



**Agenda Item C.2**  
**CONCEPTUAL/PRELIMINARY REVIEW**  
**Meeting Date: August 11, 2026**

---

**TO:** Goleta Design Review Board

**SUBMITTED BY:** Travis Lee, Associate Planner

**SUBJECT:** AT&T Telecommunications Facility (50' tall Faux Water Tower)  
290 Ellwood Canyon Rd; APN 079-121-014 Case Nos. 26-0001-  
CUP/26-0006-DRB

**DRB ACTIONS FOR CONSIDERATION:**

1. Recommendation that the Zoning Administrator adopt design findings of Section 17.58.080 of the Goleta Municipal Code provided as Attachment A; and
2. Recommend Conceptual and Preliminary review approval to the Zoning Administrator (or approval with conditions).

If the findings cannot be made to recommend approval at this meeting, the DRB can recommend denial based on which finding(s) that they cannot make, or continue the item to provide an opportunity for applicant to address DRB comments for redesign

**PROJECT DESCRIPTION:**

This is a request for a **Conceptual/Preliminary Review** recommendation for a 25' x 25' lease area (625 square feet) containing a 50' tall faux water tower that conceals a new unmanned telecommunications facility for AT&T to provide new coverage. The telecommunication facility consists of 12 panel antennas, 9 Remote Radio Units, and 3 DC9 surge suppressors all housed within the faux water tower, an 8' tall redwood fence, 1 GPS antenna, 1 walkup cabinet, 1 30KW 145 gallon diesel back-up generator, 2 utility trenches, 1 ciena panel, 1 telco box, and 1 electrical panel all on the ground.

No trees are proposed for removal. The project will include 235.3 cubic yards of cut, 195.7 cubic yards of fill, and 39.6 cubic yards of grading export is proposed. Access will be taken from Ellwood Canyon Road. The site for the telecommunication facility is part of a 24.27-acre parcel zoned Agricultural-10 (AG-10). The site is separated from the main portion of the parcel by Ellwood Canyon road. The overall parcel is identified as Assessor's Parcel Number 079-121-014 and is located at 290 Ellwood Canyon Road.

The project was filed by Jerry Ambrose, of Eukon Group, for AT&T, tenant.

## **BACKGROUND**

The proposed faux water tower cell facility is proposed directly adjacent to the non-historic outbuilding located between Ellwood Canyon Road and Cathedral Oaks (Item #7). The location of the antenna meets the zoning setback requirements of the AG 10 district (minimum of 20' from the property lines adjacent to roads). Further, the antenna would be approximately 425' away from the Ellwood Queen and over 525' away from either the barn or the house.

Figure 1. Historic Structures Location Map

**FIGURE 1: LOCATION MAP**



## DISCUSSION:

The proposed wireless facility is consistent with all setbacks associated with the development standards for the AG designation.

The maximum height limit for AG zoned parcels is 35'. The proposed 50' faux water tower that houses the wireless facility exceeds the height limit by 15'. The applicant has demonstrated there is a significant gap in AT&T coverage in the area through Radio Frequency (RF) propagation maps to justify exceeding the 35' height limit on the AG zoned parcel in accordance with federal telecommunication regulations.

The subject parcel is home to three designated historic resources: the 1912 Barn and House and the Ellwood Queen tree which were designated in June 2022 by City Council

Resolution 22-25. Figure 1 shows the location of the structures that existed on the property in 2022. The barn and house are denoted as Items 1 and 2 and the location of the Ellwood Queen is shown in the yellow circle. These were the only site features that were determined to be historic on the property. Figure 1 is from the report used to document the historic significance of the features of 290/295 Ellwood Canyon Road.

Several policies in the City's Visual and Historic Resources Element of the General Plan are applicable to the Project and are shared below.

VH 2.3 Development Projects Along Scenic Corridors. [GP] Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas. To ensure visual compatibility with the scenic qualities, the following practices shall be used, where appropriate:

- a. Incorporate natural features in design.
- b. Use landscaping for screening purposes and/or for minimizing view blockage as applicable.
- c. Minimize vegetation removal.
- d. Limit the height and size of structures.
- e. Cluster building sites and structures.
- f. Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land.
- g. Preserve historical structures or sites.
- h. Plant and preserve trees.
- i. Minimize use of signage.
- j. Provide site-specific visual assessments, including use of story poles.
- k. Provide a similar level of architectural detail on all elevations visible from scenic corridors.
- l. Place existing overhead utilities and all new utilities underground.
- m. Establish setbacks along major roadways to help protect views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street.

VH 4.8 Telecommunications Facilities. [GP] Telecommunications facilities shall be subject to the following standards:

- a. Facilities shall be sited and designed to minimize visibility.
- b. Facilities shall ensure and maintain the architectural integrity of buildings and structures.
- c. Internalized, ground-mounted, and/or underground equipment is encouraged. Roof-mounted equipment is discouraged, and when allowed, shall be adequately screened. Any such equipment shall be located away from, or screened from, street views.
- d. Any roof-mounted equipment shall be considered part of the building or structure for purposes of height calculations.
- e. Colors and materials that blend with existing development, the skyline, and/or natural features shall be used.

- f. Landscaping shall be used for screening purposes where possible and to enhance compatibility with the architectural character of existing structures.
- g. Location of wireless communications facilities within or adjacent to residential uses is discouraged.
- h. The use of faux trees to camouflage or create stealth designs for antennas is discouraged.

VH 5.7 New Construction. [GP] Development approved in proximity to an identified historic resource shall respect and be aesthetically compatible with the structures or sites in terms of scale, materials, and character.

The needed actions associated with the proposed changes include Design Review (Chapter 17.58) and a Minor Conditional Use Permit (Chapter 17.57). The Zoning Administrator is the review authority for Minor Conditional Use Permits.

## **NEXT STEPS**

After Conceptual/Preliminary review, the next steps include: (1) Zoning Administrator review and action on the land use entitlement and design review component (2) 10-day appeal period following the Zoning Administrator action; If approved then (3) Final DRB review; (4) ministerial issuance of an Effectuating Zoning Clearance; and (5) review and approval by Building & Safety ("Building Permits").

## **ATTACHMENTS:**

- Attachment A – Findings of Approval
- Attachment B – Project Plans

## **ATTACHMENT A**

### **FINDINGS**

**Attachment A**  
**Preliminary Design Review Findings for**  
**AT&T Telecommunications Facility**  
**Case Nos. 26-0001-CUP and 26-0006-DRB**

**DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)**

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

*The proposed development will be located on Ellwood Canyon Road off of Cathedral Oaks Road and has a land use designation of Agricultural (AG) that is intended to preserve agricultural land and reserve vacant lands suitable for agriculture through implementation of the Agriculture land use designation of the General Plan. The maximum height limit for AG zoned parcels is 35'. The proposed 50' faux water tower that houses the wireless facility exceeds the height limit by 15'. The applicant has demonstrated there is a significant gap in AT&T coverage in the area through Radio Frequency (RF) propagation maps to justify exceeding the 35' height limit on the AG zoned parcel in accordance with federal telecommunication regulations. The faux water tower is compatible with the agrarian architectural styling of the parcel.*

2. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

*The proposed project has been designed to meet setbacks based on the development standards of the AG zone. The site layout and orientation and location of structures are harmonious to one another and the property based on the design of the project.*

3. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

*The proposed development has been designed to coexist with the existing adjoining residential community and agricultural buildings on the subject parcel. Additionally, the design of the project is a faux water tower which is intended to be compatible with agrarian parcel on which the site is located and the adjoining parcel to the north and east. and be reminiscent of the past agricultural heritage of area.*

4. There is harmony of material, color, and composition on all sides of structures.

*The proposed development includes a 50' faux wooden water tower containing a wireless telecom facility within a 25' x 25' 8' tall wooden fenced lease area. The*

*proposed structure and fencing are uniformly designed with a wooden aesthetic on all sides of the water tower and fencing.*

5. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

*The proposed development includes above ground electrical equipment that will be screened with 8' tall fence enclosure.*

6. The site grading is minimized, and the finished topography will be appropriate for the site.

*The proposed development will contain minimal grading necessary to create a suitable pad for the structure. The site grading will be further evaluated during project review to ensure that the finished topography will be appropriate for the site.*

7. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

*No landscaping is proposed as part of this project as all of the ground mounted equipment will be behind an 8' solid wood fence.*

8. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

*No landscaping is proposed as part of this project.*

9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

*No exterior lighting is proposed as part of this project.*

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

*The proposed 50' tall faux water tower housing the wireless telecommunication facility complies with zoning regulations regarding setbacks and use. The facility will be unattended and the privacy of neighbors will, therefore, be respected by the proposed project. The distance between the closest residential building across Cathedral Oaks Road is approximately 168'. Solar access of adjacent properties will, therefore, not be significantly affected.*

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

*There are no additional design standards adopted for this zoning district. The proposed project is consistent with applicable policies of the City of Goleta General Plan, for example VH Policy 4.8.*

**ATTACHMENT B**

**PROJECT PLANS**

## CODE COMPLIANCE

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

- |                                        |                                          |
|----------------------------------------|------------------------------------------|
| 1. 2022 CALIFORNIA ADMINISTRATIVE CODE | 6. 2022 CALIFORNIA FIRE CODE             |
| 2. 2022 CALIFORNIA BUILDING CODE       | 7. ANY LOCAL BUILDING CODE AMENDMENTS    |
| 3. 2022 CALIFORNIA ELECTRIC CODE       | 8. CITY/COUNTY ORDINANCES                |
| 4. 2022 CALIFORNIA MECHANICAL CODE     | 9. ANSI / TIA-222 STRUCTURAL CODE        |
| 5. 2022 CALIFORNIA PLUMBING CODE       | 10. NFPA 780 - LIGHTNING PROTECTION CODE |

### HANDICAP REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE SECTION 11B-203.5.

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

## GENERAL NOTES

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

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

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO CBC SECTION 1704.3, SEE SHEET T-4, "STATEMENT OF SPECIAL INSPECTIONS"

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

FULL SIZE = 24"x36". ANY OTHER SIZE PRINT IS NOT ORIGINAL SCALE.

ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.

SITE NUMBER: CSL01590  
SITE NAME: ELLWOOD WATER TOWER

IWM#: WSLOS0040713

FA#: 15804963

USID#: 504306



# at&t

PROJECT: NSB  
SITE TYPE: WATER TOWER  
SITE ADDRESS: 290 ELLWOOD CANYON RD.  
GOLETA, CA 93117

## APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE ZONING DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

| APPROVED BY:            | DATE: |
|-------------------------|-------|
| AT&T RF ENGINEER: _____ |       |
| AT&T OPERATIONS: _____  |       |
| SAQ MANAGER: _____      |       |
| PROJECT MANAGER: _____  |       |
| ZONING VENDOR: _____    |       |
| LEASING VENDOR: _____   |       |
| ZONING MANAGER: _____   |       |
| PROPERTY OWNER: _____   |       |

## PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO INSTALL A WIRELESS COMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- (1) PROPOSED 50'-0" HIGH FAUX WATER TOWER
- (12) PROPOSED AT&T PANEL ANTENNAS ON WATER TOWER
- (8) PROPOSED AT&T RRUS ON WATER TOWER
- (3) PROPOSED AT&T DC9 SURGE SUPPRESSORS ON WATER TOWER
- (1) PROPOSED 8' HIGH REDWOOD FENCE ENCLOSURE
- (1) PROPOSED AT&T DC50 SURGE SUPPRESSOR
- (1) PROPOSED AT&T GPS ANTENNA
- (1) PROPOSED AT&T WALK UP CABINET (W.U.C)
- (1) PROPOSED AT&T 30KW 145 GAL. DIESEL BACK-UP GENERATOR
- (2) PROPOSED AT&T UTILITY TRENCHES
- (1) PROPOSED AT&T CIENA PANEL
- (1) PROPOSED AT&T TELCO BOX
- (1) PROPOSED AT&T ELECTRICAL PANEL



5005 EXECUTIVE PKWY.  
SAN RAMON, CA 94583



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

[www.eukongroup.com](http://www.eukongroup.com)

NOT FOR  
CONSTRUCTION

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

|           |                          |                    |
|-----------|--------------------------|--------------------|
| DRAWN BY: | UTILITIES<br>CHECKED BY: | A&E<br>CHECKED BY: |
| NV        | GD                       | IB                 |

## ZONING DRAWINGS

| SUBMITTALS |          |                      |
|------------|----------|----------------------|
| REV        | DATE     | DESCRIPTION          |
| A          | 08/06/25 | 90% ZONING DRAWINGS  |
| 0          | 09/12/25 | 100% ZONING DRAWINGS |
| 1          | 10/10/25 | PLANNING COMMENTS    |
| 2          | 03/23/26 | PLANNING COMMENTS    |
| 3          | 05/18/26 | PLANNING COMMENTS    |
| 4          | 06/04/26 | PLANNING COMMENTS    |
|            |          |                      |
|            |          |                      |
|            |          |                      |
|            |          |                      |

