



Planning Director Staff Report Hearing on March 16, 2023

County of Ventura • Resource Management Agency

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

DISH WIRELESS: “SCE GONZALES” CONDITIONAL USE PERMIT (CUP), CASE NO. PL22-0110

A. PROJECT INFORMATION

1. **Request:** The applicant requests a Conditional Use Permit (CUP) to authorize the construction, operation and maintenance of a Wireless Communication Facility (WCF) for a 10-year period (Case No. PL22-0110).
2. **Applicant/Property Owner:** SoCal Edison, 555 W. 5th Street, Floor 34, Los Angeles, 90013.
3. **Applicant’s Representative:** Eukon Group c/o Jerry Ambrose, 3905 State Street, Suite 7-188, Santa Barbara, CA 93105.
4. **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.
5. **Project Site Size, Location, and Parcel Number:** The 20.33-acre project site is located at 4260 W. Gonzales Road, near the intersection of Gonzales Road and Victoria Avenue, near the City of Oxnard, in the unincorporated area of Ventura County. The Tax Assessor’s parcel number for the parcel that constitute the project site is 183-0-010-115 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Agricultural
 - b. Coastal Area Plan Land Use Map Designation: Agriculture
 - c. Zoning Designation: AE-40 ac (Agriculture Exclusive, 40-acre minimum)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)	Agricultural (i.e. row crops)
East	AE-40 ac	Agricultural (i.e. row crops)
South	AE-40 ac	Agricultural (i.e. row crops)
West	AE-40 ac	Agricultural (i.e. row crops)

- 8. History:** On July 6, 2022, the subject CUP was submitted to authorize the construction, operation and maintenance of a new Dish Wireless WCF for a 10-year time period.
- 9. Project Description:** The applicant requests a CUP for the construction, operation and maintenance of a WCF for a 10-year time period. The WCF would be a collocated 50-feet above ground level on an existing 123-foot-tall Southern California Edison (SCE) tower. The proposed project would include the construction of the following components:
- Six (6) 6-foot-tall panel antennas with associated equipment mounted behind the antennas;
 - A 120-square-foot lease area at the base enclosed by an 8-foot-tall chain link fence and green slats;
 - Two (2) equipment cabinets mounted on a concrete pad;
 - One (1) H-Frame and telco cabinet; and
 - One (1) Global Positioning System (GPS) antenna.

The WCF would be unmanned, except for occasional periodic maintenance visits, and would operate 24 hours per day. The unmanned facility would not require water to operate. Access to the site is a dirt private driveway from Gonzales Road. No exterior lighting is proposed with the project (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

The State Legislature through the Secretary 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 would include the construction, operation, and maintenance of a new WCF. As such, it may be found categorically exempt under CEQA Guidelines Section 15303. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

Therefore, this project is categorically exempt pursuant to Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

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

Pursuant to the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the AE-40 zone districts with the granting of CUP. Upon the granting of the CUP, the proposed project will comply with this requirement.

The proposed project includes the construction and use of structures that are subject to the development standards of the Ventura County NCZO (Section 8106-1.1). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	40-acres	Yes
Maximum Percentage of Building Coverage	5 percent	Yes
Front Setback	20 feet	Yes
Side Setback	10 feet	Yes
Rear Setback	15 feet	Yes
Maximum Building Height	25 feet	Yes

The proposed WCF is subject to the special use standards of the Ventura County NCZO. Table 2 lists the applicable special use standard and a description of whether the proposed project complies with the special use standards.

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4 (a) Partial and Full-Concealment Requirements:</p> <p>To minimize visual impacts, a wireless communication facility shall be designed as a stealth facility or building-concealed facility. A wireless communication facility may be designed as a non-stealth facility only if it meets standards provided in Sec. 8107-45.4(b) below.</p>	<p>Yes, the proposed WCF would be collocated 50-feet above grade level on an existing 123-foot-tall SCE tower.</p>
<p>Section 8107-45.4 (c), Making Wireless Communication Facilities Compatible with the Existing Setting:</p> <p>To the extent feasible, all wireless communication facilities shall be located and designed to be compatible with the existing setting as follows:</p>	<p>Yes, the WCF would be located in an area where existing topography, vegetation, and structures effectively camouflage the proposed facility. The WCF would be collocated on an existing 123-foot-tall SCE tower. The</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<ol style="list-style-type: none"> 1. Location: Facilities shall be located in areas where existing topography, vegetation, buildings, or structures effectively screen and/or camouflage the proposed facility; and 2. Facility Design: The facility shall be designed (i.e. size, shape, color, and materials) to blend in with the existing topography, vegetation, buildings, and structures on the project site as well as its existing setting. 	<p>associated equipment would be colored to blend in with the existing topography, vegetation, buildings, and structures in the existing setting.</p>
<p>Section 8107-45.4 (d), Preferred Wireless Communication Facility Locations:</p> <p>To the extent feasible, and in the following order of priority, new wireless communication facilities shall be sited in the following locations:</p> <ol style="list-style-type: none"> 1. On an existing wireless communication facility with adequate height and structure to accommodate additional wireless communication facilities (see Sec. 8107-45.6). 2. Flush-mounted on an existing structure, pole, or building in the AE and OS zones. 3. Where the wireless communication facility is not prominently visible from a public viewpoint. 4. Within an area zoned Industrial. 5. Near existing public or private access roads. 6. On or near the same site as an existing wireless communication facility when visual or other environmental impacts can be mitigated to a level of less than significant under CEQA and when such “clustering” of facilities is consistent with the applicable Area Plan. 	<p>Yes, the proposed WCF would be collocated 50 feet above grade level on an existing 123-foot-tall SCE tower. The facility would be visible from portions of Gonzales Road, which is a County maintained road.</p>
<p>Section 8107-45.4 (f)(4)(e), Maximum Antenna Height – Stealth Facilities:</p> <p>Flush-mounted wireless communication facilities shall not extend above the building height. If mounted on a structure other than a building, such as a light pole or utility pole, the antenna shall not extend more than 5 feet above the structure.</p>	<p>Yes, the WCF would consist of six (6) 6-foot-tall panel antennas with associated equipment mounted behind the antennas located 50 feet above grade level. The antennas do not extend beyond the top of the existing 123-foot-tall SCE lattice tower.</p>
<p>Section 8107-45.4 (g) Setbacks:</p> <ol style="list-style-type: none"> 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>Yes, the WCF would be collocated onto an existing 123-foot-tall SCE tower and no portion of the of an antenna array would extend beyond the property lines. The proposed</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<ol style="list-style-type: none"> 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. 3. Whenever feasible, a new ground-mounted wireless communication facility shall be set back from the property line to avoid creating. 	<p>WCF meets all setbacks from the property lines.</p>
<p>Section 8107-45.4 (h) Retention of Concealment Elements:</p> <p>No modification to an existing wireless communication facility shall defeat concealment elements of the permitted facility. Concealment elements are defeated if any of the following occur:</p> <ol style="list-style-type: none"> 1. A <i>stealth facility</i> is modified to such a degree that it results in a <i>non-stealth facility</i>; or 2. The <i>stealth facility</i> no longer meets the applicable development standards for <i>stealth facilities</i> in Sec. 8107-45.4; or 3. Equipment and <i>antennas</i> are no longer concealed by the permitted stealth design features; or 4. Proposed modifications to a <i>stealth facility</i>, designed to represent a commonly found element in the environment or community (such as a tree, rock, or building), result in a facility that no longer resembles the commonly found element due to its modified height, size, or design. 	<p>Yes, the proposed project is for the construction, operation, and on-going maintenance of a new WCF. The WCF would be collocated 50 feet above grade level on an existing SCE tower.</p>
<p>Section 8107-45.4 (i)(3) Standards for Flush Mounted Facilities:</p> <p>A wireless communication facility may be flush-mounted on a building or other structure pursuant to the following standards, and provided that associated equipment is located in manner consistent with the definition for flush-mounted antenna in Sec. 8102-0:</p> <ol style="list-style-type: none"> a) Flush-mounted wireless communication facilities shall be designed as a stealth facility and shall be compatible with the architectural style, color, texture, façade, and materials of the structure. Panel antennas shall not interrupt architectural lines of building façades, including the length and width of the portion of the façade on which it is mounted. Mounting brackets, pipes, and coaxial cable shall be screened from view. b) Shall not exceed the maximum height limits for flush-mounted wireless communication facilities stated in Sec. 8107-45.4(f)(4)(e). c) Any flush-mounted wireless communication facility attached to a light pole or a utility pole must exhibit the same or 	<p>Yes, the proposed WCF would be collocated 50 feet above grade level on an existing 123-foot-tall SCE tower.</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>improved appearance than existing local light poles or utility poles.</p> <p>d) Flush-mounted wireless communication facilities should be attached to a vertical surface except they may be mounted atop a light pole or a utility pole when flush-mounting is infeasible. Panel antennas shall be mounted no more than 18 inches from building surfaces or poles and shall appear as an integral part of the structure. They may be mounted a further distance than 18 inches on lattice towers and other industrial structures.</p>	
<p>Section 8107-45.4 (j). Historical Landmarks/Sites of Merit:</p> <p>A wireless communication facility shall not be constructed, placed, or installed on a structure, site or district designated by a federal, state, or County agency as an historical landmark or site of merit unless that facility is designed to meet the Secretary of the Interior (SOI) Standards. If the facility does not meet the SOI standards, then the Cultural Heritage Board must determine that the proposed facility will have no significant, adverse effect on the historical resource.</p>	<p>Yes, the WCF would not be constructed or installed on a structure, site, or district designated by a federal, state, or County agency as an historical landmark or site of merit. The WCF would be collocated on an existing SCE tower owned by the SCE company.</p>
<p>Section 8107-45.4 (k), Environmentally Sensitive Areas:</p> <p>All wireless communication facilities and their accessory equipment shall be sited and designed to avoid or minimize impacts to habitat for special status species, sensitive plant communities, migratory birds, waters and wetlands, riparian habitat, and other environmentally sensitive areas as determined by the County's Initial Study Assessment Guidelines.</p>	<p>Yes, the WCF would not be located within an environmentally sensitive area. The WCF would be collocated on an SCE tower and within a legally disturbed area.</p>
<p>Section 8107-45.4 (l) Ridgelines:</p> <p>A wireless communication facility shall not be sited on a ridgeline or hilltop that is prominently visible from a public viewpoint when alternative sites are available. Applicants shall demonstrate that no feasible, alternative locations are available when proposing a wireless communication facility on a ridgeline or shall demonstrate that alternative locations result in significant environmental impacts when compared to the proposed ridgeline location.</p>	<p>Yes, the WCF would not be located on a ridgeline or hilltop.</p>
<p>Section 8107-45.4 (n), Accessory Equipment:</p> <p>All accessory equipment associated with the operation of a wireless communication facility shall be located and screened to prevent the facility from being prominently visible from a public viewpoint to the maximum extent feasible.</p>	<p>Yes, all accessory equipment associated with the WCF would be placed at ground-level and screened to prevent the facility from being prominently visible from the public viewing area to the maximum extent feasible.</p>
<p>Section 8107-45.4 (o), Colors and Materials:</p>	<p>Yes, the proposed WCF would use colors and materials that blend in with the natural</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<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>surroundings. There would be no reflective materials.</p>
<p>Section 8107-45.4 (p), Noise:</p> <p>All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.</p>	<p>Yes, the operation of the WCF would not generate noise. The WCF would be operated and maintained to comply with the Ventura County noise standards.</p>
<p>Section 8107-45.4 (q), Landscaping and Screening:</p> <p>The permittee shall plant, irrigate and maintain additional landscaping during the life of the permit when landscaping is deemed necessary to screen the wireless communication facility from being prominently visible from a public viewpoint. New landscaping shall not incorporate any invasive species or watch species, as defined by the California Invasive Plant Council (Cal-IPC) and shall be in conformance with Section 8106-8.2.5. (AM. ORD. 4577 – 3/9/21)</p>	<p>Yes, the proposed WCF would be collocated 50 feet above grade level on an existing 123-foot-tall SCE tower. The property is owned and maintained by the SCE company. The associated equipment would be located in a 120-square-foot lease area enclosed by an 8-foot-tall chain link fence. Landscaping is not deemed necessary to screen the proposed WCF from being prominently visible from a public viewing area.</p>
<p>Section 8107-45.4 (r), Security:</p> <ol style="list-style-type: none"> 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. 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>Yes, there would be an 8-foot chain-link fence around the lease area. All materials and colors would blend in with the existing setting. The proposed project is not designated as Urban and Existing Community in the General Plan.</p>
<p>Section 8107-45.4 (s), Lighting:</p> <ol style="list-style-type: none"> 1. No facility may be illuminated unless specifically required by the FAA or other government agency. 2. Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife. 	<p>Yes, the WCF would not be illuminated.</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-45.4 (t), Signage:</p> <p>A permanent, weather-proof identification sign, subject to Planning Director approval, shall be displayed in a prominent location such as on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the facility operator(s) and type of use, provide the operator’s address, FCC-adopted standards, and specify a 24-hour telephone number at which the operator can be reached during an emergency.</p>	<p>Yes, the proposed project would include signage indicating all necessary information related to the equipment for the operation of the facility.</p>
<p>Section 8107-45.4 (u), Access Roads:</p> <ol style="list-style-type: none"> 1. Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements. 2. Wireless communication facility sites shall minimize the construction of new access roads, particularly when such roads are located in areas with steep slopes, agricultural resources, or biological resources as determined by the County’s Initial Study Assessment Guidelines. When required, new access roads shall be designed to meet standards established by the Ventura County Public Works Agency and Ventura County Fire Protection District. 	<p>Yes, access to the site is via private driveway from Gonzales Road north of the project site. No new roads are proposed.</p>

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1a 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 8111-1.2.1.1a.a].**

Based on the information and analysis presented in Exhibit 4 and Section D 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 8111-1.2.1.1a.b].**

As discussed above, the proposed project involves the construction of a new WCF that would be collocated 50-feet above grade level on an existing 123-foot-tall SCE tower. The proposed WCF would be sited on a parcel that is accessed from Gonzales Road which is an eligible scenic highway. The proposed WCF would be

effectively camouflaged from public views from Gonzales Road due to the distance and collocation onto an existing structure.

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 8111-1.2.1.1a.c].

