



PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Morgan Kessler, City Engineer
Joe Pearson II, Planning and Environmental Services Manager

DATE: May 1, 2025

SUBJECT: **2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Mid-Cycle Update to the Capital Improvement Program (CIP) Fiscal Years (FY) 2025-2029.**

- 1) **Recommendation:** That the Planning Commission
 - a) Find the Mid-Cycle Update to the Capital Improvement Program (CIP) projects for FY 2025-2029 is not a “project” under the California Environmental Quality Act pursuant to section 15601 (b)(3) and 15378(b)(4); and
 - b) Adopt Resolution 2025-XX finding that the proposed additional Mid-Cycle Update to the Capital Improvement Program (CIP) projects for FY 2025-2029 are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.
- 2) **Project Description and Applicant:** The Planning Commission will review the Mid-Cycle Update to the CIP for FY 2025-2029 to confirm the projects are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code. The CIP includes a range of roadway improvements, maintenance of public facilities, stormwater drainage improvements and other miscellaneous projects. The whole of the proposed CIP projects are located throughout the City of Oxnard and vary in scope and funding. For purposes of this staff report, the foregoing project description shall be referred to as the “**Program**”.

Filed by the City of Oxnard Public Works Department (the “**Applicant**”), 305 West Third Street - Third Floor, Oxnard, Oxnard, CA 93030.

- 3) **Background:** In accordance with Government Code Section 65401, the Planning Commission is required to review the list of proposed capital improvement projects for the ensuing fiscal years and verify their conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies.

On June 1, 2024, the Planning Commission approved a Resolution finding that the proposed CIP projects for FY 2025-2029 were in conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies. This went to the Public Works and Transportation Committee (PWTC), and the City Council subsequently adopted that document. The adopted CIP for FY 2025-2029 consists of over 136 projects, totaling approximately \$749 million.

- 4) Environmental Review:** Pursuant to Section 15378(b)(4) of the Guidelines for the California Environmental Quality Act (CEQA), Public resources Code §§ 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §§15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines, the lead agency has determined that this CIP General Plan and Coastal Land Use Plan conformity determination report is not a "project" under CEQA as the lead agency has determined with certainty that the proposed CIP is a government funding document that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

As required by CEQA, environmental review will be conducted prior to construction of the individual projects identified within this staff report. Any required environmental documents will be prepared pursuant to CEQA as part of project permit processing or at any other point in time as required by CEQA.

- 5) Discussion:** A CIP contains all the individual capital projects for a local government along with the construction, completion schedules and the financing plans. The plan provides a working blueprint for sustaining and improving the community's infrastructure. It coordinates strategic planning, financial capacity and physical development. Oxnard develops its CIP on a two-year cycle; a mid-cycle update is undertaken between the two-year cycle to adjust for any changes and/or new projects that are identified.

The Public Works Department has developed a list of CIP projects. The identified list of capital improvement projects are anticipated to be constructed during FY 2025-2029, some of which are pending funding and securing of grants, to address infrastructure and public service needs of the City. This list of capital improvement projects is intended to address infrastructure needs associated with both existing and future development identified in the 2030 General Plan and relevant Coastal Land Use Plan policies and includes projects that involve needed repairs or improvements to our existing infrastructure and facilities (including, for example, projects related to City buildings, streets, parks, materials refuse facility, water facility, computer systems and networks, and other public facilities) and the acquisition or construction of new infrastructure. The proposed Mid-Cycle Update to the CIP for FY 2025-2029 consists of 124 projects with identified funding, 61 unfunded, and totaling approximately \$750 million in project value.

This year, staff made thirty-one (31) changes to the City's Capital Improvement Plan, described below.

First, staff has identified amendments made to projects already in previous CIP documents.

These amendments primarily included re-allocating projects to different years. For example, some of the Special Districts projects identified in the 2025-2029 document as scheduled to be constructed in FY 25-26 and FY 26-27 may have been moved to FY 28-29. Additionally, funding estimates for several projects have been updated to align with updated Engineer's estimates and properly align with external funding awarded to the City, such as State Revolving Fund Loans for Wastewater projects. These amendments also reflect changes to the cost of a project due to several factors such as cost increases in construction materials over the last year due to the pandemic creating a limited supply availability while demand for the material remains in high demand.

Second, thirteen (13) new projects have been added, which are listed below and detailed in the attached chart (Attachment A):

1. John C. Zaragoza Oxnard Transit Center Signage
2. Advanced Alley Maintenance Program
3. Elevator Modernization - Various City Locations
4. Citywide HVAC Updates
5. Citywide Lighting Controls Updates
6. Carriage Square/Eastwood Park
7. Hobson/Community Center Park East
8. Five Points Park
9. Oxnard Beautification and Cleanup
10. Camino Del Sol Community Garden Activation
11. Citywide Streetlight Repair
12. Campus Park Perimeter Improvements
13. Bard Road Additional Street Lights Saviers to Rose

These new projects have not been previously reviewed by the Planning Commission and require determination that they are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.

As the Planning Commission previously found the CIP for FY 2025-2029 to be in conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies on June 1, 2025, the focus of the Planning Commission's review will be on the thirteen new projects listed above that have not yet been determined to be consistent with the City's 2030 General Plan and relevant Coastal Land Use Plan policies, as such only the new projects in the Mid-Cycle Update to the CIP for FY 2025-2029 are listed.

Staff has evaluated the various CIP projects and identified relevant General Plan and relevant Coastal Land Use Plan policies, which generally focus around Infrastructure and Community Services (ICS), Community Development (CD), Sustainable Communities (SC), and Safety and Hazards (SH). Relevant Local Coastal Plan policies have also been identified. Due to

size, the 2030 General Plan Goals and Policies as well as the Local Coastal Land Use Plan have not been printed as formal attachments.

The 2030 General Plan Goals and Policies can be accessed at:

<https://www.oxnard.org/wp-content/uploads/2017/06/Oxnard-2030-General-Plan-Amend-12-2022-SMc.pdf>

The Local Coastal Land Use Plan is available at:

<https://www.oxnard.org/wp-content/uploads/2016/03/CoastalLandUsePlan.pdf>

- 6) **Next Steps:** The Planning Commission's action on this matter is advisory to the City Council. The Planning Commission's recommendation on this matter will be forwarded to the City Council for consideration as they review the adoption of the Mid-Cycle Update to the CIP for FY 2025-2029. The Mid-Cycle Update to the CIP for FY 2025-2029 was reviewed by the PWTC on April 22, 2022, and will be taken to the City Council on May 20, 2025.

Attachments

- A. Chart Listing New Projects in the Mid-Cycle Update to the 2025-2029 Capital Improvement Program That Were Not Previous Versions of the Capital Improvement Program
- B. Resolution Finding the Mid-Cycle Update to the 2025-2029 Capital Improvement Program is in Conformity with the General Plan and Local Coastal Plan
- C. Staff Presentation

New Projects with Identified Funding

Buildings

No.	Project Title	Project Description	Purpose and Need	Previous	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Funding Source
1	Special Districts Office Space Improvements	This project consists of renovation to current office space or construction of unused warehouse space to house the Special Districts Division.	The Special Districts Division is currently housed in ~800sqft of building 1 at the City Yard. This ~800sqft includes two offices, an IT closet, a restroom, and a kitchenette. The Division has 13 FTEs in this space.	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -	
2	Carnegie Art Museum Seismic Study	ASCE 41-23 Tier 1 and 2 Seismic Evaluation of the Carnegie Art Museum	Determine the hazard level of the Carnegie Art Museum	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	
3	South Oxnard Library remediation	A lawsuit was settled in 2014 for the South Oxnard library for remediation of water damage and sky light due to continued issues since 2009. Also, additional issues have appeared as a result of the original remediation.	Funds from settlement for water damage and skylight and subsequent issues needs to be completed.	\$ -	\$ 200,000	\$ 1,350,000	\$ -	\$ -	\$ -	General fund*
4	Colonia Park Pool Repair and Equipment Replacement	Repair pool deck, coping, tile work, refinish pool surface, upgrade pool equipment, and provide required accessibility upgrades to the pool and restroom. Prior to any design work, the pool and deck will need to be evaluated by a structural engineer to determine the structural integrity of the facility.	Colonia Pool is the only existing City-operated pool in the City of Oxnard. It offers free water safety, swim, and water exercise classes for the community along with water confidence-building free play for all ages.	\$ -	\$ 120,000	\$ 1,080,000	\$ -		\$ -	General Fund or Measure O
5	La Colonia Boxing Gym Improvements	Rehabilitation of the Boxing Gym.	To restore the gym for public use.	\$ -	\$ 200,000	\$ 1,800,000	\$ -	\$ -	\$ -	General Fund or Measure O

Parks & Open Space

No.	Project Title	Project Description	Purpose and Need	Previous	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Funding Source
6	LMD 39/46 Playground Replacement	Replace the existing playground structure and surfacing generally within the existing playground footprint within LMD 39.	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -	Special Assessment District
7	Oxnard Historic Farm Park Playground Replacement	Replace the existing playground structure and surfacing generally within the existing playground footprint within LMD 51.	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ -	\$ -	Special Assessment District
8	CFDs Exercise Equipment Replacement	Replace the outdoor exercise equipment throughout the Westport, Seabridge, and Riverpark CFDs.	The existing exercise equipment has reached the end of its useable life and is in need of replacement.	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	Westport CFD, Seabridge CFD, Riverpark CFD
9	Westport Light Replacement	Replace the outdoor lighting throughout the Westport community.	Westport (CFD 2) has a lighting system with an aging infrastructure where replacement fixtures are not available. A complete replacement is needed.	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -	
10	Riverpark Playgrounds Structure Replacement - Vineyard Park and East Park	Replace the existing play equipment and play surface at Vineyard Park and East Park	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ -	\$ -	Riverpark CFD
11	Riverpark Playground Structures Replacement - Windrow Park	Replace the existing play equipment and play surface at Windrow Park.	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -	
12	Riverpark Playground Structures Replacement - Children's Park and Crescent Park	Replace the existing play equipment and play surface at Children's Park and Crescent Park.	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$ -	\$ -	\$ -	\$ 100,000	\$ 400,000	\$ 300,000	
13	Seabridge Playground Structures Replacement	Replace the existing play equipment and play surface at Seabridge East Park and Seabridge South Park.	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$ -	\$ -	\$ 60,000	\$ 245,000	\$ 245,000	\$ -	Serabridge CFD
14	Westport Playground Structures Replacement	Replace the existing play equipment and play surface at Westport North Park and Westport South Park	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$ -	\$ -	\$ 80,000	\$ 360,000	\$ 360,000	\$ -	Westport CFD
15	Ormond Beach Access	This project involves the transfer of approximately 21 acres of the former Ormond Beach Generating Station site from Southern California Edison (SCE) to the City of Oxnard for the development of public parking and coastal access and restoration. Included in the project are enhancements to Edison Drive such as a multi-modal path, new curb and gutter, and street repaving. The project also includes the development of a parking area with amenities such as a public restroom and interpretive signs. The existing station site and peripheral areas along the southwestern (ocean-facing) and Northwestern (wetland-fronting) sides will be transferred to the City of Oxnard.	The Ormond Beach Access Project will provide improvements at the site of Southern California Edison's (SCE) decommissioned Ormond Beach Generating Station, and the road leading to it. The project involves upgrades to Edison Road, including enhanced bike and pedestrian facilities, and the construction of a new parking area at Ormond Beach at the site of the former SCE generating station. The parking area will include a restroom, interpretive signs, and other features.	\$ -	\$ 250,000	\$ 1,000,000	\$ 1,000,000	\$ 3,000,000	\$ 4,750,000	General Fund**

*Non-discretionary settlement funding

**Gen On Park Development Contribution

Transportation & Drainage

No.	Project Title	Project Description	Purpose and Need	Previous	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Funding Source
16	Riverpark Detention Basin Improvements	Riverpark Swale & Detention Basins Inspection, Sediment Removal, Irrigation Repair / Replacement, and Revegetation	Riverpark detention basins require periodic assessment of systems and sediment removal every 3-7 years.	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	Riverpark CFD

Transportation & Drainage (Continued)

No.	Project Title	Project Description	Purpose and Need	Previous	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Funding Source
17	Blackstock and Pleasant Valley Estates Neighborhood Stormdrain Improvements Projects	Blackstock and Pleasant Valley Estates Neighborhood Stormdrain Improvements Projects	Improve drainage and prevent flooding	\$ -	\$ -	\$ 300,000	\$ 1,200,000	\$ -	\$ -	Storm Drain Facility Fee
18	Public Use Electric Vehicle (EV) Charging Stations	Deploy strategically located EV charging stations to enhance the communities access to electric vehicle charging and promote economic growth, all while contributing to the City's local climate change goals.	Community Development	\$ -	\$ 86,000	\$ 774,000	\$ -	\$ -	\$ -	Grant
19	Butler Road Stormdrain Improvements Project	Butler Road Stormdrain Improvements Project	Improve drainage and prevent ponding along Butler Road.	\$ -	\$ -	\$ -	\$ 150,000	\$ 600,000	\$ -	
20	Citywide Wayfinding Program	Design, plan and install directional wayfinding signage throughout Oxnard	The current wayfinding system in Oxnard was implemented in the early 2000s and has not been properly maintained or updated to reflect current destinations. This project will update and modernize the wayfinding system throughout the City.	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	
21	Traffic Signal Pre-Emption Program	Design, procurement and installation of pre-emption devices for emergency vehicles at multiple intersections citywide.	Provide traffic signal priority for emergency response vehicles	\$ -	\$ 87,000	\$ 779,000	\$ -	\$ -	\$ -	Grant
22	Bard Road Corridor Bicycle & Pedestrian Improvements	Install high visibility crosswalks, advance warning flashing beacons, advance stop bars, green bike conflict striping, leading pedestrian interval timing, traffic signal retro-reflective backplates, and median improvements to improve turning movement safety.	Improve bicycle, pedestrian, and vehicle safety and convenience by installing safety measures identified in the Local Roadway Safety Plan.	\$ -	\$ 1,364,850	\$ 140,000	\$ -	\$ -	\$ -	Grant
23	Ventura Road Corridor Bicycle & Pedestrian Improvements	Install Class II bike lanes with green bike conflict striping, high visibility crosswalks, advance warning flashing beacons, advance stop bars, leading pedestrian interval timing, and traffic signal retro-reflective backplates.	Improve bicycle, pedestrian, and vehicle safety and convenience by installing safety measures identified in the Local Roadway Safety Plan.	\$ -	\$ 157,490	\$ -	\$ -	\$ -	\$ -	Grant
24	Accessible Pedestrian Enhancements	Construct and install accessible pedestrian signals, leading pedestrian intervals, pedestrian countdown signal heads, curb extensions, upgraded curb ramps, high visibility crosswalks, straightened crosswalks, bike lane green conflict striping, advance stop bars, and pedestrian and bicyclist warning signage.	Improve accessible pedestrian infrastructure and convenience by installing safety measures identified in the Local Roadway Safety Plan.	\$ -	\$ 3,498,825	\$ -	\$ -	\$ -	\$ -	Grant
25	Pedestrian Safety Enhancements - Various Locations	Implement safety countermeasure recommendations from the Local Roadway Safety Plan (LRSP) including (not limited to) raised medians, curb extensions, flashing beacons, advance warning signage, high visibility crosswalks, ADA improvements, retroreflective traffic signal backplates, signal timing adjustments, repurpose roadway space, bicycle lanes, green pavement markings, signage and striping. Locations will be selected from the LRSP.	Improve pedestrian, bicyclist, and motorist safety.	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	General Fund or Measure O
26	Bridge Maintenance Citywide	Routine bridge maintenance including (not limited to) sealing deck cracks, patch spalls, repair joint seals, repair riprap, and repair guardrail.	Routine maintenance to prevent further deterioration and costly future rehabilitation.	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	General Fund or Measure O

Utilities

No.	Project Title	Project Description	Purpose and Need	Previous	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Funding Source
27	Underground of Overhead Utilities-Citywide	This project involves the relocation of above-ground utilities, such as power and communications lines, to the subsurface. Through the formation of an undergrounding district, the City receives a small amount of funding yearly through the utility provider to an account set up for the undergrounding district. Work will commence once a sufficient amount of funding is accumulated in the account to proceed with design and construction.	Buried utilities tend to be more resilient to weather and damage, are generally safer, and have less visual impact than lines mounted on poles above ground. Such relocation of utilities is expensive, and the account is set up so that funds may be collected over time.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	
28	Environmental Resources: Material Recycling Faciltiy (MRF) Replacement	New Material Recycle Facility (MRF) at Del Norte MRF & Transfer Station	To replace the existing Del Norte MRF that is 27-years old and is approved in the ER Rate Cost of Service Study as a project to be completed in less than 5-years.	\$ -	\$ -	\$ 3,000,000	\$ 15,000,000	\$ 15,000,000	\$ -	Solid Waste Enterprise Fund
29	Environmental Resources: Security Improvements	Upgrades to cameras, fencing and access control at the Del Norte Material Recycling Facility.	Security upgrades are required at the Del Norte MRF as the existing infrastructure is deteriorating and compromised.	\$ -	\$ -	\$ 60,000	\$ 240,000	\$ -	\$ -	Solid Waste Enterprise Fund