PROJECT INFORMATION  
**CSL01590  
ELLWOOD WATER  
TOWER**  
290 ELLWOOD CANYON ROAD  
GOLETA, CA 93117

SHEET TITLE  
**TITLE SHEET**

SHEET NUMBER  
**T-1**

## SITE INFORMATION

|                      |                                            |                     |                                             |
|----------------------|--------------------------------------------|---------------------|---------------------------------------------|
| PROPERTY OWNER:      | RAD RANCH, LLC                             | TOWER OWNER:        | AT&T                                        |
| ADDRESS:             | 290 ELLWOOD CANYON RD.<br>GOLETA, CA 93117 | ADDRESS:            | 5005 EXECUTIVE PKWY.<br>SAN RAMON, CA 94583 |
| CONTACT:             | CHASE RADAN                                |                     |                                             |
| PHONE:               | (714) 876-5511                             | TOWER CO SITE ID:   | N/A                                         |
| COUNTY:              | SANTA BARBARA                              | TOWER APP NUMBER:   | N/A                                         |
| ZONING JURISDICTION: | CITY OF GOLETA                             | LATITUDE (NAD 83):  | 34° 26' 24.84" N<br>34.440233°              |
| ZONING DISTRICT:     | AG-10                                      | LONGITUDE (NAD 83): | 119° 53' 52.05" W<br>-119.897792°           |
| PARCEL NUMBER:       | 079-121-014                                |                     |                                             |
| OCCUPANCY GROUP:     | U                                          |                     |                                             |
| CONSTRUCTION TYPE:   | V-B                                        |                     |                                             |
| POWER COMPANY:       | SCE                                        |                     |                                             |
| TELEPHONE COMPANY:   | FRONTIER                                   |                     |                                             |
| LEASE AREA:          | 625 SQ. FT.                                |                     |                                             |

## PROJECT TEAM

|                                                                                                                                                             |                                                                                                                                                                         |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT MANAGER:</b><br>AT&T<br>5005 EXECUTIVE PKWY.<br>SAN RAMON, CA 94583<br>CONTACT: NAMMI SRIDHARA<br>PHONE: (925) 733-7806<br>EMAIL: ks8345@att.com | <b>SITE ACQUISITION:</b><br>EUKON GROUP<br>65 POST, SUITE 1000<br>IRVINE, CA 92618<br>CONTACT: JERRY AMBROSE<br>PHONE: (805) 637-7407<br>EMAIL: jambrose@wireless01.com | <b>A&amp;E CONTACT:</b><br>EUKON GROUP<br>65 POST, SUITE 1000<br>IRVINE, CA 92618<br>CONTACT: RICH BRUNET<br>PHONE: (949) 899-5597<br>EMAIL: rich.brunet@eukongroup.com |
| <b>RF ENGINEER:</b><br>AT&T<br>5005 EXECUTIVE PKWY.<br>SAN RAMON, CA 94583<br>CONTACT: JAKE BLUYUT<br>PHONE: (559) 538-1415<br>EMAIL: jb7714@att.com        | <b>ZONING:</b><br>EUKON GROUP<br>65 POST, SUITE 1000<br>IRVINE, CA 92618<br>CONTACT: JERRY AMBROSE<br>PHONE: (805) 637-7407<br>EMAIL: jambrose@wireless01.com           | <b>CONSTRUCTION:</b><br>AMENTUM<br>4800 WESTFIELD BLVD., SUITE 400<br>CHANTILLY, VA 20151<br>CONTACT: ROBERT FLYNT<br>PHONE: TBD<br>EMAIL: robert.flynt@us.amentum.com  |

## VICINITY MAP



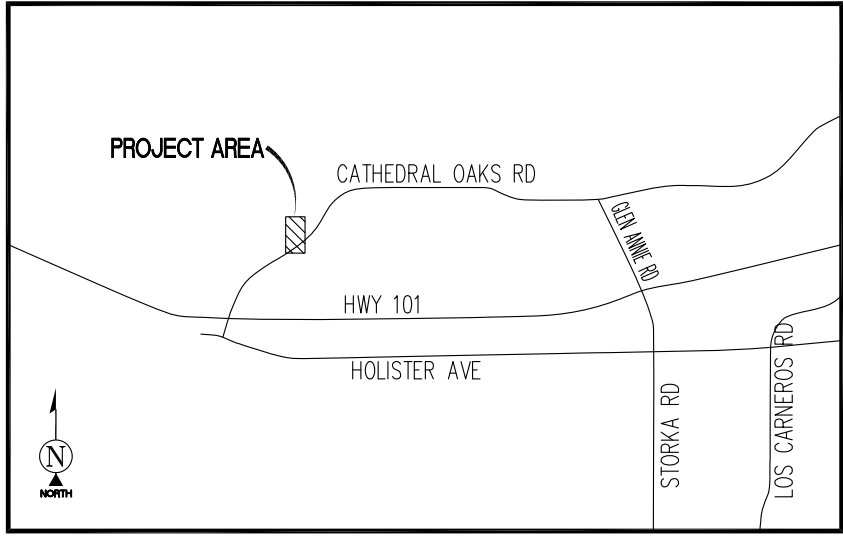
## AERIAL VIEW



## DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE AT 5005 EXECUTIVE PKWY, SAN RAMON, CA 94583

1. DEPART 5005 EXECUTIVE PKWY, SAN RAMON, CA 94583
2. TURN RIGHT ONTO EXECUTIVE PKWY.
3. TURN RIGHT ONTO CAMINO RAMON
4. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD.
5. SLIGHT RIGHT TO MERGE ONTO I-680 S.
6. MERGE ONTO I-680 S.
7. USE THE RIGHT 3 LANES TO TAKE EXIT 1B TO MERGE ONTO US-101 S. TOWARD LOS ANGELES
8. TAKE EXIT 110 FOR CATHEDRAL OAKS RD. TOWARD HOLLISTER AVE.
9. TURN LEFT ONTO CATHEDRAL OAKS RD. AND CONTINUE STRAIGHT TO STAY ON CATHEDRAL OAKS RD.
10. TURN LEFT ONTO ELLWOOD RIDGE RD.
11. DESTINATION WILL BE ON THE RIGHT.



VICINITY MAP  
N.T.S.

SURVEY DATE

09/05/2024 AND 07/24/2025

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 18' 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 0.99991433

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 #06083C1334G, DATED 12/4/2012

UTILITY NOTES

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

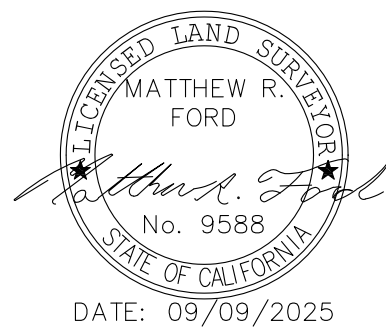
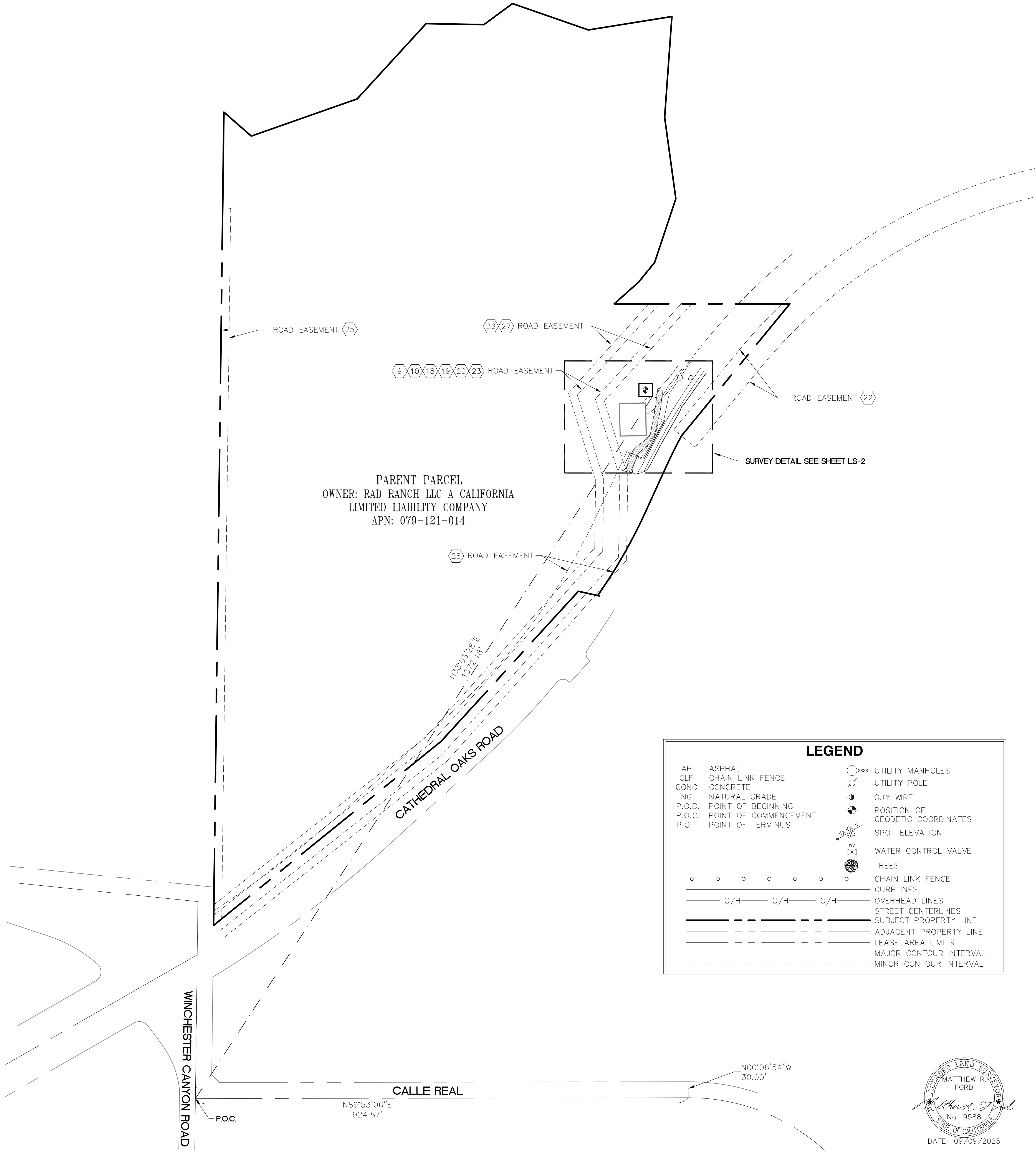
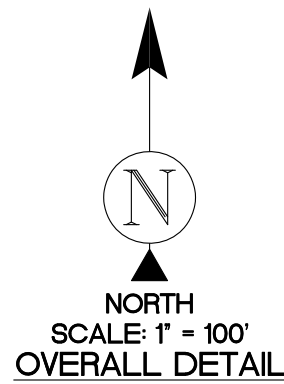
SURVEYOR'S NOTES

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

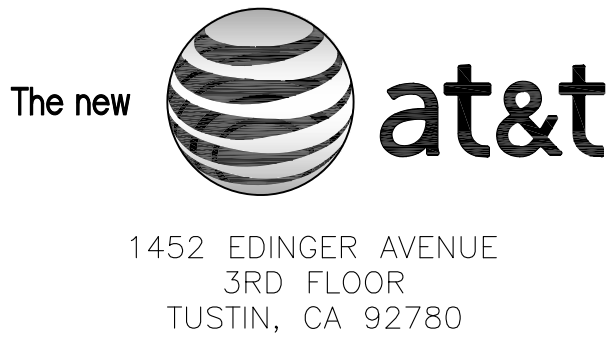
THE BOUNDARY LINES SHOWN HEREON ARE BASED ON MAPS OF RECORD AND DEED INFORMATION AS PROVIDED BY A TITLE REPORT AND A SEARCH OF THE COUNTY RECORDER AND SURVEYOR ONLINE DATABASE. A FIELD SURVEY HAS BEEN PERFORMED AND MONUMENTATION HAS BEEN RECOVERED TO PLACE THE RECORD INFORMATION. RECORD BEARINGS HAVE BEEN ADJUSTED TO THE BASIS OF BEARING STATEMENT SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT MAKE ANY ATTEMPT TO RECONCILE ANY ERRORS IN THE RECORD MAPS OR DEEDS OF RECORD.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

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



APPLICANT:



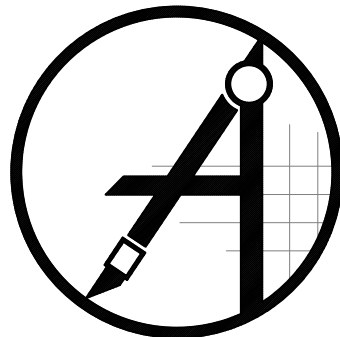
ENGINEER:



DRAWN BY: CK  
CHECKED BY: MF(3)

REVISIONS:

| REV | DATE     | DESCRIPTION                |
|-----|----------|----------------------------|
| 4   | 09/09/25 | UPDATE TITLE (C) (CK)      |
| 3   | 08/13/25 | DESIGN (C) (CK)            |
| 2   | 07/31/25 | NEW LEASE LOCATION (C)(CK) |
| 1   | 11/26/24 | DESIGN (C) (CK)            |
| 0   | 09/27/24 | TITLE (C) (CK)             |
| A   | 09/11/24 | PRELIMINARY (CK)           |



ambit consulting

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

PROJECT INFORMATION:

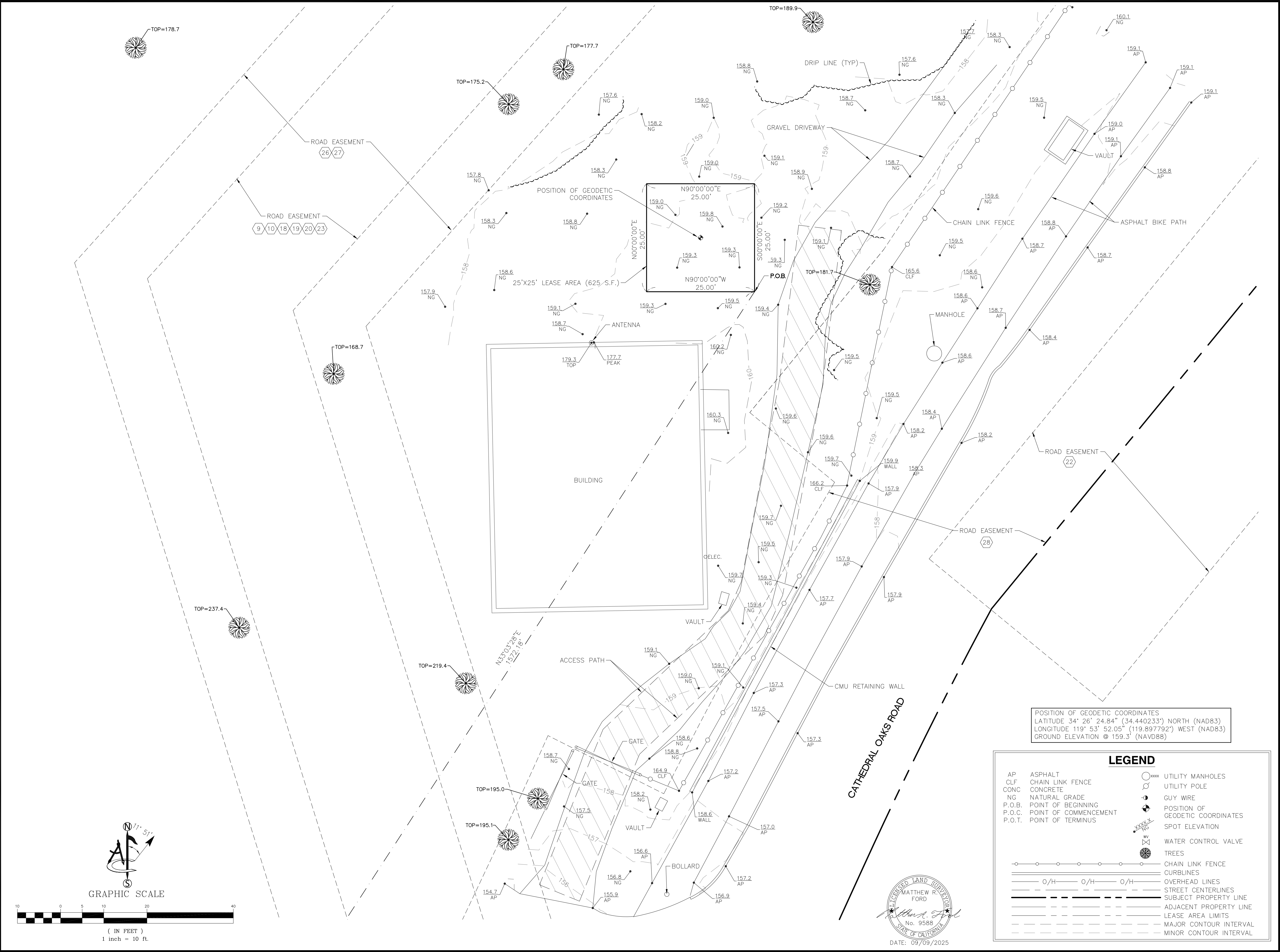
CSL01590  
290 ELLWOOD CANYON ROAD  
GOLETA, CA 93117  
  
SANTA BARBARA COUNTY

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1



APPLICANT:

The new **at&t**

1452 EDINGER AVENUE  
3RD FLOOR  
TUSTIN, CA 92780

ENGINEER:

**Eukon**  
an SFC Communications, Inc. Company

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

DRAWN BY: CK

CHECKED BY: MF(3)

| REVISIONS: |          |                            |      |
|------------|----------|----------------------------|------|
|            |          |                            |      |
|            |          |                            |      |
|            |          |                            |      |
|            |          |                            |      |
| 4          | 09/09/25 | UPDATE TITLE (C)           | (CK) |
| 3          | 08/13/25 | DESIGN (C)                 | (CK) |
| 2          | 07/31/25 | NEW LEASE LOCATION (C)(CK) |      |
| 1          | 11/26/24 | DESIGN (C)                 | (CK) |
| 0          | 09/27/24 | TITLE (C)                  | (CK) |
| A          | 09/11/24 | PRELIMINARY                | (CK) |
| REV        | DATE     | DESCRIPTION                |      |

**ambit consulting**

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

PROJECT INFORMATION:

CSL01590  
290 ELLWOOD CANYON ROAD  
GOLETA, CA 93117

SANTA BARBARA COUNTY

SHEET TITLE:

**SURVEY DETAIL**

SHEET NUMBER:

**LS-2**

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #932401626, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED AUGUST 1, 2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2024-2025. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE PAID, FOR PRORATION PURPOSES THE AMOUNTS WERE:  
TAX IDENTIFICATION NO.: 079-121-014  
FISCAL YEAR: 2023-2024  
1ST INSTALLMENT: \$17,486.33  
2ND INSTALLMENT \$17,486.33  
EXEMPTION: \$0.00  
CODE AREA: 008-024 (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

3. AN ASSESSMENT BY THE IMPROVEMENT DISTRICT SHOWN BELOW:  
ASSESSMENT (OR BOND) NO.: 1915 ACT  
DISTRICT: COUNTY OF SANTA BARBARA  
FOR: GOLETA UNION BOND 2020-M  
ORIGINAL AMOUNT: \$0.00  
SAID ASSESSMENT IS COLLECTED WITH THE COUNTY/CITY PROPERTY TAXES. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

4. ANY LIENS OR OTHER ASSESSMENTS, BONDS, OR SPECIAL DISTRICT LIENS INCLUDING WITHOUT LIMITATION, COMMUNITY FACILITY DISTRICTS, THAT ARISE BY REASON OF ANY LOCAL, CITY, MUNICIPAL OR COUNTY PROJECT OR SPECIAL DISTRICT. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

5. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

6. 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)

7. EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

8. RIGHTS AND RIGHTS OF WAY SET FORTH IN DEED RECORDED MAY 22, 1929, IN BOOK 182, PAGE 529 OF OFFICIAL RECORDS.(THE ORIGINS OF THE EASEMENT ORIGINATES OUTSIDE THE SCOPE OF THIS SURVEY. CAN NOT DETERMINE AFFECT)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: ELWOOD UNION SCHOOL DISTRICT OF SANTA BARBARA COUNTY  
PURPOSE: ROAD AND PIPE LINE  
RECORDING DATE: FEBRUARY 13, 1932  
RECORDING NO.: BOOK 258, PAGE 77 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND  
A QUITCLAIM DEED RECORDED NOVEMBER 4, 1977, AS INSTRUMENT NO. 77-55230 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)

10. EASEMENT FOR ROAD AND WATER PIPE LINES AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 28, PAGES 28, 29 AND 30 OF RECORDS OF SURVEY. (AS SHOWN ON SURVEY)

11. MATTERS SET FORTH IN THAT CERTAIN PARTITION DEED AND AGREEMENT RECORDED JULY 31, 1947, IN BOOK 733, PAGE 409 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY  
PURPOSE: UTILITIES  
RECORDING DATE: NOVEMBER 18, 1949  
RECORDING NO.: BOOK 884, PAGE 423 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION IS INDETERMINATE - NOT PLOTTED)

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA  
PURPOSE: UTILITIES  
RECORDING DATE: MARCH 7, 1955  
RECORDING NO.: BOOK 1302, PAGE 99 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT PARENT PARCEL)

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY  
PURPOSE: UTILITIES  
RECORDING DATE: MARCH 31, 1955  
RECORDING NO.: BOOK 1307, PAGE 195 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT PARENT PARCEL)

SCHEDULE "B" NOTE

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: GOLETA COUNTY WATER DISTRICT  
PURPOSE: PIPE LINES OR CONDUITS  
RECORDING DATE: MAY 18, 1960  
RECORDING NO.: BOOK 1744, PAGE 98 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND (DOCUMENT ILLEGIBLE)

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: GOLETA COUNTY WATER DISTRICT  
PURPOSE: PIPE LINES OR CONDUITS  
RECORDING DATE: MAY 18, 1960  
RECORDING NO.: BOOK 1744, PAGE 107 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND (DOCUMENT ILLEGIBLE)

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: INGRESS AND EGRESS  
RECORDING DATE: JANUARY 24, 1961  
RECORDING NO: BOOK 1818, PAGE 450 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND  
AND RECORDING DATE: JANUARY 24, 1961  
AND RECORDING NO.: BOOK 1818, PAGE 456 OF OFFICIAL RECORDS  
AND RECORDING NO.: BOOK 1818, PAGE 463 OF OFFICIAL RECORDS (DOES NOT AFFECT PARENT PARCEL)

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY  
PURPOSE: INGRESS AND EGRESS  
RECORDING DATE: DECEMBER 28, 1961  
RECORDING NO.: BOOK 1893, PAGE 651 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY  
PURPOSE: INGRESS AND EGRESS  
RECORDING DATE: JANUARY 4, 1963  
RECORDING NO: BOOK 1970, PAGE 374 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: RUSSEL E. DOTY, A NON-EXCLUSIVE  
PURPOSE: INGRESS AND EGRESS  
RECORDING DATE: JANUARY 13, 1964  
RECORDING NO: BOOK 2030, PAGE 870 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

21. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT  
DATED: JANUARY 30, 1964  
EXECUTED BY: WALKER-BUILT HOMES, INC., A CALIFORNIA CORPORATION AND SECURITY FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION  
RECORDING DATE: APRIL 23, 1964  
RECORDING NO.: BOOK 2046, PAGE 863 OF OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOCUMENT ILLEGIBLE)

22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: COUNTY OF SANTA BARBARA  
PURPOSE: PUBLIC ROAD  
RECORDING DATE: APRIL 22, 1969  
RECORDING NO.: BOOK 2269, PAGE 9 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: INGRESS, EGRESS, ROAD AND UTILITY  
RECORDING DATE: NOVEMBER 4, 1977  
RECORDING NO: 77-55232 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND  
AND RECORDING DATE: NOVEMBER 4, 1977  
AND RECORDING NO.: 77-55234 OF OFFICIAL RECORDS (AS SHOWN ON SURVEY)

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: COUNTY OF SANTA BARBARA  
PURPOSE: PUBLIC ROAD  
RECORDING DATE: JANUARY 6, 1984  
RECORDING NO.: 84-879 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION IS INDETERMINATE - UNDERLYING DOCUMENT NOT PROVIDED)

25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY  
PURPOSE: ROADWAY  
RECORDING DATE: AUGUST 23, 1984  
RECORDING NO.: 84-45872 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

SCHEDULE "B" NOTE

26. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SHORT FROM OF GRANT OF EASEMENT AND AGREEMENT  
DATED: SEPTEMBER 1, 1988  
EXECUTED BY: GERARD A. BRADLEY AND ROSELLA M. BRADLEY, HUSBAND AND WIFE AND ELLWOOD RANCH, INC., A CALIFORNIA CORPORATION  
RECORDING DATE: SEPTEMBER 15, 1988  
RECORDING NO.: 88-58906 OF OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY)

27. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ROADWAY  
RECORDING DATE: SEPTEMBER 15, 1988  
RECORDING NO: 88-58906 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

28. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: COUNTY OF SANTA BARBARA  
PURPOSE: PUBLIC ROAD  
RECORDING DATE: JANUARY 22, 1998  
RECORDING NO.: 98-3591 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

29. A NOTICE  
ENTITLED: BENEFIT ASSESSMENT-2007  
RECORDING DATE: JUNE 21, 2007  
RECORDING NO.: 2007-46226 OF OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOTHING TO PLOT)

30. 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)

31. 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)

32. INFORMATION IN THE POSSESSION OF THE COMPANY INDICATES THAT A DIVISION OF LAND HAS OCCURRED OR IS CONTEMPLATED IN THE CURRENT TRANSACTION INVOLVING THE LAND DESCRIBED IN THIS REPORT. SUCH CONTEMPLATED DIVISION OF LAND APPEARS TO FALL WITHIN THE GUIDELINES NECESSITATING APPROVAL BY THE CITY, COUNTY OR OTHER APPLICABLE GOVERNMENT AGENCY.  
AS A PREREQUISITE TO THE ISSUANCE OF ANY TITLE INSURANCE UNDER THIS APPLICATION, AT LEAST ONE OF THE FOLLOWING REQUIREMENTS MUST BE ACCOMPLISHED TO THE COMPANY'S SATISFACTION:  
A FINAL MAP HAS BEEN RECORDED IN COMPLIANCE WITH COUNTY OF SANTA BARBARA RELATED ORDINANCES/REQUIREMENTS.  
EVIDENCE OF COMPLIANCE OR WAIVER FROM THE COUNTY OF SANTA BARBARA  
OTHER EVIDENCE, SATISFACTORY TO THE COMPANY, INDICATING COMPLIANCE OR NON-VIOLATION MUST BE FURNISHED.  
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)