The proposed WCF would be sited on land predominantly used for agriculture. The WCF would be collocated onto an existing 123-foot-tall SCE tower. The facility would be located within a proposed 120-square-foot lease area. The Permittee will be required to identify a contact person for the timely resolution of complaints and the reporting of all major incidents so as to prevent a reoccurrence of such an incident (Exhibit 5, Condition No. 15). Finally, the project will include the conditions of approval to ensure that the proposed use, storage, and handling of hazardous materials will be in conformance with all applicable County and state regulations (Exhibit 5, Condition No. 19).

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 8111-1.2.1.1a.d].

The proposed project involves the construction, operation and maintenance of a new WCF. The project includes the construction of a 120-square-foot lease area. In addition, the WCF will be unmanned, will not generate significant noise, will not create any unusual risks or hazards, and will not adversely impact the surrounding agricultural uses. Furthermore, the project will be subject to conditions to minimize the risks associated with hazardous materials (Exhibit 5, Condition No. 19).

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 8111-1.2.1.1a.e].

The proposed project is located on a property which is currently developed with a SCE tower. The proposed WCF would be collocated 50 feet above ground-level onto an existing SCE tower. The project site and surrounding lands are designated and zoned for agriculture. The proposed project would not affect any of the surrounding land uses, and the project is not sensitive to impacts from these uses. No new effects on the surrounding agricultural uses would occur with the approval of the subject project for a 10-year time period.

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

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

The project site is located on a legal lot that is comprised of three Tax Assessor's Parcels. More specifically, Tax Assessor's Parcel 183-0-010-115 originally comprised a legal lot created by conveyance (deed recorded on July 24, 1958, in Book 1638, Page 275 of Official Records) prior to regulation by the Subdivision Map Act or Ventura County Subdivision Ordinance. The other two lots – that is Tax Assessor's Parcels 183-0-010-675 and 138-0-090-135 were merged together by conveyance (deed recorded on December 22, 1958, in Book 1685, Page 524 of Official Records, prior to regulation). The three lots were merged by operation of law under the County's merger law that was in effect from 1965 to July 1, 1984, and currently consist of one legal lot (Government Code Section 66451.301).

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 8111-1.2.1.1a.g].

As discussed in Section B above, the CUP involves the construction operation and maintenance of a WCF on the subject property. The project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

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

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

The proposed project involves the operation and maintenance of a new unmanned WCF. The agricultural operations in the area would not be affected by the operation of the WCF. Thus, the project would not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area.

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

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

The project is a CUP to authorize the construction, operation and maintenance of a WCF for a 10-year period. No new effects on the surrounding farmland would result from this renewal. Therefore, agricultural activities would not be impacted.

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

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

The proposed project includes the collocation of a new WCF onto a 123-foot-tall SCE tower. The WCF would be collocated 50 feet above grade level.

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

11. Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.4 and Article 9].

The proposed project is new CUP to authorize the construction, operation and maintenance of a WCF for a 10-year period. The proposed project would not be located within the Ojai Valley. Therefore, the project would not impact long-term housing or affordable housing opportunities in the Ojai Valley. In addition, the proposed project would not impact the health, safety and welfare of the temporary rental units' renters, occupants, neighboring residents, as well as the general public and environment.

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 March 6, 2023, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On March 3, 2023, the Planning Division 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 CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** CUP Case No. PL22-0110, subject to the conditions of approval (Exhibit 5); and
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact Justin Bertoline at (805) 654-2466 or justin.bertoline@ventura.org.

Prepared by:



Justin Bertoline, Senior Planner
Commercial/Industrial Permits Section
Ventura County Planning Division

Reviewed by:



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

EXHIBITS

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



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County of Ventura
 Resource Management Agency
 GIS Development & Mapping Services
 Map created on 02-23-2023
 Source: Ojai U.S.G.S
 7.5 Minutes Quadrangle
 Contour Interval = 20 ft

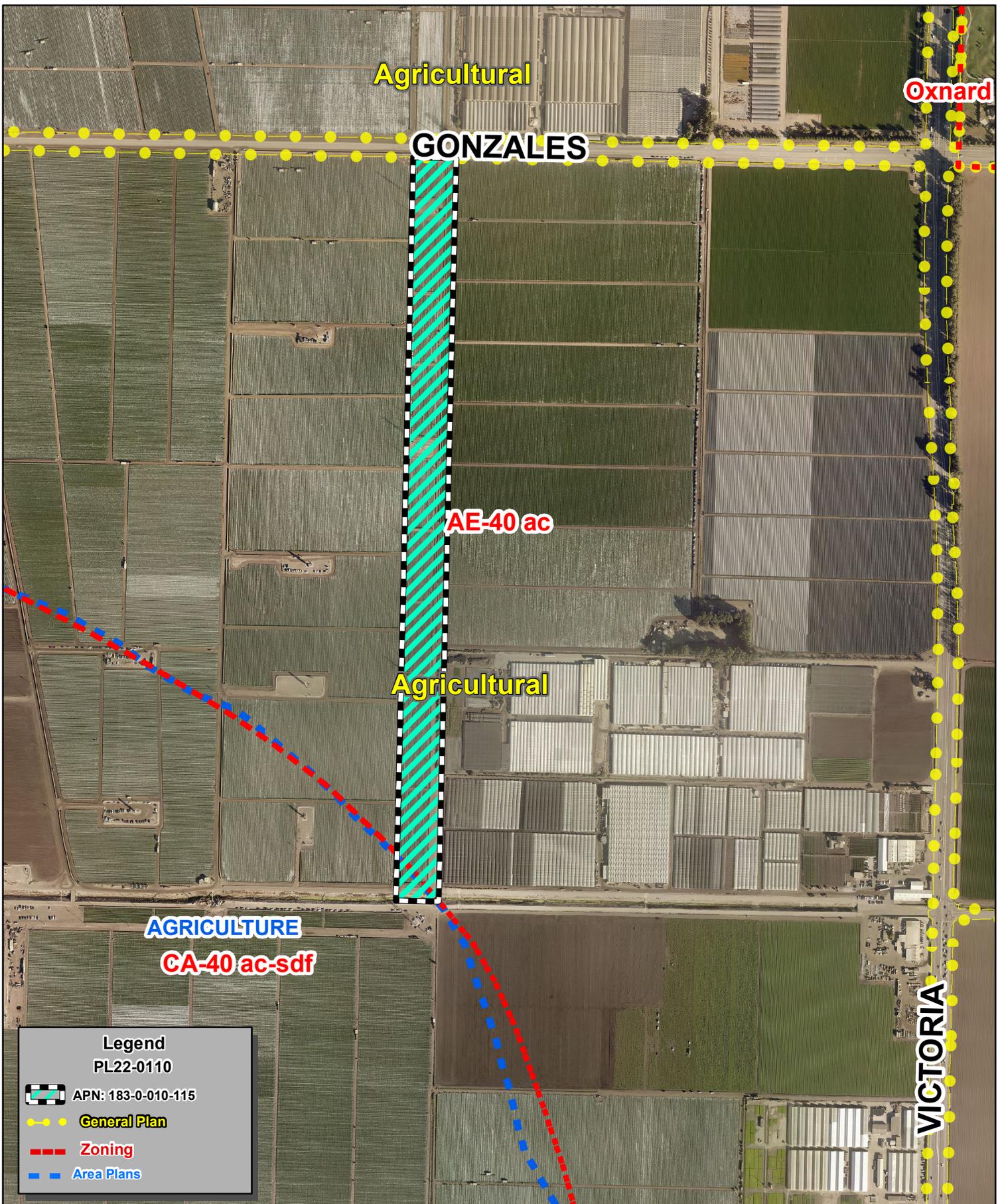


**County of Ventura
 Planning Director Hearing
 PL22-0110
 Topo Map**

0 500 1,000 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 no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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County of Ventura
Planning Director Hearing
PL22-0110
General Plan & Zoning Map



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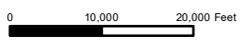
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 02-23-2023



**County of Ventura
Planning Director Hearing
PL22-0110
Location Map**



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GONZALES RD

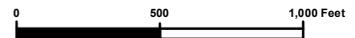
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County of Ventura
Planning Director Hearing
PL22-0110
Aerial Photography



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DISH WIRELESS SITE NAME:
SCE GONZALES

DISH WIRELESS SITE NUMBER:
LALAX02070A - SCE LATTICE TOWER
M1-T3, MANDALAY-SANTA CLARA #1 & #2, 220kV, T/L
(YEAR BUILT: 1958)

DISH WIRELESS SITE ADDRESS:
4260 W. GONZALES RD.
OXNARD, CA 93036

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ANTENNA PLAN AND SCHEDULE
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	ELEVATIONS
A-7	ELEVATIONS
A-8	EQUIPMENT PLAN AND DETAILS
A-9	EQUIPMENT DETAILS

County of Ventura
Planning Director Hearing
Case No. PL22-0110
Exhibit 3- Site Plans

CODE COMPLIANCE

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

- | | |
|--|---|
| 1. 2019 CALIFORNIA ADMINISTRATIVE CODE | 6. 2019 CALIFORNIA FIRE CODE |
| 2. 2019 CALIFORNIA BUILDING CODE | 7. ANY LOCAL BUILDING CODE AMENDMENTS |
| 3. 2019 CALIFORNIA ELECTRIC CODE | 8. CITY/COUNTY ORDINANCES |
| 4. 2019 CALIFORNIA MECHANICAL CODE | 9. ANSI / TIA-222 STRUCTURAL CODE |
| 5. 2019 CALIFORNIA PLUMBING CODE | 10. NFPA 780 - LIGHTING PROTECTION CODE |

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2016 CALIFORNIA BUILDING CODE SECTION 11B-203.5.

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

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- SCOPE OF WORK:
- INSTALL (6) 6' HIGH 8-PORT ANTENNAS
 - INSTALL (6) RADIOS AT ANTENNAS
 - INSTALL (3) SURGE SUPPRESSORS AT ANTENNAS
 - INSTALL (3) HYBRID CABLES
 - INSTALL (1) 10'x12' CHAIN-LINK FENCE ENCLOSURE WITH SLATS
 - INSTALL (2) EQUIPMENT CABINETS ON CONCRETE PAD
 - INSTALL (1) H-FRAME W/ PPC AND TELCO CABINET
 - INSTALL (1) GPS ANTENNA
 - INSTALL (1) CONCRETE PAD
 - INSTALL (1) NEW 200A METER SERVICE

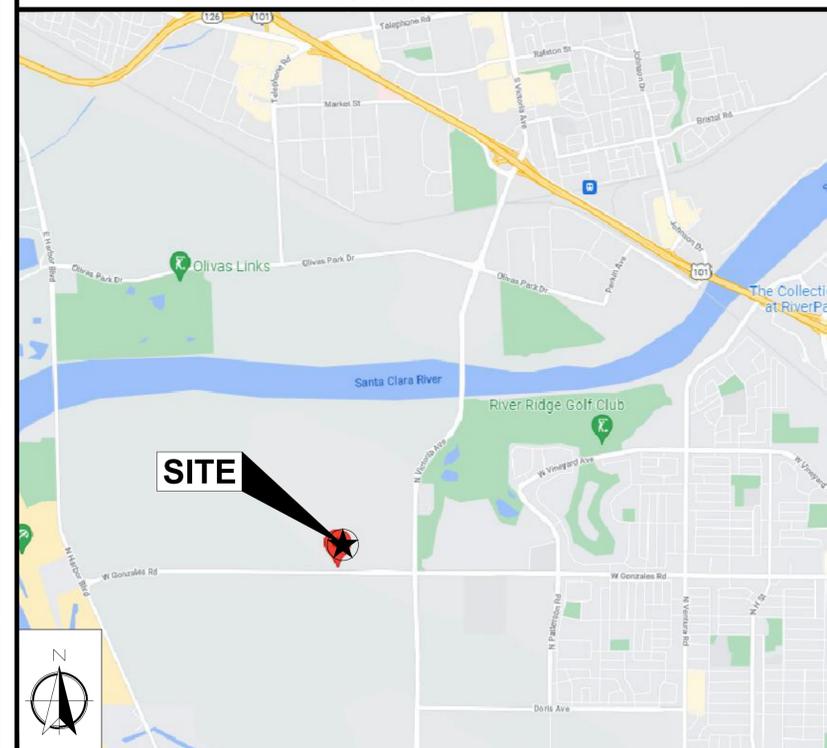
SITE PHOTO



DIRECTIONS

- DIRECTIONS FROM DISH WIRELESS OFFICE:
1. TAKE CA-55 NORTH AND HEAD TOWARD RIVERSIDE
 2. MERGE ONTO CA-55 N STATE RTE 55 N
 3. EXIT 13 FOR CALIFORNIA 22 W/GARDEN GROVE FWY. TOWARD LONG BEACH
 4. CONTINUE ONTO CA-22 W/GARDEN GROVE FWY.
 5. USE THE RIGHT 2 LANES TO MERGE ONTO I-405 N
 6. KEEP LEFT TO STAY ON I-405 N
 7. EXIT 63B TO MERGE ONTO US-101 N TOWARD VENTURA
 8. EXIT 64 FOR VICTORIA AVE TOWARD CHANNEL ISLAND HARBOR
 9. CONTINUE ON S VICTORIA AVE. DRIVE TO W GONZALES RD.

VICINITY MAP



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG



CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

GENERAL NOTES

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IF CONTRACTOR ENCOUNTERS CONDITIONS IN FIELD, EITHER UNFORESEEN OR IN SOME MANNER IN CONFLICT WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL OF SUCH CONDITIONS IN WRITING AND SHALL ACKNOWLEDGE ANY WORK DONE OUTSIDE OF JURISDICTIONAL PERMITTED PLANS IS DONE AT CONTRACTORS OWN RISK.

11"x17" PLOT IS HALF SCALE UNLESS OTHERWISE NOTED

FULL SIZE = 24"x36". ANY OTHER SIZE PRINT IS NOT ORIGINAL SCALE.
ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.

