Applicant shall plant and maintain a minimum of five non-invasive trees around the WCF and equipment shelter, and/or within the 30 foot vegetation clearance area as required by the Ventura County Fire Protection District. The trees shall be of various sizes so as to screen the WCF from SR 126. In addition, smaller plants and trees shall be planted and maintained closer the mono-eucalyptus. In the event that the planted trees are removed, deteriorated or damaged, the Applicant shall replace the affected trees with the same non-invasive trees approved with the landscape screening plan. The Applicant shall install additional non-invasive vegetation (vines, ivy, etc.) on the equipment shelter so as to screen the shelter from SR 126. The type of vegetation proposed shall be approved with the landscape screening plan prior to installation. The installed landscaping shall consist of non-invasive, drought-tolerant species that do not require long-term irrigation. The landscaping shall be temporarily irrigated to establish the trees and shrubs.

Documentation: The Applicant shall submit to the County Planning Division for review and approval three sets of a draft landscape plan, prepared by a California registered landscape architect or other qualified individual as approved by the Planning Director. After landscape installation, the Applicant shall submit to the County of Ventura Planning Division a statement from the project landscape architect that all landscaping has been installed as shown on the approved landscape and plan. Any changes to approved landscape plan that affects the character or quantity of the plant material must be approved by the Planning Director prior to installation.

Timing: The Applicant shall submit the landscape screening plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for construction. The Applicant shall install all required landscaping prior to issuance of the final building permit by the County Building and Safety Division.

Monitoring and Reporting: The Planning Division maintains the landscape plan and statement by the landscape architect provided by the Applicant in the project file. The County has the authority to periodically confirm that the landscaping is maintained by the Applicant, in accordance with the approved plan.

With the implementation of the above mitigation measure, the project's visual impacts on scenic resources would be reduced to a less than significant level.

Source Document: Ventura County Initial Study Assessment Guidelines (2011), Ventura County General Plan Policy 1.7.2-1 and Planning GIS data layers (aerial maps).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
7. Resources Paleontological Resources		X				X		

According to the Ventura County GIS Paleontological Resources maps, the project site is located within an “undetermined” area for paleontological resources. In addition, the Dibblee Geological Survey Map (1991) indicates that the project site is located in an area of geologic formation known as Quaternary Alluvium (Alluvial fan border-cobble gravel). It is unlikely that the proposed project would have an adverse impact on paleontological resources, as no grading activities are proposed. The project site has experienced previous grading and brush removal activities during the construction of the fruit stand that is located approximately 2,000 feet southwest of the proposed facility. The previous ground disturbance activities did not reveal the presence of subsurface resources. Therefore, the proposed project will result in no adverse project specific or cumulative impacts on paleontological resources.

Source Document: Ventura County Initial Study Assessment Guidelines (2011) and Dibblee Geological Survey Map (1991) for the Santa Paula area.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8. Resources a. Cultural Resources	X				X			

The project site is not located on or within a known archeological site. The subject parcel includes an existing fruit stand and has historically been used for agriculture. Therefore the project site is underlain by previously disturbed earth. In addition, the proposed project does not involve any grading. Based on the nature of the project and the fact that no archaeological sites are located on or within the vicinity of the project site, project-specific or cumulative impacts on archeological resources will be less than significant.

Source Document: Ventura County Initial Study Assessment Guidelines (2011) and Planning GIS database (archeological sites).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8b. Historical Resources		X				X		

The subject parcel includes an existing fruit stand and has historically been used for agriculture. The proposed project does not propose any grading. The project site is not identified as a historical site by the State Historical Resources Commission, or on the register as a local historical resource. Thus, the proposed project will result in no adverse project specific or cumulative impacts on historical resources.

Source Document: Ventura County Initial Study Assessment Guidelines (2011) and Planning GIS database (Historical Resources).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
9. Coastal Beaches and Sand Dunes	X				X			

The project site is not located near the coast. Thus, no impacts on coastal beaches and sand dunes would occur as a result of the proposed project.

Source Document: Planning GIS database (Land Use).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Hazards 10. Fault Rupture	X				X			

There are no known active or potentially active faults that underlie the project site according to maps published by the State of California (State of California Earthquake Fault Zones) and the Ventura County General Plan Hazards Appendix- Figure 2.2.3b. Therefore, there would be no project specific or cumulative impacts related to fault rupture.

Source Document; Memo from James O'Tousa of the Public Works Agency, Engineering Services Department, dated April 21, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
11. Ground Shaking		X				X		

The property will subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building code adopted from the California Building Code, dated 2010, Chapter 16, Section 1613 requires that structures be designed to withstand this ground shaking. The requirements of the building code will reduce the effects of ground shaking to less than significant level. Therefore, impacts related to ground shaking would be less than significant.

Source Document: Memo from James O'Tousa of the Public Works Agency, Engineering Services Department, dated April 21, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
12. Liquefaction	X				X			

The site is not located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the county. Therefore, there would be no project specific or cumulative impacts related to liquefaction.

Source Document: Memo from James O'Tousa of the Public Works Agency, Engineering Services Department, dated April 21, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
13. Seiche & Tsunami	X				X			

The site is not located adjacent to a closed or restricted body of water based on aerial photograph review (photos dated January 2011) and would not be subject to seiche hazard. The project is also not located within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. Therefore, no impacts related to seiche and tsunami are anticipated.

Source Document: Memo from James O'Tousa of the Public Works Agency, Engineering Services Department, dated April 21, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
14. Landslide and Mudslide	X				X			

The site is not underlain by a mapped landslide, located on a hillside, or located in a potential seismically-induced landslide zone based on analysis conducted by the California Geological Survey. Therefore, no impacts related to landslide hazards would be anticipated.

Source Document: Memo from James O'Tousa of the Public Works Agency, Engineering Services Department, dated April 21, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
15. Expansive Soils	X				X			

Future development of structures will be subject to the design provisions of the County of Ventura Building Code (VCBC) in effect at time of the construction. The expansive soil design procedures in the VCBC are intended to safeguard against major structural damage. The project compliance with the building code will reduce the effects of expansive soil to a less than significant level. Therefore, the proposed project will result in less than significant project specific or cumulative impacts related to expansive soils.

Source Document: Memo from James O'Tousa of the Public Works Agency, Engineering Services Department, dated April 21, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
16. Subsidence	X				X			

The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (January 27, 2004). In addition, the project does not relate to oil, gas or groundwater withdrawal. Therefore, the proposed project will result in no adverse project specific or cumulative impacts related to subsidence.

Source Document: Memo from James O'Tousa of the Public Works Agency, Engineering Services Department, dated April 21, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17. Hydraulic Hazards a. Non-FEMA (PWA)		X			X			

The proposed project will create additional impervious area on the site. However, The project footprint is so small that increase in runoff from the site will be insignificant. Therefore, both project-specific and cumulative impacts related to hydraulic hazards would be less than significant.

Source Document: Memo from James Myers of the Public Works Agency, Engineering Services Department, dated August 23, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17b. FEMA		X				X		

The subject property is located out of a 1% annual chance floodplain and mitigation of the flood risk can be achieved through the issuance of a Floodplain Clearance.

The eastern portion of the subject property is located in an 'Unnumbered/ Approximate A Zone' (1% annual chance) floodplain as evidenced on the latest "Effective" Digital Flood Insurance Rate Map (DFIRM) issued by FEMA (January 20, 2010) (Panel 640 of 1275, Map # 06111C0640E). The remainder of the subject property is mapped in an 'X Unshaded Zone' on the DFIRM Rate Map (outside the 100-year but within the 500-year floodplain). The location of the proposed wireless communication facility and associated equipment will be well within the 'X Unshaded Zone'. A Floodplain Development Permit is therefore not required. However, a Floodplain Clearance will be required prior to the issuance of a Building Permit and/or a Grading Permit. Therefore, both project-specific and cumulative impacts related to floodplain hazards would be less than significant.