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
THOSE PORTIONS OF THE RANCHO LOS DOS PUEBLOS, IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS, LYING WITH ASSESSORS PARCEL NO. 079-121-014, BEING A PORTION OF THE PROPERTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY BOUNDARY LINE OF PARCEL FOUR AS SHOWN ON THE AMENDED MAP OF THE PARTITION OF PROPERTY OF FRANCOIS G. DOTY AND RUSSELL E. DOTY "ELLWOOD RANCH" FILED IN BOOK 28, PAGE 28 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AT THE NORTHWEST CORNER OF CALLE REAL, FORMERLY BANBURY DRIVE, AS SHOWN ON MAP OF TRACT NO. 10235, UNIT TWO, FILED IN BOOK 70, PAGE 32 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF SAID CALLE REAL SOUTH 45°47' 40" EAST 21.06 FEET AND NORTH 88° 47' 00" EAST 879.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 410.00 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE INTERSECTION WITH THE BOUNDARY LINE OF THE LAND CONVEYED TO KO-ART HOMES, INC. BY DEED RECORDED SEPTEMBER 14, 1967 AS INSTRUMENT NO. 26404, IN BOOK 2204, PAGE 1004 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY LINE OF SAID LAND OF KO-ART HOMES, INC., TO THE MOST WESTERLY CORNER OF THE 12.277 ACRE PARCEL SHOWN ON MAP FILED IN BOOK 83, PAGE 98 OF RECORD OF SURVEYS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID 12.277 ACRE PARCEL NORTH 38° 18' 04" EAST 192.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE SOUTHWEST CORNER OF THE 26.019 ACRE PARCEL SHOWN ON MAP FILED IN BOOK 85, PAGE 9 OF RECORD OF SURVEYS IN THE OFFICE OF SAID COUNTY RECORDER, BEING A POINT ON THE CENTERLINE OF CATHEDRAL OAKS ROAD 104 FEET WIDE AS SHOWN ON SAID MAP; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID 26.019 ACRE PARCEL NORTH 15° 55' 43" WEST 191.22 FEET TO THE INTERSECTION WITH THE BOUNDARY LINE OF THE LAND DESCRIBED IN THE DEED TO MARTIN T. DOTY, ET UX., RECORDED JANUARY 24, 1961 AS INSTRUMENT NO. 2268, IN BOOK 1818, PAGE 456 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTHWESTERLY ALONG SAID BOUNDARY LINE TO THE MOST SOUTHERLY CORNER OF SAID LAND OF DOTY; THENCE WESTERLY ON A STRAIGHT LINE TO STATION 18+66.39 ON THE CENTERLINE OF ROAD "A" SHOWN ON SAID MAP FILED IN BOOK 28, PAGE 28 OF RECORD OF SURVEYS; THENCE ALONG SAID CENTERLINE OF SAID ROAD NORTH 4° 06' EAST 189.75 FEET TO STATION 20+56.14; THENCE NORTHWESTERLY ON A STRAIGHT LINE TO AN ANGLE POINT ON THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL FOUR AT THE EASTERLY TERMINUS OF COURSE NO. 7 SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 80° 51' EAST AND A LENGTH OF 158.74 FEET; THENCE ALONG SAID BOUNDARY LINE OF PARCEL FOUR SOUTH 80° 51' WEST 158.74 FEET, NORTH 70° 49' WEST 150.79 FEET, SOUTH 53° 40' WEST 66.65 FEET, NORTH 89° 02' WEST 108.63 FEET, SOUTH 42° 28' WEST 191.45 FEET, SOUTH 70° 38' WEST 210.65 FEET AND NORTH 48° 54' WEST 66.35 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL FOUR; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL FOUR SOUTH 0°22' EAST TO THE POINT OF BEGINNING. EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND.  
AND FURTHER EXCEPTING THEREFROM THAT PORTION OF THE RANCHO LOS DOS PUEBLOS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS PARCEL 2, IN THE DECREE OF PRELIMINARY DISTRIBUTION IN THE ESTATE OF FRANCIS G. DOTY, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 24, 1961, AS INSTRUMENT NO. 2260, IN BOOK 1818, PAGE 429 OF OFFICIAL RECORDS, LYING WITHIN THE ABOVE DESCRIBED LAND.  
ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE LAND DESCRIBED IN THE QUITCLAIM DEED TO BRIAN C. KITTLE AND KRISTEN M. KITTLE RECORDED FEBRUARY 24, 1999, AS INSTRUMENT NO. 99-14935 OF OFFICIAL RECORDS.  
ALSO EXCEPTING THEREFROM THOSE PORTIONS SHOWN AS TRACT NO. 14387 (PHASE I) AND REMAINDER PARCEL B IN BOOK 182, PAGE 82 TO 85 OF MAPS AND TRACT NO. 14387 (PHASE II) IN BOOK 182, PAGES 86 TO 88 OF MAPS RESPECTIVELY, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN GRANT DEED, RECORDED AS DOCUMENT NO. 2021-0088203, LOCATED WITHIN THE RANCHO LOS DOS PUEBLOS, IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99991433

COMMENCING AT THE CENTERLINE INTERSECTION OF CALLE REAL AND WINCHESTER CANYON ROAD AS SHOWN ON TRACT NO. 14,387, RECORDED IN BOOK 182, PAGES 82 THRU 85 INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY, FROM WHICH AN IRON PIPE ON THE NORTHERLY RIGHT OF WAY OF CALLE REAL, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF LOT 3 OF SAID TRACT BEARS NORTH 89°53'06" EAST, 924.87 FEET; THENCE NORTH 00°06'54" WEST, 30.00 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT NORTH 33°03'28" EAST, 1572.18 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST, 25.00 FEET; THENCE NORTH 00°00'00" EAST, 25.00 FEET; THENCE NORTH 90°00'00" EAST, 25.00 FEET; THENCE SOUTH 00°00'00" EAST, 25.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 625 SQUARE FEET (0.014 ACRES) OF LAND, MORE OR LESS.

ACCESS NOTE

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



APPLICANT:

The new



1452 EDINGER AVENUE  
3RD FLOOR  
TUSTIN, CA 92780

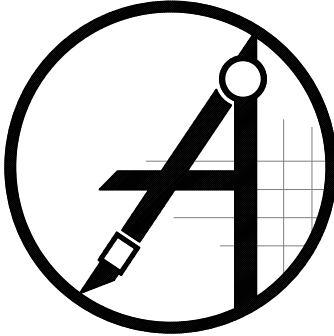
ENGINEER:

  
an SFC Communications, Inc. Company

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

|             |       |
|-------------|-------|
| DRAWN BY:   | CK    |
| CHECKED BY: | MF(3) |

| REVISIONS: |          |                            |      |
|------------|----------|----------------------------|------|
|            |          |                            |      |
|            |          |                            |      |
|            |          |                            |      |
|            |          |                            |      |
|            |          |                            |      |
|            |          |                            |      |
| 4          | 09/09/25 | UPDATE TITLE (C)           | (CK) |
| 3          | 08/13/25 | DESIGN (C)                 | (CK) |
| 2          | 07/31/25 | NEW LEASE LOCATION (C)(CK) |      |
| 1          | 11/26/24 | DESIGN (C)                 | (CK) |
| 0          | 09/27/24 | TITLE (C)                  | (CK) |
| A          | 09/11/24 | PRELIMINARY                | (CK) |
| REV        | DATE     | DESCRIPTION                |      |



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

PROJECT INFORMATION:

CSL01590  
290 ELLWOOD CANYON ROAD  
GOLETA, CA 93117

SANTA BARBARA COUNTY

SHEET TITLE:

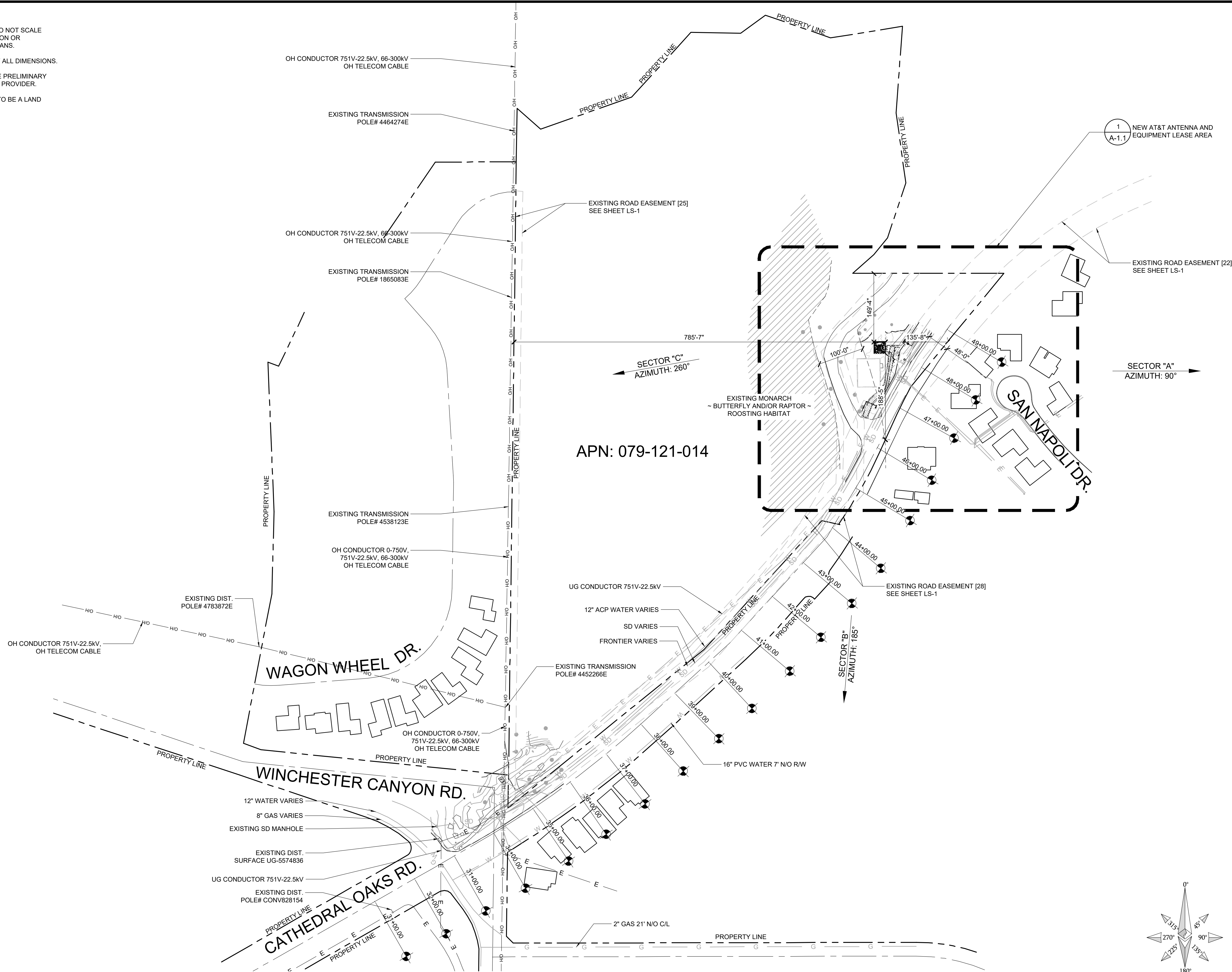
NOTES

SHEET NUMBER:

LS-3

NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



5005 EXECUTIVE PKWY.  
SAN RAMON, CA 94583



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

NOT FOR  
CONSTRUCTION

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

|           |                          |                    |
|-----------|--------------------------|--------------------|
| DRAWN BY: | UTILITIES<br>CHECKED BY: | A&E<br>CHECKED BY: |
| NV        | GD                       | IB                 |

ZONING  
DRAWINGS

| SUBMITTALS |          |                      |
|------------|----------|----------------------|
| REV        | DATE     | DESCRIPTION          |
| A          | 08/06/25 | 90% ZONING DRAWINGS  |
| 0          | 09/12/25 | 100% ZONING DRAWINGS |
| 1          | 10/10/25 | PLANNING COMMENTS    |
| 2          | 03/23/26 | PLANNING COMMENTS    |
| 3          | 05/18/26 | PLANNING COMMENTS    |
| 4          | 06/04/26 | PLANNING COMMENTS    |
|            |          |                      |
|            |          |                      |
|            |          |                      |
|            |          |                      |

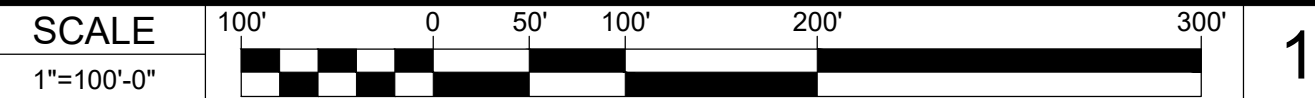
PROJECT INFORMATION  
**CSL01590  
ELLWOOD WATER  
TOWER**  
290 ELLWOOD CANYON ROAD  
GOLETA, CA 93117