SITE INFORMATION

PROPERTY OWNER: SCE
ADDRESS: 2 INNOVATION WAY, FIRST FLOOR
POMONA, CA 91768

TOWER TYPE: LATTICE TOWER

TOWER CO SITE ID: M1-T3 MANDALAY-SANTA CLARA #1
& #2 220KV T/L - 1958

TOWER APP NUMBER: N/A

COUNTY: VENTURA

LATITUDE (NAD 83): 34° 12' 54.55" N
34.215153°

LONGITUDE (NAD 83): 119° 13' 47.99" W
-119.229997°

ZONING JURISDICTION: VENTURA COUNTY

ZONING DISTRICT: AGRICULTURAL

PARCEL NUMBER: 183-0-010-115

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: V-B

POWER COMPANY: SCE

TELEPHONE COMPANY: TWC

PROJECT DIRECTORY

APPLICANT: DISH WIRELESS
16812 ARMSTRONG AVE, STE 200
IRVINE, CA 92606

RAQUEL BARNAS
(714) 397-9401
raquel.barnas@dish.com

TOWER MANAGER: SCE
2 INNOVATION WAY, FIRST FLOOR
POMONA, CA 91768
(626) 695-5888

SITE DESIGNER: EUKON GROUP
RICH BRUNET
65 POST, SUITE 1000
IRVINE, CA 92618
(949) 553-8566

LEASING MANAGER: JERRY AMBROSE
(805) 637-7407
jambrose@wireless01.com

PLANNING MANAGER: JERRY AMBROSE
(805) 637-7407
jambrose@wireless01.com

CONSTRUCTION MANAGER: FUMIHIKO ITOKAZU
(626) 290-4928
fumihiiko.itokazu@dish.com

RF ENGINEER: CRAIG STANZIANO
craig.stanziano@dish.com



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SUITE 200
IRVINE, CA 92606



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

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

DRAWN BY: FG/BW/JY	UTILITIES CHECKED BY: GD	A&E CHECKED BY: RB
--------------------	--------------------------	--------------------

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
0	10/01/21	90% ZONING DRAWINGS
1	12/29/21	100% ZONING DRAWINGS
2	01/26/2022	SCE COMMENTS
3	03/15/2022	SCE COMMENTS
4	04/06/2022	SCE COMMENTS
5	05/03/2022	SCE COMMENTS

DISH WIRELESS PROJECT INFORMATION

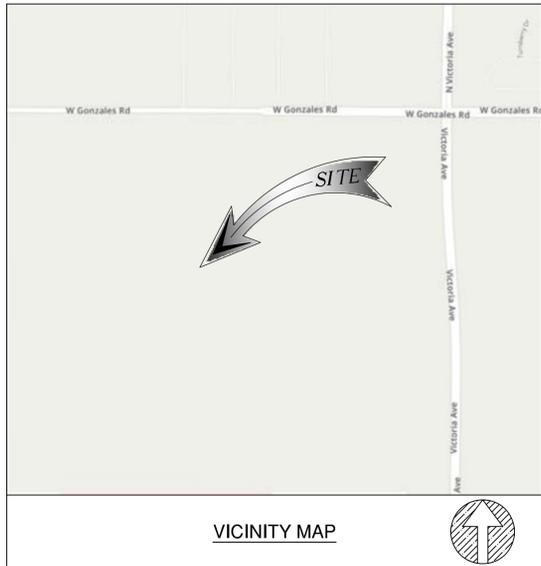
SCE GONZALES
LALAX02070A
4260 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



VICINITY MAP

APN
183-0-010-115
SITE ADDRESS
4260 W. GONZALES RD., OXNARD, CA 93036

TITLE REPORT

TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NUMBER 92016303-920-CMM-CM8 AND GUARANTEE NUMBER CA-SFXFC-IMP-81628-1-21-92016303 DATED OCTOBER 27, 2021

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATIONS ARE BASED ON CRTN (CSRC) NETWORK BROADCAST COORDINATES.

FLOODZONE

SITE IS LOCATED IN FLOOD ZONE "A" AS PER F.I.R.M. MAP NO. 06111C0901F EFFECTIVE DATE 01/29/2021

NOTES:

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
- ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
- THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
- WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
- FIELD SURVEY COMPLETED ON AUGUST 20, 2021

LEGEND

- CENTER LINE
- - - PROPERTY LINE
- x - x - FENCE
- /// EDGE OF PAVEMENT
- EP EDGE OF PAVEMENT
- EG EXISTING GRADE
- FS FINISH SURFACE
- ← GUY WIRE
- UTILITY POLE

MONUMENTS

- FD. MONUMENT

PROPERTY LINES DERIVED FROM
RECORD OF SURVEY BK. 41 PG. 89 DATED MARCH 13, 1984
RECORD OF SURVEY BK. 61 PG. 68 DATED JUNE 28, 2018
TRACT NO. 5408 BK. 154 PG. 1-2 DATED OCTOBER 15, 2004
TRACT NO. 5234-5 BK. 146 PG. 53-58 DATED AUGUST 12, 2002

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF SUBDIVISION NO. 2 OF THE RANCHO EL RIO DE SANTA CLARA OF LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER PARTITION MAP FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, IN THAT CERTAIN ACTION ENTITLED "THOMAS A. SCOTT, ET AL., PLAINTIFFS, VS. RAFAEL GONZALES, ET AL., DEFENDANTS", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION NO. 2; THENCE NORTH 01° 22' 03" EAST ALONG THE EAST LINE OF SAID SUBDIVISION NO. 2, A DISTANCE OF 1322.58 FEET TO A 3-1/2 INCH IRON PIPE THEREIN; THENCE CONTINUING ALONG SAID EAST LINE NORTH 01° 18' 08" EAST 2616.10 FEET, MORE OR LESS, TO THE CENTERLINE OF GONZALES ROAD, SHOWN 50 FEET WIDE, ON A LICENSED SURVEYOR'S MAP FILED IN BOOK 2, PAGE 107 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 89° 00' 42" WEST ALONG SAID CENTERLINE 225 FEET, MORE OR LESS, TO A LINE THAT IS PARALLEL WITH AND 225.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE COURSE HEREINABOVE DESCRIBED AS HAVING A BEARING OF NORTH 01° 18' 08" EAST AND LENGTH OF 2616.10 FEET; THENCE SOUTH 01° 18' 08" WEST ALONG SAID PARALLEL LINE 2614.74 FEET TO THE INTERSECTION THEREOF WITH A LINE THAT IS PARALLEL WITH AND 225.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE COURSE HEREINABOVE DESCRIBED AS HAVING BEARING OF NORTH 01° 22' 03" EAST AND A LENGTH OF 1322.58 FEET; THENCE SOUTH 01° 22' 03" WEST ALONG SAID LAST MENTIONED PARALLEL LINE 1322.88 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SUBDIVISION NO. 2; THENCE SOUTH 88° 44' 31" EAST ALONG SAID SOUTH LINE 225 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING WITHIN A PARCEL OF LAND HERINAFTER REFERRED TO AS "WELL SITE" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE HEREINABOVE DESCRIBED LAND DISTANT SOUTH 01° 18' 08" WEST THEREON 57.63 FEET FROM THE INTERSECTION THEREOF WITH THE CENTERLINE OF SAID GONZALES ROAD; THENCE NORTH 88° 41' 52" WEST 20.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 88° 41' 52" WEST 20 FEET; THENCE NORTH 01° 18' 08" EAST 20 FEET; THENCE SOUTH 88° 41' 52" EAST 20 FEET; THENCE SOUTH 01° 18' 08" WEST 20 FEET TO SAID TRUE POINT OF BEGINNING.

ALSO EXCEPT ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR 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 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO THE SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR TO USE SAID LAND FOR ANY PORTION THEREOF TO SAID DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY MARIE EVELYN POLLOCK, ET AL., IN DEED RECORDED JULY 25, 1958, IN BOOK 1638, PAGE 275, OF OFFICIAL RECORDS.

APN: 183-0-010-115

SCHEDULE B (EXCEPTIONS)

- ITEM A IS TAX RELATED
- ITEMS B,C ARE LIENS RELATED
- ITEMS 1,8 ARE RIGHTS RELATED
- ITEM 4 IS INDENTURE RELATED
- ITEM 5 IS CONTRACT RELATED
- ITEM 6 IS NOTICE RELATED
- ITEM 7 IS ADVISORY RELATED

2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;

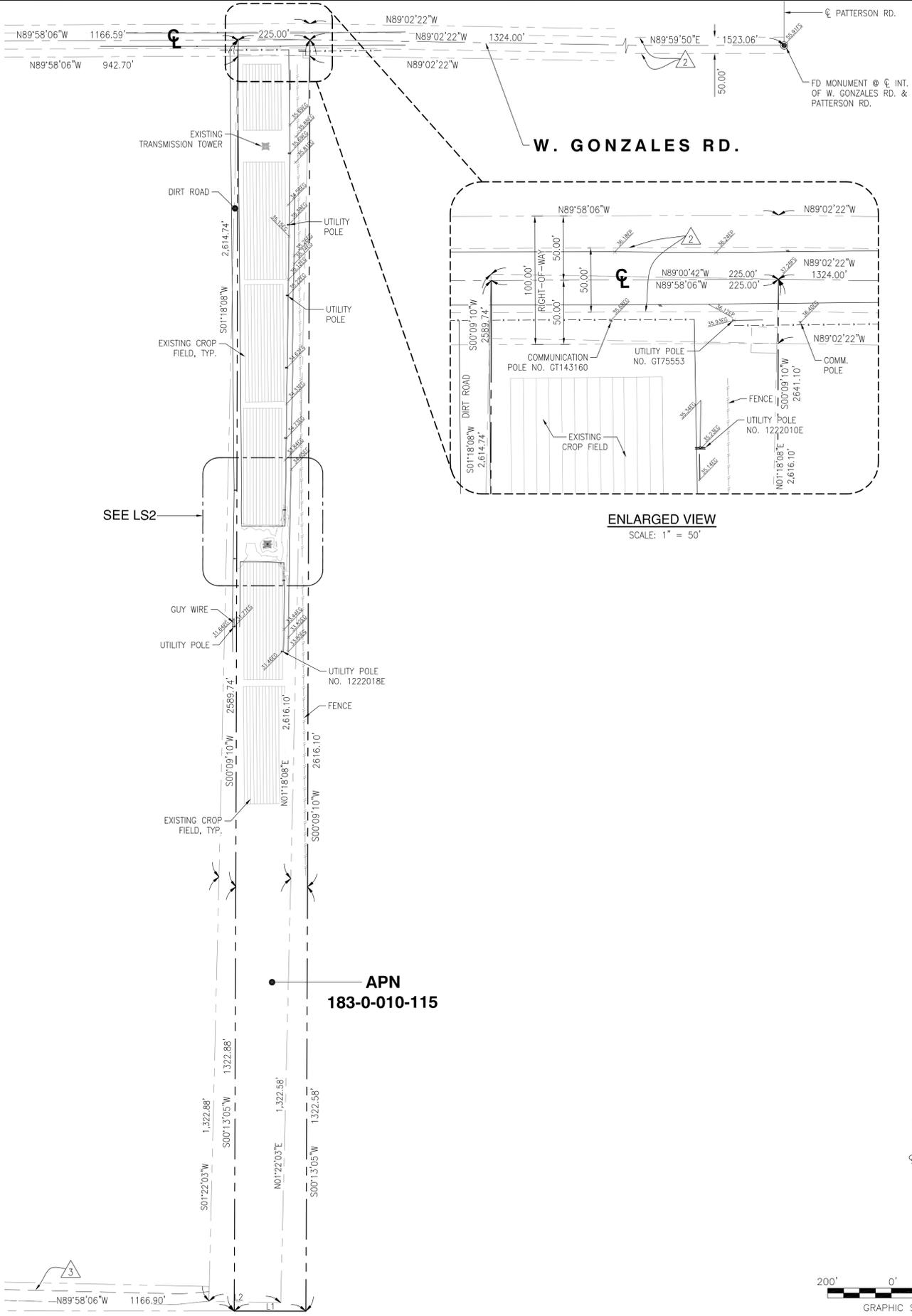
RESERVED BY: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
PURPOSE: ALL RIGHTS WITH RESPECT TO EXISTING ROADS, PIPELINES, TELEPHONE POLES AND WIRES AND OTHER FACILITIES AND THE RIGHT OF WAY FROM TIME TO TIME AND AT ANY PLACE OR PLACES, TO LAY, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, MAINTAIN, OPERATE, CHANGE THE SIZE OF, INCREASE THE NUMBER OF AND REMOVE PIPELINES AND APPURTENANCES THEREOF FOR THE TRANSPORTATION OF OIL, PETROLEUM, GAS, GASOLINE, WATER OR OTHER SUBSTANCES, AND TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, ADD TO AND REMOVE POLES AND OVERHEAD AND UNDERGROUND WIRES, CONDUCTORS, CABLES AND CONDUITS, AND APPURTENANCES THEREOF, WITH THE RIGHT TO TRIM TREES OR PORTIONS THEREOF WHEN NECESSARY OR PROPER IN THE EXERCISE OF THE FOREGOING RIGHTS, TOGETHER WITH THE RIGHT FROM TIME TO TIME, AND AT ANY PLACE OR PLACES, TO CROSS SAID PARCELS WITH ROADS, AND WITH THE FUTURE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER AND THROUGH, UNDER OR ALONG SAID LAND; PROVIDED HOWEVER, THAT ALL OF THE RIGHTS HEREIN EXCEPTED AND RESERVED SHALL BE EXERCISED IN SUCH MANNER AS NOT TO UNREASONABLY ENDANGER OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF THE ELECTRIC TRANSMISSION LINES OF EDISON CONSTRUCTED
RECORDING DATE: MARCH 15, 1967
RECORDING NO: 10926 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

3 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: EASEMENT FOR FLOOD CONTROL AND RELATED PURPOSES
RECORDING DATE: DECEMBER 12, 1997
RECORDING NO: 97-167003 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

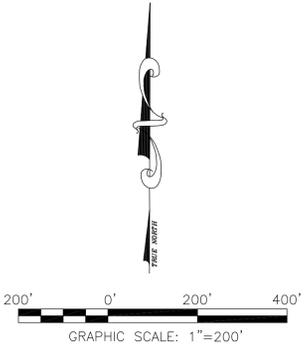
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

LINE TABLE		
NO.	LENGTH	BEARING
L1	225.00'	N89°58'06"W
L2	225.00'	S88°44'31"E



ENLARGED VIEW
SCALE: 1" = 50'

