



## Planning Director Staff Report Hearing on December 18, 2025

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### County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 •

<https://rma.venturacounty.gov/divisions/planning/>

### VERIZON WIRELESS “LEWIS” WIRELESS COMMUNICATIONS FACILITY RELOCATION CONDITIONAL USE PERMIT (CUP), CASE NO. PL25-0015

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Minor Modification to an existing Conditional Use Permit (CUP) for the relocation, continued operation, and maintenance of an existing wireless communication facility (WCF) from a Southern California Edison transmission tower to a new faux water tank, for a 10-year time period.
2. **Applicant:** Verizon Wireless, 15505 Sand Canyon Avenue, Building C, Irvine, CA 92618
3. **Property Owner:** Southern California Edison, P.O. Box 800, Rosemead, CA 91770
4. **Applicant’s Representative:** Butler America, c/o Andrea Liu, 1511 East Orangethorpe Avenue, Suite D, Fullerton, CA 92831
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 35.40-acre site is located on West Potrero Road adjacent to Calleguas Creek south of the corner of Lewis Road and Potrero Road, near the city of Camarillo, in the unincorporated area of Ventura County. The Tax Assessor’s parcel number for the parcel that constitutes the project site is 230-0-180-105 (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 (Agricultural Exclusive, 40-acre minimum lot size)

**8. Table 1 - Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
<b>North</b>	AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)	Agricultural Uses/ Calleguas Creek
<b>East</b>	AE-40 ac	Agricultural Uses
<b>South</b>	AE-40 ac	Agricultural Uses
<b>West</b>	AE-40 ac	Agricultural Uses/ Calleguas Creek

**9. History:** On March 24, 2003, CUP 5287 was approved for the installation and operation of the WCF, located on an existing 139-foot tall Southern California Edison (SCE) electrical transmission tower.

On September 1, 2022, The Planning Director approved a minor modification for the continued use, operation, and maintenance of the existing WCF for an additional 10-year time period.

SCE has indicated that the transmission tower, which currently hold the WCF, is no longer structurally sufficient to hold the weight of the wireless equipment. SCE has indicated that Verizon must remove the equipment and may place a new facility on the property.

**10. Project Description:** Verizon is proposing the removal of the existing wireless equipment from the SCE transmission tower and to construct a new, stealth facility designed as a faux water tank (Exhibit 3). The new WCF will include:

- 1,227 Square foot lease area
- 8-foot-tall Concrete masonry unit (CMU) wall surrounding lease area
- Backup emergency generator
- 5 equipment cabinets
- 50-foot-tall faux water tank (55-feet to top of concealment element)
- 8 panel antennas mounted within faux tank
- One microwave antenna mounted within faux tank

The site is accessed by a private dirt road from Potrero Road, the facility is unmanned except for periodic maintenance visits, and no water is required.

**B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not



have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project includes the installation, operation, and maintenance of a new, stealth WCF. The proposed project qualifies for Class 3 Categorical Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2.

Therefore, this project is categorically exempt pursuant to Section 15303 of the CEQA Guidelines and no further environmental review is required.

### **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 4 of this Staff Report.

### **D. ZONING ORDINANCE COMPLIANCE**

The proposed project has been analyzed and determined to be consistent with all applicable Non-Coastal Zoning Ordinance guidelines and standards. A consistency analysis which evaluates the project's consistency with the guidelines and standards of the Non-Coastal Zoning Ordinance is included as Exhibit 6 of this staff report.

### **E. CUP PERMIT FINDINGS AND SUPPORTING EVIDENCE**

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1, and Section 8111-1.2.1.3 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 Exhibit 4 and Exhibit 6 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

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

The proposed facility would be designed as a faux water tank and ancillary equipment similar in appearance to water tanks commonly found on agricultural sites throughout the unincorporated County. The faux water tank will help the

facility blend in with the existing agricultural operations in the surrounding area. The stealth design of the proposed facility serves to minimize the potential effect on the existing visual character of the general area. Condition of Approval No. 19 related to construction color and material will ensure that the tank remains compatible with the agricultural operations on and off-site for the life of the permit.

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 only noise generating equipment is the emergency backup generator which will only operate in times of power loss and is located at ground level within the lease area. The normal operation of the facility will not create any noise. Additionally, the facility is unmanned and will not generate any operational vehicle trips except for periodic maintenance.

The proposed WCF would also not involve the storage of hazardous materials, except for the diesel fuel for the emergency generator. The minor volume of fuel would be stored in accordance with County and State regulations (Condition of Approval No. 22). The facility would be entirely contained within the 2,500 square foot lease area.

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 of the proposed project on the environment or the use of adjacent properties has been identified. Similarly, no effect of the project has been identified that would be detrimental to the public interest, health, safety, or welfare. Condition of Approval No. 15 and No. 16 requires the permittee to report any incidents on site to the Planning Division and designate a Contact Person on site.

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 proposed facility would include a stealth water tank and ancillary equipment housed in a small equipment area. The faux water tank will blend in with the existing agricultural operations in the surrounding area. The stealth design of the proposed facility serves to minimize the potential effect on the existing visual character of the general area.

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

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

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

The subject property is a legal lot described as Parcel J or Parcel Map 4 PM 83.

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 [Section 8111-1.2.1.1(g)].**

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

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

**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 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 location of the WCF on the property is sited to not have any conflicts with the agricultural activities in the area. The project site is located on a portion of the property that is used as agricultural storage and the small footprint of the facility will not restrict or adversely affect agricultural activities.

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

**9. 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 WCF has been sited in a location on the property not being used for agricultural production. Due to the location of the facility being within the agricultural storage area of the property, the location does not have the potential

for future agricultural production. No impacts to the existing use on site have been identified.

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 December 5, 2025, the Planning Division mailed notice to owners of property within 1,200 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*.

**G. RECOMMENDED ACTIONS**

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a Minor Modification of a CUP pursuant to Sections 8111-1.2.1.1 and 8111-1.2.1.3 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** Minor Modification CUP Case No. PL25-0015, subject to the conditions of approval (Exhibit 5).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact Thomas Chaffee at (805) 654-2406 or [Thomas.Chaffee@venturacounty.gov](mailto:Thomas.Chaffee@venturacounty.gov).

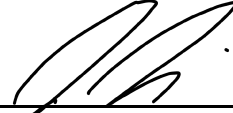
Prepared by:

*Thomas Chaffee*

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

Reviewed by:

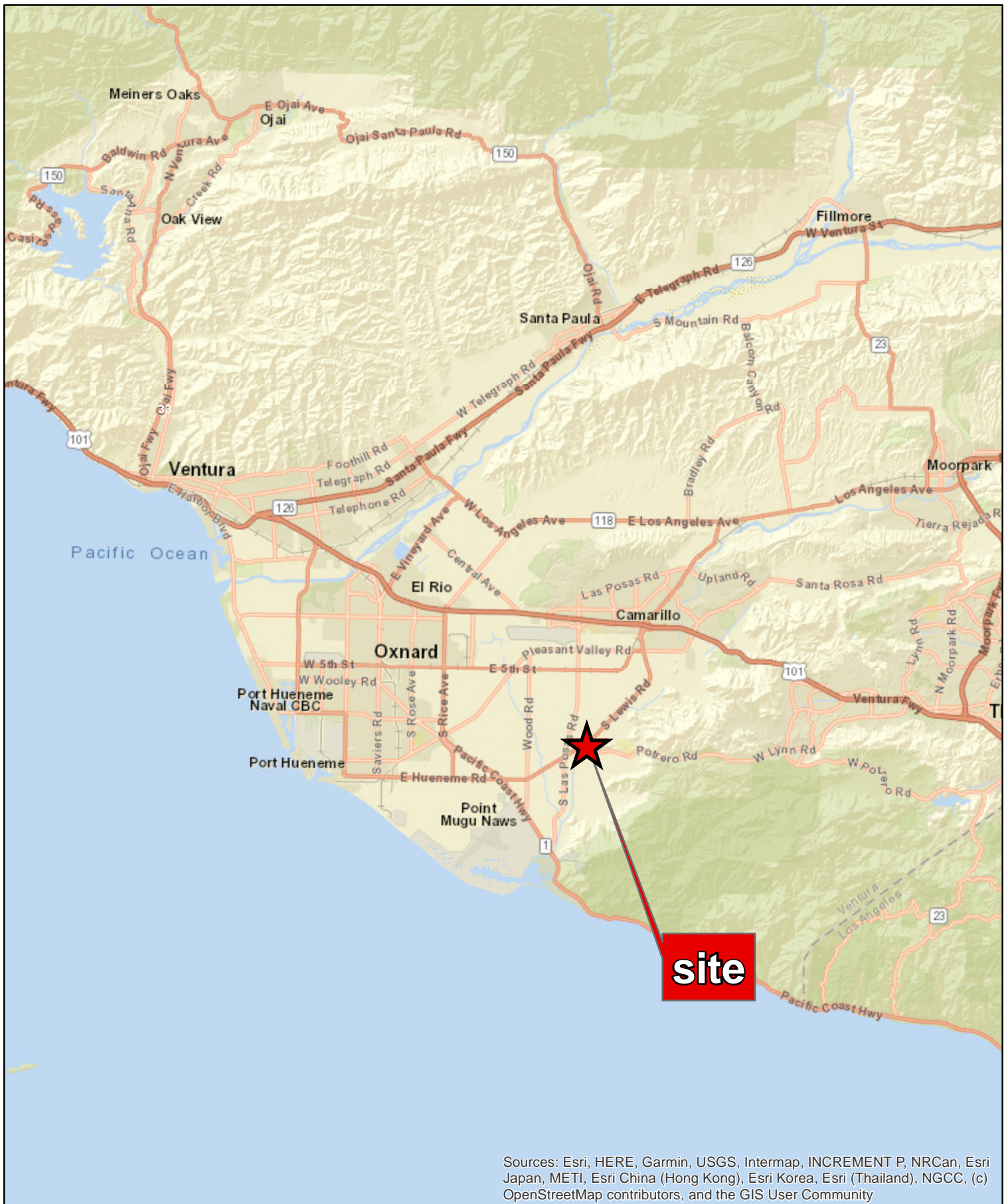


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John Novi, Manager  
Commercial/Industrial Permits Section  
Ventura County Planning Division

**EXHIBITS**

Exhibit 2	Maps
Exhibit 3	Site Plans
Exhibit 4	General Plan Consistency Analysis
Exhibit 5	Conditions of Approval
Exhibit 6	Special Use Standards



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 12-01-2025



County of Ventura  
Planning Director Hearing  
12/18/2025  
PL25-0015  
Exhibit 2: Maps

0 10,000 20,000 Feet

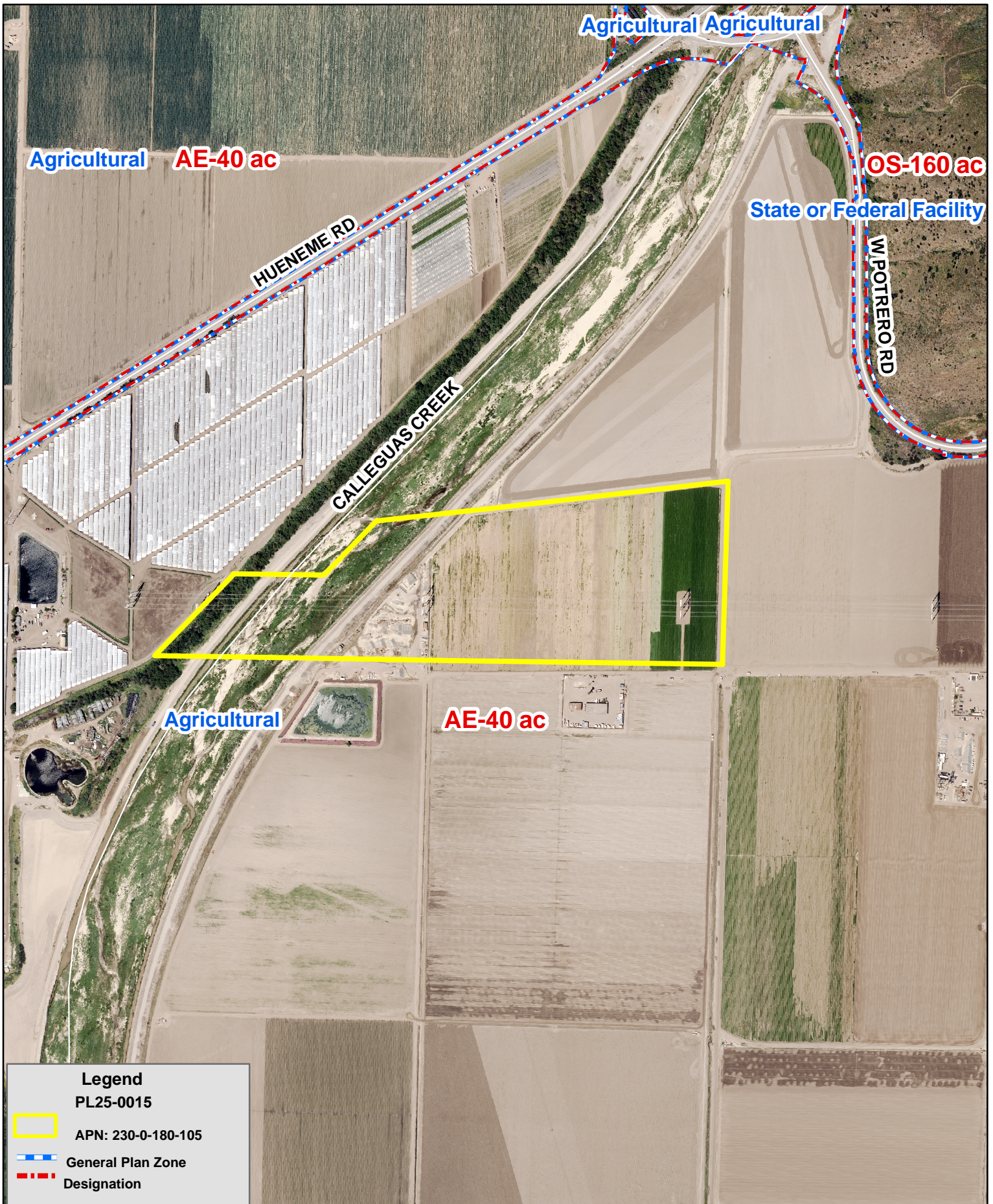
Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.













# verizon

## LEWIS RELO (DROP-N-SWAP) ROW M7 OF MOORPARK-ORMAND BEACH

FUZE PROJECT# 17096841  
SOUTHWEST CORNER OF  
LEWIS RD. & POTRERO RD.  
CAMARILLO, CA 93012

Reviewed By Joseph Kuskie  
02/03/2025

Conceptually Approved  
Zoning Drawings.

HIGHEST POINT/FIXED STRUCTURE = 53 FEET A.M.S.L.

### PROJECT TEAM

#### PLANNING:

BUTLER AMERICA TELECOM  
1511 E. ORANGETHORPE AVE., #D  
FULLERTON, CA 92831  
CONTACT: JENNY BINIASZ  
PH: (714) 292-7318

#### LEASING/SITE ACQ.:

BUTLER AMERICA TELECOM  
1511 E. ORANGETHORPE AVE., #D  
FULLERTON, CA 92831  
CONTACT: JENNY BINIASZ  
PH: (714) 292-7318

#### ARCHITECT:

DERRA DESIGN, INC.  
1750 CALIFORNIA AVE. #102  
CORONA, CA. 92881  
CONTACT: JEFF ROEBUCK  
PH: 951-268-1650

#### SURVEYOR:

AMBIT CONSULTING  
1229 CORNWALL AVE. #301  
BELLHAM, WA 98225  
CONTACT: MATT FORD  
PH: (480) 659-4072

#### PROPERTY OWNER:

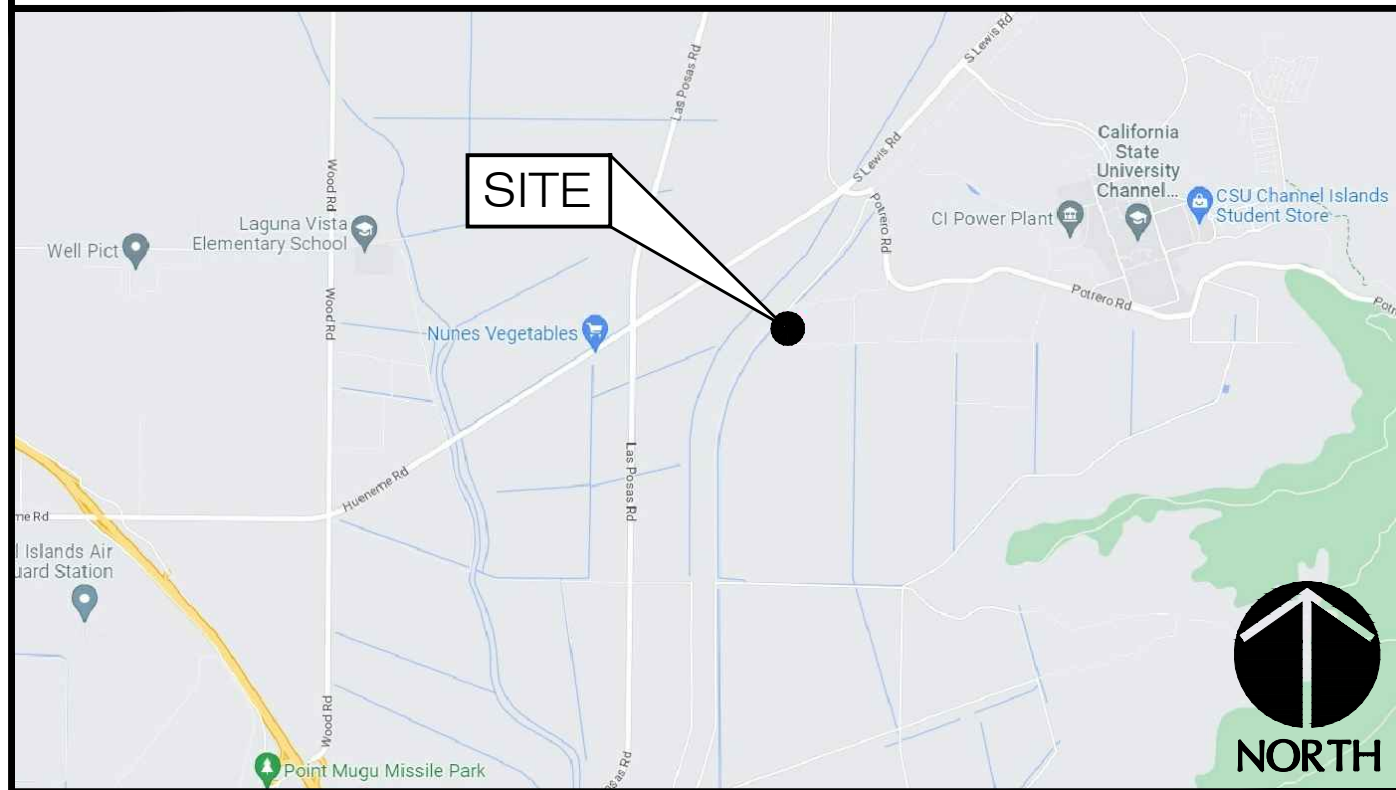
SCE  
PO BOX 800  
ROSEMEAD, CA 91770-0800  
CONTACT: PHIL HICKERSON

### PROJECT DESCRIPTION

VERIZON WIRELESS IS SUBMITTING AN APPLICATION FOR A BUILDING PERMIT AND ALL OTHER RELATED APPROVALS FOR THE FOLLOWING:

- DEMO. EXISTING EQUIPMENT SHELTER/CMU ENCLURE AND ELECTRICAL METER
- DEMO. EXISTING PANEL ANTENNAS ON SCE TOWER
- INSTALLATION OF (1) NEW UNDERGROUND POWER ROUTE
- INSTALLATION OF (1) NEW 200A ELECTRICAL METER
- INSTALLATION OF (1) SES LOCK BOX
- INSTALLATION OF (1) 8' CMU ENCLOSURE W/ 4"W ACCESS DOOR
- INSTALLATION OF (1) 2'H STEEL PLATFORM MTD. TO CMU & CAISSONS
- INSTALLATION OF (3) EQUIPMENT CABINETS
- INSTALLATION OF (1) H-FRAME W/ ILC, TELCO CABINET & MAINT. LIGHT
- INSTALLATION OF (1) 30KW 53GAL DIESEL STAND-BY AC GENERATOR
- INSTALLATION OF (1) NEW CO-LOCATABLE 53'H WATER TOWER
- INSTALLATION OF (4) 72" TALL PANEL ANTENNAS
- INSTALLATION OF (2) 2'-7"H L-SUB 6 PANEL ANTENNAS
- INSTALLATION OF (2) 8.4"H CBRS PANEL ANTENNAS W/ INTEGRATED RRUS 4408
- INSTALLATION OF (1) 2'-FT DIA. M/W DISH ANTENNA
- INSTALLATION OF (2) RAYCAP 3315 SURGE SUPPRESSORS
- INSTALLATION OF (4) REMOTE RADIO UNITS
- INSTALLATION OF (2) EXHAUST FANS
- INSTALLATION OF (2) 6x12 LOW INDUCTANCE HYBRID FIBER ANTENNA CABLES TO BE ROUTED FROM (N) EQUIPMENT TO (N) ANTENNAS ON TOWER
- INSTALLATION OF (6) 4" DIA. U/G CABLE CONDUITS FROM (N) EQUIPMENT TO WATER TANK

### VICINITY MAP



### DRIVING DIRECTIONS

FROM: VERIZON WIRELESS OFFICE TO: LEWIS RD. & POTRERO ROAD  
CAMARILLO, CA 93012

- GET ON I-405 FROM VALLEY OAK DR, BARRANCA PKWY & SAND CANYON
- FOLLOW I-405N & US-101N TO SANTA ROSA RD IN CAMARILLO
- TAKE EXIT 52 FROM US-101N
- TAKE PLEASANT VALLEY RD
- TURN LEFT ON S LEWIS RD
- TURN LEFT ON POTRERO RD
- FOLLOW DIRT ROAD TO EQUIPMENT LEASE AREA

### PROJECT SUMMARY

#### APPLICANT/LESSEE:

**verizon**  
15505 SAND CANYON AVE.  
BUILDING C  
IRVINE, CA 92618  
OFFICE: 949.286.7000

#### APPLICANT REPRESENTATIVE:

BUTLER AMERICA TELECOM  
1511 E. ORANGETHORPE AVE., #D  
FULLERTON, CA 92831  
CONTACT: JENNY BINIASZ  
PH: (714) 292-7318

#### PROPERTY OWNER:

SCE  
PO BOX 800  
ROSEMEAD, CA 91770-0800  
CONTACT: PHIL HICKERSON

#### PROPERTY INFORMATION:

SITE NAME: LEWIS  
SITE ADDRESS: SOUTHWEST CORNER OF  
LEWIS RD. & POTRERO RD.  
JURISDICTION: COUNTY OF VENTURA

#### ASSESSOR'S PARCEL NUMBER:

APN: 230-0-180-105

#### GEODETIC COORDINATES:

LATITUDE: 34° 09' 23.93" N.  
LONGITUDE: 119° 04' 04.69" W.

#### CONSTRUCTION INFORMATION:

DEMO. EQUIPMENT LEASE AREA: 760 SQ. FT.  
NEW EQUIPMENT LEASE AREA: 1226.7 SQ. FT.  
TOTAL OVERALL LEASE AREA: 1226.7 SQ. FT.

#### OCCUPANCY:

TYPE OF CONSTRUCTION:

CURRENT USE:

ADA COMPLIANCE:

"U" - UNMANNED TELECOM FACILITY/MONOPOLE

V-B

PRIVATE UTILITY

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

### GENERAL CONTRACTOR NOTES

#### DO NOT SCALE DRAWINGS

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

### CODE COMPLIANCE

- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- ANSI/TIA-222-H STANDARD
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED, NOT FOR LOCAL INSPECTION.

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
LS-1	SITE SURVEY	0
LS-2	SURVEY DETAIL	0
LS-3	SURVEY DETAIL	0
LS-4	NOTES	0
LS-5	NOTES	0
A-1	SITE PLAN	0
A-1.1	PARTIAL SITE PLAN	0
A-2	EQUIPMENT LEASE AREA PLAN	0
A-2.1	ANTENNA PLAN	0
A-3	ELEVATIONS	0
A-4	ELEVATIONS	0
D-1	ARCHITECTURAL DETAILS	0
D-2	ARCHITECTURAL DETAILS	0
D-3	ARCHITECTURAL DETAILS	0
G-1	GENERATOR SPECS.	0
G-2	GENERATOR FUEL TANK NOTES	0
G-3	GENERATOR FUEL TANK SPECS.	0
ZONING DRAWINGS		



Know what's below.  
Call before you dig.

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

County of Ventura  
Planning Director Hearing  
12/18/2025  
PL25-0015  
Exhibit 3: Site Plans

### ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	8/24/2023	90% ZONING DRAWINGS	AC
0	9/14/2023	90% ZONING DRAWINGS	AC
0	9/28/2023	90% ZONING DRAWINGS	AC
0	02/19/2024	100% ZONING DRAWINGS	LS
0	03/28/2024	100% ZD REV	JJR
0	08/13/2024	90% ZD REV / NEW LOC.	AC
0	09/26/2024	100% ZONING DRAWINGS	AC
0	12/04/2024	100% ZD - SCE REVS	JJR
0	01/27/2025	100% ZD - SCE REVS	AC

derra

1750 California Ave., Suite #102  
Corona, CA 92881  
Ph: 951.268.1650 Fax: 951.268.1651

#### PROPRIETARY INFORMATION

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

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

verizon

15505 SAND CANYON AVENUE  
IRVINE, CA 92618

"LEWIS"

(DROP-N-SWAP)

SOUTHWEST CORNER OF  
LEWIS RD. & POTRERO RD.  
CAMARILLO, CA 93012

ZONING DRAWINGS

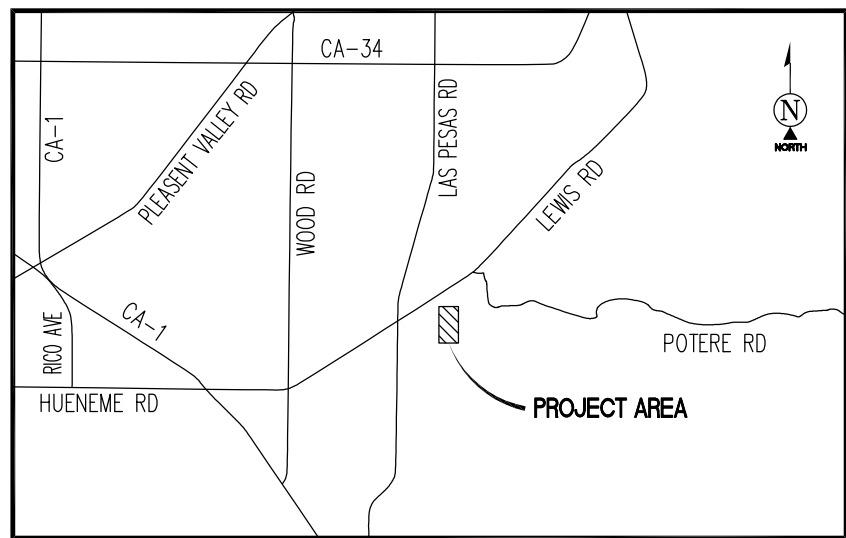
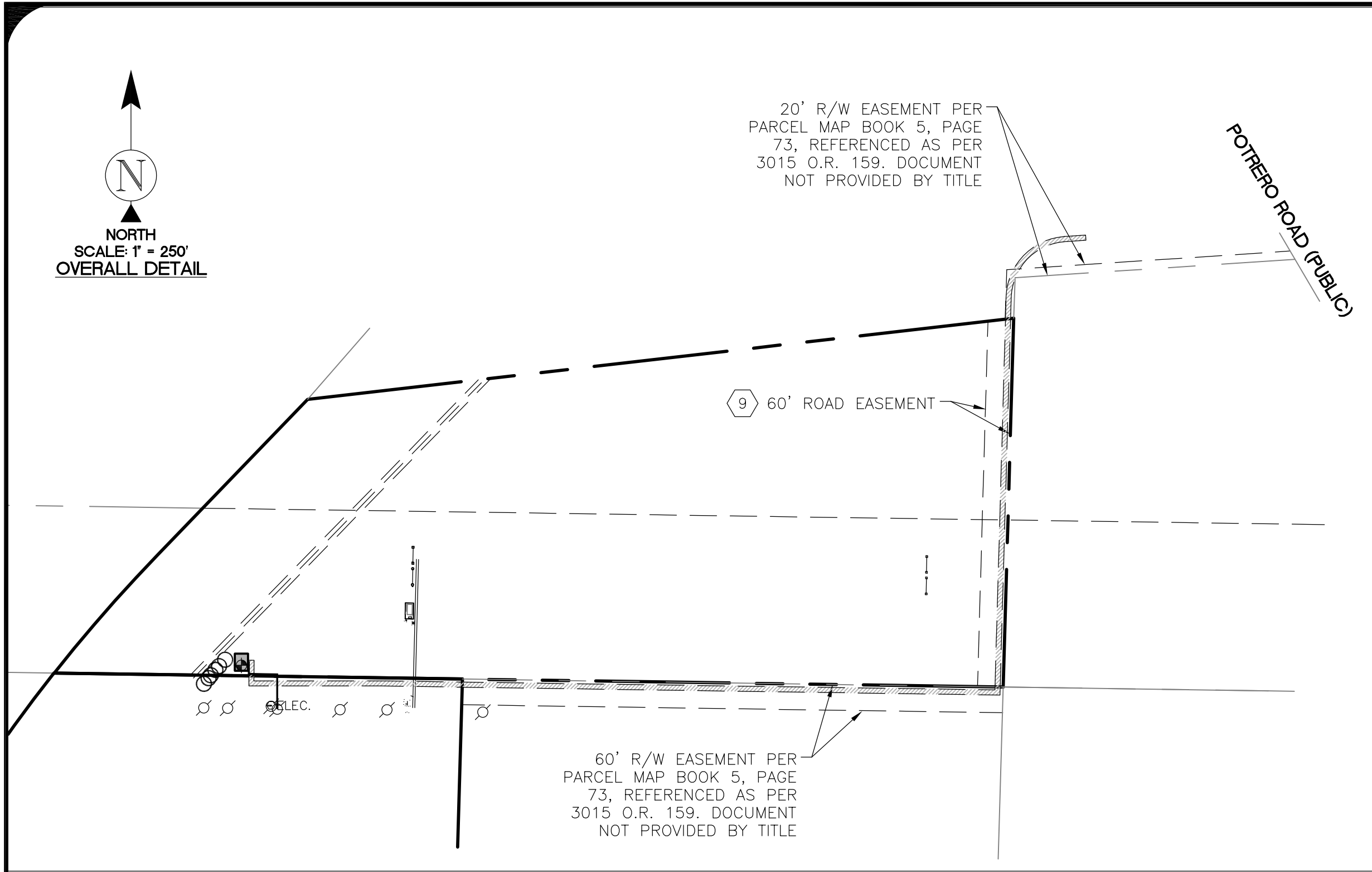
JOB No: 2307R

SHEET TITLE:

TITLE SHEET

T-1





SURVEY DATE  
08/14/2023 AND 04/04/2024

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

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

GRID-TO-GROUND SCALE FACTOR NOTE  
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99995354

FLOOD ZONE  
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06111C0936E, DATED 01/20/2010

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

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

ALL DATA SHOWN HEREON WAS OBTAINED BY FIELD MEASUREMENTS DURING A SITE VISIT.