SHEET TITLE

SITE PLAN

SHEET NUMBER

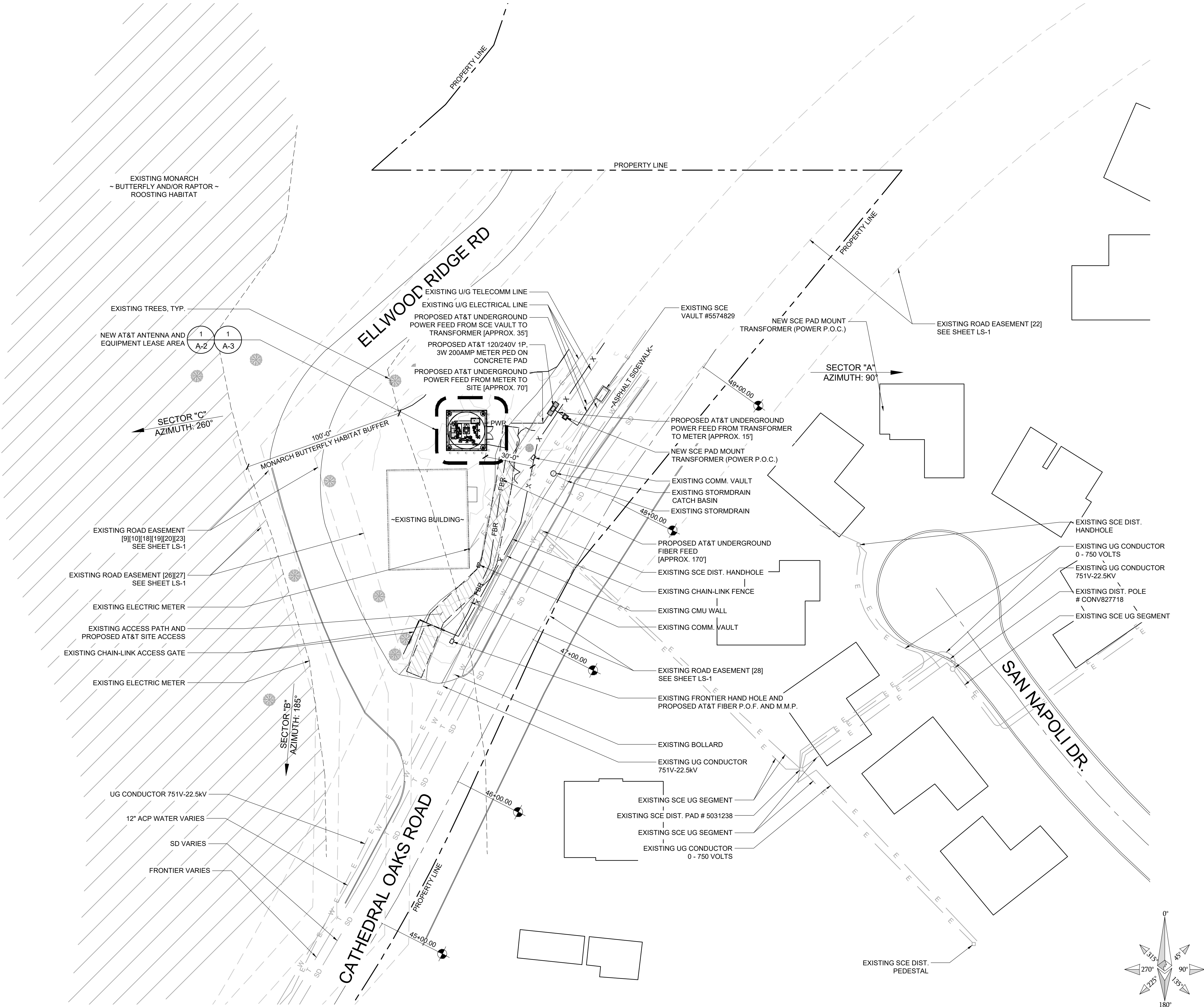
A-1



NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.
5. GC TO INSTALL A TEMPORARY FENCE ALONG THE OUTER BOUNDARY OF THE ENVIRONMENTALLY SENSITIVE HABITAT AREA (ESHA) BUFFER PRIOR TO AND DURING ANY GRADING AND CONSTRUCTION ACTIVITIES ON THE SITE. IF AN ACTIVE MONARCH ROOST OR AGGREGATION IS PRESENT ON THE PROJECT SITE, ANY CONSTRUCTION, GRADING, OR OTHER DEVELOPMENT WITHIN 200 FEET WILL BE PROHIBITED BETWEEN OCTOBER 1ST THROUGH MARCH 1ST.

APN: 079-121-014



5005 EXECUTIVE PKWY.  
SAN RAMON, CA 94583



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

NOT FOR  
CONSTRUCTION

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

|           |                          |                    |
|-----------|--------------------------|--------------------|
| DRAWN BY: | UTILITIES<br>CHECKED BY: | A&E<br>CHECKED BY: |
| NV        | GD                       | IB                 |

ZONING  
DRAWINGS

| SUBMITTALS |          |                      |
|------------|----------|----------------------|
| REV        | DATE     | DESCRIPTION          |
| A          | 08/06/25 | 90% ZONING DRAWINGS  |
| 0          | 09/12/25 | 100% ZONING DRAWINGS |
| 1          | 10/10/25 | PLANNING COMMENTS    |
| 2          | 03/23/26 | PLANNING COMMENTS    |
| 3          | 05/18/26 | PLANNING COMMENTS    |
| 4          | 06/04/26 | PLANNING COMMENTS    |

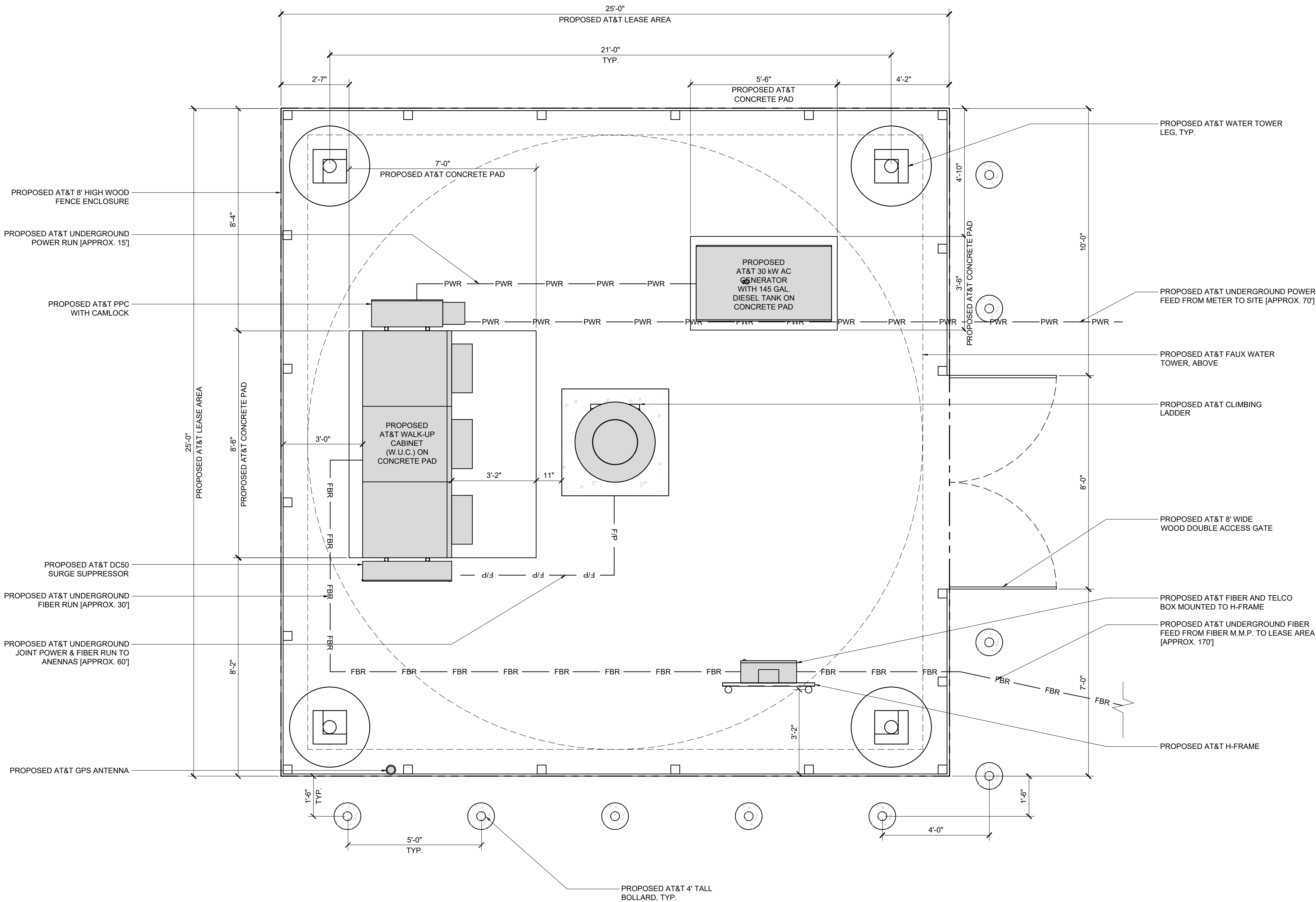
PROJECT INFORMATION  
CSL01590  
ELLWOOD WATER  
TOWER  
290 ELLWOOD CANYON ROAD  
GOLETA, CA 93117

SHEET TITLE  
ENLARGED SITE  
PLAN

SHEET NUMBER

A-1.1

- NOTE:
1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
  2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



5005 EXECUTIVE PKWY.  
SAN RAMON, CA 94583



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

NOT FOR  
CONSTRUCTION

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

|           |                          |                    |
|-----------|--------------------------|--------------------|
| DRAWN BY: | UTILITIES<br>CHECKED BY: | A&E<br>CHECKED BY: |
| NV        | GD                       | IB                 |

## ZONING DRAWINGS

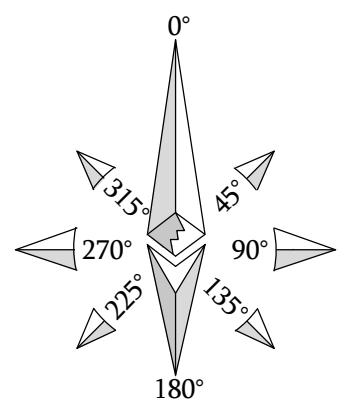
| SUBMITTALS |          |                      |
|------------|----------|----------------------|
| REV        | DATE     | DESCRIPTION          |
| A          | 08/06/25 | 90% ZONING DRAWINGS  |
| 0          | 09/12/25 | 100% ZONING DRAWINGS |
| 1          | 10/10/25 | PLANNING COMMENTS    |
| 2          | 03/23/26 | PLANNING COMMENTS    |
| 3          | 05/18/26 | PLANNING COMMENTS    |
| 4          | 06/04/26 | PLANNING COMMENTS    |
|            |          |                      |
|            |          |                      |
|            |          |                      |
|            |          |                      |

PROJECT INFORMATION  
**CSL01590  
ELLWOOD WATER  
TOWER**  
290 ELLWOOD CANYON ROAD  
GOLETA, CA 93117

SHEET TITLE  
**EQUIPMENT PLAN**

SHEET NUMBER

**A-2**



|            |    |   |    |    |    |    |
|------------|----|---|----|----|----|----|
| SCALE      | 2' | 0 | 1' | 2' | 4' | 8' |
| 1/2"=1'-0" | 1  | 2 | 3  | 4  | 5  | 6  |