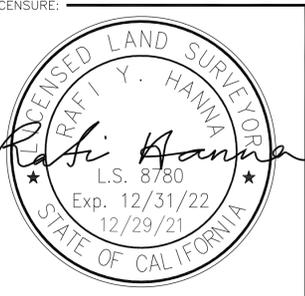
APN
183-0-010-115



REV	DATE	DESCRIPTION
3	12/29/2021	REVISED APN
2	12/03/2021	FINAL SURVEY
1	08/27/2021	PRELIMINARY SURVEY

ISSUED DATE: **DECEMBER 29, 2021**

ISSUED FOR: **FINAL SURVEY**



PROJECT INFORMATION: **LALAX02070A**
4260 W. GONZALES RD.,
OXNARD, CA 93036

DRAWN BY: **KF**
CHECKED BY: **RH**

SHEET TITLE: **TOPOGRAPHIC SURVEY**

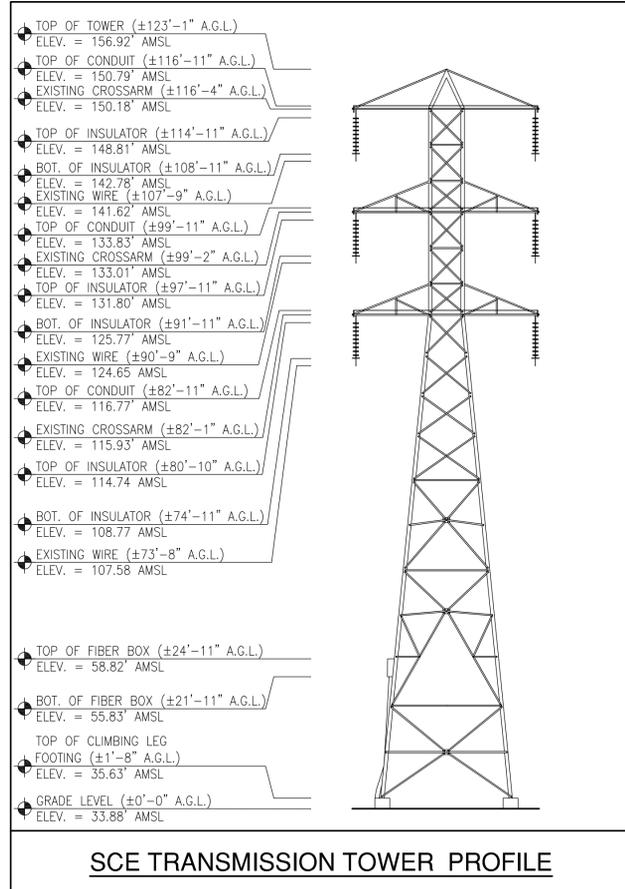
SHEET NUMBER: **LS-1**

LEGEND

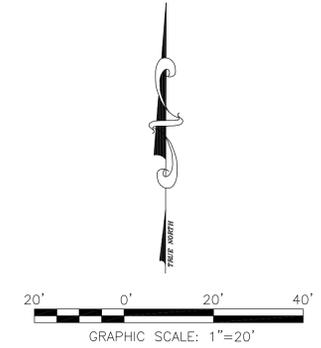
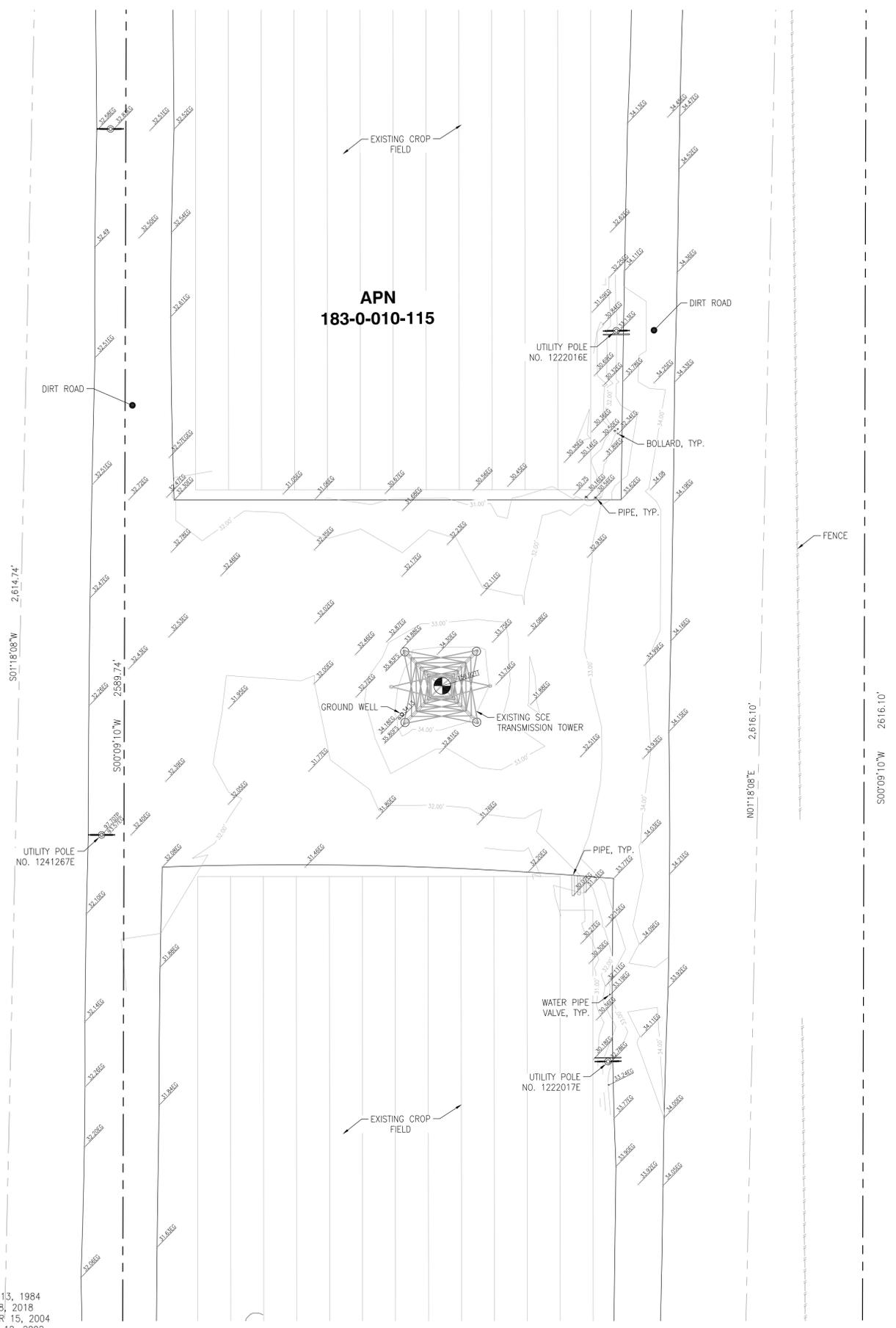
- — — — — CENTER LINE
- — — — — PROPERTY LINE
- x - x - FENCE
- EG EXISTING GRADE
- FS FINISH SURFACE
- TP TOP OF POLE
- TT TOP OF TOWER
- — — — — UTILITY POLE

COORDINATES

LATITUDE: 34°12'54.55"N
 (34.215153)
 LONGITUDE: 119°13'47.99"W
 (-119.229997)



PROPERTY LINES DERIVED FROM
 RECORD OF SURVEY BK. 41 PG. 89 DATED MARCH 13, 1984
 RECORD OF SURVEY BK. 61 PG. 68 DATED JUNE 28, 2018
 TRACT NO. 5408 BK. 154 PG. 1-2 DATED OCTOBER 15, 2004
 TRACT NO. 5234-5 BK. 146 PG. 53-58 DATED AUGUST 12, 2002



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 SUITE 200
 IRVINE, CA 92606

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

16885 VIA DEL CAMPO CT., SUITE 318
 SAN DIEGO, CA 92127
 tel: (658) 432-4112 / (658) 432-4257

REV	DATE	DESCRIPTION
3	12/29/2021	REVISED APN
2	12/03/2021	FINAL SURVEY
1	08/27/2021	PRELIMINARY SURVEY

ISSUED DATE: **DECEMBER 29, 2021**

ISSUED FOR: **FINAL SURVEY**

LICENSURE:

 RAFI Y. HANNA
 L.S. 8780
 Exp. 12/31/22
 12/29/21
 STATE OF CALIFORNIA

PROJECT INFORMATION:
LALAX02070A
 4260 W. GONZALES RD.,
 OXNARD, CA 93036

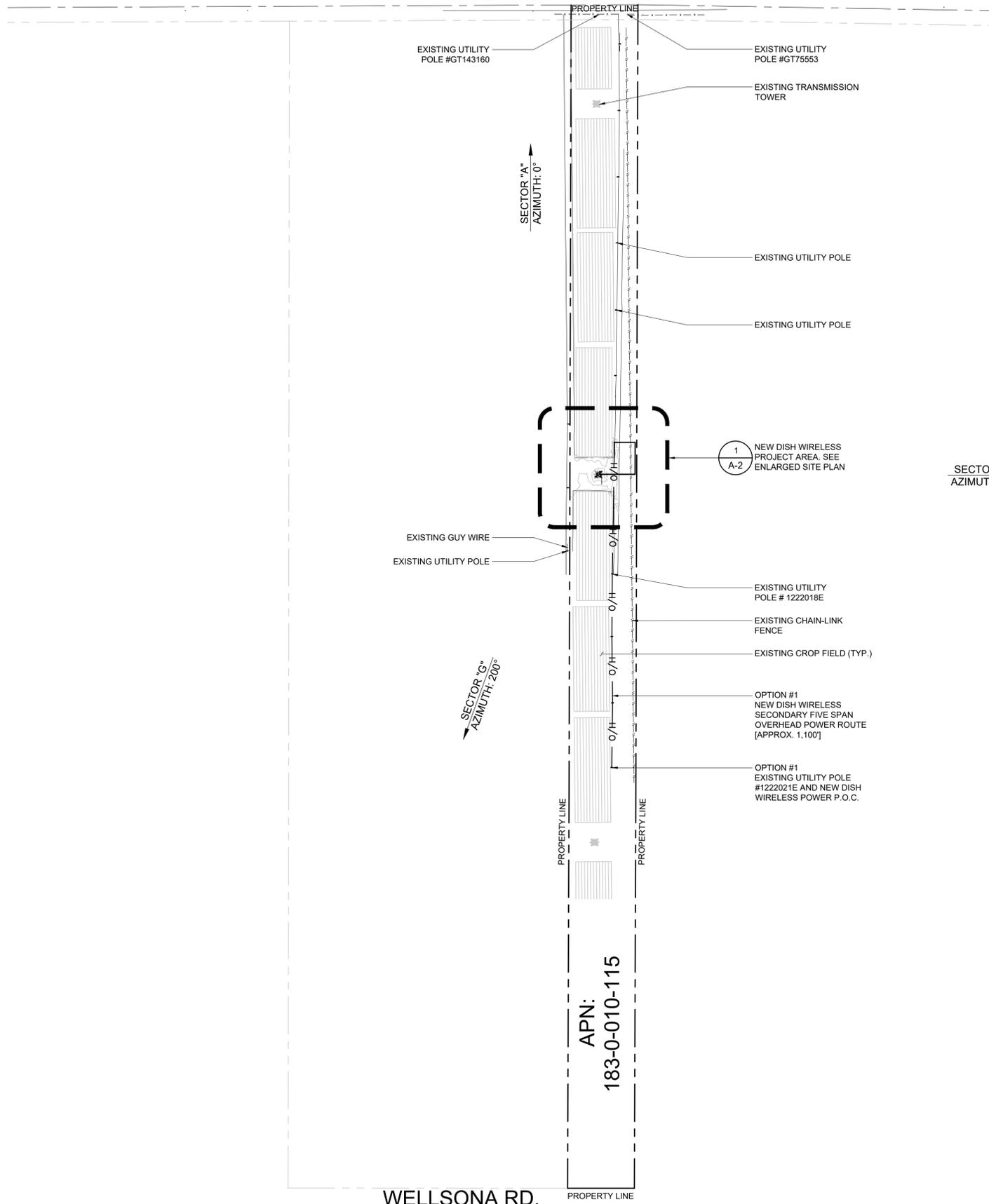
DRAWN BY: KF
 CHECKED BY: RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-2

NOTE:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
FG/BW/JY	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

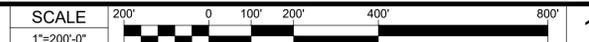
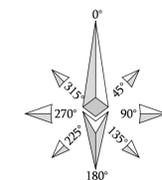
SUBMITTALS		
REV	DATE	DESCRIPTION
0	10/01/21	90% ZONING DRAWINGS
1	12/29/21	100% ZONING DRAWINGS
2	01/26/2022	SCE COMMENTS
3	03/15/2022	SCE COMMENTS
4	04/06/2022	SCE COMMENTS
5	05/03/2022	SCE COMMENTS

DISH WIRELESS PROJECT INFORMATION
SCE GONZALES
LALAX02070A
4260 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE
SITE PLAN

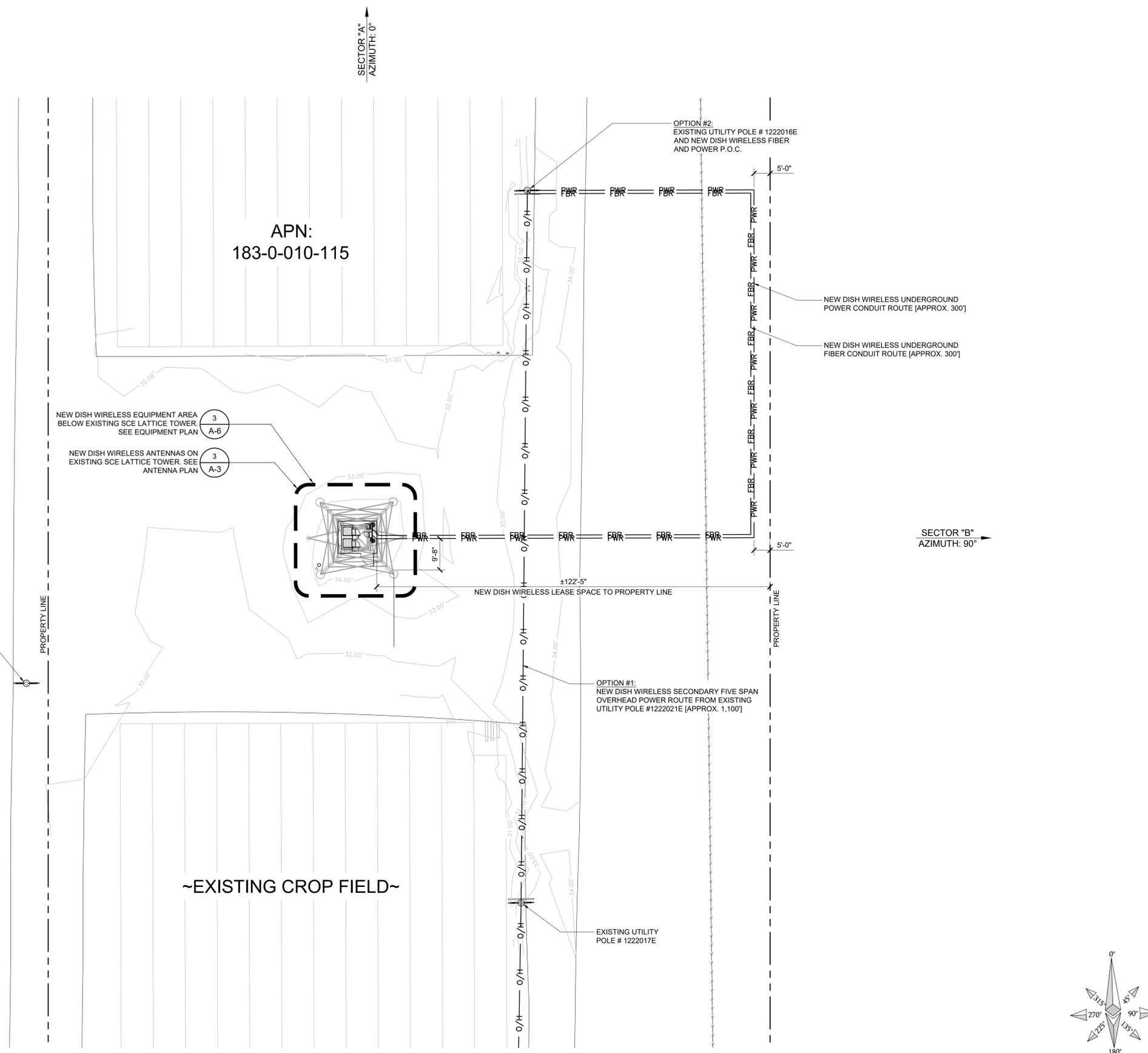
SHEET NUMBER

A-1



NOTE:

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2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
4. CONTRACTOR TO VERIFY WITH DISH WIRELESS C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
5. PROPOSED EQUIPMENT ENCLOSURE TO BE AT MINIMUM 2 FT. AWAY FROM ALL TOWER STEEL.
6. PROPOSED POWER AND TELCO TRENCH TO KEEP 10 FT. FROM TOWER LEG CAISSON.



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DRAWN BY: FG/BW/JY	UTILITIES CHECKED BY: GD	A&E CHECKED BY: RB
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RFDS REV #: 0

ZONING DRAWINGS

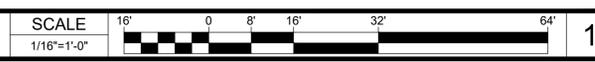
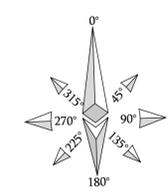
SUBMITTALS

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5	05/03/2022	SCE COMMENTS

DISH WIRELESS PROJECT INFORMATION
**SCE GONZALES
LALAX02070A**
4260 W. GONZALES RD.
OXNARD, CA 93036

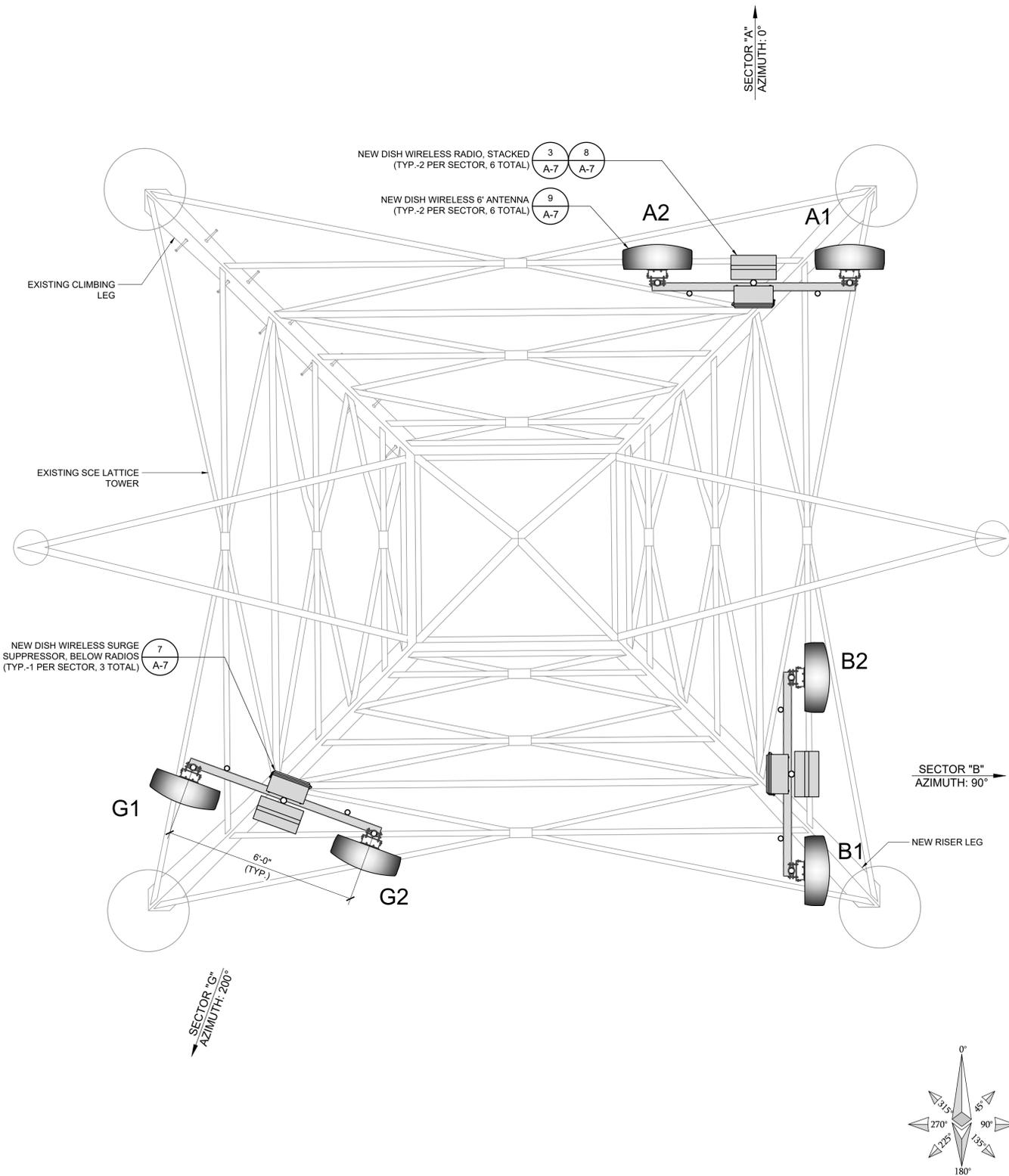
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2



NOTE:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.



NOT USED

SCALE NONE 2

SECTOR	POSITION	EXISTING OR NEW	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	ANTENNA AND RRH					TRANS. CABLE HYBRID QTY. AND LENGTH	
					SIZE (HxWxD)	WEIGHT	AZIMUTH	RAD CENTER	MECH. TILT		ELEC. TILT
ALPHA	A1	NEW	CELLMAX - 12044x	NR	72.4" x 26.7" x 7.7"	111.61 lbs	0°	47'-0"	-	-	(1) CABLES UNLIMITED CU12PSM9 P8XXX_8AWG HYBRID CABLE (140' LONG) 1.658 lbs/ft
	PIVOT	NEW	RAYCAP RDIDC-9181-PF-48	-	16" x 14" x 8"	21.85 lbs	-	-	-	-	
	A2	NEW	TA08025-B605 TA08025-B604	MULTIBAND	15.75"x14.96"x9.06" 15.75"x14.96"x7.87"	101.90 lbs 90.90 lbs	-	-	-	-	
BETA	A3	NEW	CELLMAX - 12044x	NR	72.4" x 26.7" x 7.7"	111.61 lbs	0°	47'-0"	-	-	
	B1	NEW	CELLMAX - 12044x	NR	72.4" x 26.7" x 7.7"	111.61 lbs	90°	47'-0"	-	-	
	PIVOT	NEW	RAYCAP RDIDC-9181-PF-48	-	16" x 14" x 8"	21.85 lbs	-	-	-	-	
GAMMA	B2	NEW	TA08025-B605 TA08025-B604	MULTIBAND	15.75"x14.96"x9.06" 15.75"x14.96"x7.87"	101.90 lbs 90.90 lbs	-	-	-	-	
	B3	NEW	CELLMAX - 12044x	NR	72.4" x 26.7" x 7.7"	111.61 lbs	90°	47'-0"	-	-	
	G1	NEW	CELLMAX - 12044x	NR	72.4" x 26.7" x 7.7"	111.61 lbs	200°	47'-0"	-	-	
GAMMA	PIVOT	NEW	RAYCAP RDIDC-9181-PF-48	-	16" x 14" x 8"	21.85 lbs	-	-	-	-	
	G2	NEW	TA08025-B605 TA08025-B604	MULTIBAND	15.75"x14.96"x9.06" 15.75"x14.96"x7.87"	101.90 lbs 90.90 lbs	-	-	-	-	
	G3	NEW	CELLMAX - 12044x	NR	72.4" x 26.7" x 7.7"	111.61 lbs	200°	47'-0"	-	-	

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

DRAWN BY: UTILITIES CHECKED BY: A&E CHECKED BY:
FG/BW/JY GD RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
0	10/01/21	90% ZONING DRAWINGS
1	12/29/21	100% ZONING DRAWINGS
2	01/26/2022	SCE COMMENTS
3	03/15/2022	SCE COMMENTS
4	04/06/2022	SCE COMMENTS
5	05/03/2022	SCE COMMENTS

DISH WIRELESS PROJECT INFORMATION

**SCE GONZALES
LALAX02070A**
4260 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE
**ANTENNA PLAN
& SCHEDULE**

SHEET NUMBER

A-3

ANTENNA PLAN

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

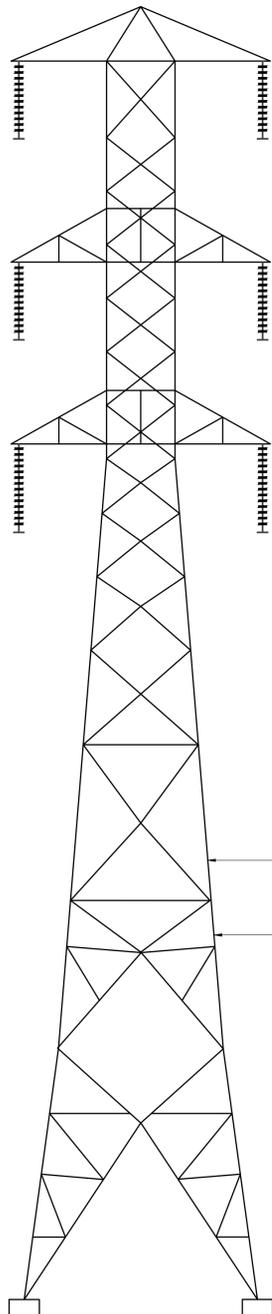
ANTENNA SCHEDULE

SCALE NONE 1

NOTE:

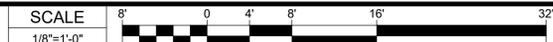
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2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
4. CONTRACTOR TO VERIFY WITH DISH WIRELESS C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
5. PROPOSED EQUIPMENT ENCLOSURE TO BE AT MINIMUM 2 FT. AWAY FROM ALL TOWER STEEL.
6. PROPOSED POWER AND TELCO TRENCH TO KEEP 10 FT. FROM TOWER LEG CAISSON.

TOP OF EXISTING LATTICE TOWER
ELEV. 123'-1"

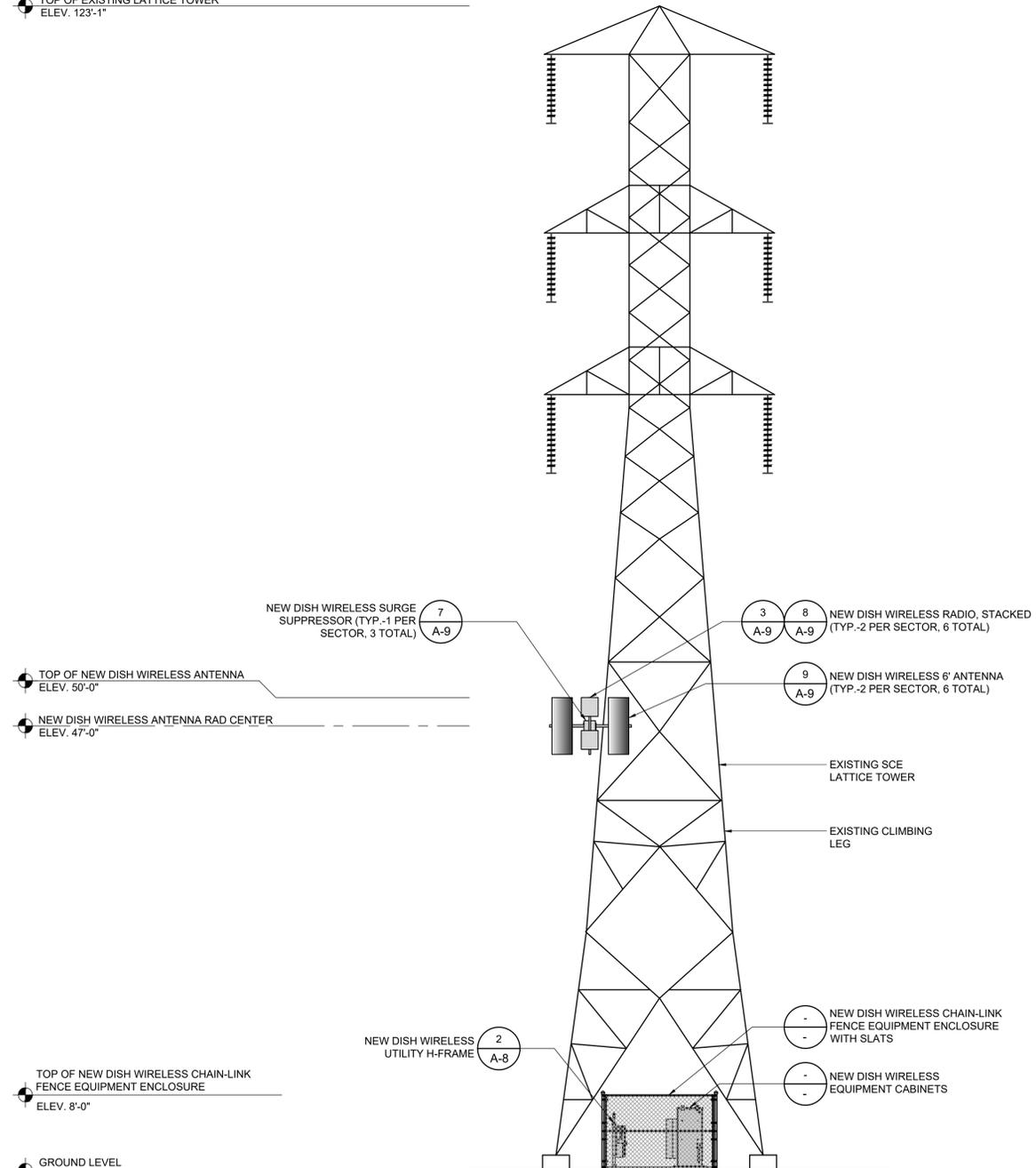


GROUND LEVEL
ELEV. 0'-0" (REF)

