



OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTICE AND AGENDA

**18 Valley Road, Oak View Monday,
November 21, 2022 - 7:00PM**

Chair: Chris Cohen, **Vice Chair:** Joseph Westbury

Council Members: Barbara Kennedy, Grace Malloy, Terry Wright

Public Comments FOR IN PERSON MEETINGS may be provided using the following TWO options:

Option 1: E-MAIL PUBLIC COMMENT- If you wish to make a comment on a specific agenda item, please submit your comment to the Executive Officer at ovmac@ventura.org for that item via email by 3:30 p.m. the day of the meeting to ensure your letter is received and entered into the record. PLEASE INCLUDE THE FOLLOWING INFORMATION IN YOUR EMAIL: (A) MEETING DATE, (B) AGENDA ITEM NUMBER, (C) SUBJECT OR TITLE OF THE ITEM, (D) YOUR FULL NAME. DURING PUBLIC COMMENT ON THE AGENDA ITEM SPECIFIED IN YOUR EMAIL, YOUR COMMENT WILL BE SUBMITTED FOR THE RECORD. Please limit your written correspondence to 300 words or less.

Option 2 – IN PERSON PUBLIC COMMENT - If you wish to make a comment in-person, you must be present at the meeting location and provide your comment prior to the close of the public comment period for the item you wish to speak on. Each meeting will have sign-in sheets to participate in Public Comment at the meeting location for in-person comments.

- 1. Call to Order of the Meeting**
- 2. Flag Salute**
- 3. Roll Call**
- 4. Adoption of the Agenda**
- 5. Public Comment for Items Not on the Agenda**
- 6. Approval of the Meeting Minutes of September 19, 2022 – Excerpt of Draft Minutes Attached**
- 7. Approval of the Meeting Minutes of October 17, 2022 - Draft Minutes Attached**
- 8. City of Ojai Planning Commission Update**

Formal Items:

- 9. Review and Approval of Cancellation of December 19, 2022 OVMAC Meeting**
- 10. Review and Approval of OVMAC 2023 Meeting Calendar**
- 11. Review of a Conditional Use Permit for a new Wireless Cellular Facility for a 10-year period (PL22-0079).**

Request for a Conditional Use Permit to be granted to authorize the construction, operation, and maintenance of a new, stealth wireless circular facility (WCF) that would be owned and operated by AT&T. The WCF would be installed within a 960 square-foot lease area and be comprised for a 40-foot-

tall faux Eucalyptus tree and associated ancillary equipment. The lease area would be enclosed with an 8-foot CMU wall with landscaping.

The project site is located at 10175 Santa Ana Road on a 182.78 acre project site, zoned AE-40AC (Agricultural Exclusive – 40 acre minimum), with a land use designation of Open Space.

Planner: Thomas Chaffee 805-654-2406

thomas.chaffee@ventura.org

Informational Item:

12. Receive and File Informational Item - Camino Del Salud Project – 11432 N. Ventura Ave. (AD22-0033)

The Cabrillo Economic Development Corporation (“Applicant”), intends to submit a ministerial Zoning Clearance application to develop a 49-unit Supportive Housing development. The proposed project includes demolition of the existing vacant structure and construction of a two-and-three story supportive housing complex consisting of 48 single room occupancy (studio) units, a two-bedroom unit for the onsite Property Manager, common meeting, laundry and kitchen areas, offices for Supportive Services providers, 2 parking lots, landscaping and a community garden. Supportive services include assisting residents with medical, dental, and psychiatric doctor appointments, benefits advising, housing retention and job training, women’s health, etc.). The 48 housing units will be income-restricted to area residents who qualify in two different income and needs categories: 1) 50% of the units (24) will be reserved for area residents who are experiencing homelessness and who have chronic and severe illnesses; and 2) 50% of the units (24) will be reserved for area residents making below 80% of the Area Median Income, or low-income wage earners of the area.

On March 1, 2022, the Applicant submitted a preliminary application pursuant to Senate Bill 330 seeking vesting rights associated with development requirements, standards, and fees. At the time of pre-application submittal, the project was determined to be eligible for streamlined ministerial review pursuant to both Assembly Bill 2162 (Government Code section 65650) and Senate Bill 35 (Government Code section 65913.4).

The project site is located at 11432 North Ventura Ave on a 0.99 acre project site, zoned CPD (Commercial Planned Development), with a land use designation of Commercial.

Planner: Jennifer Butler 805-654-2495

jennifer.butler@ventura.org

13. Announcements and Updates - Hwy 33 Intermodal Study – Cal Trans Update – January 23, 2023

14. Councilmember Comments

15. Adjournment: Next Meeting will be held on Monday, January 23rd at 7:00PM IN PERSON at the Oak View Community Center

FOR FURTHER INFORMATION, and for persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Municipal Advisory Council per the American Disabilities Act (ADA), may obtain information or assistance by Supervisor Matt LaVere’s Office at 805-654-2703 or e-mail ovmac@ventura.org. Any such request for disability accommodation must be received at least 48 hours prior to the scheduled meeting for which assistance is requested. Additional Ojai Valley MAC information is available online at: <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>

EXCERPT FROM SEPTEMBER 19, 2022 MEETING MINUTES – TRACK CHANGES

OVMAC Deliberations:

Member Malloy – had questions regarding timeframe of CUP; it sounds like visitors may not be aware of neighbors or if there could be training of employees/resident scholars; etc. Concerning red dots and shade with this graphic and perhaps shift the outdoor locations to closer to the center of the campus. Would it be possible to train?

STAFF – we will add a COA that entails training, and acknowledges security concerns; perhaps have an employee do an online check that they could be trained on how to do that (i.e.. remove the item from any online sources/websites or articles that may conflate the use of the property with an Air BnB)

Vice Chair Westbury – feels this isn't preserving the character of the valley; and that there are issues with the neighbors - I know they don't want to see Krishnamurti go away but they need to tap it down. It's a lot of people in a residential neighborhood. For me, go back to the original CUP, and really limit the amount of people that can be there and the construction. And then you have water usage and to me it's a commercial type of thing. I think what they are doing is neat, but it's not preserving and or protecting the people of the East End. I enjoyed the tour and it's a special thing. His last words were to save this valley. It's not protecting or preserving the nature-specialness of this area.

Chair Cohen – If we go back, I hear that the old one doesn't have any limits.

Vice Chair Westbury – well then scale back the scope of the project.

STAFF – spoke to construction noise mitigations that are across the board County wide; it is considered temporary.

Vice Chair Westbury – I'm just saying that this needs to be scaled back and to look out for the people in the neighborhood. How do you get there? I don't have an answer for that...

Member Wright - I'd like to make a comment on the numbers. The chart is hard to deal with – it says maximum 34 on most of the columns, but typical has been only 15. [Notes various inconsistencies in the chart] is the historical number. – There currently Under are no numbers of limiting the events now, so they could have even more events tomorrow.

Member Malloy - Noise travels so weird at this place in town; I'm also a teacher and I understand that an hour on a local farm and understand how an hour on a farm can change someone's life. We have heard a lot of support from letters; Believes the first CUP should be 10 years, just due to the neighborhood concern. And then look at 20 years. I feel my concerns have been addressed.

Member Wright - Our job is to have the public have a chance to come and hear the comment and to make a recommendation or not; We can make a recommendation to the Staff that isn't yes or no; it's only a recommendation.

Member Kennedy – had question about Thatcher complaints vs KFA complaints. Property owners have rights to develop them as they need and see fit. They have the right to do what they want in their property lines. It's unfortunate that the County rezoned this property in the 1980s.

EXCERPT FROM SEPTEMBER 19, 2022 MEETING MINUTES – TRACK CHANGES

Chair Cohen – Helpful to hear from everybody; I'm thinking about this in a similar way, I see this is a restriction from what is currently allowed under the current CUP. It does not allow the expansion, it actually restricts them. I think the applicant put in a real good faith effort responding to the concerns that we expressed. I'm satisfied with the compromise of what is allowed now. Trespassing is definitely an issue that needs to be dealt with. The development of the property is expanding too, but I also think that there are a possible range of things that can happen in the neighborhood, like the grinder and trucks backing up; like gas facilities, like oil wells that are regulated; some of that can happen easier than this.

DRAFT



OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING **DRAFT MEETING MINUTES**

18 Valley Road, Oak View
Monday, October 17, 2022 -
7:00PM

Chair: Chris Cohen, **Vice Chair:** Joseph Westbury

Council Members: Barbara Kennedy, Grace Malloy, Terry Wright

Public Comments FOR IN PERSON MEETINGS may be provided using the following TWO options:

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1. Call to Order of the Meeting

Chair Cohen called the meeting was called to order at 7:02 PM

2. Flag Salute

3. Roll Call - All members were present.

4. Adoption of the Agenda - Agenda was adopted unanimously by the OVMAC as drafted.

****SPECIAL GUEST** - U.S. Congressman Salud Carbajal (CA-24) – Meet & Greet**

Congressman Carbajal gave an informative presentation of what he has accomplished thus far during his tenure in Congress. Attendees were appreciative of him taking the time to attend the OVMAC meeting and engage with local constituents.

5. Public Comments by Citizens on Matters Not Appearing on the Agenda

Public Comment No. 1: [ANONYMOUS PRIVATE CITIZEN] – Wanted to bring to the attention of the OVMAC that there is a large rooster operation adjacent to Sunset School on the drive for the past 6 months. The noise from the roosters is constant, and the citizen has experienced being woken up at 3:30 AM by the animals' noises. The citizen has expressed frustration with the lack of progress on this case with Code Compliance and looked for help in any capacity from the OVMAC. A video and photos

were shared with the OVMAC members.

Supervisor LaVere was in attendance at the meeting and advised the private citizen to contact his office and his staff would coordinate with Code Compliance to get more information on this situation and see what his office could do to assist.

Public Comment No. 2: Ron Solorzano – Regional library for Ojai Valley – Announced that the Oak View Library is now operational for after school help; Looking for a part time position for tutoring kids at the library. At the Ojai Library there is a Youth Librarian position opening up – story time, other youth centered programming, etc. The position is for an Adult, but leading the Youth Library program at Ojai Library.

6. Approval of the Meeting Minutes of September 19, 2022 - Draft Minutes attached

Member Wright requested an edit on page 8 of the minutes; Executive Officer Clensay indicated she would go back to the tape to confirm the statement made and recirculate the draft minutes at our November 21, 2022 meeting.

Motion moved by Member Wright, seconded by Chair Cohen to have minutes revised and reviewed at the November OVMAC Meeting. Approved unanimously 5/0.

7. City of Ojai Planning Commission Update

Commissioner Starkweather was in attendance and provided an update from the City of Ojai Planning Commission.

The City of Ojai is working on their General Plan and Housing Element. Their codes are pretty outdated and contain a number of subjective standards. They've created two ad hoc committees due to staff overloads. These are Parking Committee and Housing Committee. If any people are interested in joining, please let me know. City of Ojai did not identify a single parcel for affordable housing. Also discussed how its incumbent on the County to amend the Housing Element to allocate infill housing sites in the unincorporated Ojai Valley. Discussions were had between the OVMAC and Mr. Starkweather regarding what is "affordable housing" and what does he envision? Mr. Starkweather commented that we have lost half of our local student population over the years, and that is inherently tied to housing. If we loose affordable housing, we will lose our local school populations.

Formal Items:

8. Review of a Conditional Use Permit application for Hermitage Mutual Water Company (Case No. PL22-0038)

Request for a Conditional Use Permit for the Hermitage Mutual Water Company (HMWC) to permit and expand an existing legal nonconforming private water company. The project entails constructing two (2) new 11,000-gallon water storage tanks that would be tied into the existing water delivery system owned and operated by Hermitage Mutual Water Company. The two new tanks are located on APN 014-0-030-205 near the existing 9,850-gallon galvanized tank. There are 103 existing water service connections. At full build out, there would be 110 water service connections. The proposed project would allow for the applicant to become compliant with the Ventura County Water Works Manual (VCWWM). The project would authorize upgrades to the HMWC water storage facilities to provide the required VCWWM water storage supply for the existing 103 equivalent water service connections and an additional 7 water service connections within the HMWC service area.

The project site is located at 2289 Hermitage Road on a 39.57 acre site, zoned AE-40 (Agricultural Exclusive, 40 acre minimum lot size) with a Land Use Designation of Open Space.

Staff Presentation:

Staff provided an overview of the project specifics - two 10,000 water tanks and a required Conditional Use Permit for the existing distribution company. This permit would bring the operation into compliance by providing adequate water storage. 15 parcels are going to be served by this company. December 1st will be the Planning Director Hearing via ZOOM.

Public Comment No. 1 - Mike Sullivan, Applicant: This project comes before you because we need clearance for this type of project as required by our WAL "Water Availability Letter". There isn't any new entitlements, just two new tanks to satisfy the requirements of the WAL. No New construction is proposed.

Planning Staff: There are 103 existing service connections. But at full build out there is 110. This is a retroactive permit for the facility and captures land use that is in effect at this time.

Public Comment No. 1 - Mike Sullivan, Applicant: County needs to update its WAL process. This is not a planning process, but should be Public Works.

Planning Staff: Anything over 10 connections requires a Conditional Use Permit.

Public Comment period closed.

OVMAC deliberations:

Chair Cohen: Appreciated staff's background. This isn't to approve any NEW connections, but capturing what is there.

Member Kennedy: What about Fire Protection?

Planning Staff: Not needed at this time.

Motion was made by Member Malloy and seconded by Member Kennedy to approve the project as presented. Motion passed unanimously 5/0.

9. Review of a Conditional Use Permit application for Proposed Bed-and-Breakfast Inn within Existing Dwelling (PL22-0126)

Request for a Conditional Use Permit to operate a bed-and-breakfast (B&B) inn within one existing three-bedroom, 1,607 square-foot dwelling for no more than seven consecutive days at a time. A maximum of six guests would rent the dwelling in its entirety by a customer and the customer's associated persons (family or friends) and not by separate customers. The proposed B&B Inn would be operated by the property owner who would occasionally occupy the B&B dwelling when not occupied by paying guests. Guests would be served breakfast by a family who lives in the on-site accessory dwelling unit and who service the property as employed caretakers on an ongoing basis. The B&B inn would not involve any new, additional employees. Guest parking would occur within the existing two-car garage (attached to the principal dwelling) and on the two existing uncovered designated parking spaces near the dwelling. Two short-term bicycle parking spaces or bike racks would be located on the property. No grading, no new construction, nor changes to the existing lighting are proposed. Existing, mature landscape vegetation along the street-side property line and side property lines largely screens the existing dwelling and on-site vehicles from Villanova Road. Events such as weddings, bar mitzvahs, and similar gatherings would be prohibited. No new signage is proposed or permitted. Quiet hours would be observed from 10:00 p.m. to 7:00 a.m.

The project site is located at 335 East Villanova Road on a portion of a 1.02-acre site, zoned RE-1 AC (Residential- Exclusive: 1 acre minimum size), with a Land Use Designation of Very Low Density

Residential.

Planner: Charles Anthony

805-654-3683 charles.anthony@ventura.org

Staff Presentation:

Staff provided an overview of the project specifics – a bed and breakfast within an existing dwelling. There is a Agricultural Zoned property across the street. There will be a max of 6 guests, no new construction proposed; no signage, no large/big events. All customers must be part of the same family/group i.e. no separate room rentals to different parties. The smaller house at the rear of the property would house the property caretakers and would be the primary contact for guests and neighbor concerns.

No members of the public were signed up to speak to this item. Public comment period closed.

OVMAC deliberations:

Member Kennedy: Is there a limit to the days that they can do that?

Planning Staff: There is nothing in the Conditional Use Permit (CUP) ordinance that prevents that. If she wanted to turn it around daily, she could; she has a maximum guest limit of 6 people and they must be part of the same party. The CUP ordinance allows up to 15 FYI, but that is not the case here.

Member Kennedy: How is this different from an Air BnB or a Temporary Rental Unit (TRU)? What's the difference between TRUs and CUPs with entitlement?

Planning Staff: This has to go to the Planning Commission. The CUP term is limited to 10 years. Similar to the other bed and breakfast that the OVMAC reviewed earlier this year.

Member Kennedy: Why would someone do a CUP versus having a TRU?

Planning Staff: TRUs need to be renewed yearly; this CUP wouldn't have to be renewed until it's close to expiration in 10 years. Applicant felt it was more tenuous to have the TRU as the owner has to remain on site.

Member Malloy: I think it would be beneficial to have a presentation from staff regarding the difference between TRUs and CUPs for Bed and Breakfasts. Just to make sure there aren't any unintended consequences with approving one over the other.

Planning Staff: Agreed this would be a good information presentation in the future. Also noted that the property would be inspected by a Building and Safety inspector prior to issuance as it's a commercial use in a residential area, but reminded that this is not like a hotel use in that they are rented to different individual parties; there is a max of 6 attendees and they all need to be together in the same group.

Member Malloy: What if the caretaker goes on vacation? Who would be the contact for the tenants?

Planning Staff: Onsite management is required; so if the caretakers go on vacation, they could not be any use of the Bed and Breakfast.

Member Malloy: Is there a limit on the number of cars? I recall with the last B&B we reviewed that we asked to prohibit any parking on the street.

Planning Staff: There isn't a prescribed limit on the amount of cars, but being 6 people max of all the same group, that there will be fewer cars and with that could be accommodated on the property.

Member Westbury: I echo the need for a presentation from staff regarding the difference between Temporary Rental Units and Bed and Breakfasts that require a Conditional Use Permit.

Planning Staff: Yes, we can do that and will arrange to have that informational item at a future OVMAC meeting date.

Member Kennedy: My concern is about how many people are out there that are in similar situations and need to make a mortgage payment, and this type of business is a way to do that.

Motion made by Member Kennedy to approve, with the addition of No Parking on the Street. Vice Chair Westbury seconded the motion. Motion passed unanimously 5/0.

- 10. Consider Cancellation of December 19, 2022 OVMAC Meeting -** As titled, consider cancelling the December OVMAC Meeting due to prior special meeting and scheduled site visit, and lack of discretionary projects to review at said meeting.

OVMAC discussed and decided to assess if any projects are waiting for review come the November 21, 2022 OVMAC Meeting, and decide at that time.

Motion made by Chair Cohen to approve and seconded by Vice Chair Westbury. Motion passed unanimously 5/0.

- 11. Announcements and Updates -** Hwy 33 Intermodal Study – Cal Trans Update – January 23, 2023

- 12. Councilmember Comments**

- 13. Adjournment:** Next Meeting will be held on **Monday, November 21st at 7:00PM IN PERSON at the Oak View Community Center**

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Proposed 2023 OVMAC Meeting Calendar

Jan 2023						
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Feb 2023						
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May 2023						
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Jun 2023						
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Aug 2023						
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13	NO MEETING/DARK					19
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Sep 2023						
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Dec 2023						
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10	NO MEETING/DARK					16
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31						

OVMAC Meetings

Holiday

* Meetings are held on the third Monday of the month
at the Oak View Community Center – Kunkle Room at 7 pm unless otherwise noted.
Contact: ovmac@ventura.org or (805) 654-2703



MEMORANDUM

DATE: November 21, 2022

TO: Ojai Valley Municipal Advisory Committee Members

FROM: Thomas Chaffee, Planner, Ventura County Planning Division

SUBJECT: AT&T Wireless Conditional Use Permit Case No. PL22-0079, 10175 Santa Ana Road in the community of Oak View, Assessor Parcel Number 060-0-180-130

Location

The 182.78-acre project site is located at 10175 Santa Ana Road, near the community of Oak View, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the property that constitutes the project site is 060-0-180-130.

The project includes the following Zoning and Land Use designations:

- a. Countywide General Plan Land Use Map Designation: Open Space
- b. Ojai Valley Area Plan Land Use Map Designation: Open Space
- c. Zoning Designation AE-40 ac/TRU/DKS/HCWC/CWPA (Agricultural Exclusive, 40-acre minimum lot size/Temporary Rental Unit Regulation Overlay Zone/Dark Sky Ordinance Overlay/Habitat Connectivity Corridors, Critical Wildlife Passage Areas)

Request

The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the construction, operation, and maintenance of a new, stealth WCF for a 10-year time period. The proposed WCF would be owned and operated by AT&T.

The stealth WCF would be installed within a 960-square foot lease area and be comprised of a 40-foot-tall faux Eucalyptus tree and associated ancillary equipment. The lease area would be enclosed within an 8-foot-high concrete masonry unit wall (CMU) with landscaping. A 20-kilowatt (kW) emergency generator with a 97-gallon diesel tank are also proposed to be maintained within the lease area. The AT&T equipment mounted on the faux Eucalyptus would include:

- Nine 8-foot panel antennas mounted at 36 feet above ground level;
- 27 Remote Radio Units (RRUs) mounted behind the panel antennas;

- One 2-foot diameter microwave antenna.

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

CEQA Determination

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

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

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

Project Status

The project is in review by the Planning Division and a recommendation on approval or denial has not yet been made. After conclusion of this Municipal Advisory Committee meeting, the Planning Division will incorporate comments received into the Staff Report for an upcoming publicly noticed hearing. The Planning Director hearing for this project will be scheduled for late winter, 2023.

Attachments:

Attachment 1	Location, Zoning and General Plan Maps
Attachment 2	CUP Application
Attachment 3	Site Plans
Attachment 4	300-foot Notification Map
Attachment 5	Photo Simulations







Section III – Discretionary Entitlement for Wireless Communication Facility Application Questionnaire

County of Ventura • Resource Management Agency • Planning Division

800 South Victoria Avenue, Ventura, CA 93009 • 805 654-2488 • www.vcrma.org/divisions/planning

III.A. Requested Entitlement

Please select which entitlement you are requesting:

- ☒ New Permit ☐ Major Modification ☐ Minor Modification ☐ Time Extension for a Non-Conforming Facility

III.B. Project Description Summary

III.B.1: Please provide a brief summary of the proposed wireless communication facility, describe how it would be designed to blend with the existing setting, and how it would be designed to minimize impacts to the environment; including public views of ridgelines, sensitive habitats, and community character.¹ If the wireless communication facility is proposed to be sited in the Non-Coastal Zone, please describe how the design would be consistent with Sec. 8107-45 of the Non-Coastal Zoning Ordinance (NCZO)² If the wireless communication facility is proposed to be sited in the Coastal Zone, please describe how the design would be consistent with Sec. 8175-5.20 of the Coastal Zoning Ordinance (CZO). (Attach additional pages if needed.)

AT&T is proposing a new wireless facility that includes a 42 Ft. MonoEucalyptus Faux Tree. Includes 2 Ft of branches above the Top of Antenna at 40 FT. Include (9) Panel Antennas, 27 RRUs (Radio Units), Delta Walk Up Cabinet, (1) 20 KW Generac Compact Generator, (1) GPS Antenna, (4) DC-9 Surge Suppressors, (3) DC12 Outdoor Unit, (P) Utility Cabinets, and 8 Ft. High CMU Wall Enclosure Stucco Paint Finish

III.B.2. Will the proposed project be designed as a "non-stealth" facility?³ Yes X No

III.B.3. Will the proposed project, after it is constructed, be modified pursuant to Section 6409(a) of the 2012 Middle Class Tax Relief and Job Creation Act? Yes X No

¹ See General Plan Policy Section 4.5.2(4) and Coastal Area Plan Section 4.1.7.

² See NCZO Sec. 8107-45.3(a) or CZO Sec. 8175-5.20.10 for project description guidance.