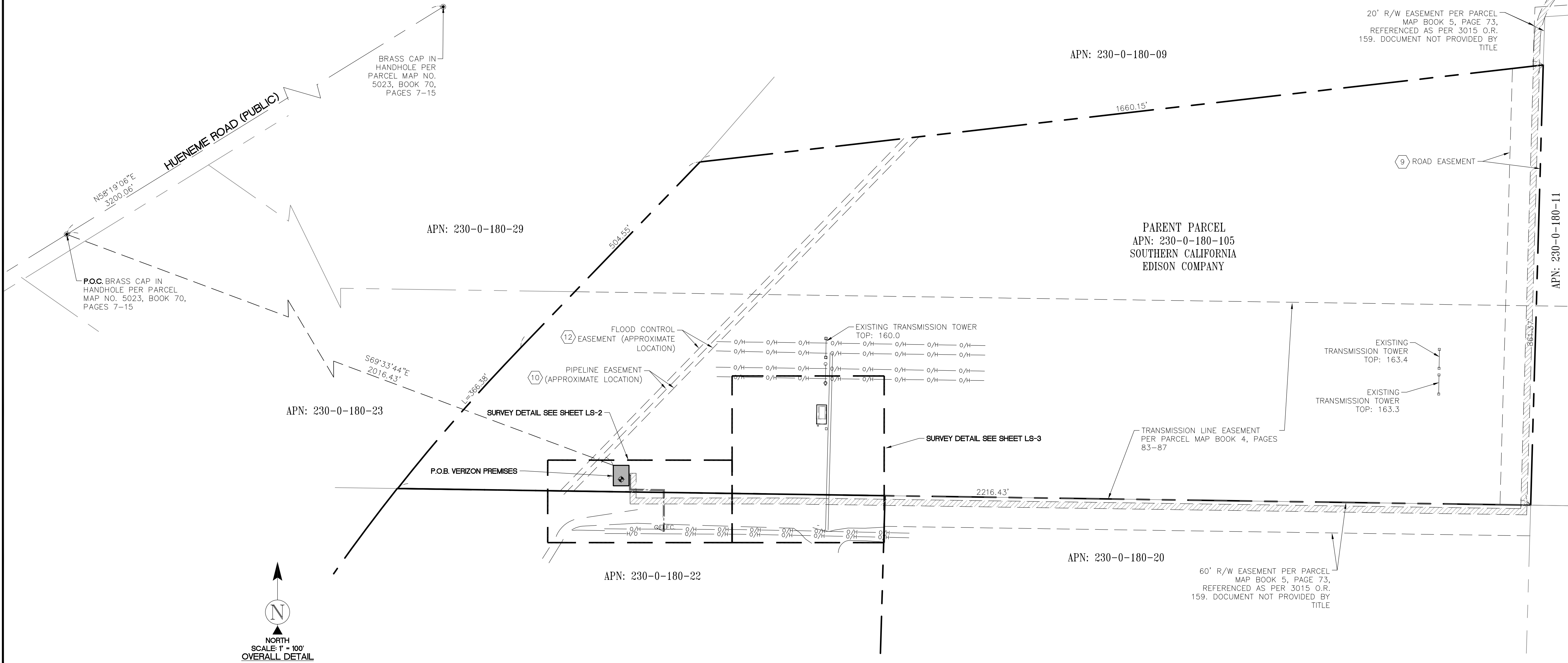
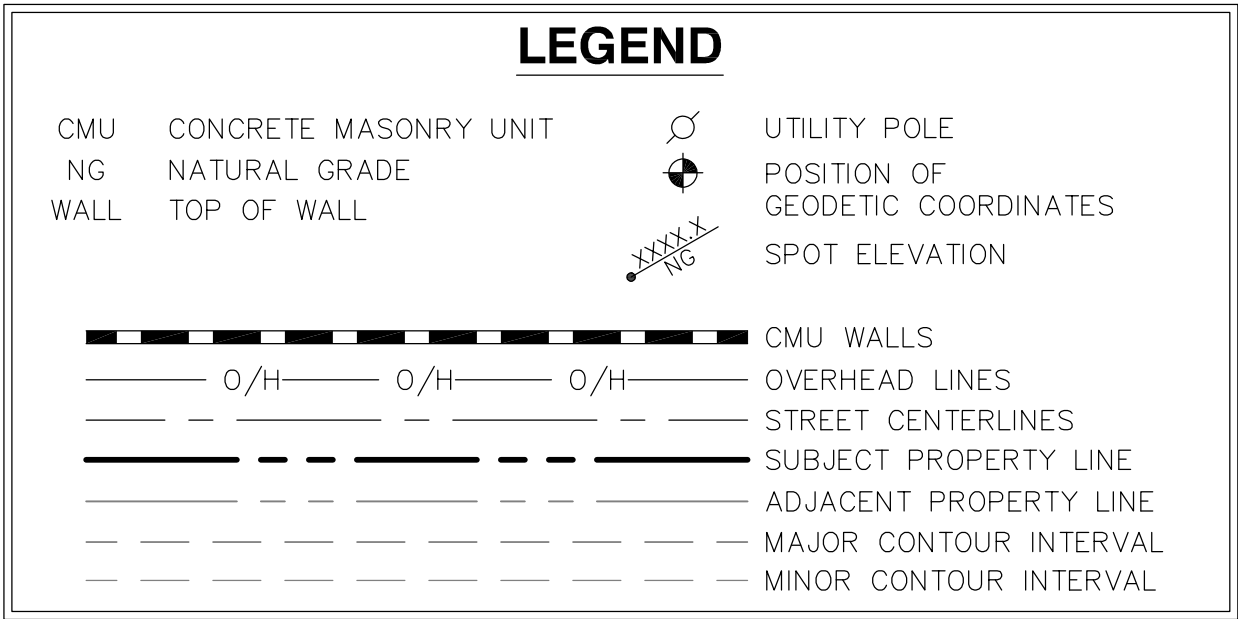
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE NOTED.

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

SEVERAL SCHEDULE "B" ITEMS IN THE TITLE REPORT PROVIDED REFERENCE DOCUMENTS WHICH THE SURVEYOR COULD NOT OBTAIN, AND WERE NOT PROVIDED BY SAID TITLE REPORT. THESE ITEMS HAVE BEEN NOTED ON SHEET LS-3 AS "EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED". SURVEYOR THEREFOR CANNOT GUARANTEE THAT ALL ENCUMBRANCES AFFECTING THE PARENT PARCEL HAVE BEEN SHOWN HEREON, AND THAT THEY DO NOT AFFECT THE PROPOSED PROJECT AREAS.



## ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	08/17/2023	PRELIMINARY	CK
0	10/03/2023	TITLE/DESIGN (C)	CK
1	04/01/2024	DESIGN (C)	SB
2	05/01/2024	NEW LOCATION (C)	SB
3	08/12/2024	ADD TITLE (C)	AC
4	09/24/2024	REVISE DESIGN (C)	CK
5	01/15/2025	REVISE DESIGN (C)	CK



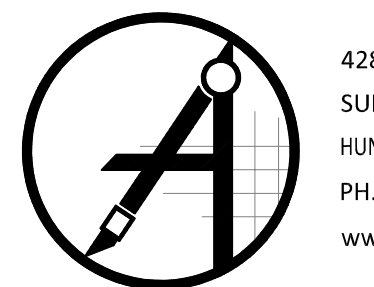
## PROPRIETARY INFORMATION

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

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

verizon

15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618



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

LEWIS

SOUTHWEST CORNER OF LEWIS  
ROAD AND PORTERO ROAD  
CAMARILLO, CA. 93012

SHEET TITLE:  
SITE SURVEY

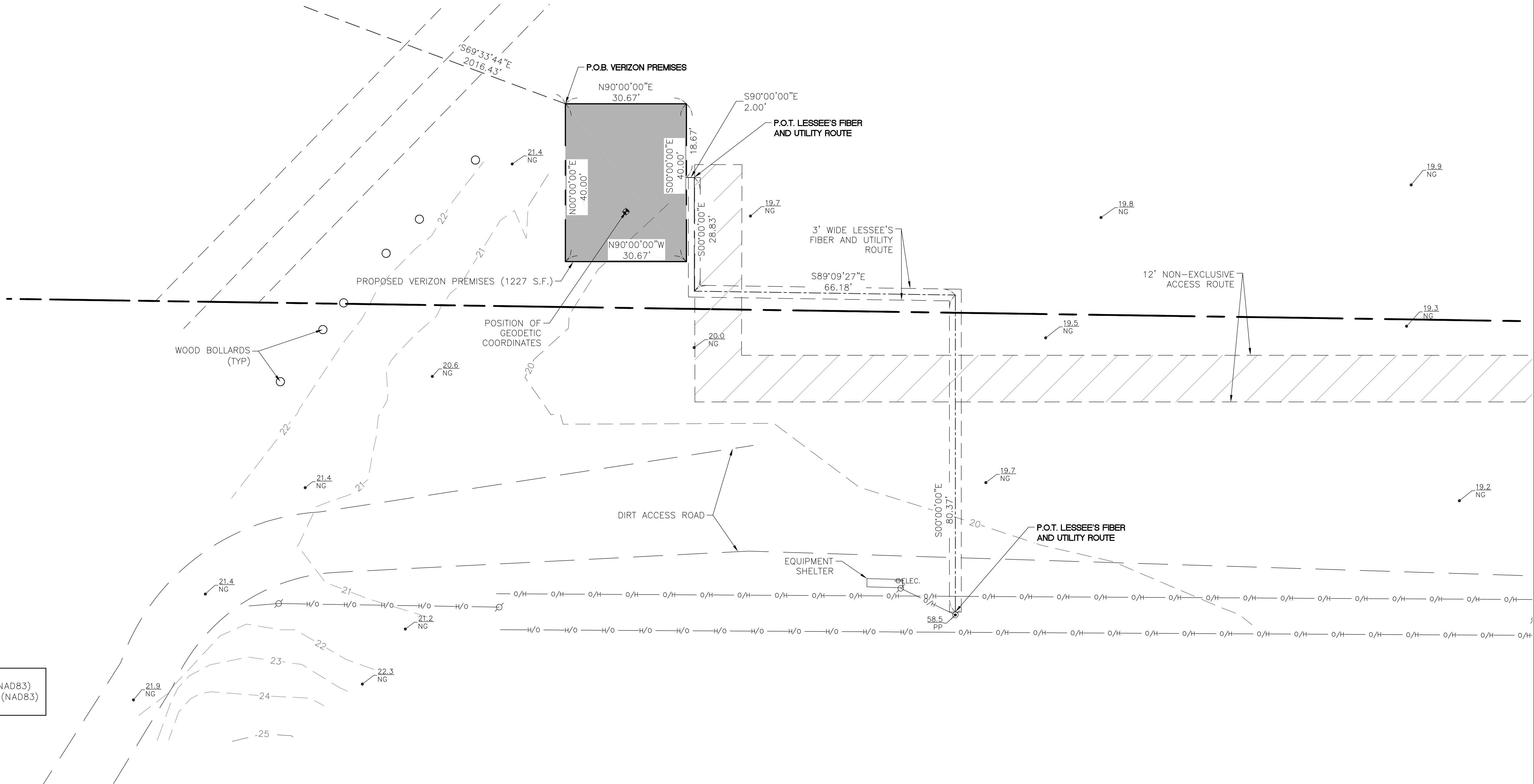
LS-1

**LEGEND**

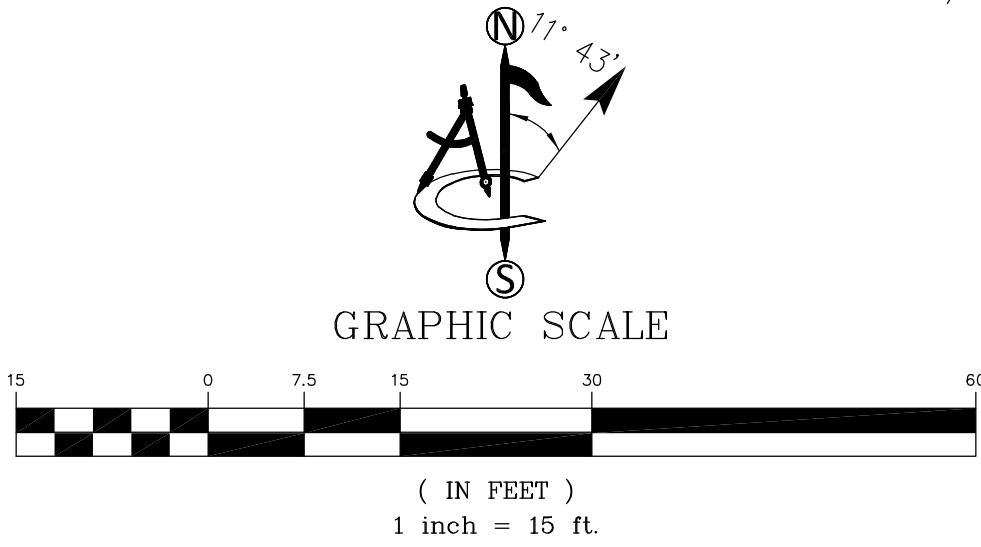
CMU	CONCRETE MASONRY UNIT		UTILITY POLE
NG	NATURAL GRADE		POSITION OF GEODETIC COORDINATES
WALL	TOP OF WALL		SPOT ELEVATION
P.O.C.	POINT OF COMMENCEMENT		
P.O.B.	POINT OF BEGINNING		
P.O.T.	POINT OF TERMINUS		

	CMU WALLS
	OVERHEAD LINES
	STREET CENTERLINES
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	MAJOR CONTOUR INTERVAL
	MINOR CONTOUR INTERVAL



POSITION OF GEODETIC COORDINATES  
LATITUDE 34° 09' 23.93" (34.156647°) NORTH (NAD83)  
LONGITUDE 119° 04' 04.69" (119.067969°) WEST (NAD83)  
GROUND ELEVATION @ 20.1' (NAVD88)



### ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	08/17/2023	PRELIMINARY	CK
0	10/03/2023	TITLE/DESIGN (C)	CK
1	04/01/2024	DESIGN (C)	SB
2	05/01/2024	NEW LOCATION (C)	SB
3	08/12/2024	ADD TITLE (C)	AC
4	09/24/2024	REVISE DESIGN (C)	CK
5	01/15/2025	REVISE DESIGN (C)	CK

MATTHEW R. FORD  
No. 9588  
DATE: 01/16/2025

**PROPRIETARY INFORMATION**

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

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

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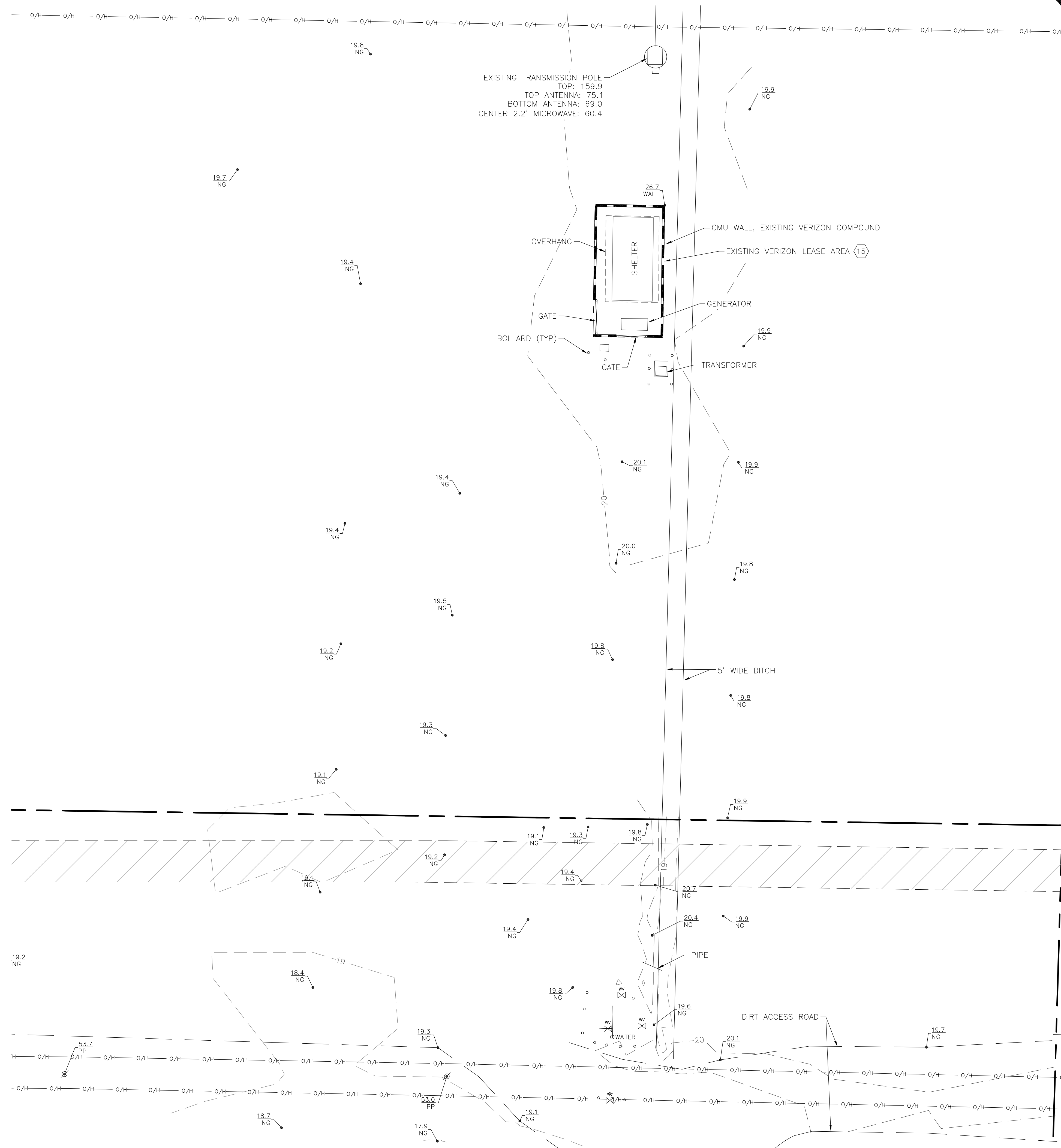
**LEWIS**

SOUTHWEST CORNER OF LEWIS  
ROAD AND PORTERO ROAD  
CAMARILLO, CA. 93012

SHEET TITLE:  
SURVEY DETAIL

LS-2





LS-3



(230-0-180-105) SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92021786-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED AUGUST 28, 2023. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

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

2. THOSE CERTAIN RIGHTS, RIGHTS OF WAY AND EASEMENTS, AFFECTING A PORTION OF SAID LAND, ESTABLISHED OR CREATED IN THE DECREE OF PARTITION, IN THE ACTION OF THORNHILL FRANCIS BROOME V. FRANCES BROOME, ET AL, VENTURA COUNTY SUPERIOR COURT CASE NO. 5181, A CERTIFIED COPY OF WHICH DECREE WAS RECORDED JUNE 18, 1920, IN BOOK 176, PAGE 25, OF DEEDS, AND IN THE SUPPLEMENTAL DECREE OF PARTITION RECORDED MARCH 31, 1921, IN BOOK 180, PAGE 121, OF DEEDS. (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)

3. THE EFFECT OF THE PROVISION CONTAINED IN THE DEED FROM THORNHILL BROOME, ET AL., TO AMERICAN BEET SUGAR COMPANY, A CORPORATION, DATED SEPTEMBER 19, 1924, AND RECORDED OCTOBER 9, 1924, IN BOOK 51, PAGE 412, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)

4. ALL OF THE TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN AGREEMENT DATED SEPTEMBER 28, 1932 AND RECORDED NOVEMBER 29, 1932, IN BOOK 68, PAGE 177, OF OFFICIAL RECORDS, WHICH WERE NOT COVERED BY THAT CERTAIN DEED DATED OCTOBER 21, 1932, AND RECORDED NOVEMBER 18, 1932, IN BOOK 31, PAGE 240, OF OFFICIAL RECORDS AND THAT CERTAIN DEED DATED OCTOBER 31, 1932 AND RECORDED NOVEMBER 18, 1932, IN BOOK 68, PAGE 100, OF OFFICIAL RECORDS, SUCH AGREEMENT DECLARED TO BE IN FORCE AS TO SUCH MATTERS BY AN INSTRUMENT EXECUTED BY THORNHILL BROOME AND BY AMERICAN BEET SUGAR COMPANY, DATED MARCH 31, 1933, AND RECORDED APRIL 17, 1933, IN BOOK 395, PAGE 417, OF OFFICIAL RECORDS. (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)

5. THE PERPETUAL RIGHT, PRIVILEGE AND EASEMENT OF DELIVERING INTO THAT CERTAIN DRAINAGE DITCH, LOCALLY KNOWN AS DITCH "S", THROUGH A CERTAIN CONCRETE CULVERT AS IT EXISTED OR MAY THEREAFTER BE RE-CONSTRUCTED, AT A POINT NEAR AND IMMEDIATELY WESTERLY FROM THE SOUTHWEST CORNER OF PARCEL B DESCRIBED IN DEED RECORDED IN BOOK 38, PAGE 450, OF OFFICIAL RECORDS, SUCH OF THE SURFACE AND FLOOD WATERS FROM OR PASSING ACROSS THE LANDS DESCRIBED IN DEEDS RECORDED IN BOOK 358, PAGE 371, OF OFFICIAL RECORDS, AND IN BOOK 358, PAGE 375, OF OFFICIAL RECORDS, AS THE AMERICAN CRYSTAL SUGAR COMPANY, IS ENTITLED BY THE PROVISIONS OF THE DEEDS RECORDED IN BOOK 51, PAGE 412, OF OFFICIAL RECORDS AND IN BOOK 68, PAGE 100, OF OFFICIAL RECORDS, TO CARRY AND CONVEY THROUGH CERTAIN DITCHES AND CHANNELS ACROSS LOT 4 OF THE BROOME ESTATE RANCH, AS GRANTED BY SAID AMERICAN CRYSTAL SUGAR COMPANY TO THE STATE OF CALIFORNIA, IN DEED RECORDED APRIL 10, 1942, IN BOOK 657, PAGE 65, OF OFFICIAL RECORDS. (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER PIPELINES RECORDING DATE: AUGUST 15, 1952 RECORDING NO: BOOK 1084, PAGE 3 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS AMENDED BY AGREEMENT RECORDED OCTOBER 22, 1952, AS DOCUMENT NO. 24502, IN BOOK 1095, PAGE 175, OF OFFICIAL RECORDS. (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: POLE LINES RECORDING DATE: JANUARY 20, 1958 RECORDING NO: BOOK 1583, PAGE 216 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: VENTURA COUNTY FLOOD CONTROL DISTRICT PURPOSE: ALL THE PURPOSES OF A FLOOD CONTROL CHANNEL RECORDING DATE: MAY 5, 1960 RECORDING NO: BOOK 1864, PAGE 170 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION, DOCUMENT APPEARS INCOMPLETE - NOT PLOTTED)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ROAD RECORDING DATE: DECEMBER 2, 1966 RECORDING NO: 58616, IN BOOK 3074, PAGE 542 OF OFFICIAL RECORDS AFFECTS: THE EASTERLY 60 FEET OF SAID LAND (AS SHOWN ON SURVEY - DOES NOT AFFECT VERIZON PREMISES OR EASEMENTS)

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: HIJI BROS., INC., A CORPORATION PURPOSE: WATER PIPELINE RECORDING DATE: MARCH 18, 1980 RECORDING NO: 25122, IN BOOK 5617, PAGE 87 OF OFFICIAL RECORDS AFFECTS: PORTIONS OF THE HEREIN DESCRIBED LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND. (AS SHOWN ON SURVEY - DOES NOT AFFECT VERIZON PREMISES OR EASEMENTS)

(230-0-180-105) SCHEDULE "B" NOTE

11. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN. (NOTHING TO PLOT)

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: VENTURA COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC PURPOSE: FLOOD CONTROL PURPOSES RECORDING DATE: JUNE 27, 1995 RECORDING NO: 95-75572 OF OFFICIAL RECORDS AFFECTS: PORTIONS OF THE HEREIN DESCRIBED LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND. (AS SHOWN ON SURVEY - DOES NOT AFFECT VERIZON PREMISES OR EASEMENTS)

13. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN. (NOTHING TO PLOT)

14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF LAND USE ENTITLEMENT DATED: MAY 13, 2003 EXECUTED BY: SOUTHERN CALIFORNIA EDISON COMPANY RECORDING DATE: MAY 16, 2003 RECORDING NO: 2003-165660 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT PARENT PARCEL)

15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF LAND USE ENTITLEMENT DATED: SEPTEMBER 20, 2022 EXECUTED BY: SOUTHERN CALIFORNIA EDISON RECORDING DATE: OCTOBER 12, 2022 RECORDING NO: 2022-100819 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY - DOES NOT AFFECT VERIZON PREMISES OR EASEMENTS)

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

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

(230-0-180-105) LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THOSE PORTIONS OF THE RANCHO GUADALASCA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, INCLUDING A PORTION OF LOT 7 OF THE BROOME ESTATE RANCH, AS SAID LOT IS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, IN AN ACTION ENTITLED THORNHILL FRANCIS BROOME VS. FRANCES BROOME (CASE NO. 5181), DESCRIBED AS FOLLOWS: BEGINNING AT A 2-INCH IRON PIPE IN THE NORTH LINE OF PARCEL 1 OF THE LAND DESCRIBED IN DEED TO AMERICAN BEET SUGAR COMPANY, RECORDED OCTOBER 9, 1924, IN BOOK 51, PAGE 412, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AT THE NORTHEAST CORNER OF THE LAND DESCRIBED IN PARCEL 6 IN THE DEED TO ABBOT KINNEY COMPANY, RECORDED OCTOBER 4, 1951, IN BOOK 1025, PAGE 309, OF SAID OFFICIAL RECORDS; THENCE ALONG THE EAST LINE OF THE LAND LAST REFERRED TO, 1ST: SOUTH 1° 03' 30" WEST, 4865.74 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF BROOME RANCH ROAD, 40 FEET WIDE; THENCE ALONG SAID NORTH LINE, 2ND: NORTH 88° 55' 05" WEST, 2896.34 FEET; THENCE, 3RD: NORTH 0° 13' 40" WEST, 2527.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 3720 FEET AND A CENTRAL ANGLE OF 43° 38' 20"; THENCE, 4TH: NORTHEASTERLY ALONG SAID CURVE 3833.31 FEET; THENCE TANGENT TO SAID CURVE, 5TH: NORTH 43° 24' 40" EAST, 504.55 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO HIJI BROTHERS, A COPARTNERSHIP, RECORDED DECEMBER 7, 1962, AS DOCUMENT NO. 59334, IN BOOK 2241, PAGE 15, OF SAID OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LAND, 6TH: NORTH 82° 51' 55" EAST, 1660.15 FEET TO THE 10TH COURSE DESCRIBED AS "SOUTH 1° 03' 30" WEST, 955.78 FEET", IN THE DEED TO JOSEPH DANNE AND WIFE, RECORDED MAY 16, 1961, AS DOCUMENT NO. 20506, IN BOOK 1999, PAGE 67, OF SAID OFFICIAL RECORDS; THENCE ALONG SAID COURSE, 7TH: SOUTH 1° 03' 30" WEST, 861.37 FEET TO THE POINT OF BEGINNING. EXCEPT FROM SAID LAND THAT CERTAIN PARCEL 100 FEET SQUARE KNOWN AS WELL SITE NO. 18, AS SAID PARCEL IS PARTICULARLY DESCRIBED IN THAT CERTAIN DEED AND AGREEMENT RECORDED AUGUST 15, 1952, AS DOCUMENT NO. 19220, IN BOOK 1084, PAGE 3, OF SAID OFFICIAL RECORDS, AS AMENDED BY AGREEMENT RECORDED IN BOOK 1095, PAGE 175, OF SAID OFFICIAL RECORDS. ALSO EXCEPT THEREFROM THAT PORTION THEREOF, LYING SOUTHERLY OF THE NORTHERLY LINE OF LOT 7 OF THE BROOME ESTATE RANCH, AS SHOWN ON MAP ON FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, IN AN ACTION ENTITLED, THORNHILL FRANCIS BROOME VS. FRANCES BROOME (CASE NO. 5181). ALSO EXCEPT ALL MINERALS AND HYDROCARBON SUBSTANCES, IN AND UNDER WHICH MAY BE PRODUCED FROM SAID LAND TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID MINERALS AND HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID GRANTOR, THEIR HEIRS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, OR TO USE SAID LAND OR ANY PORTION THEREOF, TO SAID DEPTH OF FIVE HUNDRED (500) FEET FOR ANY PURPOSE WHATSOEVER, EXCEPT AS HEREINAFTER SPECIFICALLY RESERVED.