EXISTING NORTH ELEVATION

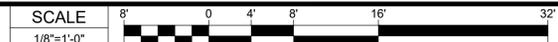


TOP OF EXISTING LATTICE TOWER
ELEV. 123'-1"



GROUND LEVEL
ELEV. 0'-0" (REF)

NEW NORTH ELEVATION



16812 ARMSTRONG AVE
SUITE 200
IRVINE, CA 92606



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

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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
FG/BW/JY	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	10/01/21	90% ZONING DRAWINGS
1	12/29/21	100% ZONING DRAWINGS
2	01/26/2022	SCE COMMENTS
3	03/15/2022	SCE COMMENTS
4	04/06/2022	SCE COMMENTS
5	05/03/2022	SCE COMMENTS

DISH WIRELESS PROJECT INFORMATION
SCE GONZALES
LALAX02070A
4260 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A-4

NOTE:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
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FG/BW/JY	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
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1	12/29/21	100% ZONING DRAWINGS
2	01/26/2022	SCE COMMENTS
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4	04/06/2022	SCE COMMENTS
5	05/03/2022	SCE COMMENTS

DISH WIRELESS PROJECT INFORMATION

SCE GONZALES
LALAX02070A
4260 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-5

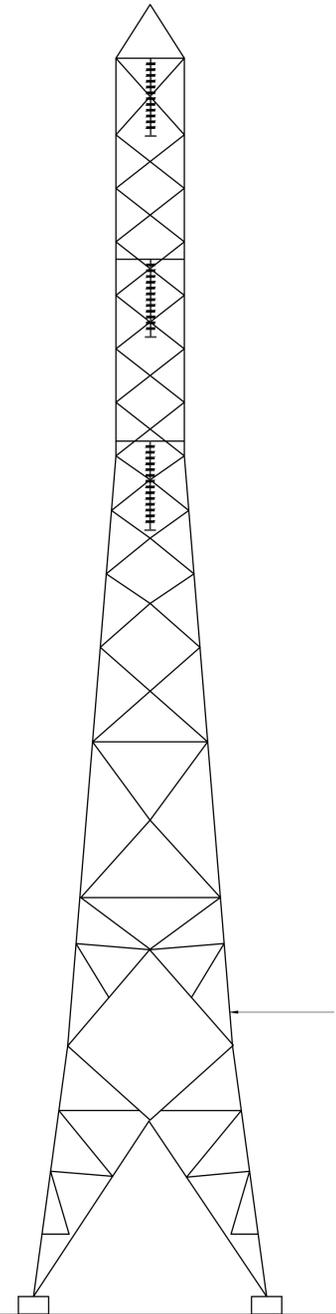
TOP OF EXISTING LATTICE TOWER
ELEV. 123'-1"

TOP OF NEW DISH WIRELESS ANTENNA
ELEV. 50'-0"

NEW DISH WIRELESS ANTENNA RAD CENTER
ELEV. 47'-0"

TOP OF NEW DISH WIRELESS CHAIN-LINK
FENCE EQUIPMENT ENCLOSURE
ELEV. 8'-0"

GROUND LEVEL
ELEV. 0'-0" (REF)



EXISTING SCE
LATTICE TOWER

EXISTING EAST ELEVATION



TOP OF EXISTING LATTICE TOWER
ELEV. 123'-1"

TOP OF NEW DISH WIRELESS ANTENNA
ELEV. 50'-0"

NEW DISH WIRELESS ANTENNA RAD CENTER
ELEV. 47'-0"

TOP OF NEW DISH WIRELESS CHAIN-LINK
FENCE EQUIPMENT ENCLOSURE
ELEV. 8'-0"

GROUND LEVEL
ELEV. 0'-0" (REF)

NEW DISH WIRELESS RADIO, STACKED
(TYP.-2 PER SECTOR, 6 TOTAL)

NEW DISH WIRELESS 6' ANTENNA
(TYP.-2 PER SECTOR, 6 TOTAL)

NEW DISH WIRELESS SURGE
SUPPRESSOR
(TYP.-1 PER SECTOR, 3 TOTAL)

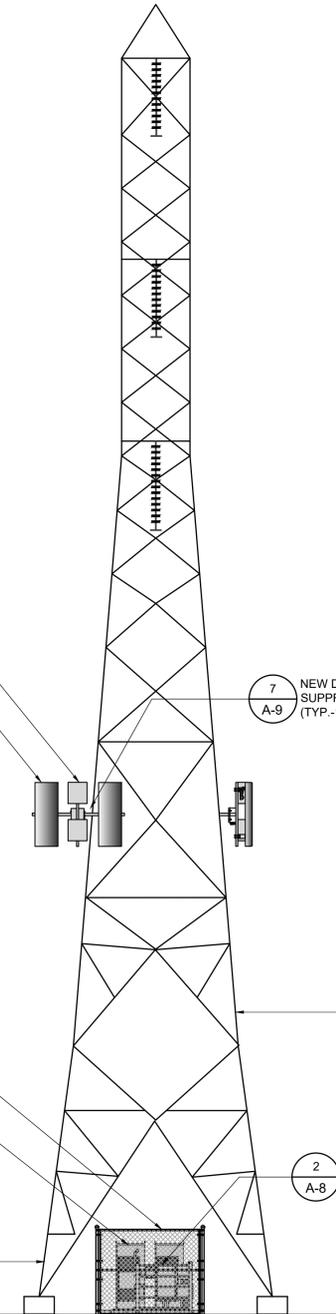
NEW DISH WIRELESS CHAIN-LINK
EQUIPMENT ENCLOSURE FENCE
WITH SLATS

NEW DISH WIRELESS
EQUIPMENT CABINETS

TOP OF NEW DISH WIRELESS CHAIN-LINK
FENCE EQUIPMENT ENCLOSURE
ELEV. 8'-0"

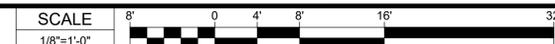
NEW RISER LEG

NEW DISH WIRELESS
UTILITY H-FRAME



EXISTING SCE
LATTICE TOWER

NEW EAST ELEVATION

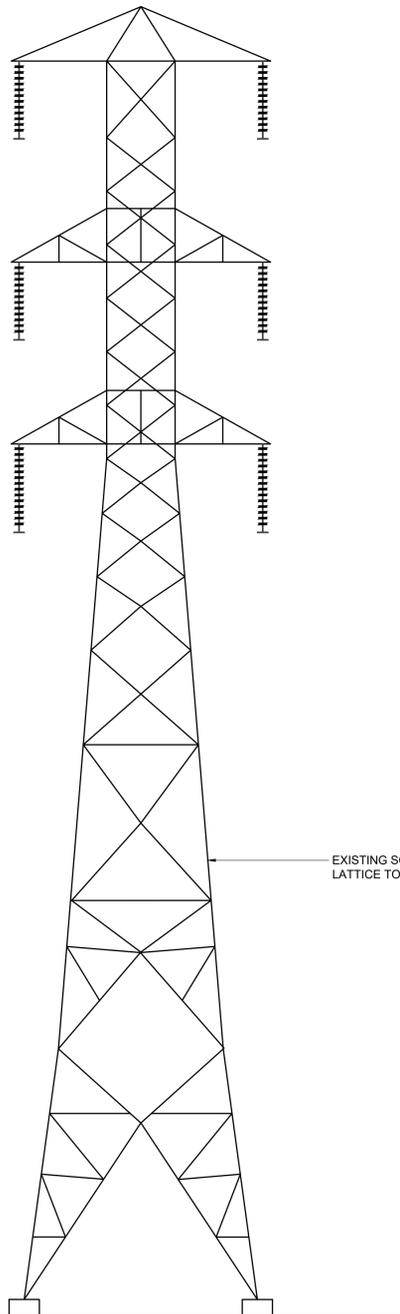


EUKON DISH_BDR_V1

NOTE:

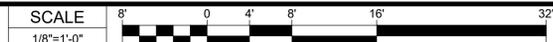
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TOP OF EXISTING LATTICE TOWER
ELEV. 123'-1"

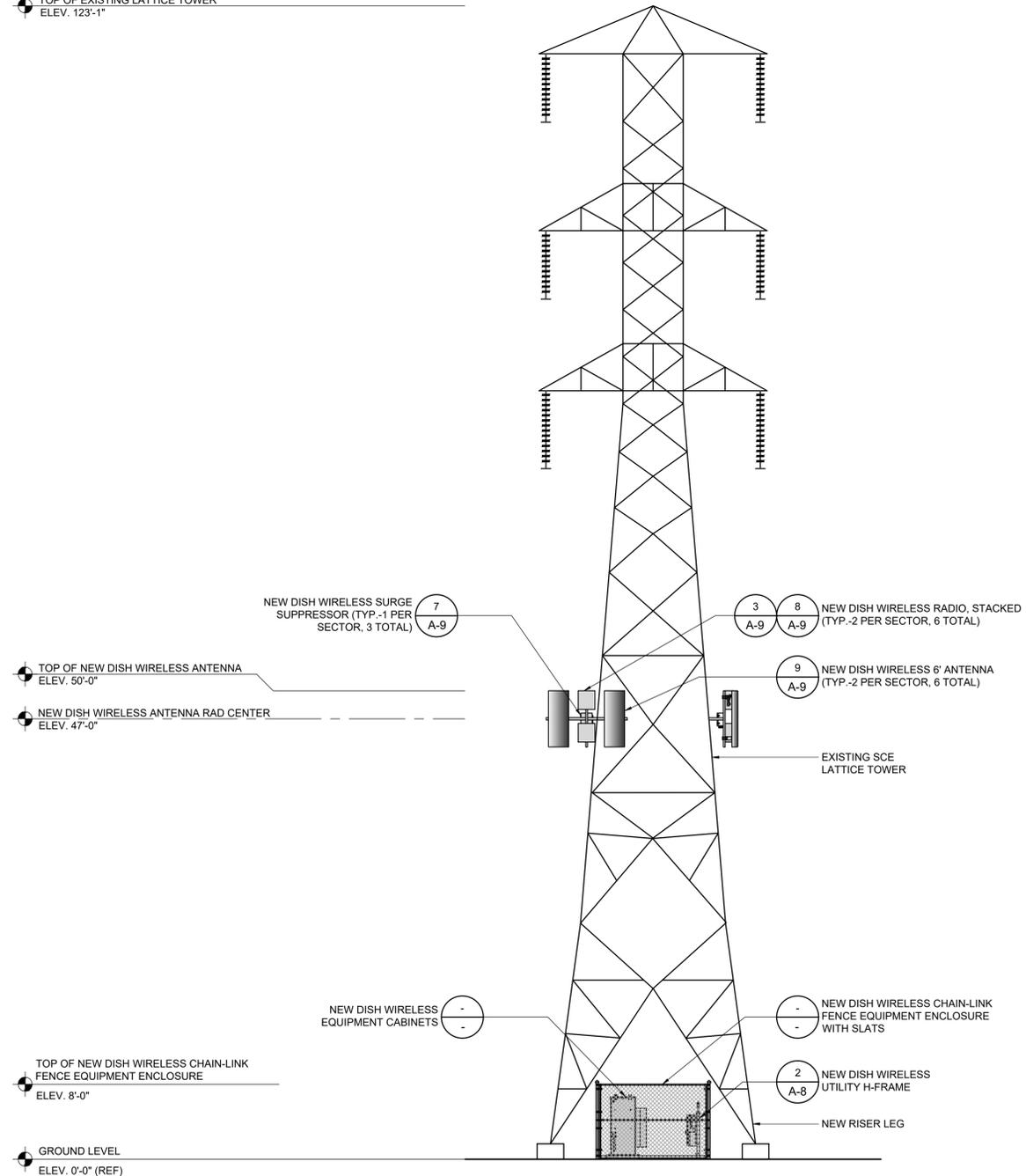


GROUND LEVEL
ELEV. 0'-0" (REF)

EXISTING SOUTH ELEVATION

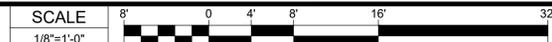


TOP OF EXISTING LATTICE TOWER
ELEV. 123'-1"



GROUND LEVEL
ELEV. 0'-0" (REF)

NEW SOUTH ELEVATION



16812 ARMSTRONG AVE
SUITE 200
IRVINE, CA 92606



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IRVINE, CA 92618
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www.eukongroup.com

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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
FG/BW/JY	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	10/01/21	90% ZONING DRAWINGS
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2	01/26/2022	SCE COMMENTS
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5	05/03/2022	SCE COMMENTS

DISH WIRELESS PROJECT INFORMATION
SCE GONZALES
LALAX02070A
4260 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A-6

NOTE:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
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FG/BW/JY	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
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1	12/29/21	100% ZONING DRAWINGS
2	01/26/2022	SCE COMMENTS
3	03/15/2022	SCE COMMENTS
4	04/06/2022	SCE COMMENTS
5	05/03/2022	SCE COMMENTS

