



HWY 101 & RINCON  
PSL# 177707

8320 BATES RD.  
CARPINTERIA, CA 93013



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PROPRIETARY INFORMATION  
THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 08-21-2001 BY 60322 UCBAW/SJS/STP

**verizon**wireless

2765 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

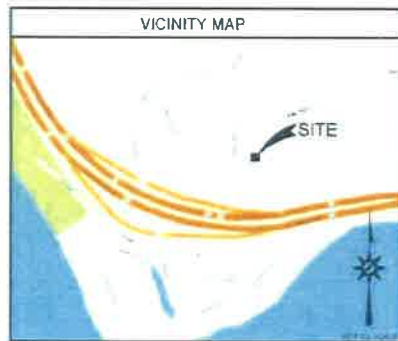
**HWY 101  
& RINCON  
PSL # 177707**

8320 BATES RD.  
CARPINTERIA, CA 93013

SHEET TITLE

TITLE SHEET

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**PROJECT SUMMARY**

<b><u>APPLICANT/ESSEE</u></b>	<b><u>ASSESSOR'S PARCEL NUMBER</u></b>
<b>VERDUGO</b> 2780 MITCHELL DRIVE (500 ) WALNUT CREEK CA 94596 PHONE (925) 736-9000	RS-5-1000-00
<b><u>GEODETIC COORDINATES</u></b>	
LAT: 34°32'37" N NAD 83 LONG: 121°07'31" W NAD 83 ELEVATION: 1816 FT NGVD 83 LEAST OF DRAWING	
<b><u>APPLICANT'S REPRESENTATIVE</u></b>	
MR. PHILIP L. LEE 430 DREW CAVEY RD BUELLTON CA 94707 CONTACT ADITYA MOORJIN PHONE (805) 446-1000	
<b><u>PROPERTY OWNER</u></b>	
OWNER: GARY & BETH SCHUBERG ADDRESS: 280 WATTS RD CARPINTERIA CA 93013 CONTACT: GARY SCHUBERG PHONE: (805) 272-5028	
<b><u>PROPERTY INFORMATION</u></b>	
SITE NAME: HWY 151 & RICHSON SITE NUMBER: P250 17700 SITE ADDRESS: 6320 BATES RD CARPINTERIA CA 93013	
<b><u>CONSTRUCTION INFORMATION</u></b>	
AREA OF CONSTRUCTION: 20' X 35' 0" = 700' SQ FT APPROXIMATE: VENTURA COUNTY CURRENT ZONING: 24-00 COMSTA+AGRICULTURE TYPE OF CONSTRUCTION: TELECOMMUNICATION FACILITY	
PROJECT NO. 2006-0000000-011	PROJECT NO. 2006-0000000-011 PROJECT NO. 2006-0000000-011

## CODE COMPLIANCE

- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA STRUCTURAL CODE
- 2019 CALIFORNIA HAZARDOUS WASTE ACT FOR ASBESTOS INSPECTION

SHEET	DESCRIPTION	REV
1	PLAN	0
2	ELEVATION	0
3	SECTION	0
4	DETAILS	0
5	EQUIPMENT & MATERIALS	0
6	NOTES	0
7	APPENDICES	0
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## GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24x36)

THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IF NOTING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE OR SAME

SAC WIRELESS SIGNATURE BLOCK		
Signature	Signature	Date
W. R. Anderson		
T. R. R. R.		
Anderson		
Anderson		

County of Ventura  
Board of Supervisors  
PL14-0128  
**Exhibit 3 – Site Plans, Coverage Maps,  
Photo Simulations, and Line of Site  
Analysis**

## NOTES

OWNER(S): GARY & BETH SCHUBERG  
APN: 008-0-160-450

THE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY AND A COMPILED OF AVAILABLE RECORD AND TITLE INFORMATION. UNLESS NOTED OTHERWISE, PROPERTY LINES ARE DERIVED FROM RECORD INFORMATION. THE INTENT OF THIS DRAWING IS FOR EXAMINATION ONLY. THIS IS NOT A BOUNDARY SURVEY.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-4373815, DATED APRIL 16, 2013. WITHIN SAID TITLE REPORT THERE ARE SIXTEEN (16) EXCEPTIONS LISTED, FOUR (4) OF WHICH ARE EASEMENTS, AND X (2) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR WOULD GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SAID UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 000413, PANEL NO. 05386, DATED JANUARY 20, 2010, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 34°22'37.7" N MAG 83  
LONG. 119°28'29.1" W MAG 83  
ELEV. 185.6 NAVD 86 (BASES OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.10D for 1-A accuracy (± 2' horizontal and ± 3' vertical). The horizontal datum (coordinates) are expressed in decimal minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimal inches and are determined to the nearest 0.1 foot.