³ A "Non-Stealth Wireless Communication Facility" is "Non-stealth" if it is not disguised or concealed and does not meet the definition of a *stealth facility* or *building-concealed facility*. See NCZO Sec. 8102-0 and CZO Sec. 8172-1 for definitions.

STAFF USE ONLY

CASE FILE NUMBER: _____ Date Received: _____
Land Use Designation(s): _____ Zoning Designation(s): _____
Receipt Number: _____ Deposit Fee Paid: _____
Previous Permit Numbers: _____ Violation Numbers: _____
Pre-Submittal Planner: _____ Date of Application Submittal: _____
Pre-Submittal Letter Date: _____ Legal Lot Reference: _____
Proposed Use as Listed in the Use Matrix: _____
Interested in Collocation on proposed facility? (Yes/No) Lat/Long Coordinates for GIS: _____

III.C. Alternative Sites Analysis

III.C.1. Please describe below how the wireless communication facility siting location would satisfy the preferred, non-preferred, and restricted facility siting location requirements.⁴ If the facility is proposed on a "neutral" location, which is neither preferred nor non-preferred, please describe why the facility cannot be sited on the nearest preferred locations. If the facility is proposed on a non-preferred location, a sensitive location, or is proposed to be located within an area governed by an Area Plan with a policy which states that "several shorter facilities are preferable to one large facility",⁵ please select five (5) other potentially available neutral or preferred sites, and include a map showing the location of these alternative sites (also include the proposed site). All existing wireless communication facilities within a 1/4-mile of the proposed site shall be evaluated as an alternative site for purposes of collocation.⁶ For each alternative which is infeasible, please include one or more of the following items to demonstrate why the site is not feasible (attach additional pages and supporting documents as needed).

- If collocation is technically infeasible, please include copies of correspondence, including letters or successfully transmitted e-mails to other wireless facility operators which demonstrate that the engineering requirements cannot be achieved which would be needed to physically modify the collocation facility. Explain below why collocation is infeasible.
- If the coverage or capacity service levels cannot be achieved on an alternative site, please include propagation diagrams illustrating the coverage or capacity gaps which would occur if the proposed facility was to be sited on alternate sites. Please explain the coverage or capacity gaps below.
- If a lease agreement or access easement cannot be obtained for the alternative sites, please include copies of certified letters or successfully transmitted e-mails to landowners or other facility operators demonstrating that a lease or access easement could not be secured. Below, please provide a narrative of the outreach effort to landowners and other facility operators.
- If an alternative site is infeasible because it would expose the public to radiofrequency electromagnetic energy fields which exceed federal standards, please provide a report which is signed by a qualified radiofrequency engineer demonstrating this analysis.
- If the alternative site would result in greater visual impacts, please include a visual simulation that demonstrates the visual impacts for the alternative site from the closest or most prominent public viewing areas, and explain below how the visual impacts on the alternative sites would exceed the visual impacts resulting from the proposed site.
- If the alternative site would result in greater impacts to sensitive habitat, please provide a biological assessment by a qualified biologist or ground-level photographic evidence of the physical setting which would be damaged and explain below how the impacts to sensitive habitat on the alternative sites would exceed the impacts to sensitive habitats from developing the proposed site.

Alternative Site Analysis Included as Attachment

⁴ See NCZO Sec. 8107-45.4(d) and (e) for preferred and non-preferred locations. Or see CZO Sec. 8175-5.20.3(e), (f), and (g) for preferred, non-preferred, and restricted locations.

⁵ See the Ojai Valley Area Plan and the Thousand Oaks Area Plan.

⁶ See antennasearch.com and/or the Planning Division's wireless facility location website: <https://www.vcrma.org/ventura-county-wireless-communication-facility-map>.

III.D. Summary of Technical Illustrations for Visual Impact Analysis and Propagation Diagrams

A "stealth" wireless communication facility includes concealment features such as design (size, height, color, materials, and antenna types) or siting techniques to camouflage, partially conceal, or integrate the facility into the surrounding visual setting.⁷ If the proposed facility is a stealth facility, please proceed to item III.D.1. below, otherwise proceed to III.D.2.

III.D.1. Visual Impact Analysis for a Stealth Facility: Please describe the "before" and "after" photosimulation submittals, which for a ground-mounted facility should be based on the closest and most prominent public viewpoints located approximately a ½-mile, one (1) mile, and two (2) miles from the proposed facility. An accompanying map should show where each photo was taken. Below, please describe how the proposed facility will be compatible with the existing setting.⁸ If the facility is proposed on a building or a pole (other than an existing wireless communication facility) simulations from the most prominent public viewpoint must be provided along with simulations showing all elements of the project shown in one or more close-in photo simulations. Also describe below how the facility would blend with architectural features.⁹ (Attach simulations and additional pages if needed.)

Attached Photo Simulations. Proposed facility is proposed on a 182 Acre property zoned AE-40, Agricultural Property, approximately a 1/4-1/2 mile from Santa Ana Rd. Photo sims included visual images of proposed facility from the site location, 1/2 mile to 2 mile range. Photo simulations show existing trees in area of proposed location that assist in blending the proposed facility with existing environment.

III.D.2. Visual Impact Analysis for a Non-Stealth Facility: Please describe the "before" and "after" photosimulation submittals, which should be based on the closest and most-prominent public viewpoints located approximately a ½-mile, one (1) mile, and two (2) miles from the proposed facility, with an accompanying map showing where each photo was taken. Indicate in each simulation, the maximum potential structural envelope for physical modifications pursuant to Section 6409(a), and describe below whether the modification would cause the facility to become prominently visible from a public viewpoint.¹⁰ (Attach simulations and additional pages if needed.)

⁷ See the definition of "Wireless Communication Facility, Stealth" in the NCZO and CZO for examples.

⁸ See NCZO Sec. 8107-45.4(c) or CZO Sec. 8175-5.20.3(c)

⁹ See the development standards in NCZO Sec. 8107-45.4 or CZO Sec. 8175-5.20.3

¹⁰ See <https://www.vcrma.org/wireless-communication-facility-section-6409-a-modification> for a summary of the federal law.

III.D.3 Propagation Diagrams: Propagation diagrams may be required for any wireless communication facility, and if the proposed facility would include any of the following characteristics, then propagation diagrams shall be submitted:

- It will exceed 40 feet in height and would be located in the non-coastal zone, or if will exceed 30 feet in height in the coastal zone;
- It could exceed the 40-foot height limit of an Area Plan after a Section 6409(a) Modification;
- It is proposed to be located on a ridgeline;
- It is proposed within a Scenic Resource Area or the Santa Monica Mountains overlay zone;
- It is proposed in, or within 300 feet of, an Urban Residential Zone, or
- It is proposed to be located in, or within the designated buffer for, Environmentally Sensitive Habitat Area (ESHA), or anywhere within the Santa Monica Mountains Overlay Zone.
- It will be visible from a designated or eligible State or County Scenic Highway, and it will be visible from any public viewing area in the coastal zone.

The propagation diagrams shall consist of a set maps showing each of the following: (1) the location of the provider's existing facilities, and existing coverage or capacity area; (2) the coverage or capacity area at proposed antenna height; and (3) the coverage or capacity area at consecutively 10-foot lower increments between the proposed height, down to 40 feet in height (30 feet in height if located in the coastal zone). Below, please provide a brief description of why the wireless communication facility modeled in the propagation diagrams would or would not meet service objectives.¹¹ (Attach propagation diagrams and additional pages if needed.)

Propagation Maps included with submittal package.

¹¹ If capacity cannot be illustrated on a map, an engineering report may be submitted for review by the County or the County's consultant. Additional types of analyses may be required to demonstrate the need for a facility height to achieve a line-of-sight connection in view of potential obstructions such as buildings, topography, or vegetation. See NCZO Sec. 8107-45.3(b) or CZO Sec. 8175-5.20.10(i) for additional guidance.

III.E. Assessor Parcel Numbers ("APNs") and Project Site Location

C.1. Please list all of the APNs that constitute the project site: 060-0-018-013

(Attach additional sheets if necessary)

C.2. Street Address (if any): 10175 Santa Ana Rd., Ventura, CA 93001

C.3. Carrier Identification Site Name or Number: Epstein Trust/CSL06406

C.4. Latitude and Longitude coordinates for facility location: 34.397386, -119.317211

C.5. Community (e.g., Piru, Oak Park): Oak View

III.F. Primary Contact Information

Please designate and provide the following information about the person who will serve as the primary point of contact on this project. All project-related correspondence will be directed to this person.

Name: Chris Doheny Phone Number: (619) 994-8528
Mailing Address: 3300 Irvine Ave., S-300, Newport Beach, CA 92660
Email Address: chris.doheny@smartlinkgroup.com Fax Number: _____

III.G. Applicant, Property Owner, Wireless Carrier, and Consultant Information

Please provide the following information about the applicant, property owner, and all consultants (e.g., architects, civil engineers, surveyors, and permit expeditors) who prepared the application materials (e.g., plans, reports, and studies). For the person designated as the primary contact (Item F, above), please state: "Same as Primary Contact." If the item does not apply to your project, please check the "N/A" box and proceed to the following item. ☐ N/A

G.1. Applicant

The applicant is: (Please check the appropriate box.)

☐ Owner ☐ Lessee ☐ Has Power of Attorney ☒ Authorized by Owner

If the applicant is not the property owner(s), please submit a lease agreement, power of attorney document, or owner authorization document with your application.

Name: Donna Epstein Trust Phone Number: (805) 651-9373
Mailing Address: PO Box 1533
Email Address: _____ Fax Number: _____

☒ I hereby submit an application for the land use entitlement(s) identified in this application questionnaire, and certify that the information and exhibits submitted herewith are true and correct to the best of my knowledge.

☒ I certify that I have read and understand all of the instructions and submittal requirements for my application package and have made a good faith effort to comply with these instructions and to provide all of the materials and information that are required for a complete application.

☒ I hereby acknowledge that I have been informed of my right to make a written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

☒ I certify that I am aware that the information provided in my application package may be subject to public inspection that occurs as a result of any request made in accordance with the requirements of the California Government Code [§6253(a) et seq].

Chris Doheny
Applicant's Signature

4/27/22
Date

G.2. Property Owner

If the property owner is the same as the applicant (Item G.1, above), write "same." If there is more than one property owner, **please submit a consent letter for each additional property owner.** If the property owner refuses or is unable to sign, **please provide a copy of the lease, title report, or other documentation.**

Name: Attached Signed Letter of Phone Number: _____

Mailing Address: Authorization

Email Address: _____ Fax Number: _____

Property Owner's Signature

Date

G.3. Wireless Carrier

Company/Organization: AT&T

Contact Name: Chris Doheny Phone Number: (619) 994-8528

Mailing Address: 3300 Irvine Ave., S-300, Newport Beach, CA 92660

Email Address: chris.doheny@smartlinkgroup.com Fax Number: _____

G.4. Land Use Consultant

Name: Same Phone Number: _____

Mailing Address: _____

Email Address: _____ Fax Number: _____

G.5. Civil Engineer

Name: Bechtel Communications Phone Number: (714) 343-0931

Mailing Address: 16808 Armstrong Ave., S-225, Irvine, CA 92606

Email Address: rvanders@bechtel.com Fax Number: _____

G.6. Licensed Land Surveyor

Name: Ambit Consulting/Patrick B. Donohoe Phone Number: (480) 659-4072

Mailing Address: 428 Main St., S-206, Huntington Beach, CA 92648

Email Address: info@ambitconsulting.us Fax Number: _____

G.7. Radio Frequency Engineer

Name: Sandeep Mangat

Phone Number: (805) 312-1694

Mailing Address: 739 E. Santa Clara St., Rm 217, Ventura, CA 93001

Email Address: sm2840@att.com

Fax Number: _____

COUNTY OF VENTURA

**AUTHORIZATION OF AGENT
TO ACT ON PROPERTY OWNER'S BEHALF**

I hereby authorize the person identified below to act as my agent to apply for, sign, and file the documents necessary to obtain the permits required for my project (excluding the *Notice to Property Owner*, the execution of which I understand is my personal responsibility). My agent should receive copies of all notices and communications related to my project unless I have otherwise notified the County.

Project Description: Unmanned AT&T Wireless Facility, 42 Ft Faux Mono Eucalyptus Tree

(Include Permit # if available)

Project Location: 10175 Santa Ana Rd., Ventura, CA 93001

060-0180-13

(Address, APN, Carrier Identification Site Name or Number)

Name of Authorized Agent: Chris Doheny

(Please Print)

Address of Authorized Agent: 3300 Irvine Ave., S-300, Newport Beach, CA 92660

Phone Number of Authorized Agent: 619-994-8528

E-Mail Address of Authorized Agent: chris.doheny@smartlinkgroup.com

COUNTY OF VENTURA

PROPERTY OWNER ACKNOWLEDGEMENT

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Further, I agree that I and my agent will abide by all ordinances of the County of Ventura and that any approvals granted for this project will be carried out in accordance with the requirements of the County of Ventura.

Property Owner's Name: Epstein Trust - Attached Letter of Authorization
(Please Print)

Property Owner's Signature: Attached Authorization Date: _____

Property Owner's E-Mail Address: _____

Property Owner's Phone Number: _____

Note: A copy of the owner's driver's license, notarization, or other verification acceptable to the agency must be submitted with this form to verify property owner's signature. The owner must be as shown on the latest Assessor records.

Verification of Property Owner Signature: ☐ Driver License ☐ Notarized Letter ☐ Other

Staff Signature

Date

**AUTHORIZATION OF AGENT
TO ACT ON PERMITTEE'S BEHALF***

I hereby authorize the person identified below to act as my agent to apply for, sign, and file the documents necessary to obtain the permits required for my project. My agent shall receive copies of all notices and communications related to my project unless I have otherwise notified the County.

Project Description: Unmanned AT&T Wireless Facility, 42 Ft Faux Mono Eucalyptus Tree

(Brief Summary to Include Permit No., If Available)

Project Location: 10175 Santa Ana Rd., Ventura, CA 93001

060-0180-13

(Address, APN and other property identification as needed)

Name of Authorized Agent: Chris Doheny

(Please Print)

Address of Authorized Agent: 3300 Irvine Ave., S-300, Newport Beach, CA 92660

Phone Number of Authorized Agent: 619-994-8528

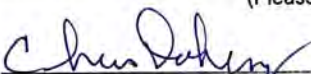
E-Mail Address of Authorized Agent: chris.doheny@smartlinkgroup.com

* A notarized letter from the permittee may be submitted in lieu of this form.

PERMITTEE ACKNOWLEDGEMENT

I declare under penalty of perjury that I am the permittee for the project at the address listed above, and I personally filled out the above information and certify its accuracy. Further, I agree that I and my agent will abide by all ordinances of the County of Ventura and that any approvals granted for this project will be carried out in accordance with the requirements of the County of Ventura.

Permittee's Name: Chris Doheny
(Please Print)

Permittee's Signature:  Date: 4-27-22

Permittee's E-Mail Address: chris.doheny@smartlinkgroup.com

Permittee's Phone Number: 619-994-8528

COUNTY OF VENTURA Wireless Communication Facility Consent to Future Collocation

I hereby authorize the County of Ventura to provide my contact information to other wireless communication facility carriers who may be interested in collocation on the wireless communication facility identified in this application. This information will only be provided when a new facility is proposed within the vicinity of the wireless communication facility identified in this application (pending approval of this application).

Collocation Opportunity Description:

Includes a 40 Ft Top On Antenna Mono Eucalyptus facility with Colocation Rad
Center of 18-20 Available

(Brief summary may list applicable radio frequencies and include a description of the facility design)

Project Location: 10175 Santa Ana Rd., Ventura, CA 93001, APN: 060-0180-13

LAT: 34.397386, LONG: -119,317211

(Address, APN, Lat./Long. and other property identification as needed)

Name of Authorized Agent: Same
(Please Print)

Address of Authorized Agent: _____

Phone Number of Authorized Agent: _____

E-Mail Address of Authorized Agent: _____

III.H. Project Description

To ensure County staff understands your project and to avoid delays in processing your application, it is very important to provide as much information as possible on all aspects of the proposed project. In order to present a detailed project description, please answer all of the following questions and provide the requested materials (as applicable) to supplement the project information that must be shown on the project plans and/or map.¹²

H.1. Legal Lot Requirement —

Has the Planning Division issued a Preliminary Legal Lot Determination for the property? ☐ Yes ☐ No

- a. If the answer above is "no," please proceed to Item H.1.b. If the answer is "yes," what was the finding of the Preliminary Legal Lot Determination?

- b. If the Planning Division has not issued a Preliminary Legal Lot Determination for the property, please describe by what means (e.g., Tract Map, Parcel Map, Parcel Map Waiver, or Certificate of Compliance) the property gained its current configuration, making sure to include the map citation (e.g., "8 MR 14 36 PM 4") or project case number (e.g., "PMW 1046" or "SD06-0031"). However, if the Planning Division has not issued a Preliminary Legal Lot Determination for the property, and you do not have information on the means by which the property gained its configuration, please submit an application for a Preliminary Legal Lot Determination prior to submitting an application for your project.¹³ If the project does not require a Preliminary Legal Lot Determination, please check the "N/A" box. N/A ☒

H.2. Entitlements and/or Approvals

- a. Existing Permits: List all Federal, State, or Ventura County permits which currently are in effect for the buildings, structures, and uses that currently exist on the project site. If Zoning and Building Permits are unavailable for a building or structure, please contact the Tax Assessor's Office to determine when the building or structure was constructed and provide the date. If there are no permits currently in effect on the project site, please check the "N/A" box and proceed to Item H.2.b. N/A ☐

¹² See the "Requirements for Discretionary Entitlement Application Plans, Subdivision Maps, and Parcel Map Waiver Sketch Maps" checklist for the information that must be shown on project plans and/or the map. Please note that a detailed, narrative project description may be submitted with—but not in lieu of—a completed application questionnaire.

¹³ For more information on how to determine if a project site would be located on a legal lot, and for Preliminary Legal Lot Determination applications, please see <http://vcpublishworks.org/general/county-surveyor-legal-lot-determination>.

Agency	Permit Case Number	Description of Permitted Use/Development	Permit Issuance Date	Permit Expiration Date

- b. Requested Permits, Actions, and Approvals: List and describe all of the Planning Division, other County Agencies, responsible agencies, and trustee agencies permits, actions, and approvals that you are requesting in order to implement the proposed project.¹⁴ If the project involves a modification to any previously approved permit (e.g., local, State, or Federal permit), please list and describe the previously approved permit (e.g., type of permit and permit number).

Agency	Permit Case Number	Description of Permit	Permit Issuance Date	Permit Expiration Date

- c. Previous Modifications (for existing facilities only):

(1) Was the wireless communication facility constructed prior to February 22, 2012? ☐ Yes ☐ No

(2) If the project involves a modification to any previously approved permit, please list and describe each modification (e.g., type of permit and permit number).

Agency	Permit Case Number	Description of Modification	Permit Issuance Date	Permit Expiration Date

¹⁴ For a definition of "responsible" and "trustee" agencies, please see the *State CEQA Guidelines* [California Code of Regulations, Title 14, Chapter 3, §15381 and §15386].

d. Zoning Violations:

- (1) Is the project site currently subject to any Federal, State, or Ventura County violations? ☐ Yes ☐ No
If so, please list and describe the violation:

Agency	Violation Case Number	Description of the Violation

- (2) If the project is being proposed in order to abate a Zoning Violation, please describe how the proposed project would abate the Zoning Violation. For projects that do not involve a Zoning Violation, please check the "N/A" box and proceed to Item H.3. N/A ☐

H.3. Self-Imposed Restrictions

- a. Existing Restrictive Covenants: Is the property (or a portion thereof) subject to a Restrictive Covenant?
☐ Yes ☒ No

If the answer is "Yes," please submit a copy of the Restrictive Covenant.

- b. Please describe any features that have been incorporated into the project description to avoid any adverse environmental impacts and/or to achieve consistency with a policy or regulation that applies to the project (e.g., self-imposed prohibitions on future ministerial uses of the property). If the project includes a restrictive covenant, please describe the following features of the restrictive covenant:
- The purpose of the restrictive covenant (e.g., avoidance of a significant impact to biological resources or geological hazards);
 - The type of areas that would be subject to the restrictive covenant (e.g., wildlife habitat areas located adjacent to the project site); and,
 - The amount of area that would be subject to the restrictive covenant.

H.4. Dedications/Easements

Please describe in detail the type, size, and purpose of all proposed dedications (e.g., road, utility, or habitat conservation easements). For projects which do not have any dedications or easements, please check the "N/A" box and proceed to Item H.5. N/A ☒

H.5. Water Supply

Please complete this section if water for landscaping or fire suppression systems is proposed for the wireless communication facility. For projects which do not need water for landscaping or fire suppression systems, please check the "N/A" box and proceed to Item H.6. N/A ☒

- b. What is the existing source of water for the landscaping? Please check the item that applies and, if a water purveyor provides water, please provide the requested information about the water purveyor:¹⁵

(1) Water Purveyor's Name: _____

(2) Individual Water Well _____

(3) Shared Water Well _____

(4) On-site Storage or Stormwater Cistern _____

- c. What is the size of the water tank/reservoir that serves the project site? _____ gallons

- d. Please provide a detailed description of the proposed water source for fire protection purposes, by answering the following questions and providing the following information:

- (1) Is the source of water for fire protection purposes going to be provided by a private well or purveyor?
☐ Private Well ☐ Purveyor

If water is going to be provided by a purveyor, please provide the following information. If water is not going to be provided by a private well, please proceed to Item H.5.d(1)(b).

(a) Purveyor Name: _____

Address: _____

Phone Number: _____

¹⁵ In order to identify the water purveyor that serves the project site, please see the Watershed Protection District's "Inventory of Public and Private Water Purveyors in Ventura County" (March 2006) which is available at the Watershed Protection District, Groundwater Section.

(b) Size of the water tank/reservoir that serves the water system: _____ gallons

(c) Fire flow that is available at 20 PSI-R from the water system at the nearest fire hydrant to the project site: _____ gpm

H.6. Surface Water Quality The following questionnaire will only determine if the proposed project is subject to Ventura Countywide NPDES Municipal Stormwater Permit Order No. R4-2010-0108, Part 4.E "Planning and Land Development Program" requirements to select, design, construct, and maintain Post-construction Stormwater (PCSW) controls. Additional evaluation of the proposed project will be conducted to determine any additional individual and cumulative impacts by the proposed project to surface water quality.

a. Is this application for a new wireless communication facility that will result in creation or addition of more than 5,000 square feet of **impervious surface area**?¹⁶

☐ Yes, proceed to item H.6.b

☒ No, proceed to item H.6.c

b. Is the project located in or directly adjacent to, or discharging directly to an Environmentally Sensitive Area¹⁷ (ESA), where the development will:

☐ A) Discharge storm water runoff that is likely to impact a sensitive biological species or habitat; and

☐ B) Create 2,500 square feet or more of **impervious surface area** (refer to the Definition below).

☐ No, none of the above; this proposed New Development project is not subject to PCSW Controls.