30	Environmental Resources: Del Norte Facility Improvements (locker rooms, showers, weld shop, paint booth)	Design, permit, construct a new Weld Shop that houses space for commercial bin repair and refurbishment; along with a paint booth that is permitted to allow for the painting of commercial refuse bins (up to 4-yard bins). The Weld shop must have sufficient power to charge an electric forklift. and have a lockable shop building to house refuse bins, acetylene tanks and forklift (to prevent theft).	To fix & refurbish commercial refuse/recycle bins; in order to reduce the costs associated with purchasing new commercial bins.	\$ -	\$ -	\$ 330,000	\$ 1,320,000	\$ -	\$ -	Solid Waste Enterprise Fund
31	Environmental Resources: MRF Roof Repair at Del Norte Facility	Repair roof leaks in MRF roof at Del Norte that have caused flooding inside MRF and damaged recyclable commodities.	To maintain viable, safe MRF that reduces damage to recyclable commodities and avoids shutting down tipping floor revenues.	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	Solid Waste Enterprise Fund
32	ERP Project	Upgrading Citywide Enterprise Resource Planning Systems	Upgrading the City's ERP system to leverage more modern technologies is essential to improve service to the community and improve efficiency and internal controls around all financial transactions, permitting applications, licensing, asset maintenance and human resource management.	\$ 12,434,670	\$ 3,300,000	\$ 2,250,000	\$ 2,400,000	\$ 1,250,000	\$ -	General Fund or Measure O
Total				\$ 1,200,000	\$ 5,844,165	\$ 8,973,000	\$ 21,340,000	\$ 20,505,000	\$ 7,300,000	

RESOLUTION NO. 2025-XX**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD FINDING THAT ALL OF THE PROJECTS IN THE PROPOSED MID-CYCLE UPDATE TO THE 2025-2029 CITY OF OXNARD FIVE YEAR CAPITAL IMPROVEMENT PROGRAM ARE IN CONFORMITY WITH THE 2030 GENERAL PLAN AND COASTAL LAND USE PLAN**

WHEREAS, the Oxnard Planning Commission approved a Resolution on June 6, 2024, finding that the projects listed in the 2025-2029 City of Oxnard Five Year Capital Improvement Program (the “2025-2029 CIP”) were in conformity with the City’s 2030 General Plan and Local Coastal Land Use Plan; and

WHEREAS, the Oxnard City Council adopted that 2025-2029 CIP on June 4, 2024; and

WHEREAS, the City of Oxnard proposes to adopt the revised 2025-2029 City of Oxnard Five Year Capital Improvement Program (the “Revised 2025-2029 CIP”); and

WHEREAS, the revised 2025-2029 CIP is designed to serve as both a financial and project planning document; and

WHEREAS, Government Code Section 65401 requires that the Planning Commission review all capital projects that will be planned, initiated or constructed during the ensuing fiscal years for conformity with the General Plan and Local Coastal Land Use Plan; and

WHEREAS, Government Code Section 65402 requires that real property acquisition or disposition, street vacation or abandonment, public building or structure construction be consistent with the General Plan and Local Coastal Land Use Plan as to location, purpose and extent; and

WHEREAS, the revised 2025-2029 CIP identifies various potential public projects, which are consistent with the 2030 General Plan and Local Coastal Land Use Plan; and

WHEREAS, the revised 2025-2029 CIP adds projects that were not previously included in previous versions of the CIP; and

WHEREAS, the revised 2025-2029 CIP General Plan and Coastal Land Use Plan conformity determination report is not a “project” subject to review under the California Environmental Quality Act (CEQA) because it can be seen with certainty pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b)(4) that there is no possibility that a determination of General Plan and Local Coastal Land Use Plan consistency report may have a significant impact on the environment as the proposed revised 2025-2029 CIP is a government funding document that does not involve any commitment to any specific project which may result in a

potentially significant physical impact on the environment; and

WHEREAS, as required by CEQA, environmental review will be conducted prior to construction of the individual projects identified within 2025-2029 CIP. Any required environmental documents will be prepared pursuant to CEQA as part of project permit processing or at any other point in time as required by CEQA.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard reviewed the proposed revised 2025-2029 CIP and finds that all of the projects within that revised 2025-2029 CIP conform with the 2030 General Plan and Local Coastal Land Use Plan.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Oxnard on this 1st Day of May, 2025, by the following vote:

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 1st Day of May 2025, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Mid-Cycle Update Capital Improvement Program (CIP) Fiscal Years (FY) 2025-2029.

Planning Commission
May 1, 2025

Morgan Kessler, P.E.
City Engineer

- The Planning Commission will review the CIP for FY 2025-2029 to confirm the projects are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.
- The CIP includes a range of roadway improvements, maintenance of public facilities, stormwater drainage improvements and other miscellaneous projects. The whole of the proposed CIP projects are located throughout the City of Oxnard and vary in scope and funding.

- In accordance with Government Code Section 65401, the Planning Commission is required to review the list of proposed capital improvement projects for the ensuing fiscal years.
- The Planning Commission will verify their conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies.

- A CIP contains all the individual capital (major) projects for a local government along with their design and construction phase schedules and financing plans.
- The identified list of capital improvement projects are anticipated to be constructed during FY 2025-2029
- Some of which are pending funding and securing of grants.
- The proposed CIP for FY 2025-2029 consists of 124 projects with identified funding, 61 unfunded, and totaling approximately \$750 million in project value.
- Thirty-two (32) new projects have been identified and added.

- The categories of the 32 new projects identified by Oxnard City departments include:
 - **Buildings** (office space improvements, seismic studies, etc.)
 - **Parks and Open Space** (playground structure replacement, lighting, beach access)
 - **Transportation and Drainage** (traffic signals and controls, sidewalks and curb ramps, stormdrains)
 - **Utilities** (material recycling facility improvements, security enhancements)

- These new projects have not been previously reviewed by the Planning Commission and require its determination that they are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan
- The focus of the Planning Commission's review will be on the new projects not yet determined to be consistent with the City's 2030 General Plan and relevant Coastal Land Use Plan policies,

- The lead agency has determined that this CIP General Plan and Coastal Land Use Plan conformity determination report is not a “project” under CEQA
- And has determined with certainty that the proposed CIP is a government funding document that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.
- Environmental review will be conducted prior to construction of the individual projects identified within this staff report.

- The Planning Commission's action on this matter is advisory to the City Council.
- The Planning Commission's recommendation on this matter will be forwarded to the City Council for consideration as they review the adoption of the CIP for FY 2025-2029.
- The CIP for FY 2025-2029 was reviewed by the PWTC on April 23, 2024, and the City Council on May 21, 2024.

1. That the Planning Commission find the Capital Improvement Program (CIP) projects for FY 2025-2029 is not a “project” under the California Environmental Quality Act pursuant to section 15601 (b)(3) and 15378(b)(4); and
2. Adopt Resolution 2024-XX finding that the proposed Capital Improvement Program (CIP) projects for FY 2025-2029 are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.



QUESTIONS

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Chantal Power, Contract Planner

DATE: May 1, 2025

SUBJECT: Project Name: AT&T Mono-Eucalyptus Wireless Facility; Planning and Zoning Permit No. 24-530-04 (Special Use Permit - Wireless) Property located at 921 Ventura Boulevard (APN: 145-0-222-065, -055).

1) Recommendation: That the Planning Commission (“**Commission**”):

- a. Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and
- b. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-530-04 (Special Use Permit Wireless), subject to certain findings and conditions.

2) Project Description and Applicant: A request to construct a 50-foot tall wireless communication stealth facility designed to resemble a eucalyptus tree with an associated ground equipment enclosure within a 364 square-foot lease area of a 0.96 acre property developed with existing commercial-retail building, located at 921 Ventura Boulevard, within the General Commercial Planned Development (C-2-PD). The application includes a request for a height 15 feet above the existing 35-foot height limit within the General Commercial Zone (C-2) pursuant to Article 16, Section 16-108 of Oxnard City Code, which allows height increases through approval of a special use permit (“**the Project**”). Filed by designated agent John McDonald, Eukon Group, 65 Post Suite 1000, Irvine, CA 92618 on behalf of AT&T Mobility (“**Applicant**”), on behalf of the property owner Cavort Properties LP, 20342 SW Acacia Street, Newport Beach, CA 92660.

3) Existing & Surrounding Land Uses: The 41,382 square-foot parcel (0.96-acre) is currently occupied by a 14,582 square-foot, multi-tenant commercial building. The tenants consist of a paint retailer, flooring retailer and furniture outlet. To the west the parcel shares access and parking with a 35,183 square-foot (0.81-acre) parcel within the C-2-PD zone developed with a 21,143 square-foot building occupied by a furniture outlet. The project site is located on Ventura Boulevard adjacent to Highway 101 to the south. North of the project site is the R-4-PD zone developed with several multi-family residential units. An existing mobile home park exists east of the project site within the MH-PD zone. The following table summarizes the land uses and zoning designation of the project site and adjacent properties.

PZ 24-530-04, AT&T Mono-Eucalyptus Tower
Planning Commission Date: May 1, 2025
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LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site (921 Ventura Blvd.)	General Commercial - Planned Development (C-2-PD)	Commercial General (CG)	Commercial/Retail
North	R-4 (High Rise Zone) Planned Development (R-4-PD)	Residential Medium High (RMH)	Multi-Family Residential Units
South	Highway 101 (Scenic Highway)	N/A	Highway
East	Mobile Home - Planned Development (MH-PD)	Mobile Home Park (MHP)	Mobile Home Park
West	General Commercial - Planned Development (C-2-PD)	Commercial Community (CC)	Commercial/Retail

4) Background: The applicant, Eukon Group, filed an application on behalf of AT&T in September of 2024 for the installation of a 50-foot tall mono-eucalyptus wireless communication tower and equipment enclosure subject to the approval of a Special Use Permit (SUP) on a developed property occupied by several low intensity commercial retail uses. The mono-eucalyptus wireless communication facility is intended to fill a gap in coverage that will result from a recently decommissioned tower at approximately the intersection of Vineyard Avenue south of Highway 101.

5) Environmental Determination: The transmissions of wireless radio signals are governed by the operating and permitting standards of the Federal Communications Commission (FCC). The Applicant has provided an electromagnetic frequency (EMF) report, which provides that the Project will operate in compliance with the FCC standards for public exposure (Attachment C).

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes the construction of a stealth wireless communications tower and equipment inside a 364 square foot enclosure (36’5” x 10’) within an existing parking area. The tower is designed as a faux eucalyptus tree; therefore it will be a stealth facility that disguises the wireless tower

elements from view from the surrounding development. The tower and equipment enclosure will be placed behind the existing commercial building so it will be screened from view of Highway 101, a designated scenic highway. This Project proposes to construct a mono-eucalyptus wireless communication tower and associated equipment at an existing low intensity commercial retail site, and such construction will have less bulk and less environmental impact than many facilities expressly exempted from CEQA. No environmental sensitive areas are on or adjacent to the developed property. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (Attachment F).

6) Analysis:

- a. ***General Discussion and Siting:*** The proposed mono-eucalyptus wireless communication facility will be installed north of Ventura Road and Highway 101, and west of Alvarado Street. Highway 101 is a designated scenic highway. Per Oxnard City Code Section 16-488(D)(4) a wireless facility may be approved within 500' of a Scenic Highway, if the tower can be determined to be a stealth facility. Staff has determined that the proposed faux eucalyptus is in accordance with the branch plan and designs for the faux eucalyptus tree that were submitted would qualify it as a stealth facility, in tandem with existing area landscaping to help blend the tree into the nearby surroundings. In addition to being placed at the rear of the property behind the existing building, the proposed tower and equipment will be screened by a 8-foot chain link enclosure with white color privacy slats to match the adjacent building. The enclosure will occupy an area consisting of four existing parking spaces that will be removed for the purpose of housing the 364 square foot (36'5" x 10') equipment enclosure which will contain a ciena and fiber box, GPS antenna, safety switch, 200A meter, and a surge suppressor all mounted on an H-frame, as well as a back-up power generator with a gas diesel tank, a walk-up battery cabinets, and the 50-foot tall mono eucalyptus tower. The project is accessed through the adjoining driveways along Alvarado Street and Ventura Boulevard. Four parking spaces will be lost to the addition of the tower or equipment enclosure for which a parking study has been prepared and a Minor Modification permit has been applied.

The design of the eucalyptus tower features synthetic branches, bark, and leaves to disguise the facility as a eucalyptus tree. Eucalyptus trees, while an invasive tree from Australia, are very abundant around the city and throughout settled areas of California. Therefore, eucalyptus is an acceptable camouflage choice. The synthetic eucalyptus mimics the real tree's abundant year round cover of leaves, effectively screening equipment and antennas. The faux bark will give the tree a more realistic look and the existing eucalyptus trees in the area will help blend the mono eucalyptus tower into the surroundings. Multiple conditions of approval require that the faux eucalyptus and its branches be maintained to adequately camouflage the proposed and future wireless equipment for the life of the tower. There is a combination of existing landscaping that will help the eucalyptus tower and its ancillary equipment further blend in. There are a total of 6 existing trees split into two species

including several eucalyptus trees that are within the proposed and adjacent sites.

- b. General Plan Consistency:** The 2030 General Plan identifies the land use for the subject property to be Commercial Community, which would be a suitable zone for the placement of a wireless tower. The following table demonstrates further consistency with the general plan through specific policies:

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed Project. The three consistency classification levels are:

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
ICS-18.1	I	<i>Telecommunications Services</i> Work with telecommunications providers to ensure residents and businesses have access to telecommunications services, including broadband service to maximize access to inexpensive telecommunications services, the City shall encourage marketplace competition from multiple service providers..	Construction of this facility will fill a significant gap in AT&T Wireless's coverage in this area of the city and provide better signal for nearby businesses, residents, and emergency response vehicles.
ICS-18.3	II	<i>Wireless Telecommunications</i> Encourage wireless providers to meet the following conditions, to the maximum extent feasible: • Incorporate best available technology; • Not be visible from public rights-of-way and local and State scenic highways; • When possible, locate on existing buildings, existing poles, or other existing support structures; and • Incorporate well-designed stealth techniques that disguise the facility from the point of view of nearby residents.	The project is designed to resemble a eucalyptus tree. The project is located in a commercial zone adjacent to residential areas. The existing landscape and heavy screening of the antenna itself disguises the facility from area workers, visitors and motorists. The applicant claimed in their site selection analysis that there were no nearby towers to collocate on and achieve their target coverage area.

- c. **Conformance with the Zoning Designation:** The proposed development is located in the General Commercial zone within 500' to Highway 101 a designated scenic route. Due to its close proximity to a scenic route and residential areas, it must be significantly screened.

The proposed facility is considered a stealth facility because the structure is heavily camouflaged to not appear as a wireless facility and therefore is allowed by Oxnard City Code (See OCC § 16-488-492). The synthetic branches, antenna socks, and faux bark of the wireless facility give it the appearance of a eucalyptus tree, as will multiple trees that are currently located near the proposed facility. The project is proposed at 50 feet in height, 15 feet above the 35 foot height requirement for the General Commercial Zone. Pursuant to Article 16, Section 16-137 of Oxnard City Code, the Planning Commission can approve of a height increase with the approval of a special use permit. The applicant's justification is the additional height is to be able to have the antennae at an effective level for quality service, make the tower collocate-able, and the protrusion of the screening elements extending 4 feet above the antennae and tower pole. Applicable development standards of the General Commercial Zone have been compared with the proposed project, as follows:

Development Standard	General Commercial Standard Per NCSP	Proposed	Complies?
Maximum Height	35 feet	50 feet	Yes, with SUP
Front yard setback	30 feet	117 feet	Yes
Side yard setback	5 feet	60 feet	Yes
Rear yard setback	0 feet	5 feet	Yes

In addition to being subject to the development standards of the C-2 zone, the proposed wireless communications facility is subject to the Wireless Communications Facilities development standards (§16-492). The development standards have been compared with the proposed project as follows:

DEVELOPMENT STANDARD	WIRELESS STANDARD	PROPOSED	COMPLIES?
Maximum height (§16-492.A)	35 feet, unless otherwise specified by PC	50 feet	Yes, with SUP approval pursuant to OCC 16-108.
Setbacks	Shall comply with	Centerline of the	Yes

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 Planning Commission Date: May 1, 2025
 Page 6

(§16-492.B)	the zoning, unless specified by PC up to a 25% reduction.	monopole is over 14' from every boundary.	
Separation (§16-492.C)	None required for stealth facilities	Facility is stealth.	Yes
Location (§16-492.D)	No restrictions for stealth facilities	Facility is stealth.	Yes
Landscaping and Screening (§16-492.E)	Existing trees shall be preserved to the extent feasible	Project will preserve the existing landscaping.	Yes
Design (§16-492.F.1)	If within 500 ft of scenic highway, shall be stealth	Facility is within 500 feet from a scenic highway and is a stealth facility.	Yes
Design (§16-492.F.3)	Equipment shall be located within enclosure	Equipment will be located within an enclosure.	Yes (Condition #26)
Lights (§16-492.G)	Facility shall not be lighted unless required by the FAA or for security and safety lighting	Facility is not lighted except for maintenance and security lighting.	Yes (Conditions #23 and #62)
Security (§16-492.H)	Emergency phone numbers shall be posted	Emergency phone numbers will be posted.	Yes (Condition #58)
FCC Compliance (§16-492.I)	Radio Frequency emissions report required	Radio Frequency emissions report submitted.	Yes (Conditions #44)
Co-location (§16-492.J)	A tower that is modified or rebuilt for co-location may not exceed 16 feet over the allowed height for the zone	Co-location is not proposed at this time.	N/A

Antennae Attached to Structures (§16-492.K)	Attached antennae shall be compatible with the structure, located to minimize their visibility.	Antennae are disguised by paint and antenna socks that will blend the color with the branches that will be extending beyond the antennae for further camouflage.	Yes, (Conditions #32 through #36, and #55)
---	---	--	--

- d) **Site Design:** The proposed communications facility will be constructed on an engineered foundation. The trunk of the tree will be covered in faux bark to resemble that of a eucalyptus tree. The eucalyptus tree branches will extend from the trunk between the 14-foot height level and the 50-foot height level. At the 40-foot height level, four arrays will protrude from the trunk. Each array will have multiple antennas. The height of the tree can support co-location, which will allow the attachment of future antennae at other heights of the tower. The equipment will be disguised within the eucalyptus tree branches that are filled with faux leaves as well as the equipment being further disguised through paint and antenna socks. The ancillary equipment and tower will be constructed within an equipment enclosure screened by 8-foot chain link fencing with white color privacy slats to match the adjacent building. The enclosure will occupy an area consisting of four existing parking spaces that will be removed for the purpose of housing the 364 square foot (36'5" x 10') equipment enclosure which will contain a ciena and fiber box, GPS antenna, safety switch, 200A meter, and a surge suppressor all mounted on an H-frame, as well as a back-up power generator with a gas diesel tank, a walk-up battery cabinets, and the 50-foot tall mono eucalyptus tower.
- e) **Circulation and Parking:** The project property has two access driveways; one from Ventura Boulevard, and one from Alvarado Street that share access, circulation and parking between the project parcel and the adjacent parcel. The addition of the tower and equipment will reduce the existing parking by four spaces but will not impact existing circulation or access to the project site. A parking study was prepared to verify that removal of the parking spaces will not result in insufficient parking supply to meet demand for the existing businesses, all of which are low intensity commercial retail businesses.