DISH WIRELESS PROJECT INFORMATION

**SCE GONZALES
LALAX02070A**
4260 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-7

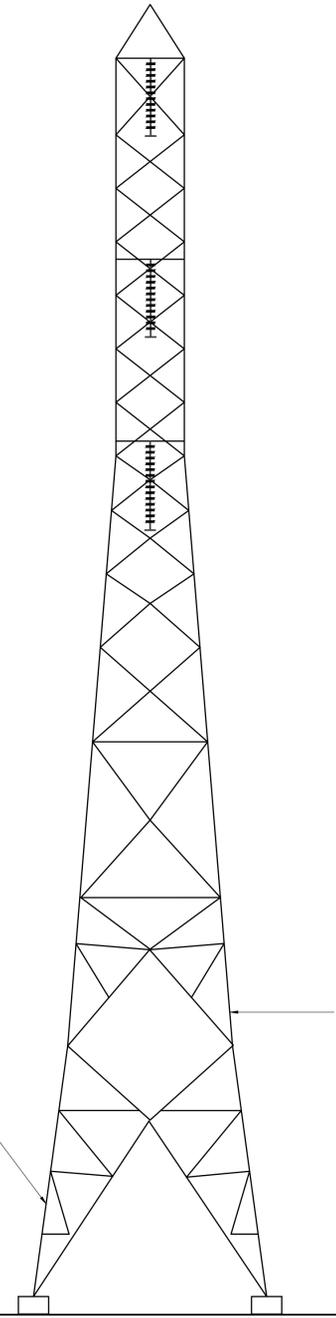
TOP OF EXISTING LATTICE TOWER
ELEV. 123'-1"

TOP OF NEW DISH WIRELESS ANTENNA
ELEV. 50'-0"

NEW DISH WIRELESS ANTENNA RAD CENTER
ELEV. 47'-0"

TOP OF NEW DISH WIRELESS CHAIN-LINK
FENCE EQUIPMENT ENCLOSURE
ELEV. 8'-0"

GROUND LEVEL
ELEV. 0'-0" (REF)



TOP OF EXISTING LATTICE TOWER
ELEV. 123'-1"

TOP OF NEW DISH WIRELESS ANTENNA
ELEV. 50'-0"

NEW DISH WIRELESS ANTENNA RAD CENTER
ELEV. 47'-0"

TOP OF NEW DISH WIRELESS CHAIN-LINK
FENCE EQUIPMENT ENCLOSURE
ELEV. 8'-0"

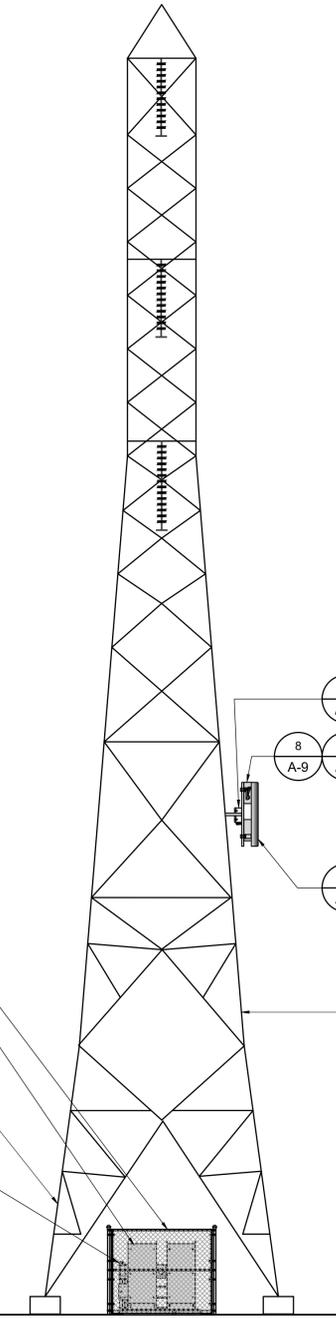
GROUND LEVEL
ELEV. 0'-0" (REF)

NEW DISH WIRELESS CHAIN-LINK
EQUIPMENT ENCLOSURE FENCE
WITH SLATS

NEW DISH WIRELESS
EQUIPMENT CABINETS

EXISTING CLIMBING LEG

NEW DISH WIRELESS
UTILITY H-FRAME



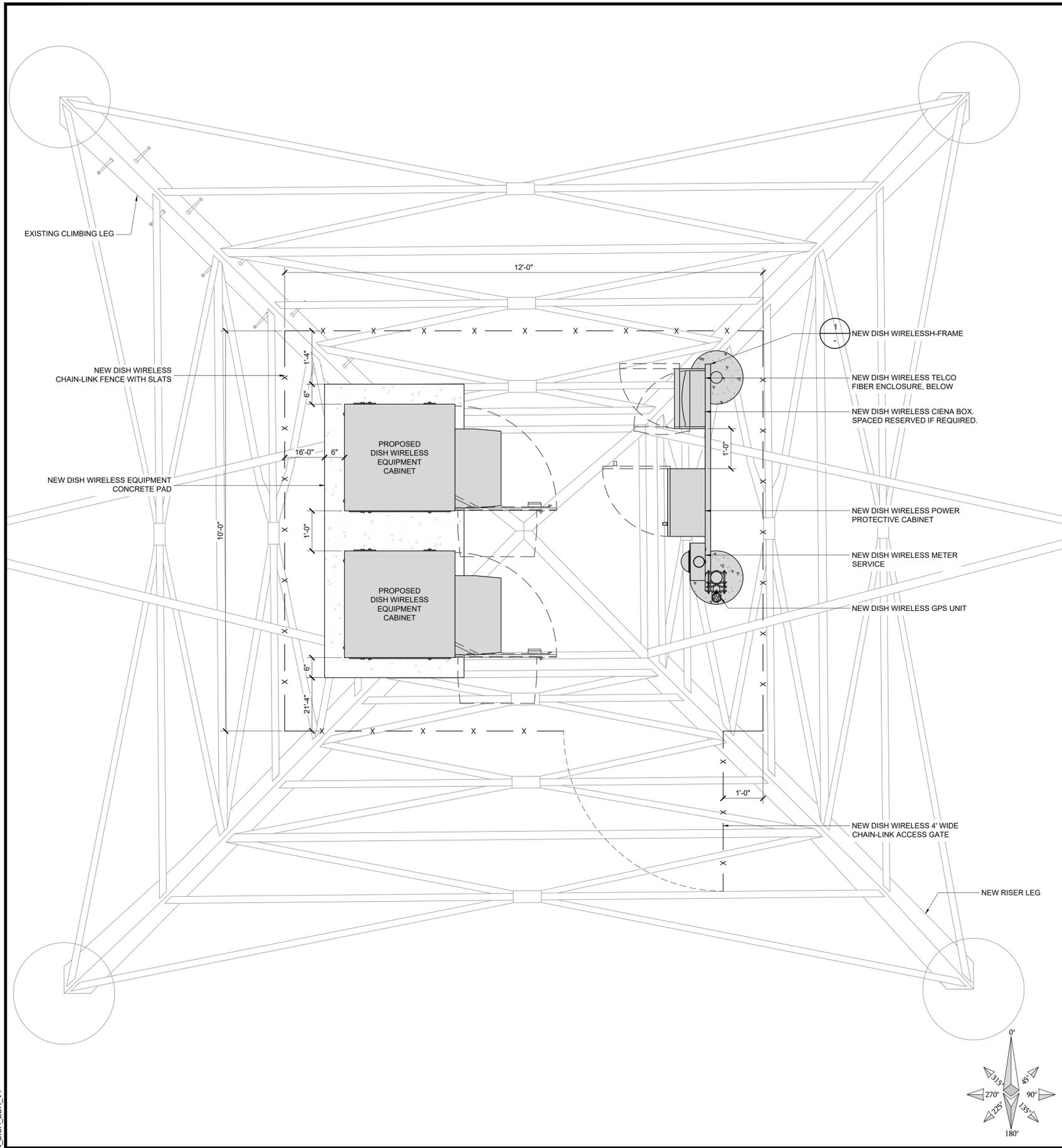
EXISTING WEST ELEVATION



2 NEW WEST ELEVATION

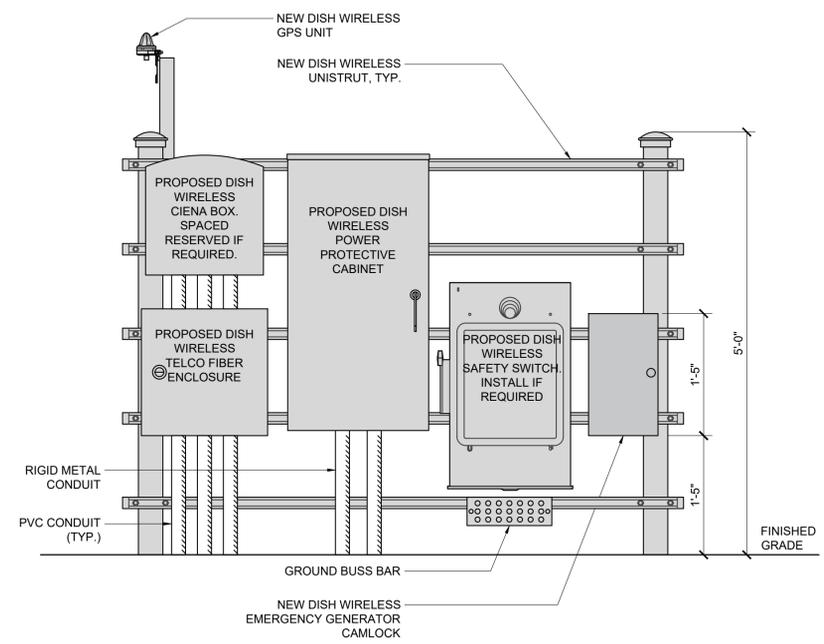


1



NOTE:

1. EQUIPMENT CABINET OMITTED FOR CLARITY.

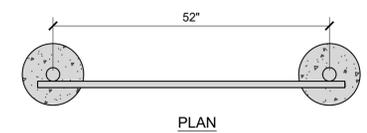


FRONT ELEVATION

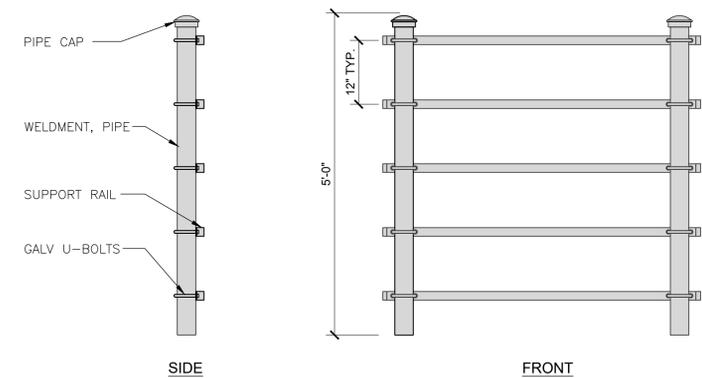
H-FRAME EQUIPMENT ELEVATION

SCALE NONE 2

KENWOOD T1701KT5-5S H-FRAME	
UNISTRUT/SUPPORT RAIL	5
WEIGHT/ VOLUME	173.6 LBS



PLAN



SIDE

FRONT



16812 ARMSTRONG AVE
SUITE 200
IRVINE, CA 92606



65 POST, SUITE 1000
IRVINE, CA 92618
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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
FG/BW/JY	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	10/01/21	90% ZONING DRAWINGS
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2	01/26/2022	SCE COMMENTS
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5	05/03/2022	SCE COMMENTS

DISH WIRELESS PROJECT INFORMATION
SCE GONZALES LALAX02070A
4260 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE
EQUIPMENT PLAN AND DETAILS

SHEET NUMBER
A-8

EQUIPMENT PLAN

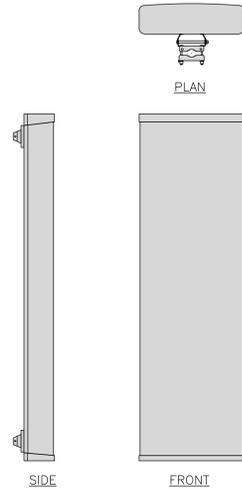
SCALE 3/4"=1'-0" 3

H-FRAME DETAIL

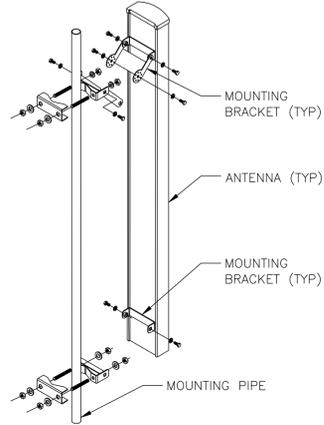
SCALE NONE 1

EUKON DISH_BDR_V1

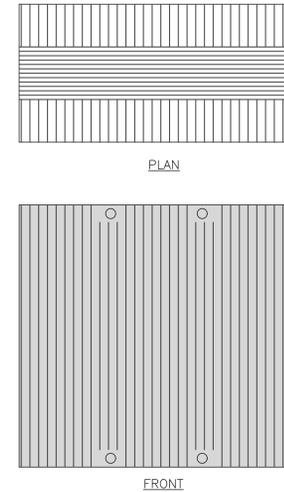
CELLMAX 12044x CMA-UBTULBULBH/6516/16/21/21	
DIMENSIONS (HxWxD)(MM/IN)	1840x680x196 72.4"x26.7"x7.7"
CONNECTORS	8 x 4.3-10 FEMALE
WEIGHT (kg/lb)	48/105
WEIGHT WITH BRACKETS (kg/lb)	53/111.61



M04 MOUNTING BRACKET HPA-33R-BUU-H4-K	
WIDTH	5" (135mm)
DEPTH	2" (51mm)
HEIGHT	8" (213mm)
TOTAL WEIGHT (WITH BRACKETS)	1.5 LBS (15.50 Kg)
HOUSING MATERIAL	ASA/ABS/ALUMINUM
RADOME COLOR	LIGHT GRAY
CONNECTOR	1X8-PIN DAISY CHAIN



FUJITSU TA08025-B604 RRH	
DIMENSIONS (HxWxD) (KG/IN)	380x400x200/14.9"x15.7"x7.8"
WEIGHT(KG,LB)/ VOLUME	29kg,63.9lb/ 30L
POWER SUPPLY	DC-58~-36V
WEIGHT WITH MOUNT	90.9 LBS



dish
wireless™

16812 ARMSTRONG AVE
SUITE 200
IRVINE, CA 92606

Eukon
an SFC Communications, Inc. Company

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

ANTENNA

SCALE
NONE

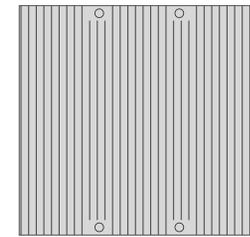
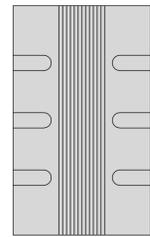
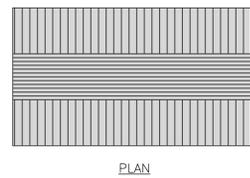
ANTENNA MOUNTING