VERIZON PREMISES AREA LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN GRANT DEED RECORDED AS BOOK 3074, PAGE 542 OFFICIAL RECORDS OF VENTURA COUNTY, CALIFORNIA, BEING A PORTION OF RANCHO GUADALASCA AND PORTIONS OF LOT 7 OF THE BROOME ESTATE RANCH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99995354

COMMENCING AT A BRASS CAP IN HANDHOLE ON THE CENTERLINE OF HUENEME ROAD AT THE SOUTHERLY TERMINUS OF A LINE HAVING A BEARING OF N57°13'52"E AND A DISTANCE OF 1600.09 FEET AS SHOWN ON PARCEL MAP NO. 5023, BOOK 70, PAGES 7-15; FROM WHICH A BRASS CAP IN HANDHOLE ON THE CENTERLINE OF HUENEME ROAD BEARS NORTH 58°19'06" EAST, 3200.06 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 69°33'44" EAST, 2016.43 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, 30.67 FEET; THENCE SOUTH 00°00'00" EAST, 40.00 FEET; THENCE NORTH 90°00'00" WEST, 30.67 FEET; THENCE NORTH 00°00'00" EAST, 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1227 SQUARE FEET (0.028 ACRES) OF LAND, MORE OR LESS.

LESSEE'S FIBER & UTILITY ROUTE LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN GRANT DEED RECORDED AS BOOK 3074, PAGE 542 OFFICIAL RECORDS OF VENTURA COUNTY, CALIFORNIA, BEING A PORTION OF RANCHO GUADLASCA AND PORTIONS OF LOT 7 OF THE BROOME ESTATE RANCH, BEING A STRIP OF LAND 3.00 FEET WIDE, 1.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99995354

COMMENCING AT A BRASS CAP IN HANDHOLE ON THE CENTERLINE OF HUENEME ROAD AT THE SOUTHERLY TERMINUS OF A LINE HAVING A BEARING OF N57°13'52"E AND A DISTANCE OF 1600.09 FEET AS SHOWN ON PARCEL MAP NO. 5023, BOOK 70, PAGES 7-15; FROM WHICH A BRASS CAP IN HANDHOLE ON THE CENTERLINE OF HUENEME ROAD BEARS NORTH 58°19'06" EAST, 3200.06 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 69°33'44" EAST, 2016.43 FEET; THENCE NORTH 90°00'00" EAST, 30.67 FEET; THENCE SOUTH 00°00'00" EAST, 18.67 FEET; THENCE SOUTH 90°00'00" EAST, 2.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, 28.83 FEET; SOUTH 89°09'27" EAST, 66.18 FEET; THENCE SOUTH 00°00'00" EAST, 80.37 FEET THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO NOT CAUSE ANY GAPS OR OVERLAPS IN SAID EASEMENT.

ACCESS NOTE

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

ISSUE STATUS

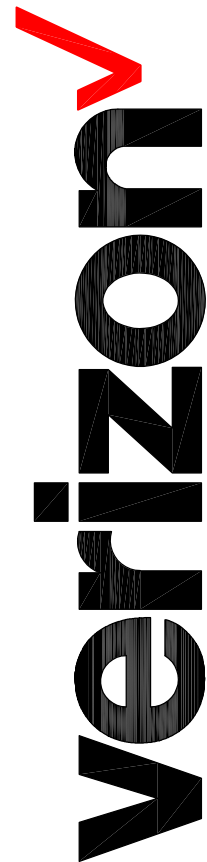
REV.	DATE	DESCRIPTION	BY
A	08/17/2023	PRELIMINARY	CK
0	10/03/2023	TITLE/DESIGN (C)	CK
1	04/01/2024	DESIGN (C)	SB
2	05/01/2024	NEW LOCATION (C)	SB
3	08/12/2024	ADD TITLE (C)	AC
4	09/24/2024	REVISE DESIGN (C)	CK
5	01/15/2025	REVISE DESIGN (C)	CK



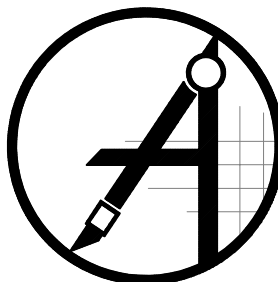
PROPRIETARY INFORMATION

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

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



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LEWIS

SOUTHWEST CORNER OF LEWIS  
ROAD AND PORTERO ROAD  
CAMARILLO, CA. 93012

SHEET TITLE:

NOTES

LS-4



(230-0-180-220) SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #932400834, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JUNE 24, 2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2024-2025. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
2. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE PAID. FOR PRORATION PURPOSES THE AMOUNTS WERE: TAX IDENTIFICATION NO.: 230-0-180-220 FISCAL YEAR: 2023-2024 1ST INSTALLMENT: \$43,165.92 2ND INSTALLMENT: \$43,165.92 EXEMPTION: \$0.00 CODE AREA: 71-005 (THE EXCEPTION IS A STANDARD EXCEPTION AND NIT THE TYPE TO BE DEPICTED HEREON)
3. ANY LIENS OR OTHER ASSESSMENTS, BONDS, OR SPECIAL DISTRICT LIENS INCLUDING WITHOUT LIMITATION, COMMUNITY FACILITY DISTRICTS, THAT ARISE BY REASON OF ANY LOCAL, CITY, MUNICIPAL OR COUNTY PROJECT OR SPECIAL DISTRICT. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
4. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
6. THE EFFECT OF THE PROVISION CONTAINED IN THE DEED FROM THORNHILL BROOME, ET AL., TO AMERICAN BEET SUGAR COMPANY, A CORPORATION, RECORDED OCTOBER 9, 1924 IN BOOK 51, PAGE 412 OF OFFICIAL RECORDS, ON A PORTION OF SAID LAND AS FOLLOWS:  
"THE SAID PARTY OF THE SECOND PART, BY THE ACCEPTANCE OF THIS DEED AGREES AND IT IS MUTUALLY AGREED BETWEEN THE PARTIES HERETO, THAT THE PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, SHALL, RESPECTIVELY, ACCOUNT FOR AND PAY TO SAID PARTIES OF THE FIRST PART AN AMOUNT EQUIVALENT TO ONE HALF OF ALL ROYALTIES OR OTHER COMPENSATION WHICH MAY BECOME PAYABLE TO OR BE RECEIVED BY OR FOR THE ACCOUNT OF SAID PARTY OF THE SECOND PART, ITS SUCCESSORS OR ASSIGNS, RESPECTIVELY, FOR ANY OIL, GAS, MINERALS OR CARBONACEOUS SUBSTANCES, OR SIMILAR PRODUCT, WHICH MAY BE DEVELOPED ON SAID LAND HEREINAFTER DESCRIBED AS PARCEL ONE, OR FROM LEASES ON SAID PREMISES FOR THE DEVELOPMENT OF ANY OF SAID PRODUCTS ABOVE MENTIONED; IT IS, HOWEVER, EXPRESSLY UNDERSTOOD AND AGREED THAT NEITHER SAID PARTY OF THE SECOND PART NOR ITS SUCCESSORS OR ASSIGNS SHALL BE UNDER ANY OBLIGATION TO PERMIT SAID PREMISES TO BE DRILLED FOR ANY OIL, GAS, MINERALS, CARBONACEOUS SUBSTANCES OR SIMILAR PRODUCTS, OR TO GIVE ANY LEASES THEREON FOR ANY OF SAID PURPOSES; BUT IT IS UNDERSTOOD AND AGREED THAT IF THE PARTY OF THE SECOND PART, OR ITS SUCCESSORS OR ASSIGNS, DO PERMIT SAID PREMISES TO BE DRILLED FOR OF SAID SUBSTANCES OR DO GIVE ANY LEASE OR LEASES FOR THAT PURPOSE, THE TERMS UPON WHICH SAID PREMISES SHALL BE DRILLED OR ANY LEASES SHALL BE MADE FOR ANY OF SAID PURPOSES, SHALL BE WHOLLY WITHIN THE DISCRETION OF THE PARTY OF THE SECOND PART, ITS SUCCESSORS OR ASSIGNS."  
(EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)
7. ALL OF THE TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN AGREEMENT RECORDED NOVEMBER 29, 1932 IN BOOK 68, PAGE 177 OF OFFICIAL RECORDS, WHICH WERE NOT COVERED BY THAT CERTAIN DEED RECORDED NOVEMBER 18, 1932 IN BOOK 31, PAGE 240 OF OFFICIAL RECORDS AND THAT CERTAIN DEED RECORDED NOVEMBER 18, 1932 IN BOOK 68, PAGE 100 OF OFFICIAL RECORDS, SUCH AGREEMENT DECLARED TO BE IN FORCE AS TO SUCH MATTERS BY AN INSTRUMENT EXECUTED BY THORNHILL BROOME AND BY AMERICAN BEET SUGAR COMPANY, RECORDED APRIL 17, 1933 IN BOOK 395, PAGE 417 OF OFFICIAL RECORDS. (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)
8. THE PERPETUAL RIGHT, PRIVILEGE AND EASEMENT OF DELIVERING INTO THAT CERTAIN DRAINAGE DITCH, LOCALLY KNOWN AS DITCH "S", THROUGH A CERTAIN CONCRETE CULVERT AS IT EXISTED OR MAY THEREAFTER BE RECONSTRUCTED, AT A POINT NEAR AND IMMEDIATELY WESTERLY FROM THE SOUTHWEST CORNER OF PARCEL B DESCRIBED IN DEED RECORDED IN BOOK 38, PAGE 450 OF OFFICIAL RECORDS, SUCH OF THE SURFACE AND FLOOD WATERS FROM OR PASSING ACROSS THE LANDS DESCRIBED IN DEEDS RECORDED IN BOOK 358, PAGE 371 OF OFFICIAL RECORDS AND IN BOOK 358, PAGE 375 OF OFFICIAL RECORDS, AS THE AMERICAN CRYSTAL SUGAR COMPANY IS ENTITLED BY THE PROVISIONS OF THE DEEDS RECORDED IN BOOK 51, PAGE 412 OF OFFICIAL RECORDS AND IN BOOK 68, PAGE 100 OF OFFICIAL RECORDS, TO CARRY AND CONVEY THROUGH CERTAIN DITCHES AND CHANNELS ACROSS LOT 4 OF THE BROOME ESTATE RANCH, AS GRANTED BY SAID AMERICAN CRYSTAL SUGAR COMPANY TO THE STATE OF CALIFORNIA, IN DEED RECORDED APRIL 10, 1942 IN BOOK 657, PAGE 65 OF OFFICIAL RECORDS. (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)

(230-0-180-220) SCHEDULE "B" NOTE

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: FEBRUARY 5, 1945 RECORDING NO.: BOOK 708, PAGE 94 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTT)
10. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: JANUARY 29, 1951 RECORDING NO.: BOOK 977, PAGE 3 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. (BLANKET IN NATURE)
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: ERNEST EVANTS, ET AL. PURPOSE: INSTALLATION, OPERATION AND MAINTENANCE OF WATER PIPELINES RECORDING DATE: AUGUST 15, 1952 RECORDING NO.: BOOK 1084, PAGE 3 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AMENDED BY AGREEMENT RECORDED OCTOBER 22, 1952 IN BOOK 1095, PAGE 175 OF OFFICIAL RECORDS. (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: HOMER CROTTY, ET AL. PURPOSE: INSTALLATION, OPERATION AND MAINTENANCE OF WATER PIPELINE RECORDING DATE: JANUARY 29, 1953 RECORDING NO.: BOOK 1113, PAGE 570 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: HOMER CROTTY, ET AL. PURPOSE: INSTALLATION, OPERATION AND MAINTENANCE OF WATER PIPELINES RECORDING DATE: JULY 2, 1954 RECORDING NO.: BOOK 1212, PAGE 496 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: ABBOT KINNEY COMPANY PURPOSE: INSTALLATION, OPERATION AND MAINTENANCE OF WATER PIPELINES RECORDING DATE: JULY 2, 1954 RECORDING NO.: BOOK 1212, PAGE 500 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)
15. INTENTIONALLY DELETED. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
16. INTENTIONALLY DELETED. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HERON)
17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: VENTURA COUNTY FLOOD CONTROL DISTRICT PURPOSE: PURPOSES OF A FLOOD CONTROL CHANNEL RECORDING DATE: MAY 5, 1960 RECORDING NO.: BOOK 1864, PAGE 170 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION, DOCUMENT APPEARS INCOMPLETE - NOT PLOTTED)
18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PLEASANT VALLEY COUNTY WATER DISTRICT OF VENTURA COUNTY PURPOSE: PIPE LINES AND CONDUITS RECORDING DATE: JANUARY 22, 1960 RECORDING NO.: BOOK 1820, PAGE 511 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (THE ORIGIN OF THE EASEMENT ORIGINATES OUTSIDE OF THE SCOPE OF THIS SURVEY - CANNOT DETERMINE AFFECT)
19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: ELIZABETH DANNE MYERS PURPOSE: WATER PIPE LINES RECORDING DATE: FEBRUARY 15, 1967 RECORDING NO.: 6331, BOOK 3105, PAGE 159 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (THE ORIGIN OF THE EASEMENT ORIGINATES OUTSIDE OF THE SCOPE OF THIS SURVEY - CANNOT DETERMINE AFFECT)

(230-0-180-220) SCHEDULE "B" NOTE

20. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: WELL USE AGREEMENT DATED: JANUARY 24, 1967 EXECUTED BY: MARY ANN HOLLIS AND ELIZABETH DANNE MYERS RECORDING DATE: MARCH 9, 1967 RECORDING NO.: BOOK 3114, PAGE 551 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (THE ORIGIN OF THE EASEMENT ORIGINATES OUTSIDE OF THE SCOPE OF THIS SURVEY - CANNOT DETERMINE AFFECT)
21. INTENTIONALLY DELETED. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: AUGUST 30, 1973 RECORDING NO.: BOOK 4160, PAGE 323 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HEREINABOVE. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)
23. COVENANTS AND RESTRICTIONS IMPOSED BY A LAND CONSERVATION CONTRACT EXECUTED PURSUANT TO SECTION 51200 ET SEQ. CALIFORNIA GOVERNMENT CODE (WILLIAMSON ACT) AUTHORIZING THE ESTABLISHMENT OF AGRICULTURAL PRESERVES. THE USE OF THE LAND WITHIN THE PRESERVE MAY BE RESTRICTED BY THE CONTRACT TO AGRICULTURAL, RECREATIONAL, OPEN-SPACE, AND OTHER APPROVED COMPATIBLE USES. DATED: JANUARY 14, 1975 EXECUTED BY: HIJI BROS AND COUNTY OF VENTURA RECORDING DATE: JANUARY 30, 1975 RECORDING NO.: BOOK 4362, PAGE 965 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (BLANKET IN NATURE)
24. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: IRRIGATION SYSTEM OPERATING AGREEMENT DATED: NOVEMBER 20, 1979 EXECUTED BY: HIJI BROS., INC., AND COUNTY OF VENTURA RECORDING DATE: DECEMBER 13, 1979 RECORDING NO.: BOOK 5559, PAGE 852 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT PARENT PARCEL - NOT SHOWN)
25. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: IRRIGATION SYSTEM OPERATING AGREEMENT DATED: NOVEMBER 20, 1979 EXECUTED BY: HIJI BROTHERS AND COUNTY OF VENTURA RECORDING DATE: FEBRUARY 11, 1980 RECORDING NO.: BOOK 5594, PAGE 357 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)
26. ALL OF THE RIGHTS, PROVISIONS, MUTUAL COVENANTS, REGULATIONS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THAT CERTAIN INSTRUMENT ENTITLED "AGREEMENT" DATED FEBRUARY 6, 1980 BY AND BETWEEN PLEASANT VALLEY COUNTY WATER DISTRICT AND HIJI BROTHERS, INC., RECORDED JULY 22, 1981 AS DOCUMENT NO. 69465 OF OFFICIAL RECORDS. (DOES NOT AFFECT PARENT PARCEL - NOT SHOWN)
27. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: VENTURA COUNTY FLOOD CONTROL DISTRICT PURPOSE: FLOOD CONTROL, WATER CONSERVATION AND RELATED PURPOSES RECORDING DATE: OCTOBER 15, 1992 RECORDING NO.: 92-182593 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION INDETERMINATE WITH PROVIDED INFORMATION - NOT PLOTTED)
28. EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
29. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: AGRICULTURAL LEASE LESSOR: HIJI BROS., A CALIFORNIA PARTNERSHIP LESSEE: BOSKOVICH FARMS, INC., A CALIFORNIA CORPORATION RECORDING DATE: UNRECORDED (UNDERLYING DOCUMENT NOT PROVIDED - NOT SHOWN)
30. A CERTIFICATE OF COMPLIANCE EXECUTED BY: HIJI BROS., A CALIFORNIA GENERAL PARTNERSHIP DATED: DECEMBER 4, 2020 RECORDING DATE: DECEMBER 4, 2020 RECORDING NO.: 2020-208970 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (BLANKET IN NATURE)

(230-0-180-220) SCHEDULE "B" NOTE

31. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW.  
AMOUNT: \$12,450,000.00  
DATED: DECEMBER 15, 2020  
TRUSTOR/GRANTOR ROUND MOUNTAIN ROAD CAMARILLO CA, LP, A DELAWARE LIMITED PARTNERSHIP  
TRUSTEE: DEBORAH K. WRIGHT  
BENEFICIARY: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION  
LOAN NO.: 717612011  
RECORDING DATE: DECEMBER 17, 2020  
RECORDING NO.: 2020-221897 OF OFFICIAL RECORDS AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (BLANKET IN NATURE)
32. SUBORDINATION, NONDISTURBANCE AND ATTORNMEN AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF: LENDER: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION  
BORROWER: BOSKOVICH FARMS, INC., A CALIFORNIA CORPORATION  
LANDLORD: ROUND MOUNTAIN ROAD CAMARILLO CA, LP, A DELAWARE LIMITED PARTNERSHIP  
RECORDING DATE: DECEMBER 17, 2020  
RECORDING NO.: 2020-221898 OF OFFICIAL RECORDS AN AGREEMENT RECORDED DECEMBER 17, 2020 AT RECORDING NO. 2020-221898 OF OFFICIAL RECORDS WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT ENTITLED: DEED OF TRUST, SECURITY AGREEMENT, AND FUTURE FILING WITH ASSIGNMENT OF RENTS AND PROCEEDS, LEASES AND AGREEMENTS RECORDING DATE: DECEMBER 17, 2020 RECORDING NO.: 2020-221897 OF OFFICIAL RECORDS AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (BLANKET IN NATURE)
33. SUBORDINATION, NONDISTURBANCE AND ATTORNMEN AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF: LENDER: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION  
TENANT: BOSKOVICH FAMILY FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
LANDLORD: ROUND MOUNTAIN ROAD CAMARILLO CA, LP, A DELAWARE LIMITED PARTNERSHIP  
RECORDING DATE: SEPTEMBER 29, 2021  
RECORDING NO.: 2021-178810 OF OFFICIAL RECORDS AN AGREEMENT RECORDED SEPTEMBER 29, 2021 AT RECORDING NO. 2021-178810 OF OFFICIAL RECORDS WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT ENTITLED: DEED OF TRUST, SECURITY AGREEMENT, AND FUTURE FILING WITH ASSIGNMENT OF RENTS AND PROCEEDS, LEASES AND AGREEMENTS RECORDING DATE: DECEMBER 17, 2020 RECORDING NO.: 2020-221897 OF OFFICIAL RECORDS AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (BLANKET IN NATURE)
34. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

(230-0-180-220) LESSOR'S LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF VENTURA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF THE RANCHO GUADALASCA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, INCLUDING A PORTION OF LOT 7 OF THE BROOME ESTATE RANCH, AS SAID LOT IS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY IN AN ACTION ENTITLED THORNHILL FRANCIS BROOME VS FRANCES BROOME (CASE NO. 5181), AND OF THE RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH IRON PIPE IN THE NORTH LINE OF PARCEL 1 OF THE LAND DESCRIBED IN DEED TO AMERICAN BEET SUGAR COMPANY, RECORDED OCTOBER 9, 1924, IN BOOK 51, PAGE 412 OF OFFICIAL RECORDS, AT THE NORTHEAST CORNER OF THE LAND DESCRIBED IN PARCEL 6 IN THE DEED TO ABBOTT KINNEY COMPANY, RECORDED OCTOBER 4, 1951, IN BOOK 1025, PAGE 309 OF OFFICIAL RECORDS;

THENCE ALONG THE EAST LINE OF THE LAND LAST REFERRED TO,

1ST: SOUTH 1° 03' 30" WEST 4865.74 FEET MORE OR LESS TO A POINT IN THE NORTHERLY LINE OF BROOME RANCH ROAD 40 FEET WIDE; THENCE ALONG SAID NORTH LINE;  
2ND: NORTH 88° 55' 05" WEST 2896.34 FEET; THENCE,  
3RD: NORTH 01° 13' 40" WEST 2527.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3720 FEET AND A CENTRAL ANGLE OF 37° 53' 32"; THENCE,  
4TH: NORTHEASTERLY ALONG SAID CURVE 2465.61 FEET TO THE NORTHERLY LINE OF SAID LOT 7; THENCE ALONG SAID NORTHERLY LINE,  
5TH: SOUTH 89° 45' 30 EAST 2217.24 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM THE ABOVE DESCRIBED LAND THE EASTERLY 1263.76 FEET THEREOF.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS WEST 2183.51 FEET FROM A POINT IN THE EAST LINE OF THE LAND DESCRIBED IN PARCEL 6 IN DEED TO ABBOT KINNEY COMPANY, RECORDED OCTOBER 4, 1951, IN BOOK 1025, PAGE 309 OF OFFICIAL RECORDS, WHICH LATER POINT BEARS SOUTH 1° 03' 30" WEST 1947.53 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL 6; THENCE,

1ST: NORTH 50 FEET; THENCE  
2ND: WEST 100 FEET; THENCE  
3RD: SOUTH 100 FEET; THENCE  
4TH: EAST 100 FEET; THENCE  
5TH: NORTH 50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS ALSO DESCRIBED IN: THAT CERTAIN CERTIFICATE OF COMPLIANCE (CCL# 20-09-1440), RECORDED DECEMBER 4, 2020 AS INSTRUMENT NO. 2020-208970 OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN THE OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY OR ANY RIGHT TO ENTER UPON OR DISTURB THE SUBSURFACE THEREOF WITHIN 500 FEET OF THE SURFACE, AS RESERVED IN DEED FROM MAY ANN HOLLIS, A MARRIED WOMAN, RECORDED AUGUST 31, 1970, IN BOOK 3713, PAGE 611 OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ANY INTEREST GRANTOR NAMED HEREIN HAS IN THE OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID PARCEL OF LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY OR ANY RIGHT TO ENTER UPON OR DISTURB THE SUBSURFACE THEREOF WITHIN 500 FEET OF THE SURFACE.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	08/17/2023	PRELIMINARY	CK
0	10/03/2023	TITLE/DESIGN (C)	CK
1	04/01/2024	DESIGN (C)	SB
2	05/01/2024	NEW LOCATION (C)	SB
3	08/12/2024	ADD TITLE (C)	AC
4	09/24/2024	REVISE DESIGN (C)	CK
5	01/15/2025	REVISE DESIGN (C)	CK



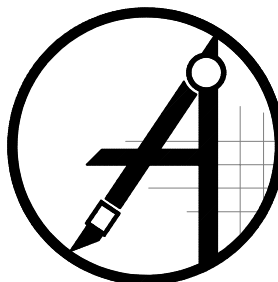
PROPRIETARY INFORMATION

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

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

verizon

15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618



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

ambit consulting

LEWIS

SOUTHWEST CORNER OF LEWIS  
ROAD AND PORTERO ROAD  
CAMARILLO, CA. 93012

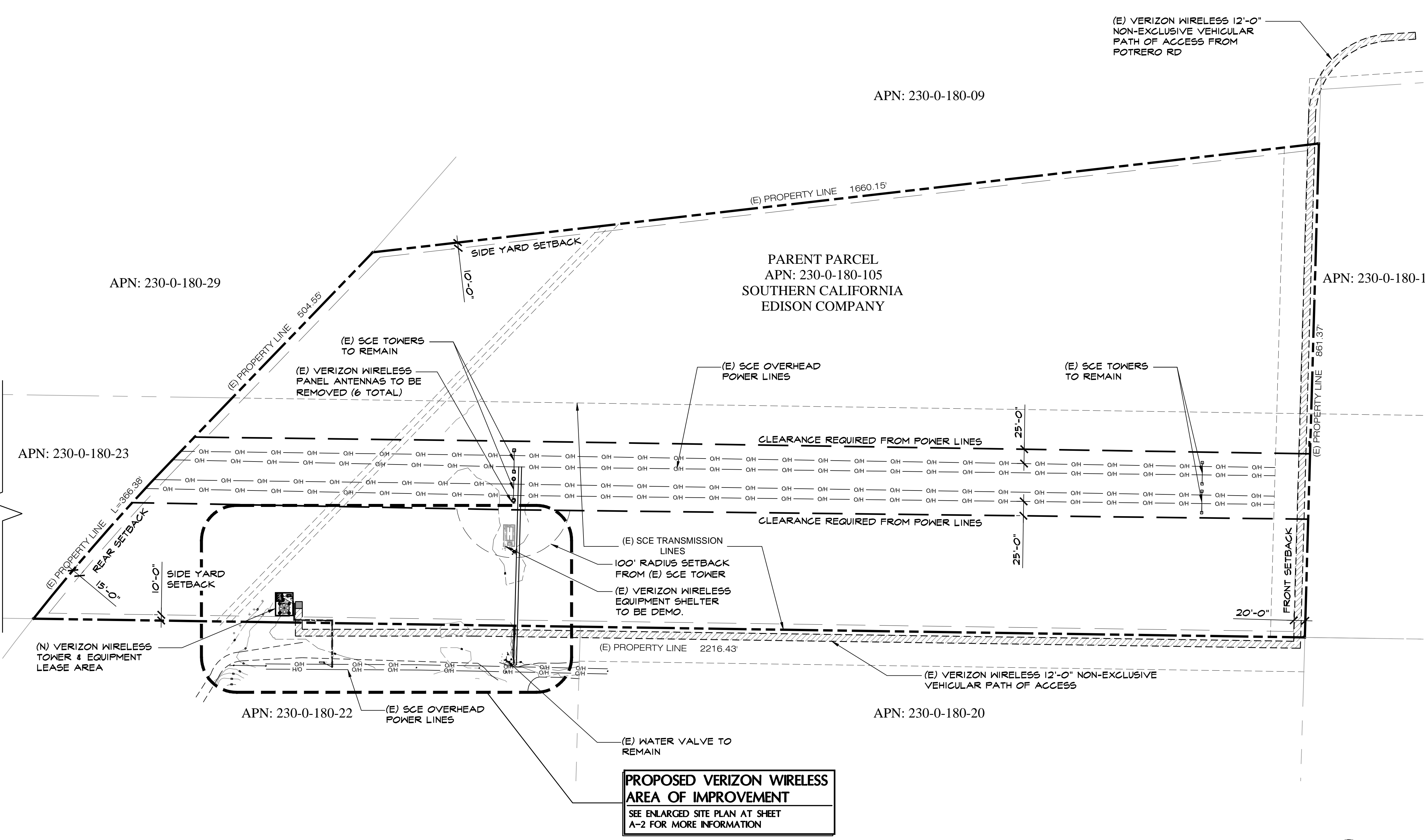
SHEET TITLE:

NOTES

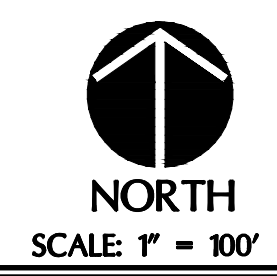
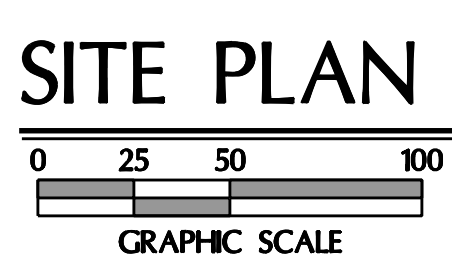
LS-5



HUENEME ROAD (PUBLIC)