Source Document: Memo from Brian Trushinski of the Watershed Protection District, Advanced Planning Section, dated August 31, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Fire Hazards 18. Fire Hazards		X				X		

This project is located within a high fire hazard area. The Ventura County Fire Protection District (VCFPD) comments that this project will be required to comply with the 2010 California Fire Code as adopted and amended by VCFPD Current Ordinance for Fire Hazard Abatement and also the Building Code for required building standards. In addition, the WCF will be required to provide 30 feet of vegetation clearance around the mono-eucalyptus and 100 feet of vegetation clearance around the equipment shelter. The vegetation clearance is required pursuant to Ventura County Fire Code Sections K105.2 & M104-3. Therefore, both project and cumulative impacts related to fire hazards are determined to be less than significant.

Source Document: Memo from Michele Krieg of the Ventura County Fire Protection District, dated September 8, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
19. Aviation Hazards	X				X			

The proposed project is not located within two miles of any public airport. Therefore, the proposed project will not have a project-specific impact, and will not contribute to cumulative impacts, related to air traffic safety.

Source Document: Planning GIS data layers (Airport Sphere of Influence).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20a. Hazardous Materials and Waste (EH/FIRE)		X				X		

The VCFPD comments that the proposed project the proposed project will utilize hazardous materials in a quantity that is subject to regulation by the Environmental Health Division and VCFPD. The VCFPD requires that any hazardous material use and storage comply with the Fire Code as adopted and amended by the VCFPD Current Ordinance. Therefore, both project and cumulative impacts related to fire hazards are determined to be less than significant.

The Environmental Health Division comments that the proposed project includes the use of hazardous materials. Improper storage, handling, and disposal of these material(s) could result in the creation of adverse impacts to public health. Compliance with existing State regulations will reduce potential impacts to a level considered less than significant.

Therefore, both project and cumulative impacts related to hazardous materials are determined to be less than significant.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated April 13, 2011, and Memo from Michele Krieg of the Ventura County Fire Protection District, dated September 8, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20b. Hazardous Waste (EH)	X				X			

The proposed project is not considered an activity that generates hazardous waste. Therefore, the proposed project will result in no adverse project specific or cumulative impacts from hazardous waste.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated April 13, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration		X				X		

The *Ventura County Initial Study Assessment Guidelines* define noise as "any unwanted sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying". The methodology used in determining whether or not a project will result in a significant noise impact is to determine if the proposed use is a "Noise Sensitive Use" or a "Noise Generator." Noise sensitive uses are dwellings, schools, hospitals, nursing homes, churches and libraries. This project is considered a noise generating use.

In order for a project to be a noise generator, the *Ventura County Initial Study Assessment Guidelines* state that the project must generate noise at the nearest noise sensitive use/residential district that exceeds:

- 55 dB(A) between 6:00 a.m. and 7:00 p.m.,
- 50 dB(A) between 7:00 p.m. and 10:00 p.m., or
- 45 dB(A) between 10:00 p.m. and 6:00 a.m.

The facility is expected to occasionally produce some noise with the operation of electrical equipment located inside the proposed equipment shelter. However, exterior noise levels will be minimal as the noise generating equipment will be located inside the equipment shelter under the mono-eucalyptus. The nearest sensitive receptor from the proposed shelter is the existing fruit stand located on the same lot and more than 2000 feet to the south of the WCF lease area. Given the fact that the electrical equipment would be located approximately 2000 feet from the on-site fruit stand, project-specific and cumulative noise impacts would be less than significant.

Source Document: Ventura County Initial Study Assessment Guidelines (2011) and Planning GIS data layers (land use).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
22. Daytime Glare	X				X			

The proposed project would not create a new source of glare for motorists or persons travelling along any road of the County Regional Road Network, such as Old Telegraph Road and Highway 126. In addition, no exterior light is proposed for the project. Therefore, the project will not have any project-specific or cumulative impacts relative to daytime glare.

Source Document: Ventura County Initial Study Assessment Guidelines (2011).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
23. Public Health		X				X		

The proposed project may have impacts to public health from hazardous materials. Compliance with applicable state regulations enforced by the Environmental Health Division will reduce potential impacts to a less than significant level. Therefore, both project and cumulative impacts related to public health is determined to be less than significant.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated April 13, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
24. Greenhouse Gases		X				X		

The Ventura County Air Pollution Control District has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. The project will generate less than significant impacts to regional and local air quality and the project will be subject to a condition of approval to ensure that all project construction and operations shall be conducted in compliance with all APCD Rules and Regulations. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state.

Therefore, the project specific and cumulative impacts to greenhouse gases are less than significant."

Source Document: Memo from Alicia Stratton of the Ventura County Air Pollution Control District, dated April 25, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
25. Community Character		X				X		

The project site is located at 2600 Old Telegraph Road within the unincorporated Santa Paula area of Ventura County, adjacent to SR 126. The proposed project site is currently used for agricultural production. Orchards surround the project site to the north, south, east and west. The nearest single family residence is located more than 4,000 feet east of the proposed project site.

The WCF would be designed as an 84-foot high eucalyptus tree, and the proposed equipment shelter would be painted an earth tone color to blend in with the surrounding landscape. The mono-eucalyptus tree would be visible from Highway 126. However, a mitigation measure required to address visual resources will be imposed on the project (see Section 6 of this Initial Study). This measure will require the planting of a minimum of five trees of various species and heights around the mono-eucalyptus. Smaller eucalyptus trees will also be planted around the WCF (See item 6 above). With the implementation the mitigation measure, the proposed project will not be out of character with the surrounding lots and uses. Therefore, project-specific and cumulative impacts on community character would be less than significant.

Source Documents: Ventura County Non-Coastal Zoning Ordinance (2011), Ventura County Initial Study Assessment Guidelines (2011), and Planning GIS data layers (2011 aerial maps and land use layers).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing	X				X			

The project would not involve the elimination of any existing dwelling units and would not create a demand for new housing. There is expected to be no project specific or cumulative impact on housing demand in order to construct and maintain the WCF, as construction would be limited to 60 days and only occasional maintenance of the WCF is required. Therefore, the project will not have any project-specific impacts, or make any contributions to cumulative impacts, related to housing.

Source Document: Ventura County Initial Study Assessment Guidelines (2011) and project description for LU11-0040.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27. Public Facilities & Services a. Transportation & Circulation (1). Level of Service		X				X		

The project is an unmanned WCF on a parcel fronting Old Telegraph Road. The Transportation Department comments that the proposed project will not generate substantial additional traffic on the local public roads. Therefore, both project and cumulative impacts related to level of service on public roads is determined to be less than significant.

Source Document: Memo from Ben Emami of the Public Works Agency Transportation Division, dated September 1, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a. Transportation & Circulation (2). Safety & Design of Public Roads		X				X		

The project is an unmanned WCF on a parcel fronting Old Telegraph Road. The Transportation Department comments that the proposed project will not generate

substantial additional traffic on the local public roads. In addition, Old Telegraph Road does not pose a risk and is considered a safe road by the County Transportation Division. Therefore, both project and cumulative impacts related to safety and design of public roads is determined to be less than significant.

Source Document: Memo from Ben Emami of the Public Works Agency Transportation Division, dated September 1, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a. Transportation & Circulation (3). Safety & Design of Private Access		X				X		

Access to the site is provided by a dirt access driveway connected to Old Telegraph Road. The VCFPD comments that the proposed project would not impact fire access. In addition, the project shall meet current Fire District Access standards. Therefore, the proposed project will result in no adverse project specific or cumulative impacts from safety/design of private access roads.