If you check "Yes" in at least one box above (item H.6.a or H.6.b), proceed to item H.6.c for required project submittal information, otherwise proceed to H.7.

c. Is proposed redevelopment and land-disturbing activity (not maintenance) a project that will result in creation, addition, or replacement of 5,000 square feet of **impervious surface area** (refer to the Definition below) on an already developed site?¹⁸

☐ Yes, the PCSW controls are required; for project submittal information refer to item H.6.d

☒ No, this redevelopment project is not subject to PCSW controls.

d. If you answered "YES" to question H.6.c, the proposed project is subject to design, construction, and maintenance of the PCSW controls in accordance with the Ventura Countywide Technical Guidance Manual

¹⁶ If the creation or addition of impervious surfaces is 50% or more of the existing impervious surface area, then stormwater runoff from the entire area (existing and additions) must be considered for purpose of stormwater mitigation. If the creation or addition is less than 50% of the existing impervious area, then stormwater runoff from only the addition area needs mitigation. "Impervious Surface Area" is defined as a hard surface area which either prevents or retards the entry of water into the predevelopment soil mantle. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, impermeable concrete or asphalt paving, compact gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural infiltration of stormwater. For complete definition refer to the 2011 Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures available at <http://www.vcstormwater.org/index.php/publications/manuals/tech-guide-manual>.

¹⁷ For complete ESA information, call the Water Quality Compliance Manager at (805) 662-6737.

¹⁸ For additional information, call the Water Quality Compliance Manager at (805) 662-6737.

(TGM) for Stormwater Quality Control Measures. The following items shall be included in your application package:

- I. Identify proposed PCSW controls on your site/grading plan,
- II. Provide the necessary analysis in your Drainage Study to demonstrate that the PCSW controls will function as proposed including any applicable stormwater quality design flow or volume calculations for proposed treatment device(s) using applicable "Design Procedure Form" (Appendix G of the Technical Guidance Manual), and
- III. Submit a Post-Construction Stormwater Management Plan (PCSWMP)¹⁹.

For more information refer to <http://onestoppermit.ventura.org> under Surface Water Quality Section or call Water Quality Engineer at (805) 662-6737.

The copy of the Ventura Countywide Technical Guidance Manual (TGM) for Stormwater Quality Control Measures is available at <http://www.vcstormwater.org/index.php/publications/manuals/tech-guide-manual>.

H.7. Floodplain Management²⁰

- a. If the project, including any site grading, is proposed to be located within a 100-year floodplain but the floodplain boundaries and 100-year base flood elevation on the property have not been determined by FEMA on the Flood Insurance Rate Map (i.e., referred to as an Unnumbered/Approximate 'A' flood zone), a California-licensed Civil Engineer will need to submit hydrologic and hydraulic analyses that determine the boundaries, base flood elevation, and velocity of the 100-year floodplain and, if applicable, the Regulatory Floodway. A California-licensed Land Surveyor can provide current topography of the property as part of the submitted engineering analyses. If the project is not located within an Unnumbered/Approximate 'A' flood zone, please check the "N/A" box and proceed to Item H.7.b. **N/A** ☒
- b. If the project, including site grading, is proposed to be located in close proximity to a boundary of a Regulatory Floodway or a boundary of a 100-year floodplain, as delineated on the current ('Effective') or latest FEMA-issued ('Preliminary') Flood Insurance Rate Map, a California-licensed Civil Engineer, Architect, or Land Surveyor will need to submit a scaled site plan, using current topography, verifying the location of the proposed project in relation to the floodway/floodplain boundary. Please proceed to H.7.c; however, if the project is not located within a floodway/floodplain, please check the "N/A" box and proceed to Item H.7.d. **N/A** ☐
- c. If the project is proposed to be located within a 100-year floodplain, please list all proposed structures, describe the site grading, and list any new or replacement utilities and services (electrical, mechanical, heating, ventilation, plumbing). Please proceed to H.7.d.

¹⁹ County of Ventura PCSWMP form is available at <http://onestoppermit.ventura.org> under Surface Water Quality Section's "Forms" tab. For additional information, call the Water Quality Engineer at (805) 662-6737.

²⁰ County of Ventura Floodplain Management Ordinance, Title 44 Code of Federal Regulations Sections 59, 60, 65, and 70.

- d. If the project is proposed to be located within the Silver Strand or Hollywood Beach coastal communities, specifically, please provide the following elevation information.²¹ If the project is not located within these communities, please check the "N/A" box. N/A ☒

- (1) Elevation (Mean Sea Level) of the localized flooding spillpoint for the subject property: _____ msl.
- (2) Elevation (Mean Sea Level) of the crown of fronting street (measurement taken at mid-point of the property frontage): _____ msl.

H.8. Geology, Site Grading, and Drainage

- a. If the project involves site grading activities, please provide the following information. For projects that do not involve grading activities, please check the "N/A" box and proceed to Item H.8.b. Please be advised that **all projects involving new construction require the submission of three copies of a soils report.** N/A ☐

- (1) Please provide the following statistics on the proposed site grading activities:

- (a) Area to be graded: _____ sq. ft. _____ acres
- (b) Slope ratio of steepest finished slope (horizontal feet/each vertical foot):
- (c) Height of highest finished slope (from top to bottom): _____ ft.
- (d) Please state whether or not the graded soil is proposed to be balanced on-site during construction, or proposed to be reused during the landscaping phase of the project.

- (e) If the proposed project would result in the export of materials, please provide the following information. If the project does not involve the export of materials, please check the "N/A" box and proceed to Item H.8.a(1)(f). N/A ☐

- (i) Types of materials to be exported:

- (ii) Location to which excess materials would be transported:

- (iii) Proposed truck route to the location where the materials would be transported:

²¹ Please see the Public Works Public Information Counter to obtain an instruction handout.

- (f) If the proposed project would require the import of materials, please provide the following information. If the project does not involve the import of materials, please check the "N/A" box and proceed to Item H.8.a(1)(g). **N/A** ☒

(i) Types of materials to be imported:

(ii) Location from which the materials would be imported:

(iii) Proposed truck route from the materials site to the proposed project site:

- (g) For all projects involving new construction or grading activities, **please submit three copies of a soils report**. If the project does not involve new construction or grading activities, please check the "N/A" box and proceed to Item H.8.a(1)(h). **N/A** ☐

- (h) For all projects involving new construction or grading and that are located within a hillside or Geologic Hazard Area, **please submit three copies of a geology report**. If the project does not involve new construction or grading in any of these areas, please check the "N/A" box and proceed to Item H.8.a(1)(i). **N/A** ☐

- (i) Please describe any features that have been included in the project description to control the creation of dust.

- b. **Please submit four copies of a drainage study**, if the project would result in any of the following: a change in the amount of impervious area within the project site; any change on local drainage patterns; and/or any additional storm water runoff onto adjacent property or public roads. If the project does not require a drainage study, please check the "N/A" box and proceed to Item H.9. **N/A** ☒

The drainage study must conform to the following requirements and must include (but is not limited to) the following information:

- (1) The drainage study must be prepared, signed, and stamped by a California Registered Civil Engineer.

- (2) The drainage study must conform to the Ventura County Road Standards, as well as the Watershed Protection District's standard, which is that there must not be an increase in peak runoff rate in any storm frequency.²²
- (3) The drainage study must:
- (a) Calculate and address the potential increase in the peak runoff rate that would be generated by the proposed project;
 - (b) Describe all proposed and existing drainage facilities;
 - (c) Identify if the project would generate additional storm water run-off onto adjacent private property or any public road right-of-way;
 - (d) Identify if the drainage from the project site would be directed or tie into the existing storm drain facilities/ditches;
 - (e) Identify if the project would result in any change on local drainage patterns; and,
 - (f) Identify if the capacity of the existing local drainage facility is adequate to accept the peak runoff created by the project.
- (4) The drainage study must include all hydrology and hydraulic calculations used in preparing the drainage plan. The hydrology and hydraulic calculations must be prepared according to the Ventura County Flood Control District Hydrology Manual and the Ventura County Public Works Agency, Transportation Department's, Road Standards.²³

H.9. Hazardous Materials/Waste and Fire Protection

- a. Please submit a completed "Certification Statement of Hazardous Waste/Substance Site" which is included near the end of this application packet.
- b. Please describe the type and quantity of hazardous materials (e.g., fuel, batteries, paints, fertilizers, or chemicals) and wastes utilized and/or stored on-site, by completing the following table:

Hazardous Material or Waste	DOT Hazard Classification	IBC/IFC Hazard Class	Largest Container/ Tank (ft ³ , lbs., or gal.)	Total Amount (ft ³ , lbs., or gal.)

²² For a checklist of the requirements for drainage studies, please see the Watershed Protection District's "Guide for Hydrologic and Hydraulic Study Reports," which is available at

http://pwportal.ventura.org/WPD/dept/WPD/divisions/planning_regulatory/docs/Guide%20for%20Hydra.pdf, and the Ventura County Road Standards, which are available at the Transportation Department Public Counter.

²³ Please check the Transportation Department Requirements for drainage study submittals. A checklist of requirements may be obtained from the Public Counter.

- c. Please describe any underground hazardous materials storage tank(s) that are proposed to be installed, removed, and/or used. If the project is located on an active Leaking Underground Fuel Tank (LUFT) site, please describe the status of the case. If the project site does not have an underground hazardous materials storage tank or involves a LUFT site, please check the "N/A" box and proceed to Item H.10.

N/A ☒

H.10. Noise

- a. Existing Noise Environment: Please describe the sources of noise surrounding the project site by completing the following table. A noise study may be submitted in lieu of providing the information requested below.²⁴

Noise Source (e.g., Railway or Roadway)	Approximate Distance Between the Source of the Noise and the Project Site (feet)

- b. Please describe the noise that would be generated by the proposed project, as well as noise to which proposed uses would be subject, by providing the following information.²⁵

(1) Noise Sensitive Uses:

- (a) Does the project involve the use of dwellings, schools, hospitals, nursing homes, churches, or libraries? ☐ Yes ☒ No

If the answer is yes, please proceed to Item H.10.b(1)(b). If the answer is no, please proceed to Item "Noise Generating Activities" in H.10.b(2).

- (b) Is the project site located:

²⁴ See Footnote 16 (above).

²⁵ For the definitions, measurement, and thresholds/standards relating to noise, please see the: Ventura County General Plan Goals, Policies and Programs (2008, §2.16), which is available on-line at <http://docs.vcrma.org/images/pdf/planning/plans/Goals-Policies-and-Programs.pdf>.

Ventura County General Plan Hazards Appendix (2005, §2.16), which is available on-line at http://docs.vcrma.org/images/pdf/planning/plans/General_Plan_Hazards_Appendix.pdf; and/or, Ventura County Initial Study Assessment Guidelines (February 2011, Section 19, "Noise and Vibration"), which are available on-line at <https://www.vcrma.org/ceqa-implementation-and-initial-study-assessment-guidelines>.

- (1) Within a noise contour that identifies areas with ambient noise levels that are 60 db(A) CNEL or greater, surrounding a roadway or airport?²⁶ ☐ Yes ☒ No

If the answer is yes, **please submit a noise study** that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines*.

- (2) Within 500 feet of a railroad, industrially designated area, or other relatively continuous noise source?²⁷ ☐ Yes ☒ No

If the answer is yes, **please submit a noise study** that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines*.

(2) Noise-Generating Activities:

Noise-Sensitive Use	Typical Noise-Sensitive Time Period	Does the project involve the use of noise-generating equipment, vehicles, or machinery within 500' of the noise sensitive use during the typical noise-sensitive time period(s)?*
Hospital or Nursing Home	24 hours	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Single-Family or Multi-Family Dwelling	7:00 PM to 7:00 AM, Monday through Friday; and, 7:00 PM to 9:00 AM, Saturday, Sunday, and Local Holidays	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
School, Church, or Library	Anytime when in operation.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

* When answering this question, please consider all phases of the project (e.g., vegetation removal, grading, construction, and long-term operational phases of the project).

If the answer is yes to any of the items above, please submit a noise study that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines* and/or *County of Ventura Construction Noise Threshold Criteria and Control Measures* (as applicable).

Alternatively, you may forego the preparation of a noise study, if you are willing to accept a condition on the entitlement that will prohibit the noise-generating activities during the typical noise-sensitive time period(s) for the noise-sensitive use(s). If you would like to forego the preparation of a noise study by accepting the condition that will limit the time periods when the noise-generating activities may occur, please check the following box. ☐

²⁶ See the Ventura County General Plan *Hazards Appendix* (2005, §2.16), or consult the Permit Intake Coordinator for maps that identify the locations of the noise contour lines that indicate areas around roadways and airports within Ventura County, which experience noise levels that are at least 60 dB(A) CNEL.

²⁷ See the Ventura County General Plan Land Use, Existing Community, and Area Plan Maps (as appropriate) to determine the project site's proximity to industrially-designated areas. Links to the Ventura County General Plan Land Use, Existing Community, and Area Plan Maps are available on-line at <https://www.vcrma.org/ventura-county-general-plan>.

H.11. Utilities

- a. Utilities: Please identify all of the utilities that would provide service to the project site, by completing the following table:

Utility	Name	Address	Phone Number	Email Address
Electricity	SCE			
Fiber Optic Cable	AT&T			
Natural Gas				
Telephone				

b. Electricity:

- (1) What is the projected amount of electrical usage (peak KW/Hours/Day)? _____
- (2) Do existing lines have to be increased in number or size? ☐ Yes ☒ No
If yes, please describe:

- (3) Do overhead electrical facilities require relocation or under grounding? ☐ Yes ☐ No
If yes, please describe:

- (4) Please describe the length of new offsite electrical transmission and distribution facilities that are required to serve project. If the project does not involve the installation of new offsite electrical transmission and distribution facilities, please check the "N/A" check box and proceed to Item H.11.c. **N/A** ☐
- To propose (3) New Utility Poles

c. Natural Gas:

- (1) Please indicate the expected amount of gas usage: NA
- (2) Do existing gas lines have to be increased in size? ☐ Yes ☐ No
If yes, please describe:

- (3) Do existing gas lines require relocation? ☐ Yes ☐ No
If yes, please describe:

- (4) Please describe the length and size of new offsite gas mains that are required to serve the project. If the project does not involve the installation of new offsite gas mains, please check the "N/A" box and proceed to Item H.12. **N/A** ☐

H.12. Agricultural Resources

For projects located within rural-, agricultural-, and open space-designated areas, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item H.12. **N/A** ☐

- a. Important Farmland Inventory: Please list the amounts of classified farmland²⁸ that will be covered by permanent pavement or permanent flooring as a result of the proposed project.

(1) Prime Farmland	0.00	sq. ft.
(2) Statewide Importance Farmland	0.00	sq. ft.
(3) Unique Farmland	0.00	sq. ft.
(4) Locally Important Farmland	0.00	sq. ft.

- b. Please describe how the project's design will minimize the loss of agricultural soils.

- c. For purposes of land use compatibility, the distance from new structures, as well as outdoor uses, to the lot lines adjacent to neighboring farmland will be measured and evaluated. Please contact the Agricultural Land Use Planner (korinne.bell@ventura.org or (805) 933-2926) for details.

- d. Is the property subject to an LCA Contract? ☐ Yes ☒ No

If the answer is "No," please proceed to Item H.13. If the answer is "Yes," please provide the LCA Contract Number: _____

²⁸ Information on the amount of classified farmland located on the project site may be obtained from the Resource Management Agency GIS Department. Please contact Mr. Jose Moreno, M.A., GISP, GIS Supervisor, at (805) 477-1585, or jose.moreno@ventura.org, to obtain this information.

H.13. Air Quality

- a. Air Emissions: Please provide the following information on known sources of air emissions surrounding the project site (e.g. manufacturing, industrial, herbicide applications, and roadways).

(1) Air Emission Source(s): NA

(2) Approximate distance between the emissions source and the project site: _____ feet

- b. Air Pollution Emitting Devices: Please indicate if any equipment or devices associated with the project will release air emissions that may require an Air Pollution Control District ("APCD") Permit to Operate or an APCD Permit to Construct.²⁹ If the project does not require either of these APCD Permits, please check the "N/A" box and proceed to Item H.14. **N/A** ☒

H.14. Wireless Communication Facility Operational Characteristics

- a. Existing Operations: For project sites that are currently developed with one or more wireless communication facilities, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item H.14.b. **N/A** ☒

(1) Is there a master Conditional Use Permit for the wireless facilities on the site? ☐ Yes ☒ No

(2) Describe which resources the proposed wireless communication facility will share with existing facilities (e.g. utility lines, access roads, water source, screening devices)?

(3) Are existing wireless communication facilities on the site designed to blend with the surrounding environment through siting and design? If yes, please describe the design, size, color, and setting of the existing facilities ☐ Yes ☐ No

²⁹ Please see APCD Rule 10, Permits Required, which is available on-line at: <http://www.arb.ca.gov/DRDB/EN/CURHTML/R10.PDF>.

- b. **Light, Glare, and Heat:** Please describe any uses, operations, or structures that would produce light, glare, or heat, as well as any methods that would be used to shield, enclose, or otherwise control the light, glare, or heat. If the project would not produce light, glare, or heat, please check the "N/A" box and proceed to Item H.14.c. **N/A** ☐

- c. **FCC Information:** Please provide the Federal Communications Commission Lease Agreement number or Federal registration Number FRN number.

Lease Agreement Number: _____ FRN Number: _____

- d. **Vehicle Trips:** Please provide the number of vehicle trips to the facility per month, the average length of each vehicle trip, the total monthly vehicle miles traveled, and the type(s) of vehicle which will be used.

Approximately one trip per month

- e. **Maintenance Activities:** Please complete the following table describing the type, frequency, and duration of maintenance activities. Including how often backup battery systems, and fuel-powered back-up generators, and cooling systems will be tested per month.

System Type	# of Tests per Month	Average Duration of Test (min.)
Generator - Auto Test	Once	15 Minutes

H.15. Existing Physical Features and Development on, and Surrounding, the Project Site

- a. Please describe the physical features of the project site. Physical features that should be included, but are not limited to:
- Creeks, streams, drainage facilities, drainage patterns, and all other types of wetlands.

- Distinctive topographical and/or scenic features, such as the Pacific Ocean, ridgelines, mountain ranges, hillsides, and Geologic Hazards Areas.³⁰
- Wildlife habitat (e.g., woodlands or chaparral habitat).

Flat open vacant space on hillside. Nearby trees, brush and grassland.

Ground Levels

Street Level - Approximately - 386 Ft - Santa Ana Rd.
 Project Level - Approximately - 534 Ft
 Hilltop Level - Approximately - 860 Ft

- b. For project sites that are located within rural-, agricultural-, or open space-designated areas, please describe the agricultural activities that exist on-site (e.g., types of crops that are cultivated and/or animal keeping or husbandry activities that occur). For projects that are not located within these areas, please check the "N/A" box and proceed to Item H.15.c. **N/A** ☒

- c. Please describe the physical features surrounding the project site. Please include the following physical features and indicate where they are located in relation to the project site [e.g., direction (north, south, east, or west) in relation to, and distance from, the project site]:
- Creeks, streams, drainage facilities, drainage patterns, and all other types of wetlands.
 - Distinctive topographical and/or scenic features, such as the Pacific Ocean, mountain ranges, and hillsides.
 - Wildlife habitat (e.g., woodlands or chaparral habitat).
 - Local access to the project site including (but not limited to) County and city roadways, as well as private roadways or driveways.
 - Regional access to the project site, which typically consists of State and Federal freeways and highways.

Local access to the project site include county roadways, (Santa Ana Rd.) as well as private roadway and driveway.

- d. For sites with existing commercial businesses on the property, please provide the days and hours of operation of each business located on the property.
- e. For sites with employees who work on the property, please describe the days and hours that they work, as well as the number of employees/shift.

³⁰ To determine if the project site is located within a Geologic Hazards Area, please see the Ventura County General Plan Hazards Appendix (Last Amended on November 15, 2005, Chapters 2.2 through 2.5), which is available on-line at: http://docs.vcma.org/images/pdf/planning/plans/General_Plan_Hazards_Appendix.pdf

- f. For facilities on sites with multi-tenant buildings and structures, please provide the number of tenants that exist on the subject property. For project sites that do not have multi-tenant buildings and structures, please check the "N/A" box and proceed to Item H.15.g. **N/A** ☒

- g. Will the wireless communication facility have any employees or visitors on a daily basis? If "yes" please describe. ☐ Yes ☒ No

- h. Please describe the existing development on adjacent properties surrounding the project site by completing the following table. Please describe the types of uses (e.g., agriculture, residential, recreation, open space/vacant, retail sales, wholesale, multi-tenant office space, or manufacturing and assembly plant), buildings, and structures on properties that are adjacent to, or across a roadway from, the subject property.

Direction	Building, Structure, or Outdoor Use	Use(s)	Approximate Height or Number of Stories	Proximity to the Proposed Project (feet)
North	Vacant			
South	Vacant			
East	Working Ranch	Working Ranch		275-300 FT
West	Vacant Hillside			

- i. For wireless communication facilities which are proposed on the same site as a hotel/motel, school/daycare, hospitals, or elderly development/care facilities, please indicate the proposed number of each of the following. For projects that are not near these types of uses/facilities, please check the "N/A" box and proceed to Item H.15.j. **N/A** ☒

Use (Name of motel, school, etc.)	Rooms in the building	Guests	Staff	Students

j. Please answer the following questions related to Military Operation Areas.³⁹

(1) Is your project within 1,000 feet of a military installation?

Yes No ☒ X

(2) Is your project beneath a low-level "military training route" flight path?

Yes No ☒ X

(3) ☐ Is your project ☒ within a special use "restricted" airspace?

Yes No ☒ X

☐ ☒

H.16. Cultural Resources

a. Has the project site been subject to any archaeological, historical, and/or paleontological resource surveys?

☐ Yes ☒ No Unknown

b. Is there a building or structure that is 50 years old or older that will be demolished or otherwise impacted by the proposed development? ☐

Yes No Unknown

If the project has been subject to an archaeological, historical, and/or paleontological resource survey, **please submit a copy of the report or any documentation regarding the survey** as part of your application. Please be advised that:

- If ☐ is found that ☐ the project sit ☐ located on, or within the vicinity of, known archaeological, historical, and/or paleontological resources, or has not been previously surveyed for the presence of these resources, an analysis of potential impacts to the resources might be required as part of the environmental review of your project;
- Typically all project sites that are Designated Cultural Heritage Sites³¹ will require an analysis of potential impacts to the cultural resources as part of the environmental review of your project; and,
- Buildings or structures that are at least 50 years old might qualify as historical resources, the impacts to which

³¹ Please contact the Planning Division Counter or the Permit Intake Coordinator to determine if the project site qualifies as a Designated Cultural Heritage Site. You will need to present the Assessor's Parcel Number (APN) to the Planning Counter staff or the Permit Intake Coordinator to obtain this information.

³⁹ In accordance with State Senate Bill 1462, please respond to these questions by visiting the County of Ventura's public mapping tool "County View," located at <http://qis.ventura.org/countyview>. Once you have located your project's appropriate parcel, click "Parcel Report." Once the Parcel Report opens, scroll down to "Hazards" to find the subsection titled "Military Operations Area." The information presented in the Parcel Report will assist you in answering the questions.

are required to be analyzed as part of the environmental review of the project.

H.17. Biological Resources

- a. Has an Initial Study Biological Assessment been conducted by a Qualified Biologist for this project?
☐ Yes ☒ No

If No, be advised that all projects that could impact sensitive biological resources must provide an Initial Study Biological Assessment (ISBA) with the project application. This includes projects located on or adjacent to land with native vegetation, on land within 300 feet of watercourses or wetlands, on land used by animals for movement between habitats, or on land that provides other habitat for sensitive species. Discuss your specific project with the Planning Division staff to determine if an ISBA will be required.