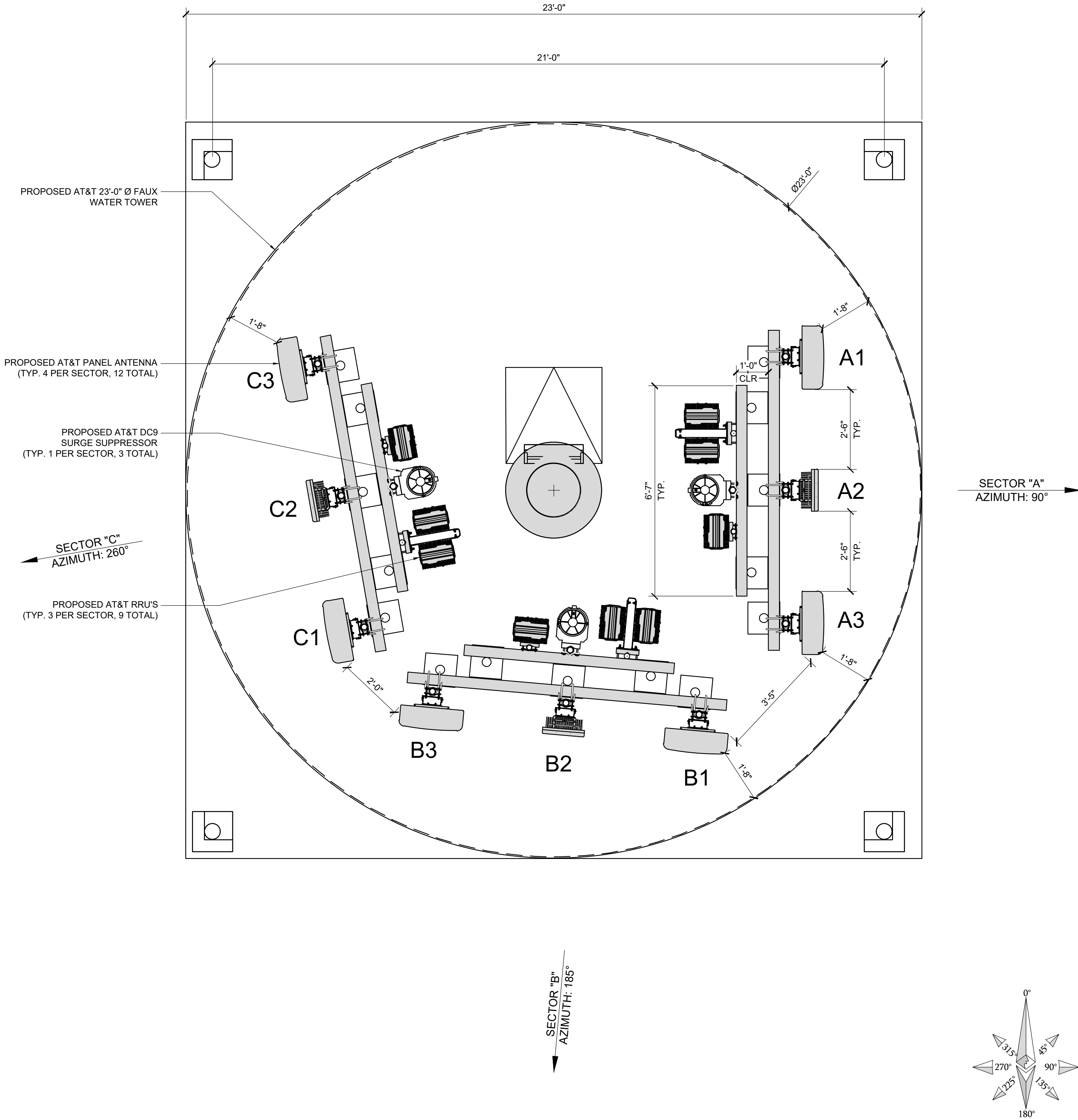
|              | ANTENNA SCHEDULE (VERIFY WITH CURRENT RFDS) |                |              |                 |            |                                |
|--------------|---------------------------------------------|----------------|--------------|-----------------|------------|--------------------------------|
|              | SECTOR                                      | ANTENNA MODEL  | ANTENNA SIZE | ANTENNA AZIMUTH | RAD CENTER | TRANSMISSION CABLE LENGTH QTY. |
| ALPHA SECTOR | A1                                          | TPA45R-BU8BB-K | 8'           | 90°             | 46'-0"     | ±60'<br>1 FIBER + 3 DC POWER   |
|              | A2B                                         | AIR6419 B77G   | 3'-4"        | 90°             | 44'-0"     |                                |
|              | A2T                                         | AIR6419 B77D   | 3'-4"        | 90°             | 48'-0"     |                                |
|              | A3                                          | TPA45R-BU8BB-K | 8'           | 90°             | 46'-0"     |                                |
|              | -                                           | -              | -            | -               | -          |                                |
| BETA SECTOR  | B1                                          | TPA45R-BU8BB-K | 8'           | 185°            | 46'-0"     | ±60'<br>1 FIBER + 3 DC POWER   |
|              | B2B                                         | AIR6419 B77G   | 3'-4"        | 185°            | 44'-0"     |                                |
|              | B3T                                         | AIR6419 B77D   | 3'-4"        | 185°            | 48'-0"     |                                |
|              | A3                                          | TPA45R-BU8BB-K | 8'           | 185°            | 46'-0"     |                                |
|              | -                                           | -              | -            | -               | -          |                                |
| GAMMA SECTOR | C1                                          | TPA45R-BU8BB-K | 8'           | 260°            | 46'-0"     | ±60'<br>1 FIBER + 3 DC POWER   |
|              | C2B                                         | AIR6419 B77G   | 3'-4"        | 260°            | 44'-0"     |                                |
|              | C3T                                         | AIR6419 B77D   | 3'-4"        | 260°            | 48'-0"     |                                |
|              | C3                                          | TPA45R-BU8BB-K | 8'           | 260°            | 46'-0"     |                                |
|              | -                                           | -              | -            | -               | -          |                                |

|              | REMOTE RADIO UNIT SCHEDULE |                           |                                      |                    |    |    |
|--------------|----------------------------|---------------------------|--------------------------------------|--------------------|----|----|
|              | SECTOR                     | RRU TYPE                  | RRU LOCATION (DISTANCE FROM ANTENNA) | MINIMUM CLEARANCES |    |    |
| ALPHA SECTOR | A1                         | ERICSSON RRU 4890 B25/B66 | ±15'                                 | 16"                | 8" | 0" |
|              | A1                         | ERICSSON RRU 4494 B14/B29 | ±15'                                 | 16"                | 8" | 0" |
|              | A2                         |                           |                                      |                    |    |    |
|              | A3                         | ERICSSON RRU 4490 B5/B12A | ±15'                                 | 16"                | 8" | 0" |
|              |                            |                           |                                      |                    |    |    |
| BETA SECTOR  | B1                         | ERICSSON RRU 4890 B25/B66 | ±15'                                 | 16"                | 8" | 0" |
|              | B1                         | ERICSSON RRU 4494 B14/B29 | ±15'                                 | 16"                | 8" | 0" |
|              | B2                         |                           |                                      |                    |    |    |
|              | B3                         | ERICSSON RRU 4490 B5/B12A | ±15'                                 | 16"                | 8" | 0" |
|              |                            |                           |                                      |                    |    |    |
| GAMMA SECTOR | C1                         | ERICSSON RRU 4494 B14/B29 | ±15'                                 | 16"                | 8" | 0" |
|              | C1                         | ERICSSON RRU 4890 B25/B66 | ±15'                                 | 16"                | 8" | 0" |
|              | C2                         |                           |                                      |                    |    |    |
|              | C3                         | ERICSSON RRU 4490 B5/B12A | ±15'                                 | 16"                | 8" | 0" |
|              |                            |                           |                                      |                    |    |    |

|        | SURGE SUPPRESSION SYSTEM SCHEDULE |                    |     |                                      |  |
|--------|-----------------------------------|--------------------|-----|--------------------------------------|--|
|        | MFR.                              | PART NUMBER        | QTY | LOCATION                             |  |
| SYSTEM | RAYCAP                            | DC50-48-60-96-50F  | 1   | MOUNTED ON H-FRAME INSIDE ENCLOSURE  |  |
|        | RAYCAP                            | DC9-48-60-24-8C-EV | 3   | MOUNTED IN PROPOSED FAUX WATER TOWER |  |

- NOTES TO CONTRACTOR:
- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
  - CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
  - CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
  - CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

- NOTE:
- IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
  - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
  - ANTENNA AND MW AT&T SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.



5005 EXECUTIVE PKWY.  
SAN RAMON, CA 94583



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

NOT FOR  
CONSTRUCTION

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

|           |                          |                    |
|-----------|--------------------------|--------------------|
| DRAWN BY: | UTILITIES<br>CHECKED BY: | A&E<br>CHECKED BY: |
| NV        | GD                       | IB                 |

## ZONING DRAWINGS

| SUBMITTALS |          |                      |
|------------|----------|----------------------|
| REV        | DATE     | DESCRIPTION          |
| A          | 08/06/25 | 90% ZONING DRAWINGS  |
| 0          | 09/12/25 | 100% ZONING DRAWINGS |
| 1          | 10/10/25 | PLANNING COMMENTS    |
| 2          | 03/23/26 | PLANNING COMMENTS    |
| 3          | 05/18/26 | PLANNING COMMENTS    |
| 4          | 06/04/26 | PLANNING COMMENTS    |
|            |          |                      |
|            |          |                      |
|            |          |                      |

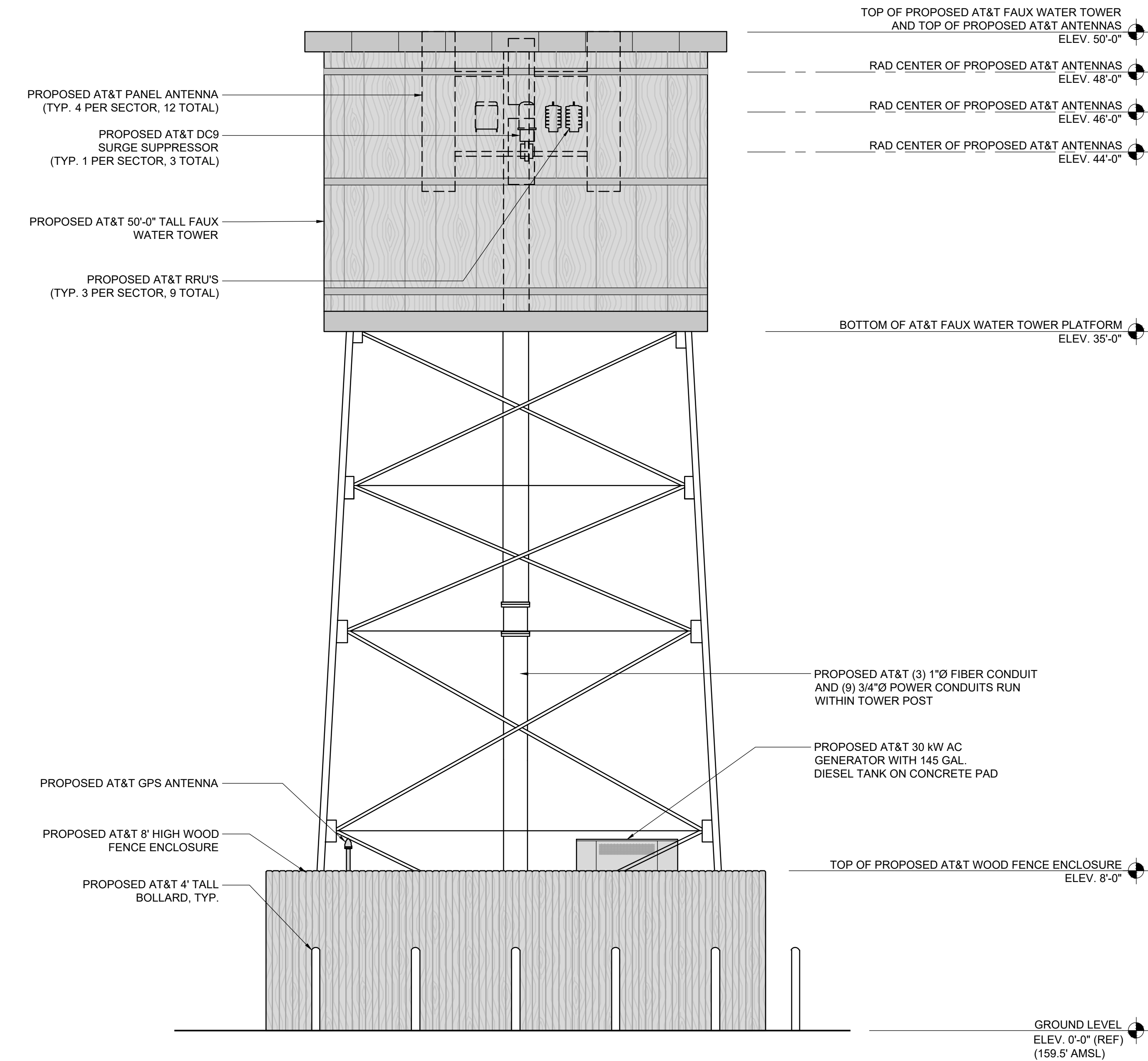
PROJECT INFORMATION  
**CSL01590  
ELLWOOD WATER  
TOWER**  
290 ELLWOOD CANYON ROAD  
GOLETA, CA 93117