Source Document: Memo from Michele Krieg of the Ventura County Fire Protection District, dated September 8, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a. Transportation & Circulation (4). Tactical Access	X				X			

Access to the site is provided by a dirt access driveway off of Old Telegraph Road. The VCFPD comments that the proposed project would not impact fire access. In addition, the project shall meet current Fire District Access standards. Therefore, the proposed project will result in no adverse project specific or cumulative impacts from tactical access.

Source Document: Memo from Michele Krieg of the Ventura County Fire Protection District, dated September 8, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Pedestrian/Bicycle		X				X		

The project is an unmanned WCF on a parcel fronting Old Telegraph Road. The Transportation Department comments that as the proposed project will not create additional pedestrian and vehicle traffic, including bicycle traffic. Therefore, both project and cumulative impacts related to pedestrian and bicycle traffic on public roads is determined to be less than significant.

Source Document: Memo from Ben Emami of the Public Works Agency Transportation Division, dated September 1, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27c. Bus Transit	X				X			

The project site is not located near any bus transit facilities. The proposed WCF is not a use that will generate new demand for bus transit. The WCF would be unmanned, aside from occasional maintenance. Thus, there would be no the increase in the demand for bus services. Therefore, the proposed project will not have a project-specific impact, and will not contribute to cumulative impacts, related to bus transit.

Source Document: Ventura County Initial Study Assessment Guidelines (2011).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27d. Railroads	X				X			

The proposed WCF is not located near a railroad line. The proposed WCF is also not a use that will generate new demand for rail usage. The WCF would be unmanned, aside from occasional maintenance. Thus, there would be no increase in the demand for rail usage. Therefore, the proposed project will not have a project-specific impact, and will not contribute to cumulative impacts, related to rail usage.

Source Document: Ventura County Initial Study Assessment Guidelines (2011).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27e. Airports	X				X			

The proposed project is not located within two miles of any public airport. In addition, the proposed WCF is not a use that will generate new demand for airports. The WCF would be unmanned, aside from occasional maintenance. Thus, there would be no increase in the demand for airports. Therefore, the proposed project will not have a project-specific impact, and will not contribute to cumulative impacts, related to air traffic safety.

Source Document: Ventura County Initial Study Assessment Guidelines (2011).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27f. Harbors	X				X			

The proposed project is not adjacent to any harbor, will not affect the operations of a harbor, and will not increase the demands on harbor facilities. Therefore, the proposed project has no project-specific impact, and will not contribute to cumulative impacts, related to harbors.

Source Document: Ventura County Initial Study Assessment Guidelines (2011).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27g. Pipelines	X				X			

According to the Planning GIS data layers (major pipelines), the project site is located adjacent to a major petroleum pipeline (approximately 142 feet north of proposed WCF location). The property is located within the vicinity of an oil production area (Conditional Use Permit No. 511). However, CUP No. 511 has expired and the oil wells have been abandoned. In addition, the operation of the proposed WCF within a 800 square foot lease area would not hamper or preclude access to the adjacent pipeline. Therefore, the proposed project would result in less than significant project specific and cumulative impact on petroleum resources.

Source Document: Ventura County Initial Study Assessment Guidelines (2011) and Planning GIS (Hazards-major pipeline data layer).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28. Water Supply a. Water Supply Quality	X				X			

The proposed project will not require a long-term supply of domestic water. Therefore, the proposed project would not result in any project-specific impacts or contribute to cumulate impacts related to water supply quality.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated April 13, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28b. Water Supply Quantity		X				X		

The WCF would not require a permanent water supply. Therefore, the proposed project would not result in any project-specific impacts related to groundwater quantity.

Source Document: Memo from Rick Viergutz of the Watershed Protection District, Water and Environmental Resources Division, dated September 6, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28c. Fire Flow	X				X			

No long-term water usage is proposed with the operation of the proposed WCF. As a result, the VCFPD comments that the project will have no effect on Water Supply. Therefore, the proposed project would not result in any project-specific impacts related to groundwater quality, or contribute to cumulate impacts related to water supply quality.

Source Document: Memo from Michele Krieg of the Ventura County Fire Protection District, dated September 8, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29. Waste Treatment/Disposal a. Individual Sewage Disposal System	X				X			

The proposed project will not require the use of an on-site sewage disposal system. Therefore, the proposed project would not result in any project-specific impacts, or contribute to cumulate impacts related to septic systems.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated April 13, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29b. Sewage Collection & Treatment	X				X			

The proposed project will not require sewage disposal. Therefore, the proposed project would not result in any project-specific impacts, or contribute to cumulate impacts related to sewage collection.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated April 13, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29c. Solid Waste Management		X				X		

Pursuant to the IWMD's factors determining the significance of project impacts to solid waste facilities within Ventura County, any discretionary development project generating solid waste will impact the County's remaining solid waste disposal capacity. Additionally, as required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June of 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Therefore, because the County currently exceeds the minimum disposal capacity required by state PRC, no individual project should have a significant impact upon remaining Ventura County solid waste disposal capacity. Therefore, the project will have less than significant project-specific and cumulative impacts to solid waste management.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Derrick Wilson of the Ventura County Public Works Agency, Integrated Waste Management Division, dated April 1, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29d. Solid Waste Facilities	X				X			

The proposed project does not include a solid waste facility. Therefore, the proposed project would not result in any project-specific impacts, or contribute to cumulate impacts related to solid waste facilities.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated April 13, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
30. Utilities	X				X			

The proposed project would not cause a disruption or re-routing of an existing utility facility. The project would also not increase demand on a utility such that the expansion of an existing utility facility would be warranted. The proposed project would not utilize any natural gas. The site has established electric service. The proposed WCF would not interfere with other WCF's located within the Santa Paula and Fillmore area, pursuant to the Federal Communications Commission permit requirements. Thus, the proposed project would result in less than significant project-specific impacts, and would not contribute to cumulate impacts related to utilities.

Source Document: Ventura County Initial Study Assessment Guidelines (2011).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31. Flood Control/ Drainage a. WPD Facilities & Watercourses		X				X		

The project site is located approximately 3,000 feet northeasterly of the intersection of Old Telegraph Road with Highway 126, approximately 200 feet southeasterly of Old Telegraph Road, and approximately 400 feet northwesterly of the apparent currently active edge of the Sespe Creek streambed. The site is the top of a gentle bank slope that is partially within the 1-percent chance Approximate A Zone floodplain. The

improvements will result in an increase in impervious area of approximately 325 square feet. The proposed project will be conditioned to require the following:

- Prior to issuance of a building permit, the applicant shall prepare and submit a revised plan demonstrating that runoff from new impervious areas will be directed overland across earthen surfaces such as tilled agricultural land to allow for percolation or depression storage of excess runoff prior to reaching any existing impervious surfaces.

This condition requires that runoff from the new impervious areas be directed overland across earthen surfaces such as tilled agricultural land to allow for percolation or depression storage prior to reaching any existing impervious surfaces. District staff determines that the project design with the condition mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore with the implementation of the above condition, both project-specific and cumulative impacts related to WPD Facilities would be less than significant.

Source Document: Memo from Tom Wolfington of the Watershed Protection District, Planning & Regulatory Division, dated September 9, 2011

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Other Facilities & Watercourses		X				X		

The proposed project will create additional impervious area on the site. However, The project footprint is so small that increase in runoff from the site will be insignificant. Therefore, both project-specific and cumulative impacts related to hydraulic hazards would be less than significant.