H. 18. Protected Trees

- Will any trees protected by the Ventura County Tree Protection Ordinance be potentially impacted by this project?
☐ Yes ☒ No

Note: Potentially impacted trees include not only the protected trees that are directly part of this request, but also any other protected trees whose tree protection zones (TPZs) are within 20 feet the limits of the construction area (including access drives and utility easements). This includes trees growing on adjacent parcels if their TPZ extends onto the subject parcel. The TPZ is defined through whichever of the following calculation results in the largest area of protection:

- The area that extends out from the trunk to 5 feet beyond the dripline,
- The area measured from 15 feet distance from the trunk, or
- The area resulting from multiplication of the tree trunk diameter in inches, by one and a half feet (i.e. one inch equals one and a half feet). (This calculation is only applicable to trees in the Coastal Zone)

If Yes, provide the following information.

- a. Has an Arborist Report, prepared in compliance with the Content Requirements for Arborists Reports, been submitted? ☐ Yes ☐ No (If No, please consult with the Planning Division.)
- b. Has all other required documentation per the *Submittal Requirements for Tree Permits & Authorizations* been submitted? ☐ Yes ☐ No ☐ Unsure
- c. Number of prior protected trees removed from the parcel for reasonable access to or use of property:
No. of oaks: _____ No. of sycamores: _____ No. of other protected trees: _____ Unknown ☐
- d. Number of prior protected trees removed from the parcel for agriculture within the last 12 months?
No. of trees: _____ Unknown ☐
- e. Provide the following information about any potentially impacted protected trees. Complete one row for each tree or stand of trees of the same species, heritage status, action and general location.³²

ID #	No. of Trees	Tree Species	Heritage (90+ inches girth*)	Action (remove, alter, encroach)	Tree Location (include reference to a fixed landmark)
Ex.	5	Oak	No	Remove	Back of lot; near SE corner of proposed building.

³² See Appendix T1, Table 1 for a list of native tree types which could be planted in the Coastal Zone.

ID #	No. of Trees	Tree Species	Heritage (90+ inches girth*)	Action (remove, alter, encroach)	Tree Location (include reference to a fixed landmark)
Ex.	5	Oak	No	Remove	Back of lot; near SE corner of proposed building.
1					
2					
3					
4					
5					

*Girth is the circumference of the trunk, generally measured at 4.5 feet above the ground. (This position may vary depending upon where the waist of the tree is—the narrowest trunk point is typically the goal—and many other factors.) If there are multiple trunks, measure each and add their measurements together; for heritage trees only the two largest trunks are measured.

- f. Have any of the above actions (removal, alteration, encroachment) already occurred?

☐ Yes ☐ No

If Yes, explain (include tree or tree stand ID#): _____

Date work was performed: _____

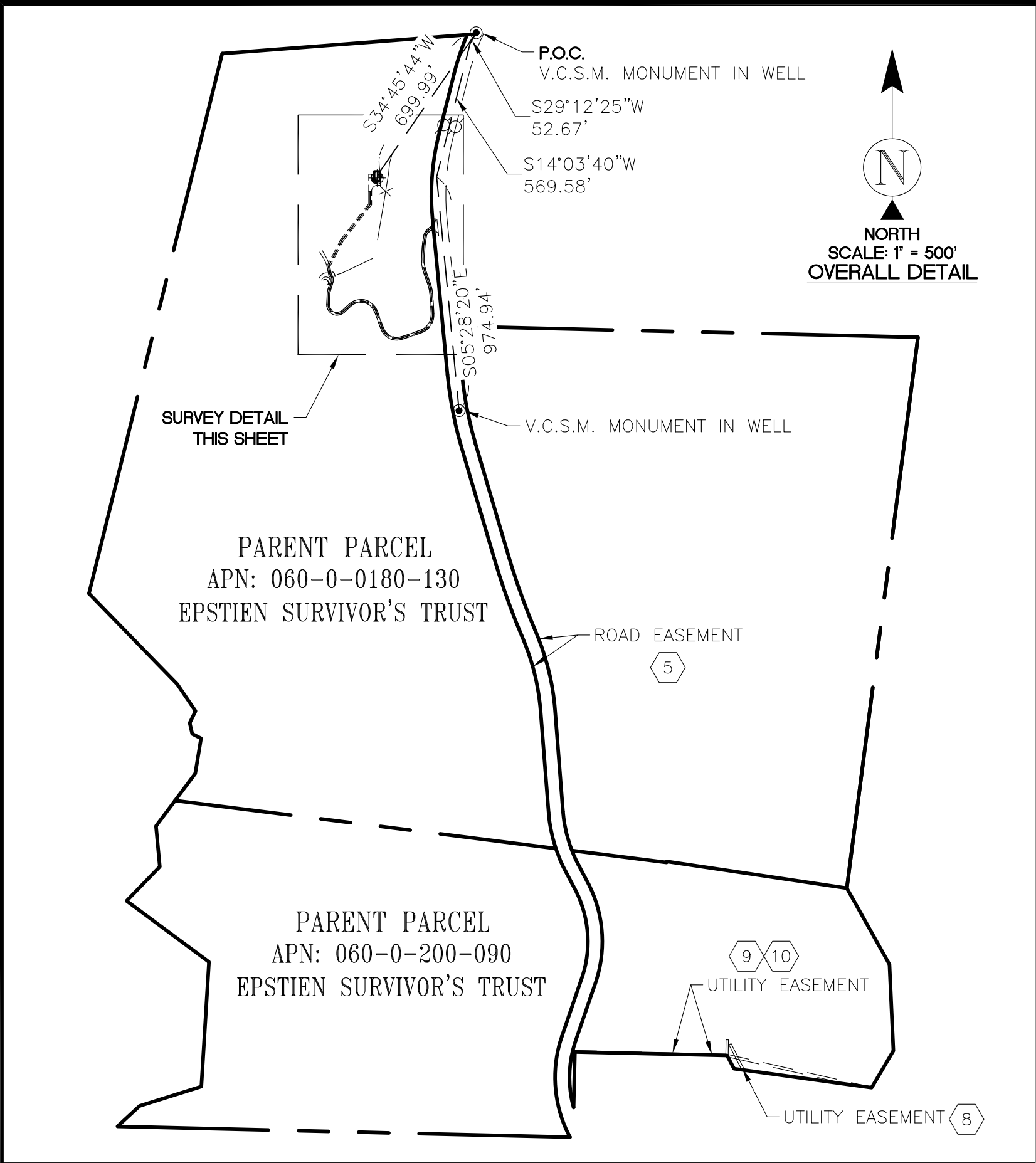
- g. Reason for the above request (indicate if more than one reason, e.g., one oak tree (ID# 1) is hazardous per Arborist Report and 4 oak trees (ID# 2-4) need to be removed to construct building):

- h. Will any tree species be added to the site to screen or conceal the wireless communication facility?

☐ Yes ☒ No

If yes, please list and describe in the table below the quantity, species, and planting size of the trees proposed to be added to the site.³³

³³ For planting trees in the Coastal Zone, see CZO, Appendix T1, Table 1, "Native Trees".



SURVEY DATE
02/09/2022

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

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

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99990218

FLOOD_ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06111C0564F, DATED 01/29/2021

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

SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF AT&T IN FEBRUARY OF 2022.

Patrick B. Donohoe 03/21/2022
PATRICK B. DONOHOE P.L.S. NO. 9332

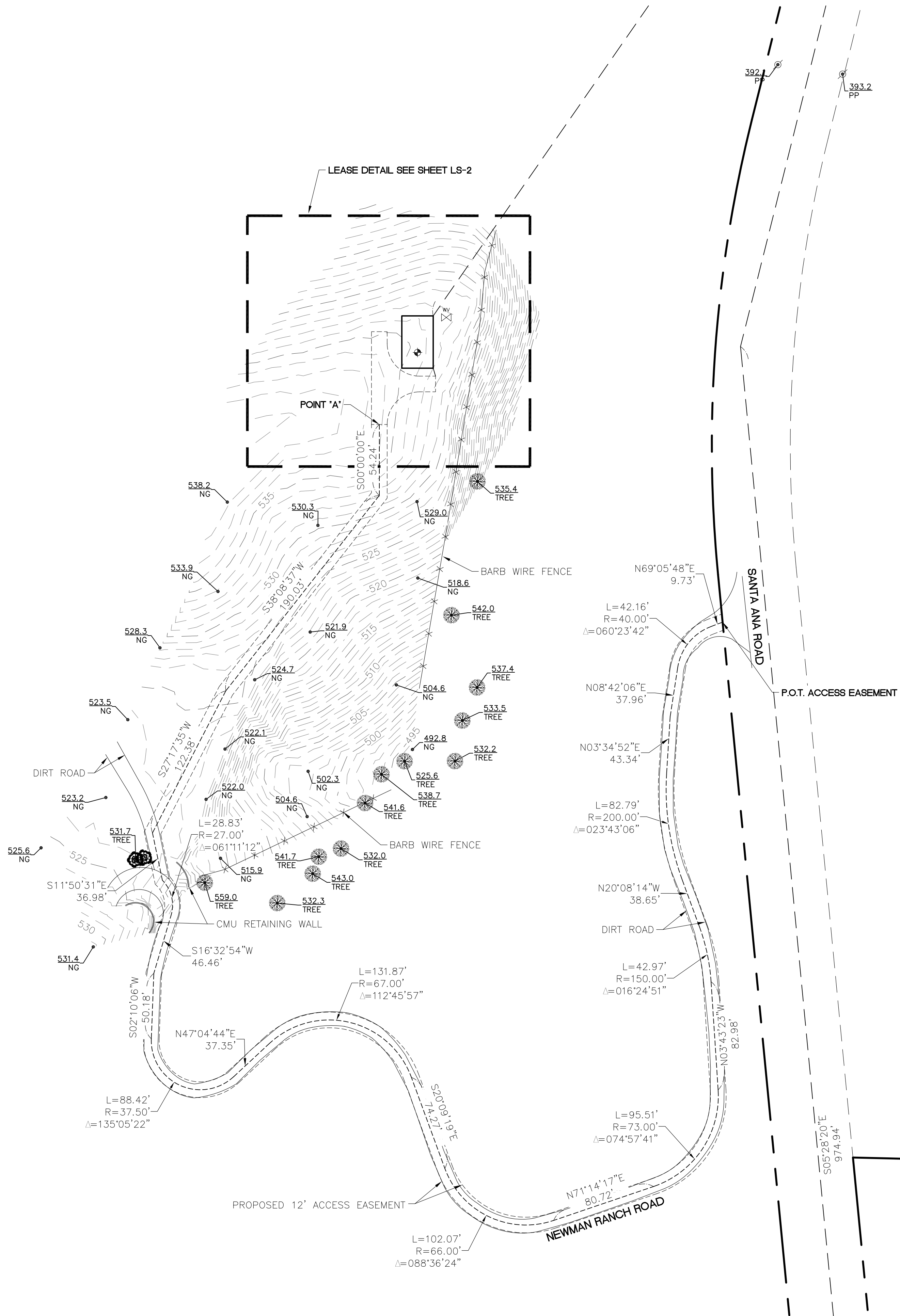
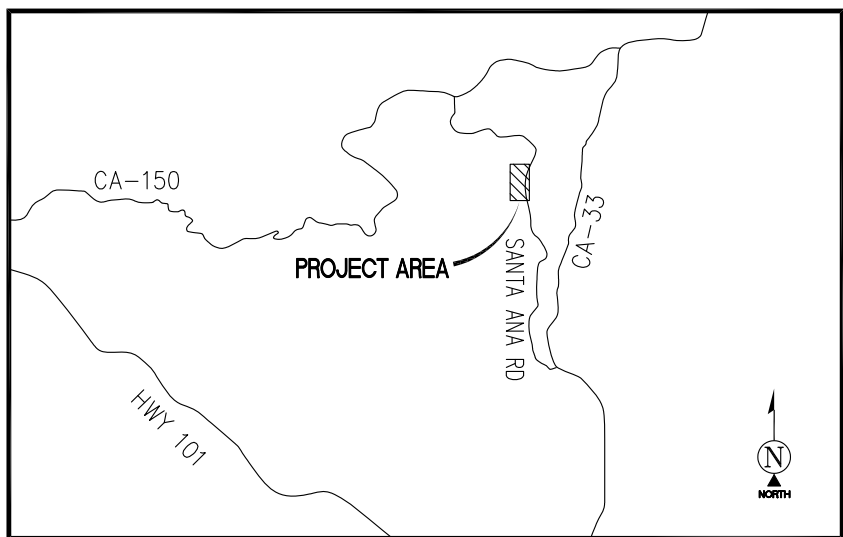
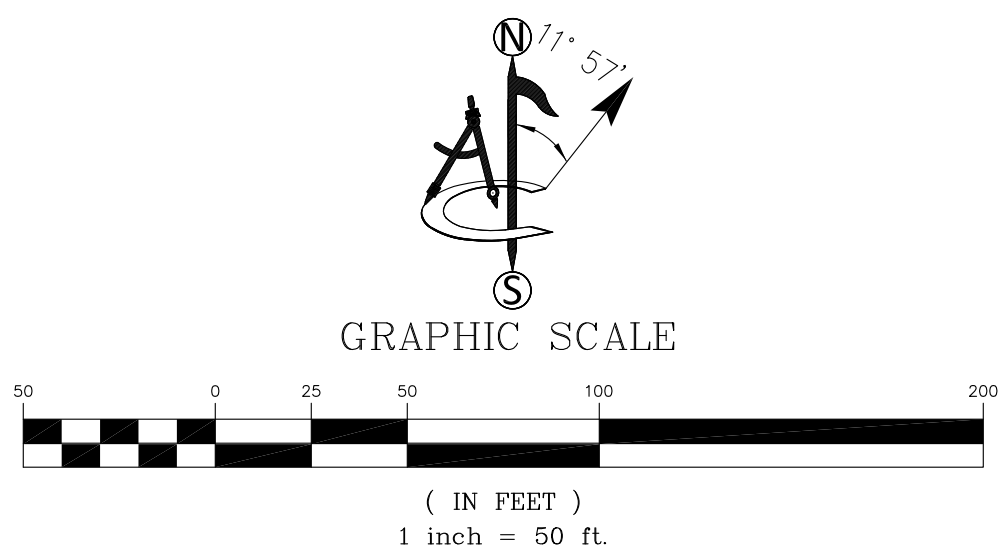
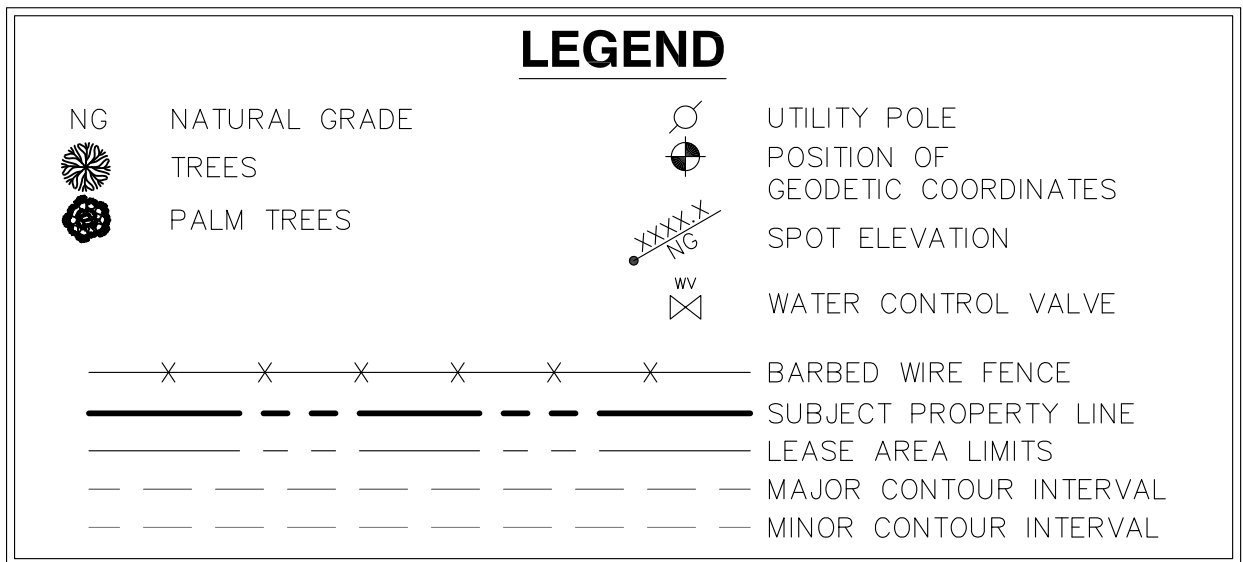


SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

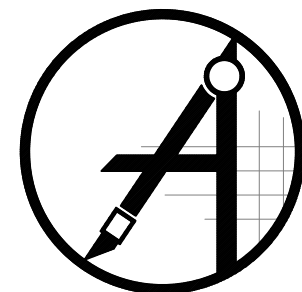
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

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



1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780



ambit consulting

428 MAIN STREET
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4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
0	3/18/22	TITLE/DESIGN (C) (CK)
A	02/16/22	INITIAL ISSUE (CK)



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

CSL06406

10175 SANTA ANA ROAD
VENTURA, CA 93001

SHEET TITLE
SITE SURVEY

SHEET NUMBER

LS-1



SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92016844-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JANUARY 21, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

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

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: ALONZO HOLZHEUAON PURPOSE: PRIVATE ROAD RECORDING NO: BOOK 59, PAGE 616 OF DEEDS AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION IS INDETERMINATE – UNKNOWN AFFECT ON LEASE AND EASEMENTS)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: CLARENCE L. CHRISMAN, AN UNMARRIED MAN PURPOSE: DEVELOP AND CONDUCT WATER RECORDING NO: BOOK 108, PAGE 96 OF DEEDS AFFECTS: A PORTION OF SAID LAND THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. (EXACT LOCATION IS INDETERMINATE – UNKNOWN AFFECT ON LEASE AND EASEMENTS)

4. THE EFFECT OF A DEED FROM MERLE J. ROGERS AND MOLLIE L. ROGERS, HIS WIFE, TO AL CLINCH AND JOHANNA CLINCH, HUSBAND AND WIFE, AS JOINT TENANTS RECORDED OCTOBER 13, 1932 IN BOOK 56, PAGE 162 OF OFFICIAL RECORDS PURPORTING TO CONVEY AN UNDIVIDED ONE-HALF OF ALL LANDOWNERS' OR LESSORS' ROYALTIES THAT MAY BE DUE OR PAYABLE UNDER ANY OIL OR GAS LEASE OR DRILLING AGREEMENTS WHICH MAY BE THEREAFTER MADE UPON OR AFFECTING A PORTION OF SAID LAND. (BLANKET IN NATURE – NO AFFECT ON LEASE AND EASEMENTS)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY OF VENTURA PURPOSE: ROAD PURPOSES (SANTA ANA ROAD) RECORDING DATE: SEPTEMBER 21, 1939 RECORDING NO: BOOK 577, PAGE 390 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY – NO AFFECT ON LEASE, MAY AFFECT ACCESS EASEMENT)

6. THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES 1 TO 1 EXCAVATION SLOPES, AND 1-1/2 TO 1 EMBANKMENT SLOPES ON SAID LAND, ADJACENT TO SAID ROAD, AS GRANTED AND MAINTAIN DRAINAGE STRUCTURES 1 TO EMBANKMENT SLOPES ON SAID LAND, TO COUNTY OF VENTURA IN THE ABOVE MENTIONED DEED. (NOTHING TO PLOT)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: RICHFIELD OIL CORPORATION, A CORPORATION PURPOSE: PIPE LINES RECORDING DATE: MAY 27, 1939 RECORDING NO: BOOK 1738, PAGE 497 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (WITHIN EXISTING ROADWAY – NO AFFECT ON LEASE AND EASEMENTS)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: POLE LINES RECORDING DATE: MAY 27, 1959 RECORDING NO: BOOK 1739, PAGE 463 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY – NO AFFECT ON LEASE OR EASEMENTS)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: POLE LINES RECORDING DATE: AUGUST 7, 1961 RECORDING NO: BOOK 2032, PAGE 219 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY – NO AFFECT ON LEASE OR EASEMENTS)

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: CROSSARMS, WIRES AND OTHER FIXTURES AND APPLIANCES RECORDING DATE: AUGUST 17, 1961 RECORDING NO: BOOK 2036, PAGE 380 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY – NO AFFECT ON LEASE OR EASEMENTS)

11. COVENANTS AND RESTRICTIONS IMPOSED BY A LAND CONSERVATION CONTRACT EXECUTED PURSUANT TO SECTION 51200 ET SEQ. CALIFORNIA GOVERNMENT CODE (WILLIAMSON ACT) AUTHORIZING THE ESTABLISHMENT OF AGRICULTURAL PRESERVES; THE USE OF THE LAND WITHIN THE PRESERVE MAY BE RESTRICTED BY THE CONTRACT TO AGRICULTURAL, RECREATIONAL, OPEN-SPACE, AND OTHER APPROVED COMPATIBLE USES. DATED: JANUARY 8, 1979 EXECUTED BY: JOHN V. NEWMAN AND RUTH T. NEWMAN RECORDING DATE: JANUARY 16, 1974 RECORDING NO: BOOK 4212, PAGE 770 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (BLANKET IN NATURE – NO AFFECT ON LEASE AND EASEMENTS)

SCHEDULE "B" NOTE

12. MATTERS CONTAINED IN THE DEED FROM PETER V. NEWMAN, ET AL. TO THE UNITED STATES OF AMERICA, RECORDED MARCH 27, 1981 AS DOCUMENT NO. 27921, WHICH IN PART, PROVIDES FOR THE MAINTENANCE AND EXPENSE OF FARM ROADS OVER OTHER PROPERTY. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT PARENT PARCEL)

13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: WATER SERVICE AGREEMENT DATED: DECEMBER 27, 2013 EXECUTED BY: CASITAS MUNICIPAL WATER DISTRICT AND COLEMAN H. AND DONNA R. CREWS EPSTEIN RECORDING DATE: JANUARY 14, 2014 RECORDING NO: 2014-114 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE – NO AFFECT ON LEASE AND EASEMENTS)

14. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT. IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