**PROPOSED VERIZON WIRELESS  
AREA OF IMPROVEMENT**  
SEE ENLARGED SITE PLAN AT SHEET  
A-2 FOR MORE INFORMATION



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	8/24/2023	90% ZONING DRAWINGS	AC
0	9/14/2023	90% ZONING DRAWINGS	AC
0	9/28/2023	90% ZONING DRAWINGS	AC
0	02/19/2024	100% ZONING DRAWINGS	LS
0	03/28/2024	100% ZD REV	JJR
0	08/13/2024	90% ZD REV / NEW LOC.	AC
0	09/26/2024	100% ZONING DRAWINGS	AC
0	12/04/2024	100% ZD - SCE REVS	JJR
0	01/27/2025	100% ZD - SCE REVS	AC

**derra**  
1750 California Ave., Suite #102  
Corona, CA 92881  
Ph: 951.268.1650 Fax: 951.268.1651

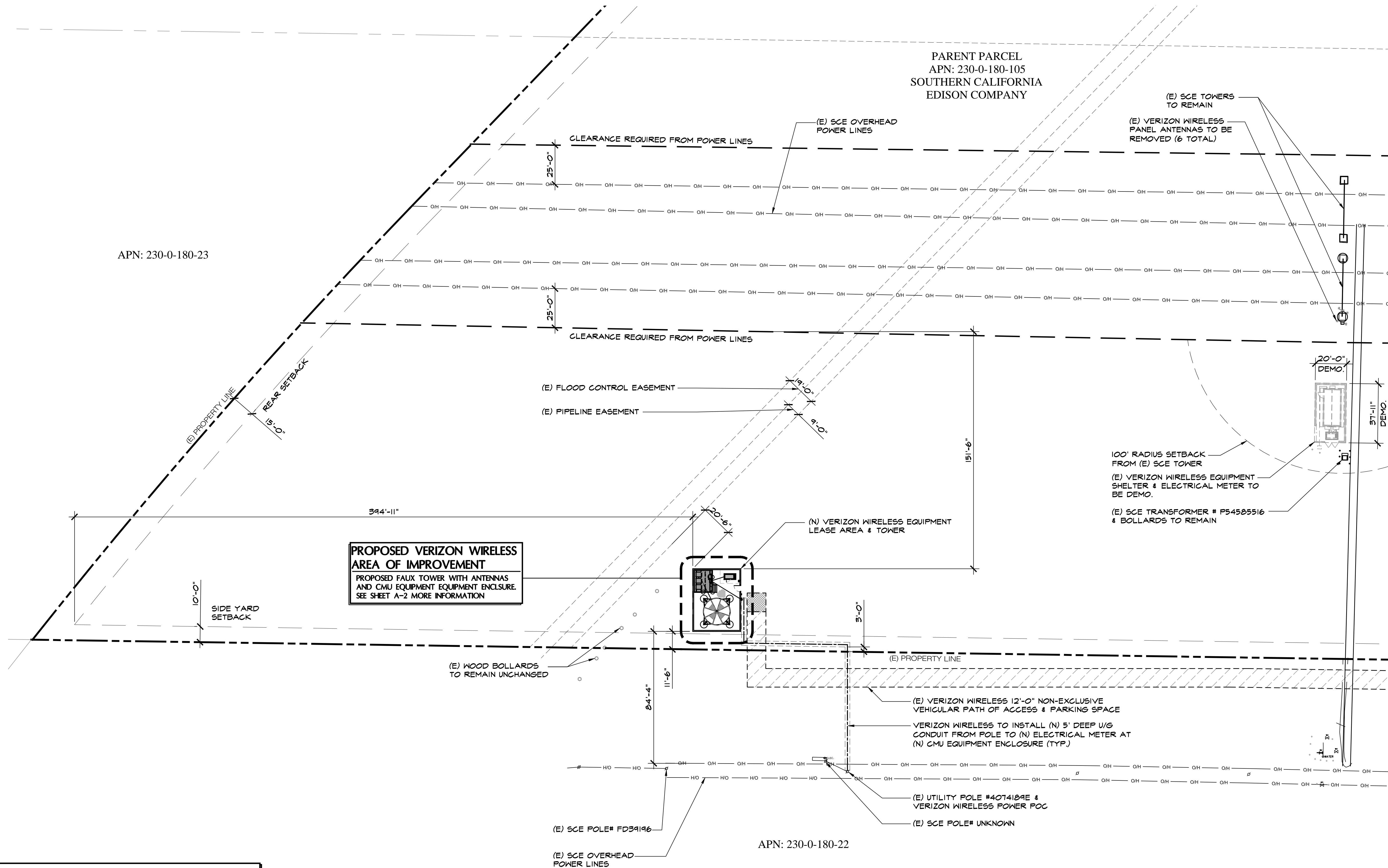
**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF  
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO  
VERIZON WIRELESS  
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES  
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

**verizon**  
15505 SAND CANYON AVENUE  
IRVINE, CA 92618

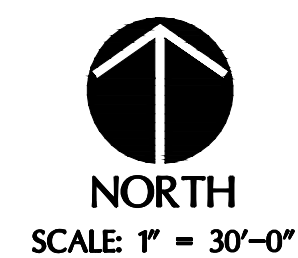
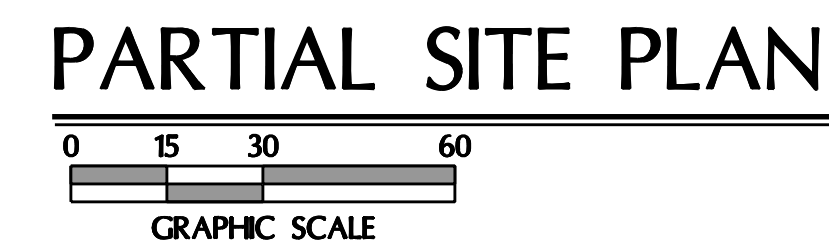
**"LEWIS"  
(DROP-N-SWAP)**  
SOUTHWEST CORNER OF  
LEWIS RD. & POTRERO RD.  
CAMARILLO, CA 93012  
ZONING DRAWINGS

JOB No: 2307R  
SHEET TITLE:  
**SITE PLAN**

**A-1**



- NOTES:**
- ALL 3RD PARTY MMP'S MUST BE OFF SCE PROPERTY LINES
  - ALL PULL BOXES/HH MUST BE TRAFFIC RATED WITH PLACEMENT & QUANTITY DETERMINED BY SCE CONSTRUCTION MANAGER
- POWER & TELCO CONDUIT TRENCH ROUTE**
- CONDUIT RUNS ON EDISON RIGHT OF WAYS OR PROPERTY SHALL BE A MINIMUM OF 36" DEEP TO TOP OF CONDUITS. A DEPTH OF 60" MAY BE REQUIRED IF CONDUITS CROSS UNDER ACCESS ROAD.
  - PROPOSED CONDUIT RUNS SHALL BE WITHIN 1' TO 5' OF THE EXISTING PROPERTY OR EASEMENT LINE AND THEN TURN 90 DEGREES ACROSS THE RIGHT OF WAY INTO THE SITE. AS DIRECTED BY CARRIER SOLUTIONS PLANNER. SEE TCR21



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	8/24/2023	90% ZONING DRAWINGS	AC
0	9/14/2023	90% ZONING DRAWINGS	AC
0	9/28/2023	90% ZONING DRAWINGS	AC
0	02/19/2024	100% ZONING DRAWINGS	LS
0	03/28/2024	100% ZD REV	JJR
0	08/13/2024	90% ZD REV / NEW LOC.	AC
0	09/26/2024	100% ZONING DRAWINGS	AC
0	12/04/2024	100% ZD - SCE REVS	JJR
0	01/27/2025	100% ZD - SCE REVS	AC

**derra**  
1750 California Ave., Suite #102  
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**PROPRIETARY INFORMATION**  
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**"LEWIS"  
(DROP-N-SWAP)**  
SOUTHWEST CORNER OF  
LEWIS RD. & POTRERO RD.  
CAMARILLO, CA 93012  
ZONING DRAWINGS

JOB No: 2307R  
SHEET TITLE:  
**PARTIAL SITE PLAN**

**A-1.1**



VERIZON WIRELESS TO INSTALL (N) H-FRAME W/ ILC, TELCO CABINET AND MAINTENANCE LIGHT ON (N) STL. PLATFORM (TYP.)

VERIZON WIRELESS TO INSTALL (N) EQUIPMENT CABINETS ON (N) STL. PLATFORM (3 TOTAL)

VERIZON WIRELESS TO INSTALL (N) 2'H STEEL PLATFORM W/ STAIRS, MTD ON (N) CMU WALL & CONC. CAISSONS

VERIZON WIRELESS TO INSTALL (N) 2'H STEEL PLATFORM W/ STAIRS, MTD ON (N) CMU WALL & CONC. CAISSONS

VERIZON WIRELESS TO INSTALL (6) (N) 4"Ø UNDERGROUND CONDUITS W/ (2) 1-5/8"Ø (6X12) HYBRIFLEX CABLES & (6) 7/8"Ø COAX CABLES (TYP.)

VERIZON WIRELESS TO INSTALL (N) 30KW, 53 GALLON MAXIMUM STAND-BY AC GENERATOR ON A RAISED 24"H CONC. PAD

VERIZON WIRELESS TO INSTALL (N) WALL MTD. FIRE EXTINGUISHER

VERIZON WIRELESS TO INSTALL (N) 4'W X 1-1/2" DEEP 10 GAUGE GALV. STEEL ACCESS DOOR

VERIZON WIRELESS TO INSTALL (N) WALL MTD. SES BOX

VERIZON WIRELESS TO INSTALL (N) 5'D U/G POWER CONDUIT TO (N) ILC

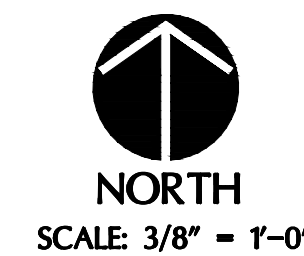
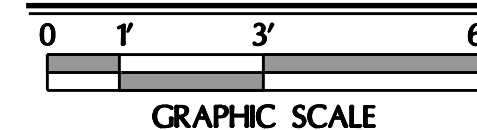
VERIZON WIRELESS TO INSTALL (N) WALL MTD. 200A ELECTRICAL METER

VERIZON WIRELESS TO INSTALL (N) 5' DEEP U/G CONDUIT FROM POLE TO (N) ELECTRICAL METER AT (N) CMU EQUIPMENT ENCLOSURE (TYP.)

VERIZON WIRELESS TO INSTALL (N) 8'H CMU ENCLOSURE

**PROPOSED VERIZON WIRELESS AREA OF IMPROVEMENT**  
PROPOSED FAUX TOWER WITH ANTENNAS  
SEE SHEET A-3 MORE INFORMATION

## EQUIPMENT LEASE AREA PLAN



### ISSUE STATUS

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ZONING DRAWINGS

JOB No: 2307R

SHEET TITLE:

EQUIPMENT LEASE  
AREA PLAN

**A-2**

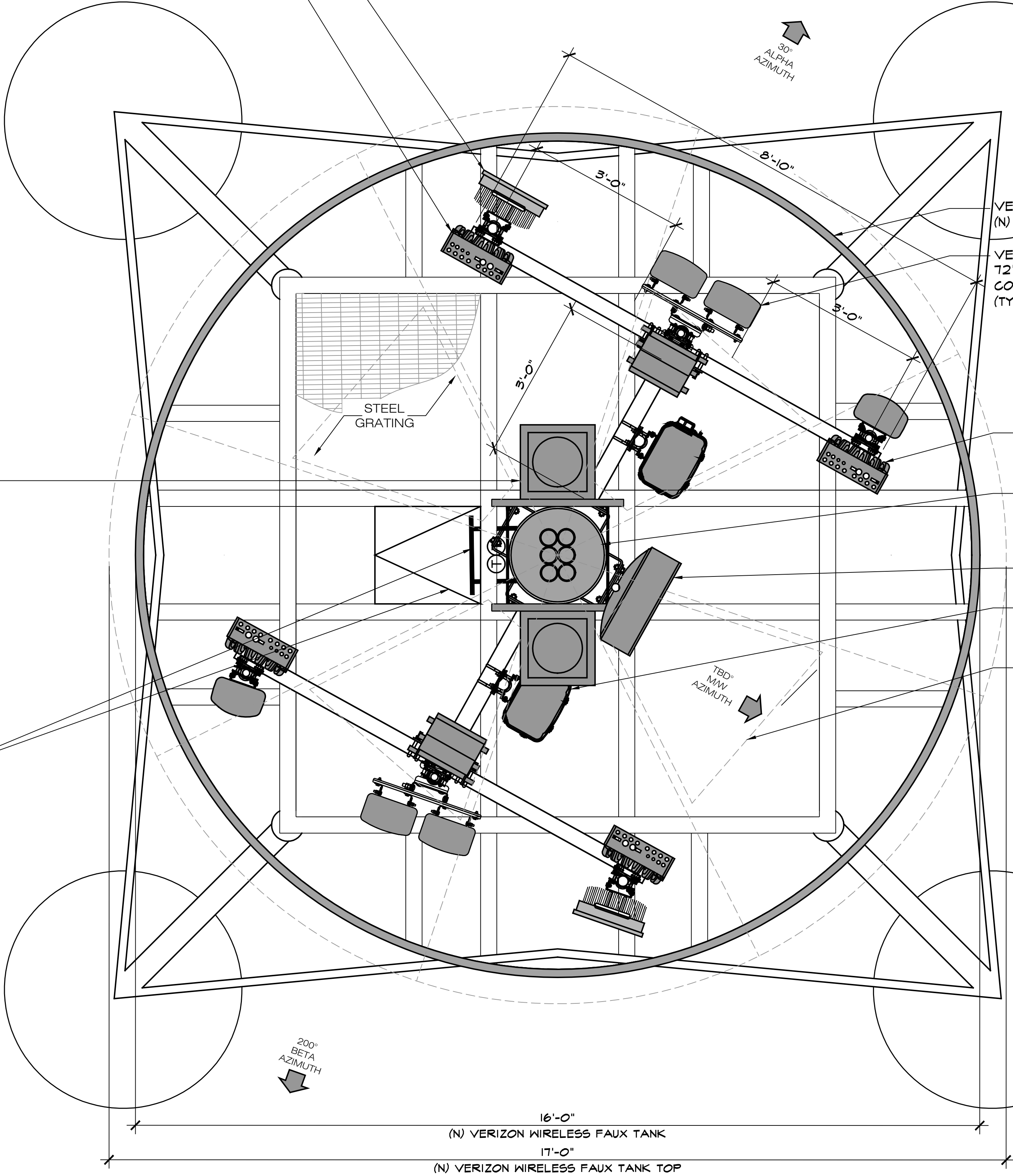


PROPOSED ANTENNA SCHEDULE												
Sector				Equipment					Cables			
Name	Bracket Az. (deg)	Bracket Center (ft)	Position	Make/Model	Height (in)	Width (in)	Depth (in)	Weight W/ Bracket (#)	Type	Length (ft)		
Sector 'A'	30°	47'-0"	A1	AIR6419	31"	16.6"	9.05"	76.55#	-	-		
				RRUS4490	17.9"	15.7"	7.0"	75.5#				
			A2	(2) NHH-65B-R2B	96"	11.9"	7.1"	112.9#	-	-		
				STAND-OFF	3315 RAYCAP	28.9"	16"	10"			26.9#	(1) 1-5/8"Ø (6x12)
			A3		KRE105281/1	8.4"	7.9"	5.1"	15#	-	-	
				RRUS4890	20.6"	15.7"	7.2"	76.5#				
Sector 'B'	200°	47'-0"	B1	AIR6419	31"	16.6"	9.05"	76.55#	-	-		
				RRUS4490	17.9"	15.7"	7.0"	75.5#				
			B2	(2) NHH-65B-R2B	96"	11.9"	7.1"	112.9#	-	-		
				STAND-OFF	3315 RAYCAP	28.9"	16"	10"			26.9#	(1) 1-5/8"Ø (6x12)
			B3		KRE105281/1	8.4"	7.9"	5.1"	15#	-	-	
				RRUS4890	20.6"	15.7"	7.2"	76.5#				
			THIS SITE IS INTERCONNECTED BY M/W DISH									

VERIZON WIRELESS TO INSTALL (N) EXHAUST FANS (PENDING MECHANICAL REPORT)

VERIZON WIRELESS TO INSTALL (N) ACCESS HATCH & LADDER (TYP.)

- 2  
D-1
- VERIZON WIRELESS TO INSTALL (N) 31"Hx16.6"Wx9.1"D PANEL ANTENNAS CONCEALED WITHIN (N) FAUX TOWER (TYP. OF 1 PER SECTOR, 2 TOTAL)
- 3  
D-3
- VERIZON WIRELESS TO INSTALL (N) RRUS4490 CONCEALED WITHIN (N) FAUX TOWER (TYP. OF 1 PER SECTOR, 2 TOTAL)

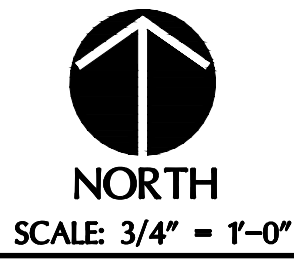
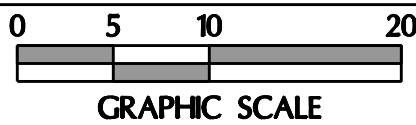


- VERIZON WIRELESS TO INSTALL (N) 16'Ø X 53'H FAUX TOWER (TYP.)
- VERIZON WIRELESS TO INSTALL (N) 72"Hx11.9"Wx9.1"D PANEL ANTENNAS CONCEALED WITHIN (N) FAUX TOWER (TYP. OF 2 PER SECTOR, 4 TOTAL)
- VERIZON WIRELESS TO INSTALL (N) RRUS4890 CONCEALED WITHIN (N) FAUX TOWER (TYP. OF 1 PER SECTOR, 2 TOTAL)
- VERIZON WIRELESS TO INSTALL (N) (3) (N) (6X12) 1-5/8"Ø HYBRIFLEX CABLES (4) 1/8"Ø COAX CABLES WITHIN (N) (6) 4"Ø CONDUITS (TYP.)
- VERIZON WIRELESS TO INSTALL 2'Ø MICROWAVE ANTENNA (1 TOTAL)
- VERIZON WIRELESS TO INSTALL (N) 3315 RAYCAP, MTD. ON STANDOFF ARM (TYP. OF 1 PER SECTOR, 2 TOTAL)
- (N) VERIZON WIRELESS 3/16" THICK X 1/4" SQ. PVC MESH TO THE UNDERSIDE OF THE FRP ROOF PANEL OPENING W/ OSI QB300 MULTI-PURPOSE CONSTRUCTION ADHESIVE (TYP. OF 4)

PROPOSED VERIZON WIRELESS AREA OF IMPROVEMENT

PROPOSED FAUX TOWER WITH ANTENNAS AND EQUIPMENT. SEE ANTENNA PLAN ON THIS SHEET FOR MORE INFORMATION

ANTENNA PLAN



ISSUE STATUS

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0	09/26/2024	100% ZONING DRAWINGS	AC
0	12/04/2024	100% ZD - SCE REVS	JJR
0	01/27/2025	100% ZD - SCE REVS	AC

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SOUTHWEST CORNER OF  
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ZONING DRAWINGS

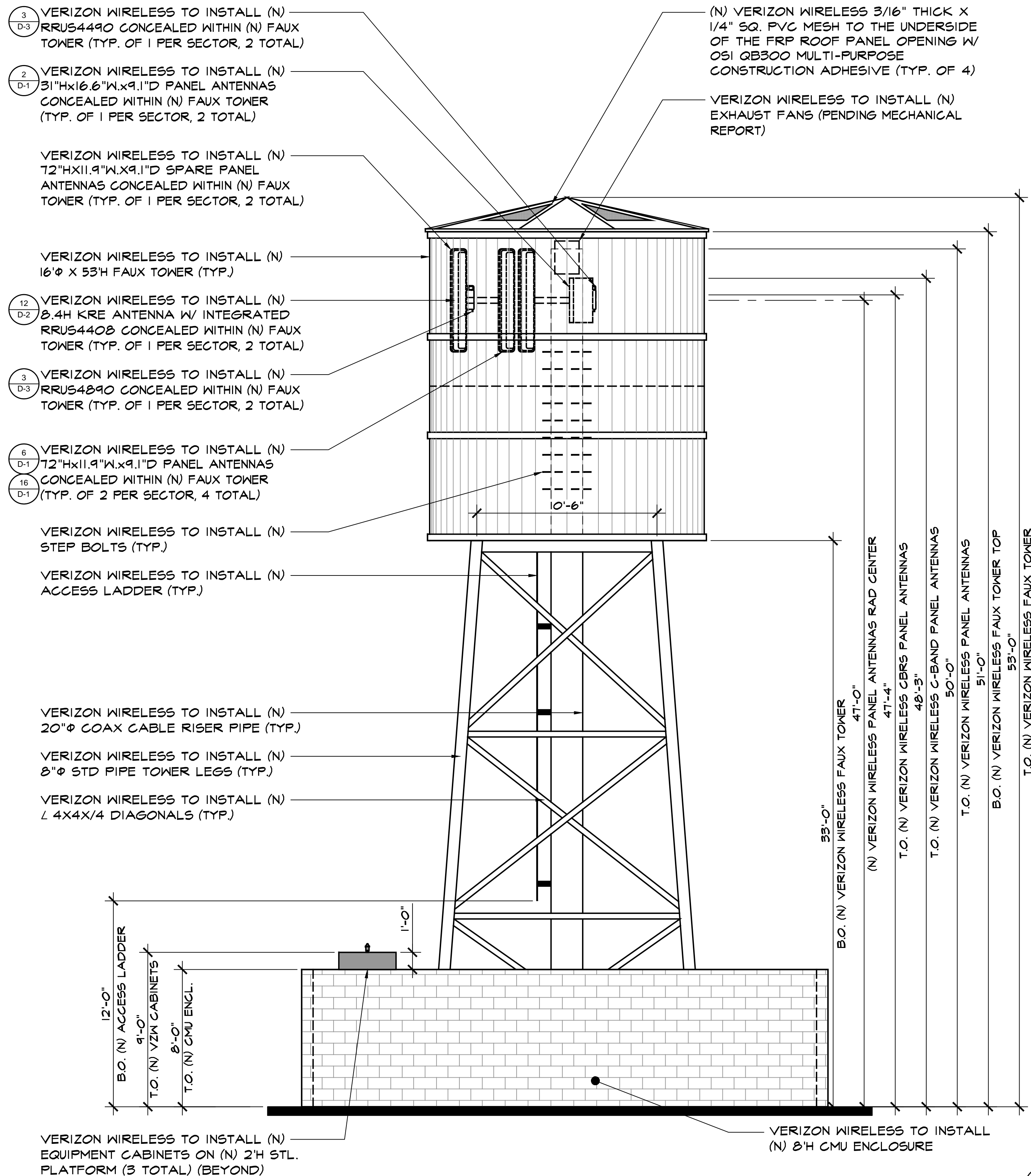
JOB No: 2307R

SHEET TITLE:

ENLARGED SITE PLAN/  
ANTENNA PLAN

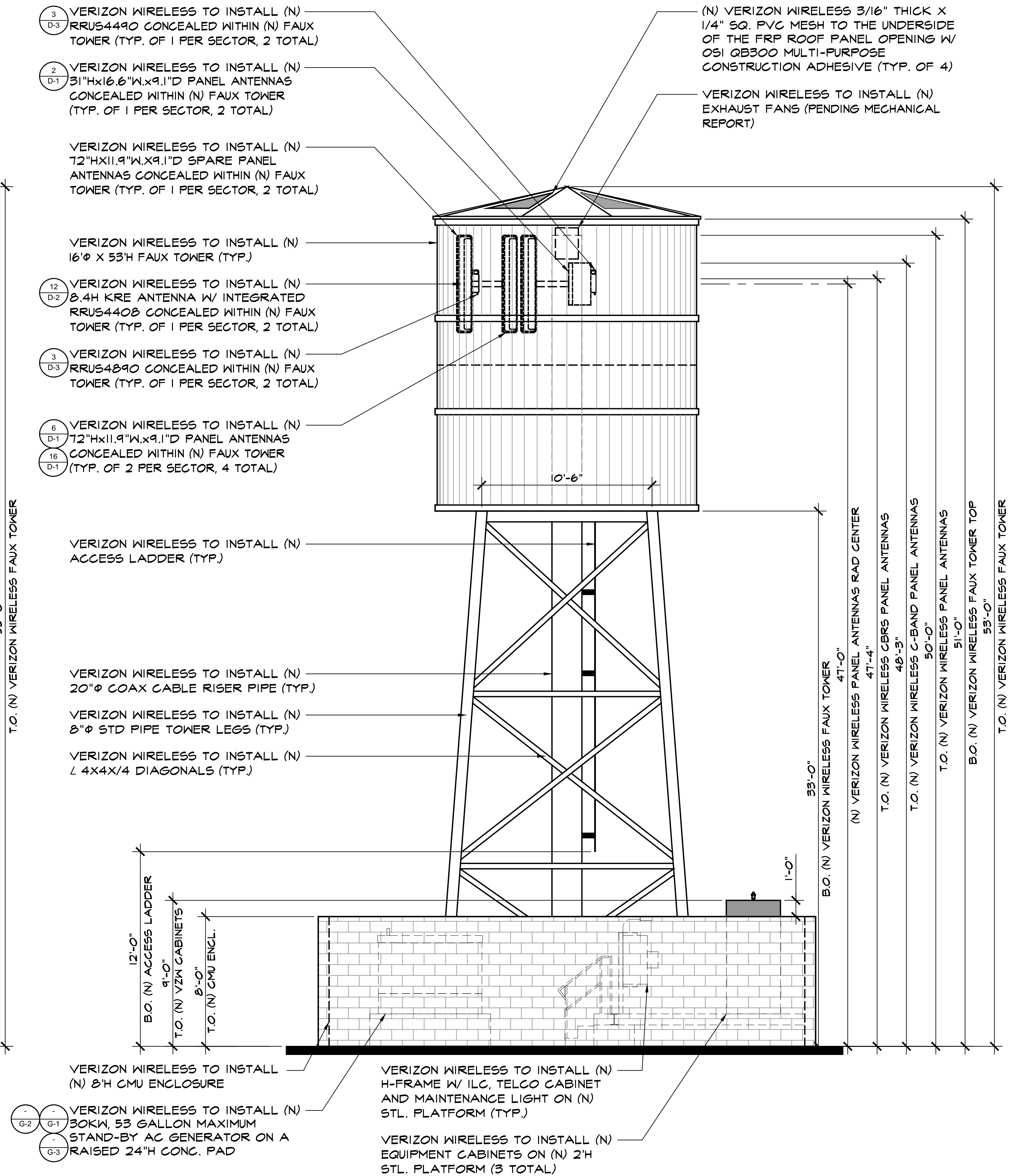
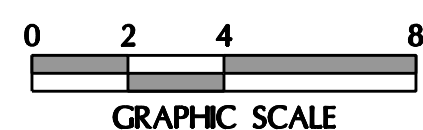
A-2.1





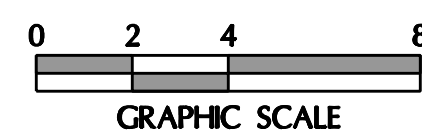
PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"



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0	12/04/2024	100% ZD - SCE REVS	JJR
0	01/27/2025	100% ZD - SCE REVS	AC