The parking analysis indicated that parking is shared between two parcels with existing commercial businesses. The Oxnard City Code requires a total of 97 spaces for the existing commercial businesses. The existing on-site parking supply totals 63 spaces, which presents a theoretical deficit of 34 spaces. However, the parking observations were conducted at the site in order to document the current weekday and weekend parking demand coinciding with the hours of operation for the existing tenants in both buildings. The highest peak hour demand during the two observation days occurred on a Saturday between 3:00pm and 4:00pm, when a total of 27 parking spaces or 42.9% of the existing parking spaces were

observed to be utilized, resulting in an actual surplus of 36 parking spaces. Staff finds that the parking analysis illustrates that the removal of four parking spaces for the proposed mono-eucalyptus wireless facility and associated equipment will not result in insufficient supply to meet the parking demand of the existing businesses.

- f) **Height:** The proposed facility is designed with a maximum height of 50 feet, which is 15 feet above the maximum allowed height within the General Commercial Zone (35 feet) and is approximately a 30% increase in height. Per OCC Section 16-137, the Planning Commission can approve a height increase with the approval of a Special Use Permit. The target area is surrounding the intersection along Ventura Boulevard between Vineyard Avenue and Rose Avenue. At the proposed broadcast center height of 42 feet, the majority of the area can be well covered and is tall enough to allow for co-location of antennae for other wireless service providers at an adequate height to efficiently close a coverage gap. Thus, the proposed 42 foot broadcast center height is recommended as the minimum height required to provide coverage for the area and still provides the necessary screening to classify it as a stealth facility.
- g) **Landscaping and Open Space:** The project site features existing landscaping throughout the project site. The project is proposing to maintain the existing landscaping. There are currently six trees near the proposed project area of two distinct species, including several eucalyptus trees. Thus, the proposed 50-foot tall faux eucalyptus tree is anticipated to be compatible with the surrounding landscaping.
- h) **Noise:** The proposed communications facility will generate noise from the equipment cabinet located within the equipment enclosure. The equipment cabinet will generate a slight humming noise similar to a personal computer and will be audible only when adjacent to the cabinet. The permit is conditioned to limit testing to daytime hours (Attachment G). The noise from the equipment will be softened by the enclosure surrounding the equipment, as well as due to its proximity from the property boundaries. There are no noise sensitive uses within proximity to the communications facility as this is a commercial zone. Regardless, given typical sound attenuation levels, the noise from the equipment cabinet will be below allowed noise levels (65dBA, per City Code §7-185.A). Thus, the proposed communications facility will not create significant noise impacts.
- i) **Health and Safety:** The transmission of wireless radio signals are governed by operating standards of the Federal Communications Commission (FCC). The applicant submitted a Radio Frequency Compliance Report (Attachment C) evaluating the emissions of the proposed communications facility. The report demonstrates that based on predictive modeling, there are no areas that exceed the FCC's General Public and Occupational limits. All areas of concern extend into free space. At ground level the maximum radio frequency emission is estimated to be approximately 38.6% of the FCC's allowable limit for General Population exposure to radio frequency emissions and no areas at ground level that exceed the FCC's allowable Occupational limit. Thus, the site is designed and conditioned to be compliant with the FCC exposure guidelines.

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Planning Commission Date: May 1, 2025
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j) **Equipment Enclosure:** The associated 364 square foot (36'5" x 10') equipment enclosure will surround the tower and equipment area. The ancillary equipment and tower will be constructed within an equipment enclosure screened by chain link fencing with white color privacy slats to match the adjacent building.. The location of the enclosure behind the existing commercial building and the 8-foot chain link fencing with privacy slats will provide necessary screening.

7) **Development Advisory Committee:** The Project was reviewed by necessary members of the Development Advisory Committee (DAC) including the Fire Department and Development Services for conditions. These conditions of approval from DAC are included in the attached resolution.

8) **Community Workshop and Public Input:** The Project is not located within a General Plan identified neighborhood; therefore, a Community Workshop was not conducted for the proposed Project.

Consistent with public noticing requirements, the Planning Commission hearing was advertised in the newspaper, with an on-site posting, and by mail to property owners within 300 feet of the subject property. To date, Staff has not received any concerns or public comments regarding the proposed Project.

9) **Appeal Procedure:** Pursuant to § 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

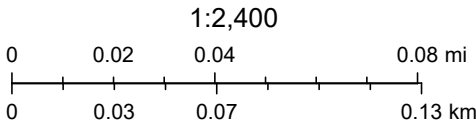
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Project Plans
- C. Electromagnetic Fields Report
- D. Parking Assessment
- E. Propagation Maps
- F. Notice of Exemption
- G. Planning Commission Resolution
- H. Staff Presentation



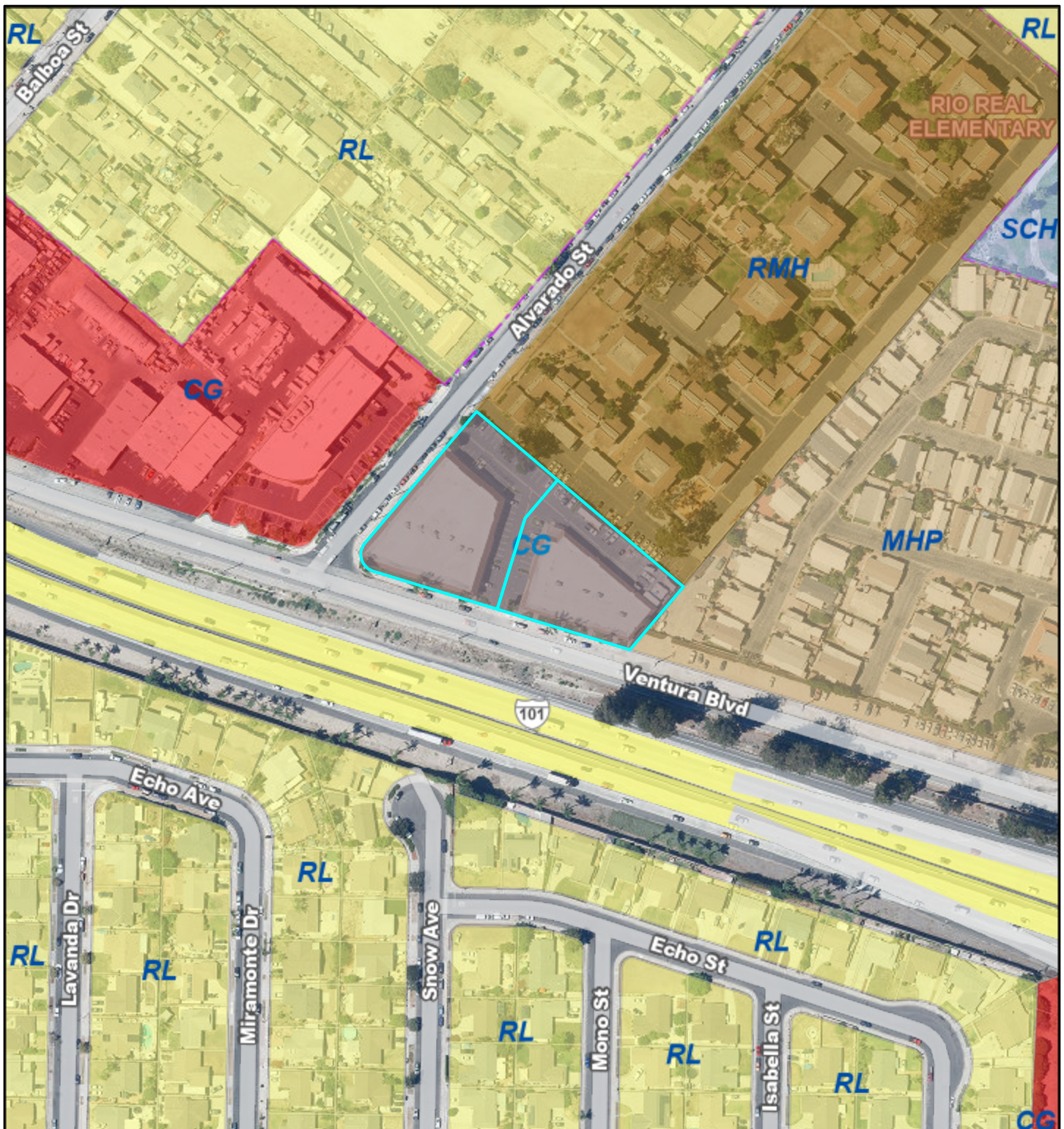
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Project Site
Parcels



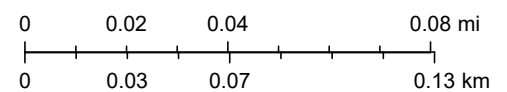
Esri, Inc., City of Naperville, Illinois, City of Oxnard GIS

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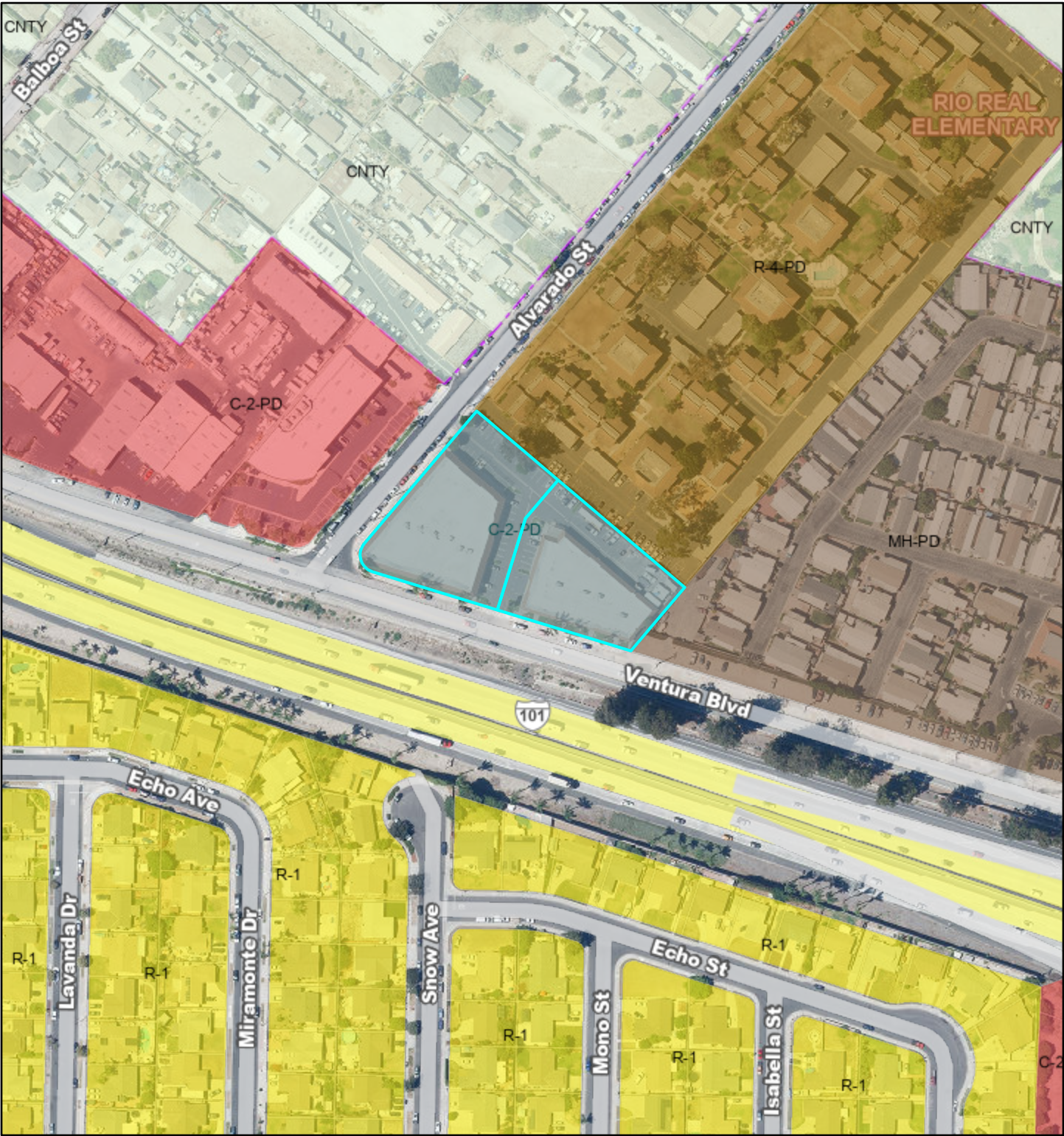
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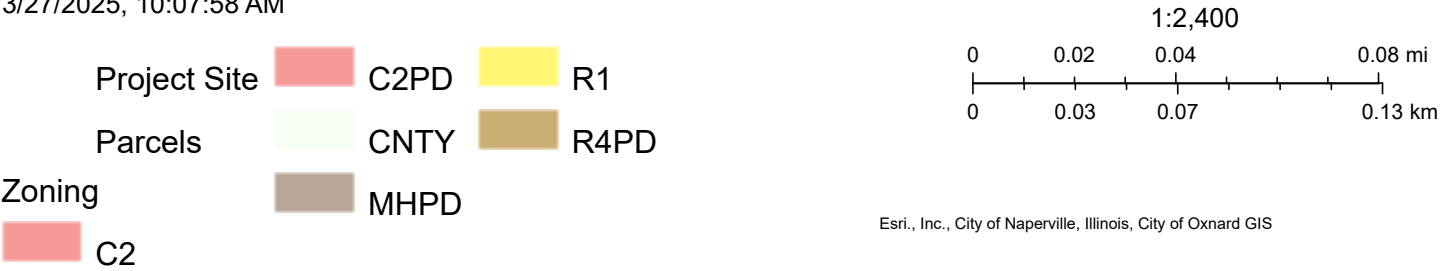


Esri, Inc., City of Naperville, Illinois, City of Oxnard GIS

Zoning Map



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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

2. 2022 CALIFORNIA BUILDING CODE

3. 2022 CALIFORNIA ELECTRIC CODE

4. 2022 CALIFORNIA MECHANICAL CODE

5. 2022 CALIFORNIA PLUMBING CODE
6. 2022 CALIFORNIA FIRE CODE

7. ANY LOCAL BUILDING CODE AMENDMENTS

8. CITY/COUNTY ORDINANCES

9. ANSI / TIA-222 STRUCTURAL CODE

10. NFPA 780 - LIGHTING PROTECTION CODE

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 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: CSL01841

SITE NAME: WICKMAN

PACE#: MRLOS108960

FA#: 16174106

USID#: 329863



at&t

PROJECT: NSB

SITE TYPE: FAUX EUCALYPTUS

SITE ADDRESS: 921 VENTURA BLVD.