Source Document: Memo from James Myers of the Public Works Agency, Engineering Services Department, dated August 23, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
32. Law Enforcement & Emergency Services	X				X			

The proposed WCF is not a use that could generate a potentially significant increase in demand for law enforcement or emergency services. In addition, the project includes certain security measures to address potential increases in theft, vandalism, etc. A 6 foot high chain link fence would surround the WCF area. Therefore, the proposed

project has no project-specific impacts, and will not contribute to cumulative impacts, related to law enforcement and emergency services.

Source Document: Ventura County Initial Study Assessment Guidelines (2011).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33. Fire Protection a. Distance and Response Time		X				X		

The nearest fire station to the project site is Station No. 27 near the city of Fillmore. The VCFPD finds that the distance from full-time, paid fire station is adequate and project does not warrant a new fire station or additional equipment. Therefore, the proposed project would not result in any project-specific impacts, or contribute to cumulate impacts related to fire protection response.

Source Document: Memo from Michele Krieg of the Ventura County Fire Protection District, dated September 8, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33b. Personnel and Equipment		X				X		

The nearest fire station to the project site is Station No. 27 near the city of Fillmore. The VCFPD finds that based on the distance of the project site to equipped Station 27, no additional equipment is required. Therefore, the proposed project would not result in any project-specific impacts, or contribute to cumulate impacts related to fire facilities.

Source Document: Memo from Michele Krieg of the Ventura County Fire Protection District, dated September 8, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34. Education a. Schools	X				X			

The project would be served by the Fillmore Unified School District (FUSD). The proposed project does not involve a residential use and will not generate new employment opportunities that could result in an increase in population and a corresponding increase in demand for schools. In addition, the proposed project is not

located adjacent to any school facilities and will not have any impact on school facilities or operations. Therefore, the proposed project will not have project specific or contribute to any adverse cumulative impacts on schools.

Source Document: Ventura County Initial Study Assessment Guidelines (2011).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Libraries	X				X			

The closest library is the Fillmore Library, which is approximately 3.0 miles from the project site. The proposed project does not involve a residential use and will not generate new employment opportunities that could result in an increase in population and a corresponding increase in demand for libraries. In addition, the proposed project is not located adjacent to any library facilities and will not have any impact on library facilities or operations. Therefore, the proposed project will not have project specific or contribute to any adverse cumulative impact on libraries.

Source Document: Ventura County Initial Study Assessment Guidelines (2011).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation	X				X			

The proposed WCF would not result in an increase in population within the Fillmore/Piru area, thereby creating a new demand for parks, trails, or other recreational facilities. Kenney Grove Park is located within 5 miles of the project site. However, the proposed WCF does not involve development that could adversely interfere with the use or development of the park. Finally, there are no trails located within the vicinity of the project site with which the proposed project could interfere. Therefore, the proposed project would not create any project-specific impacts or contribute to any cumulative impacts relative to local or regional parks, trails, or other recreational facilities.

Source Document: Ventura County Initial Study Assessment Guidelines (2011).

Degree of Effect:

N = No Impact.
 LS = Less Than Significant
 PS-M = Potentially Significant Impact Unless Mitigation Incorporated.
 PS = Potentially Significant Impact.

Agencies:

Airports - Department Of Airports
 Ag. Dept. - Agricultural Department
 APCD - Air Pollution Control District
 EH - Environmental Health Division

Fire - Fire Protection District
 GSA - General Services Agency
 Harbors - Harbor Department
 Lib. Agency - Library Services Agency

Section C. - Mandatory Findings of Significance

Based on the information contained within Sections B and C:	Yes/ Maybe	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant).		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

Section D. - Determination of Environmental Document

On the basis of this initial evaluation:

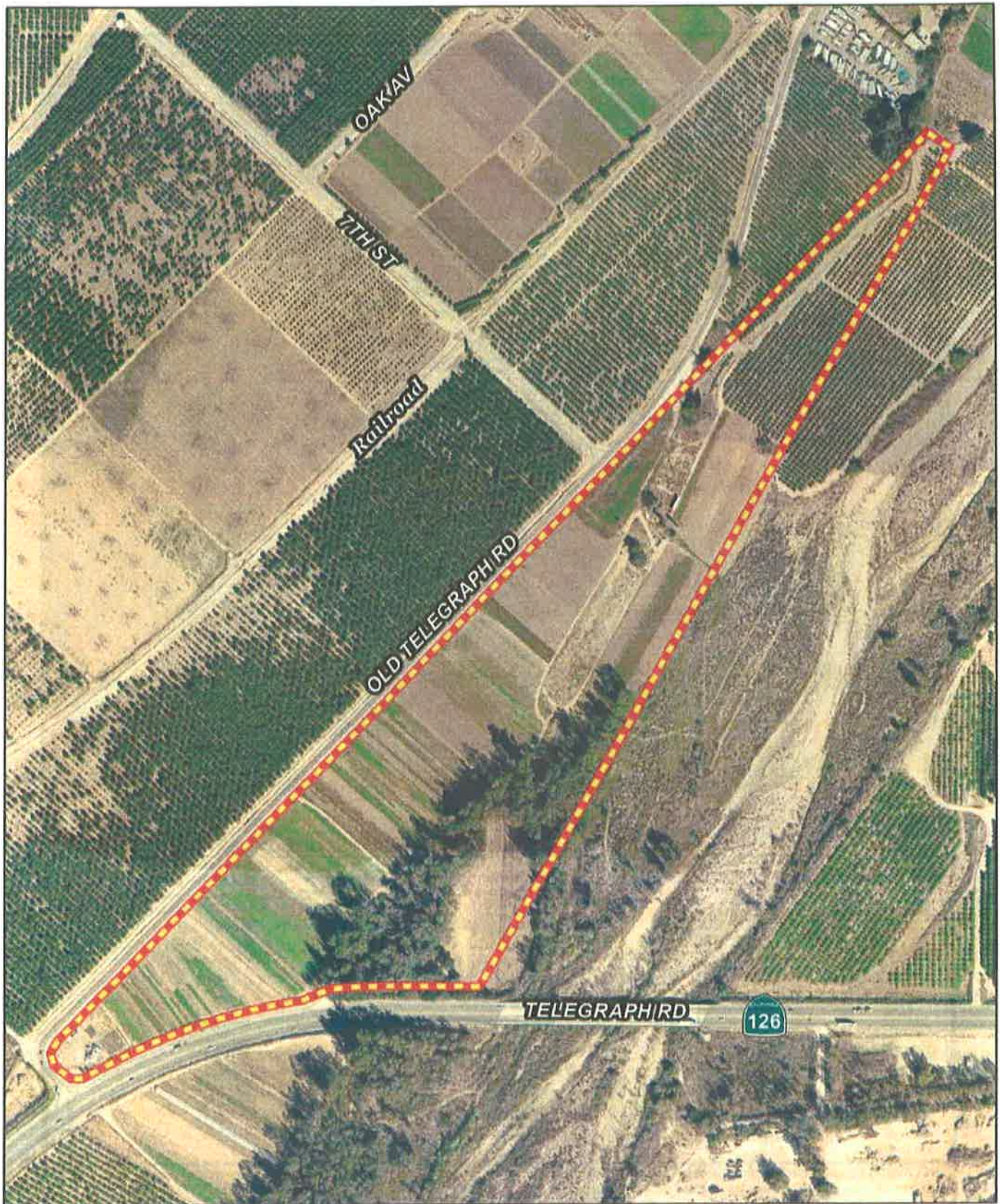
<input type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in section C of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report is required.*
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required .