SCALE
NONE

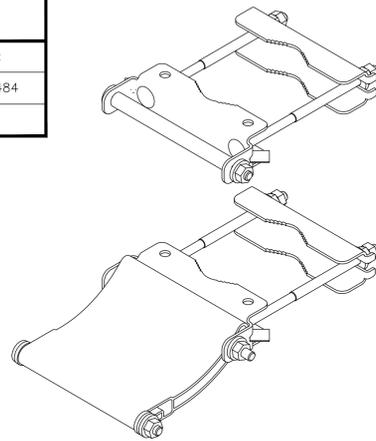
REMOTE RADIO HEAD

SCALE
NONE

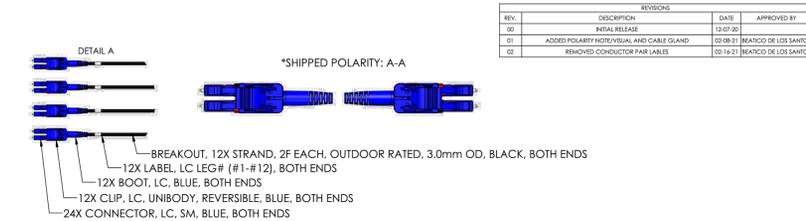
FUJITSU TA08025-B605 RRH	
DIMENSIONS (HxWxD) (KG/IN)	380x400x230/14.9"x15.7"x9.0"
WEIGHT(KG,LB)/ VOLUME	34kg,74.9lb/ 35L
POWER SUPPLY	DC-58~-36V
WEIGHT WITH MOUNT	101.9 LBS



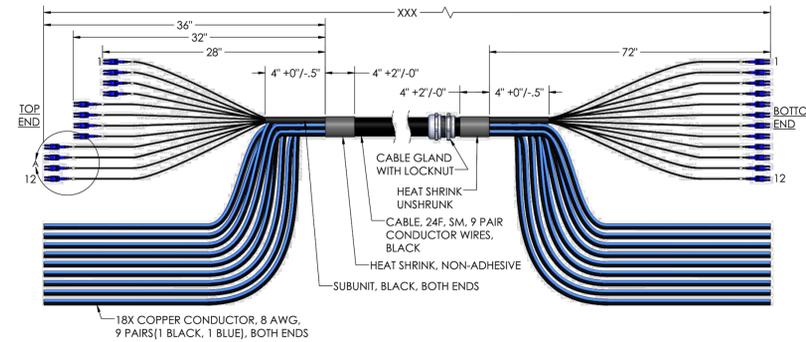
CELL MAX ANTENNA BRACKET	
ANTENNAS	12044x / 12045x
BRACKET PART #	CA325482 / CA325484
TILT BRACKET WEIGHT	6.61 lbs



NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT



REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED BY
00	INITIAL RELEASE	12-07-20	
01	ADDED POLARITY IDENTIFIER AND CABLE GLAND	02-08-21	BRATICO DE LOS SANTOS
02	REMOVED CONDUCTOR PAIR LABELS	02-16-21	BRATICO DE LOS SANTOS



INSERTION LOSS - PER CONNECTOR	RETURN LOSS
< 25dB (LC, SC, ST, FC) (MM, SM, SMA/APC)	< 57dB (LC, SC, ST, FC) (SM)
TESTED PER IEC 61753	TESTED PER IEC 61753
(UNLESS OTHERWISE REQUESTED)	MEETS CURRENT TIA/EIA 568.3-D
850um (MM) & 930um (SM)	STANDARDS, MARK COMPLIANT

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HEREIN. ANY DISSEMINATION OF THIS
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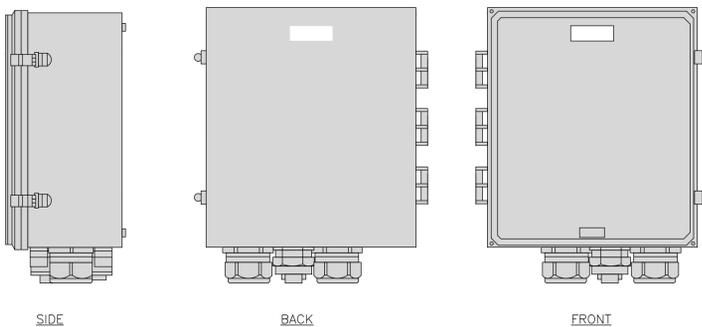
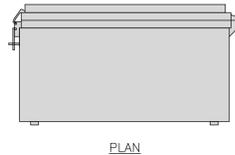
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SCALE
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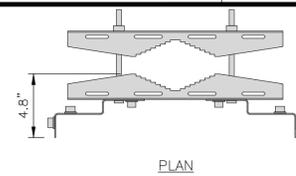
ANTENNA BRACKET

SCALE
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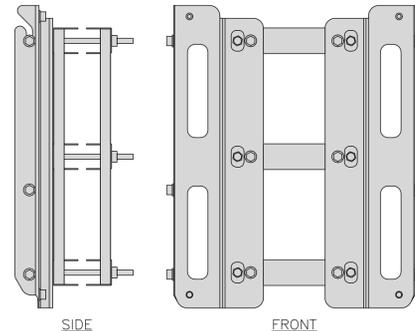
RAYCAP RDIDC-4045-PF-48 SURGE PROTECTION DEVICE	
DIMENSIONS (HxWxD)	14" x 16" x 8"
WEIGHT	21.85 LBS



MTI GEN-1 RRH MOUNT POLE MOUNT	
DIMENSIONS (HxWxD)	23.1"x18.52"x4.8"
WEIGHT	27 lbs



NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT



SURGE PROTECTION DEVICE

SCALE
NONE

RRU MOUNTNG

4

HYBRID CABLE

1

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

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
FG/BW/JY	GD	RB

RFDS REV #: 0

ZONING
DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
0	10/01/21	90% ZONING DRAWINGS
1	12/29/21	100% ZONING DRAWINGS
2	01/26/22	SCE COMMENTS
3	03/15/22	SCE COMMENTS
4	04/06/22	SCE COMMENTS
5	05/03/2022	SCE COMMENTS

DISH WIRELESS PROJECT INFORMATION
SCE GONZALES
LALAX02070A
4260 W. GONZALES RD.
OXNARD, CA 93036

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER

A-9



Exhibit 4 – General Plan Consistency Analysis

County of Ventura • Resource Management Agency • Planning Division

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

CONSISTENCY WITH THE GENERAL PLAN FOR “DISH WIRELESS” WIRELESS COMMUNICATION FACILITY (WCF), CASE NO. PL22-0110

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

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

Furthermore, the Ventura County 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 a Conditional Use Permit (CUP) for the construction, use, operation and maintenance of a WCF for a 10-year period (Case No. PL22-0110).

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

- 1. 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-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.*

The WCF is 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. In addition, grading is not proposed at the project site. Condition No. 21 was added to the project to designate a point of contact to inform the relevant person(s) of pesticide applications near the facility. No new conflicts would occur with the renewal of this permit.

County of Ventura
Planning Director Hearing
Case No. PL22-0110
Exhibit 4- General Plan Consistency

Based on the discussion above, the proposed project is consistent with General Plan Policy AG-1.2 and AG-2.1.

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

The proposed WCF would be sited on a parcel that is accessed from Gonzales Road which is an eligible scenic highway. The proposed WCF would be effectively camouflaged from public views from Gonzales Road due to the distance and collocation onto an existing structure.

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

- 3. LU-6.1 Agricultural Buffers:** *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.*

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 subject parcel is surrounded by agriculture uses. All equipment would be located behind an 8-foot-tall chain-link fence. No conflict with the adjoining agricultural operations would occur with the continuation of the project. Thus, no buffers are warranted. The proposed WCF would be collocated 50 feet above grade level on a 123-foot-tall SCE tower. The design and the color of the WCF would blend in with the surrounding land uses. The site is accessed via private road from Gonzales Road. The WCF would continue to provide wireless telecommunication services to the surrounding area and remain compatible with the neighboring uses. No new land use conflicts would occur with the continued use of the WCF. The WCF is adjacent to Gonzales Road, which is an Eligible County Scenic Highway. The WCF would be visible from portions of Gonzales Road. Lastly, no water would be required for this project.

Based on the discussion above, the proposed project is consistent with General Plan Policy LU-6.1 and LU-16.1.

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

PFS-7.1 Accessible Public Utilities: *The County shall work with utility companies and service providers to ensure that gas, electric, broadband, cellular mobile*

communications, cable television, and telephone utility transmission lines are located appropriately to provide for adequate services throughout the unincorporated area.

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

The proposed WCF would provide service throughout the unincorporated Ventura area, including access to high quality cellular mobile communications. The continued use of the facility ensures that the residents and businesses 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.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP) CASE NO. PL22-0110 FOR “DISH WIRELESS” WIRELESS COMMUNICATION FACILITY

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

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

The Project description is as follows:

A CUP has been granted for the construction, operation and maintenance of a new WCF for a 10-year time period. The WCF is collocated 50-feet above ground level on an existing 123-foot-tall Southern California Edison (SCE) tower. The project included the construction of the following components:

- Six (6) 6-foot-tall panel antennas with associated equipment mounted behind the antennas;
- A 120-square-foot lease area at the base enclosed by an 8-foot-tall chain link fence and green slats;
- Two (2) equipment cabinets mounted on a concrete pad;
- One (1) H-Frame and telco cabinet; and
- One (1) Global Positioning System (GPS) antenna.

The WCF is unmanned, except for occasional periodic maintenance visits, and would operate 24 hours per day. The unmanned facility does require water to operate. Access to the site is a dirt private driveway from Gonzales Road. No exterior lighting was proposed with the project.

The development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, and landscape areas, and the protection and preservation of resources 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 § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

3. CUP Modification

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

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

4. Construction Activities

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

5. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

6. Time Limits

a. Use inauguration:

- (1) The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision/date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition No. 1.
- (2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year (see the Ventura County Non-Coastal Zoning Ordinance (§ 8111-4.7)) from the date the approval decision of this CUP. The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent

effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.

- (3) Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date, or the County may revoke this CUP.

- b. Permit Life or Operations Period: This CUP will expire on March XX, 2033. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

- (1) The Permittee has filed a permit modification application pursuant to § 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to March XX, 2033; and
- (2) The County decision-maker grants the requested modification. The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with § 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

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

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

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

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

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

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

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

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

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

Documentation: The Permittee shall 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 use inauguration and throughout the life of the Project.

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

9. Recorded Notice of Land Use Entitlement

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

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

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

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

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

10. Financial Responsibility for Compliance Monitoring and Enforcement

a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

b. **Establishment of Revolving Compliance Account:**

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 10.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. Defense and Indemnification

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

12. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed

in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

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

13. Consultant Review of Information and Consultant Work

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

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 13 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

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

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between

various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

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

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

15. Contact Person

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

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP.

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

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

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

16. 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 § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

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

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

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

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

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

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

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

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

18. 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

19. 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>.

PUBLIC WORKS AGENCY (PWA)

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

20. Compliance with Stormwater Development Construction Program

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

of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F., “Development Construction Program”, of the Permit through the inclusion of an effective combination of construction best management practices (BMPs) during all ground disturbing activities.

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

Timing: The above listed item shall be submitted to the CSP for review and approval prior to issuance of a zoning clearance for construction.

Monitoring and Reporting: The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

OTHER VENTURA COUNTY AGENCIES

Agricultural Commissioner’s Office Conditions

21. Designated Contact for Restricted Entry

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

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

- Be visible and readable from at least as far as the CUP boundary;
- Be in both English and Spanish;
- Include language equivalent to “To inform service technicians of pesticide applications and restricted entry intervals, please contact...”;
- Have current, accurate contact information for a point of contact that responds to contact from agricultural operators in a timely fashion during normal business hours.

Documentation: The Permittee shall provide a copy and picture of the posted sign and all relevant information to the Planning Division for review and approval.

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

Monitoring: The Department of Agriculture/Weights & Measures shall report any failure to comply with this condition to the Planning Division.

Ventura County Air Pollution Control District (APCD) Conditions

22. Complaint-Driven Nuisance

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

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

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

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

Timing: Throughout the life of the permit.

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

23. 911 Generator if Diesel > 50HP

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

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

engineering@vcapcd.org to confirm if an APCD Permit to Operate is required.

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

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

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

24. VCAPCD Rules and Regulations for Grading and Construction

Purpose: In order to ensure that fugitive dust and particulate matter related to project development are minimized to prevent impacts on adjacent properties.

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). The Permittee may be required to prepare and submit an Air Emissions Mitigation Plan for Dust Control to VCAPCD. The Air Emissions Mitigation Plan for Dust Control shall also be part of any construction contract for the site grading.

Documentation: The Plan shall include the following elements:

- 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 (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities;
- iii. fugitive dust produced during grading, excavation, and construction activities shall be controlled by the following activities:
 1. All trucks shall cover their loads as required by California Vehicle Code § 23114.

2. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means, generally at least three times a day (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.
3. Re-vegetate or apply APCD-approved chemical soil stabilizers to all inactive portions of the construction site that are inactive for four or more days.
4. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be hydro-seeded and watered until growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
5. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
6. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour averaged over one hour.) During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), 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. The site superintendent or supervisor shall use their discretion in determining when winds are excessive. Based on their independent judgment and as part of their regular site inspection responsibilities, Public Works and/or APCD inspectors will require that the site superintendent and/or supervisor shall halt all such activities if it they determine the fugitive dust is impacting adjacent properties;
 - iv. adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads;
 - v. personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations; and,

- vi. signs displaying the APCD Complaint Line Telephone number for public complaints shall be posted on the site: (805) 645-1400 during business hours and (805) 654-2797 after hours.

Timing: The Permittee shall submit an Air Emissions Mitigation Plan for Dust Control as part of and on the grading plans to be reviewed and approved by the APCD and Public Works Agency. The Plan shall be approved prior to the issuance of grading permits.

Monitoring and Reporting: Public Works Agency inspectors shall field-monitor all dust control measures during grading activities. The approved grading plans, including the Air Emissions Mitigation Plan for Dust Control, shall be kept onsite in an easily accessible location until final grading inspections are complete.

25. dust during construction

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

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

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

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

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

Timing: Throughout the construction phases of the project.

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