### LEGAL DESCRIPTION (PER SITE REPORT)

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

#### PARCEL A:

PARCEL 2, AS SHOWN AND DESIGNATED ON THAT CERTAIN PARCEL MAP NUMBER (LOT LINE ADJUSTMENT) NO. 1157, RECORDED APRIL 8, 2003 AS DOCUMENT NO. 2003-116322 OF OFFICIAL RECORDS, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND BEING A PORTION OF RANCHO L. RINCON, AS PER MAP RECORDED IN BOOK "A", PAGE 348 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES PURPOSES, BEING A STRIP OF LAND, 30.00 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1 INCH IRON PIPE SET AT THE NORTHWEST CORNER OF THE LAND DESCRIBED IN THE QUILTCLAM DEED, RECORDED APRIL 18, 1933, IN BOOK 374, PAGE 488 OF OFFICIAL RECORDS, SAID IRON PIPE IS SHOWN ON THE RECORD OF SURVEY, FILED IN BOOK 54, PAGES 3 THROUGH 8, INCLUSIVE, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE ALONG THE WESTERLY BOUNDARY OF SAID QUILTCLAM DEED, AS SHOWN ON SAID RECORD OF SURVEY, SOUTH 5° 0' 20" WEST 543.91 FEET TO A 1 INCH IRON PIPE AT THE SOUTHWEST CORNER OF SAID QUILTCLAM DEED; THENCE NORTH 25° 42' 06" WEST 405.71 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE COUNTY ROAD COMMONLY REFERRED TO AS BATES ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE CENTERLINE OF A NON-EXCLUSIVE RIGHT OF WAY AND EGRESS, DESCRIBED IN THE CONTRACT AND GRANT OF EASEMENT RECORDED DECEMBER 15, 1987, IN BOOK 1330, PAGE 384 OF OFFICIAL RECORDS, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID CENTERLINE BY THE FOLLOWING COURSES:

1ST: SOUTH 34° 53' 52" EAST 60.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE 2ND: SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 63° 54' 17" TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE 3RD: SOUTHERLY ALONG SAID REVERSE CURVE AN ARC DISTANCE OF 23.00 FEET THROUGH A CENTRAL ANGLE OF 48° 57' 14"; THENCE TANGENT TO SAID CURVE, 4TH: SOUTH 19° 54' 48" EAST 135.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE 5TH: SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 418.64 FEET THROUGH A CENTRAL ANGLE OF 63° 57' 50"; THENCE TANGENT TO SAID CURVE;  
6TH: SOUTH 82° 30' 30" EAST 18.51 FEET; THENCE 7TH: SOUTH 81° 07' 53" EAST 97.08 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 10.00 FEET NORTHERLY OF MEASURED AT 180° ANGLE; THE SOUTHERLY LINE OF PARCEL 1, AS DESCRIBED IN THE GRANT DEED, RECORDED AUGUST 8, 1907 AS DOCUMENT NO. 87-100414 OF OFFICIAL RECORDS, SAID LINE DESCRIBED IN SAID PARCEL 1;  
AS HAVING A BEARING AND DISTANCE OF NORTH 88° 02' 29" WEST 205.10 FEET; THENCE ALONG SAID PARALLEL LINE, WITH SOUTH 88° 02' 29" EAST 44.80 FEET TO THE INTERSECTION WITH THE WESTERLY BOUNDARY OF PARCEL 2, HEREIN ABOVE DESCRIBED.

THE SIDELINES OF SAID STRIP OF LAND TO BE LENGTHENED OR SHORTENED TO TERMINATE EASTERLY IN SAID WESTERLY BOUNDARY OF PARCEL 2.

#### PARCEL C:

NON-EXCLUSIVE EASEMENTS FOR ACCESS AND UTILITIES, AS SET FORTH AND DESCRIBED AS UTILITY EASEMENTS 1, 2, 3 AND 4, AND 5, AND 6, AND 7, AND 8, AND 9, AND 10, AND 11, AND 12, AND 13, AND 14, AND 15, AND 16, AND 17, AND 18, AND 19, AND 20, AND 21, AND 22, AND 23, AND 24, AND 25, AND 26, AND 27, AND 28, AND 29, AND 30, AND 31, AND 32, AND 33, AND 34, AND 35, AND 36, AND 37, AND 38, AND 39, AND 40, AND 41, AND 42, AND 43, AND 44, AND 45, AND 46, AND 47, AND 48, AND 49, AND 50, AND 51, AND 52, AND 53, AND 54, AND 55, AND 56, AND 57, AND 58, AND 59, AND 60, AND 61, AND 62, AND 63, AND 64, AND 65, AND 66, AND 67, AND 68, AND 69, AND 70, AND 71, AND 72, AND 73, AND 74, AND 75, AND 76, AND 77, AND 78, AND 79, AND 80, AND 81, AND 82, AND 83, AND 84, AND 85, AND 86, AND 87, AND 88, AND 89, AND 90, AND 91, AND 92, AND 93, AND 94, AND 95, AND 96, AND 97, AND 98, AND 99, AND 100, AND 101, AND 102, AND 103, AND 104, AND 105, AND 106, AND 107, AND 108, AND 109, AND 110, AND 111, AND 112, AND 113, AND 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RECORDED JULY 25, 1987 IN BOOK 70, PAGE 423 OF RECORDS  
AFFECTS QUARTER A PORTION OF SAID LAND  
NOT PLATTABLE - EXACT LOCATION CANNOT BE DETERMINED FROM RECORDS

5. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 28, 1960 IN BOOK 1843, PAGE 226 AND DECEMBER 13, 1967 IN BOOK 3235, PAGE 304, BOTH OF OFFICIAL RECORDS, IN FAVOR OF: UNITED STATES OF AMERICA  
AFFECTS: AS DESCRIBED THEREIN  
TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.  
THE DATED AS SHOWN

- ALL OTHER RIGHTS OF INGRESS AND EGRESS TO OR FROM STREET OR HIGHWAY HAVE BEEN  
REINDETERMINED IN THE DOCUMENT RECORDED OCTOBER 12, 1967 IN BOOK 3208, PAGE 407 OF OFFICIAL  
RECORDS.  
PLOTTED AS SHOWN HEREON \*\*\*

- DO NOT COVARYMENTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JAN 29, 2008 AS INSTRUMENT NO. 08-157080 OF OFFICIAL RECORDS, BUT OBTAINING ANY COVARYMENT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, SEX, AGE, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, DISABILITY, STATUS OF VETERAN, SOURCE OF INCOME, OR SOURCE OF WEALTH IN CALIFORNIA GOVERNMENT CODE SECTION 212550.5), TO THE EXTENT SUCH COVARYMENTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ARE NOT SPECIFICALLY EXEMPTED BY CALIFORNIA GOVERNMENT CODE SECTION 212550.5 (EXEMPTING RESTRICTIONS BASED ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS) SHALL NOT BE CONSIDERED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE ON AND ALONG THE SOUTH LINE OF SAID LESSOR'S PROPERTY, 2 BY 102'25" L. A DISTANCE OF 138.75 FEET, THENCE LEAVING SAID SOUTH LINE A CORNER 5' A DISTANCE OF 30.00 FEET TO THE END, BEING OF RECORD.

THENCE CONTINUING N 01°57'33" E, A DISTANCE OF 35.00 FEET;  
THENCE S 88°02'23" E, A DISTANCE OF 35.00 FEET;  
THENCE S 01°37'57" W, A DISTANCE OF 35.00 FEET;  
THENCE N 88°02'23" W, A DISTANCE OF 29.00 TO A POINT HEREINAFTER DESCRIBED AS POINT 'A';  
THENCE N 88°02'23" W, A DISTANCE OF 8.00 TO THE POINT OF BEGINNING.

CONTAINING 1,229 SQUARE FEET, MORE OR LESS.

A 3.00 WIDE EASEMENT FOR POWER AND TELCO PURPOSES, LYING 8.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREBEFORE DESCRIBED POINT "A":

THENCE S 01°57'37" W, A DISTANCE OF 7.72 FEET;  
THENCE N 08°35'46" W, A DISTANCE OF 285.72 FEET;  
THENCE S 61°49'20" W, A DISTANCE OF 120.60 FEET;  
THENCE N 03°53'14" W, A DISTANCE OF 128.46 FEET;  
THENCE N 42°47'41" W, A DISTANCE OF 214.73 FEET;  
THENCE N 27°24'27" W, A DISTANCE OF 154.20 FEET;  
THENCE N 10°51'43" W, A DISTANCE OF 138.12 FEET;  
THENCE N 10°32'11" W, A DISTANCE OF 131.87 FEET;  
THENCE N 17°03'18" E, A DISTANCE OF 122.57 FEET;  
THENCE 03°23'44" W, A DISTANCE OF 122.57 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATES  
ROAD AND THE TERMINUS OF THIS DESCRIPTION.

THE SIDELINES OF WHICH SHALL BE SHORTENED OR LENGTHENED TO INTERSECT WITH THE EASTERLY LINE OF BATES ROAD AND THE SOUTHERLY LINE OF THE ABOVE DESCRIBED DEEMED PREMISE.