Kristine Nozelsani

Signature of Person Responsible for Administering the Project

5-14-12

Date



Ventura County
Resource Management Agency
Information Systems Department
Map created on 04/08/2011
This aerial imagery is under the
copyrights of Pictometry
Source: Pictometry, January 2011



CUP Case No: LU11-0040
Attachment A- Land Use & Zoning Map

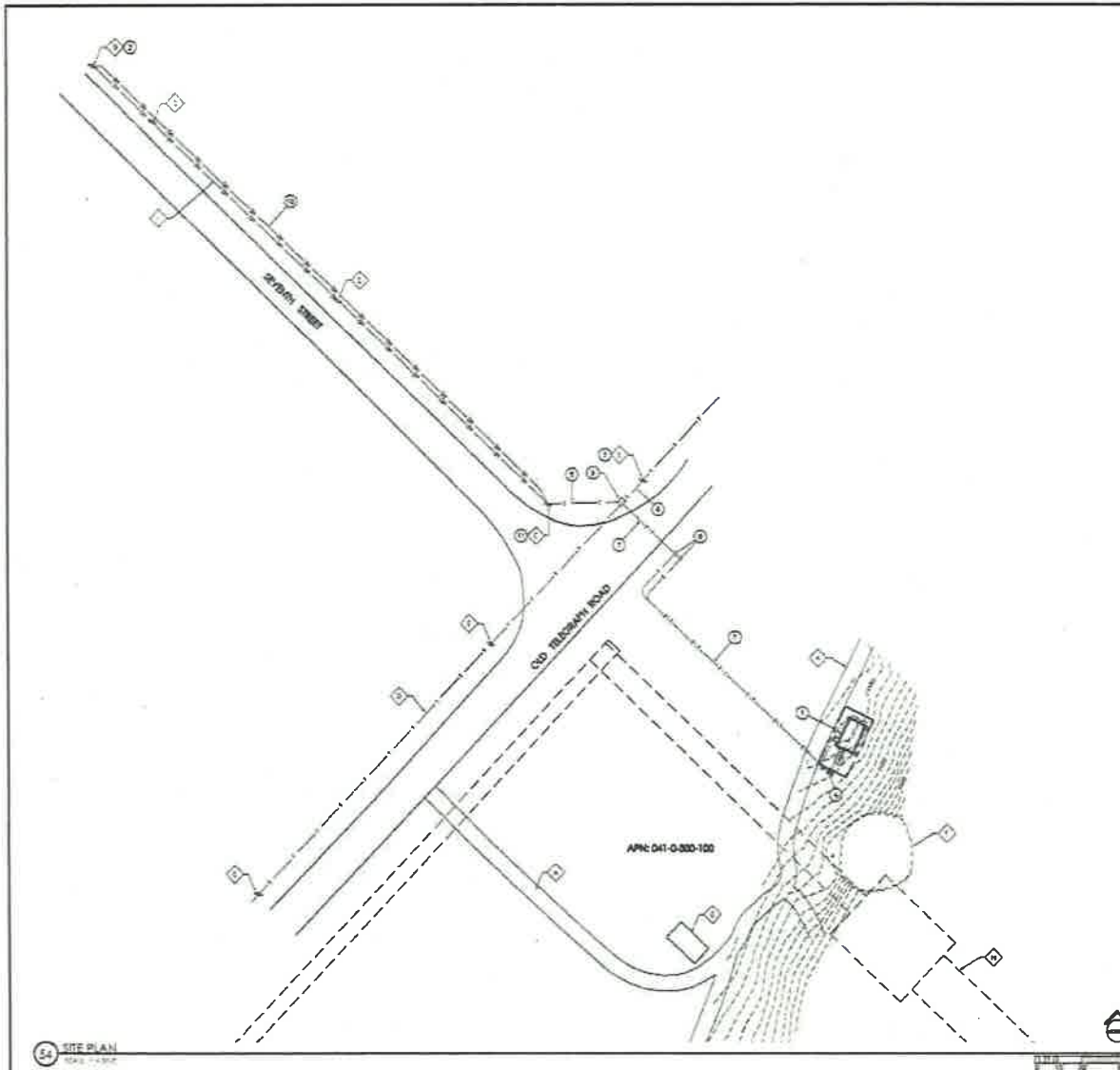
0 100 200 400 Feet

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 and no decision involving a risk of economic loss or physical injury should be made in reliance therein.





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- ① EXISTING DIRT ACCESS ROAD
- ② EXISTING UTILITY POLE WITH UNDERGROUND
- ③ EXISTING UTILITY POLE WITH WELLS
- ④ EXISTING UNDERGROUND TELEPHONE SERVICE
- ⑤ EXISTING UTILITY POLE
- ⑥ EXISTING TREES
- ⑦ EXISTING WELLHOUSE
- ⑧ EXISTING EASEMENT
- ⑨ EXISTING OVERHEAD ELECTRICAL SERVICE LINE

12 EXISTING SITE FEATURES

- ① NEW 30'-0" x 40'-0" REAR LOT AREA, OVER 50,000 S.F., REFER TO 6-1 AND 6-2
- ② EXISTING UTILITY POLE WITH TRANSFORMER, P.E.C. FOR NEW 400V ELECTRICAL SERVICE
- ③ PROVIDE 2" VULCANIZED RUBBER MOUNTED TO EXISTING UTILITY POLE, P.O.C. FOR NEW 400V TIE-IN
- ④ NEW 400V STEP DOWN TRANSFORMER MOUNTED TO NEW CONCRETE SLAB
- ⑤ NEW 400V ELECTRICAL SERVICE RIGGED IN UNDERGROUND CONDUIT FROM EXISTING UTILITY POLE TO BORE PILE ASOT
- ⑥ NEW 400V TIE-IN SERVICE RIGGED IN UNDERGROUND CONDUIT FROM P.O.C. TO EQUIPMENT AREA ASOT
- ⑦ NEW 400V ELECTRICAL AND TIE-IN SERVICE RIGGED TO SITE IN JOINT UNDERGROUND TRENCH, 24"Ø
- ⑧ 100 AMP 120/240V POWER AND TIE-IN RIGGED SERVICE
- ⑨ NEW BORE PILE
- ⑩ NEW 400V 120/240V ELECTRICAL SERVICE LINE, 4"Ø
- ⑪ PROVIDE 2" POWER RIGGED MOUNTED TO EXISTING UTILITY POLE

14 NEW SITE FEATURES



1200 PARK PLAZA DRIVE
CERES, CA 95308



BLACK & VEATCH

1270 CENTER COURT DRIVE
SUITE 200
CERES, CA 95308



PROJECT NO: 1016-HSA
DRAWN BY: J. SALAS
CHECKED BY: J. HANLON

REV	DATE	DESCRIPTION
1	08/05/11	ISSUED FOR PERMITTING
2	08/05/11	ISSUED FOR RECORD
3	08/05/11	ISSUED FOR RECORD
4	08/05/11	ISSUED FOR RECORD
5	08/05/11	ISSUED FOR RECORD
6	08/05/11	ISSUED FOR RECORD
7	08/05/11	ISSUED FOR RECORD
8	08/05/11	ISSUED FOR RECORD
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18	08/05/11	ISSUED FOR RECORD
19	08/05/11	ISSUED FOR RECORD
20	08/05/11	ISSUED FOR RECORD

SEE A TYPICAL SECTION OF LAYOUT FOR ANY PERSONS TO
ADJUST THE DOCUMENT IN THE CASE THEY ARE
ACTING UNDER THE DIRECTION OF THE PROJECT
ARCHITECT OR ENGINEER OF RECORD.