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

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

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THAT PORTION OF THE RANCHO SANTA ANA, INCLUDING PORTIONS OF LOTS 28 AND 29, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 32 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE MARKED "K3" AT THE NORTHWEST CORNER OF SAID LOT 28; THENCE SAID POINT OF BEGINNING. 1ST: NORTH 84° 15' EAST 1054.68 FEET ALONG THE NORTH LINE OF SAID LOT 28, TO A POINT IN THE CENTER OF THE COUNTY ROAD, AT THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO MARTIN J. ELY IN DEED, DATED AUGUST 19, 1890, AND RECORDED IN BOOK 31, PAGE 268 OF DEEDS; THENCE ALONG SAID ROAD AND ALONG THE WEST LINE OF SAID LANDS, 2ND: SOUTH 12° WEST 473.22 FEET TO A POINT; THENCE, 3RD: SOUTH 3° 45' WEST 318.12 FEET TO A POINT; THENCE, 4TH: SOUTH 10° 30' EAST 442.20 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO PELATISH ALLYN IN DEED, DATED APRIL 12, 1895 RECORDED IN BOOK 46, PAGE 588 OF DEEDS; THENCE ALONG THE SOUTH LINE THEREOF, 5TH: EAST 1905.42 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE ALONG THE WEST LINE THEREOF AND THE WEST LINE OF THE LAND CONVEYED TO ALONZO HOLZHAUSEN IN DEED, DATED NOVEMBER 18, 1892 RECORDED IN BOOK 37, PAGE 352 OF DEEDS. 6TH: SOUTH 6° WEST 2307.492 FEET TO A 2" X 2" REDWOOD POST MARKED "H" SET IN THE SOUTH LINE OF AND DISTANT NORTH 84° WEST 17.92 CHAINS FROM THE SOUTHEAST CORNER OF SAID LOT 28, AT THE SOUTHWEST CORNER OF SAID LAND OF ALONZO HOLZHAUSEN; THENCE ALONG THE WESTERLY LINE OF THE LAND CONVEYED TO ALONZO HOLZHAUSEN IN DEED, DATED FEBRUARY 12, 1903 RECORDED IN BOOK 92, PAGE 116 OF DEEDS. 7TH: SOUTH 30° 30' EAST 363 FEET TO A REDWOOD POST SET IN A ROCK MOUND; THENCE, 8TH: SOUTH 4° 00' EAST 358.50 FEET TO AN ELDER STAKE SET IN A ROCK MOUND; THENCE, 9TH: SOUTH 29° 10' WEST TO A POINT IN THE NORTH LINE OF THE LAND CONVEYED TO W. L. FERGUSON IN DEED RECORDED JANUARY 16, 1909 IN BOOK 107, PAGE 426 OF DEEDS; THENCE ALONG THE NORTH LINE OF SAID LAND OF W. L. FERGUSON, 10TH: NORTH 83° 30' WEST 518.10 FEET TO A 3/4 INCH IRON PIPE SET AT THE NORTHWEST CORNER OF SAID LAND OF W. L. FERGUSON FROM WHICH A NAIL IN A BLAZE ON A SYCAMORE TREE, 36 INCHES IN DIAMETER, BEARS NORTH 1° 10' EAST 23.10 FEET DISTANT; THENCE, 11TH: NORTH 29° 30' WEST 62.04 FEET TO A 3/4 INCH IRON PIPE FROM WHICH A NAIL IN A SYCAMORE TREE, 36 INCHES IN DIAMETER BEARS SOUTH 47° 10' EAST 42.70 FEET DISTANT; SAID 3/4 INCH IRON PIPE SET AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS SET APART AND DISTRIBUTED TO GEORGE W. HOLLINGSWORTH, ET AL., TRUSTEE, FROM JOHN B. HOLLINGSWORTH BY DECREE RECORDED IN BOOK 64, PAGE 129 OF DEEDS; THENCE ALONG THE NORTH LINE OF SAID LANDS OF JOHN B. HOLLINGSWORTH BY THE FOLLOWING COURSES AND DISTANCES, 12TH: WEST 631.62 FEET TO A 3/4 INCH IRON PIPE FROM WHICH A CORNER OF A FENCE POST BEARS SOUTH 75° 45' EAST 39.40 FEET DISTANT; THENCE AT RIGHT ANGLES, 13TH: SOUTH 354.42 FEET TO A 3/4 INCH IRON PIPE FROM WHICH A CORNER OF A FENCE POST BEARS SOUTH 79° 45' EAST 40.20 FEET DISTANT; THENCE AT RIGHT ANGLES, 14TH: WEST 2552.22 FEET TO A 3/4 INCH IRON PIPE SET IN THE WEST LINE OF SAID LOT 29, FROM WHICH A NAIL, IN A BLAZE ON A WALNUT TREE, 4 INCHES IN DIAMETER BEARS NORTH 0° 30' WEST 4.30 FEET DISTANT FROM SAID 3/4 INCH IRON PIPE; A POST MARKED "H-3" SET AT THE SOUTHWEST CORNER OF LOT 29 BEARS SOUTH 12° 30' WEST 17.94 CHAINS DISTANT; THENCE ALONG THE WEST LINE OF SAID LOTS 28 AND 29, 15TH: NORTH 12° 30' EAST 4573.80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, OIL, GAS OR OTHER HYDROCARBON SUBSTANCES IN, ON AND UNDER A PORTION OF SAID LAND, AS RESERVED BY CARRIE E. CHARLES IN DEED RECORDED IN BOOK 660, PAGE 65 OF OFFICIAL RECORDS. ALSO EXCEPT THE INTEREST IN AND TO THOSE CERTAIN STRIPS OF LAND, 60 FEET WIDE, AS CONVEYED TO THE COUNTY OF VENTURA, IN DEEDS RECORDED APRIL 18, 1896 BOOK 16, PAGE 195 OF DEEDS, AND APRIL 7, 1890 IN BOOK 30, PAGE 324 OF DEEDS. ALSO EXCEPT THAT PORTION OF SAID LAND AS GRANTED TO UNITED STATES OF AMERICA IN DEEDS RECORDED APRIL 28, 1958 AS DOCUMENT NO. 17138 IN BOOK 1611, PAGE 177 OF OFFICIAL RECORDS; AND JUNE 23, 1958 AS DOCUMENT NO. 25752 IN BOOK 1628, PAGE 284 OF OFFICIAL RECORDS, AND MARCH 27, 1981 AS DOCUMENT NO. 27921 OF OFFICIAL RECORDS.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOTS 28 AND 29, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 32 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A V.C.S.M. MONUMENT IN WELL AT THE INTERSECTION OF SANTA ANA ROAD AND SANTA ANA BOULEVARD AS SHOWN ON PARCEL MAP NO. 3977, RECORDED AS BOOK 42, PAGES 6 THRU 8 INCLUSIVE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; FROM WHICH A V.C.S.M. MONUMENT IN WELL IN THE CENTERLINE OF SANTA ANA ROAD, AT THE TERMINUS OF A LINE DESCRIBED AS SOUTH 4°51'20" EAST, 974.94 FEET, ON SAID MAP BEARS THE FOLLOWING THREE COURSES: 1) SOUTH 29°12'25" WEST, 52.67 FEET; THENCE 2) SOUTH 14°03'40" WEST, 569.58 FEET; THENCE 3) SOUTH 05°28'20" EAST, 974.94 FEET

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 34°45'44" WEST, 699.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST, 40.00 FEET; THENCE NORTH 90°00'00" WEST, 24.00 FEET; THENCE NORTH 00°00'00" EAST, 40.00 FEET; THENCE NORTH 90°00'00" EAST, 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 960 SQUARE FEET (0.02 ACRES) OF LAND, MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF LOTS 28 AND 29, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 32 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A V.C.S.M. MONUMENT IN WELL AT THE INTERSECTION OF SANTA ANA ROAD AND SANTA ANA BOULEVARD AS SHOWN ON PARCEL MAP NO. 3977, RECORDED AS BOOK 42, PAGES 6 THRU 8 INCLUSIVE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; FROM WHICH A V.C.S.M. MONUMENT IN WELL IN THE CENTERLINE OF SANTA ANA ROAD, AT THE TERMINUS OF A LINE DESCRIBED AS SOUTH 4°51'20" EAST, 974.94 FEET, ON SAID MAP BEARS THE FOLLOWING THREE COURSES: 1) SOUTH 29°12'25" WEST, 52.67 FEET; THENCE 2) SOUTH 14°03'40" WEST, 569.58 FEET; THENCE 3) SOUTH 05°28'20" EAST, 974.94 FEET

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 34°45'44" WEST, 699.99 FEET; THENCE SOUTH 00°00'00" EAST, 40.00 FEET; THENCE SOUTH 16°32'43" EAST, 6.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST, 12.00 FEET; THENCE NORTH 90°00'00" WEST, 12.00 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 90°00'00" WEST, 6.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A"; THENCE CONTINUING NORTH 90°00'00" WEST, 6.00 FEET; THENCE NORTH 00°00'00" EAST, 71.00 FEET; THENCE NORTH 90°00'00" EAST, 12.00 FEET; THENCE SOUTH 00°00'00" EAST, 9.00 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET THENCE NORTH 90°00'00" EAST, 12.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH A STRIP OF LAND 12.00 FEET WIDE, LYING 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT AFOREMENTIONED POINT "A", THENCE SOUTH 00°00'00" EAST, 54.24 FEET; THENCE SOUTH 38°08'37" WEST, 190.03 FEET; THENCE SOUTH 27°17'35" WEST, 122.38 FEET; THENCE SOUTH 11°50'31" EAST, 36.98 FEET TO A POINT OF NON-TANGENT CURVE, THE CENTER POINT OF WHICH BEARS SOUTH 45°21'42" WEST, 27.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°11'12" AN ARC DISTANCE OF 28.83 FEET (CHORD SOUTH 14°02'42" EAST, 27.48 FEET); THENCE SOUTH 16°32'54" WEST, 46.46 FEET; THENCE SOUTH 02°10'06" WEST, 50.18 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 37.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 135°05'22" AN ARC DISTANCE OF 88.42 FEET; THENCE NORTH 47°04'44" EAST, 37.35 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 112°45'57" AN ARC DISTANCE OF 131.87 FEET; THENCE SOUTH 20°09'19" EAST, 74.27 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 66.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'24" AN ARC DISTANCE OF 102.07 FEET; THENCE NORTH 71°14'17" EAST, 80.72 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 73.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°57'41" AN ARC DISTANCE OF 95.51 FEET; THENCE NORTH 03°43'23" WEST, 82.98 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°24'51" AN ARC DISTANCE OF 42.97 FEET; THENCE NORTH 20°08'14" WEST, 38.65 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°43'06" AN ARC DISTANCE OF 82.79 FEET; THENCE NORTH 03°34'52" EAST, 43.34 FEET; THENCE NORTH 08°42'06" EAST, 37.96 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°23'42" AN ARC DISTANCE OF 42.16 FEET; THENCE NORTH 69°05'48" EAST, 9.73 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY OF SANTA ANA ROAD AND THE POINT OF TERMINUS.

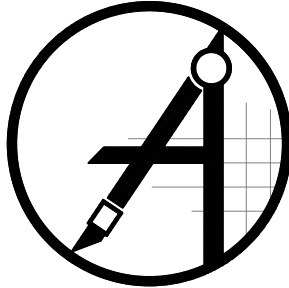
EXCLUDING THEREFROM ANY PORTION LYING WITHIN THE SANTA ANA ROAD RIGHT OF WAY

SAID EASEMENT IS INTENDED TO FOLLOW NEWMAN RANCH ROAD AS IT NOW EXIST

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID WEST LINE OF SANTA ANA ROAD.



1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780



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



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

0	3/18/22	TITLE/DESIGN (C)	(CK)
A	02/16/22	INITIAL ISSUE	(CK)
REV	DATE	DESCRIPTION	



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

CSL06406

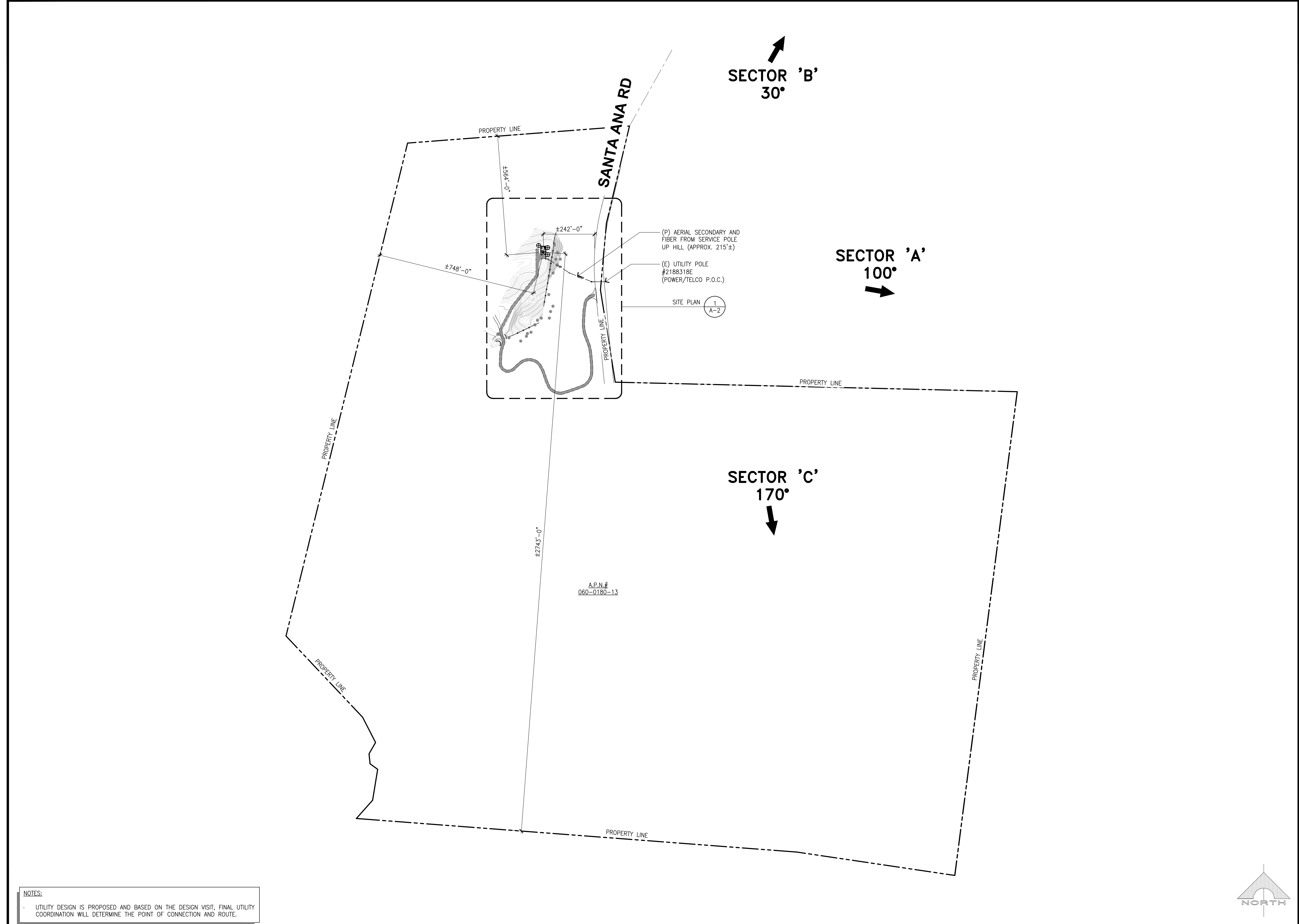
10175 SANTA ANA ROAD
VENTURA, CA 93001

SHEET TITLE

NOTES

SHEET NUMBER

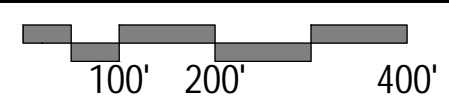
LS-3



NOTES:
UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN VISIT, FINAL UTILITY COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.

OVERALL SITE PLAN

SCALE:
1"=200'-0"



1



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS
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NEWPORT BEACH, CA 92660
TEL: (949) 387-1265
FAX: (949) 387-1275



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

REV	DATE	DESCRIPTION
1	04/28/22	REVISED 100% ZD
0	04/06/22	100% ZONING DRAWINGS
A	02/23/22	90% ZONING DRAWINGS

NOT TO BE USED
FOR CONSTRUCTION

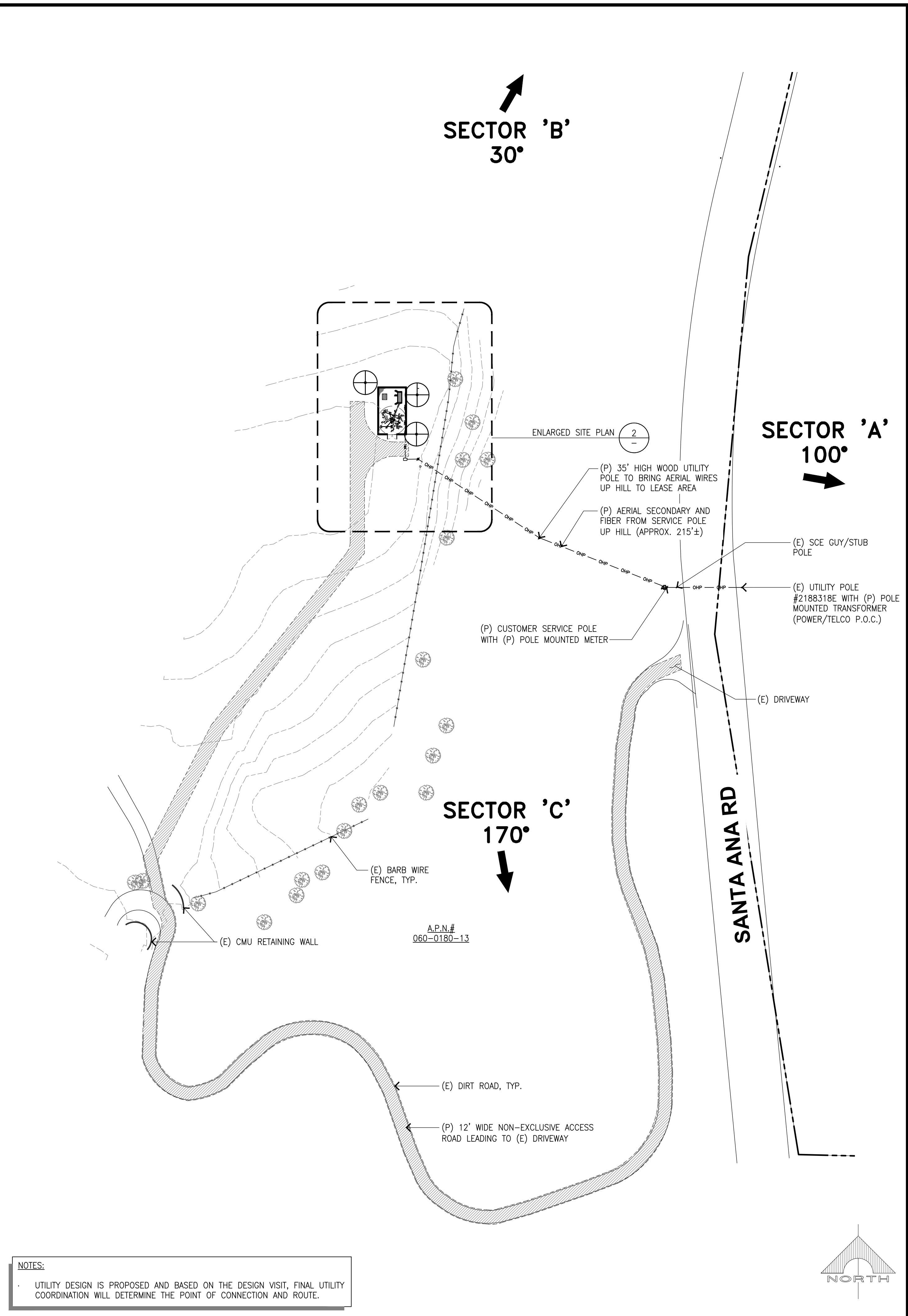
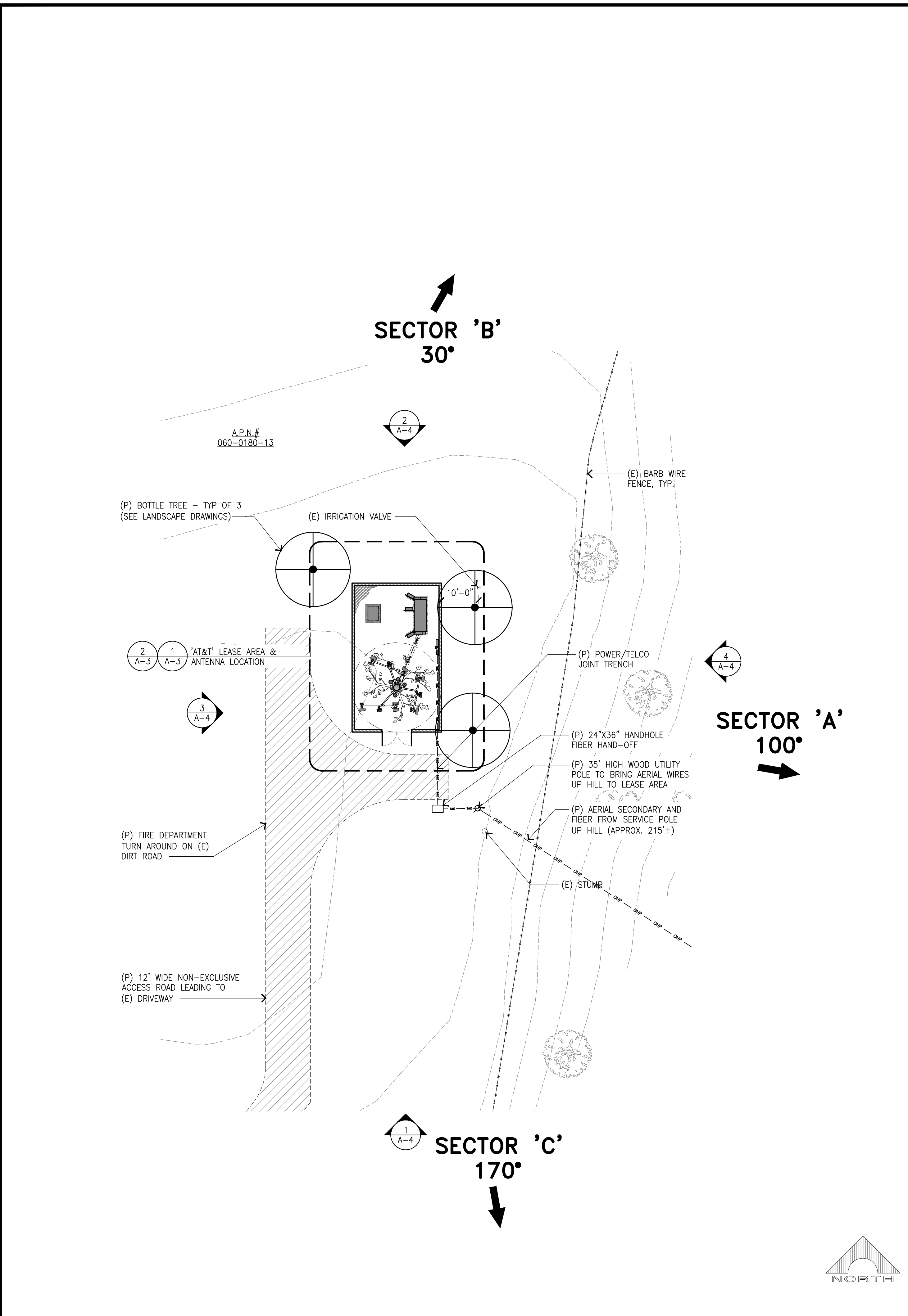
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CSL06406
EPSTEIN TRUST
10175 SANTA ANA RD.
VENTURA, CA 93001
MONO-EUCALYPTUS (INDOOR)

DRAWN BY: RJS
CHECKED BY: JS

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1



1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

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TEL: (949) 387-1265
FAX: (949) 387-1275

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

1	04/28/22	REVISED 100% ZD
0	04/06/22	100% ZONING DRAWINGS
A	02/23/22	90% ZONING DRAWINGS
REV	DATE	DESCRIPTION

NOT TO BE USED FOR CONSTRUCTION

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CSL06406
EPSTEIN TRUST
10175 SANTA ANA RD.
VENTURA, CA 93001
MONO-EUCALYPTUS (INDOOR)

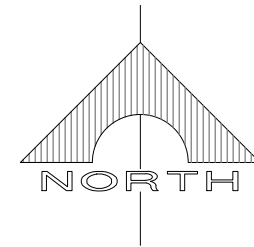
DRAWN BY:
RJS

CHECKED BY:
JS

SHEET TITLE:
SITE PLAN AND
ENLARGED SITE PLAN

SHEET NUMBER:
A-2

NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE EXISTING MONO-EUCALYPTUS AND WILL INCLUDE FOLIAGE SOCKS.