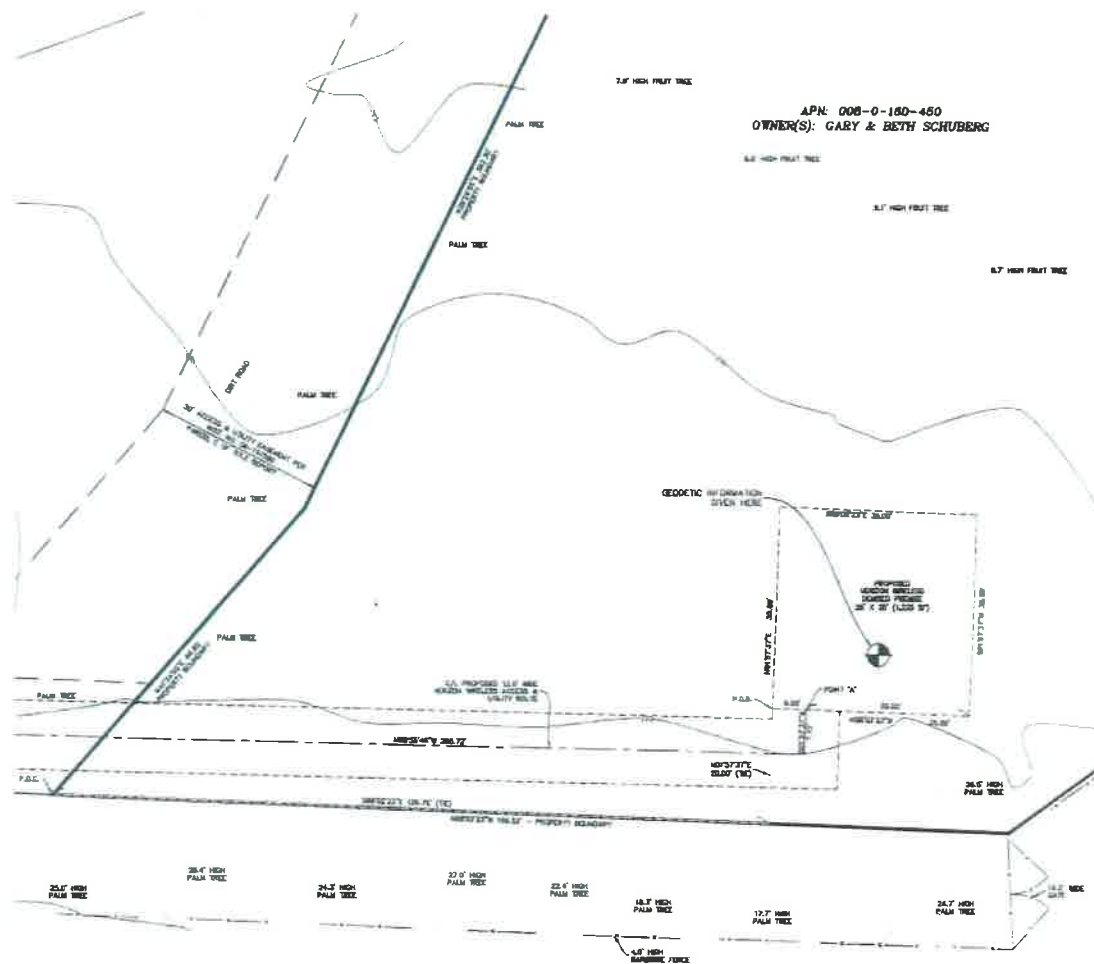


Diagram illustrating the layout of a road cross-section with various levels and points marked:

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE PROPERTY BOUNDARY (FOR TITLE REPORT)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAV.
- POINT OF BEGINNING
- POINT OF COMMENCEMENT