VN0276-01
BWS PRODUCE
2600 OLD TELEGRAPH ROAD
FILLMORE, CA 91305
SHELTER & MONOCLIC

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

\\msf\project\BATT-408\W0274-1\015-1004 Bm's Product\207515-1004 275 Set_08-03-11\W0274-1-1-3 A-2.dwg, 03/26/11 11:37 PM, Jeffrey Wyatt, Omni Design Group, Acrobat PDFWriter.pdf

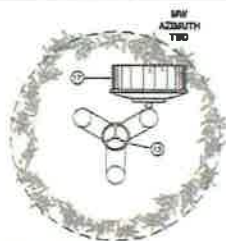
NEW ANTENNA STAND, ANCHOR CHAIRS/STRENGTH FIELD SHIP LAYOUT									
ANTENNA POSITION	ANTENNA TYPE	ANTENNA 3D	ANTENNA ADJUST	ANTENNA REC. TURN	TU	CONCRETE ELEVATION	CON. LENGTH	CON. WIDE	TYPE
10	PARABOLIC (C)	100"	20"			75.0'	2'	10.0'	100"
12	PARABOLIC (C)	100"	20"			75.0'	2'	10.0'	75"
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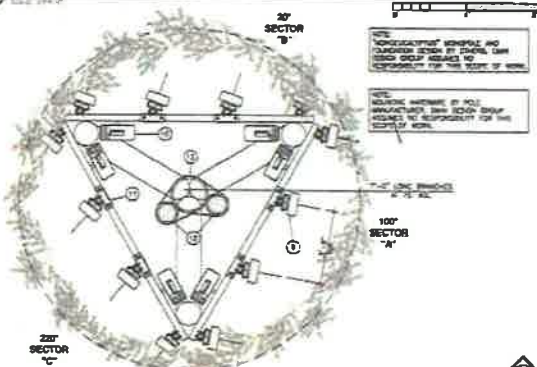
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1. ALL ANTENNA REFERENCE TO THE NORTH. ALL ELEVATION REFERENCE HIGHEST GROUND.
2. ANTENNA SHOWN IN PRELIMINARY. CONTRACTOR SHALL INSTALL ANTENNA TO CONFORM TO THE SITE BUILD FORM PROVIDED BY THE MANUFACTURER.
3. CONTRACTOR SHALL VERIFY THE PROJECT SHOWN SHOULD NOT VARIATION IN ACTUAL BETWEEN THAT INDICATED HEREIN AND THAT SPECIFIED ON THE SITE BUILD FORM. VERIFY POSSIBLE VARIATION OF DIMENSIONS OF THE PERFORMANCE.
4. VERIFY ANTENNA NAME AND MODEL NUMBER WITH THE SET DOCUMENTS PRIOR TO THE START OF CONSTRUCTION.
5. LENGTH AND GROUND OF ALL CONDUCTORS ARE DETERMINED AND SHOULD NOT BE RELIED ON TO ORDER MATERIALS.
6. CONTRACTOR SHALL VERIFY ACTUAL LENGTH AND REQUIRED GROUND OF ALL PRE-TERMINATED C.C. POWER CABLES PRIOR TO ORDERING.
7. CONTRACTOR SHALL VERIFY ACTUAL LENGTH OF PRE-TERMINATED POWER CABLE PRIOR TO ORDERING.

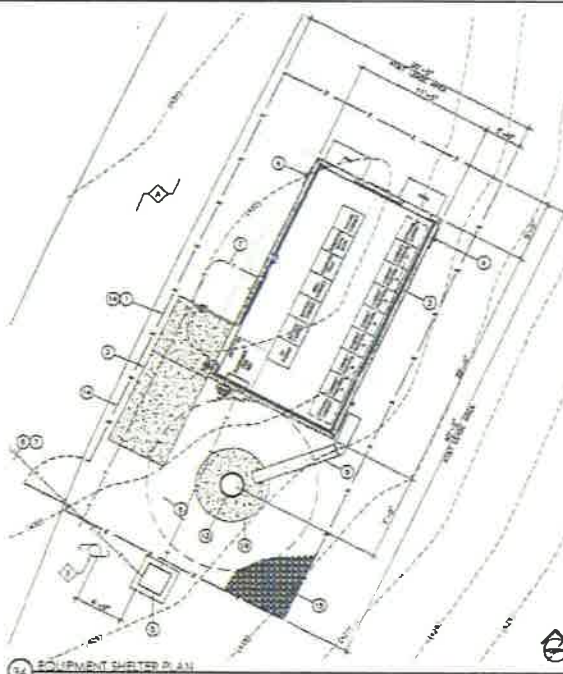
RF DATA TABLES



MICROWAVE PLAN AT 40' AGL



ANTENNA PLAN @ 75' AGL



1. POINTS OF CONNECTION FOR ALL COMMUNICATIONS ELECTRICAL AND TELEPHONE TO BE NOTED BY THE COMMUNICATIONS UTILITY CORPORATION.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

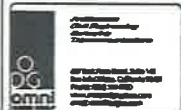
GENERAL NOTES

1. EXISTING SHIP ACCESS ROAD
2. EXISTING UTILITY POLE

EXISTING SITE FEATURES

1. NEW 40'-0" x 20'-0" ANTENNA LEASE AREA, (MIN 30' FT), NORTH TO E-1
2. NEW 10'-0" x 5'-0" CONCRETE SLAB WITH 3'-0" x 3'-0" DOOR STOP
3. NEW 11'-0" x 20'-0" PRECAST/CONCRETE CONCRETE EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP, (MIN 30' FT), NORTH TO E-1
4. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
5. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
6. NEW AT&T ELECTRICAL SERVICE ROUTED IN UNDERGROUND CONDUIT FROM P.A.C. TO EQUIPMENT AREA, 30' FT
7. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
8. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
9. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
10. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
11. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
12. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
13. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
14. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
15. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
16. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
17. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
18. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
19. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP
20. NEW AT&T GPS ANTENNA, TYP. OF (C), MOUNTED TO NEW AT&T EQUIPMENT SHELTER WITH 3'-0" x 3'-0" DOOR STOP

NEW SITE FEATURES



PROJECT NO: 275-1004
DRAWN BY: J. M. MURPHY
CHECKED BY: J. M. MURPHY

NO.	DATE	DESCRIPTION
1	08/03/11	ISSUED FOR PERMIT
2	08/03/11	ISSUED FOR PERMIT
3	08/03/11	ISSUED FOR PERMIT
4	08/03/11	ISSUED FOR PERMIT
5	08/03/11	ISSUED FOR PERMIT
6	08/03/11	ISSUED FOR PERMIT
7	08/03/11	ISSUED FOR PERMIT
8	08/03/11	ISSUED FOR PERMIT
9	08/03/11	ISSUED FOR PERMIT
10	08/03/11	ISSUED FOR PERMIT

IF A VIOLATION OF LAW FOR ANTI-POLLUTION ALIAS THE OCCUPANT SHALL BE THE USER UNDER THE DIRECTION OF THE PROJECT ARCHITECT OR ENGINEER OF RECORD.