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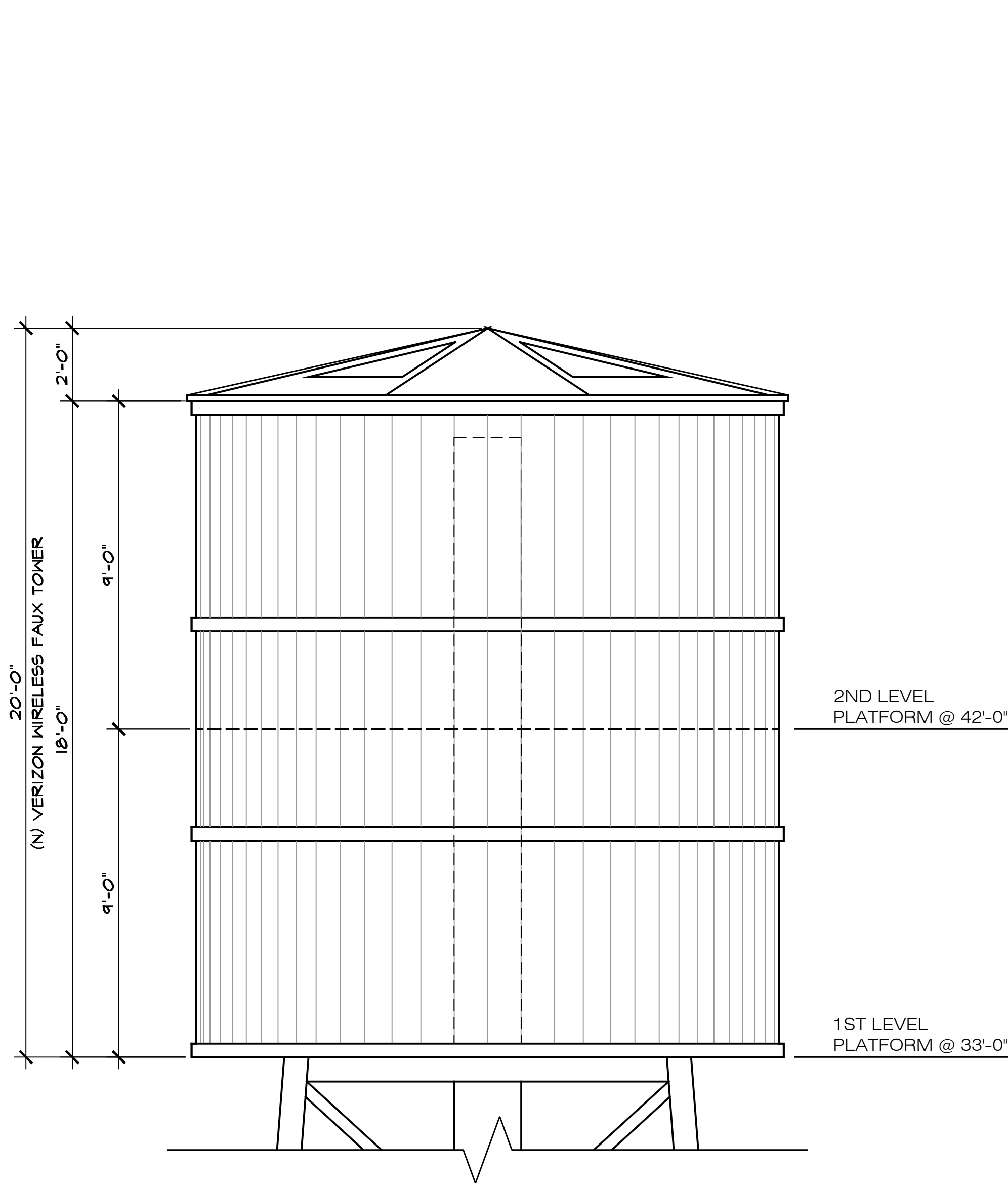
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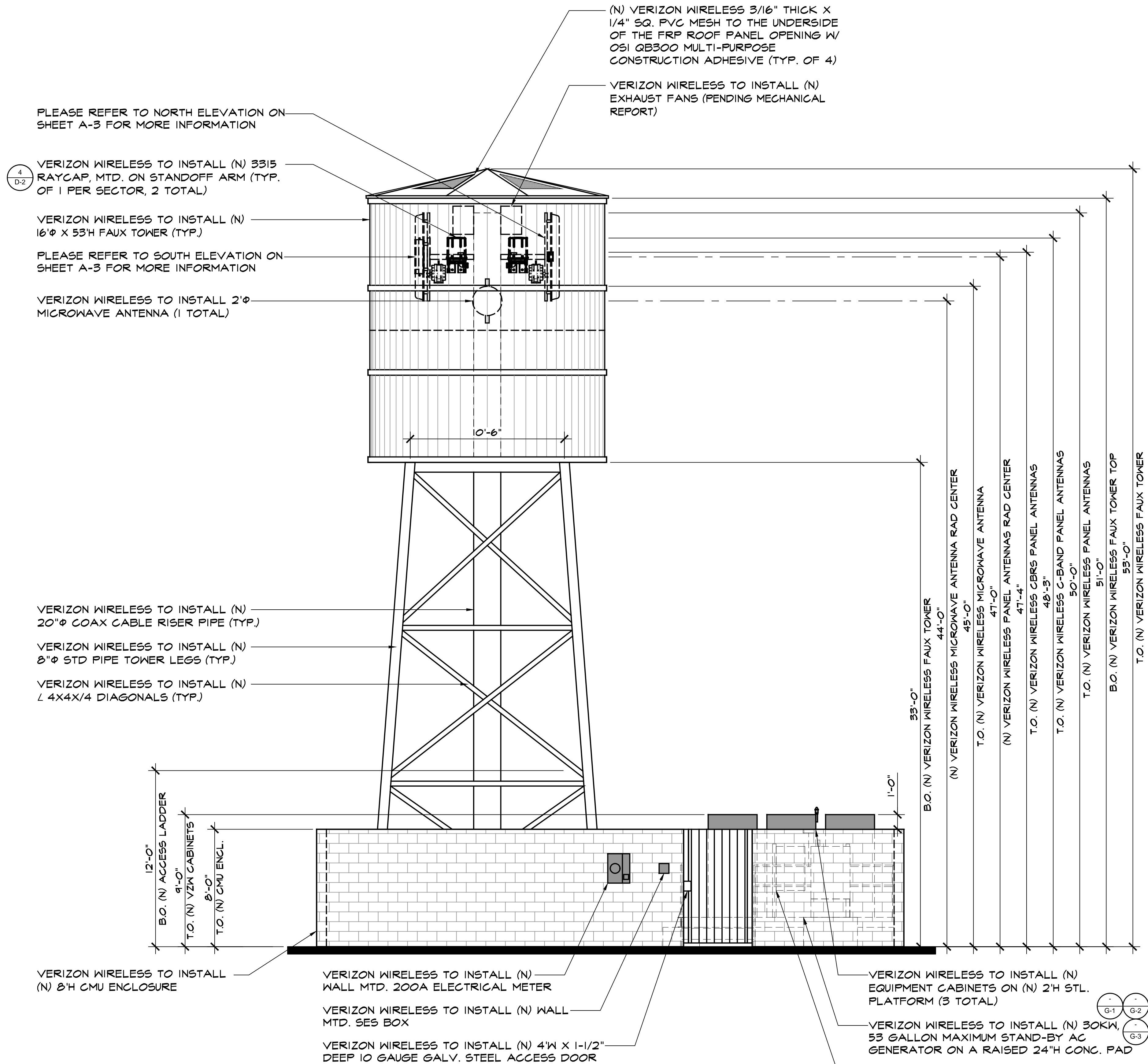
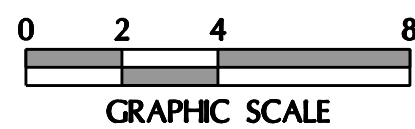
ELEVATIONS

A-3

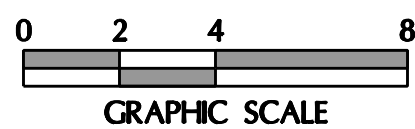




FAUX TOWER PARTIAL VIEW



PROPOSED EAST ELEVATION



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SHEET TITLE:

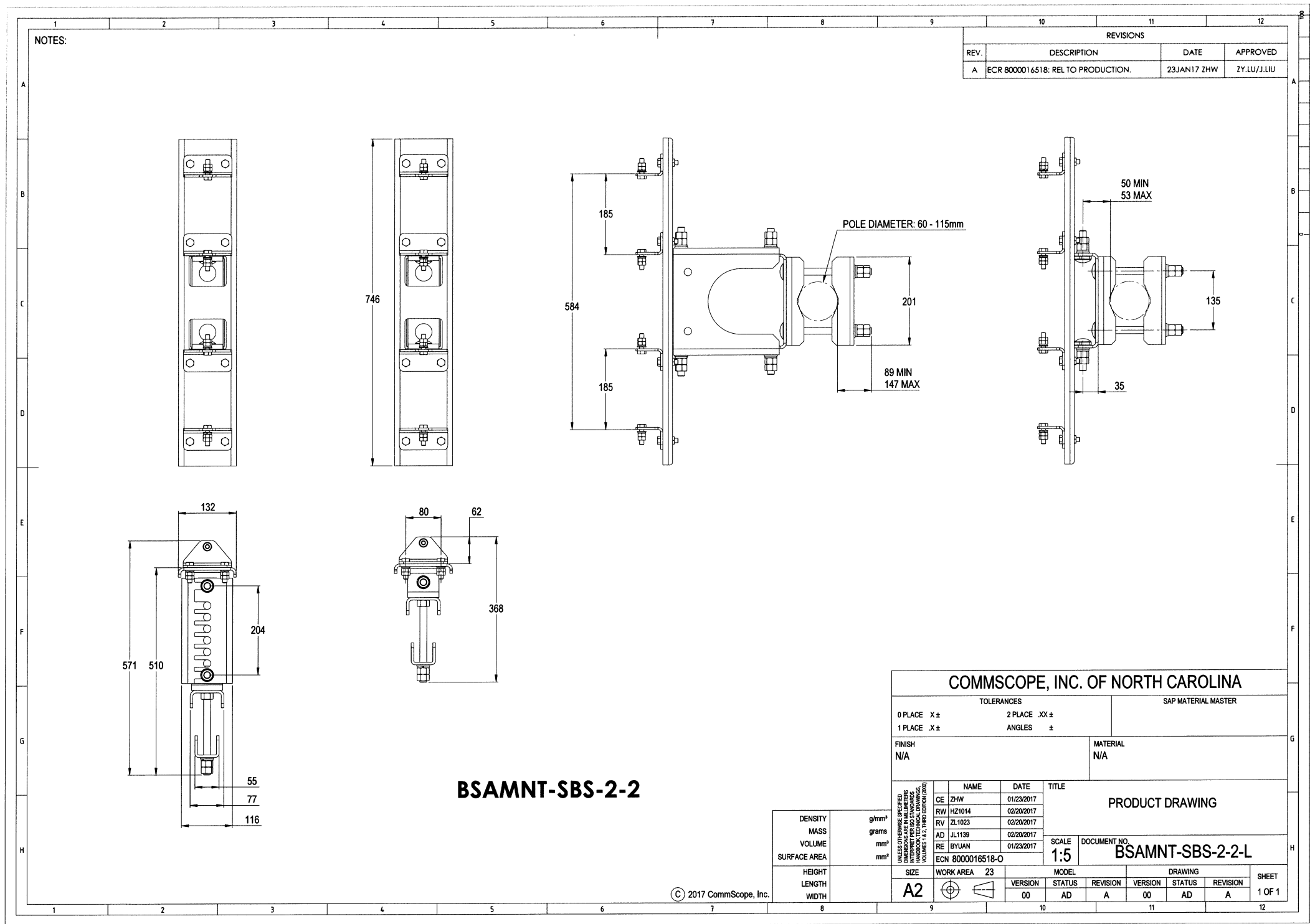
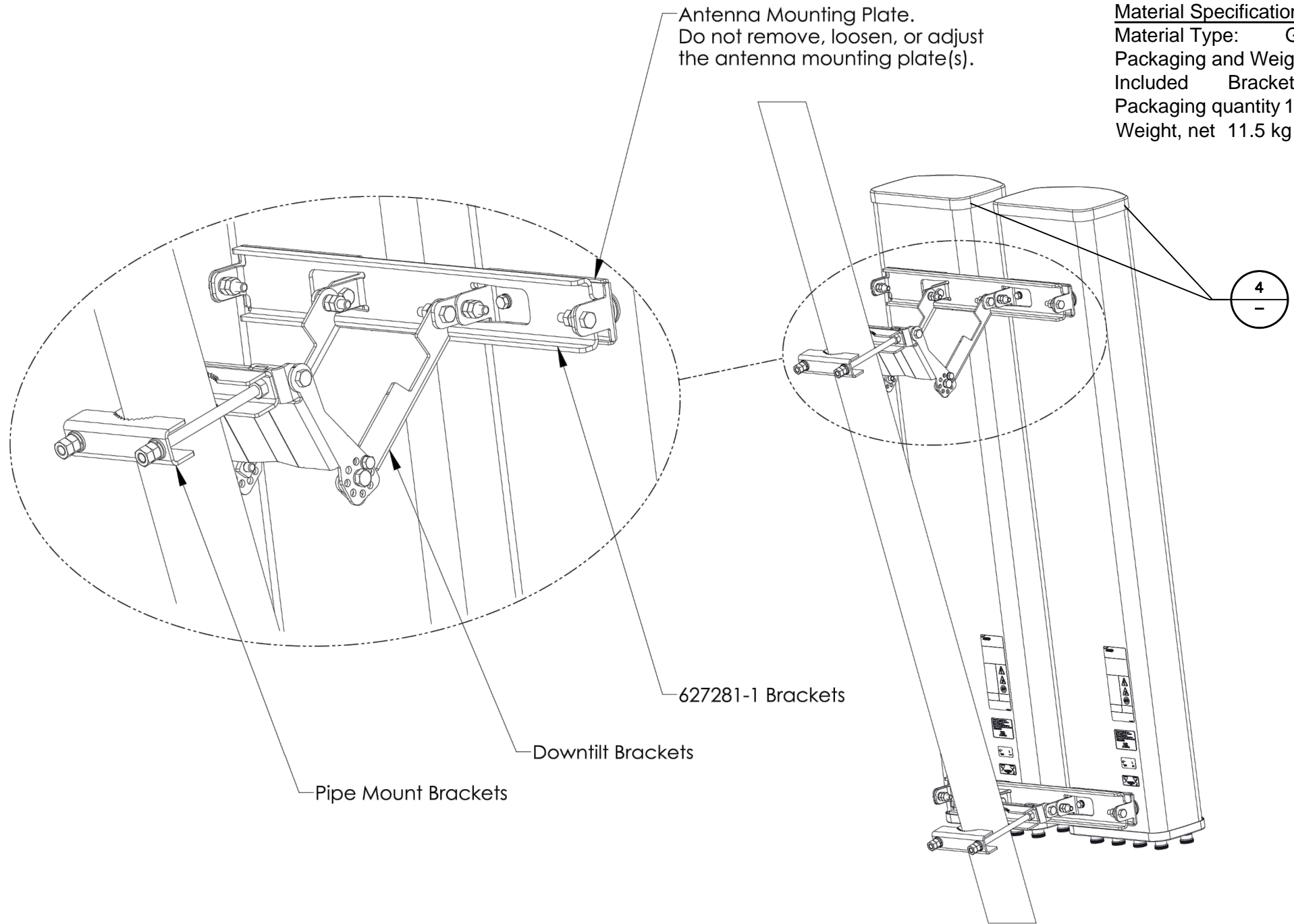
ELEVATIONS

A-4



NOTE:  
G.C. TO USED 3"ø SCH. 40 PIPE  
FOR DUAL MOUNTED ANTENNAS

General Specifications:  
Application: Outdoor  
Color: Silver  
Dimensions:  
Compatible Diameter, maximum 114.3 mm | 4.5 in  
Compatible Diameter, minimum 61 mm | 2.402 in  
Material Specifications:  
Material Type: Galvanized steel  
Packaging and Weights  
Included Brackets | Hardware  
Packaging quantity 1  
Weight, net 11.5 kg | 25.5 lb



DUAL MOUNT BRACKET SPEC. SHEET

SCALE:  
NONE

16

RESERVED

SCALE:  
-

9

RESERVED

SCALE:  
-

10

RESERVED

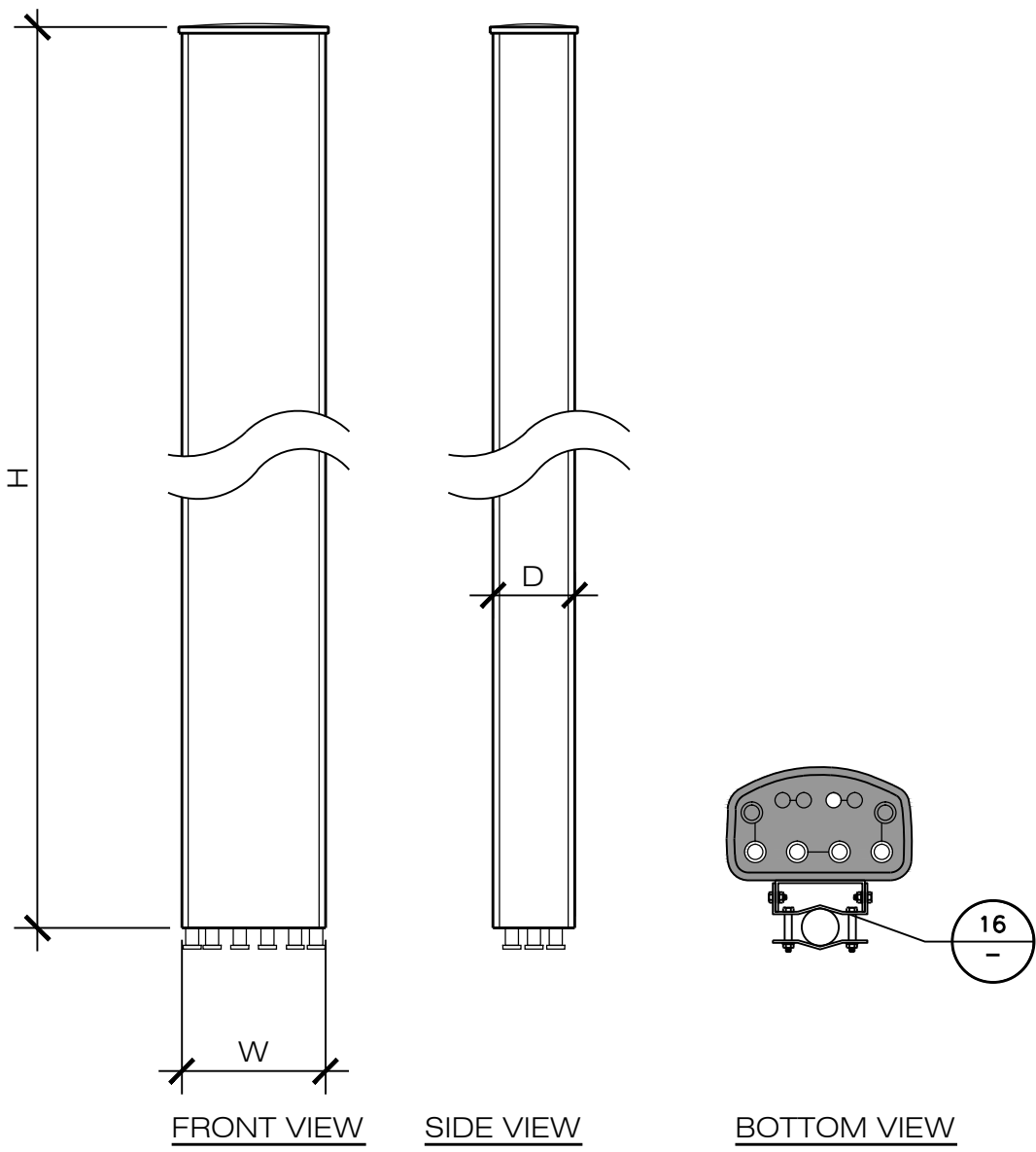
SCALE:  
-

11

RESERVED

SCALE:  
-

12



ANTENNA DATA

ANTENNA MODEL: "COMMSCOPE" MODEL NHH-65B-R2B  
ANTENNA TYPE: MULTIBAND  
FREQUENCY RANGES: 698-896 | 1695 -2360 MHZ  
1850-1990 | 1920-2200 | 2300-2360 MHZ

ANTENNA PHYSICAL DATA

LENGTH (L'): 72.0"  
WIDTH (W'): 11.9"  
DEPTH (D'): 7.1"  
NET WEIGHT (WITH MOUNTING KIT): 43.7#  
MAX. WIND LOADING: 150 KM/H  
MAX. WIND SPEED: 150 MPH  
RADOME MATERIAL: FIBERGLASS (UV RESISTANT)

ANTENNA MOUNTING DETAIL

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

6

RESERVED

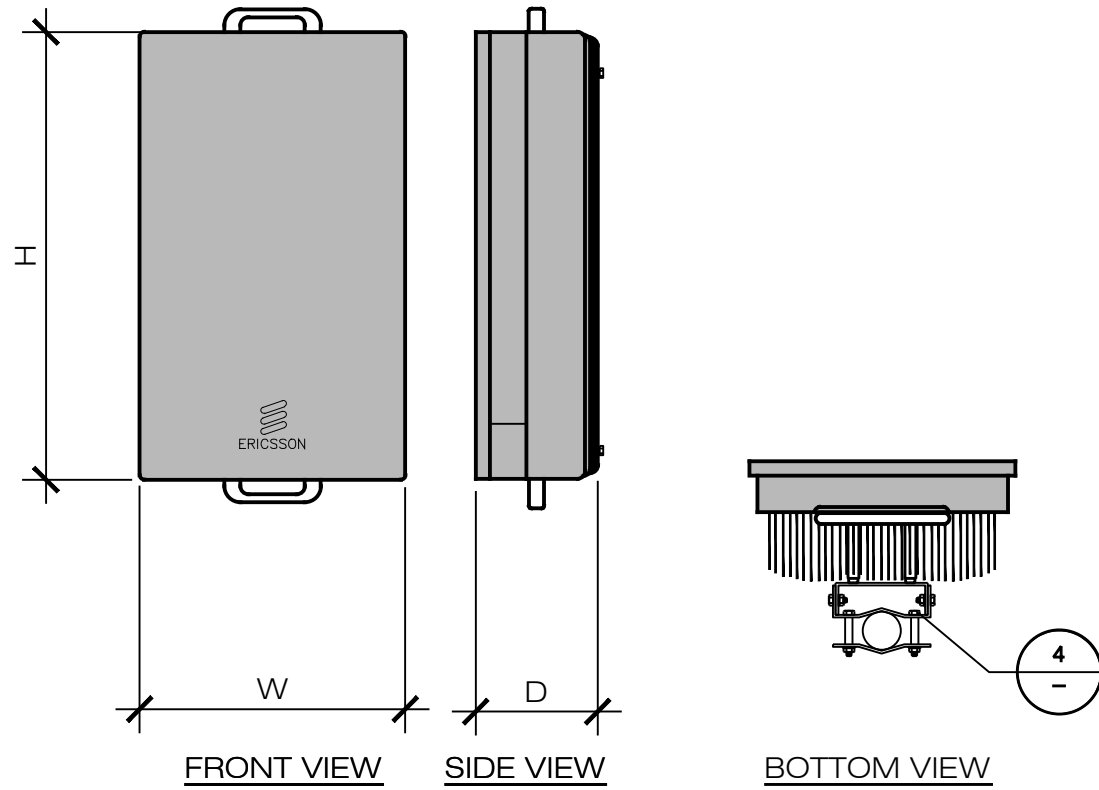
SCALE:  
-

7

RESERVED

SCALE:  
-

8



ANTENNA DATA

ANTENNA MODEL: ERICSSON-AIR6419-LS6  
ANTENNA TYPE: MULTIBAND  
FREQUENCY RANGES: 3700 - 3980 MHZ

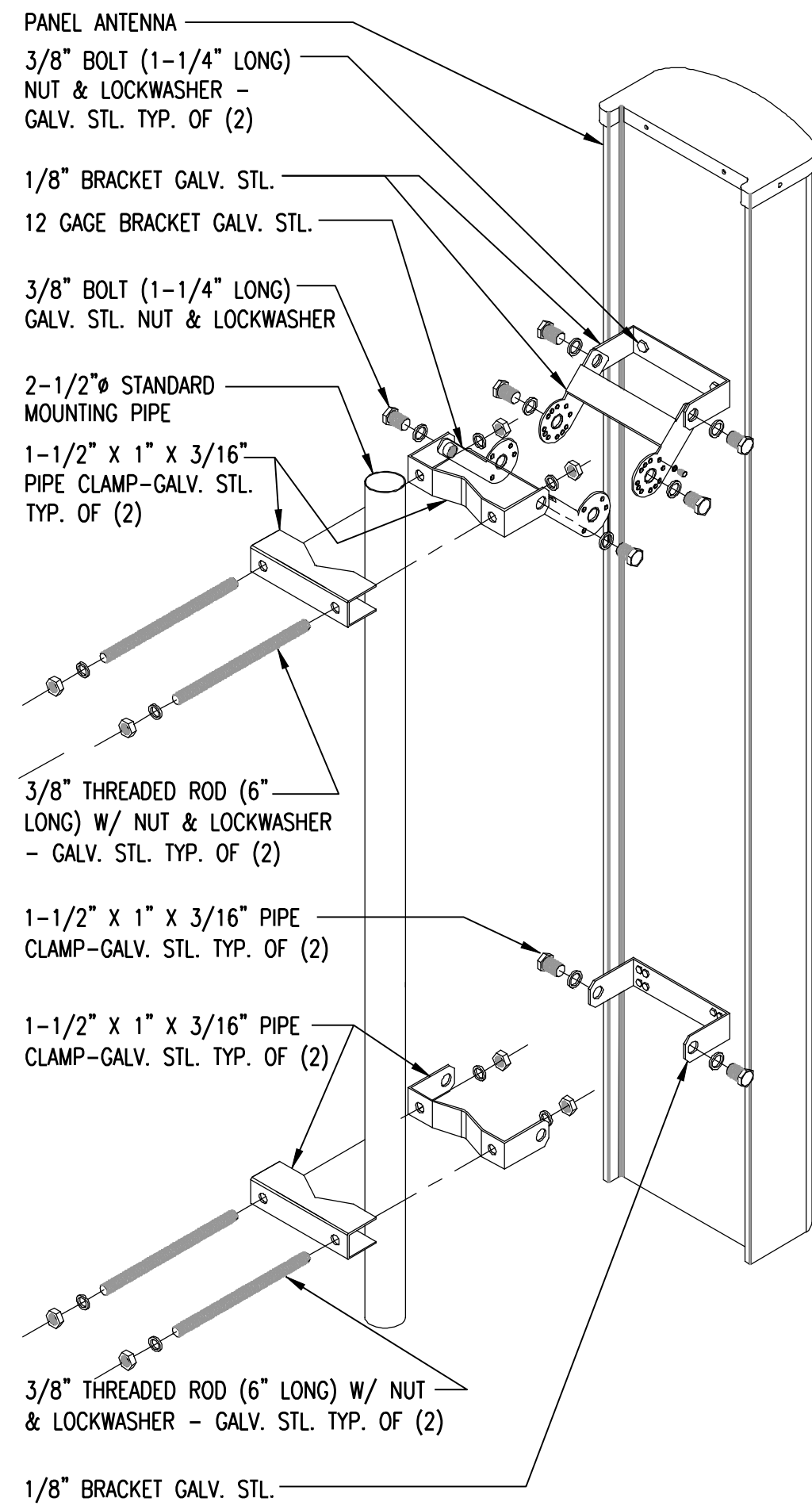
ANTENNA PHYSICAL DATA

LENGTH (L'): 31.22"  
WIDTH (W'): 16.6"  
DEPTH (D'): 9.05"  
NET WEIGHT: 63.05#  
NET WEIGHT (WITH MOUNTING KIT): 76.55#  
RADOME MATERIAL: FIBERGLASS (UV RESISTANT)

(N) ANTENNA DETAIL

SCALE:  
1" = 1'-0"

2



ANT. MOUNTING DETAIL

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

4

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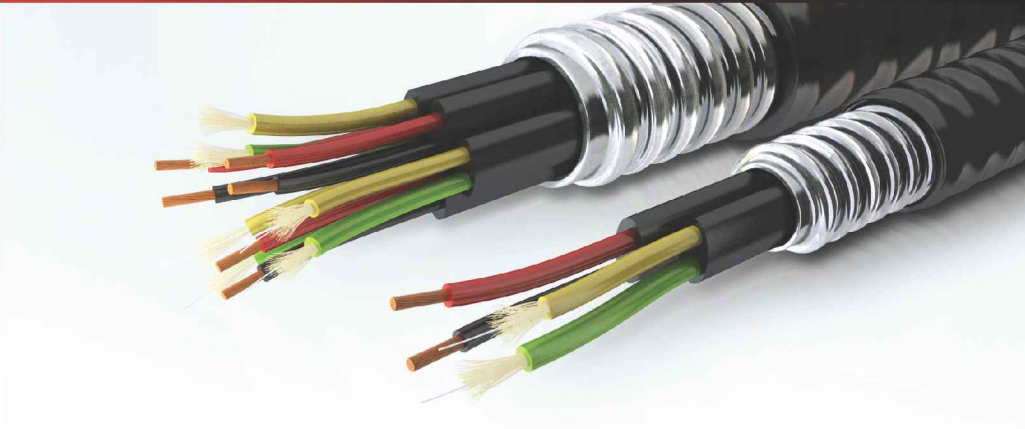
ARCHITECTURAL  
DETAILS

D-1



## HYBRIFLEX™ RRH Hybrid Feeder Cabling Solution

Your clear choice for world-class innovation in RRH deployments



- RF5 HYBRIFLEX RRH hybrid feeder cabling solution combines optical fiber and DC power for Remote Radio Heads (RRHs) in a single lightweight aluminum corrugated cable, making it the world's most innovative solution for RRH deployments**
- Connects up to 3 sectors with a single cable
  - Minimizes installation time
  - On-site and pre-connectorized options
  - Eliminates typical need for junction boxes
  - Supports CELLFLEX® accessories range
  - Extremely lightweight aluminum construction

Features	Benefits
<ul style="list-style-type: none"><li>Aluminum corrugated armor with outstanding bending characteristics</li><li>Insulation of stripped fiber optic cable pairs directly to the RRH (individual UV protection jacket)</li><li>Accessories common with RFS standard 1/2-inch and 7/8-inch feeder cables (grounding kits, longer kits and multi-panels)</li><li>Optical fiber and power cables housed in a single corrugated cable</li><li>Outdoor conductor grounding</li><li>Robust radding</li><li>Lightweight aluminum solution and compact design</li><li>Outdoor polyethylene jacket</li><li>Bulk delivery and factory pre-terminated options available</li></ul>	<ul style="list-style-type: none"><li>Minimizes installation time and enables mechanical protection and shielding as well as the ability to ground the RRH</li><li>Reduces capital expenditures (CAPEX) and wind load by eliminating need for disconnection or split-up losses</li><li>Reduces inventory requirements and simplifies installation logistics</li><li>Saves CAPEX by standardizing RRH cable installation and reducing workforce requirements</li><li>Eliminates usual grounding cable and splice installation costs</li><li>Eliminates need for expensive cable trays and ducts</li><li>Decreases tower load</li><li>Ensures long-lasting cable protection</li><li>Provides the ability to choose the right approach for each deployment scenario</li></ul>

WIRELESS | MOBILE RADIO | MICROWAVE | IN-TUNNEL | IN-BUILDING | TV & RADIO | HF & DEFENSE  
www.rfsworld.com

## HYBRIFLEX™ RRH Hybrid Feeder Cabling Solution

RF5 Unique HYBRIFLEX (RRH) Hybrid Feeder cabling solution was developed to reduce installation complexity and costs at cellular sites. HYBRIFLEX allows mobile operators, deploying an RRH architecture to standardize the RRH installation process and eliminate the need for and cost of cable grounding. HYBRIFLEX combines optical fiber (multi-mode or single-mode) and power in a single corrugated cable.