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

REMOTE RADIO UNITS (RRU'S)							
SECTOR		RRU UP OR DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
					ABOVE	BELOW	SIDES
ALPHA SECTOR	A1	UP	3	<12'	18"	8"	8"
	A2	UP	3	<12'	18"	8"	8"
	A3	UP	3	<12'	18"	8"	8"
BETA SECTOR	B1	UP	3	<12'	18"	8"	8"
	B2	UP	3	<12'	18"	8"	8"
	B3	UP	3	<12'	18"	8"	8"
GAMMA SECTOR	C1	UP	3	<12'	18"	8"	8"
	C2	UP	3	<12'	18"	8"	8"
	C3	UP	3	<12'	18"	8"	8"

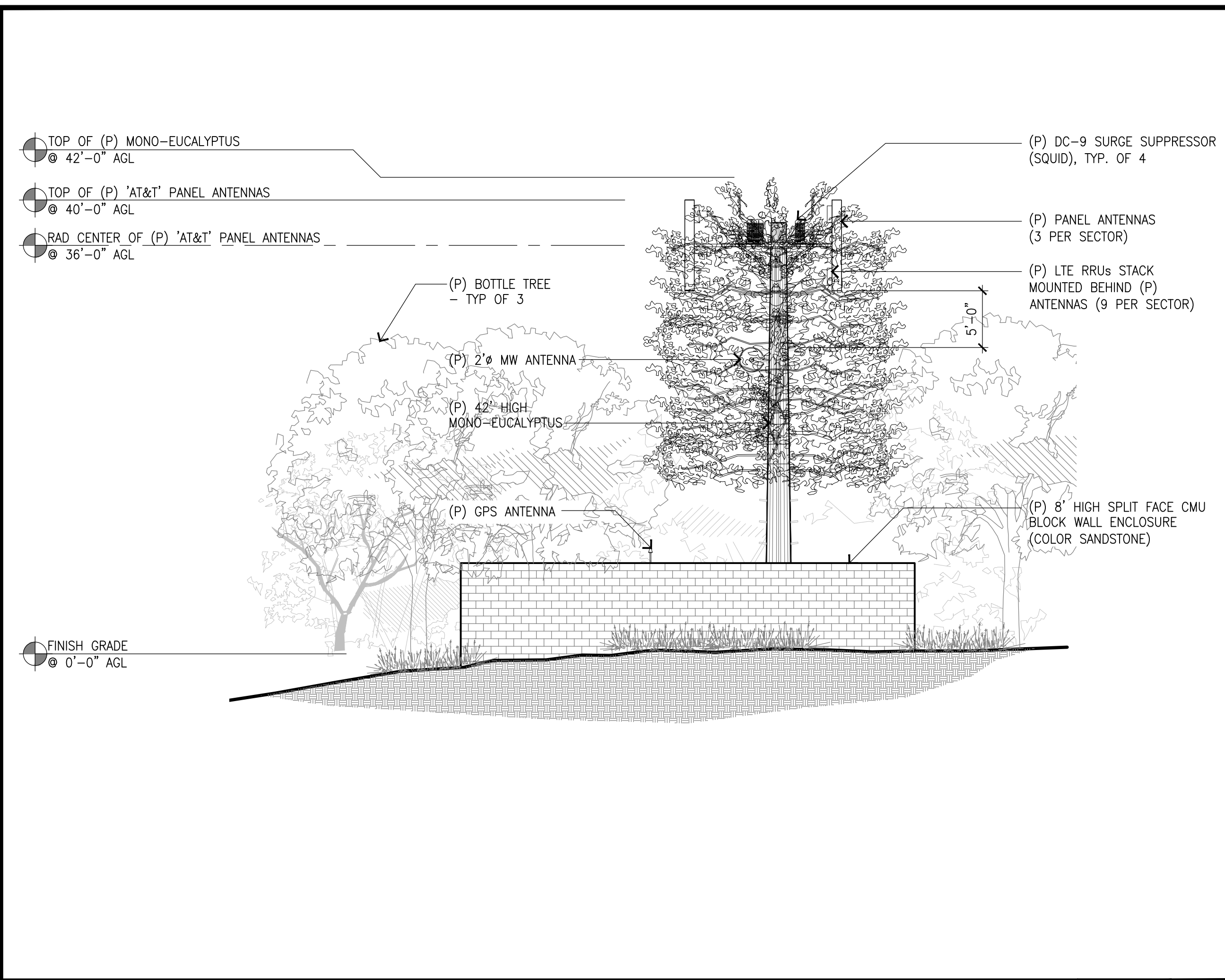
3



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

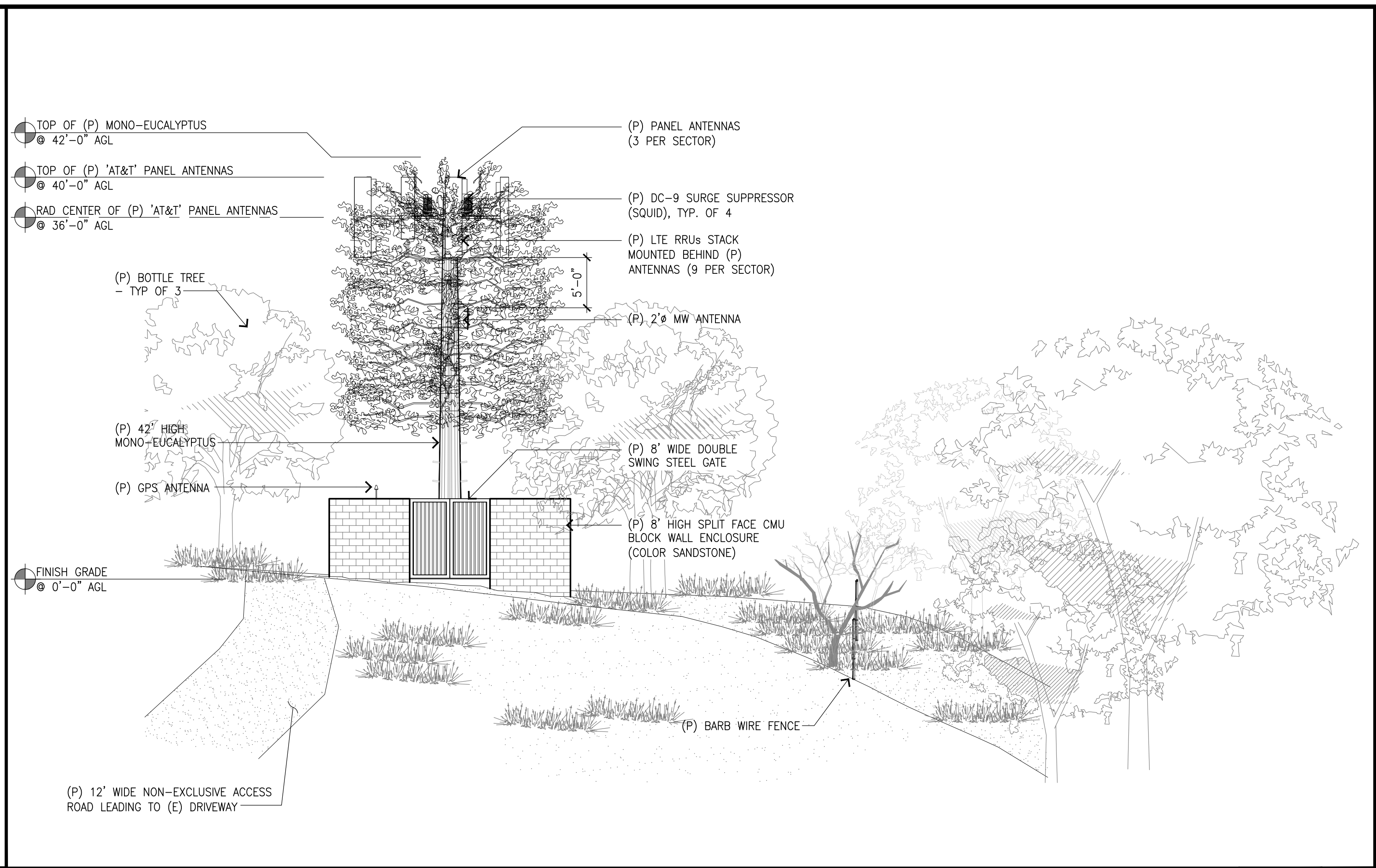
A-3

1



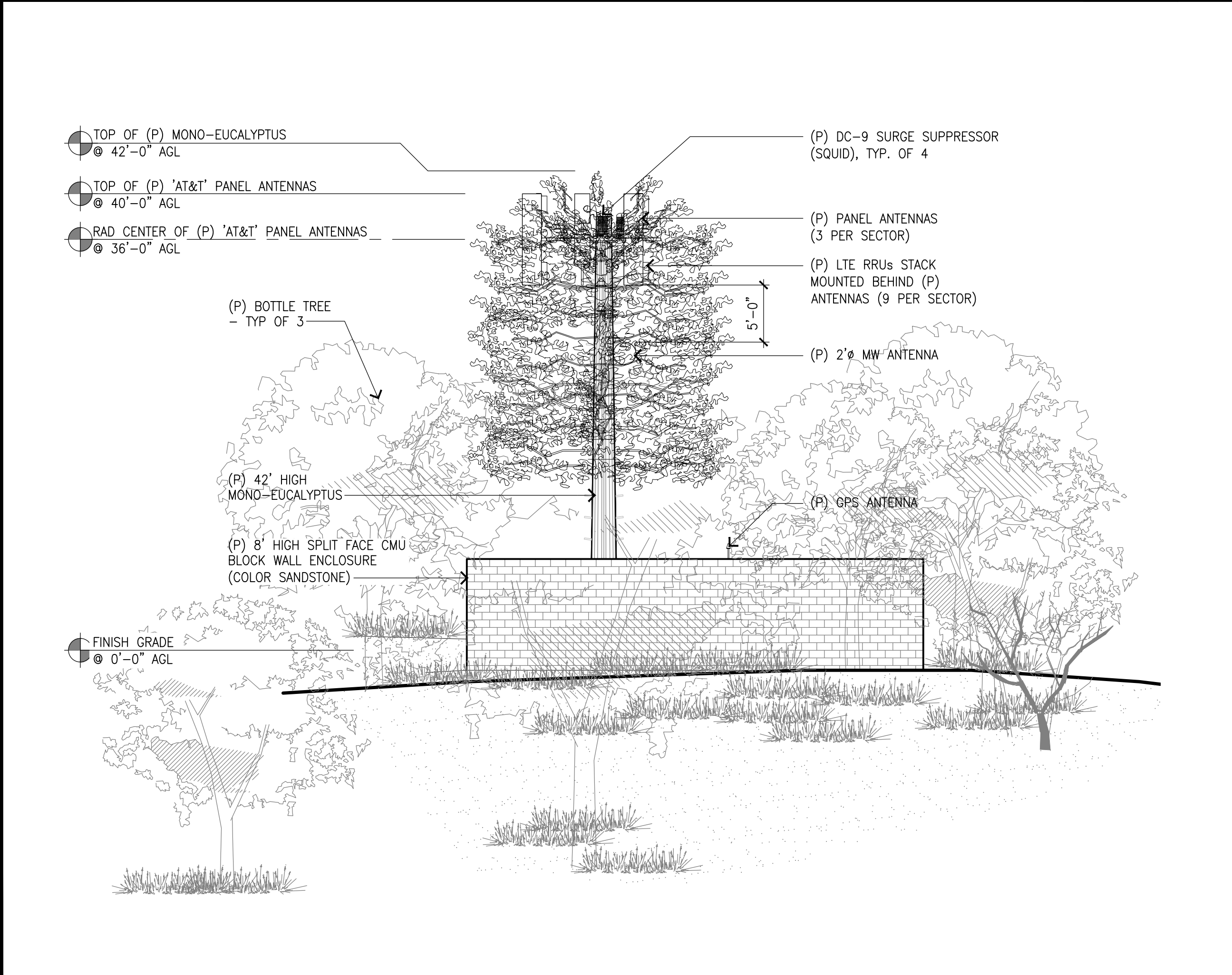
WEST ELEVATION

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



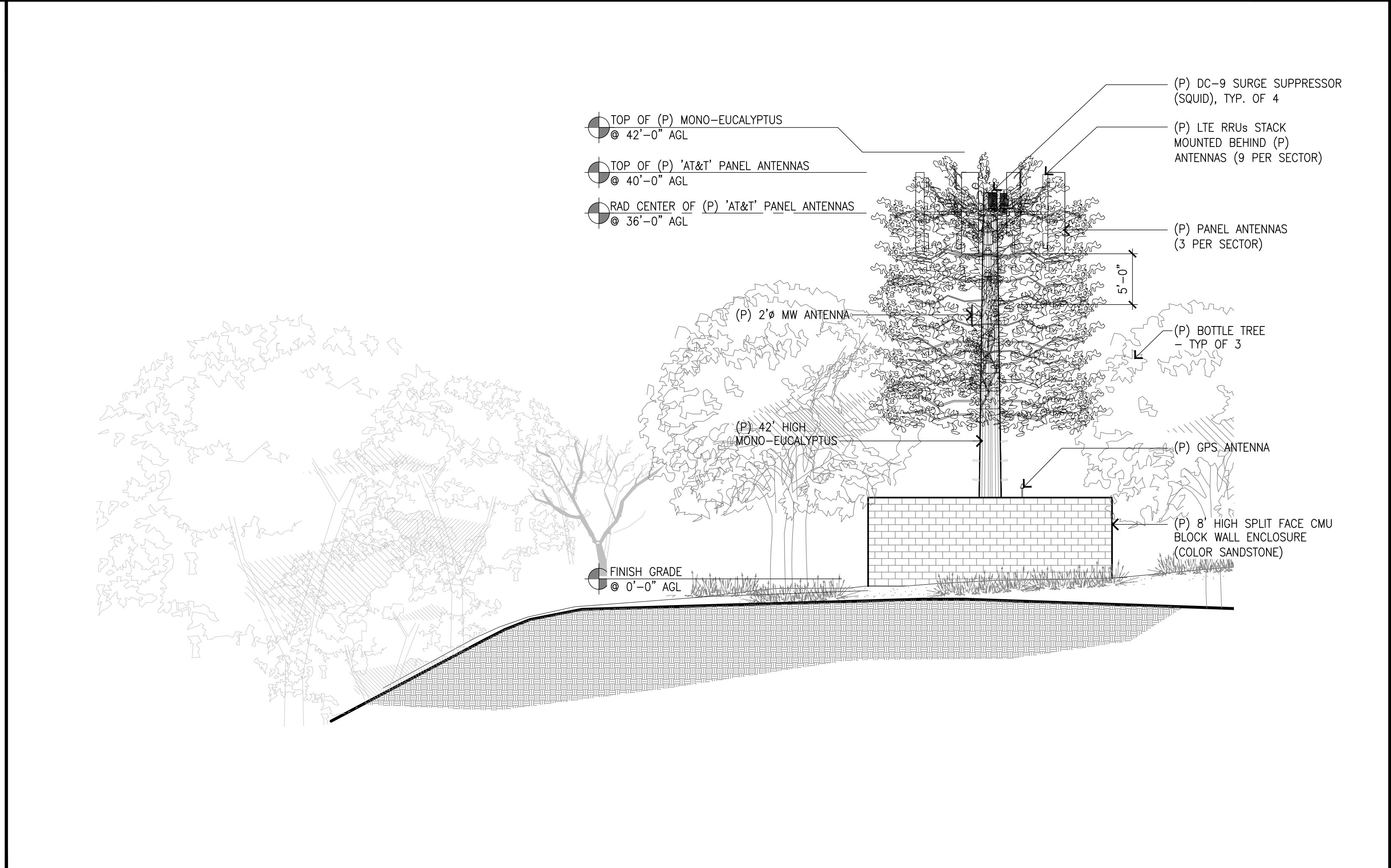
SOUTH ELEVATION

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




EAST ELEVATION

SCALE: 1/8"=1'-0" 4



NORTH ELEVATION


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




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NEWPORT BEACH, CA 92660
TEL: (949) 387-1265
FAX: (949) 387-1275



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

REV	DATE	DESCRIPTION
1	04/28/22	REVISED 100% ZD
0	04/06/22	100% ZONING DRAWINGS
A	02/23/22	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

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

CSL06406
EPSTEIN TRUST
10175 SANTA ANA RD.
VENTURA, CA 93001
MONO-EUCALYPTUS (INDOOR)

DRAWN BY:
RJS

CHECKED BY:
JS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WATER USE
TREES						REGION 4
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24' BOX	3	NATURAL	LOW

PROPOSED PLANTING AND IRRIGATION SHALL BE MAINTAINED BY PRIVATE OWNER.

1. PROVIDE ROOT BARRIER CONTROL DEVICES WHERE TREES ARE WITHIN 6'-0" OF HARDSCAPE AREAS (WALLS, WALKS, CURBS, ETC.). INSTALL IN A LINEAR FASHION (DO NOT WRAP ROOTBALL). ROOT BARRIER DEVICES TO BE MODEL NO. UB24-2 (12' LONG) AVAILABLE FROM DEEP ROOT BARRIER.

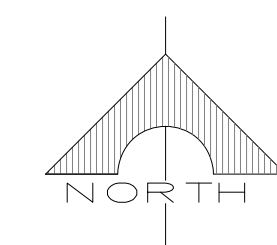
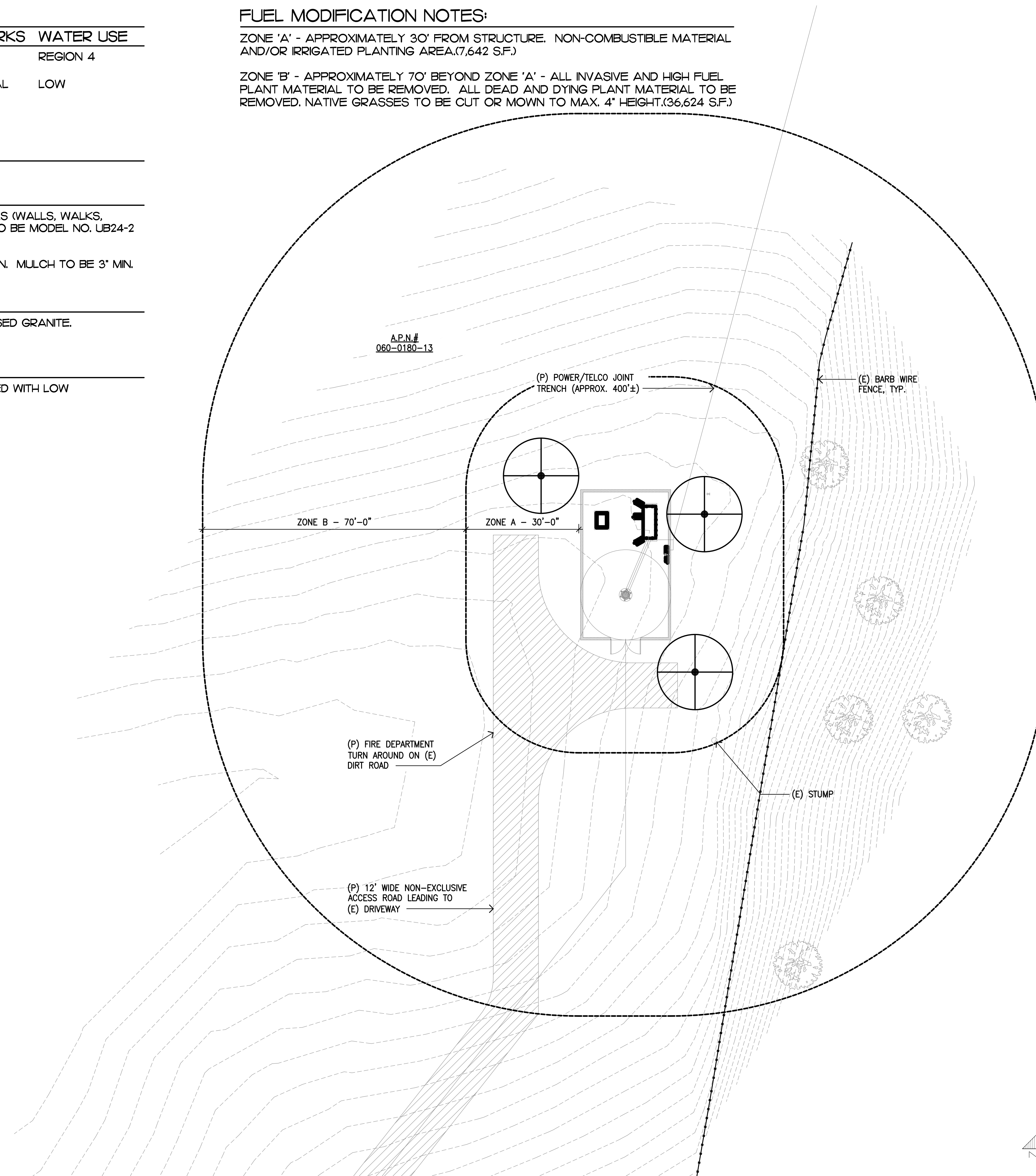
2. MULCH AROUND PROJECT AREA THAT HAS BEEN DISPLACED OR REMOVED DUE TO CONSTRUCTION. MULCH TO BE 3" MIN. THICK

ALL SHRUB AREAS INCLUDING SLOPES ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF DECOMPOSED GRANITE. COLOR TO BE SELECTED.

IRRIGATION SYSTEM SHALL CONNECT INTO EXISTING REMOTE CONTROL VALVE. TREES TO BE IRRIGATED WITH LOW VOLUME SUBGRADE BUBBLERS OR HIGH EFFICIENCY DRIP SYSTEM.

ZONE 'A' - APPROXIMATELY 30' FROM STRUCTURE. NON-COMBUSTIBLE MATERIAL AND/OR IRRIGATED PLANTING AREA.(7,642 S.F.)

ZONE 'B' - APPROXIMATELY 70' BEYOND ZONE 'A' - ALL INVASIVE AND HIGH FUEL PLANT MATERIAL TO BE REMOVED. ALL DEAD AND DYING PLANT MATERIAL TO BE REMOVED. NATIVE GRASSES TO BE CUT OR MOWN TO MAX. 4" HEIGHT.(36,624 S.F.)