ENLARGED SITE MAP

APN: 008-0-180-450

OWNER(S): GARY & BETH SCHUBERG

SC

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS LIST  
IS INTENDING TO FURNISH A COMPANION  
TO OTHER LISTS



785 MITCHELL DRIVE, BLDG 9  
WAINUT CREEK CA 94598

177707

RINCON

8320 BATES RD  
CARPINTERIA, CA  
93013  
VENTURA  
COUNTY

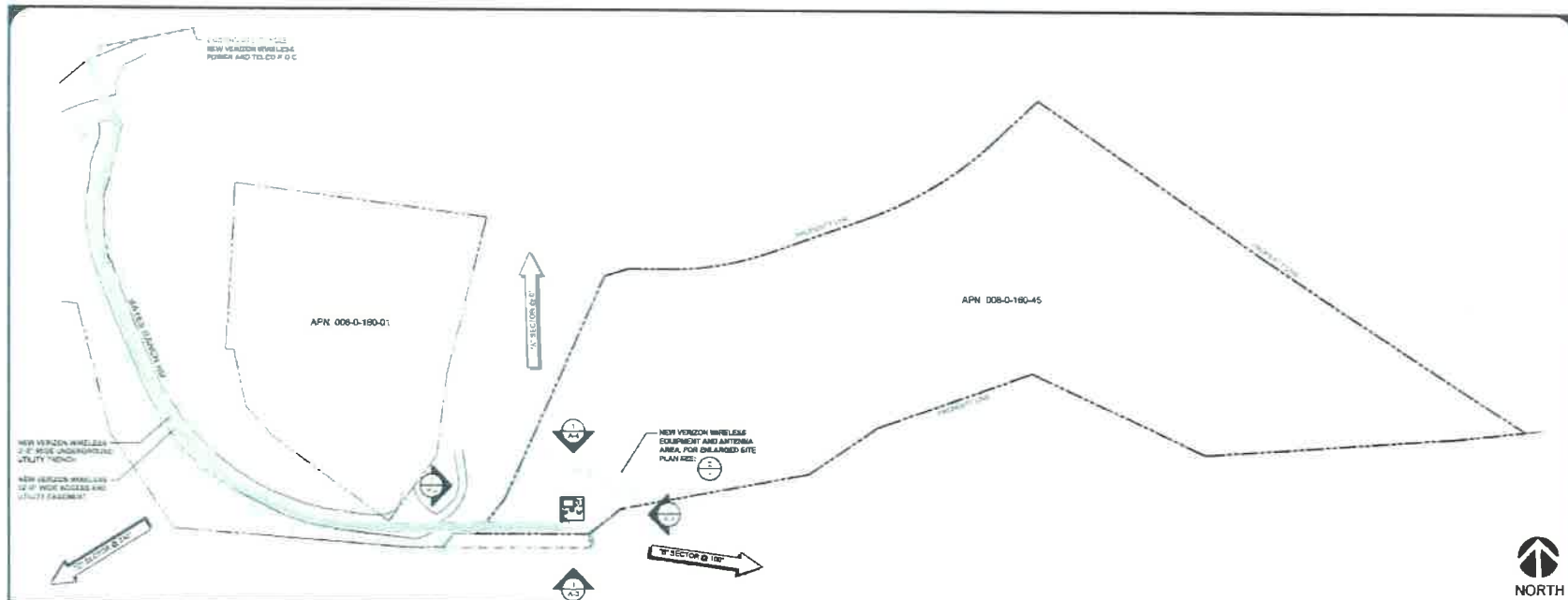
SHEET TITLE:

## SITE SURVEY

C-2

**SMITHCO**  
SURVEYING ENGINEERING



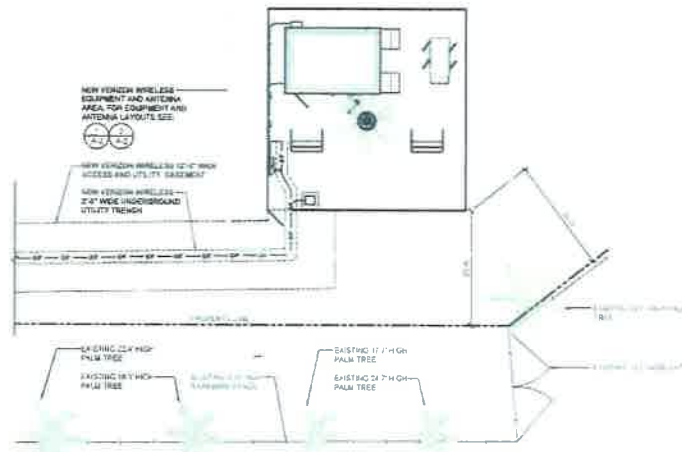


OVERALL SITE PLAN

SCALE: 1" = 80'-0" (1:800)  
(500' 1/8" = 80'-0" (1:1600))



1



ENLARGED SITE PLAN

SCALE: 1" = 80'-0" (1:800)  
(500' 1/8" = 80'-0" (1:1600))



2

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	11/11/2014	ISSUED FOR PERMIT	JL



PROPRIETARY INFORMATION  
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF  
SAC WIRELESS, A DIVISION OF SAC COMMUNICATIONS, INC.  
IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

**verizon**wireless

2700 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

HWY 101  
& RINCON  
PSL # 177707  
8320 BATES RD.  
CARPINTERIA, CA 93013

SHEET TITLE  
OVERALL &  
ENLARGED SITE PLAN

A-1



0 1 2 3  
SCALE: 1" = 1' 0" (PLAN)  
0 1 2 3  
SCALE: 1" = 1' 0" (SECTION)



SCALE: 3/4" = 1'-0" (24/30)