Specifications	Power cable	Fiber optic cable
Characteristics	- Used to feed the RRH via Remote Power Line (RPL)	- Multi-mode or single-mode fiber for data transfer - Flame-retardant PVC jacket - Fiber performance: B1.1 (2.0 dB), G.652, G.655, or G.657
Construction	- Conductor: Electrolytic bonded copper wires - Insulation: Flame-retardant PVC jacket	- Jacket: Corrosion-resistant optical fiber with a thermoplastic secondary coating - Jacket: Anti-static and a PVC jacket to protect the fiber
Norms and standards applied	- IEC 60332-1-2 - IEC 60332-2-1 - IEC 60332-2-2 - IEC 60332-2-3 - IEC 60332-2-4 - IEC 60332-2-5 - IEC 60332-2-6 - IEC 60332-2-7 - IEC 60332-2-8 - IEC 60332-2-9 - IEC 60332-2-10 - IEC 60332-2-11 - IEC 60332-2-12 - IEC 60332-2-13 - IEC 60332-2-14 - IEC 60332-2-15 - IEC 60332-2-16 - IEC 60332-2-17 - IEC 60332-2-18 - IEC 60332-2-19 - IEC 60332-2-20 - IEC 60332-2-21 - IEC 60332-2-22 - IEC 60332-2-23 - IEC 60332-2-24 - IEC 60332-2-25 - IEC 60332-2-26 - IEC 60332-2-27 - IEC 60332-2-28 - IEC 60332-2-29 - IEC 60332-2-30 - IEC 60332-2-31 - IEC 60332-2-32 - IEC 60332-2-33 - IEC 60332-2-34 - IEC 60332-2-35 - IEC 60332-2-36 - IEC 60332-2-37 - IEC 60332-2-38 - IEC 60332-2-39 - IEC 60332-2-40 - IEC 60332-2-41 - IEC 60332-2-42 - IEC 60332-2-43 - IEC 60332-2-44 - IEC 60332-2-45 - IEC 60332-2-46 - IEC 60332-2-47 - IEC 60332-2-48 - IEC 60332-2-49 - IEC 60332-2-50 - IEC 60332-2-51 - IEC 60332-2-52 - IEC 60332-2-53 - IEC 60332-2-54 - IEC 60332-2-55 - IEC 60332-2-56 - IEC 60332-2-57 - IEC 60332-2-58 - IEC 60332-2-59 - IEC 60332-2-60 - IEC 60332-2-61 - IEC 60332-2-62 - IEC 60332-2-63 - IEC 60332-2-64 - IEC 60332-2-65 - IEC 60332-2-66 - IEC 60332-2-67 - IEC 60332-2-68 - IEC 60332-2-69 - IEC 60332-2-70 - IEC 60332-2-71 - IEC 60332-2-72 - IEC 60332-2-73 - IEC 60332-2-74 - IEC 60332-2-75 - IEC 60332-2-76 - IEC 60332-2-77 - IEC 60332-2-78 - IEC 60332-2-79 - IEC 60332-2-80 - IEC 60332-2-81 - IEC 60332-2-82 - IEC 60332-2-83 - IEC 60332-2-84 - IEC 60332-2-85 - IEC 60332-2-86 - IEC 60332-2-87 - IEC 60332-2-88 - IEC 60332-2-89 - IEC 60332-2-90 - IEC 60332-2-91 - IEC 60332-2-92 - IEC 60332-2-93 - IEC 60332-2-94 - IEC 60332-2-95 - IEC 60332-2-96 - IEC 60332-2-97 - IEC 60332-2-98 - IEC 60332-2-99 - IEC 60332-3-00	- IEC 60332-1-2 - IEC 60332-2-1 - IEC 60332-2-2 - IEC 60332-2-3 - IEC 60332-2-4 - IEC 60332-2-5 - IEC 60332-2-6 - IEC 60332-2-7 - IEC 60332-2-8 - IEC 60332-2-9 - IEC 60332-2-10 - IEC 60332-2-11 - IEC 60332-2-12 - IEC 60332-2-13 - IEC 60332-2-14 - IEC 60332-2-15 - IEC 60332-2-16 - IEC 60332-2-17 - IEC 60332-2-18 - IEC 60332-2-19 - IEC 60332-2-20 - IEC 60332-2-21 - IEC 60332-2-22 - IEC 60332-2-23 - IEC 60332-2-24 - IEC 60332-2-25 - IEC 60332-2-26 - IEC 60332-2-27 - IEC 60332-2-28 - IEC 60332-2-29 - IEC 60332-2-30 - IEC 60332-2-31 - IEC 60332-2-32 - IEC 60332-2-33 - IEC 60332-2-34 - IEC 60332-2-35 - IEC 60332-2-36 - IEC 60332-2-37 - IEC 60332-2-38 - IEC 60332-2-39 - IEC 60332-2-40 - IEC 60332-2-41 - IEC 60332-2-42 - IEC 60332-2-43 - IEC 60332-2-44 - IEC 60332-2-45 - IEC 60332-2-46 - IEC 60332-2-47 - IEC 60332-2-48 - IEC 60332-2-49 - IEC 60332-2-50 - IEC 60332-2-51 - IEC 60332-2-52 - IEC 60332-2-53 - IEC 60332-2-54 - IEC 60332-2-55 - IEC 60332-2-56 - IEC 60332-2-57 - IEC 60332-2-58 - IEC 60332-2-59 - IEC 60332-2-60 - IEC 60332-2-61 - IEC 60332-2-62 - IEC 60332-2-63 - IEC 60332-2-64 - IEC 60332-2-65 - IEC 60332-2-66 - IEC 60332-2-67 - IEC 60332-2-68 - IEC 60332-2-69 - IEC 60332-2-70 - IEC 60332-2-71 - IEC 60332-2-72 - IEC 60332-2-73 - IEC 60332-2-74 - IEC 60332-2-75 - IEC 60332-2-76 - IEC 60332-2-77 - IEC 60332-2-78 - IEC 60332-2-79 - IEC 60332-2-80 - IEC 60332-2-81 - IEC 60332-2-82 - IEC 60332-2-83 - IEC 60332-2-84 - IEC 60332-2-85 - IEC 60332-2-86 - IEC 60332-2-87 - IEC 60332-2-88 - IEC 60332-2-89 - IEC 60332-2-90 - IEC 60332-2-91 - IEC 60332-2-92 - IEC 60332-2-93 - IEC 60332-2-94 - IEC 60332-2-95 - IEC 60332-2-96 - IEC 60332-2-97 - IEC 60332-2-98 - IEC 60332-2-99 - IEC 60332-3-00

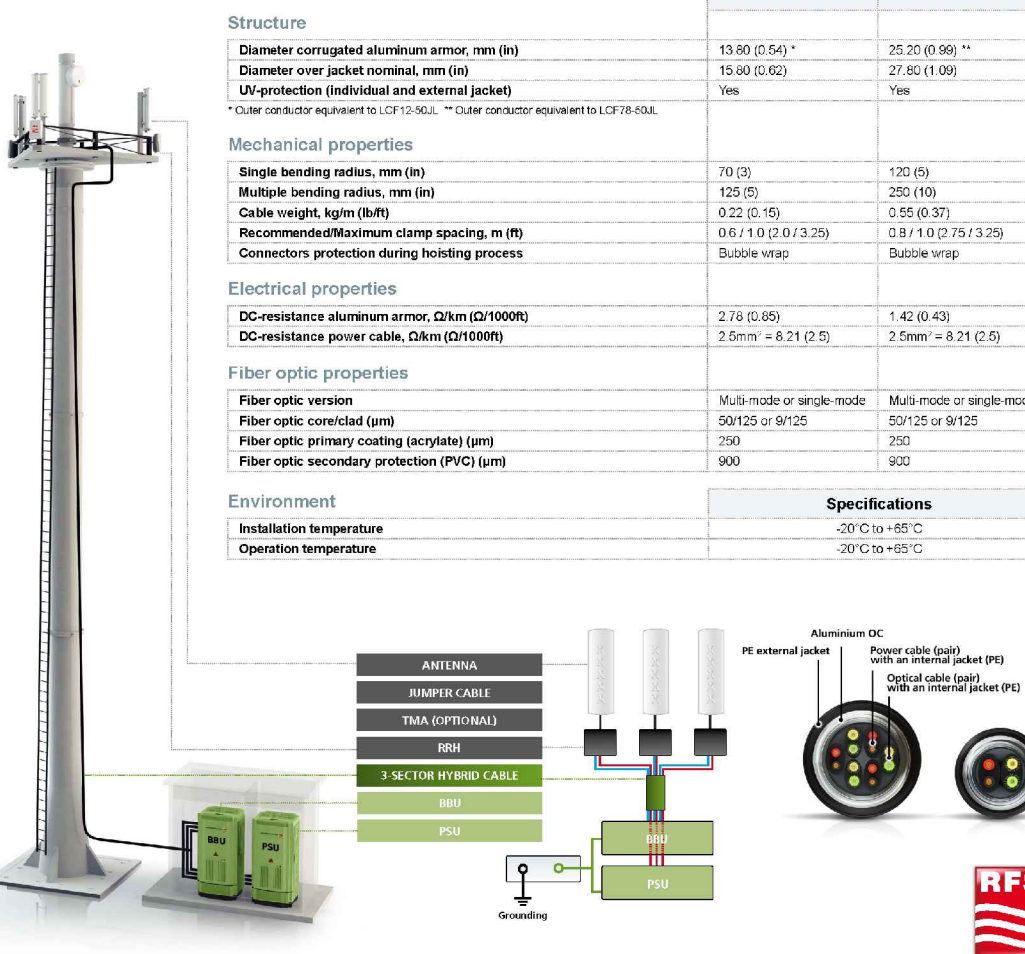
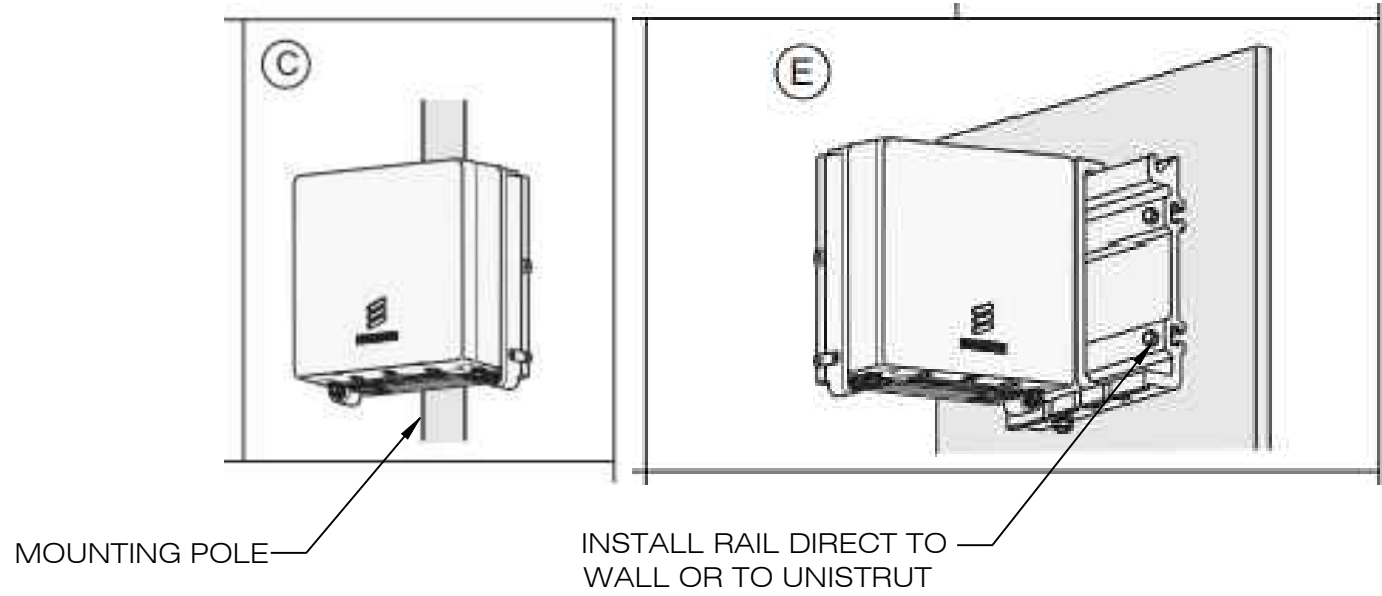


Figure 11 Radio Components

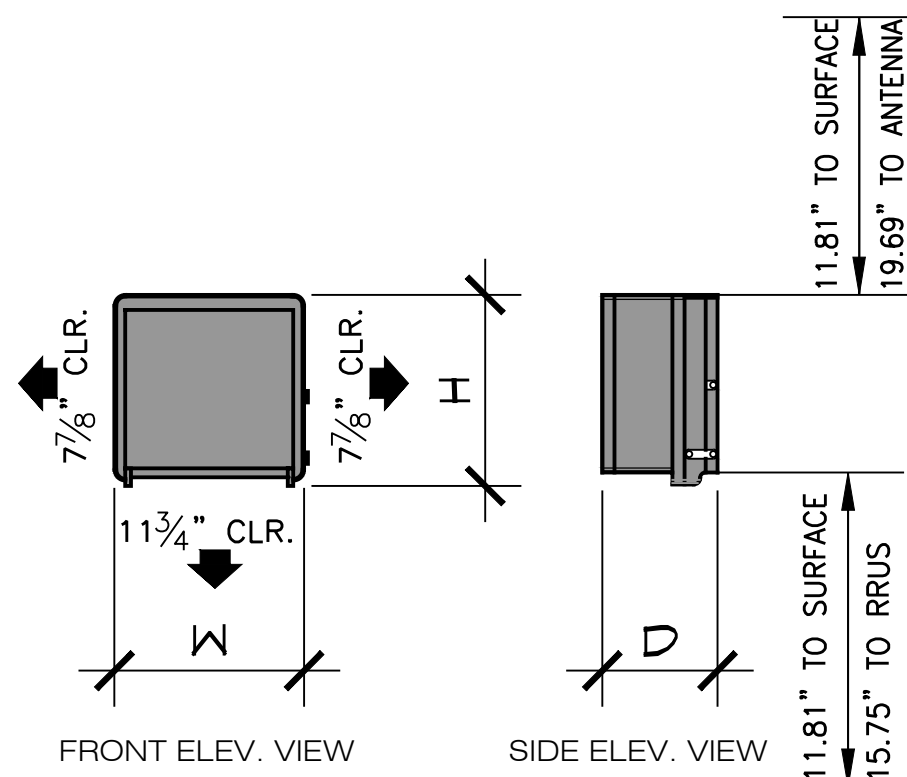
Table 12 Key to Radio Components

Position	Component
A	Support
B	Radio Core
C	ANTENNA (KRE105281/1)
D	NOT REQUIRED
E	NOT REQUIRED

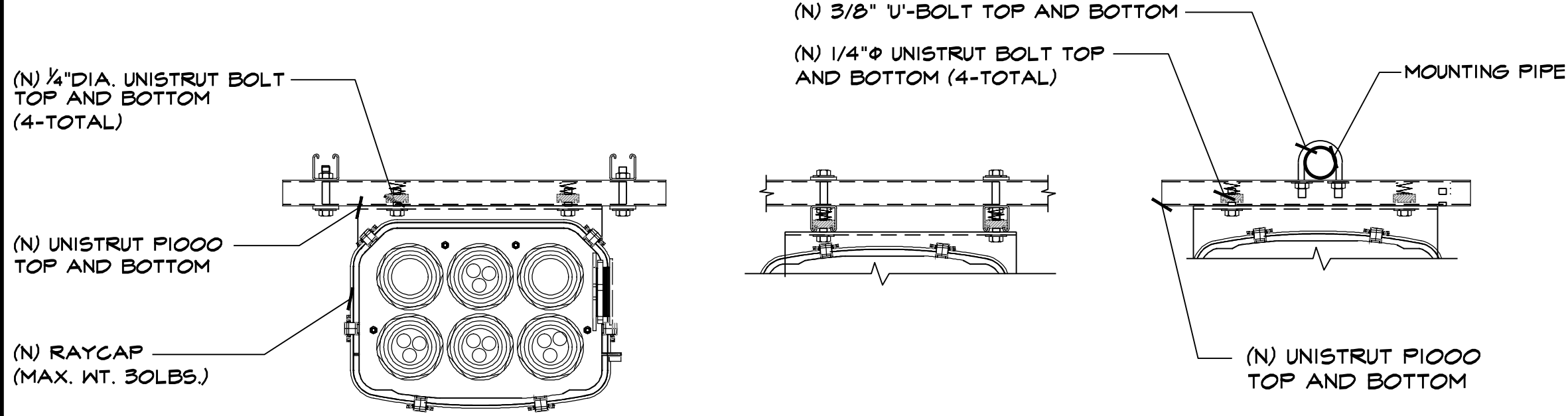
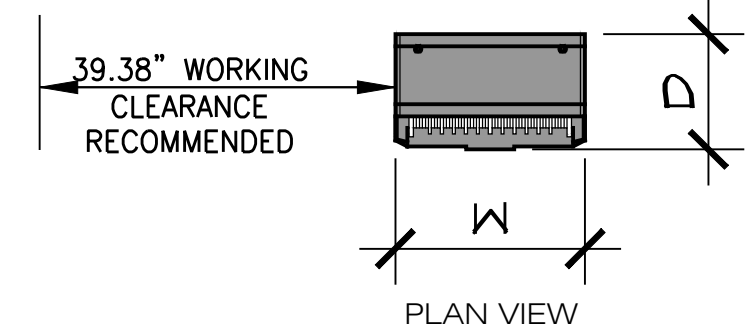


### NOTES:

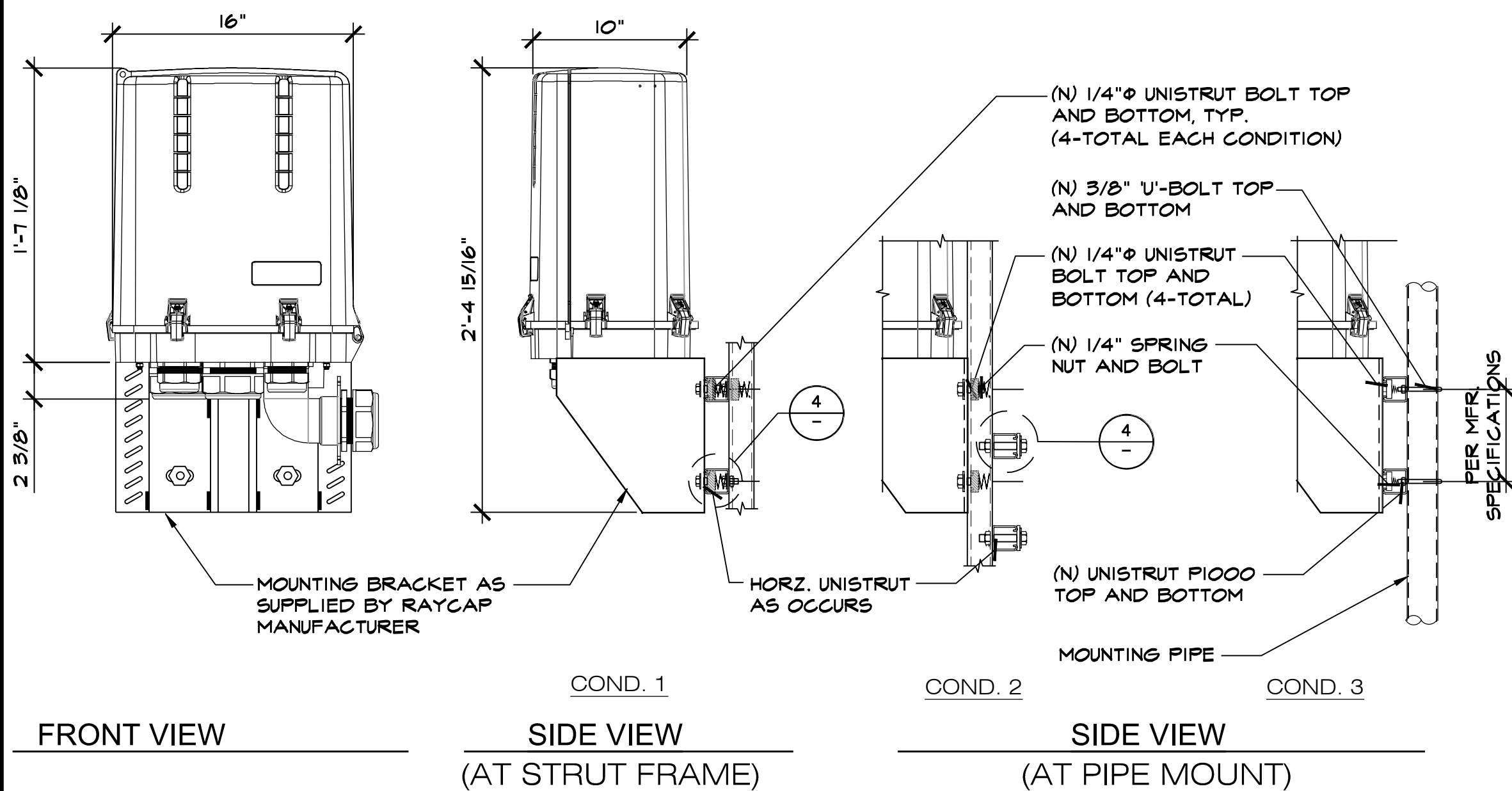
- ERICSSON SUPPLIES THE RRUS. VERIZON WIRELESS G.C. SHALL SUPPLY ALL OTHER MATERIALS AND INSTALL ALL MOUNTING HARDWARE.
- A SUPPORT FOR A SINGLE RRU SHALL HAVE A MINIMUM OF TWO ANCHORS/FATENERS FOR EACH UNISTRUT CHANNEL.
- ANCHORS AND UNISTRUT CHANNEL SHALL HAVE HOT-DIPPED GALVANIZED FINISH.
- MOUNT RRUS TO UNISTRUT WITH 3/8"Ø UNISTRUT BOLTING HARDWARE AND SPRING NUTS. TYPICAL FOUR PER BRACKET. SUBCONTRACTOR SHALL SUPPLY.
- NO PAINTING OF THE RRU OR SOLAR SHIELD IS ALLOWED.
- MOUNT JUNCTION BOX TO UNISTRUT WITH UNISTRUT BOLTING HARDWARE AND SPRING NUTS. TYPICAL FOUR PER BRACKET. SUBCONTRACTOR SHALL SUPPLY.
- INSTALL ANCHORS/FATENERS AT A SPACING OF NOT MORE THAN 24" o/c  
-WOOD STUDS: 5/8"Ø LAG BOLTS w/ MIN. 3" EMBEDMENT IN WOOD.  
-CONCRETE: 5/8"Ø HILTI KWIK BOLTS w/ 3" EMBEDMENT OR EQUAL.  
-THROUGH BOLT: 5/8"Ø A36/A307 THREADED ROD w/ NTS/WASHERS.
- ANCHORED UNISTRUT SHALL HAVE HOT DIPPED GALVANIZED FINISH.



REMOTE RADIO UNIT MODEL:	"ERICSSON" Radio 4408
OPTIONAL CONFIGURATION:	"KRE105281/1"
PHYSICAL DATA	
HEIGHT (H):	8.41"
WIDTH (W):	7.88"
DEPTH (D):	5.1"
NET WEIGHT (WITHOUT BRACKET & COVER):	10.14 LBS
NET WEIGHT (WITH BRACKET & COVER):	15 LBS

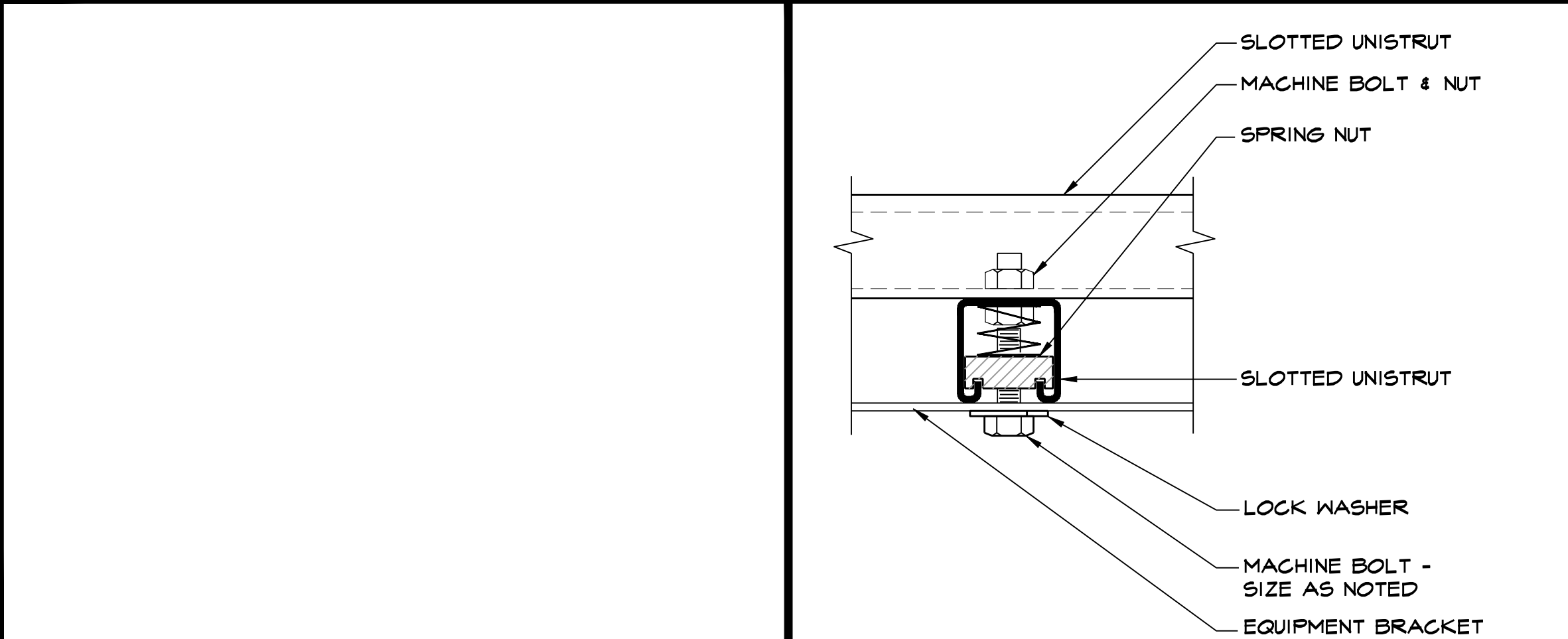


### WORMSEYE VIEW



RAYCAP MANUFACTURER SPECS:		
RAYCAP MODEL:	RCMDC-6600-PF-48 & RCMDC-6627-PF-48	RxxDC-3315PF-48
PHYSICAL DATA		
HEIGHT (H):	28.9"	28.9"
WIDTH (W):	15.7"	15.7"
DEPTH (D):	10.3"	10.3"
NET WEIGHT:		
UNIT+MOUNT	32#	26.9#
USE: SURGE PROTECTION		
NORMAL OPERATING VOLTAGE: 48V DC		
MAX. OPERATING VOLTAGE: 75V DC		
SKIN: UV RESISTANT		
SAFETY STANDARD: UL1449		
CABLING: POWER, FIBER OPTIC OR HYBRID CABLES UP TO 2" DIAMETER		

### RAYCAP BOX DETAIL



## ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	8/24/2023	90% ZONING DRAWINGS	AC
0	9/14/2023	90% ZONING DRAWINGS	AC
0	9/28/2023	90% ZONING DRAWINGS	AC
0	02/19/2024	100% ZONING DRAWINGS	LS
0	03/28/2024	100% ZD REV	JJR
0	08/13/2024	90% ZD REV / NEW LOC.	AC
0	09/26/2024	100% ZONING DRAWINGS	AC
0	12/04/2024	100% ZD - SCE REVS	JJR
0	01/27/2025	100% ZD - SCE REVS	AC

**derra**  
1750 California Ave., Suite #102  
Corona, CA 92881  
Ph: 951.268.1650 Fax: 951.268.1651

### PROPRIETARY INFORMATION

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

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

**verizon**

15505 SAND CANYON AVENUE  
IRVINE, CA 92618

"LEWIS"  
(DROP-N-SWAP)

SOUTHWEST CORNER OF  
LEWIS RD. & POTRERO RD.  
CAMARILLO, CA 93012

ZONING DRAWINGS

JOB No: 2307R

SHEET TITLE:

ARCHITECTURAL  
DETAILS

**D-2**

HYBRIFLEX CABLES SPECIFICATIONS

SCALE:

20

ANTENNA DETAIL (KRE102551) W/RRUS4408

SCALE:

12

RESERVED

SCALE:

8

(E) UNISTRUT CONNECTION DETAIL

SCALE:

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

4







**GENERATOR**  
HEIGHT: 47"  
WIDTH: 32"  
DEPTH: 76.5"  
WEIGHT: 1130 LBS

MAX WEIGHT OF TANK W/ 53 GAL. OF FUEL: 1703 LBS.

TOTAL WEIGHT: 2833 LBS.