SHEET TITLE  
**ANTENNA PLAN AND  
SCHEDULE**

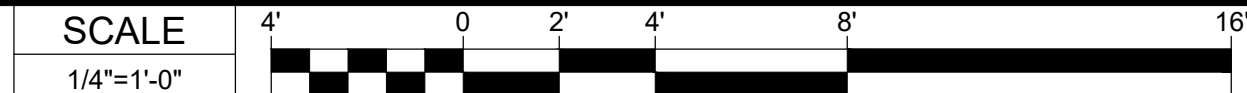
SHEET NUMBER

**A-3**

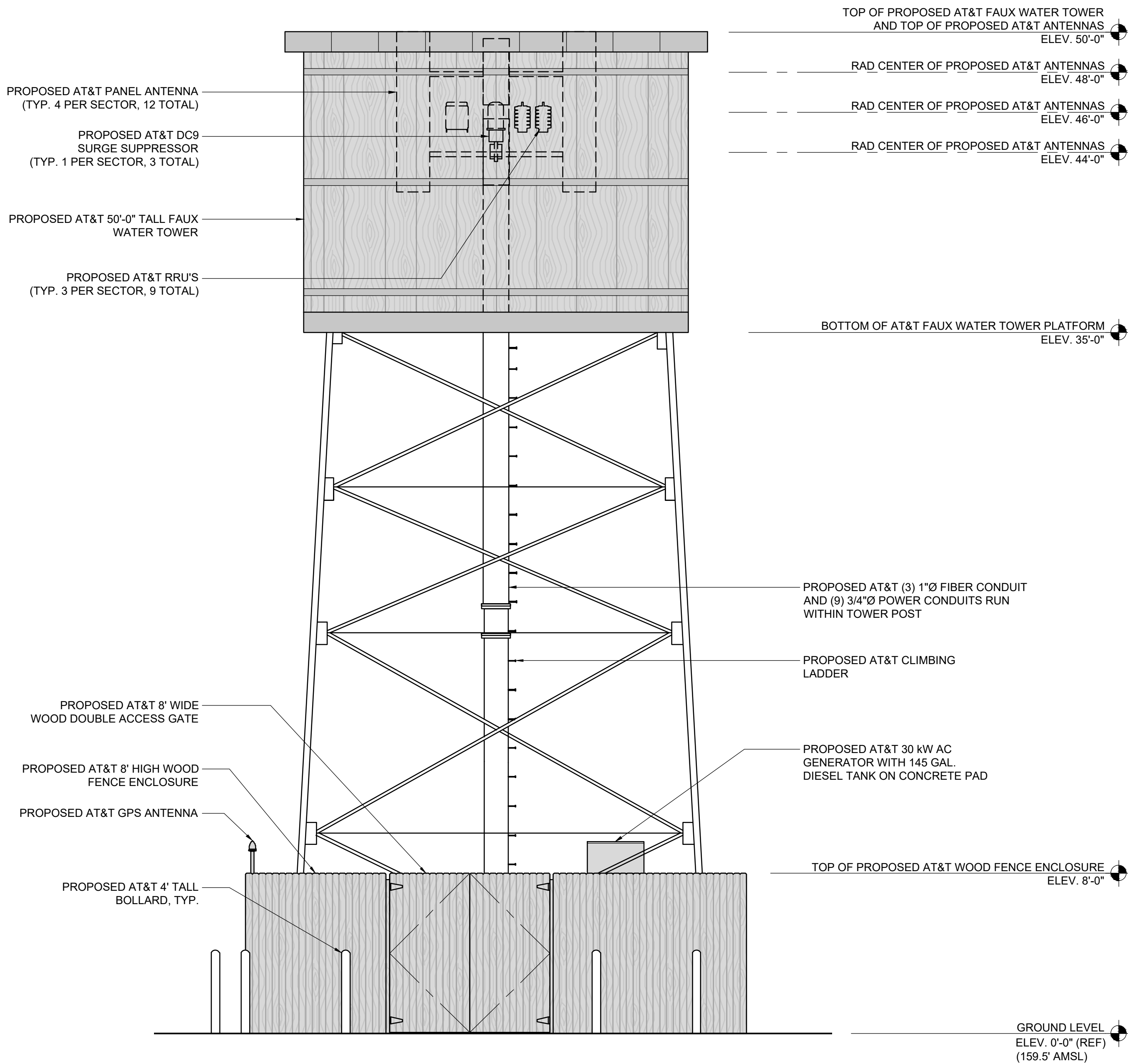
- NOTE:
1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
  2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



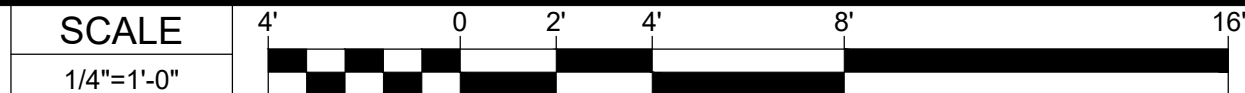
PROPOSED SOUTH ELEVATION



2



PROPOSED EAST ELEVATION



1



5005 EXECUTIVE PKWY.  
SAN RAMON, CA 94583



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

NOT FOR  
CONSTRUCTION

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

|           |                          |                    |
|-----------|--------------------------|--------------------|
| DRAWN BY: | UTILITIES<br>CHECKED BY: | A&E<br>CHECKED BY: |
| NV        | GD                       | IB                 |

### ZONING DRAWINGS

| SUBMITTALS |          |                      |
|------------|----------|----------------------|
| REV        | DATE     | DESCRIPTION          |
| A          | 08/06/25 | 90% ZONING DRAWINGS  |
| 0          | 09/12/25 | 100% ZONING DRAWINGS |
| 1          | 10/10/25 | PLANNING COMMENTS    |
| 2          | 03/23/26 | PLANNING COMMENTS    |
| 3          | 05/18/26 | PLANNING COMMENTS    |
| 4          | 06/04/26 | PLANNING COMMENTS    |
|            |          |                      |
|            |          |                      |
|            |          |                      |
|            |          |                      |

PROJECT INFORMATION  
**CSL01590  
ELLWOOD WATER  
TOWER**  
290 ELLWOOD CANYON ROAD  
GOLETA, CA 93117

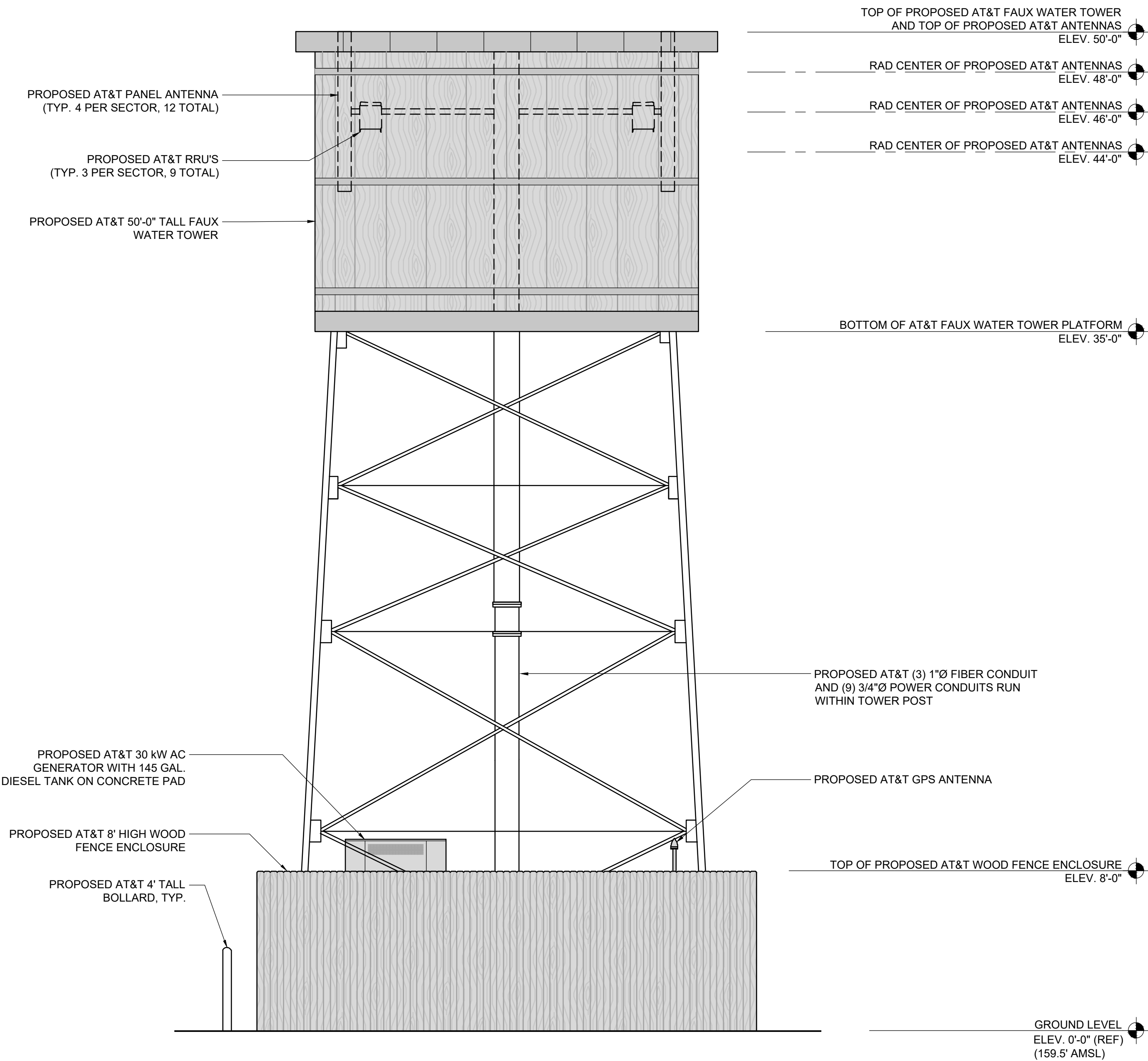
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

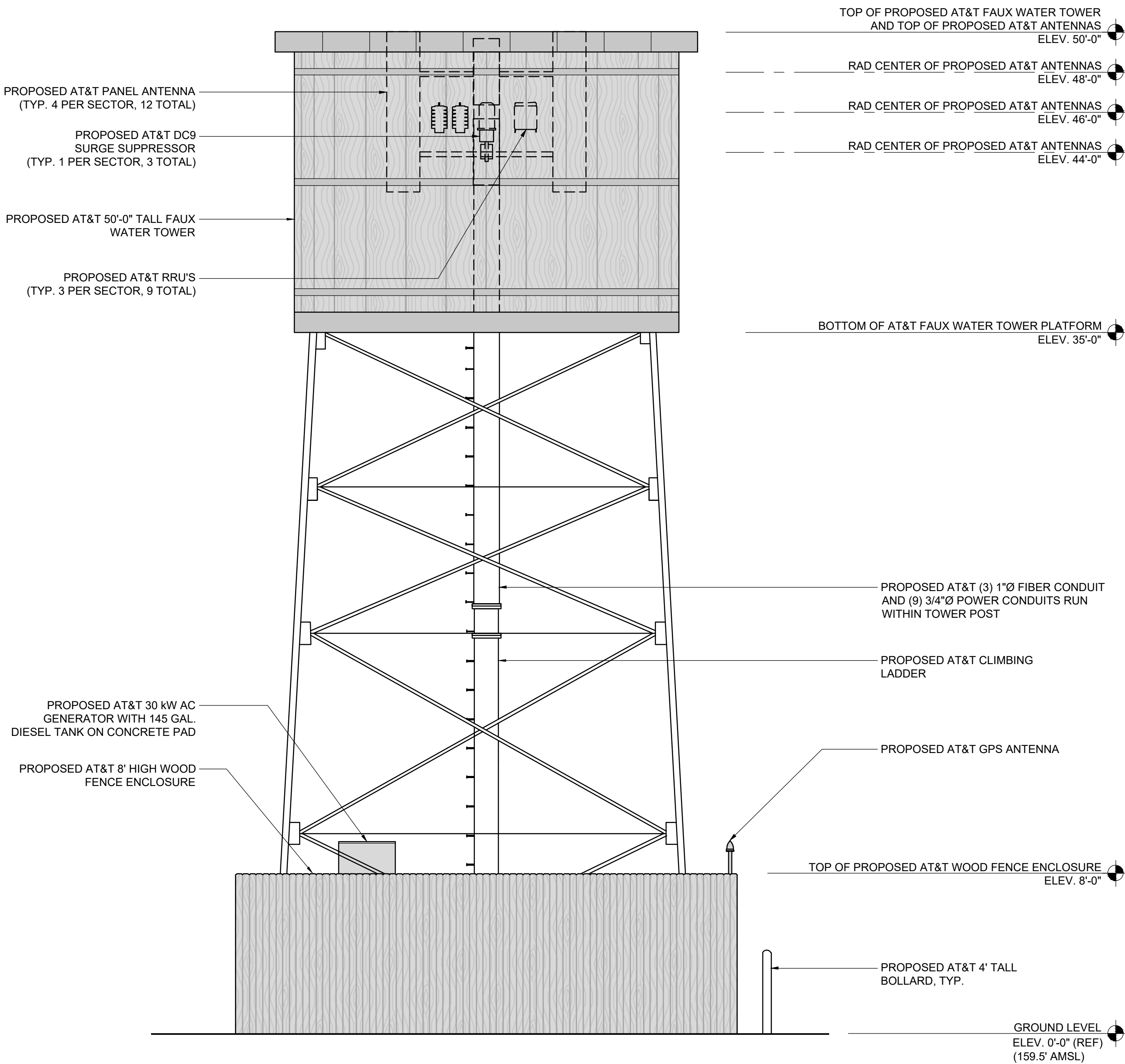
- NOTE:
- IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
  - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



PROPOSED NORTH ELEVATION



2



PROPOSED WEST ELEVATION



1



5005 EXECUTIVE PKWY.  
SAN RAMON, CA 94583



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

NOT FOR  
CONSTRUCTION

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

|           |                          |                    |
|-----------|--------------------------|--------------------|
| DRAWN BY: | UTILITIES<br>CHECKED BY: | A&E<br>CHECKED BY: |
| NV        | GD                       | IB                 |

### ZONING DRAWINGS

| SUBMITTALS |          |                      |
|------------|----------|----------------------|
| REV        | DATE     | DESCRIPTION          |
| A          | 08/06/25 | 90% ZONING DRAWINGS  |
| 0          | 09/12/25 | 100% ZONING DRAWINGS |
| 1          | 10/10/25 | PLANNING COMMENTS    |
| 2          | 03/23/26 | PLANNING COMMENTS    |
| 3          | 05/18/26 | PLANNING COMMENTS    |
| 4          | 06/04/26 | PLANNING COMMENTS    |
|            |          |                      |
|            |          |                      |
|            |          |                      |
|            |          |                      |

PROJECT INFORMATION  
**CSL01590  
ELLWOOD WATER  
TOWER**  
290 ELLWOOD CANYON ROAD  
GOLETA, CA 93117

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4.1

EUKON ATT&T\_90CD\_MONOPOLE\_TEMPLATE\_V2\_11-18-22

Missing or invalid reference  
File: ..\..\SFC Communications, Inc\ATT - California - 01. AT&T CA  
Sheet: 1