OXNARD, CA 93036

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" SINGLE TRUNK FAUX EUCALYPTUS
- (16) PROPOSED AT&T PANEL ANTENNAS
- (48) PROPOSED AT&T RRUS
- (1) PROPOSED CHAIN LINK FENCE ENCLOSURE WITH VINYL SLATS
- (8) PROPOSED AT&T DC9 SURGE SUPPRESSORS
- (1) PROPOSED AT&T DC50 SURGE SUPPRESSOR
- (2) PROPOSED AT&T GPS ANTENNAS
- (1) PROPOSED AT&T WALK UP CABINET (W.U.C)
- (1) PROPOSED AT&T 30 KW 190 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



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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

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 CHECKED BY:	A&E CHECKED BY:
NV/BA	--	IB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	08/05/2024	90% ZONING DRAWINGS
0	08/30/2024	100% ZONING DRAWINGS
1	11/12/2024	PLANNING COMMENTS
2	03/24/2025	EQUIPMENT RELOCATION

PROJECT INFORMATION

CSL01841

921 VENTURA BLVD.
OXNARD, CA 93036

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

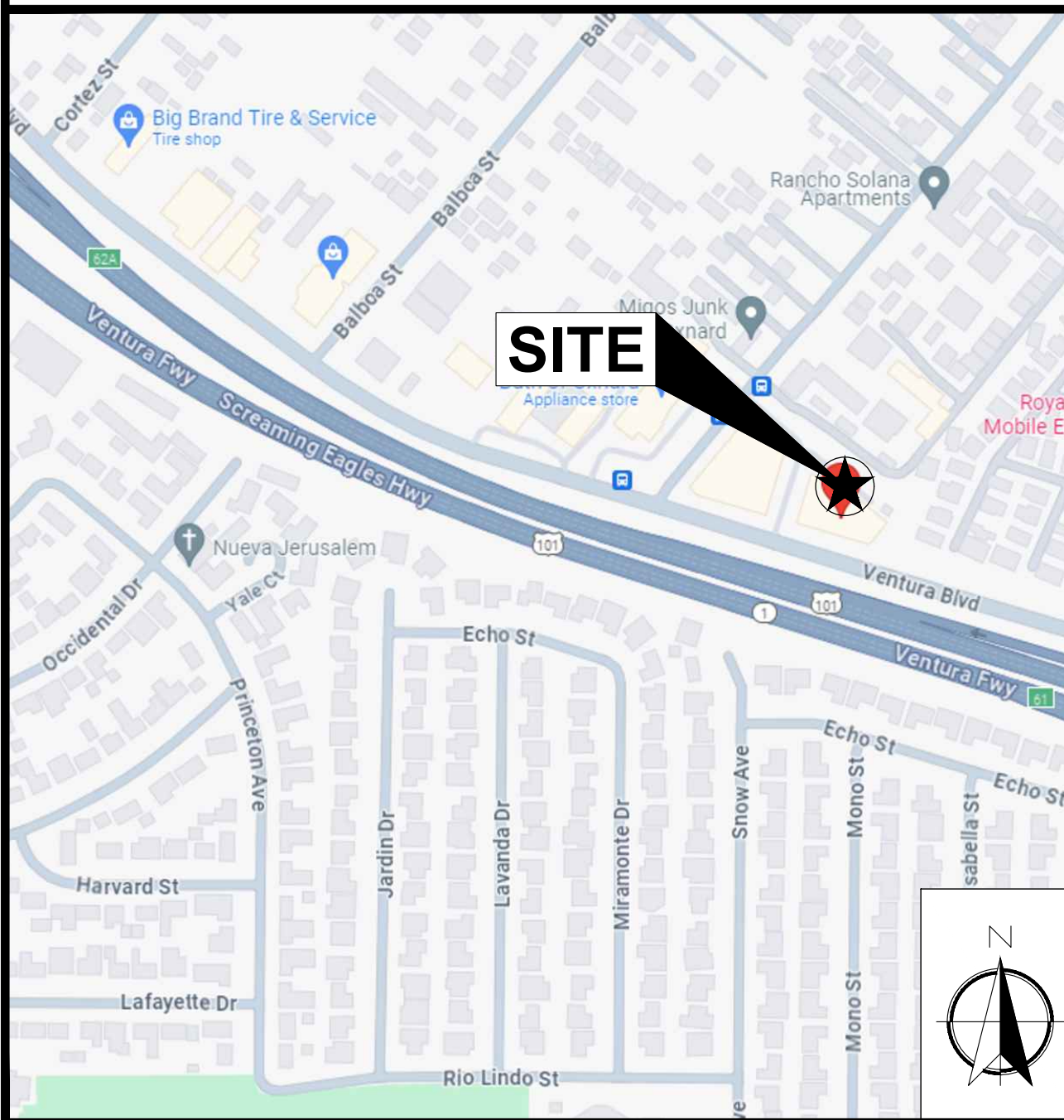
SITE INFORMATION

PROPERTY OWNER:	DON WICKMAN	TOWER OWNER:	N/A
ADDRESS:	21241 VENTURA BLVD. WOODLEN HILLS, CA 91364	ADDRESS:	
PHONE:	(818) 716-7248	TOWER CO SITE ID:	N/A
COUNTY:	VENTURA	TOWER APP NUMBER:	N/A
ZONING JURISDICTION:	CITY OF OXNARD	LATITUDE (NAD 83):	34° 13' 38.30" N
ZONING DISTRICT:	GENERAL COMMERCIAL		34.227306°
PARCEL NUMBER:	145-0-22-006	LONGITUDE (NAD 83):	119° 09' 51.14" W
			-119.164206°
OCCUPANCY GROUP:	U		
CONSTRUCTION TYPE:	V-B		
POWER COMPANY:	SCE		
TELEPHONE COMPANY:	--		
LEASE AREA:	743 S.F.		

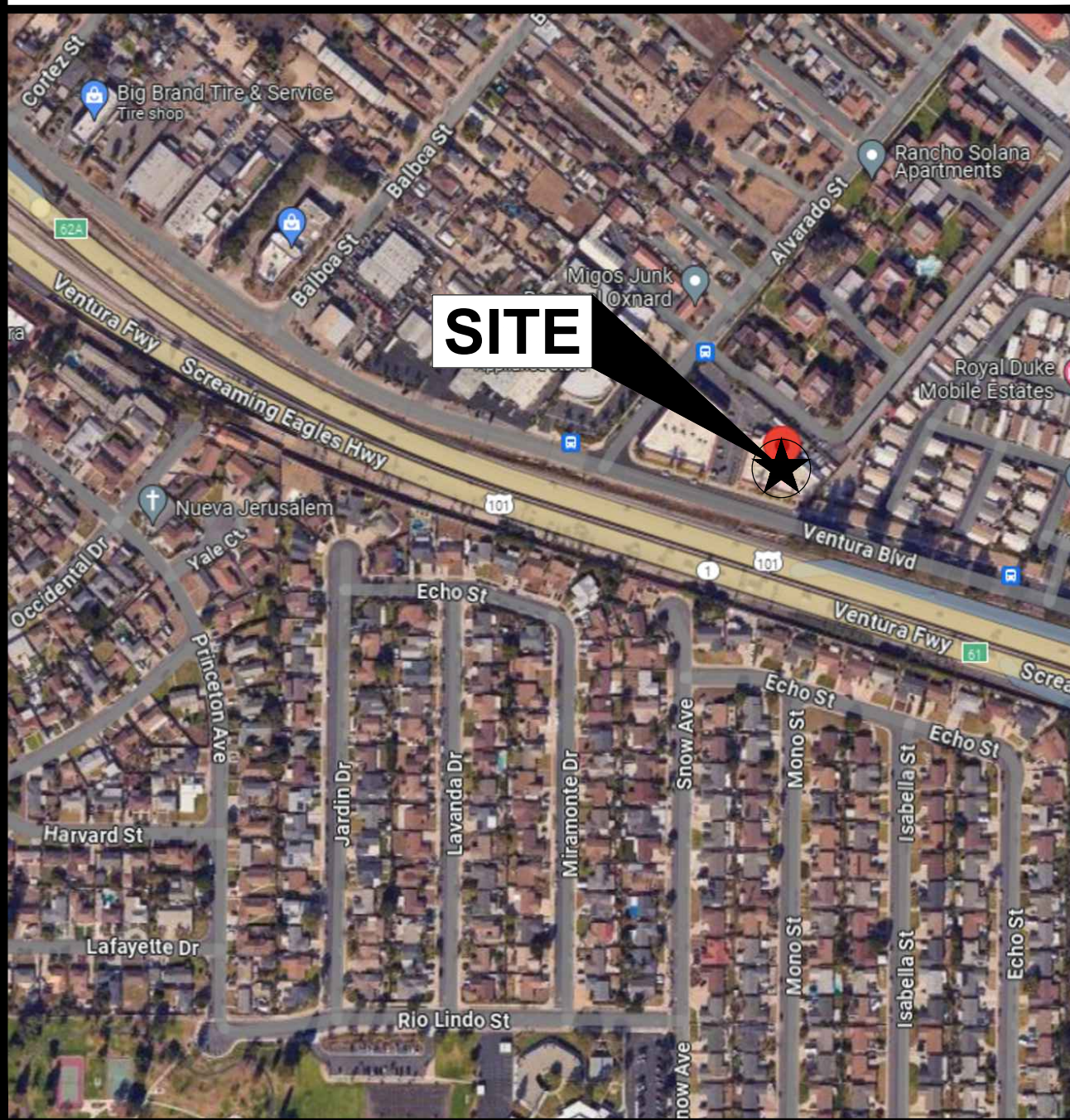
PROJECT TEAM

PROJECT MANAGER: AT&T 1452 EDINGER AVE, 3RD FLOOR TUSTIN, CA 92780 CONTACT: GARY BODENWEISER PHONE: (951) 818-0750 EMAIL: gb2435@att.com	SITE ACQUISITION: EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: JON SILVA PHONE: (714) 393-7963 EMAIL: jon.silva@eukongroup.com	A&E CONTACT: EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: RICH BRUNET PHONE: (949) 899-5597 EMAIL: rich.brunet@eukongroup.com
RF ENGINEER: AT&T 1452 EDINGER AVE, 3RD FLOOR TUSTIN, CA 92780 CONTACT: SANDEEP MANGAT PHONE: (530) 540-4201 EMAIL: sm2840@att.com	ZONING: EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: DAVID ELLIOT PHONE: (808) 489-1191 EMAIL: david.elliott@eukongroup.com	CONSTRUCTION: JACOBS 2600 MICHELSON DRIVE #500 IRVINE, CA 92612 CONTACT: SAMUEL GOUVEIA PHONE: (760) 481-2424 EMAIL: samuel.gouveia@jacobs.com

VICINITY MAP



AERIAL VIEW



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE AT 1452 EDINGER AVE, TUSTIN, CA 92780

1. DEPART AND HEAD TOWARD INDUSTRIAL DR.

2. TURN LEFT ONTO INDUSTRIAL DR

3. TURN RIGHT ONTO RED HILL AVE

4. TURN RIGHT ONTO VALENCIA AVE

5. TURN RIGHT ONTO NEWPORT AVE

6. TURN LEFT ONTO CA-55 N

7. TAKE THE RAMP ON THE LEFT FOR CA-55N

8. AT EXIT 10B, HEAD RIGHT ON THE RAMP FOR I-5 NORTH TOWARD SANTA ANA

9. KEEP STRAIGHT TO GET ONTO I-5 N

10. TAKE THE RAMP ON THE RIGHT FOR I-10 WEST AND
- HEAD TOWARD LOS ANGELES

BEAR LEFT ONTO SAN BERNARDINO FWY WEST TOWARD SACRAMENTO / I-5 NORTH

TAKE THE RAMP ON THE RIGHT FOR I-5 NORTH AND HEAD TOWARD SACRAMENTO

AT EXIT 144B, HEAD RIGHT ON THE RAMP FOR CA-134 TOWARD VENTURA FWY / VENTURA

AT EXIT 10B, HEAD RIGHT TO GET ONTO US-101 N

KEEP LEFT TO STAY ON US-101N

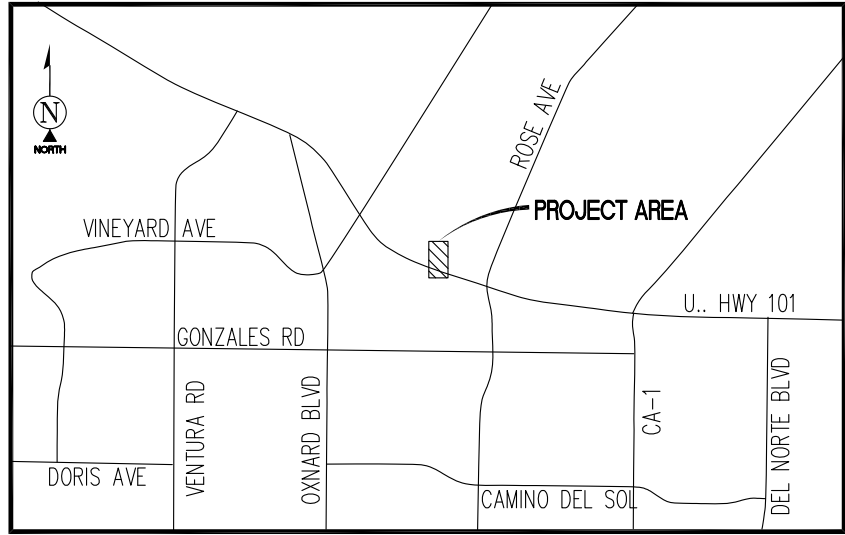
AT EXIT 61, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR ROSE AVE
- TURN RIGHT ONTO N ROSE AVE TOWARD AUTO CENTER DR.

TURN LEFT ONTO E VENTURA BLVD

KEEP STRAIGHT TO GET ONTO E VENTURA BLVD

TURN RIGHT

ARRIVE AT YOUR DESTINATION ON THE LEFT.



VICINITY MAP
N.T.S.

SURVEY DATE
06/07/2024

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

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOD 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 0.99997167

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 #06111C0910E, DATED 1/20/2010

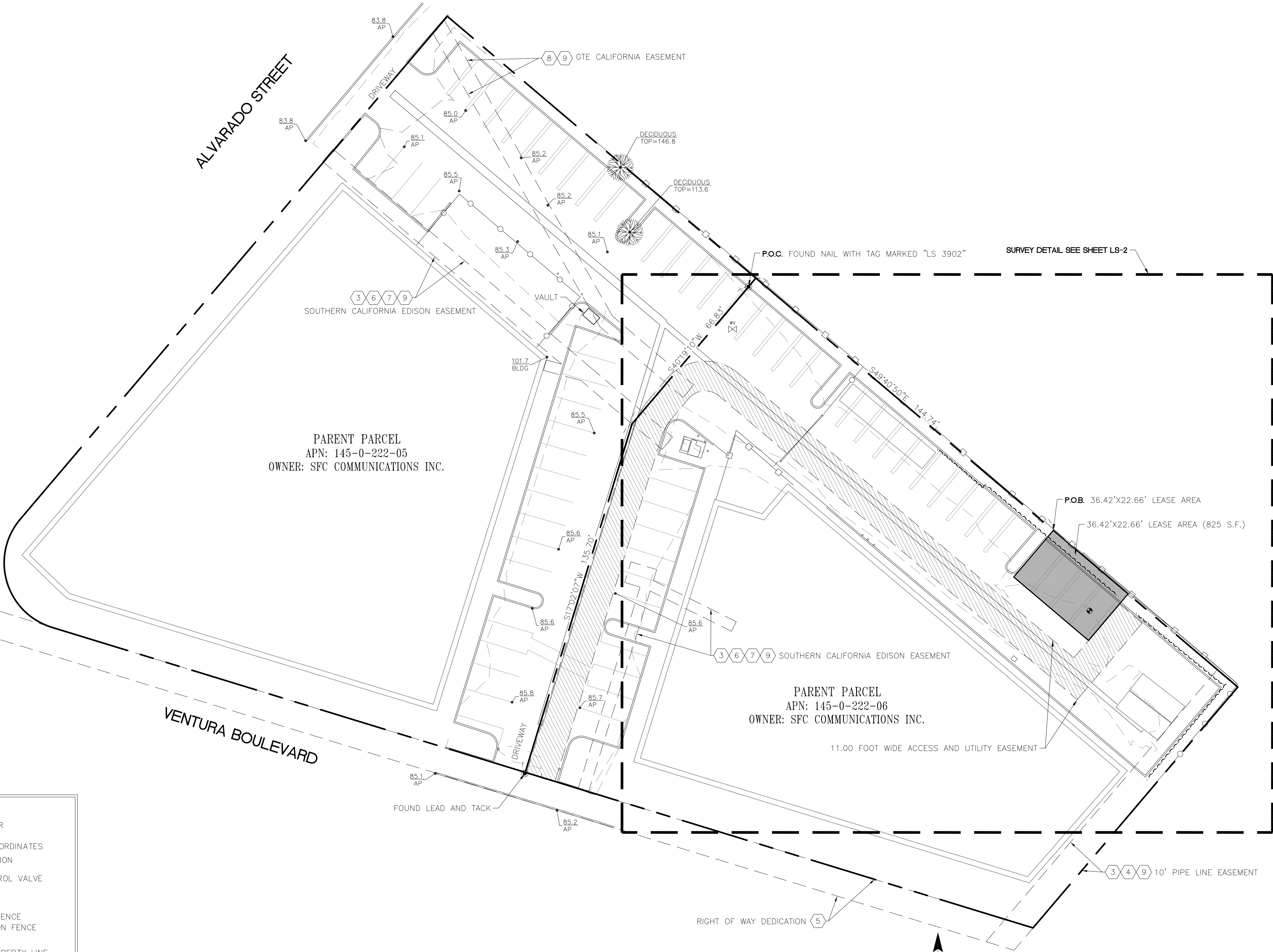
UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE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

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

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.



LEGEND

AP

BLDG

CLF

CONC

WIF

P.O.B.

P.O.C.

P.O.T.