Application Data

Cooling		
Radiator System		
Ambient temperature, °C (°F) *	50 (122)	
Engine jacket water capacity, L (gal.)	4.4 (1.6)	
Radiator system capacity, including engine, L (gal.)	11.4 (3)	
Engine jacket water flow, Lpm (gpm)	59.0 (15.6)	
Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.)	27.0 (1536)	
Water pump type	Centrifugal	
Fan diameter, including blades, mm (in.)	406 (16.0)	
Fan, kWm (HP)	0.6 (0.8)	
Max. restriction of cooling air, intake and discharge side of radiator, kPa (in. H <sub>2</sub> O)	0.125 (0.5)	

\* Enclosure reduces ambient temperature capability by 5°C (9°F).

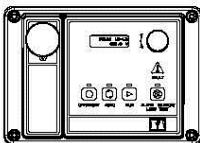
Operation Requirements

Air Requirements		
Air Requirements		
Radiator-cooled cooling air, m³/min. (acfm) †	53.8 (1900)	
Combustion air, m³/min. (cfm)	2.7 (96.9)	
Heat rejected to ambient air: Engine, kW (Btu/min.)	10.3 (587)	
Alternator, kW (Btu/min.)	6.7 (381)	
Max. air intake restriction, kPa (in. Hg)	3.0 (0.89)	

† Air density = 1.20 kg/m³ (0.075 lbm/ft³)

Fuel Consumption		
Diesel, Lph (gph) at % load		
100%	9.8 (2.6)	
75%	7.9 (2.1)	
50%	5.7 (1.5)	
25%	3.4 (0.9)	
Diesel, Lph (gph) at % load		
100%	9.1 (2.4)	
75%	7.2 (1.9)	
50%	5.3 (1.4)	
25%	3.0 (0.8)	

Controller



**APM402 Controller**  
Provides advanced control, system monitoring, and system diagnostics for optimum performance and compatibility.

- Digital display and menu control provide easy local data access
- Measurements are selectable in metric or English units
- Remote communication thru a PC via network or serial configuration
- Controller supports Modbus® protocol
- Integrated hybrid voltage regulator with ±0.5% regulation
- Built-in alternator thermal overload protection
- NFPA 110 Level 1 capability

Refer to G6-161 for additional controller features and accessories.

Modbus® is a registered trademark of Schneider Electric.

KOHLER

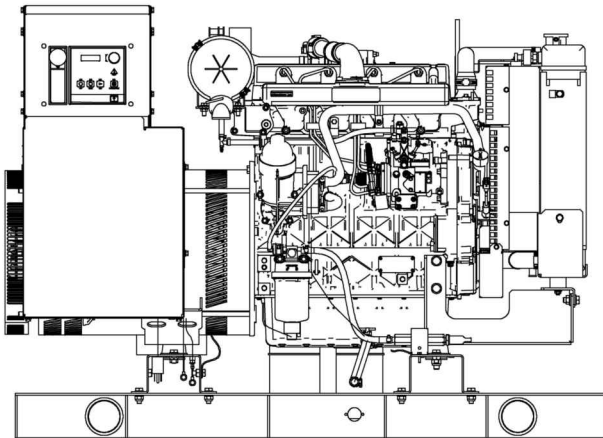
Model: **30REOZK**

**208-600 V Diesel**

**9001** EPA-Certified for Stationary Emergency Applications

Ratings Range

Standby:	kW	23-31
	kVA	23-39
Prime:	kW	21-28
	kVA	21-35



Generator Set Ratings

		130° C Rise Standby Rating			105° C Rise Prime Rating		
Alternator	Voltage	Ph	Hz	kW/kVA	Amps	kW/kVA	Amps
4D5.6	120/208	3	60	29/36	101	26/33	90
	127/220	3	60	29/36	95	26/33	85
	120/240	3	60	29/36	87	26/33	78
	120/240	1	60	23/23	96	21/21	88
	139/240	3	60	29/36	87	26/33	78
	220/380	3	60	27/34	51	25/31	47
	277/480	3	60	29/36	44	26/33	39
	347/600	3	60	29/36	35	26/33	31
4D8.3	120/208	3	60	31/39	108	28/35	97
	127/220	3	60	31/39	102	28/35	92
	120/240	3	60	31/39	93	28/35	84
	120/240	1	60	29/29	121	26/26	108
	139/240	3	60	31/39	93	28/35	84
	220/380	3	60	31/39	59	28/35	53
	277/480	3	60	31/39	47	28/35	42
	347/600	3	60	31/39	37	28/35	34
4E5.6	120/240	1	60	29/29	121	26/26	108
4E8.3	120/240	1	60	31/31	129	27/27	113

RATINGS: All three-phase units are rated at 0.8 power factor. All single-phase units are rated at 1.0 power factor. Standby ratings: Standby rating is applicable to varying loads for the duration of a power outage. There is no certified capability for this rating. Prime Power Ratings: At varying loads, the number of generator set operating hours is unlimited. A 10% overload capacity is available for one hour in twelve. Ratings are in accordance with ISO 8528-1 and ISO 3046-1. For limited running time and continuous ratings, consult the factory. Obtain the technical information bulletin (TIB-101) for ratings guidelines, complete ratings definitions, and site condition details. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever.

Alternator Specifications

Specifications	Alternator
Manufacturer	Kohler
Type	4-Pole, Rotating-Field
Exciter type	Brushless, Wound Field
Leads: quantity, type	12, Reconnectable
Voltage regulator	4, 110-120/220-240 V
Insulation:	Solid State, Volts/Hz
Material:	NEMA MG1
Temperature rise	Class H
Bearing: quantity, type	130° C, Standby
Coupling	1, Sealed
Amortisseur windings	Flexible Disc
Full	Full
Voltage regulation, no-load to full-load	Controller Dependent
One-step load acceptance	100% of Rating
Unbalanced load capability	100% of Rated Standby Current

- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Capable of sustained line-to-neutral short-circuit current of up to 300% of the rated current for up to 2 seconds. (IEC 60092-301 short-circuit performance.)
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and drip-proof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform from a two-thirds pitch stator and skewed rotor.

Specifications	Alternator
Peak motor starting kVA:	(35% dip for voltages below)
480 V	4D5.6 (12 lead)
480 V	4D8.3 (12 lead)
240 V	4E5.6 (4 lead)
240 V	4E8.3 (4 lead)

Application Data

Engine	
Engine Specifications	
Manufacturer	Kohler Diesel
Engine model	KD2204TMM/318
Engine type	4-Cycle, Turbocharged
Cylinder arrangement	4 Inline
Displacement, L (cu. in.)	2.5 (158)
Bore and stroke, mm (in.)	88 x 102 (3.46 x 4.02)
Compression ratio	18:1
Piston speed, m/min. (ft./min.)	367 (1206)
Main bearings: quantity, type	5, Sleeve
Rated rpm	1800
Max. power at rated rpm, kWm (BHP)	36.4 (48.8)
Cylinder head material	Cast Iron
Crankshaft material	Cast Iron
Valve material:	
Intake	Stainless Steel
Exhaust	Stainless Steel
Governor: type, make/model	Mechanical (or Electronic *)
Frequency regulation, no-load to full-load	Drop, 5% (or Isochr. *)
Frequency regulation, steady state	±0.5%
Frequency	Fixed
Air cleaner type, all models	Dry
* Requires available electronic governor option	

Exhaust	
Exhaust System	
Exhaust manifold type	Dry
Exhaust flow at rated kW, m³/min. (cm)	7.8 (275)
Exhaust temperature at rated kW, dry exhaust, °C (°F)	543 (1009)
Maximum allowable back pressure, kPa (in. Hg)	8 (2.4)
Exhaust outlet size at engine hookup, mm (in.)	50.8 (2)

Engine Electrical	
Engine Electrical System	
Battery charging alternator:	
Ground (negative/positive)	Negative
Volts (DC)	12
Ampere rating	50
Starter motor rated voltage (DC)	12
Battery, recommended cold cranking amps (CCA):	
Quantity, CCA rating	One, 650
Battery voltage (DC)	12
Fuel	
Fuel System	
Fuel supply line, min. ID, mm (in.)	8.0 (0.31)
Fuel return line, min. ID, mm (in.)	6.0 (0.25)
Max. lift, electric fuel pump, m (ft.)	3.0 (10.0)
Max. fuel flow, Lph (gph)	46.0 (12.2)
Max. return line restriction, kPa (in. Hg)	20 (5.9)
Fuel filter	
Prefilter	74 Microns
Primary/Water Separator	5 Microns @ 98% Efficiency
Recommended fuel	#2 Ultra Low Sulfur Diesel

Lubrication	
Lubricating System	
Type	Full Pressure
Oil pan capacity, L (qt.) §	10.7 (11.3)
Oil pan capacity with filter, L (qt.) §	11 (11.8)
Oil filter: quantity, type §	1, Cartridge
Oil cooler	—
§ Kohler recommends the use of Kohler Genuine oil and filters.	

KOHLER

KOHLER CO., Kohler, Wisconsin 53044 USA  
Phone 920-457-4441, Fax 920-459-1646  
For the nearest sales and service outlet in the US and Canada, phone 1-800-544-2444  
KOHLERPower.com

Additional Standard Features

- Air Cleaner, Heavy Duty with Air Cleaner Restriction Indicator
- Alternator Protection
- Battery Rack and Cables
- Closed Crankcase Ventilation
- Oil Drain and Coolant Drain with Hose Barb
- Oil Drain Extension (with enclosure models only)
- Operation and Installation Literature
- Stainless Steel Fasteners on Enclosure (with enclosure models only)
- Rodent Guards

Available Options

- Approvals and Listings
- CSA Certified
- IBC Seismic Certification
- UL2000 Listing

Enclosed Unit

- Sound Enclosure (with enclosed critical silencer)
- Weather Enclosure (with enclosed critical silencer)
- Stainless Steel Latches and Hinges

Open Unit

- Exhaust Silencer, Critical (kit: PA-352893)
- Flexible Exhaust Connector, Stainless Steel

Fuel System

- Flexible Fuel Lines
- Fuel Pressure Gauge
- Subbase Fuel Tanks

Controller

- Two Input/Five Output Module
- Manual Speed Adjust (requires Electronic Governor)
- Remote Annunciator Panel
- Remote Emergency Stop
- Run Relay

Cooling System

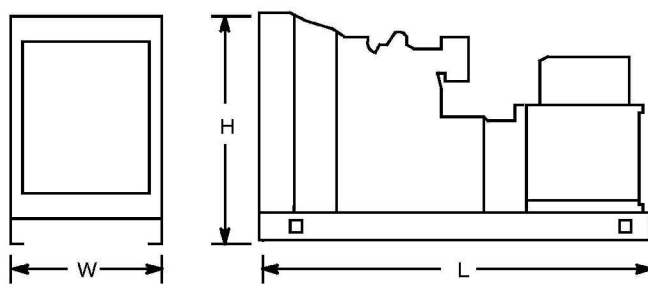
- Block Heater (600 W, 110-120 V)
- Required for ambient temperatures below 0°C (32°F).
- Radiator Duct Flange

Electrical System

- Alternator Strip Heater
- Battery
- Battery Charger, Equalize/Float Type
- Battery Heater
- Electronic Governor
- Line Circuit Breaker (NEMA type 1 enclosure)
- Line Circuit Breaker with Shunt Trip (NEMA type 1 enclosure)

Dimensions and Weights

Overall Size, L x W x H, mm (in.):  
Open Unit Skid: 1400 x 813 x 1024 (55.1 x 32.0 x 40.3)  
Enclosure Skid: 938 x 813 x 1174 (36.9 x 32.0 x 47.0)  
Weight (radiator model), wet, kg (lb.): 512 (1130)



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

DISTRIBUTED BY:

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
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0	03/28/2024	100% ZD REV	JJR
0	08/13/2024	90% ZD REV / NEW LOC.	AC
0	09/26/2024	100% ZONING DRAWINGS	AC
0	12/04/2024	100% ZD - SCE REV	JJR
0	01/27/2025	100% ZD - SCE REV	AC

derra

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Corona, CA 92881  
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IRVINE, CA 92618

"LEWIS"

(DROP-N-SWAP)

SOUTHWEST CORNER OF  
LEWIS RD. & POTRERO RD.  
CAMARILLO, CA 93012

ZONING DRAWINGS

JOB No: 2307R

SHEET TITLE:

GENERATOR  
SPECS.

G-1



VERIZON WIRELESS FUEL TANK NOTES

Verizon Wireless Fuel Tanks with Secondary Containment Kohler Fuel Tank Bases are registered with U.L. to meet or exceed U.L. 54 Rating Fuel tank base construction:

- Be constructed in accordance with Underwriters Laboratories Standard UL-142.
- Be constructed in accordance with Flammable and Combustible Liquids Code, NFPA 30; The Standard for Installation and use of Stationary Combustible Engine and Gas Turbines, NFPA 37; and The Standard for Emergency and Standby Power Systems, NFPA 110.
- Include reinforced steel box channel for generator support, with load rating of 5,000 lbs. per gen-set mounting hole location. Full height gussets shall be provided at gen-set mounting holes.
- Be shipped with a certificate of Structural/Mechanical Integrity, certifying that it has met standards through rigorous testing and has demonstrated specified capabilities.

Sub Base Tank Testing:  
Primary tank and secondary containment basin sections shall be pressurized at 5 psi and leak-checked to ensure integrity of sub base weld seams per UL-142 standards  
**All Tanks are Required by Verizon Wireless to Be tested at site before fuel Delivery**  
Fuel Containment Basin  
Sub base tank shall include a welded steel containment basin, sized at a minimum of 125% of the tank capacity to prevent escape of fuel into the environment in the event of a tank rupture.  
Leak Detection System  
A fuel containment basin leak detector is supplied and wired for alarm condition visible from Generator Control Panel. A remote alarm is also provided for remote monitoring.  
Sub Base Tank Venting  
**Normal and Emergency Venting:** Normal and Emergency venting shall be sized per U.L. 142 specification for wetted surface area of tank.  
Engine Environmental Spill Protection  
Top of fuel Tank base includes a Spill containment to catch any access spill or leaks from Engine and cooling system. This is sized for 125% of engine Fluids and fuel spill containment.

DIESEL STORAGE NOTES

DIESEL STORAGE NOTES  
(54 GALLON UL #142 LISTED DOUBLE WALL INTEGRATED SECONDARY CONTAINMENT TANK)

1. DIESEL FUEL IS A CLASS II COMBUSTIBLE LIQUID.
2. VISIBLE HAZARD IDENTIFICATION SIGNS AS SPECIFIED IN 2022 CALIFORNIA FIRE CODE SHALL BE PLACED ON STATIONARY ABOVE GROUND TANKS AND AT ENTRANCES TO LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED, DISPENSED, USED, OR HANDLED. SIGNS SHALL BE PROVIDED AT SPECIFIC ENTRANCES AND LOCATIONS DESIGNATED BY THE FIRE CHIEF. SEE DETAILS #1, #2 & #5 AT THIS SHEET.
3. IN ADDITION TO THE HAZARD IDENTIFICATION SIGNS REQUIRED BY 2022 CALIFORNIA FIRE CODE, ADDITIONAL HAZARD IDENTIFICATION AND WARNING SIGNS SHALL BE PROVIDED AS FOLLOWS:
  - A. STATIONARY CONTAINERS AND TANKS SHALL BE PLACARDED WITH HAZARDOUS IDENTIFICATION SIGNS AS SPECIFIED IN 2022 CALIFORNIA FIRE CODE FOR THE SPECIFIC MATERIAL CONTAINED.
  - B. SIGNS PROHIBITING SMOKING SHALL BE PROVIDED IN THE FOLLOWING SITUATIONS:
    - a. IN ROOMS OR AREAS WHERE HAZARDOUS MATERIALS ARE STORED OR DISPENSED OR USED IN OPEN SYSTEMS IN ACCORDANCE WITH 2022 CALIFORNIA FIRE CODE. WITHIN 25 FEET OF OUTDOOR STORAGE, DISPENSING OR OPEN USE AREAS.
    - b. SIGNS SHALL NOT BE OBSCURED OR REMOVED. SIGNS SHALL BE IN ENGLISH AS A PRIMARY LANGUAGE OR IN SYMBOLS ALLOWED IN THIS CODE. SIGNS SHALL BE ALUMINUM WITH RED 3" LETTERS WITH 1/2" STROKE. IN ORDINANCE WITH NATIONALLY RECOGNIZED STANDARDS.
4. FIRE PROTECTION FOR THE STORAGE:  
USE DISPENSING, MIXING, HANDLING , AND ON-SITE TRANSPORTATION OF FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE IN ACCORDANCE WITH 2022 CALIFORNIA FIRE CODE.
5. SPECIAL FIRE EXTINGUISHER SHALL BE PROVIDED AS DETERMINED BY THE FIRE CHIEF.
6. SPILL CONTROL AND SECONDARY CONTAINMENT SHALL BE PROVIDED IN ACCORDANCE WITH 2022 CALIFORNIA FIRE CODE.
7. STYLE:  
WARNING SIGNS SHALL BE OF ALUMINUM WITH RED LETTERING ON A WHITE BACKGROUND AND SHALL READ "DANGER-FLAMMABLE LIQUIDS". LETTERS SHALL NOT BE LESS THAN 3 INCHES IN HEIGHT AND 1/2 INCH IN STROKE.
8. NORMAL AND EMERGENCY VENTING FOR UNPROTECTED ABOVE GROUND TANKS SHALL BE PROVIDED IN ACCORDANCE WITH 2022 CALIFORNIA FIRE CODE.
9. FLAME ARRESTERS:  
APPROVED FLAME ARRESTERS OR PRESSURE VACUUM BREATHER VALVES SHALL BE INSTALLED IN NORMAL VENTS.
10. SECONDARY CONTAINMENT:  
PROTECTED ABOVE GROUND TANKS SHALL BE PROVIDED WITH SECONDARY CONTAINMENT, DRAINAGE CONTROL OR DIKING IN ACCORDANCE WITH 2022 CALIFORNIA FIRE CODE.
11. OVERFILL PREVENTION:  
PROTECTED ABOVEGROUND TANKS SHALL NOT BE FILLED IN EXCESS OF 90 PERCENT OF THEIR CAPACITY. AN OVERFILL PREVENTION SYSTEM SHALL BE PROVIDED FOR EACH TANK. DURING TANK FILLING OPERATION, THE SYSTEM SHALL:
  - A. PROVIDE AN INDEPENDENT MEANS OF NOTIFYING THE PERSON FILLING THE TANK THAT THE FLUID LEVEL HAS REACHED 85 PERCENT OF TANK CAPACITY BY PROVIDING AN AUDIBLE OR VISUAL ALARM SIGNAL, PROVIDING A TANK LEVEL GAGE MARKED AT 85 PERCENT OF TANK CAPACITY, OR OTHER APPROVED MEANS AND...
  - B. AUTOMATICALLY SHUT OFF THE TANK WHEN THE QUANTITY OF LIQUID IN THE TANK REACHES 90 PERCENT OF TANK CAPACITY. FOR RIGID HOSE FUEL-DELIVERY SYSTEMS, AN APPROVED MEANS SHALL BE PROVIDED TO EMPTY THE FILL HOSE INTO THE TANK AFTER THE AUTOMATIC SHUTOFF DEVICE IS ACTIVATED.
  - C. A PERMANENT SIGN SHALL BE PROVIDED AT THE FILL POINT FOR THE TANK DOCUMENTING THE FILLING PROCEDURE AND THE TANK CALIBRATION CHART. THE FILLING PROCEDURE SHALL REQUIRE THE PERSON FILLING THE TANK TO DETERMINE THE GALLONS REQUIRED TO FILL IT TO 90 PERCENT OF CAPACITY BEFORE COMMENCING THE FILL OPERATION.
12. SPILL CONTAINERS:  
A SPILL CONTAINER HAVING A CAPACITY OF NOT LESS THAN 5 GALLONS SHALL BE PROVIDED FOR EACH FILL CONNECTION. FOR TANKS WITH A TOP FILL CONNECTION, SPILL CONTAINERS SHALL BE NONCOMBUSTIBLE AND SHALL BE FIXED TO THE TANK AND EQUIPPED WITH A MANUAL DRAIN VALVE THAT DRAINS INTO THE PRIMARY TANK. FOR TANKS WITH A REMOTE FILL CONNECTION, A PORTABLE FILL SPILL CONTAINER SHALL BE PROVIDED.
13. NORMAL VENTS:  
NORMAL TANK VENT PIPING SHALL TERMINATE 12 FEET ABOVE GRADE

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	8/24/2023	90% ZONING DRAWINGS	AC
0	9/14/2023	90% ZONING DRAWINGS	AC
0	9/28/2023	90% ZONING DRAWINGS	AC
0	02/19/2024	100% ZONING DRAWINGS	LS
0	03/28/2024	100% ZD REV	JJR
0	08/13/2024	90% ZD REV / NEW LOC.	AC
0	09/26/2024	100% ZONING DRAWINGS	AC
0	12/04/2024	100% ZD - SCE REVS	JJR
0	01/27/2025	100% ZD - SCE REVS	AC

derra

1750 California Ave., Suite #102  
Corona, CA 92881  
Ph: 951.268.1650 Fax: 951.268.1651

PROPRIETARY INFORMATION

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

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



15505 SAND CANYON AVENUE  
IRVINE, CA 92618

"LEWIS"  
(DROP-N-SWAP)

SOUTHWEST CORNER OF  
LEWIS RD. & POTRERO RD.  
CAMARILLO, CA 93012

ZONING DRAWINGS

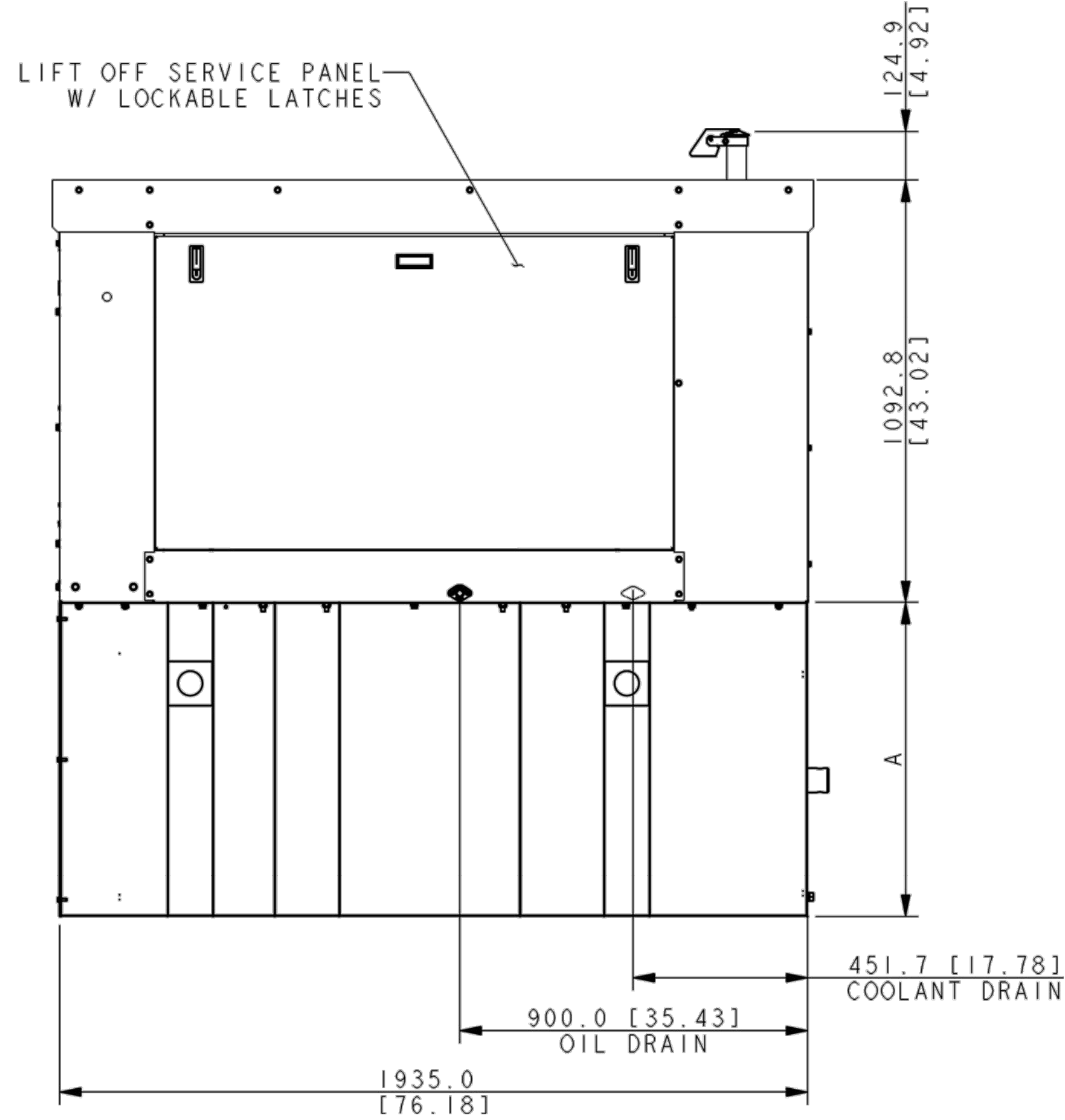
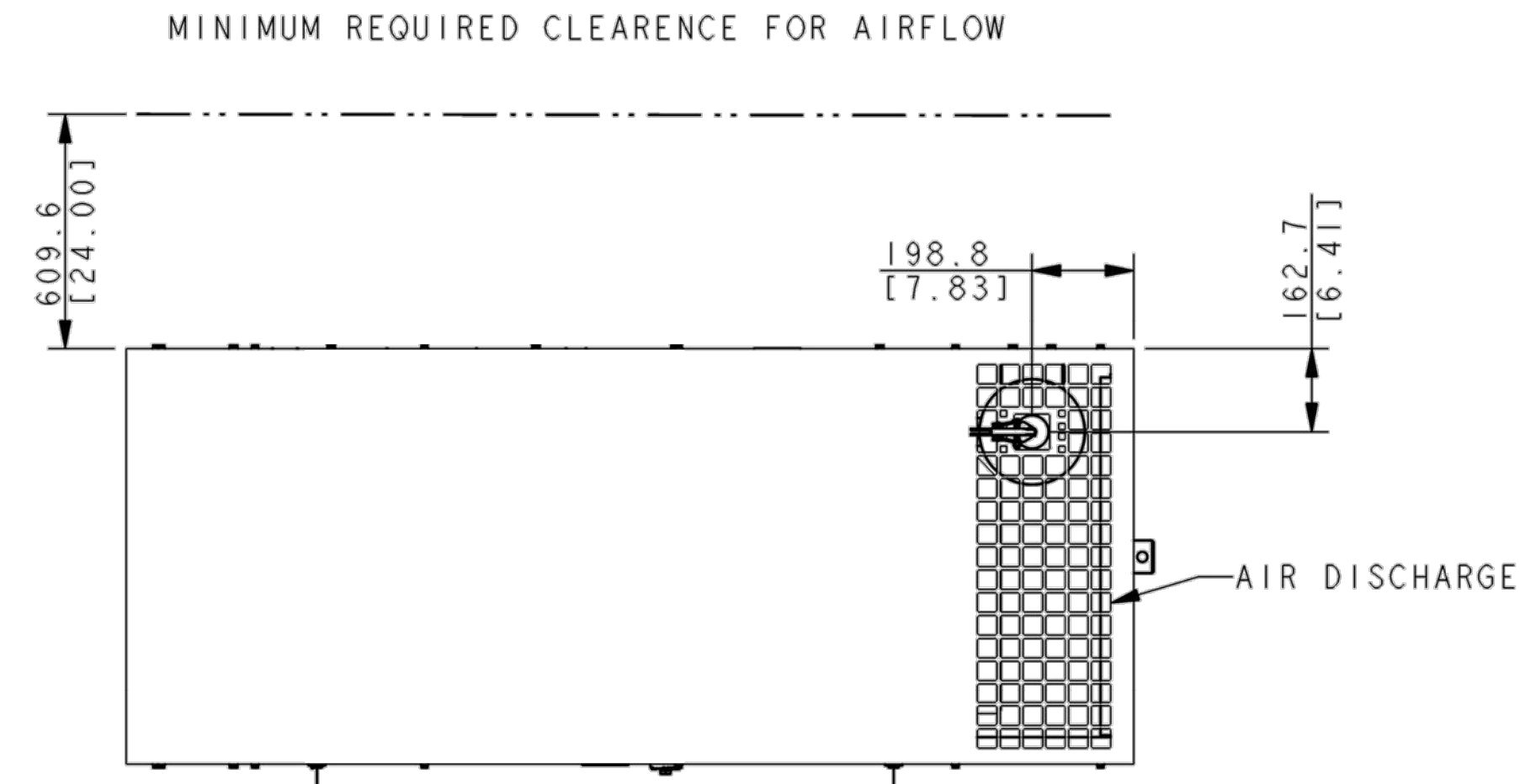
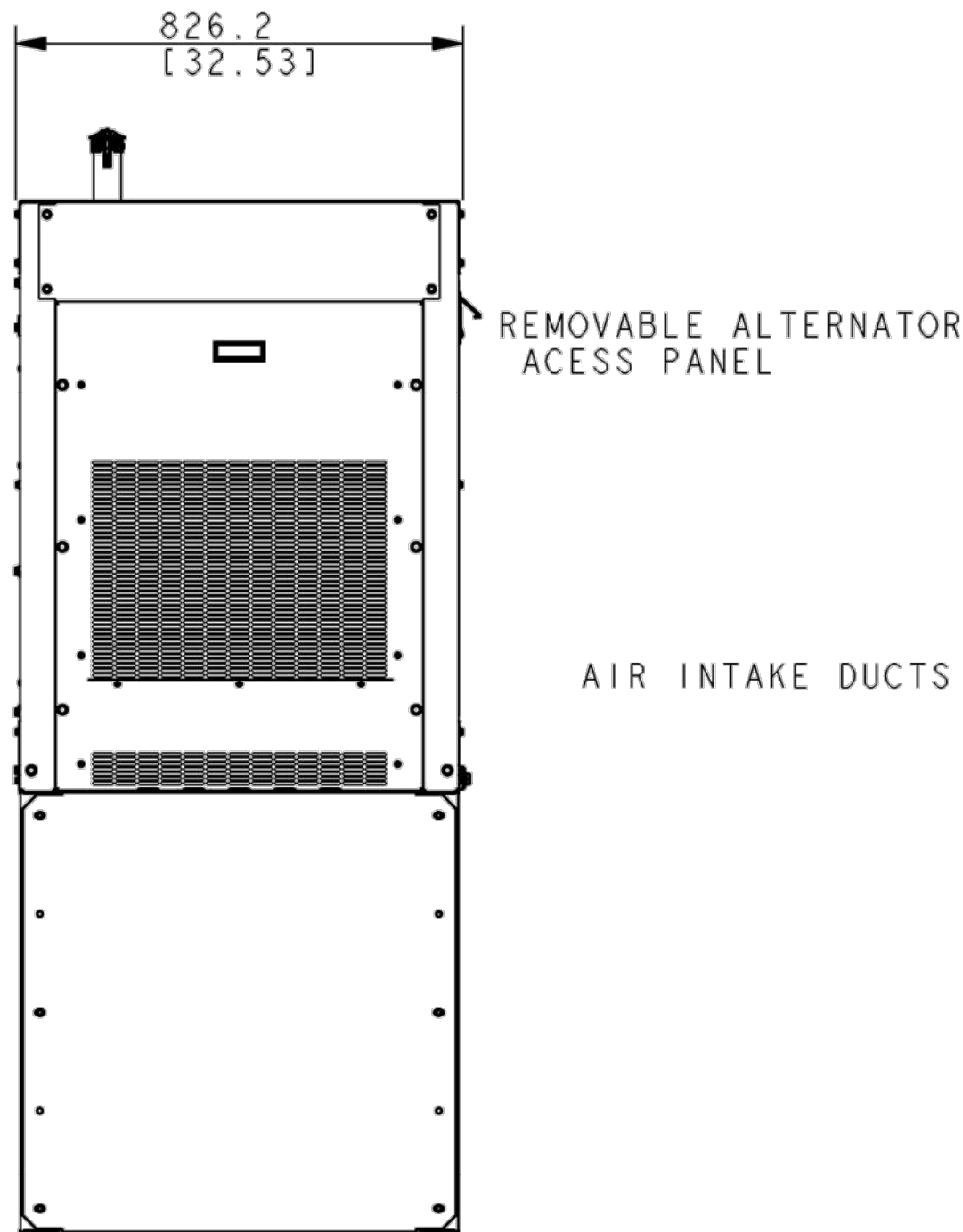
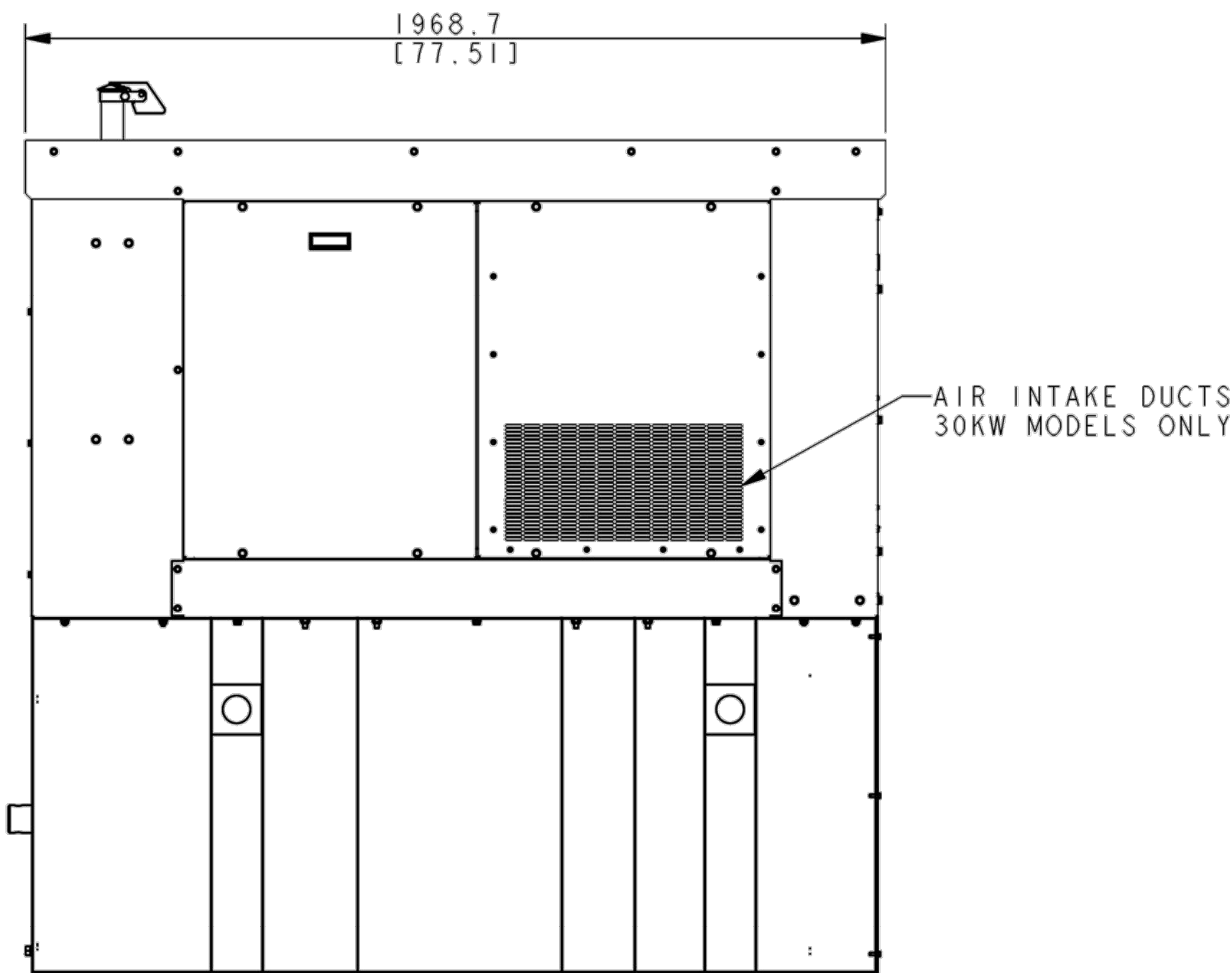
JOB No: 2307R  
SHEET TITLE:

GENERATOR FUEL  
TANK NOTES

G-2



- NOTES:
1. BOTH SIDES OF THE GENERATOR ARE SERVICE ACCESIBLE WITH EASY ACCESS SERVICE DOORS.
  2. 6 AMP BATTERY CHARGER.
  3. 120VAC ENGINE BLOCK HEATER.
  4. GENERATOR MUST BE GROUNDED.
  5. SOUND ATTENUATED ENCLOSURE STANDARD WITH GENERATOR.
  6. MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST.
  7. MUST ALLOW FREE FLOW OF INTAKE AIR.
  8. EASY ACCESS SERVICE PANEL IS LOCATED ON THE RIGHT SIDE OF THE GENERATOR ONLY.
  9. BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
  10. SEE TABLE FOR SUBBASE FUEL TANK CAPACITY.
  11. TANK EQUIPPED WITH FIRE SAFETY VALVE ON FUEL SUPPLY LINE.
  12. IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
  13. GENERATOR IS INSTALLED ON A UL-142 RATE DOUBLE WALL SUBBASE FUEL TANK.



20-30KW KOHLER DIESEL  
SOUND ENCL W/LIFT OFF PANEL

GENSET	TANK P/N	TANK HT (A) MM [IN]	DESCRIPTION	ASSY WEIGHT
20RE0ZK	GM97093-MA1	812.8 [32.0]	SKID/TANK, 148 GAL	827 KG [1823 LBS]
20RE0ZK	GM97093-MA2	1041.2 [41.0]	SKID/TANK, 203 GAL	893 KG [1968 LBS]
20RE0ZK	GM97093-MA3	381.0 [15.0]	SKID/TANK, 53 GAL	706 KG [1557 LBS]
20RE0ZK	GM97093-MA4	685.8 [27.0]	SKID/TANK, 120 GAL	792 KG [1745 LBS]
30RE0ZK	GM97093-MA1	812.8 [32.0]	SKID/TANK, 148 GAL	893 KG [1969 LBS]
30RE0ZK	GM97093-MA2	1041.4 [41.0]	SKID/TANK, 203 GAL	959 KG [2114 LBS]
30RE0ZK	GM97093-MA3	381.0 [15.0]	SKID/TANK, 53 GAL	772 KG [1703 LBS]
30RE0ZK	GM97093-MA4	685.8 [27.0]	SKID/TANK, 120 GAL	792 KG [1745 LBS]
30RE0ZK	GM97093-MA5	889.0 [35.0]	SKID/TANK, 164 GAL	849 KG [1870 LBS]

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL	BY	DO NOT SCALE. REFERENCE THE MODEL FOR ALL UNSPECIFIED DIMENSIONS
-	2-2-16	NEW DRAWING [CT138291]	JMR	UNLESS OTHERWISE SPECIFIED: ALL DIMENSIONS IN MILLIMETERS GENERAL TOLERANCES: X.X ± 0.25 X ± 1.5 ANGLES ± 0°30' MAX.
A	3-24-17	(D-8) UPDATE NOTE 1 FOR LIFT OFF DOOR ACCESS ABILITY. [CT172547]	JMR	THIRD ANGLE PROJECTION
B	8-20-18	(A-8) GM97093-MA5 TANK ADDED TO TABLE [CT188955]	JMR	APPROVALS DATE
C	2JULY2020	(C-1) 124.9 [4.92] WAS 124.3 [4.89]; (A-1) 451.7 [17.78] WAS 451.6 [17.78]; SEE OTHER SHEETS [CT205156]	SUD	2-2-16
			CHECKED JMR	2-2-16
			APPROVED KLC	2-2-16
				SCALE 0.09 CAD NO. SHEET 1 of 3
				DWG NO. ADV-8855 D

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REV.	DATE	DESCRIPTION	BY
0	8/24/2023	90% ZONING DRAWINGS	AC
0	9/14/2023	90% ZONING DRAWINGS	AC
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verizon

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ZONING DRAWINGS

JOB No: 2307R  
SHEET TITLE:

GENERATOR FUEL  
TANK SPECS.

G-3





EXISTING



PROPOSED      LOOKING SOUTHWEST FROM POTRERO ROAD





EXISTING



PROPOSED

LOOKING SOUTH FROM HUENEME ROAD





EXISTING



PROPOSED

LOOKING NORTHWEST FROM SITE



## EXHIBIT 4

### CONSISTENCY WITH THE GENERAL PLAN FOR VERIZON WIRELESS “LEWIS” WIRELESS COMMUNICATIONS FACILITY RELOCATION CONDITIONAL USE PERMIT (CUP), CASE NO. PL25-0015

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

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

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

The proposed project would authorize the construction, use, operation, and maintenance of a new Wireless Communications Facility (WCF) for a 10-year period.

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

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

The proposed WCF would be sited on a parcel that is accessed from Potrero Road which is an eligible scenic highway. The proposed WCF is a 50-foot-tall faux water tank, which is common on agricultural parcels within the county, and would blend in with the existing agricultural operations on site and in the vicinity of the proposed facility. The WCF would be located on land zoned AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size) and blends in with the character of the surrounding environment. No new conflicts or impacts are anticipated with the proposed use of this WCF. The site is accessed by a private dirt road from Potrero Road, the facility is unmanned except for periodic maintenance visits, and no water is required.

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

- 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*

County of Ventura Planning Director Hearing 12/18/2025 PL25-0015 Exhibit 4: General Plan Consistency Analysis
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*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 County Environmental Health Division (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 5, Condition No. 22).

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

- 3. 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 proposed WCF would be located on land designated as Agricultural on the General Plan Land Use Diagram and identified as prime farmland and farmland of statewide importance. The proposed WCF would not conflict with the adjacent agricultural designated lands or agricultural uses of those lands because the WCF tower and ground equipment represents approximately 1,227 square feet of development with a solid block wall to separate the use from active agricultural

operations approximately 450 feet away. In addition, removal of existing agriculture is not proposed at the project site.

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

- 4. PFS-11.4 Emergency Vehicles 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 Ventura County Fire Protection District reviewed the proposed project and conditioned approval based on providing adequate fire flow and obtaining the required fire code permits and clearances (Exhibit 5, Condition Nos. 25, 26, and 27).

Based on the discussion above, the project is consistent with General Plan Policy PFS-11.4.

- 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 5, Condition No. 18).

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

- 6. 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 proposed WCF would provide service throughout the area, including access to high quality cellular mobile communications and wireless broadband access. The use of the facility ensures that the residents, businesses, and traveling public will maintain a high quality of service.

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

**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 located near Las Posas Road, Hueneme Road, and Potrero Road, which are all Eligible County Scenic Highways. The WCF is designed as a stealth faux water tank that blends in with existing agricultural operations near the project site. The location of the proposed facility, on a parcel with active agricultural operations and the design as a faux water tank help conceal the facility from offsite viewpoints.

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

## EXHIBIT 5

### DRAFT CONDITIONS OF APPROVAL FOR VERIZON WIRELESS “LEWIS” WIRELESS COMMUNICATIONS FACILITY RELOCATION CONDITIONAL USE PERMIT (CUP), CASE NO. PL25-0015

Please note the following abbreviations are used throughout this document:

Ventura County Non-Coastal Zoning Ordinance – NCZO

Conditional Use Permit – CUP

California Environmental Quality Act – CEQA

#### **RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS**

##### **I. Planning Division Conditions**

###### **1. Project Description**

This Conditional Use Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 - 6 of the Planning Director hearing on December 18, 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 in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

Verizon is proposing the removal of the existing wireless equipment from the SCE transmission tower and construct a new, stealth facility designed as a faux water tank (Exhibit 3). The new WCF includes:

- 1,227 Square foot lease area
- 8-foot-tall Concrete masonry unit (CMU) wall surrounding lease area
- Backup emergency generator
- 5 equipment cabinets
- 50-foot-tall faux water tank (55-feet to top of concealment element)
- 8 panel antennas mounted within faux tank
- One microwave antenna mounted within faux tank

The site is accessed by a private dirt road from Potrero Road, the facility is unmanned except for periodic maintenance visits, and no water is required.



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

## 2. Site Maintenance

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

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

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

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

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

## 3. CUP Modification

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

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

4. Construction Activities

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

5. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition of this CUP shall constitute grounds for enforcement action provided in the NCZO (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:

The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for Construction in order to initiate the land uses set forth in Condition No. 1.

(1) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Construction within two years from the date the approval decision of this CUP becomes effective. The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the Zoning Clearance for Construction 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.

(2) Prior to the issuance of the Zoning Clearance for Construction, 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 Construction, 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: The current term of this CUP will expire on **December XX, 2035**. 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. Any Permittee request to extend the CUP's current term by renewal, extension, or modification must be submitted by Permittee and approved by the County in accordance with the then-applicable provisions of the Ventura County NCZO which shall apply, including any allowance for the CUP to remain in effect after the expiration date upon submission of a request to extend the CUP term.

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 construction or as dictated by the respective agency.

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

8. Notice of CUP Requirements and Retention of CUP Conditions

**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 conditions, upon Planning Division staff's request.

**Timing:** Prior to issuance of a Zoning Clearance for Construction 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 NCZO.

9. Recorded Notice of Land Use Entitlement

**Purpose:** The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this CUP in the chain of title for the subject property to describe the responsibilities of the permittee and property owner for compliance with permit conditions and to notify the current and future Property Owner(s), Permittee(s), lessees, and other users and occupants of the subject land of the conditions of this CUP and to comply with NCZO Section 8111-8.3.

**Requirement:** The Permittee shall sign, have notarized, and record with the Office of the Ventura County Recorder, in the chain of title for the subject property a "Notice of Land Use Entitlement" form furnished by the Planning Division along with a copy of all 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 Construction.

**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 CZO (Section 8183-5) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance

agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

b. Establishment of Revolving Compliance Account:

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:

(1) A payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 12.a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.

(2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to 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. 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, 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.

## 12. Defense and Indemnification

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

## 13. 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.

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

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

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

#### 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.

**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 Construction, 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 NCZO.

#### 16. Reporting of Major Incidents

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

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

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

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

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

#### 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 a 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 NCZO.

#### 18. 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 combined with the Notice of Land Use Entitlement as described in Condition No. 9, 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.

#### 19. Color/ Material/ Manufacture Specifications

**Purpose:** To comply with the Ventura County General Plan *Goals, Policies and Programs* Scenic Resources Policy COS-3.6 and to ensure that the communication facility 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 communication facility using building materials and colors that are compatible with surrounding terrain (e.g., earth tones and non-reflective paints);

- b. provide the manufacturer's specifications and model numbers of all tower, antenna, and ancillary equipment (e.g., batteries, equipment in cabinets, GPS, and antennae) on all development plans;
- c. construct and maintain the site in compliance with the approved plans and photo-simulations; and
- d. provide photos to the Planning Division to verify that the facility is constructed as approved.

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

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the colors and materials of all buildings and structures on building plans for the Planning Division's review and approval. Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the materials sample/color board that illustrates the proposed colors for the Planning Division's review and approval. Prior to final inspection, the Permittee shall construct and paint the structures according to the approved plans.

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

## 20. 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 and in order to ensure that the use of the subject property remains compatible with existing and potential uses of other property within the general area, the communication facility shall be removed if this CUP expires or if the facility is abandoned.

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

- a. notify the County that the Permittee has discontinued the use of the facility;



- b. remove the facility and all appurtenant structures; and
- c. restore the premises to the conditions existing prior to the issuance of the CUP, to the extent feasible as determined by the Planning Director.

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

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

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

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

#### 21. Future Collocation of Wireless Telecommunication Facilities and Equipment

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

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

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

**Documentation:** Permittee shall demonstrate to the satisfaction of the Planning Director that the wireless telecommunications tower associated with the communication facility is engineered in a manner that can accommodate supplementary antennas to collocate at least one additional telecommunication carrier.

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

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

### **Environmental Health Division (EHD) Conditions**

#### **22. Hazardous Materials/Waste Management (CUPA Permit Required)**

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

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

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

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

**Monitoring and Reporting:** Verification of hazardous materials inventory as well as ongoing compliance with requirements shall be accomplished through field inspection by Ventura CUPA staff. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency website: <https://vcrma.org/cupa>

### **Ventura County Air Pollution Control District (APCD) Conditions**

#### **23. Complaint-Driven for the Discharge of Air Pollutants**

**Purpose:** To ensure that discharge of air contaminants (odor, dust, etc.) that may result from demolition and construction activities are minimized to the greatest extent feasible.

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

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

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

**Timing:** Throughout the life of the permit.

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

24. Dust Control for Construction

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

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

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

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities. Reclaimed water should be used, if available.
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.
- IV. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering.
- V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.
- VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.

- VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

**Timing:** Throughout the construction phases of the project.

**Monitoring and Reporting:** Dust control is a standard condition on all Grading Permits issued by Publics Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of dust-related provisions for grading operation shall also be conducted by APCD staff on a complaint-driven basis.

### **Ventura County Fire Protection District (VCFPD) Conditions**

#### **25. Fire Flow**

**Purpose:** To ensure that adequate water supply is available to the project for firefighting purposes.

**Requirement:** The Permittee shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be determined as specified by the current adopted edition of the Ventura County Fire Code and the applicable Water Manual for the jurisdiction (whichever is more restrictive). Given the present plans and information, the required fire flow is approximately 1,500 gallons per minute at 20 psi for a minimum 2 hour duration. A minimum flow of 1,000 gallons per minute shall be provided from any one hydrant. Note: For Commercial, Industrial, Multi-family buildings, a minimum fire flow of 1,000 GPM shall be provided from each hydrant when multiple hydrants are flowing at the same time.

**Documentation:** A signed copy of the water purveyor's fire flow certification.

**Timing:** Prior to map recordation, the Permittee shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow. If there is no map recordation, the Permittee shall submit a signed copy of the water purveyor's certification to the Fire Prevention Bureau for approval before the issuance of building permits.

**Monitoring and Reporting:** A copy of the fire flow certification shall be kept on file with the Fire Prevention Bureau.

#### **26. Fire Department Clearance**

**Purpose:** To provide the Permittee a list of all applicable fire department requirements for their project.



**Requirement:** The Permittee shall obtain VCFD Form #610B "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #610B "Requirements for Construction."

**Timing:** The Permittee shall submit VCFPD Form #610 Application to the Fire Prevention Bureau for approval before issuance of building permits.

**Monitoring and Reporting:** A copy of the completed VCFPD Form #610B shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

27. 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, including a flammable/combustible liquids permit for the installation of the 53 gallon diesel generator per CA Fire Code Section 105.5.18

**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 Fire Prevention Bureau 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 Fire Prevention Bureau. The Fire Prevention Bureau 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 Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

## EXHIBIT 6

### CONSISTENCY WITH THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE SPECIAL USE STANDARDS FOR VERIZON WIRELESS “LEWIS” WIRELESS COMMUNICATIONS FACILITY RELOCATION CONDITIONAL USE PERMIT (CUP), CASE NO. PL25-0015

Pursuant to the requirements of Section 8105-4 of the Ventura County Non-Coastal Zoning Ordinance (NCZO), the proposed project is allowed in the AE-40ac Zone with the issuance of a CUP. The proposed project is also subject to the Special Use Standards Wireless Communications Facilities (WCF) pursuant to Section 8107-45.4 of the NCZO.

The conformance of the proposed project with the applicable guidelines and standards is evaluated in the table below.

#### Section 8107-45.4 – Development Standards Consistency Analysis

Special Use Standard	Complies?
<b>Section 8107-45.4 (a), Partial and Full-Concealment Requirements:</b>  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 water tank.
<b>Section 8107-45.4 (c), Making Wireless Communication Facilities Compatible with the Existing Setting:</b>  To the extent feasible, all wireless communication facilities shall be located and designed to be compatible with the existing setting as follows:  (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, the facility is designed as a faux water tank to blend in with the agricultural operations in the area.
<b>Section 8107-45.4 (d), Preferred Wireless Communication Facility Locations:</b>  To the extent feasible, and in the following order of priority, new wireless communication facilities shall be sited in the following locations:	Yes, there are no existing structures in the vicinity, but the location is within the AE zone and near existing public and private access roads.

### Section 8107-45.4 – Development Standards Consistency Analysis

Special Use Standard	Complies?
<p>(1) On an existing wireless communication facility with adequate height and structure to accommodate additional wireless communication facilities (see Sec. 8107-45.6).</p> <p>(2) Flush-mounted on an existing structure, pole, or building in the AE and OS zones.</p> <p>(3) Where the wireless communication facility is not prominently visible from a public viewpoint.</p> <p>(4) Within an area zoned Industrial.</p> <p>(5) Near existing public or private access roads.</p> <p>(6) On or near the same site as an existing wireless communication facility when visual or other environmental impacts can be mitigated to a level of less than significant under CEQA and when such “clustering” of facilities is consistent with the applicable Area Plan.</p>	
<p><b>Section 8107-45.4 (e), Non-Preferred Wireless Communication Facility Locations:</b></p> <p>To the extent feasible, wireless communication facilities should not be sited in the following locations:</p> <p>(1) Within an area zoned Urban Residential.</p> <p>(2) Silhouetted on the top of ridgelines on land designated as Open Space under the General Plan when prominently visible from public viewpoints.</p> <p>(3) On a structure, site or in a district designated as a local, state, or federal historical landmark (see Sec. 8107-45.4(j)).</p> <p>(4) Within an area zoned Scenic Resource Protection Overlay (see Sec. 8107- 45.4(m)).</p> <p>(5) (5) Within environmentally sensitive areas (see Sec. 8107-45.4(k)).</p>	<p>Yes, the project site location is within a preferred WCF location.</p>
<p><b>Section 8107-45.4 (f)(4) Height:</b></p> <p>(4) <b>Stealth Facilities:</b> Stealth facilities shall meet the definition in Sec. 8102-0 and the applicable height limits prescribed in Section 8107-45.4.</p> <p>(a) The maximum allowable height of a faux structure shall be the height limits in Table 1 below, or the average height of representative structures</p>	<p>Yes, the project involves the construction and operation of a stealth, faux water tank WCF with a maximum height of 50' (53-feet to top of concealment elements) above grade level.</p>

### Section 8107-45.4 – Development Standards Consistency Analysis

Special Use Standard	Complies?										
<p>commonly found in the local setting, whichever is less.</p> <p><b>Table 1 – Maximum Height of Faux Structures</b></p> <table> <tr> <th>Type of Structure</th><th>Maximum Height</th></tr> <tr> <td>Faux Water Tank</td><td>50 feet</td></tr> <tr> <td>Faux Windmill</td><td>45 feet</td></tr> <tr> <td>Faux Flag Pole</td><td>50 feet</td></tr> <tr> <td>Faux Light Pole</td><td>30 feet (not applicable in right of way)</td></tr> </table>	Type of Structure	Maximum Height	Faux Water Tank	50 feet	Faux Windmill	45 feet	Faux Flag Pole	50 feet	Faux Light Pole	30 feet (not applicable in right of way)	
Type of Structure	Maximum Height										
Faux Water Tank	50 feet										
Faux Windmill	45 feet										
Faux Flag Pole	50 feet										
Faux Light Pole	30 feet (not applicable in right of way)										
<p><b>Section 8107-45.4 (g), Setbacks:</b></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 set back more than 20-feet from the front, 10-foot side, and 15-foot rear setbacks for the AE-40 ac zoning district. There are no dwelling units located near the subject parcel and is setback from the property line to avoid fuel clearance on adjacent properties.</p>										
<p><b>Section 8107-45.4 (i) (6) Standards for Specific Types of Stealth Facilities:</b></p> <p>(6) <b>Other Faux Stealth Facilities:</b></p> <p>(a) Faux structure types, including but not limited to water tanks, flag poles, windmills, and light poles, may be used as a stealth facility when that type of structure is commonly found within the local setting of the wireless communication facility.</p> <p>(b) Faux structures shall not exceed the maximum height limits established in Sec. 8107-45.4(f)(4)(a).</p> <p>(c) Faux light poles shall be designed to function as a light pole, and match the design and height of existing light poles on the proposed site, provided that they do not exceed the height listed in Table 1 (Sec. 8107- 45.4(f)(4)(a)). This standard is not applicable to light poles within the public right-of-way</p>	<p>Yes. The facility is designed as a faux water tank, which is commonly found in the county on agricultural parcels, and is as natural in appearance as technically feasible.</p>										

### Section 8107-45.4 – Development Standards Consistency Analysis

Special Use Standard	Complies?
<p><b>Section 8107-45.4 (n), Accessory Equipment:</b></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 behind an eight foot tall block wall and is not visible from offsite.</p>
<p><b>Section 8107-45.4 (o), Colors and Materials:</b></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, the facility matches the color and look of a real water tank. No reflective materials will be used.</p>
<p><b>Section 8107-45.4 (p), Noise:</b></p> <p>All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.</p>	<p>Yes, the WCF will always be operated and maintained to comply with the Ventura County noise standards. The only noise generating equipment is the emergency backup generator which will only operate in times of power loss. The operation of the facility will not create any noise.</p>
<p><b>Section 8107-45.4 (r), Security:</b></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, the facility is enclosed within an eight foot tall solid block wall enclosure around the lease area surrounding the entire facility which prevents access and vandalism to the project site.</p>
<p><b>Section 8107-45.4 (s), Lighting:</b></p> <p>(1) No facility may be illuminated unless specifically required by the FAA or other government agency.</p> <p>(2) Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife.</p>	<p>Yes, the WCF would not be illuminated.</p>



### Section 8107-45.4 – Development Standards Consistency Analysis

Special Use Standard	Complies?
<p><b>Section 8107-45.4 (t), Signage:</b></p> <p>A permanent, weather-proof identification sign, subject to Planning Director approval, shall be displayed in a prominent location such as on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the facility operator(s) and type of use, provide the operator's address, FCC-adopted standards, and specify a 24-hour telephone number at which the operator can be reached during an emergency.</p>	<p>Yes, the proposed WCF will be surrounded by a block wall with signage indicating all necessary information related to the operation of the facility.</p>
<p><b>Section 8107-45.4 (u), Access Roads:</b></p> <p>(1) Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</p> <p>(2) Wireless communication facility sites shall minimize the construction of new access roads, particularly when such roads are located in areas with steep slopes, agricultural resources, or biological resources as determined by the County's Initial Study Assessment Guidelines. When required, new access roads shall be designed to meet standards established by the Ventura County Public Works Agency and Ventura County Fire Protection District.</p>	<p>Yes, the proposed WCF would be accessed by an existing public road to a private driveway, maintained by the property owner, to the WCF location. No new roads are proposed with this project.</p>
<p>Note: the following development standards were analyzed and determined to not be applicable to the subject facility: Section 8107-45.4 (b), Exceptions to Stealth and Building-Concealed Facilities; Section 8107-45.4(h), Retention of Concealment Elements; Section 8107-45.4 (j), Historical Landmarks/Sites of Merit; Section 8107-45.4 (k), Environmentally Sensitive Areas; Section 8107-45.4 (l), Ridgelines; Section 8107-45.4 (m), Scenic Resource Protection Overlay Zone; Section 8107-45.4 (q), Landscaping and Screening.</p>	