VN0274-01
BMS PRODUCE
2600 OLD TELEGRAPH ROAD
FILLMORE, CA 91305
SHELTER & MONOBUCK

SHEET TITLE
EQUIPMENT & ANTENNA PLAN

SHEET NUMBER
A-2



12750 CENTER COURT DRIVE
SUITE 4300
CERRITOS, CA 90703



PROJECT NO: 1375-93A

DRAMATICITY: S. SALAZAR

CHECKED BY: J. MCALPIN

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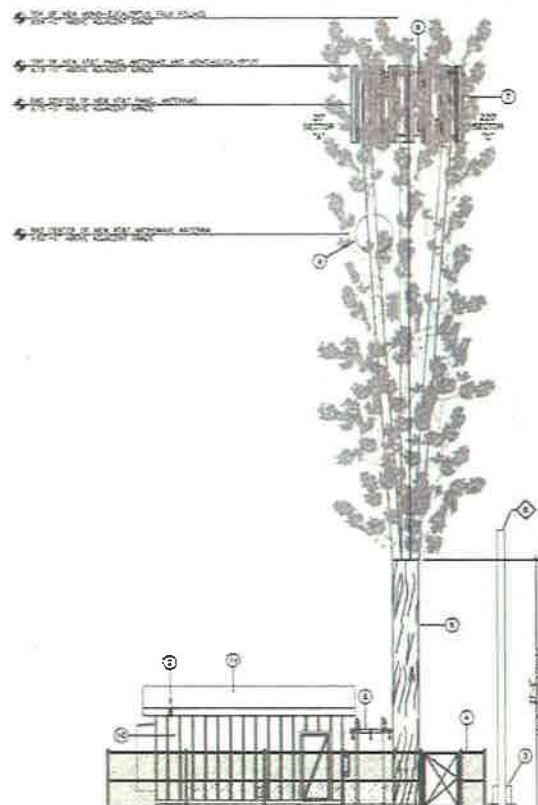
IT IS A VIOLATION OF LAW FOR ANY PERSON TO
ALTER THIS DOCUMENT UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF THE PROJECT
ARCHITECT OR ENGINEER OF RECORD.

VN0276-01
EMIS PRODUCE
HWY 126 & OLD TELEGRAPH
FILLMORE, CA 91305
SHELTER & MONOEUC

WEST ELEVATION

SHEET NUMBER

A-3



☐ **EXISTING TRAIL**

☐ **EXISTING UTILITY POLY**

12 EXISTING SITE FEATURES

- ① NEW 2'x4' BURNING SHEDDER MOUNTED TO NEW 11'-8" X 20'-0" CONCRETE SLAB
- ② NEW AT&T AIR TERMINAL, TYPE OF CAB. MOUNTED TO NEW AT&T AIRPORT BUILDING. AIRPORT BUILDING INFORMATION:
- ③ NEW AT&T STEEL DOOR TRANSPORTER DELIVERED TO NEW CONCRETE SLAB
- ④ NEW 6" WALL CROWN CHAIN LINK FENCE, NEW BRICKS BUILT INTO NEW AT&T CONCRETE SLAB, TOP OF NEW ACCESS GATE
- ⑤ NEW AT&T CONCRETE CABLES BUILT OVER CABLE BRIDGE FROM AIRPORT BUILDING TO NEW AT&T AIRPORT BUILDING
- ⑥ NEW 6" WALL AT&T AIRPORT BUILDING, LOCATION OF NEW AT&T AIRPORT, DELIVERED TO 264-6-0
- ⑦ NEW 6" WALL AT&T AIRPORT, TYPE OF FENCE, 6" PER SECTION, NEW AT&T AIRPORT BUILDING, INFORMATION:
- ⑧ NEW 6" WALL AT&T AIRPORT, TYPE OF FENCE, 6" PER SECTION, NEW AT&T AIRPORT BUILDING, INFORMATION:
- ⑨ NEW AT&T 6" MEDIAN AIRPORT MOUNTED TO NEW BROW-SUBURBAN
- ⑩ NEW BROW-SUBURBAN MEDIAN PROTECTIVE SHIELD
- ⑪ ASPHALTE CONCRETE SHOULDER OVER NEW 6" PER OVER 1/2" PER SECTION

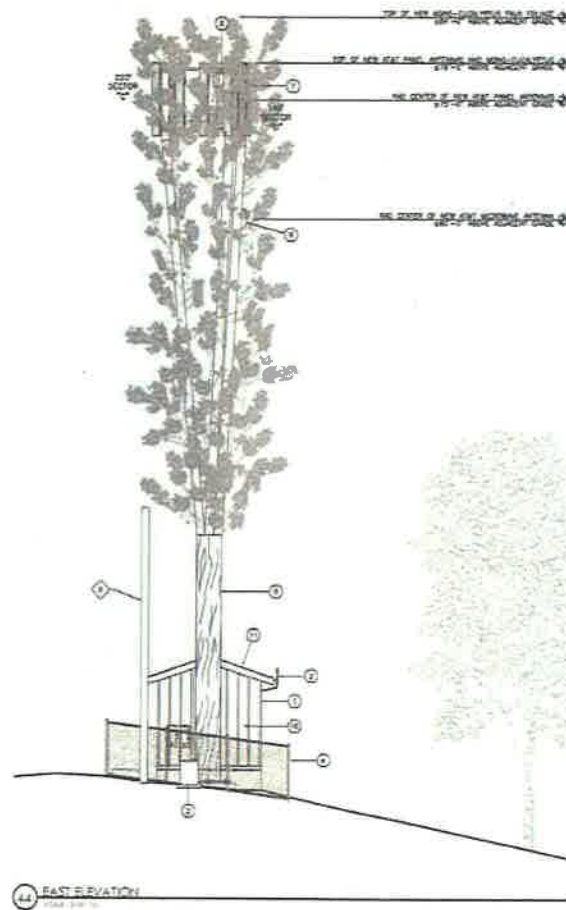
14 NEW SITE FEATURES

 NORTH WEST
KING OF THE HILL



14 NEW SITE FEATURES

\\na\projects\B\AT\AT-456\VN0226 (1015-1934) Bm's Product\1-2075\1-2075-100% 2D\set_00-01-11\VN0226_A-1 A-2 A-3.dwg, 8/6/2011 12:28:23 PM, Jeffrey Wyatt, Omni Design Group, Acrobat PDFWriter.pdf



44 EAST ELEVATION
1/16" = 1'-0"

- ◇ EXISTING TREES
- ◇ EXISTING UTILITY POLE

12 EXISTING SITE FEATURES

- 1 NEW ASSESSMENT SHELTER MOUNTED TO NEW 1'-0" x 3'-0" CONCRETE SLAB
- 2 NEW ASSESSMENT ANTENNA, TOP OF CUL MOUNTED TO NEW ASSESSMENT SHELTER WITH VERTICAL 10' SUPPORT
- 3 NEW ASSESSMENT TRANSFORMER MOUNTED TO NEW CONCRETE SLAB
- 4 NEW 1" WALL CORNER CHAIR LINE FENCE WITH BRUSH SLATS AROUND NEW ASSESSMENT AREA, WITH 4" WIDE ACCESS GATE
- 5 NEW ASSESSMENT CHAIRS MOUNTED ON CHAIR BRIDGE FROM COMPACT SHELTER TO NEW MONO-POLE, WITH 10' NEW ASSESSMENT TRANSFORMER, LOCATION OF NEW ASSESSMENT ANTENNA, REFER TO DAYS-4
- 6 NEW 1" WALL CORNER CHAIR LINE FENCE WITH BRUSH SLATS AROUND NEW ASSESSMENT AREA, WITH 4" WIDE ACCESS GATE
- 7 NEW ASSESSMENT ANTENNA, TOP OF CUL MOUNTED TO NEW ASSESSMENT SHELTER WITH VERTICAL 10' SUPPORT
- 8 NEW ASSESSMENT TRANSFORMER MOUNTED TO NEW CONCRETE SLAB
- 9 NEW ASSESSMENT CHAIRS MOUNTED ON CHAIR BRIDGE FROM COMPACT SHELTER TO NEW MONO-POLE, WITH 10' NEW ASSESSMENT TRANSFORMER, LOCATION OF NEW ASSESSMENT ANTENNA, REFER TO DAYS-4
- 10 NEW ASSESSMENT TRANSFORMER MOUNTED TO NEW CONCRETE SLAB
- 11 NEW ASSESSMENT ANTENNA, TOP OF CUL MOUNTED TO NEW ASSESSMENT SHELTER WITH VERTICAL 10' SUPPORT