AS NOTED

ASPHALT

TOP OF BUILDING

CHAIN LINK FENCE

CONCRETE

WROUGHT IRON FENCE

POINT OF BEGINNING

POINT OF COMMENCEMENT

POINT OF TERMINUS

UTILITY METER

POSITION OF GEODETIC COORDINATES

SPOT ELEVATION

WATER CONTROL VALVE

TREES

CHAIN LINK FENCE

WROUGHT IRON FENCE

CURBLINES

SUBJECT PROPERTY LINE

ADJACENT PROPERTY LINE

LEASE AREA LIMITS

MAJOR CONTOUR INTERVAL

MINOR CONTOUR INTERVAL

NORTH

SCALE: 1" = 20'

OVERALL DETAIL

MATTHEW R. FORD

No. 9588

STATE OF CALIFORNIA

DATE: 03/27/2025

APPLICANT:

The new

at&t

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

REVISIONS:				
1	03/26/25	DESIGN (C)	(AC)	
0	08/09/24	TITLE AND LEGALS	(AC)	
A	06/12/24	PRELIMINARY	(CK)	
REV	DATE	DESCRIPTION		

428 MAIN STREET

SUITE 206

HUNTINGTON BEACH, CA 92648

PH. (480) 659-4072

www.ambitconsulting.us

ambit consulting

PROJECT INFORMATION:

CSL01841

921 VENTURA BOULEVARD

OXNARD, CA 93036

VENTURA COUNTY

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1

LESSOR’S LEGAL DESCRIPTION (PER TITLE)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGES 50 AND 51 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCELS 1 AND 2 OF PARCEL MAP NO. 90–2, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGES 50 AND 51 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, BUT WITHOUT THE RIGHT OF ENTRY TO THE FIRST 500 FEET IN A DEPTH FROM THE GROUND SURFACE, AS RESERVED BY ELLEN SHUFFELBERG, A MARRIED WOMAN, WHO ACQUIRED TITLE AS ELLEN SWANER IN DEED RECORDED APRIL 20, 1971.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92025280–920–CMM–CM8, ISSUED BY CALIFORNIA LAND TITLE ASSOCIATION, DATED APRIL 30, 2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
PURPOSE: WIDE EASEMENT
AFFECTS: AS SHOWN ON SAID TRACK MAP
(UNDERLYING DOCUMENT NOT PROVIDED – NOT SHOWN)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
MAP/PLAT: PARCEL MAP NO. 84–3
RECORDING NO: BOOK 39, PAGE 66 OF PARCEL MAPS
PURPOSE: SANITARY SEWER
AFFECTS: THE SOUTHEASTERLY 10 FEET PARCEL 2
(AS SHOWN ON SURVEY)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PIPE LINE
RECORDING NO: BOOK 175, PAGE 195 OF DEEDS
AFFECTS: A PORTION OF SAID LAND
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. (AS SHOWN ON SURVEY)
5. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED TO: COUNTY/CITY/STATE: STATE OF CALIFORNIA
NAME OF STREET OR HIGHWAY: VENTURA BOULEVARD
RECORDING DATE: JUNE 22, 1934
RECORDING NO: BOOK 420, PAGE 3 OF OFFICIAL RECORDS
(AS SHOWN ON SURVEY)
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JUNE 22, 1984
RECORDING NO: 69163 OF OFFICIAL RECORDS
AFFECTS: PORTIONS OF PARCEL 1 AND 2
(AS SHOWN ON SURVEY)
7. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,
JOB NO.: 8218
DATED : DECEMBER 15, 1983
PREPARED BY: NONE SHOWN
MATTERS SHOWN:
A) THE FACT THAT THE WALL SITUATED ON LAND LOCATED ON THE SOUTHEAST ENCROACHES ONTO SAID LAND.
B) AN ENCROACHMENT OF PLANTERS SITUATED ON SAID LAND ONTO THE EASEMENT RECORDED JUNE 23, 1984 AS DOCUMENT NO: 69163 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: GTE CALIFORNIA INCORPORATED, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MARCH 14, 1990
RECORDING NO: 90–38226 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)
9. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: PARCEL MAP NO. 90–2
RECORDING DATE: FEBRUARY 26, 1991
RECORDING NO: 91–24064, BOOK 51, PAGE 50 AND 51 OF OFFICIAL RECORDS (AS SHOWN ON SURVEY)
10. 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.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
11. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT. IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
12. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS, THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

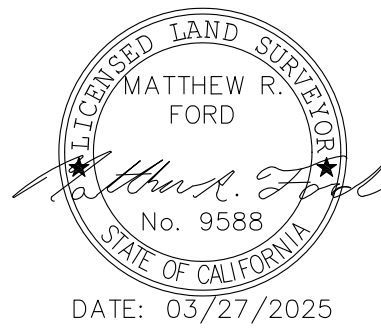
LEASE AREA LEGAL DESCRIPTION

A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 90–2, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGES 50 AND 51 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NAIL WITH TAG MARKED "LS 3902" MARKING A 4.17 FOOT OFFSET SOUTHWESTERLY FROM THE NORTHWESTERLY CORNER OF SAID PARCEL 2 AS SHOWN ON SAID PARCEL MAP NO. 90–2, FROM WHICH A LEAD AND TACK MARKING A 0.50 FOOT OFFSET SOUTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF SAID PARCEL 2 AS SHOWN ON SAID PARCEL MAP NO. 90–2 BEARS THE FOLLOWING TWO COURSES, SOUTH 40°19'10" WEST, 66.83 FEET; THENCE SOUTH 17°02'07" WEST, 135.70 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 40°19'10" EAST, 4.17 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 49°40'50" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2, 144.74 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE SOUTH 49°40'50" EAST, 36.42 FEET;
THENCE DEPARTING SAID LINE SOUTH 40°19'10" WEST, 22.66 FEET;
THENCE NORTH 49°40'50" WEST, 36.41 FEET;
THENCE NORTH 40°19'10" EAST, 22.66 FEET;

825 SQUARE FEET (0.0189 ACRES) OF LAND, MORE OR LESS.



DATE: 03/27/2025

APPLICANT:



1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

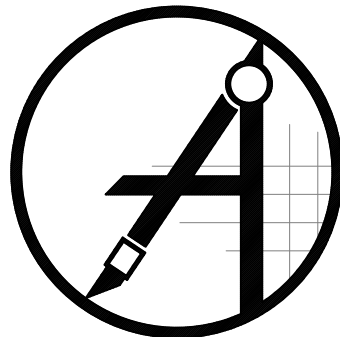
ENGINEER:



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

DRAWN BY:	CK
CHECKED BY:	MF

REVISIONS:				
1	03/26/25	DESIGN (C)	(AC)	
0	08/09/24	TITLE AND LEGALS	(AC)	
A	06/12/24	PRELIMINARY	(CK)	
REV	DATE	DESCRIPTION		



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ambit consulting

PROJECT INFORMATION:

CSL01841

921 VENTURA BOULEVARD
OXNARD, CA 93036

VENTURA COUNTY

SHEET TITLE:

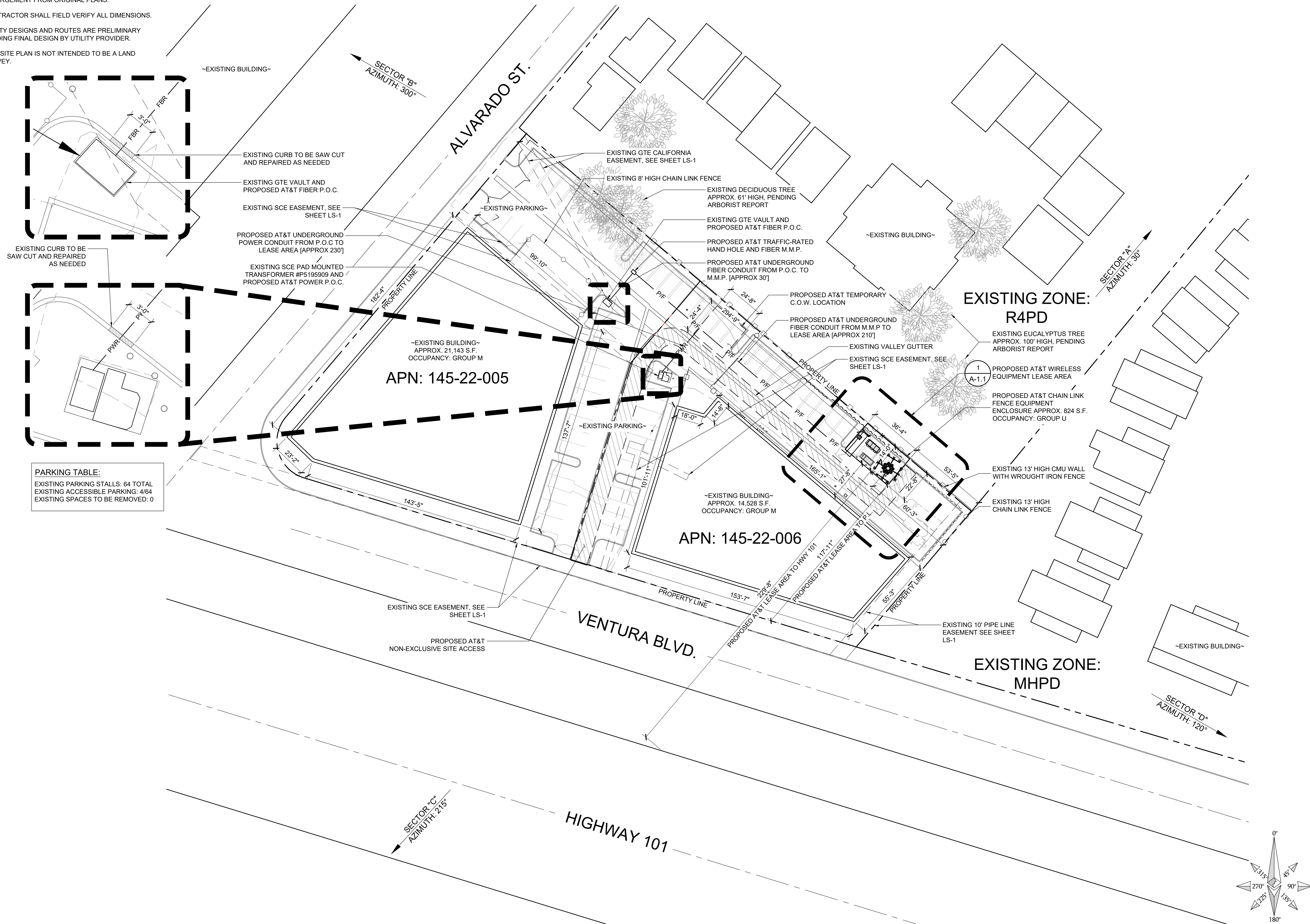
NOTES

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.



PARKING TABLE:

EXISTING PARKING STALLS: 64 TOTAL
EXISTING ACCESSIBLE PARKING: 4/64
EXISTING SPACES TO BE REMOVED: 0



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CONSTRUCTION

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TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
NV/BA	--	IB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	08/05/2024	90% ZONING DRAWINGS
0	08/30/2024	100% ZONING DRAWINGS
1	11/12/2024	PLANNING COMMENTS
2	03/24/2025	EQUIPMENT RELOCATION

PROJECT INFORMATION

CSL01841

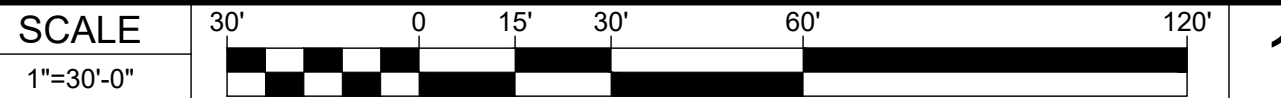
921 VENTURA BLVD.
OXNARD, CA 93036

SHEET TITLE

SITE PLAN

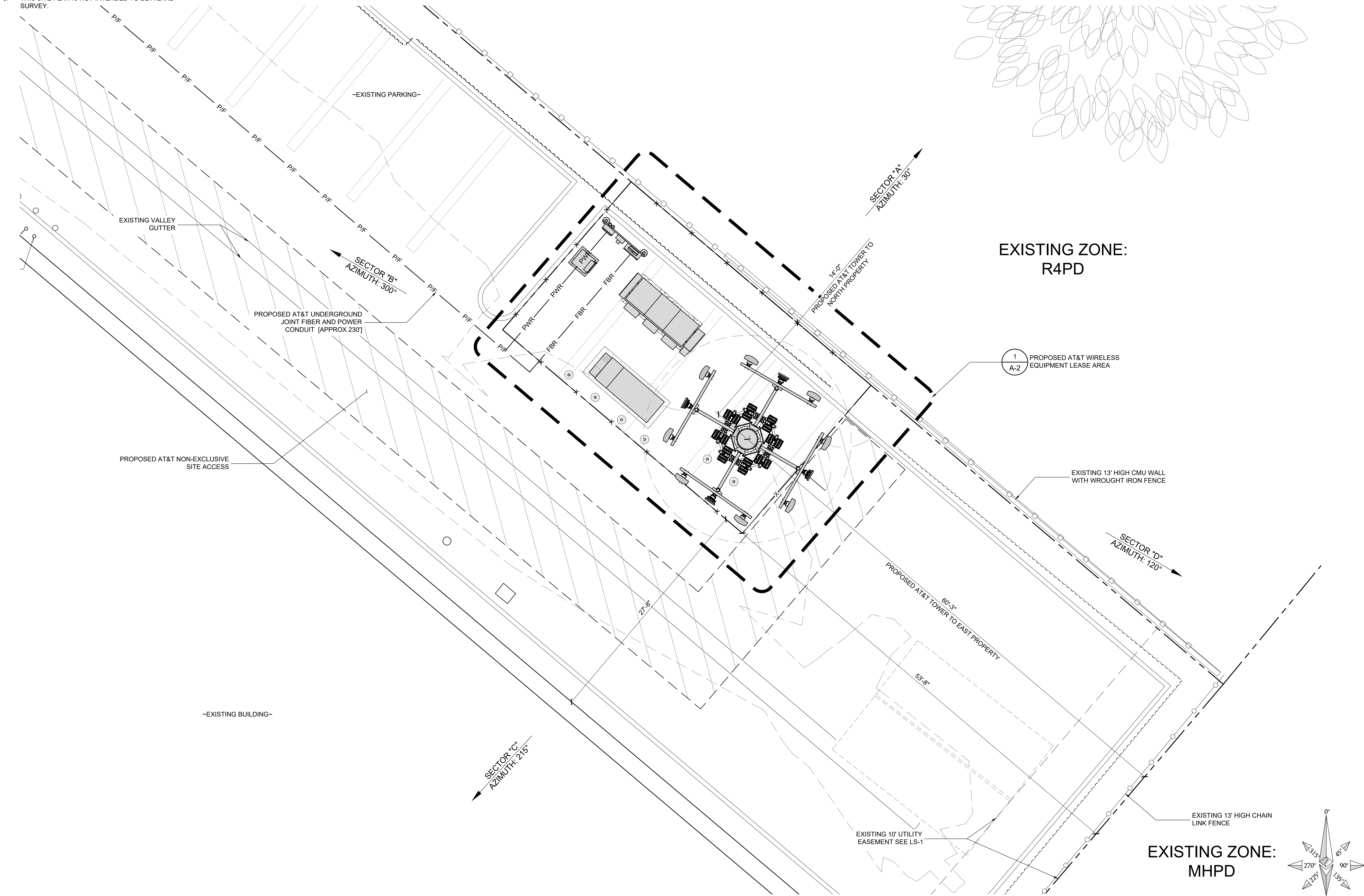
SHEET NUMBER

A-1



NOTES:

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NV/BA	--	IB

ZONING
DRAWINGS

SUBMITTALS		
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2	03/24/2025	EQUIPMENT RELOCATION

PROJECT INFORMATION

CSL01841

921 VENTURA BLVD.
OXNARD, CA 93036

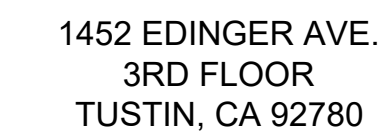
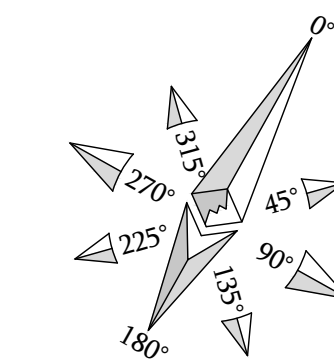
SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

A-1.1

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ZONING DRAWINGS

PROJECT INFORMATION

CSL01841

921 VENTURA BLVD
OXNARD, CA 93036

SHEET TITLE

EQUIPMENT PLAN

SHEET NUMBER

A-2

EQUIPMENT PLAN

SCALE	2'	0	1'	2'	4'	8'
1/2"=1'-0"						

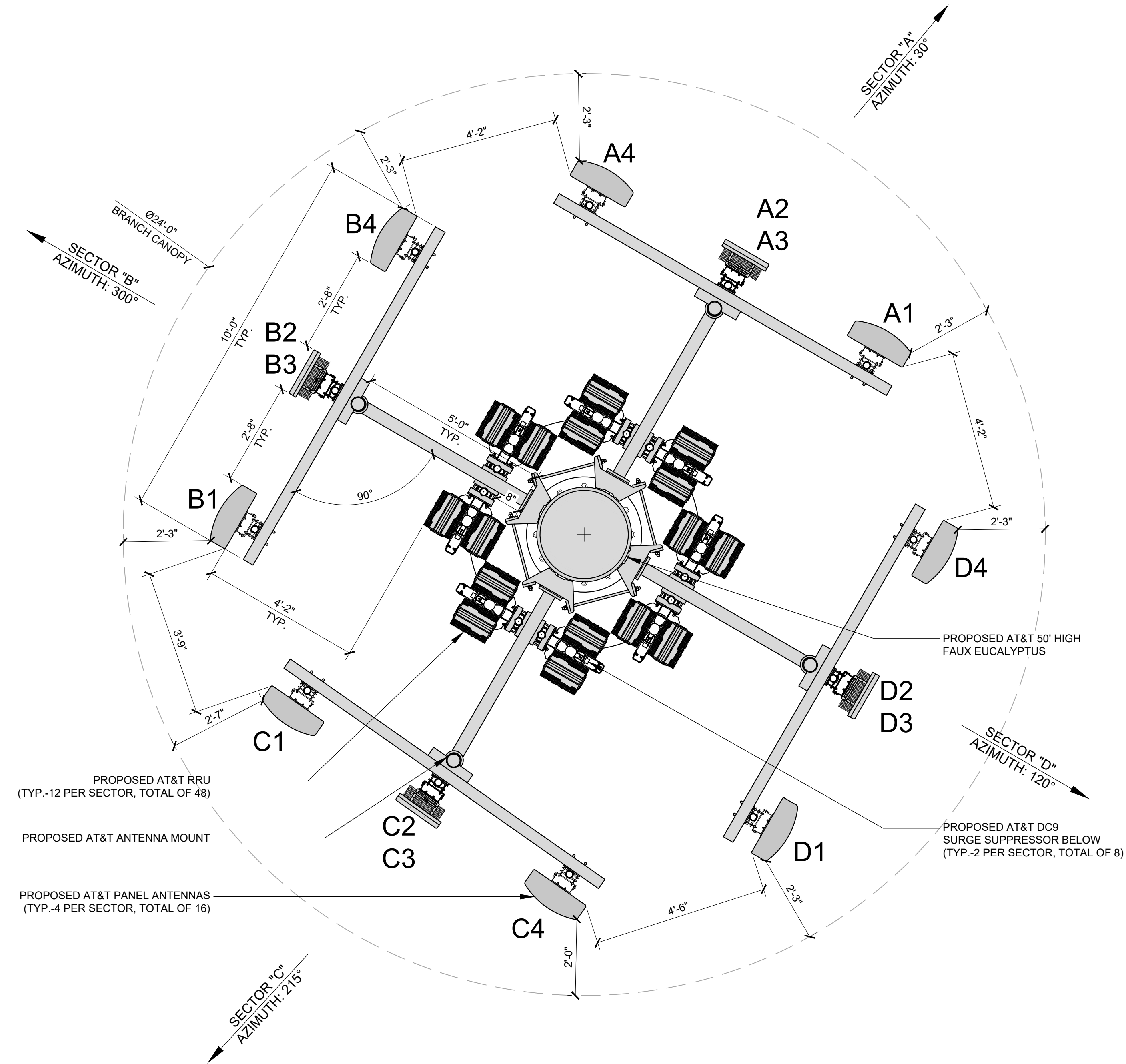
	ANTENNA SCHEDULE (VERIFY WITH CURRENT RFDS)							TRANSMISSION CABLE LENGTH	QTY.
	SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER			
ALPHA SECTOR	A1	LTE	PANEL ANTENNA	8'-0"	30°	42'-0"	70'-0"	2 FIBER + 6 DC POWER	
	A2	C-BAND	PANEL ANTENNA	2'-7"	30°	44'-8"	70'-0"		
	A3	C-BAND	PANEL ANTENNA	2'-7"	30°	40'-7"	70'-0"		
	A4	LTE	PANEL ANTENNA	8'-0"	30°	42'-0"	70'-0"		
BETA SECTOR	B1	LTE	PANEL ANTENNA	8'-0"	300°	42'-0"	70'-0"	2 FIBER + 6 DC POWER	
	B2	C-BAND	PANEL ANTENNA	2'-7"	300°	44'-8"	70'-0"		
	B3	LTE	PANEL ANTENNA	2'-7"	300°	40'-7"	70'-0"		
	B4	C-BAND	PANEL ANTENNA	8'-0"	300°	42'-0"	70'-0"		
GAMMA SECTOR	C1	LTE	PANEL ANTENNA	8'-0"	215°	42'-0"	70'-0"	2 FIBER + 6 DC POWER	
	C2	C-BAND	PANEL ANTENNA	2'-7"	215°	44'-8"	70'-0"		
	C3	C-BAND	PANEL ANTENNA	2'-7"	215°	40'-7"	70'-0"		
	C4	LTE	PANEL ANTENNA	8'-0"	215°	42'-0"	70'-0"		
DELTA SECTOR	D1	LTE	PANEL ANTENNA	8'-0"	120°	42'-0"	70'-0"	2 FIBER + 6 DC POWER	
	D2	C-BAND	PANEL ANTENNA	2'-7"	120°	44'-8"	70'-0"		
	D3	C-BAND	PANEL ANTENNA	2'-7"	120°	40'-7"	70'-0"		
	D4	LTE	PANEL ANTENNA	8'-0"	120°	42'-0"	70'-0"		