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[illegible]

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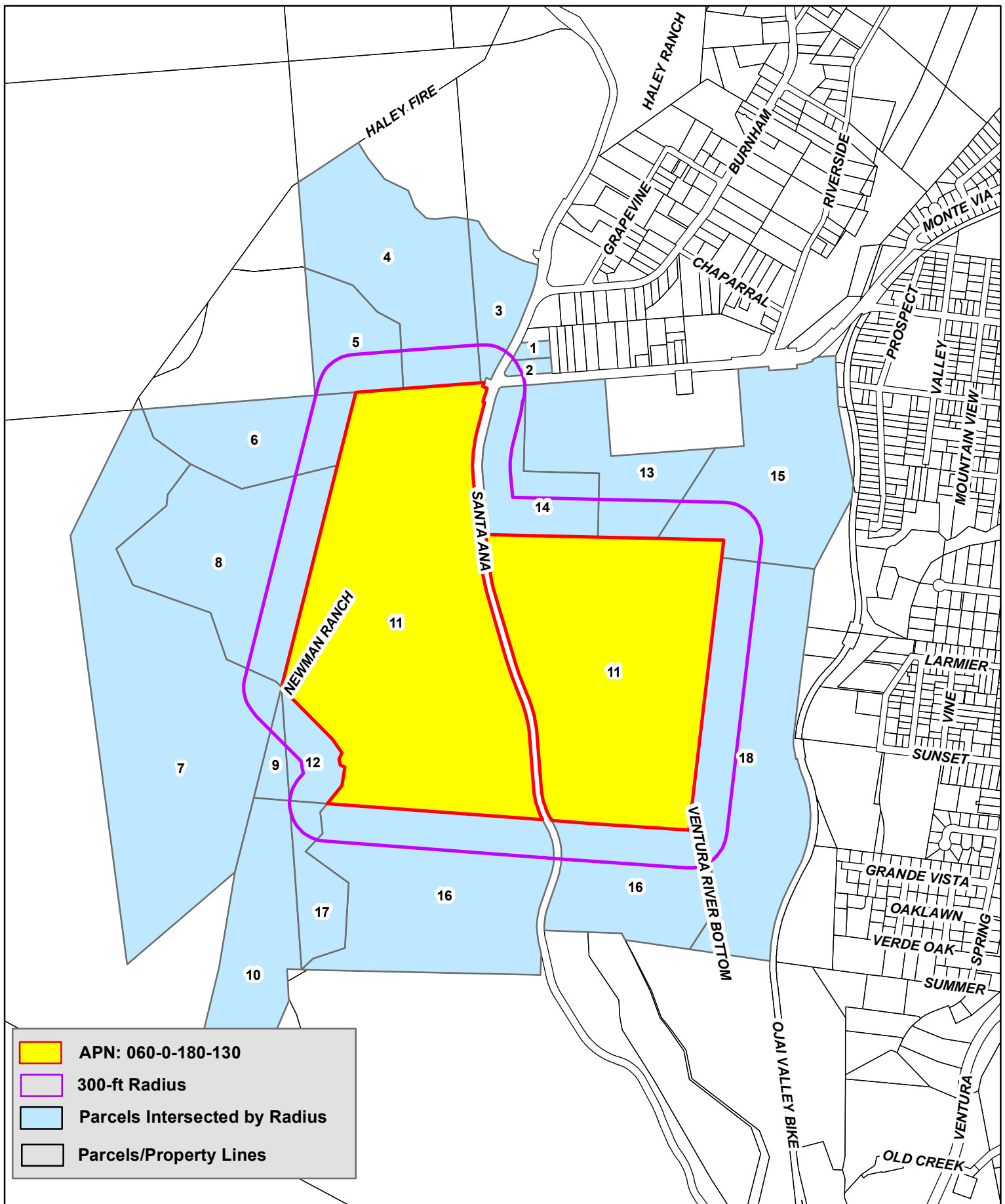
CSL06406
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MONO-EUCALYPTUS (INDOOR)

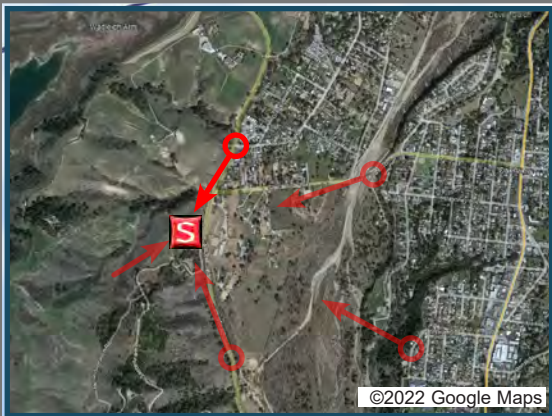
DRAWN BY: mdm	CHECKED BY: RJC
------------------	--------------------

SHEET TITLE:
**CONCEPTUAL
LANDSCAPE PLAN
(FOR PLAN CHECK ONLY)**

SHEET NUMBER:

L-1





PROPOSED LOOKING SOUTHWEST FROM SANTA ANA ROAD

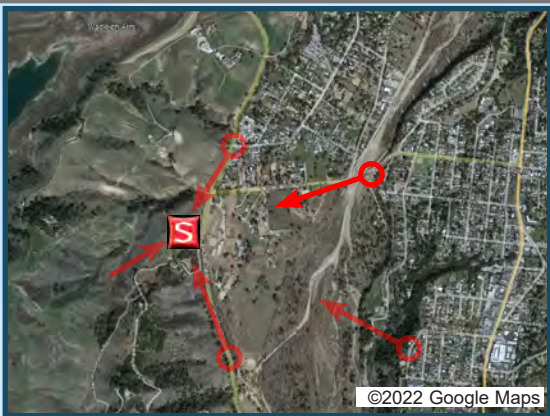


at&t

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10175 SANTA ANA ROAD VENTURA CA 93001

VIEW 2



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM SANTA ANA BOULEVARD

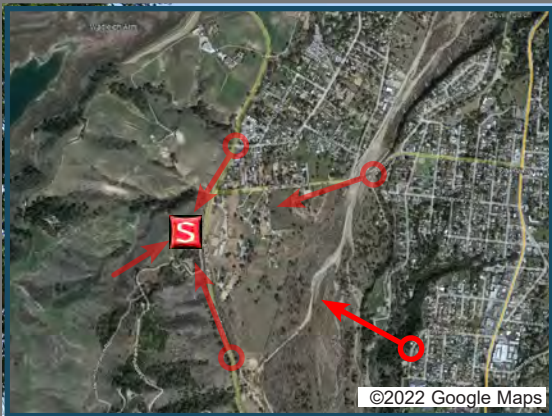


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10175 SANTA ANA ROAD VENTURA CA 93001

VIEW 3



EXISTING



PROPOSED LOOKING NORTHWEST FROM LARMIER AVENUE

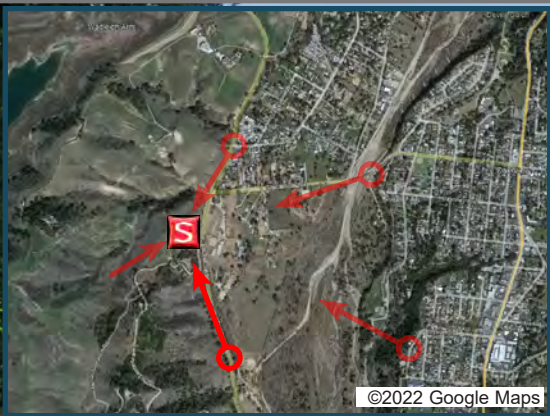


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VIEW 4



EXISTING



PROPOSED

LOOKING NORTHWEST FROM SANTA ANA ROAD

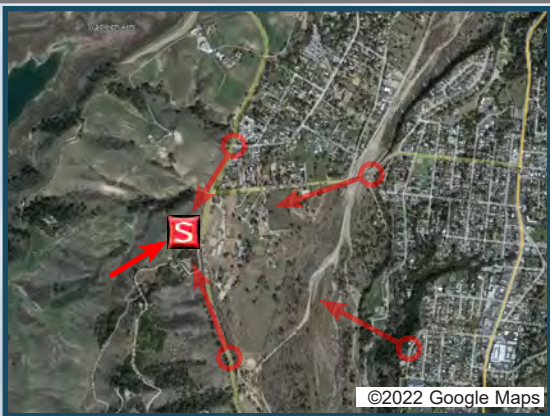


at&t

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10175 SANTA ANA ROAD VENTURA CA 93001

VIEW 5



EXISTING



PROPOSED

LOOKING NORTHEAST FROM SITE



Camino De Salud - OVMAC Presentation

Presented by Cabrillo Economic Development Corporation

Camino de Salud

- 11432 N. Ventura Ave Ojai, CA
- Falls within the OVMAC jurisdiction
- Offers Opportunity to present this project to the Ojai community for feedback, comments and questions

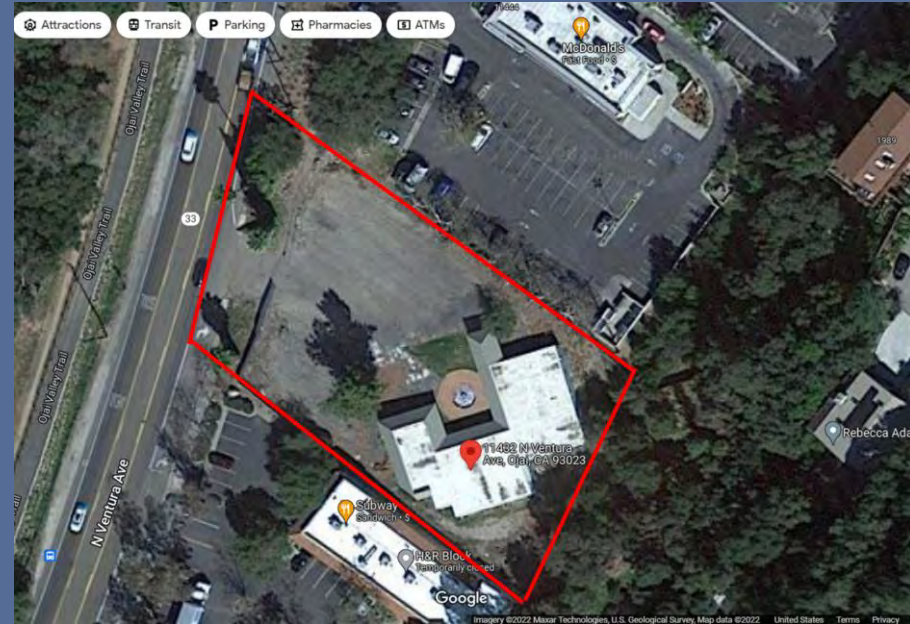


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01

ABOUT US

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Affordable Housing Development

02

NEED FOR HOUSING

Discussion of need for
affordable/ supportive housing in
Ventura County

03

PROJECT DESCRIPTION

Overview of Camino de Salud and
the services we will be providing

04

SUPPORTIVE SERVICES

Expected services to be provided
for the tenants of this
development

05

Elevations/ Renderings

Site plans, and elevations to show
the visual of the building

SECTION 01

ABOUT US



Cabrillo Economic Development Corporation's:

- History developing Affordable Housing
- Our Mission Statement
- Our impact on Ventura County



Mission Statement

The Cabrillo Economic Development Corporation's mission is to provide comprehensive housing services and community economic development activities through a community-building approach that facilitates self-sufficiency for individuals and families who are most lacking in opportunity in Ventura and Santa Barbara Counties, and adjacent areas of Los Angeles County.



CEDC Background Information

1,137 Affordable housing units managed by Cabrillo EDC at 24 properties in Oxnard, Santa Paula, Ventura, Ojai, Fillmore, Piru, and Simi Valley.



117 Affordable housing units in pre-development in the Cabrillo EDC pipeline.



48 Developments built since 1981.



1,089 The number of local volunteer hours contributed to Cabrillo EDC's Resident and Community Service programs.



Cabrillo Economic Development Corporation has been developing affordable housing for the Central Coast since 1981

CEDC is the largest affordable housing developer in Ventura with a total of 48 properties operating and more in development

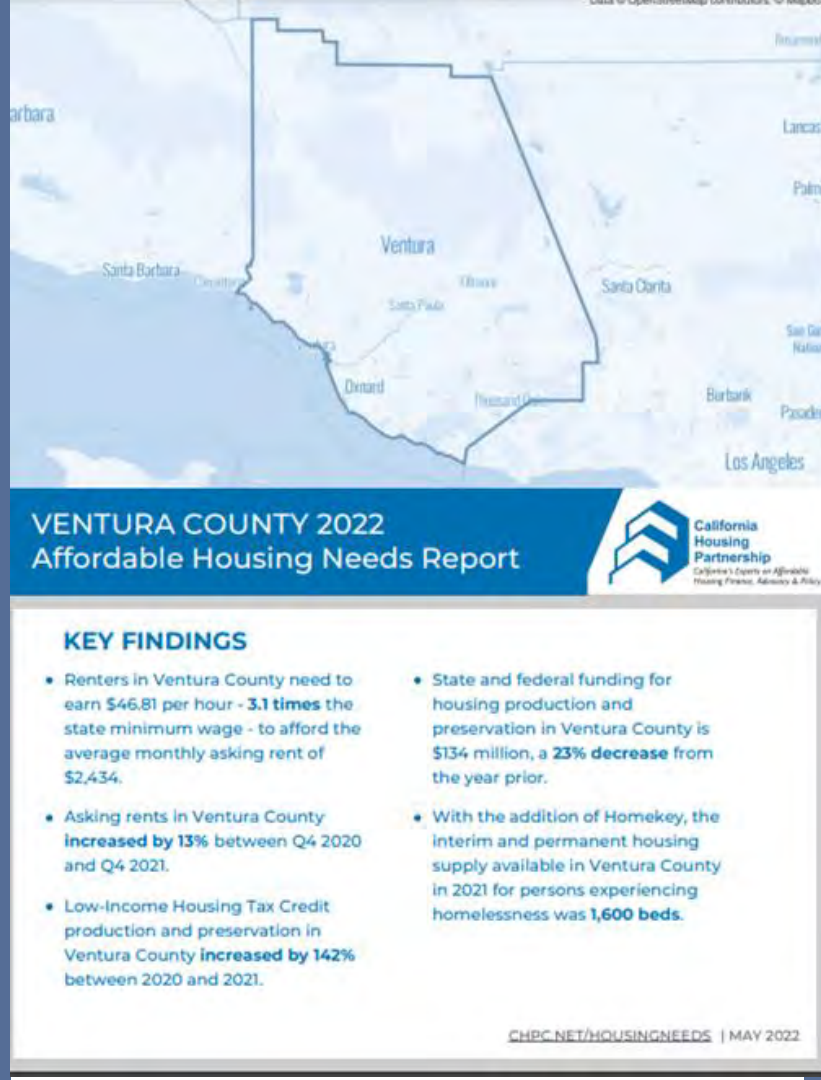
With a total of 1,782 units built for people with low income, seniors, farm workers, persons with disabilities and families, CEDC has a wide array of experience



Section 02 Need for Housing

Affordable Housing Needs in Ventura County

- ❖ Renters in Ventura County need to make **3.1 times the minimum wage** to afford average market rate rent
- ❖ Asking rents in Ventura County **have increased by 13%** from 2020-2021
- ❖ **State and Federal funding has decreased by 23%** for Ventura County from the prior year



Homeless Statistics in Ventura County

Homeless Statistics in Ventura County

- Homeless population in Ojai has nearly doubled since 2017
- Total homeless population in Ventura County has increased 1,086 people since 2017 according to the Continuum of Care
- The Ventura County homeless population has been on an upward trend for the past 5 years

Ventura County homelessness by city

	2017	2018	2019	2020	2022
Camarillo	27	49	33	30	49
Fillmore	0	2	10	10	8
Moorpark	7	3	2	0	0
Ojai	19	31	47	49	38
Oxnard	461	335	548	567	793
Port Hueneme	18	19	30	19	30
Santa Paula	35	44	106	95	115
Simi Valley	105	143	121	162	141
Thousand Oaks	102	80	103	152	210
Ventura	301	516	555	531	713
Unincorporated	77	77	114	128	109
Total	1,152	1,299	1,669	1,787	2,238

Source: Ventura County Continuum of Care

Homelessness Exacerbated by Pandemic

- Homelessness has been exacerbated by the pandemic, being one of the reasons the rate of unhoused people has risen greatly.

Homelessness in Ventura County



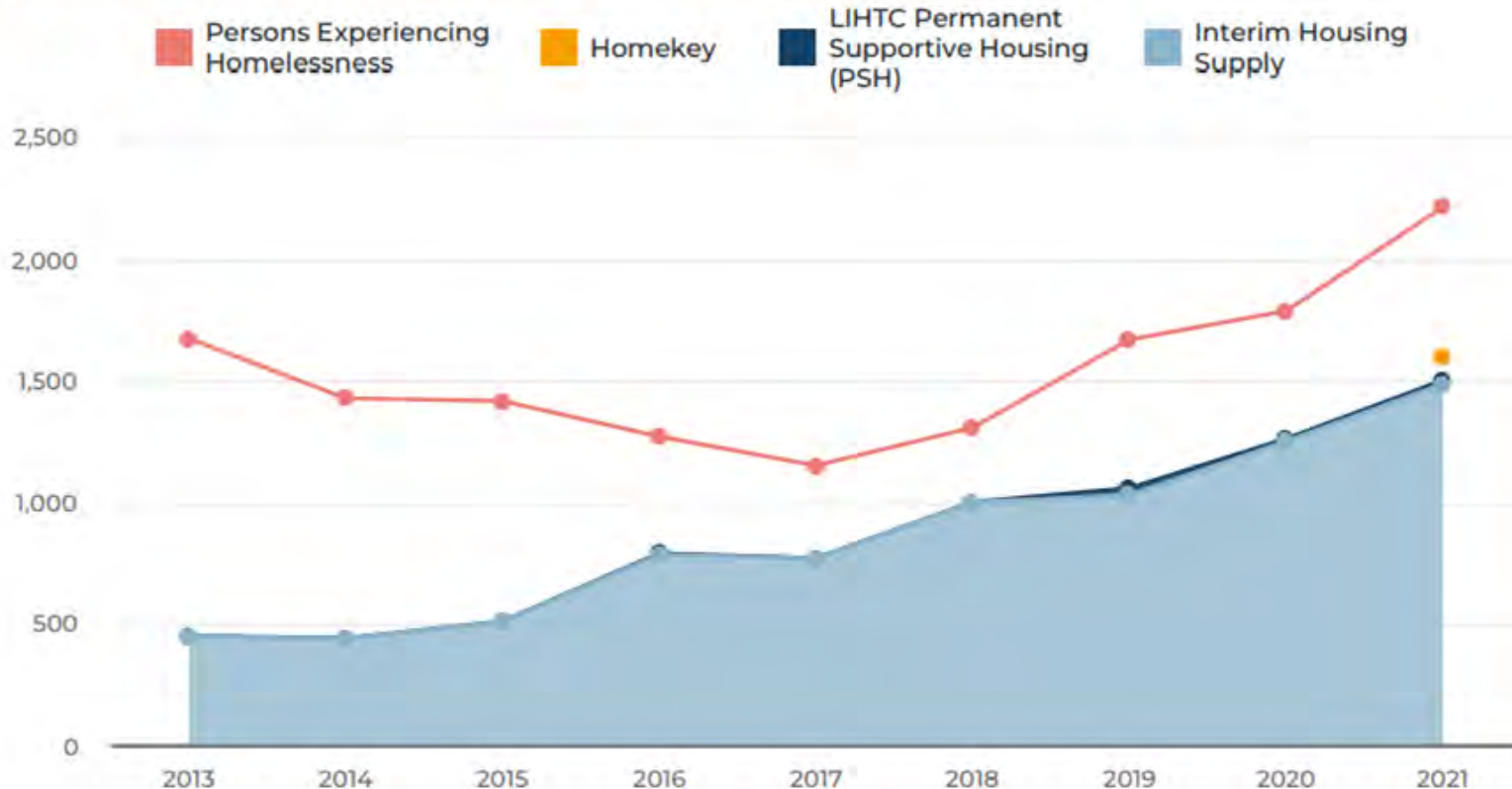
Source: Ventura County Continuum of Care
*Data is not available for 2021.



Homelessness affected by
Covid-19

HOUSING FOR PERSONS EXPERIENCING HOMELESSNESS

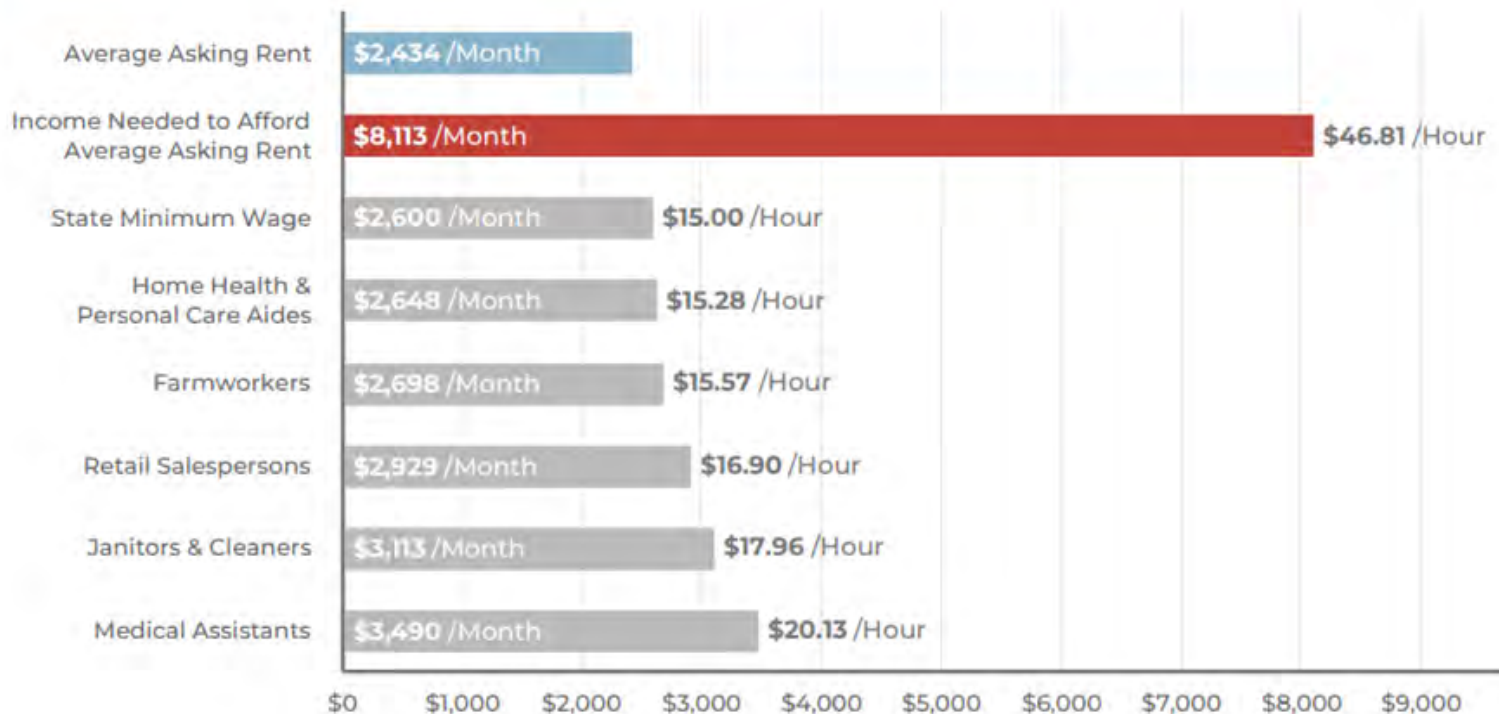
With the addition of Homekey, the interim and permanent housing supply available in Ventura County in 2021 for persons experiencing homelessness was **1,600 beds**.



Housing for People
Experiencing Homelessness

WHO CAN AFFORD TO RENT

Renters need to earn **3.1 times** minimum wage to afford the average asking rent in Ventura County.



Who Can Afford to Rent?