14 NEW SITE FEATURES



PROJECT NO: 15-078A
DRAWN BY: J. SALAS
CHECKED BY: J. SALAS

NO.	DATE	DESCRIPTION
1	08/06/2011	ISSUED FOR PERMIT
2	08/06/2011	ISSUED FOR PERMIT
3	08/06/2011	ISSUED FOR PERMIT
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12	08/06/2011	ISSUED FOR PERMIT
13	08/06/2011	ISSUED FOR PERMIT
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15	08/06/2011	ISSUED FOR PERMIT
16	08/06/2011	ISSUED FOR PERMIT
17	08/06/2011	ISSUED FOR PERMIT
18	08/06/2011	ISSUED FOR PERMIT
19	08/06/2011	ISSUED FOR PERMIT
20	08/06/2011	ISSUED FOR PERMIT

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ALSO THE DOCUMENT UNDER THE
LAWING UNDER THE DIRECTION OF THE PROJECT
ARCHITECT OR ENGINEER OF RECORD.

VN0226-01
EMTS PRODUCE
2600 OLD TELEGRAPH ROAD
FILLMORE, CA 91305
SHELTER & MONOPOLE

SHEET TITLE
EAST ELEVATION

SHEET NUMBER
A-4

PHOTO SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE LOCATION MAP



SITE NUMBER: VN0276-01 (123181)

SITE NAME: EMI'S PRODUCE

SITE ADDRESS: 2600 OLD TELEGRAPH ROAD
VENTURA COUNTY, CA 93015

DATE: 08/17/11

APPLICANT: AT&T WIRELESS

CONTACT: MINDY HARTSTEIN
BV MARKET MANAGER - NSB
(562) 229 - 8610



**EXISTING VIEW -
LOOKING NORTH**

EXISTING SITE

**EXISTING TRAILER
TO BE RELOCATED**

**PROPOSED 84'-0"
MONOEUCALYPTUS**

**PHOTO SIMULATION -
LOOKING NORTH**



**(4) PROPOSED 8'-0" AT&T
ANTENNAS AND (4) PROPOSED
RRU'S PER SECTOR INSTALLED TO
PROPOSED MONOEUCALYPTUS**

**(1) PROPOSED 4'-0" DIAMETER AT&T
MICROWAVE ANTENNA INSTALLED
TO PROPOSED MONOEUCALYPTUS**

**PROPOSED 11'-5" X 20'-0" AT&T
SHELTER WITHIN PROPOSED 6'-0"
TALL CHAIN LINK FENCE ADJACENT
TO PROPOSED MONOEUCALYPTUS**



**EXISTING VIEW -
LOOKING NORTH**

EXISTING SITE

**EXISTING TRAILER
TO BE RELOCATED**

**PROPOSED 84'-0"
MONOEUCALYPTUS**

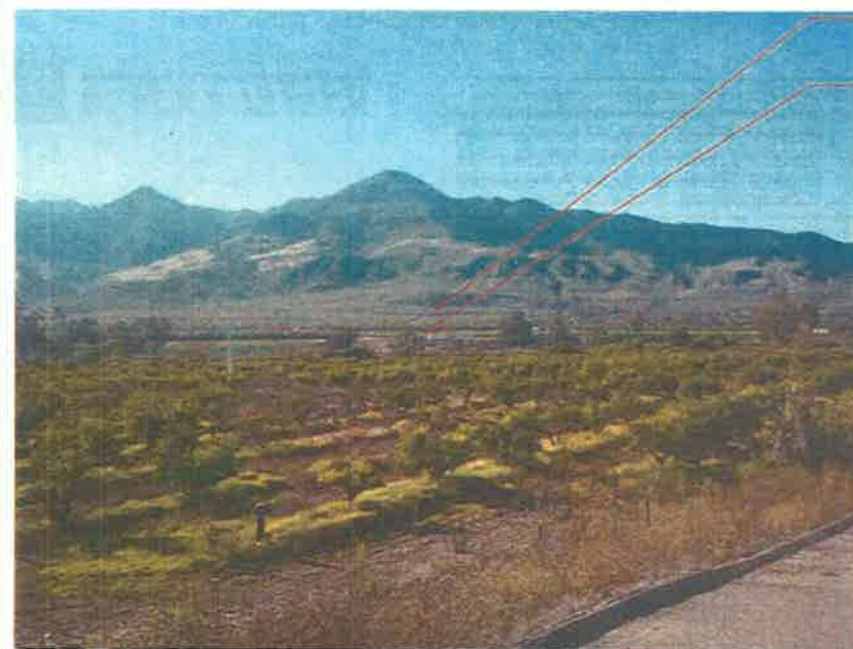
**PHOTO SIMULATION -
LOOKING NORTH**



**(4) PROPOSED 6'-0" AT&T
ANTENNAS AND (4) PROPOSED
RRU'S PER SECTOR INSTALLED TO
PROPOSED MONOEUCALYPTUS**

**(1) PROPOSED 4'-0" DIAMETER AT&T
MICROWAVE ANTENNA INSTALLED
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SHELTER WITHIN PROPOSED 6'-0"
TALL CHAIN LINK FENCE ADJACENT
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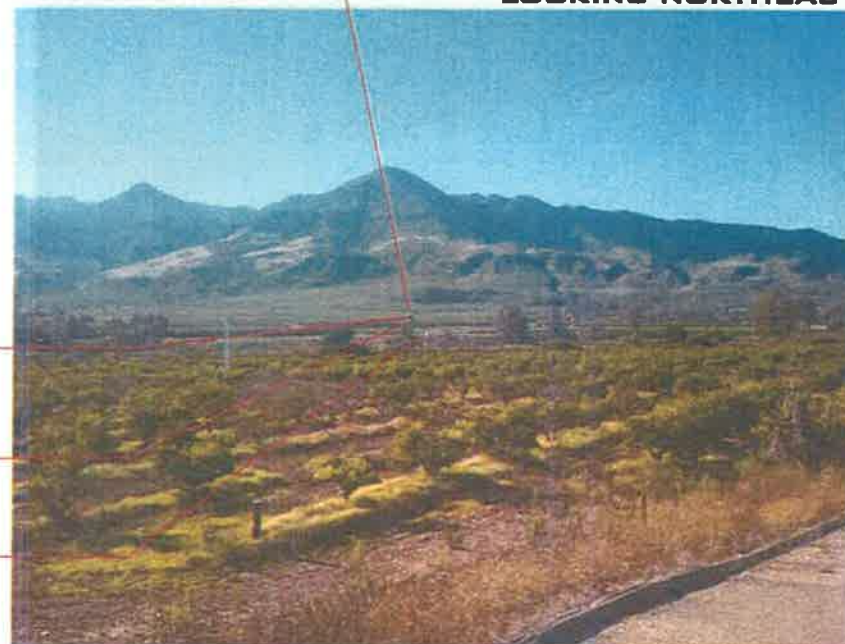
**EXISTING VIEW -
LOOKING NORTHEAST**

EXISTING SITE

**EXISTING TRAILER
TO BE RELOCATED**

**PROPOSED 84'-0"
MONDEUCALYPTUS**

**PHOTO SIMULATION -
LOOKING NORTHEAST**



**(4) PROPOSED 8'-0" AT&T
ANTENNAS AND (4) PROPOSED
RRU'S PER SECTOR INSTALLED TO
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**(1) PROPOSED 4'-0" DIAMETER AT&T
MICROWAVE ANTENNA INSTALLED
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