Missing or invalid reference  
File: ..\..\SFC Communications, Inc\ATT - California - 01. AT&T CA  
Sheet: 2

Missing or invalid reference  
File: ..\..\SFC Communications, Inc\ATT - California - 01. AT&T CA  
Sheet: 3

Missing or invalid reference  
File: ..\..\SFC Communications, Inc\ATT - California - 01. AT&T CA  
Sheet: 4

Missing or invalid reference  
File: ..\..\SFC Communications, Inc\ATT - California - 01. AT&T CA  
Sheet: 5

Missing or invalid reference  
File: ..\..\SFC Communications, Inc\ATT - California - 01. AT&T CA  
Sheet: 6

Missing or invalid reference  
File: ..\..\SFC Communications, Inc\ATT - California - 01. AT&T CA  
Sheet: 1

Missing or invalid reference  
File: ..\..\SFC Communications, Inc\ATT - California - 01. AT&T CA  
Sheet: 2



5005 EXECUTIVE PKWY.  
SAN RAMON, CA 94583



an SFC Communications, Inc. Company

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

NOT FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON  
OF THE LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

|           |                          |                    |
|-----------|--------------------------|--------------------|
| DRAWN BY: | UTILITIES<br>CHECKED BY: | A&E<br>CHECKED BY: |
| NV        | GD                       | IB                 |

ZONING DRAWINGS

| SUBMITTALS |          |                      |
|------------|----------|----------------------|
| REV        | DATE     | DESCRIPTION          |
| A          | 08/06/25 | 90% ZONING DRAWINGS  |
| 0          | 09/12/25 | 100% ZONING DRAWINGS |
| 1          | 10/10/25 | PLANNING COMMENTS    |
| 2          | 03/23/26 | PLANNING COMMENTS    |
| 3          | 05/18/26 | PLANNING COMMENTS    |
| 4          | 06/04/26 | PLANNING COMMENTS    |
|            |          |                      |
|            |          |                      |
|            |          |                      |
|            |          |                      |

PROJECT INFORMATION

CSL01590  
ELLWOOD WATER  
TOWER

290 ELLWOOD CANYON ROAD  
GOLETA, CA 93117

SHEET TITLE

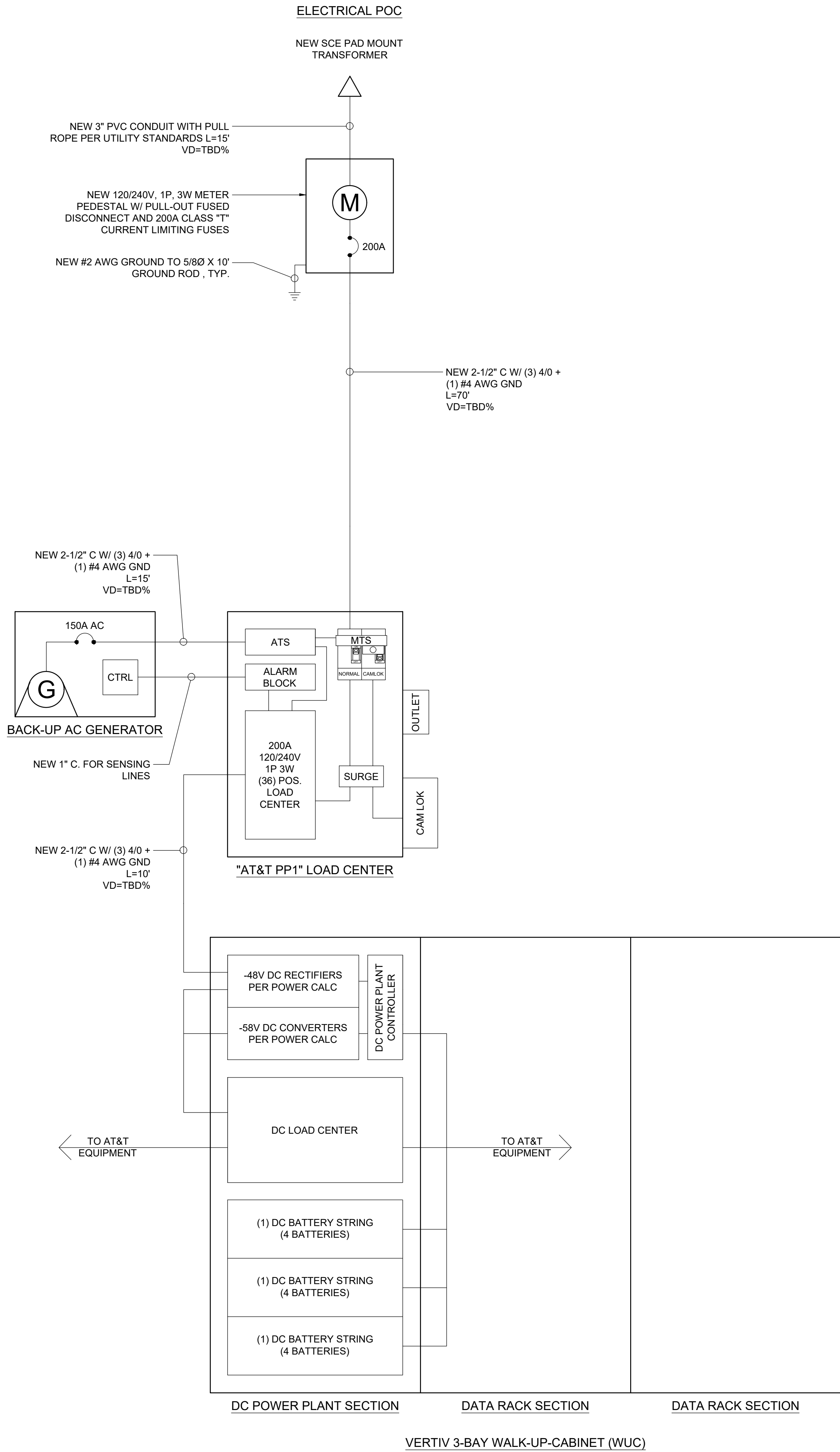
GENERATOR SPECS

SHEET NUMBER

GEN-1

21

EUKON AT&T\_90CD\_MONOPOLE\_TEMPLATE\_V2\_11-18-22



SINGLE LINE DIAGRAM

PANEL SCHEDULE

NOT USED

| PANEL AT&T PP1 |             |                |      |             |                  |                   |                  |                  |             |                  |     |                  |             |                    |             |                  |             |      |      |          |              |   |
|----------------|-------------|----------------|------|-------------|------------------|-------------------|------------------|------------------|-------------|------------------|-----|------------------|-------------|--------------------|-------------|------------------|-------------|------|------|----------|--------------|---|
| MOUNTING       |             | SURFACE        |      | DOUBLE LUG  |                  | NO                |                  | VOLTS            |             | 120 240          |     | MAIN             |             | 200A/2P            |             |                  |             |      |      |          |              |   |
|                |             |                |      |             |                  |                   |                  | PHASE            |             | 1                |     | BUS              |             | 200A               |             |                  |             |      |      |          |              |   |
|                |             |                |      |             |                  |                   |                  | WIRE             |             | 3                |     | A.I.C.           |             | 22K SERIES W/ MAIN |             |                  |             |      |      |          |              |   |
| WIRE<br>SIZE   | LOCATION    | A              | B    | L<br>C<br>L | C<br>O<br>N<br>V | K<br>I<br>T       | R<br>E<br>C<br>P | M<br>I<br>S<br>C | B<br>K<br>R | C<br>I<br>R<br>C | A/B | C<br>I<br>R<br>C | B<br>K<br>R | M<br>I<br>S<br>C   | K<br>I<br>T | C<br>O<br>N<br>V | L<br>C<br>L | A    | B    | LOCATION | WIRE<br>SIZE |   |
| 8              | RECTIFIER 1 | 1000           |      | 1           |                  |                   |                  |                  | 30/2        | 1                | A   | 2                | 30/2        |                    |             |                  | 1           | 1000 |      |          | RECTIFIER 7  | 8 |
| 8              | —           |                | 1000 | 1           |                  |                   |                  |                  | -           | 3                | B   | 4                | -           |                    |             |                  | 1           |      | 1000 |          | —            | 8 |
| 8              | RECTIFIER 2 | 1000           |      | 1           |                  |                   |                  |                  | 30/2        | 5                | A   | 6                | 30/2        |                    |             |                  | 1           | 1000 |      |          | RECTIFIER 8  | 8 |
| 8              | —           |                | 1000 | 1           |                  |                   |                  |                  | -           | 7                | B   | 8                | -           |                    |             |                  | 1           |      | 1000 |          | —            | 8 |
| 8              | RECTIFIER 3 | 1000           |      | 1           |                  |                   |                  |                  | 30/2        | 9                | A   | 10               | 30/2        |                    |             |                  | 1           | 1000 |      |          | RECTIFIER 9  | 8 |
| 8              | —           |                | 1000 | 1           |                  |                   |                  |                  | -           | 11               | B   | 12               | -           |                    |             |                  | 1           |      | 1000 |          | —            | 8 |
| 8              | RECTIFIER 4 | 1000           |      | 1           |                  |                   |                  |                  | 30/2        | 13               | A   | 14               | 30/2        |                    |             |                  | 1           | 1000 |      |          | RECTIFIER 10 | 8 |
| 8              | —           |                | 1000 | 1           |                  |                   |                  |                  | -           | 15               | B   | 16               | -           |                    |             |                  | 1           |      | 1000 |          | —            | 8 |
| 8              | RECTIFIER 5 | 1000           |      | 1           |                  |                   |                  |                  | 30/2        | 17               | A   | 18               | 30/2        |                    |             |                  | 1           | 1000 |      |          | RECTIFIER 11 | 8 |
| 8              | —           |                | 1000 | 1           |                  |                   |                  |                  | -           | 19               | B   | 20               | -           |                    |             |                  | 1           |      | 1000 |          | —            | 8 |
| 8              | RECTIFIER 6 | 1000           |      | 1           |                  |                   |                  |                  | 30/2        | 21               | A   | 22               |             |                    |             |                  |             |      |      |          | SPARE        |   |
| 8              | —           |                | 1000 | 1           |                  |                   |                  |                  | -           | 23               | B   | 24               |             |                    |             |                  |             |      |      |          | SPARE        |   |
|                | SPARE       |                |      |             |                  |                   |                  |                  |             | 25               | A   | 26               |             |                    |             |                  |             |      |      |          | SPARE        |   |
|                | SPARE       |                |      |             |                  |                   |                  |                  |             | 27               | B   | 28               |             |                    |             |                  |             |      |      |          | SPARE        |   |
|                | SPARE       |                |      |             |                  |                   |                  |                  |             | 29               | A   | 30               |             |                    |             |                  |             |      |      |          | SPARE        |   |
|                | SPARE       |                |      |             |                  |                   |                  |                  |             | 31               | B   | 32               |             |                    |             |                  |             |      |      |          | SPARE        |   |
| 12             | OUTLET      | 500            |      |             |                  |                   | 1                |                  | 20/1        | 33               | A   | 34               |             |                    |             |                  |             |      |      |          | SPARE        |   |
| 12             | OUTLET/LTG  |                | 500  |             |                  |                   | 1                |                  | 20/1        | 35               | B   | 36               |             |                    |             |                  |             |      |      |          | SPARE        |   |
|                |             | A= 11500       |      |             |                  |                   |                  |                  |             |                  |     | B= 11500         |             |                    |             |                  |             |      |      |          |              |   |
|                |             | W/LCL A= 14500 |      |             |                  |                   |                  |                  |             |                  |     | W/LCL B= 14000   |             |                    |             |                  |             |      |      |          |              |   |
| TOTAL VA=      |             | 23000          |      | W/LCL=28500 |                  | W/LCL AMPS= 119   |                  | TOTAL LCL=       |             | 22000            |     | X .25 = 5500     |             |                    |             |                  |             |      |      |          |              |   |
| HIGH PHASE VA= |             | 11500          |      | W/LCL=14250 |                  | HIGH PH AMPS= 119 |                  | HIGH PHASE LCL=  |             | 11000            |     | X .25 = 2750     |             |                    |             |                  |             |      |      |          |              |   |



5005 EXECUTIVE PKWY.  
SAN RAMON, CA 94583



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

NOT FOR  
CONSTRUCTION

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

|           |                          |                    |
|-----------|--------------------------|--------------------|
| DRAWN BY: | UTILITIES<br>CHECKED BY: | A&E<br>CHECKED BY: |
| NV        | GD                       | IB                 |

ZONING  
DRAWINGS

| SUBMITTALS |          |                      |
|------------|----------|----------------------|
| REV        | DATE     | DESCRIPTION          |
| A          | 08/06/25 | 90% ZONING DRAWINGS  |
| 0          | 09/12/25 | 100% ZONING DRAWINGS |
| 1          | 10/10/25 | PLANNING COMMENTS    |
| 2          | 03/23/26 | PLANNING COMMENTS    |
| 3          | 05/18/26 | PLANNING COMMENTS    |
| 4          | 06/04/26 | PLANNING COMMENTS    |

PROJECT INFORMATION  
CSL01590  
ELLWOOD WATER  
TOWER  
290 ELLWOOD CANYON ROAD  
GOLETA, CA 93117

SHEET TITLE  
SINGLE LINE DIAGRAM  
& PANEL SCHEDULE

SHEET NUMBER

E-1