2

**A-2**







**VICINITY MAP**  
PHOTOSIMULATION VIEWPOINTS



HWY 101 & RINCON  
PSL #177707  
8320 BATES RD  
CARPINTERIA, CA 93013

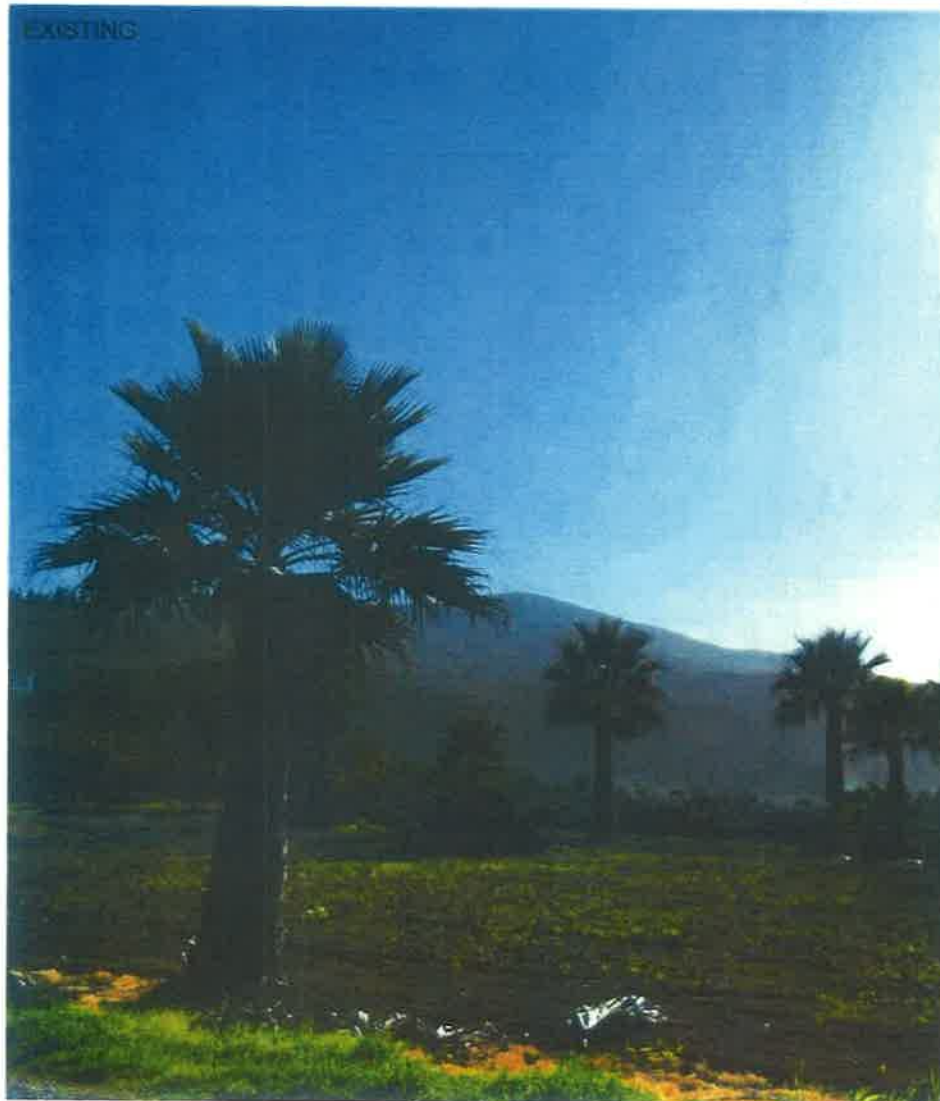