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.



	REMOTE RADIO UNIT SCHEDULE					
	SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
ALPHA SECTOR	A1	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A1	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A2					
	A3					
	A4	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
BETA SECTOR	A4	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B1	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B1	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B2					
	B3					
GAMMA SECTOR	B4	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B4	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C1	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C1	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C2					
DELTA SECTOR	C3					
	C4	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C4	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	D1	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	D1	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
DELTA SECTOR	D2					
	D3					
	D4	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	D4	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"

	SURGE SUPPRESSION SYSTEM SCHEDULE				
	MFR.	PART NUMBER	QTY	LOCATION	
SYSTEM	RAYCAP	DC50-48-60-96-50F	1	MOUNTED ON PROPOSED W.U.C	
	RAYCAP	DC9-48-60-24-8C-EV	8	MOUNTED ON PROPOSED FAUX EUCALYPTUS	



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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
NV/BA	--	IB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	08/05/2024	90% ZONING DRAWINGS
0	08/30/2024	100% ZONING DRAWINGS
1	11/12/2024	PLANNING COMMENTS
2	03/24/2025	EQUIPMENT RELOCATION

PROJECT INFORMATION

CSL01841

921 VENTURA BLVD.
OXNARD, CA 93036

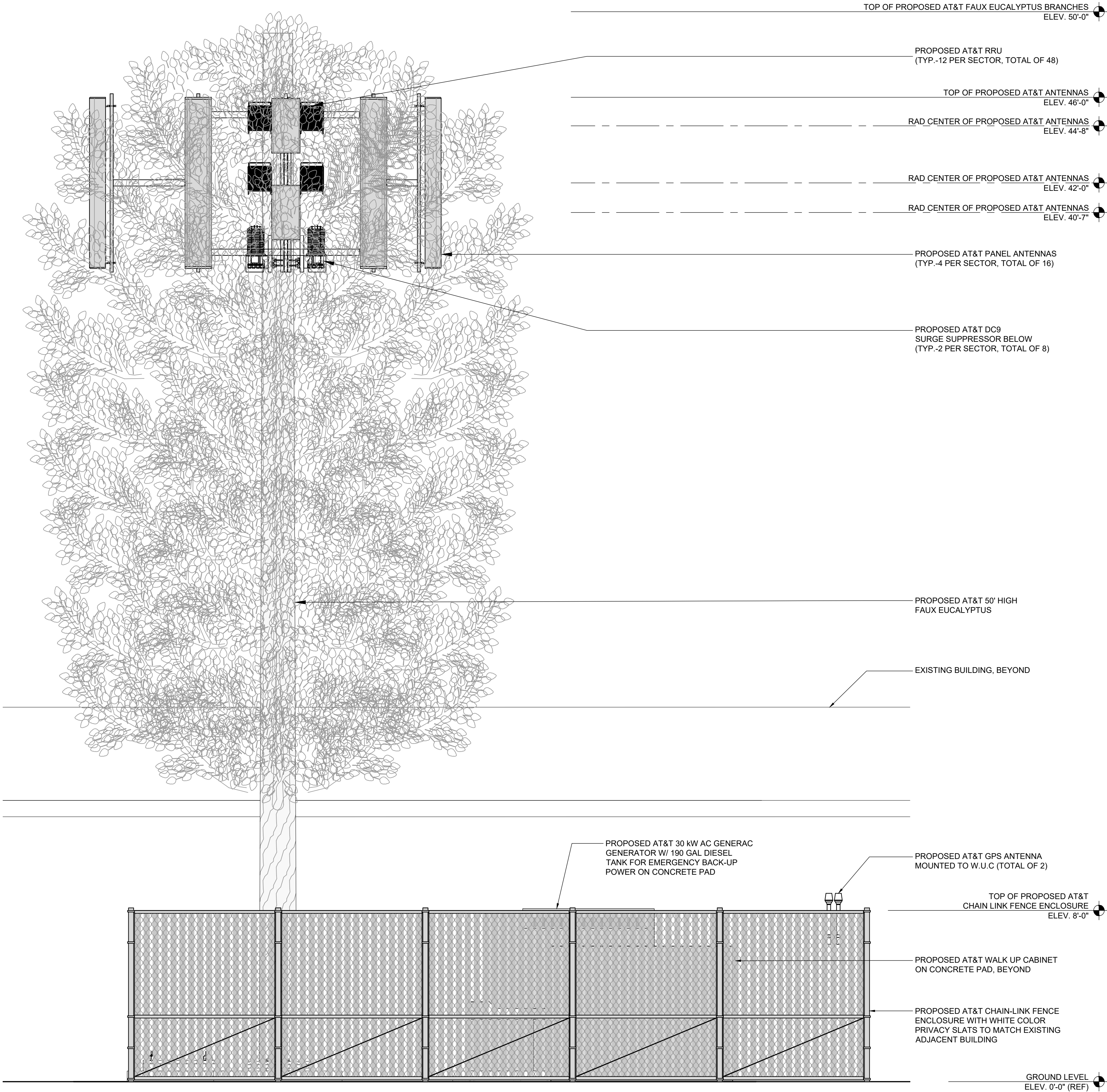
SHEET TITLE

ANTENNA PLAN AND
SCHEDULE

SHEET NUMBER

A-3

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



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NV/BA	--	IB

ZONING
DRAWINGS

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PROJECT INFORMATION	
CSL01841	
921 VENTURA BLVD. OXNARD, CA 93036	

SHEET TITLE

SHEET NUMBER
A-4

EUKON AT&T_90CD_MONOPOLE_TEMPLATE_V2_11-18-22

PROPOSED NORTHEAST ELEVATION

SCALE

3/8"=1'-0"

2'

0

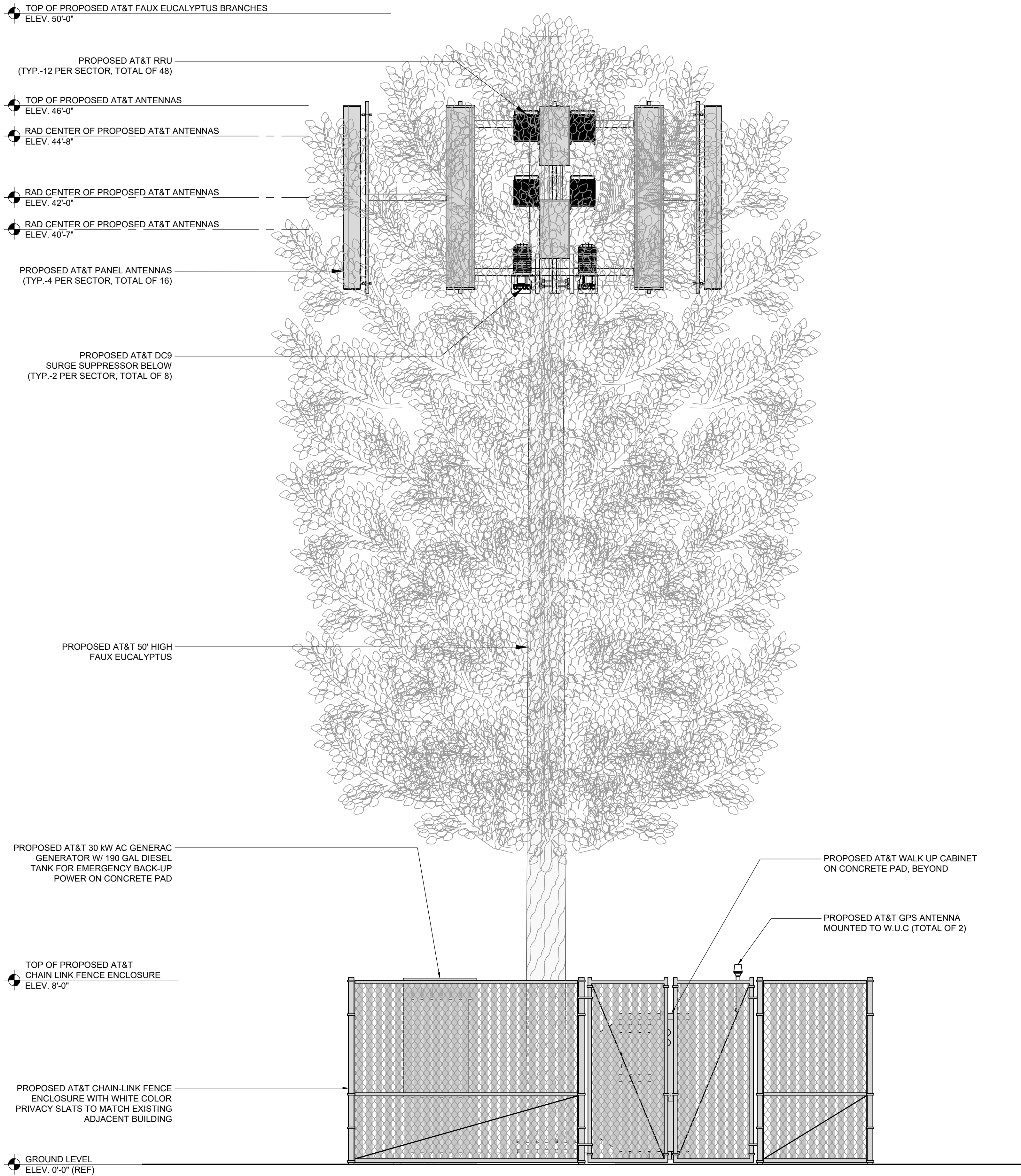
1'

2'

4'

8'

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



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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

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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 CHECKED BY:	A&E CHECKED BY:
NV/BA	--	IB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	08/05/2024	90% ZONING DRAWINGS
0	08/30/2024	100% ZONING DRAWINGS
1	11/12/2024	PLANNING COMMENTS
2	03/24/2025	EQUIPMENT RELOCATION

PROJECT INFORMATION

CSL01841

921 VENTURA BLVD.
OXNARD, CA 93036

SHEET TITLE

SHEET NUMBER

A-4.1



5401 S. CANADA PLACE
TUCSON, AZ 85706
PH: (520) 663-1330

AT&T/ EUKON GROUP



JOB #: 25-013



1635 N. Greenfield Rd., Suite 112
Mesa, AZ 85205

(480) 648-3514
www.vectorse.com

DATE: 2/27/25 DESIGNED: DGC DRAFTER: DGC

REVISIONS		
REV	DATE	DESCRIPTION

WICKMAN
SITE #: CSL01841
50'-0" MONOEUCALYPTUS

CELL TREES, INC. Job:
25-013

LOCATION:

921 VENTURA BLVD
OXNARD, CA 93036
VENTURA COUNTY

DRAWING INDEX

- MP-1 TITLE SHEET
- MP-2 NOTES & SPECIFICATIONS
- MP-3 ELEVATION VIEWS
- MP-4 DETAILS
- MP-5 ANTENNA MOUNT DETAILS
- MP-6 FOUNDATION
- MP-7 BRANCH LAYOUT

TITLE SHEET

WICKMAN
SITE #: CSL01841
50'-0" MONOEUCALYPTUS
921 VENTURA BLVD
OXNARD, CA 93036
VENTURA COUNTY

PRELIMINARY
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2/27/2025

A1212-1087-251

MP-1

REV
0

SUMMARY OF SPECIAL INSPECTION

NO.	DESCRIPTION OF TYPE OF INSPECTION REQ'D, LOCATION, REMARKS, ETC.	INSPECTION TYPE
1.	REQUIRED INSPECTIONS FOR SOIL/FOUNDATION:	
A.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND THAT THE MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	PERIODIC
B.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	PERIODIC
C.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS
D.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT IT HAS BEEN PREPARED PROPERLY	PERIODIC
2.	REQUIRED INSPECTIONS FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS	
A.	INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	CONTINUOUS
B.	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	CONTINUOUS
3.	REQUIRED INSPECTIONS FOR CONCRETE CONSTRUCTION	
A.	INSPECT REINFORCEMENT AND VERIFY PLACEMENT	PERIODIC
B.	INSPECT ANCHORS CAST IN CONCRETE – PLUMBNESS, ORIENTATION, TOP AND BOTTOM TEMPLATES ARE INSTALLED, AND THAT THE MINIMUM EMBEDMENT SPECIFIED BY THE FOUNDATION DESIGNER IS MET.	PERIODIC
C.	VERIFY USE OF REQUIRED DESIGN MIX AND COMPLIANCE WITH ACI 318-19	PERIODIC
D.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	CONTINUOUS
E.	INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONTINUOUS
F.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	PERIODIC
G.	INSPECT FORMWORK FOR PROPER SHAPE, LOCATION AND DIMENSIONS.	PERIODIC
4.	BOLTING:	
A.	ALL ANCHOR ROD NUTS (TOP AND LEVELING NUTS) SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION. TOP NUTS SHALL BE ROTATED, WITH THE LEVELING NUT SECURED, AN ADDITIONAL 1/3 TURN FOR ANCHOR RODS 1.5 IN. OR LESS IN DIAMETER AND AN ADDITIONAL 1/6 TURN FOR ANCHOR ROD DIAMETERS GREATER THAN 1.5 IN. PER SECTION 4.9.9 OF THE TIA-222-H STANDARD.	PERIODIC
B.	ALL HIGH STRENGTH BOLTS, A325, SHALL BE TIGHTENED TO THE TURN OF NUT METHOD AS DEFINED BY AISC	PERIODIC
5.	FIELD WELDING:	
A.	NO FIELD WELDING SHALL BE PERMITTED EXCEPT WHERE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS	</= 5/16, PERIODIC > 5/16, CONTINUOUS
6.	SHOP WELDING:	
A.	ALL SHOP WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY AN APPROVED FABRICATOR’S SHOP PER 2022 CBC SECTION 1704.2.5	PROVIDE CERTS.
B.	ALL WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1	N/A
C.	WELD ELECTRODES SHALL BE LOW HYDROGEN E70XX U.N.O.	N/A
D.	VISUAL INSPECTION OF ALL WELDS SHALL BE PERFORMED BEFORE GALVANIZING.	INSPECT AND REPORT
E.	IF A WELD IS IN QUESTION PER THE VISUAL INSPECTION THEN IT SHALL BE TESTED USING AN APPROPRIATE TEST, I.E. DIE PENETRATION, MAGNETIC PARTICLE, U.T., ETC.	INSPECT AND REPORT

SPECIAL INSPECTION:

1.

SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO 2022 CBC.

2.

THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.

3.

ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR’S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE CALIFORNIA BUILDING CODE, 2022 EDITION (2021 IBC) AND THE TIA-222-H STANDARD

DESIGN LOADS:

WIND: WIND SPEED = 93 MPH (3-SEC GUST) PER THE ASCE 7-16 STANDARD
RISK CATEGORY: II
EXPOSURE: C
TOPOGRAPHIC CATEGORY: 1
CREST HEIGHT: 0 FT
ELEVATION: 85 FT ABOVE SEA LEVEL

ICE: NONE PER THE TIA-222-H STANDARD

SEISMIC:
IMPORTANCE FACTOR: 1.00
RISK CATEGORY: II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
Ss = 1.834g, S1 = 0.682g
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS:
Sps = 1.467g, Sp1 = 0.773g
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
TELECOMMUNICATION TOWER: STEEL POLE
SEISMIC BASE SHEAR, V: 11.0 K
SEISMIC RESPONSE COEFFICIENT, Cs: 0.756
RESPONSE MODIFICATION FACTOR, R: 1.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

BASE DESIGN REACTIONS:

MOMENT, M = 749 K-FT (1.0 WIND)
SHEAR, V = 21.3 K (1.0 WIND)
AXIAL, P = 17.3 K (1.2 DEAD)

THE MONOPOLE, BASE PLATE, AND FOUNDATION ARE DESIGNED FOR THE DESIGN LOADING. THE ANTENNA MOUNTS ARE ONLY DESIGNED FOR THE INITIAL LOADING. SEE DTL 2/MP-3.

STRUCTURAL STEEL:

1.

POLYGONAL MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.

2.

BASEPLATE STEEL SHALL CONFORM w/ ASTM A572 GR. 50, U.N.O.

3.

ALL STEEL PIPE SHALL CONFORM w/ ASTM A53 GR. B (35 KSI), U.N.O.

4.

ALL STEEL RECTANGULAR TUBES (HSS) SHALL CONFORM w/ ASTM A500 GR. B (46 KSI), U.N.O.

5.

REINFORCED PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.

6.

ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.

STRUCTURAL STEEL (CONT.):

7.

ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O. AND SHALL BE TIGHTENED PER THE ”TURN-OF-NUT” METHOD AS DEFINED BY AISC.

8.

ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM A615 GR. 75, U.N.O. SEE SUMMARY OF SPECIAL INSPECTION NOTE 4A FOR TIGHTENING REQUIREMENTS.

9.

ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND PROCEDURES OF THE AMERICAN WELDING SOCIETY (AWS) BY CERTIFIED WELDERS PER AWS D1.1. ALL WELDING SHALL BE PERFORMED IN A SHOP APPROVED BY THE BUILDING OFFICIAL. STEEL WELDS SHALL BE PERFORMED WITH MINIMUM E70XX LOW-HYDROGEN ELECTRODE EXCEPT WHERE HIGHER STRENGTH ELECTRODE IS REQUIRED BY AWS D1.1. VERIFY FILLER MATERIAL IS COMPATIBLE WITH BASE METAL FOR EACH WELDED JOINT.

10.

ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS. ANY GALVANIZED SURFACES THAT BECOME DAMAGED DURING SHIPPING, WELDING, OR ERECTION MUST BE COATED WITH A MINIMUM OF TWO COATS OF COLD GALVANIZING COMPOUND THAT COMPLIES WITH THE REQUIREMENTS OF ASTM A780

DISCLAIMERS:

1.

ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

2.

WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.

3.

SOME TELECOMMUNICATIONS STRUCTURES ARE SUSCEPTIBLE TO WIND-INDUCED OSCILLATIONS. OSCILLATIONS MAY OCCUR AT LOW OR MODERATE WIND SPEEDS. TIA PROVIDES NO PRACTICAL ANALYTICS METHOD TO PREDICT AND PREVENT WIND-INDUCED STRUCTURAL OSCILLATIONS. VECTOR STRUCTURAL ENGINEERING RECOMMENDS FREQUENT MONITORING TO IDENTIFY WIND-INDUCED OSCILLATION AND REGULAR CONDITION ASSESSMENTS TO IDENTIFY FATIGUE CRACKING, LOOSE OR MISSING BOLTS, AND ANY OTHER STRUCTURAL DEFECTS. ANY OSCILLATION OR DEFECTS OBSERVED SHALL BE IMMEDIATELY REPORTED TO VECTOR STRUCTURAL ENGINEERING FOR FURTHER EVALUATION AND POSSIBLE REPAIRS OR MODIFICATIONS WHICH MAY BE REQUIRED AT THE OWNER’S EXPENSE.

4.

THE CONTRACTOR ASSUMES RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT APPLIES CONTINUOUSLY, IS NOT LIMITED TO NORMAL WORKING HOURS, AND INCLUDES FIRE PREVENTION AND/OR DAMAGE FROM HEAT DUE TO FIELD WELDING.

AT&T/ EUKON GROUP

CELL TREES, INC.

JOB #: 25-013

VECTOR

ENGINEERS

1635 N. Greenfield Rd., Suite 112
Mesa, AZ 85205

(480) 648-3514
www.vectorse.com

DATE: 2/27/25

DESIGNED: DGC

DRAFTER: DGC

REV

DATE

DESCRIPTION

NOTES & SPECIFICATIONS

WICKMAN

SITE #: CSL01841

50'-0" MONOEUCALYPTUS

921 VENTURA BLVD

OXNARD, CA 93036

VENTURA COUNTY

PRELIMINARY

NOT FOR

CONSTRUCTION

2/27/2025

A1212-1087-251

MP-2

REV
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INITIAL LOADING:
ANTENNA C.L. @ 42'-0" A.G.L.:
(8) 98.7"x15.4"x8.2", 79.4 lb PANEL ANTENNAS
(4) 56.4"x16.1"x7.2", 128.1 lb PANEL ANTENNAS @ 43'-0" A.G.L.
(12) 28"x19"x11", 75 lb RRUs
(6) 29"x16"x11", 40 lb SURGE/RAYCAP/J-BOX
T-ARMS MOUNTS PER SHEET MP-5

DESIGN LOADING:
ANTENNA C.L. @ 42'-0" A.G.L.:
(4) 96"x19.6"x7.8", 105 lb PANEL ANTENNAS
(8) 96"x15x7", 80 lb PANEL ANTENNAS
(4) 96"x21"x9", 100 lb PANEL ANTENNAS
(20) 28"x19"x11", 75 lb RRUs
(4) 29"x16"x11", 40 lb SURGE/RAYCAP/J-BOX
(3) SECTOR FRAMES BY OTHERS
(EPA_{FRONT}=17.9 ft², EPA_{SIDE}=17.9 ft², WEIGHT=400 lbs)

M.W. ANTENNA C.L. @ 33'-0" A.G.L.:
(2) 8'-0" MICROWAVE DISH (3 GHz ASSUMED)

NOTE: ALL FEEDLINES SHALL BE ROUTED INSIDE THE POLE SHAFT

APPURTENANCES

N.T.S.

2

MONOPOLE SECTION CHART ²					
SECTION	LENGTH	ØTOP	ØBOTTOM	THICKNESS	WEIGHT ^{1,3}
1	45'-0"	21.50"	34.10"	3/16"	2.5 K

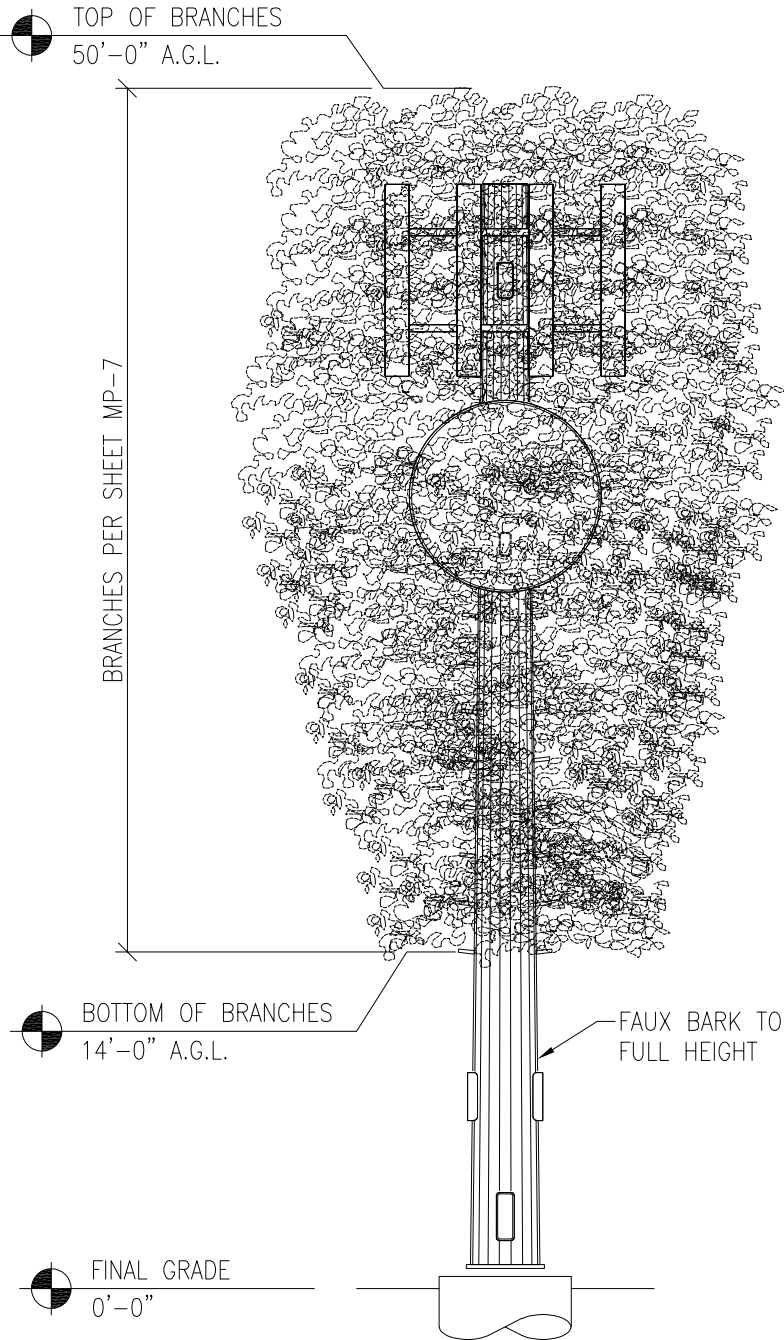
- NOTES:
- SECTION WEIGHT INCLUDES PORTS. LOWEST SECTION WEIGHT INCLUDES BASEPLATE WEIGHT.
 - DESIGN TAPER = 0.28 in/ft.
 - WEIGHTS LISTED IN THIS CHART ARE RAW STEEL WEIGHTS. FINAL WEIGHTS MAY BE UP TO 22% GREATER DUE TO GALVANIZING AND OTHER MISCELLANEOUS ITEMS.

POLE SECTIONS

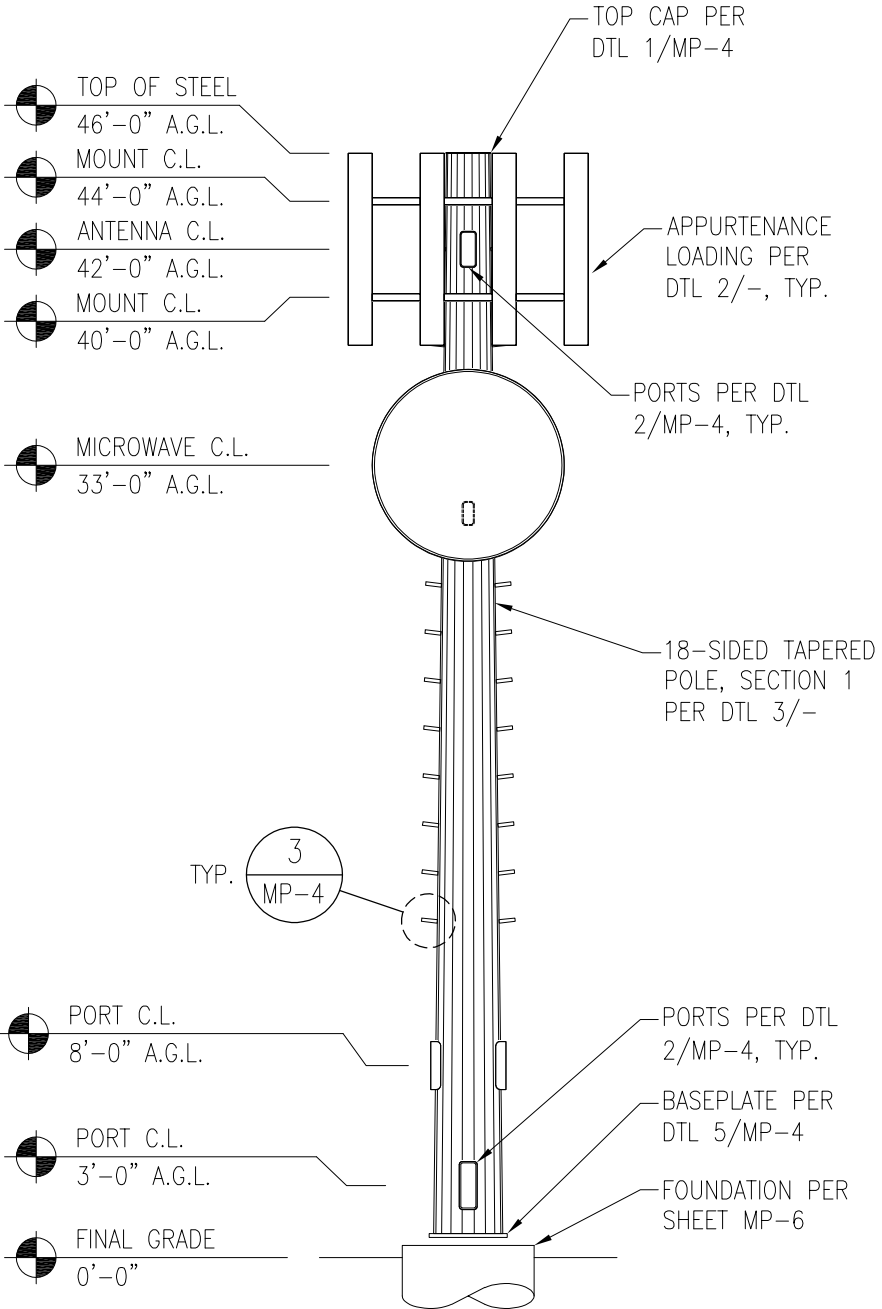
N.T.S.

3

NOTE: BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT NECESSARILY SHOWN TO SCALE.



NOTE: ANTENNAS & PORTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES & ARE NOT NECESSARILY SHOWN TO SCALE



ELEVATIONS

N.T.S.