Current State of The Parcel





Ojai Project Highlight: Montgomery Oaks

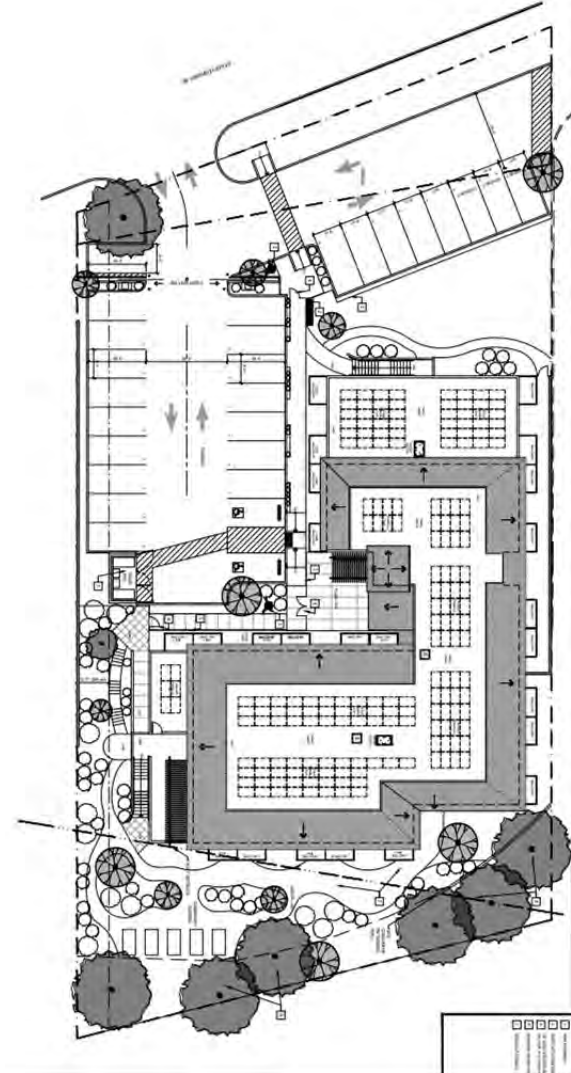
- Located in 508 N Montgomery St, Ojai, CA 93023, USA
- Features 20 two and three bedroom rental townhomes
- Community Center
- Green building features
- Outdoor recreational areas
- Added to community aesthetic and housed approximately 100 local residents

A group of construction workers are working on the roof of a building. They are installing large wooden trusses. The workers are wearing hard hats and safety glasses. The sky is blue with some clouds. The building's exterior walls are made of wood framing. The workers are standing on a wooden platform. The text "Section 03 - Project Description" is overlaid on the image.

Section 03 - Project Description

Camino de Salud

- 49 Unit New Affordable Housing Development
 - 24 Units for low income workers
 - Workers earning less than \$52,680 per year
 - 24 Units for formerly unhoused tenants
 - 1 Unit for manager
- Unit Mix
 - 24 Worker Units - 60% AMI
 - Tenants earning less than \$26,340 per year
 - 24 Formerly Unhoused Units - 30 % AMI
 - Tenants earning less than \$26,340 per year



Project Description

On-Site Amenities

- ❖ On-site management
- ❖ Meeting Room with kitchen
- ❖ Two offices for on-site supportive services
- ❖ Laundry facility
- ❖ Elevator
- ❖ Extreme drought tolerant landscaping
- ❖ Perimeter Fencing
- ❖ Video Surveillance
- ❖ State of the industry efficient plumbing fixtures
- ❖ Residential community gardens
- ❖ Bicycle Parking
- ❖ 27 Parking Spaces
- ❖ Limited Access Gating
- ❖ Net-Zero Energy Efficiency



On-Site Amenities

Camino de Salud - Local Amenities

Local Amenities

- **Drug/Food Store - 506 feet away**
 - Rite Aid, 11496 N Ventura Avenue -
- **Bus Stop -152 Feet away**
 - **-Gold Coast Transit Bus line 16 -**
 - 30 mins M-F; 60 mins Sat-Sun
 - **Ojai Trolley Service Route A & B**
 - 30 mins M-F; 60 Mins
- **Medical Center - 1.9 miles away**
 - Ojai Valley Family Medicine Group, 117 Pirie Road #D



Section 04 - Supportive Services



Case Management & Service Coordination



Medi-Cal Enrollment Assistance



Supportive Services Offered



Educational Services



Behavioral Health Care

Supportive Services Onsite



Benefits Counseling & Advocacy



Basic Housing Retention Skills Training



Co-Occurring Disabilities and Disorders

Support of Local Organizations

Support of Local Organizations

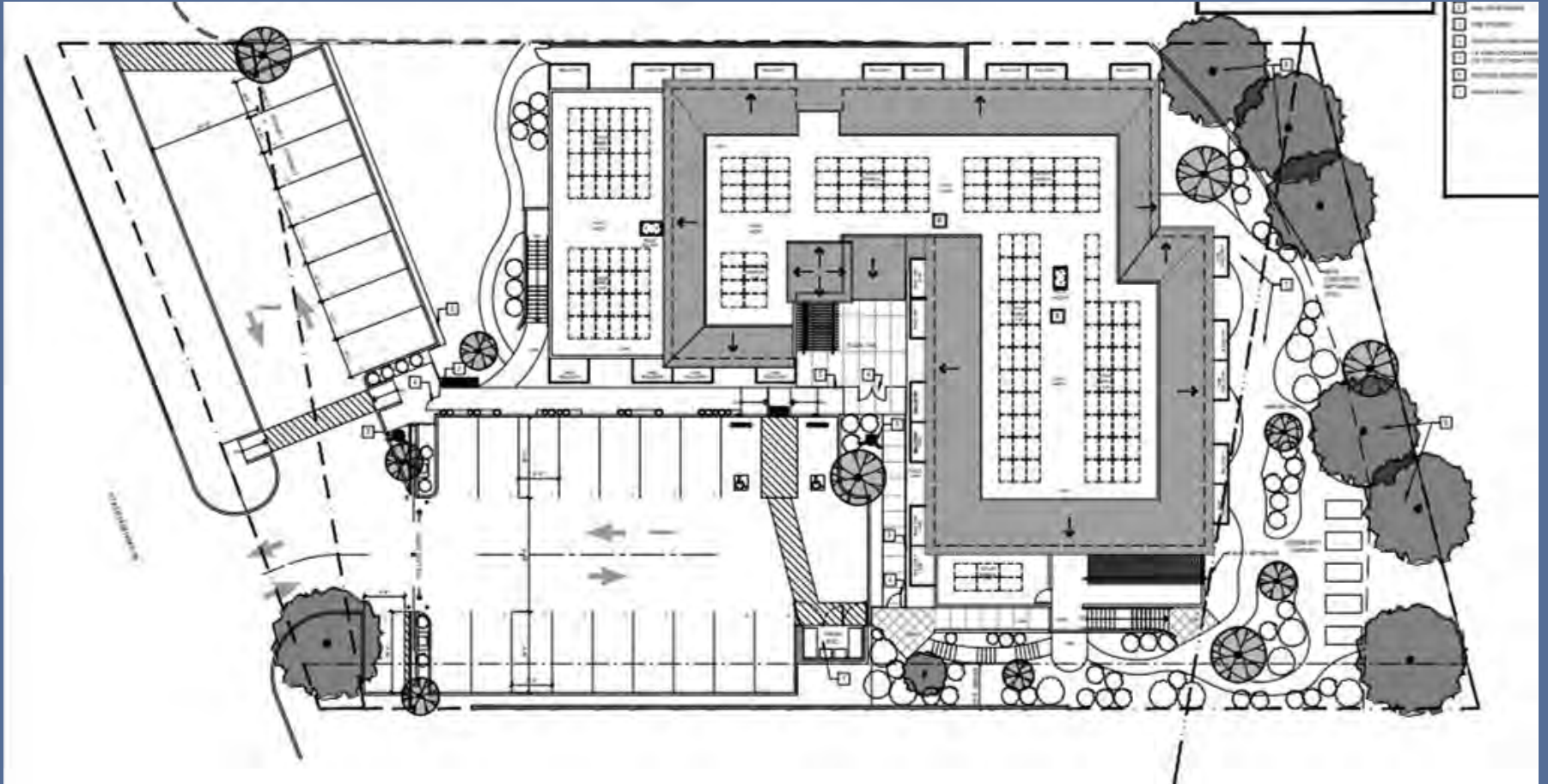
- Ventura County Continuum of Care Alliance
- Independent Living Resource Center Inc.
- Clinicas del Camino Real, Incorporated
- Ventura County Behavioral Health



SECTION 05 Elevations, Floor Plans and Renderings

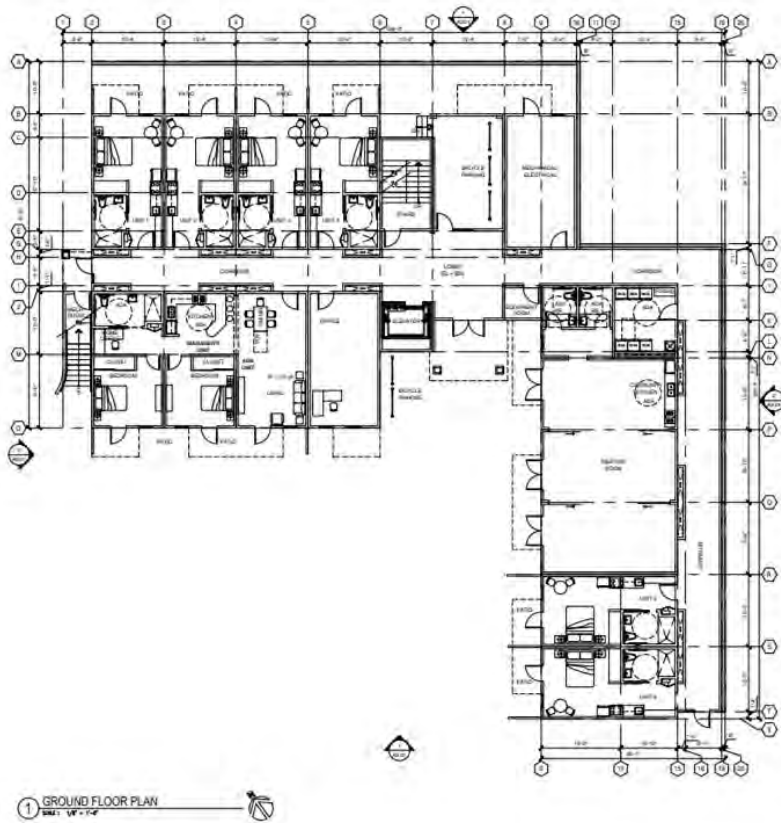


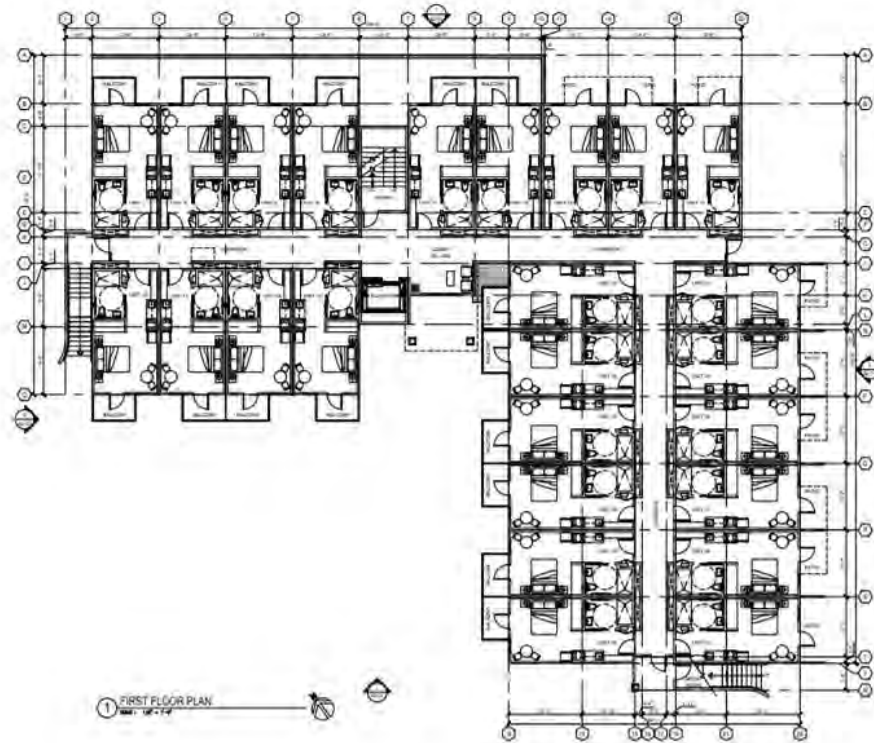
Site Plan



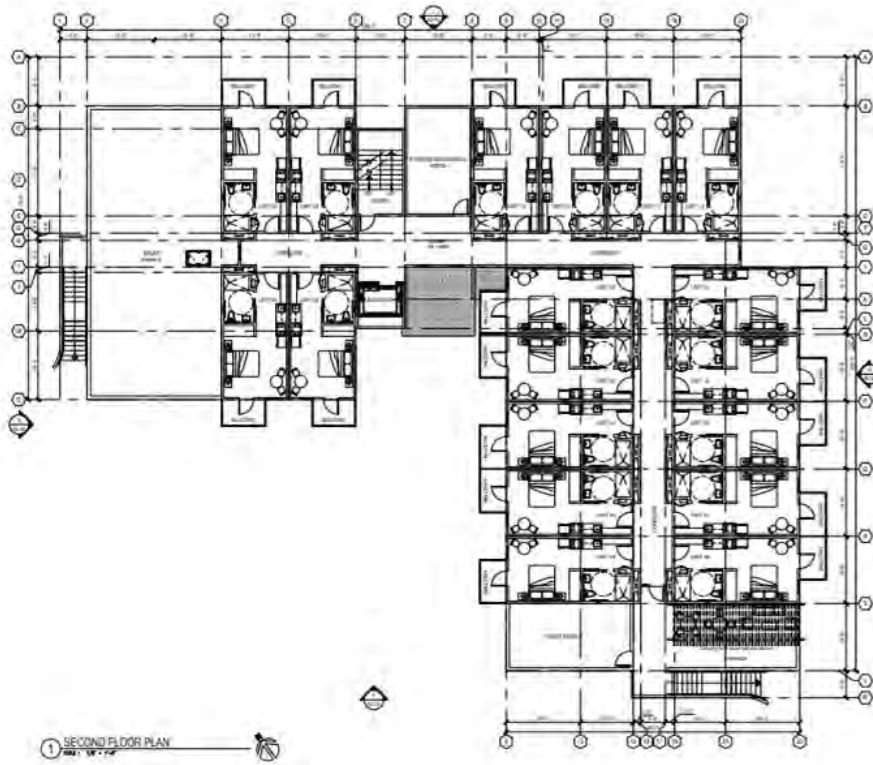
Ground Floor Plan

- Features the following:
 - Lobby
 - Office
 - Meeting Room
 - Community Kitchen
 - Mechanical/
Electrical Area
 - Equipment Room





First Floor Plan



Second Floor Plan



GROSS AREA
367.50
Sq. Ft.

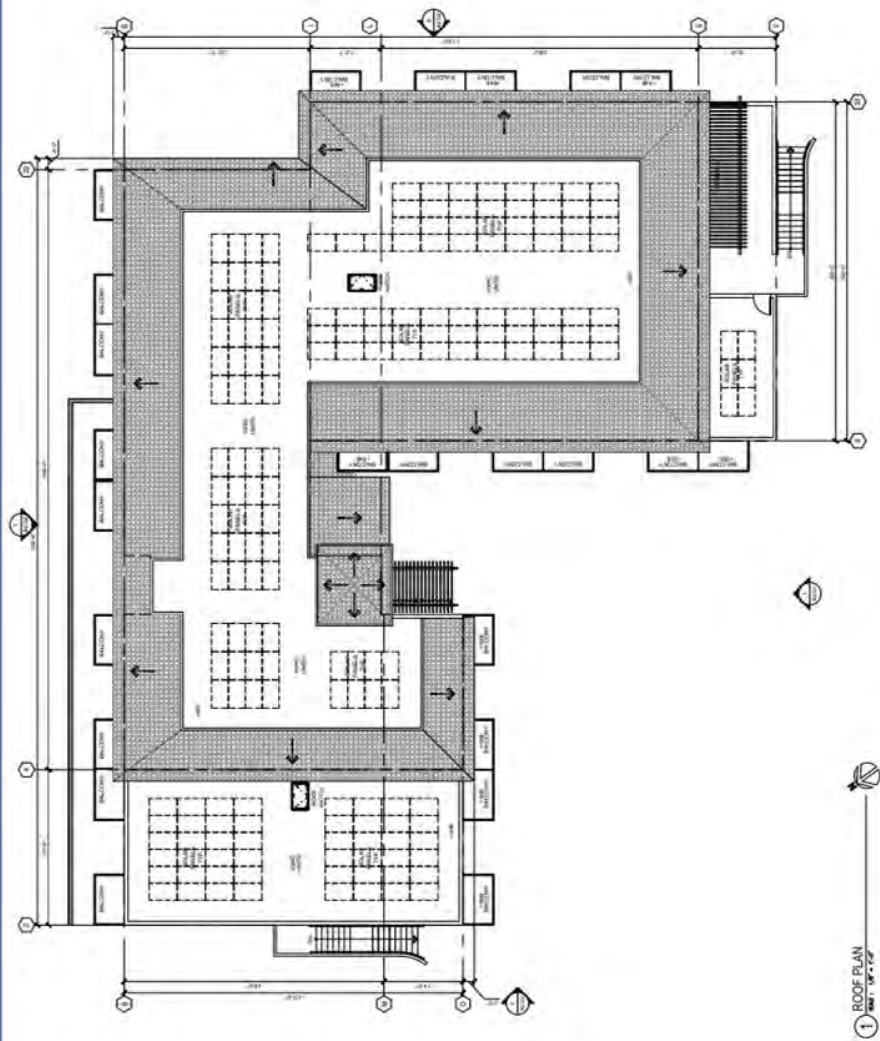


NET AREA
318.75
Sq. Ft.

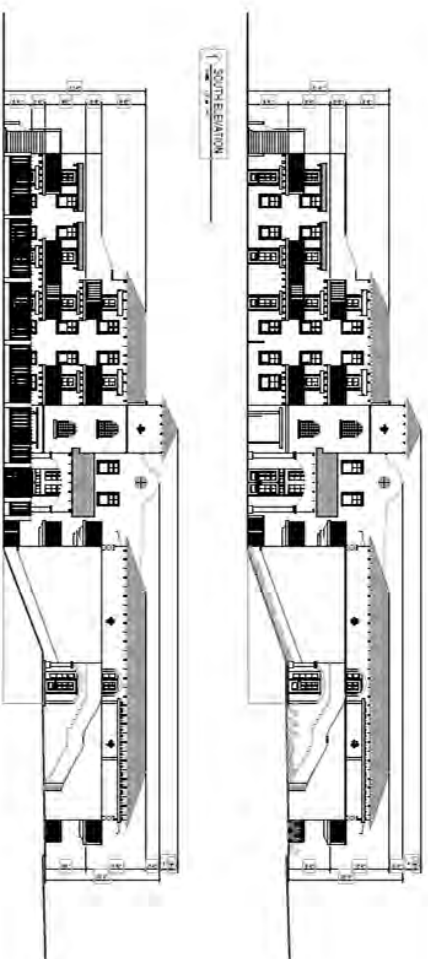
② TYPICAL UNIT FLOOR PLAN
100' x 34' x 10'

Typical Unit Floor Plan

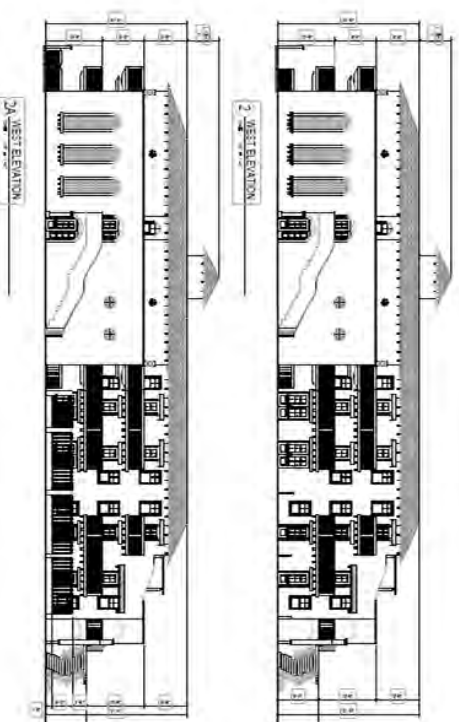
Roof Plan



Elevations



1A. SOUTH ELEVATION - OUTSIDE THE SITE FENCE



Elevations



① NORTH ELEVATION
SCALE: 1/8" = 1'-0"



② EAST ELEVATION
SCALE: 1/8" = 1'-0"



②A EAST ELEVATION - OUTSIDE THE SITE FENCE
SCALE: 1/8" = 1'-0"



① BUILDING FROM THE EAST
SCALE: 1" = 10' 0" DIA.



② BUILDING FROM THE SOUTHEAST
SCALE: 1" = 10' 0" DIA.



③ BUILDING FROM THE SOUTH
SCALE: 1" = 10' 0" DIA.

Renderings



① BUILDING FROM THE EAST
SCALE: 1/8" = 1'-0"



② BUILDING FROM THE SOUTHEAST
SCALE: 1/8" = 1'-0"



③ BUILDING FROM THE SOUTH
SCALE: 1/8" = 1'-0"

Renderings

Color Board

COLOR BOARD



Building Walls
Soft Coral DE5155



Building Walls Base
BBQ DE511



Site Walls, Details—alternate option
Adobe Avenue DE5137



Wood Beams, Trims
**Hill Country SW 3532 (Solid
Body stain)**

CAMINO DE SALUD RESIDENTIAL DEVELOPMENT

11432 N. Ventura Ave.
Ojai, CA 93023

Color Board

COLOR BOARD



Roof Tile
MCA tile, One Piece S Mission
Old Mission Blend

CAMINO DE SALUD RESIDENTIAL DEVELOPMENT

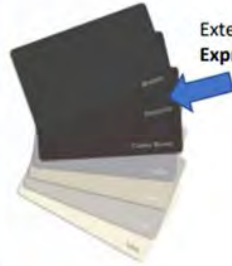
11432 N. Ventura Ave.
Ojai, CA 93023

Color Board

COLOR BOARD



Proposed Windows



Exterior trims
Espresso



Proposed Doors

CAMINO DE SALUD RESIDENTIAL DEVELOPMENT

11432 N. Ventura Ave.
Ojai, CA 93023

Color Board

COLOR BOARD



Proposed Lighting fixtures

CAMINO DE SALUD RESIDENTIAL DEVELOPMENT

11432 N. Ventura Ave.
Ojai, CA 93023

Importance of Project

- Affordable housing is needed in Ventura County and Ojai
 - Homelessness rates have nearly doubled since 2017
- This project will revitalize the area and provide much needed workers housing
- Current conditions of the parcel have created problems for local businesses and residents
- Camino de Salud will offer residents a chance for rehabilitation



THANKS

Does anyone have any questions?
Follow the project updates

Main Office

- ◆ 702 County Square Drive, Ventura, CA 93003
- ◆ 805-659-3791
- ◆ asanchez@cabrilloedc.org