PHOTOSIMULATION VIEW 1



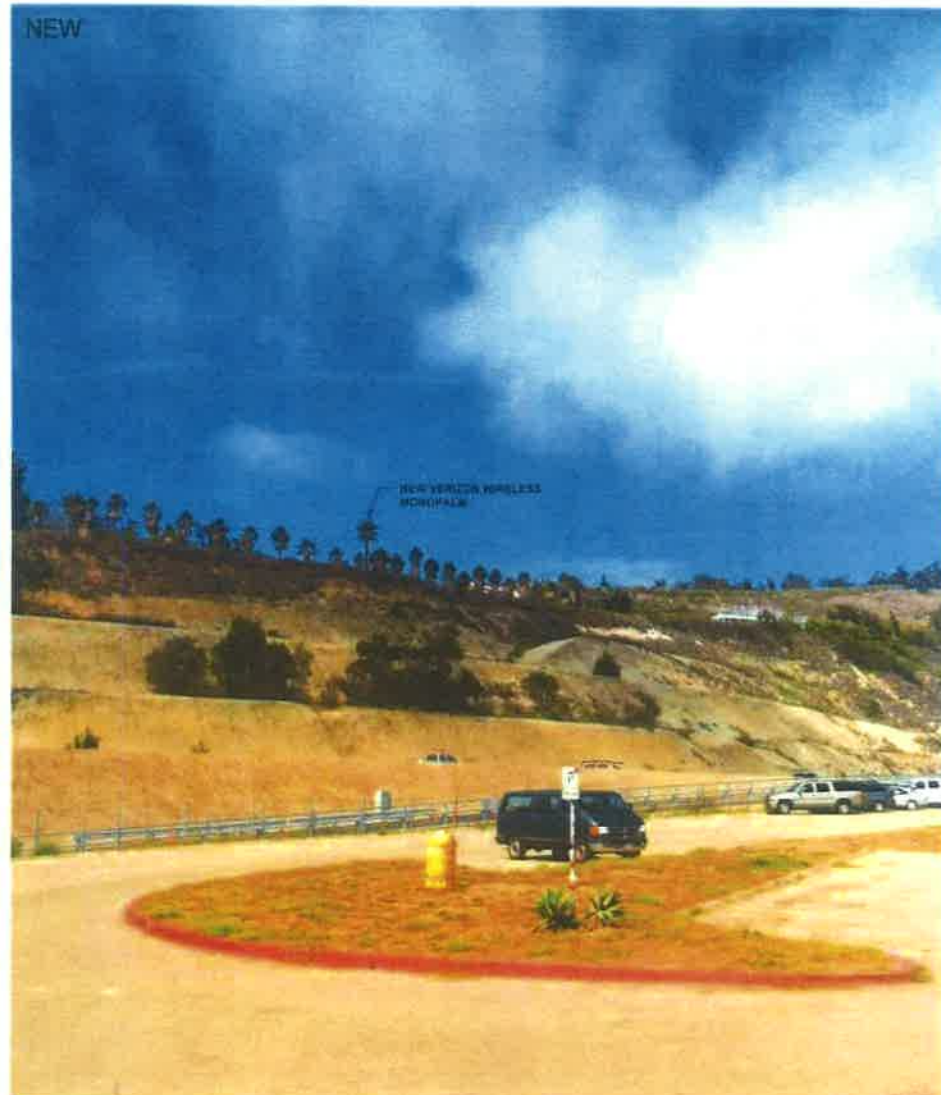
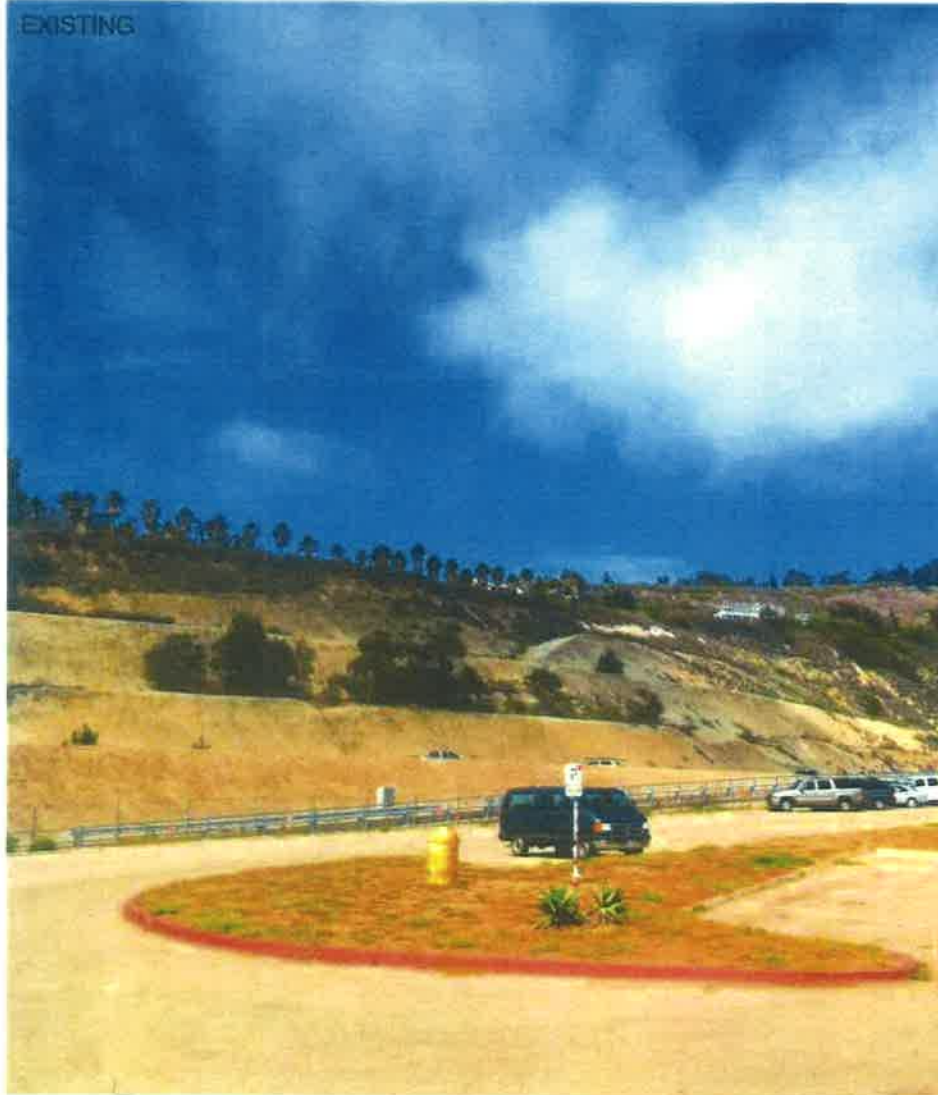
HWY 101 & RINCON  
PSL #177707  
8320 BATES RD.  
CARPINTERIA, CA 93013



PHOTOSIMULATION VIEW 2



HWY 101 & RINCON  
PSL #177707  
8320 BATES RD  
CARPINTERIA, CA 93013





**PHOTOSIMULATION VIEW 3**

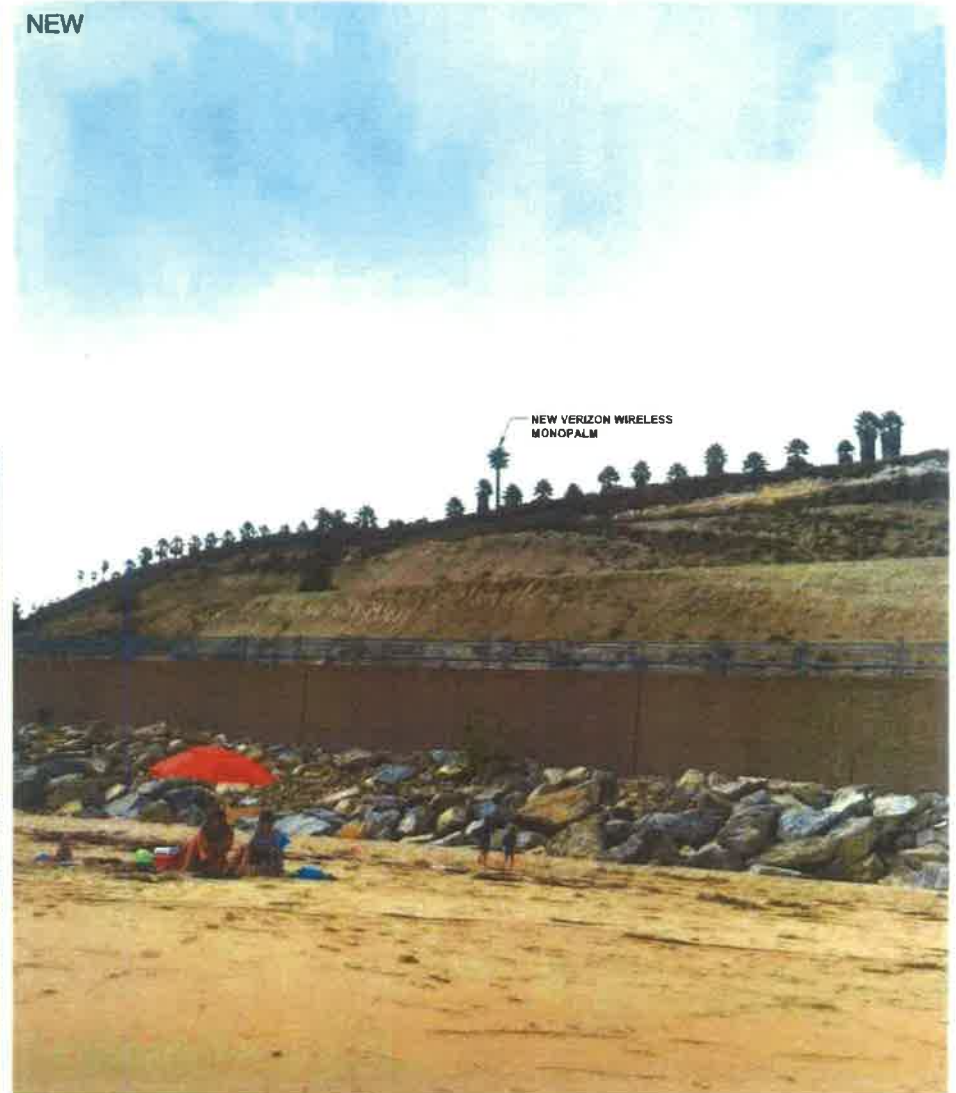
**EXISTING**



HWY 101 & RINCON  
PSL #177707  
8320 BATES RD  
CARPINTERIA, CA 93013

SC  
WILLIAMS & SON  
ENGINEERING & ARCHITECT  
3805 AVENUE ENCLAVE, SUITE 1400  
CARLSBAD, CA 92008  
OFFICE: (760) 795-5200

**NEW**







# RINCON

Before and After Coverage

Zoning Application

County of Ventura

## EXISTING COVERAGE