1

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JOB #: 25-013



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REV	DATE	DESCRIPTION

ELEVATION VIEWS

WICKMAN
SITE #: CSL01841
50'-0" MONOEUCALYPTUS
921 VENTURA BLVD
OXNARD, CA 93036
VENTURA COUNTY

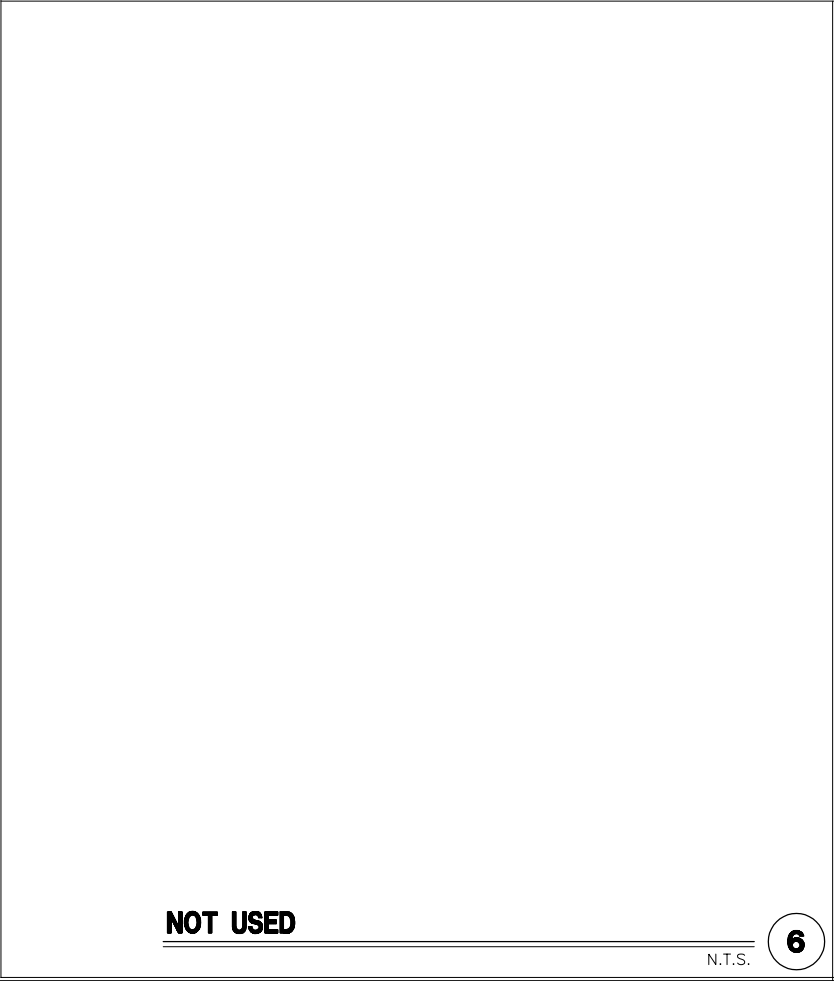
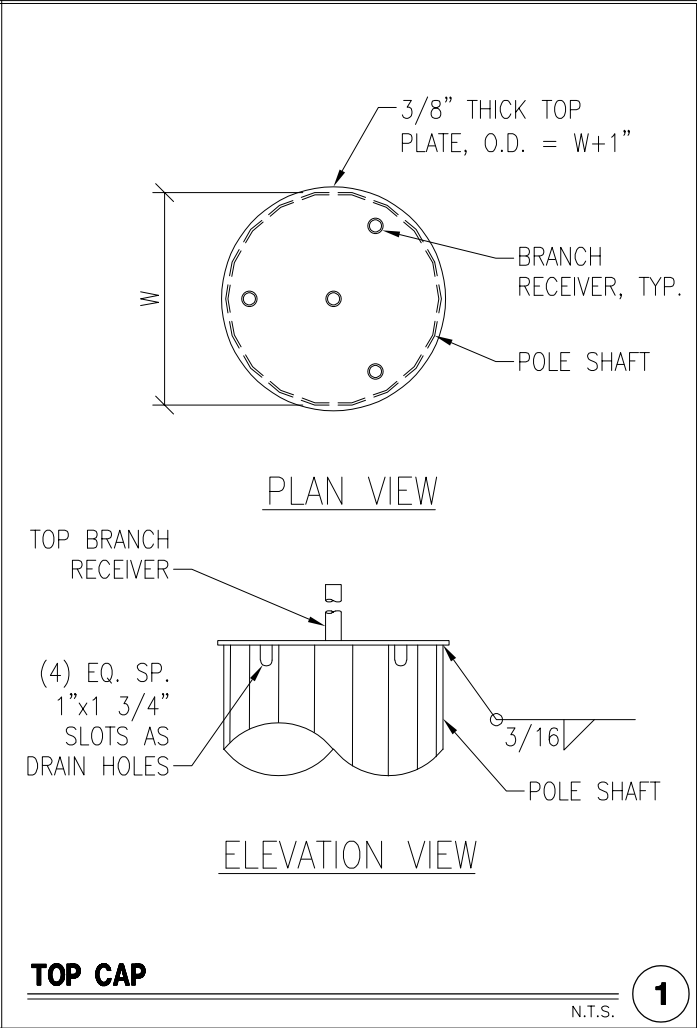
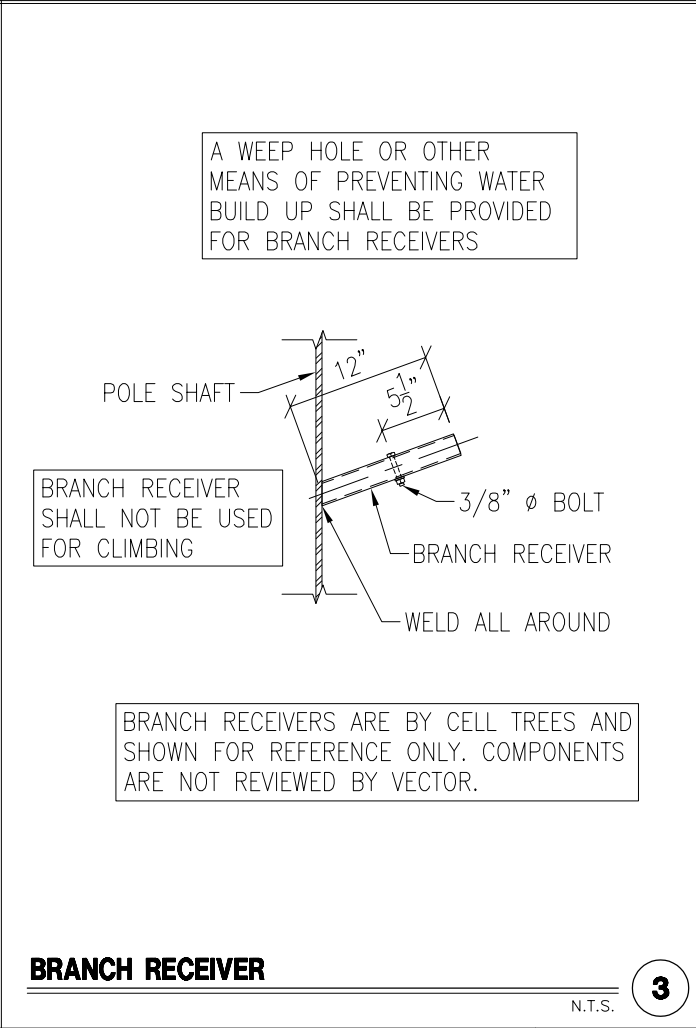
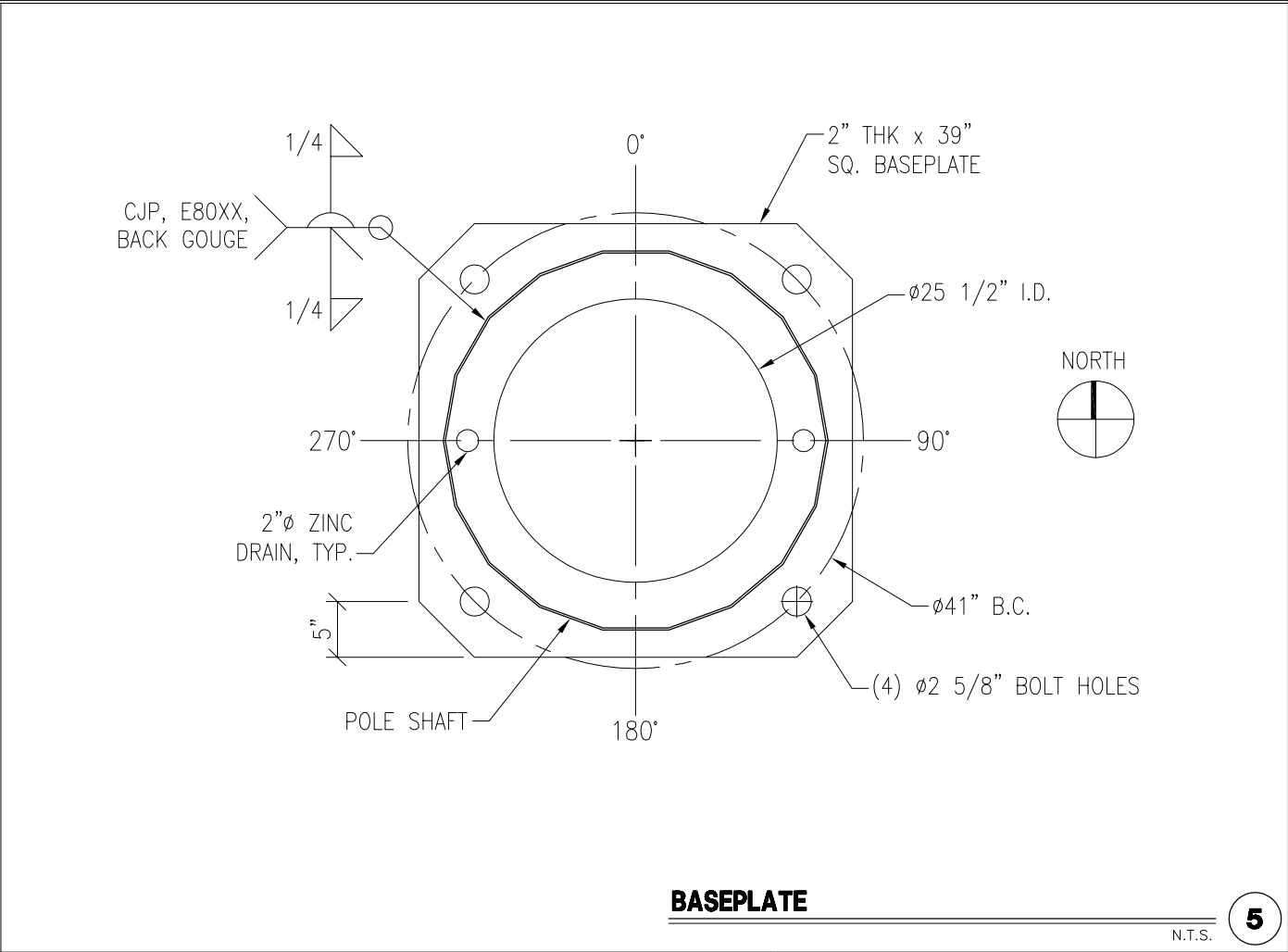
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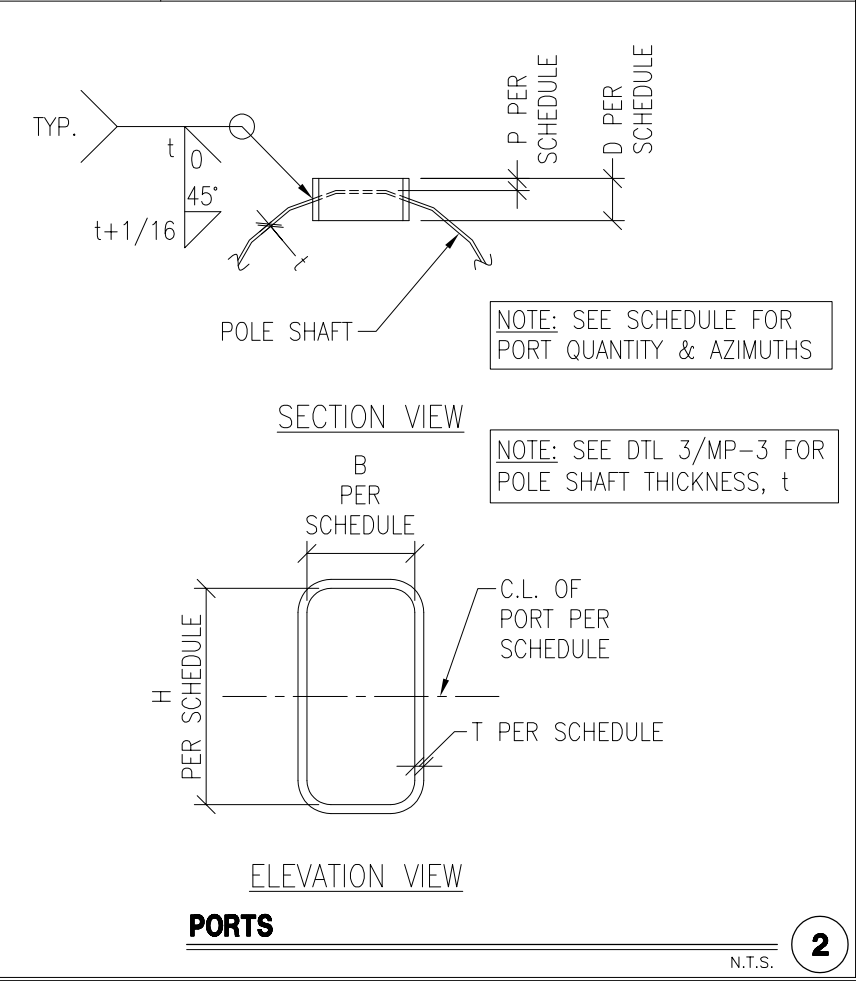
MP-3

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PORT SCHEDULE						
C.L. ELEV.	PORT SIZE (B x H)	D	P	T	QTY	AZIMUTH(S)
42'-0"	8"x18"	3"	1/2"	1/2"	4	30°/120°/210°/300°
31'-0"	6"x12"	2"	1/2"	1/2"	1	0°
8'-0"	10"x30"	4"	1"	3/4"	2	90°/270°
3'-0"	10"x30"	4"	1"	3/4"	2	0°/180°



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DATE: 2/27/25

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DESCRIPTION

DETAILS

WICKMAN

SITE #: CSL01841

50'-0" MONOEUCALYPTUS

921 VENTURA BLVD

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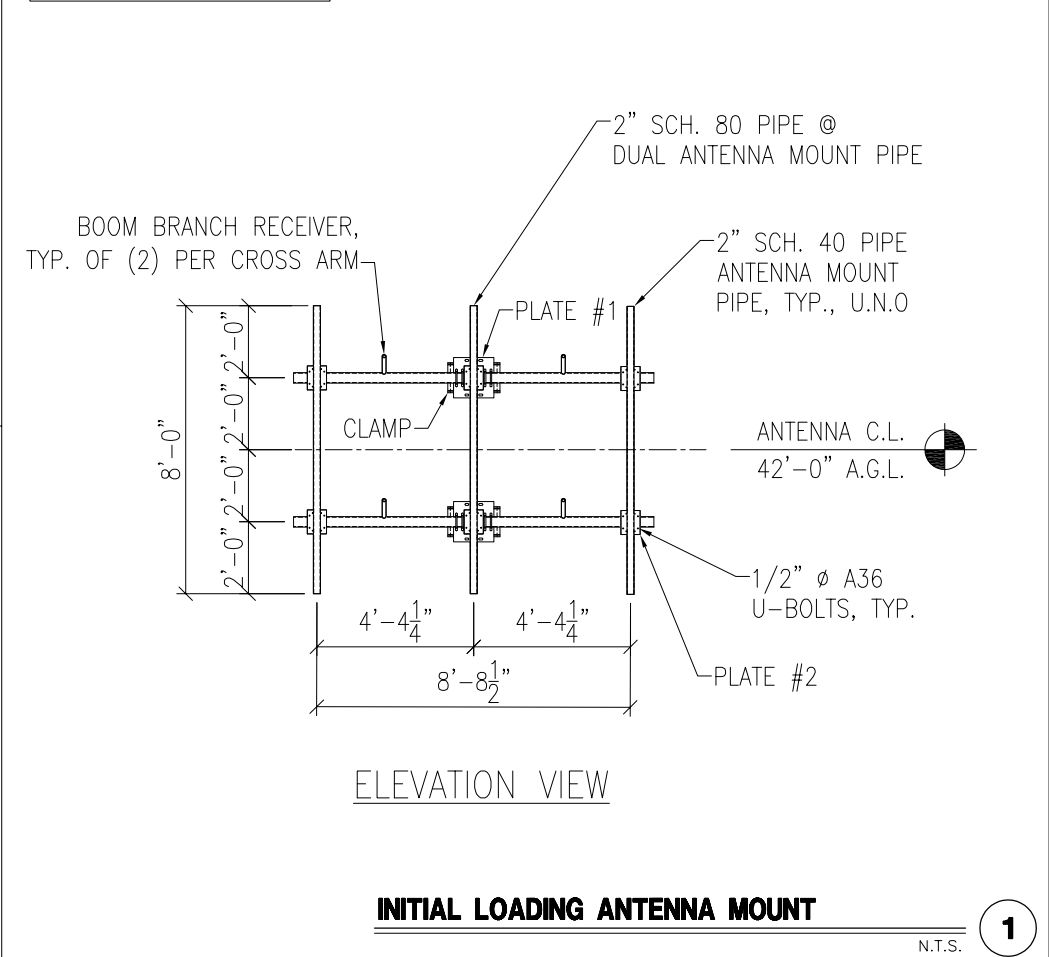
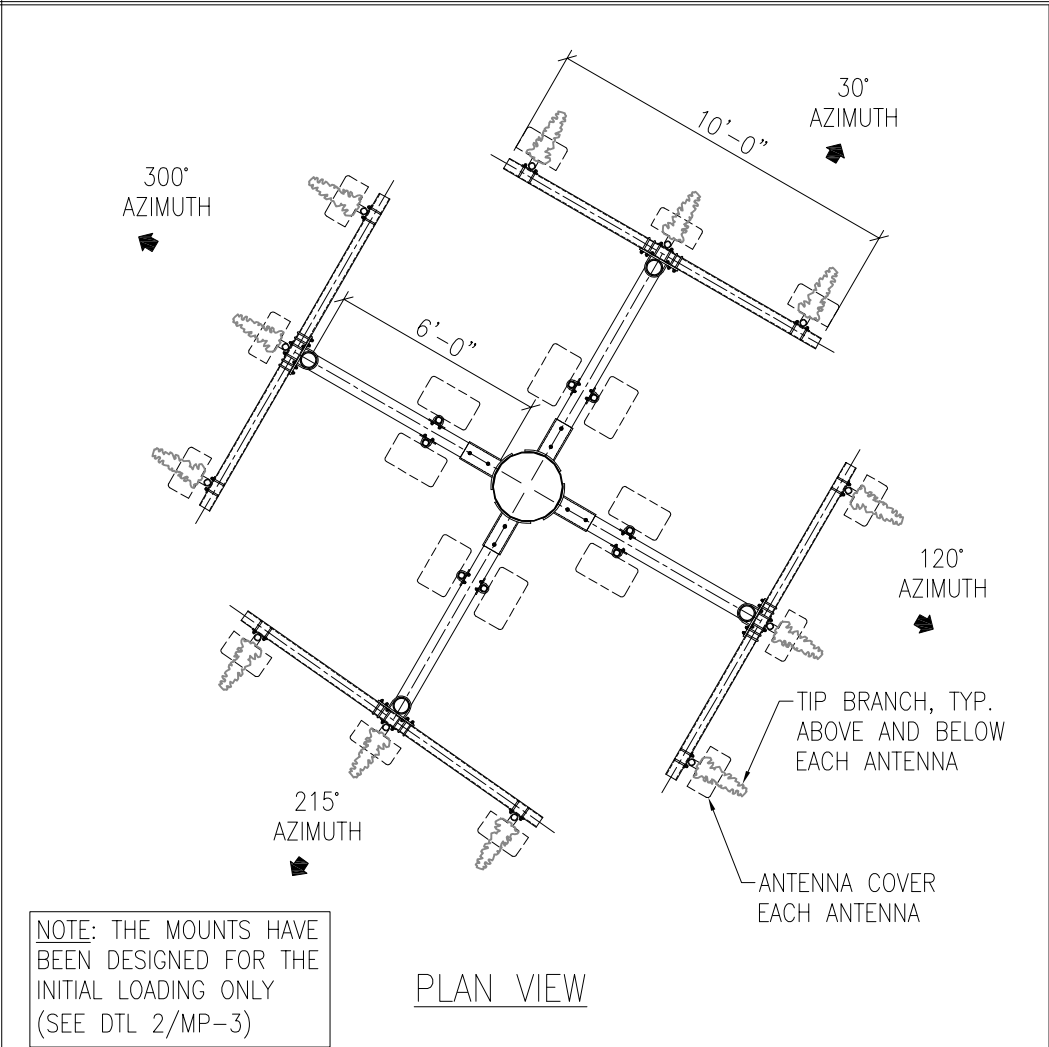
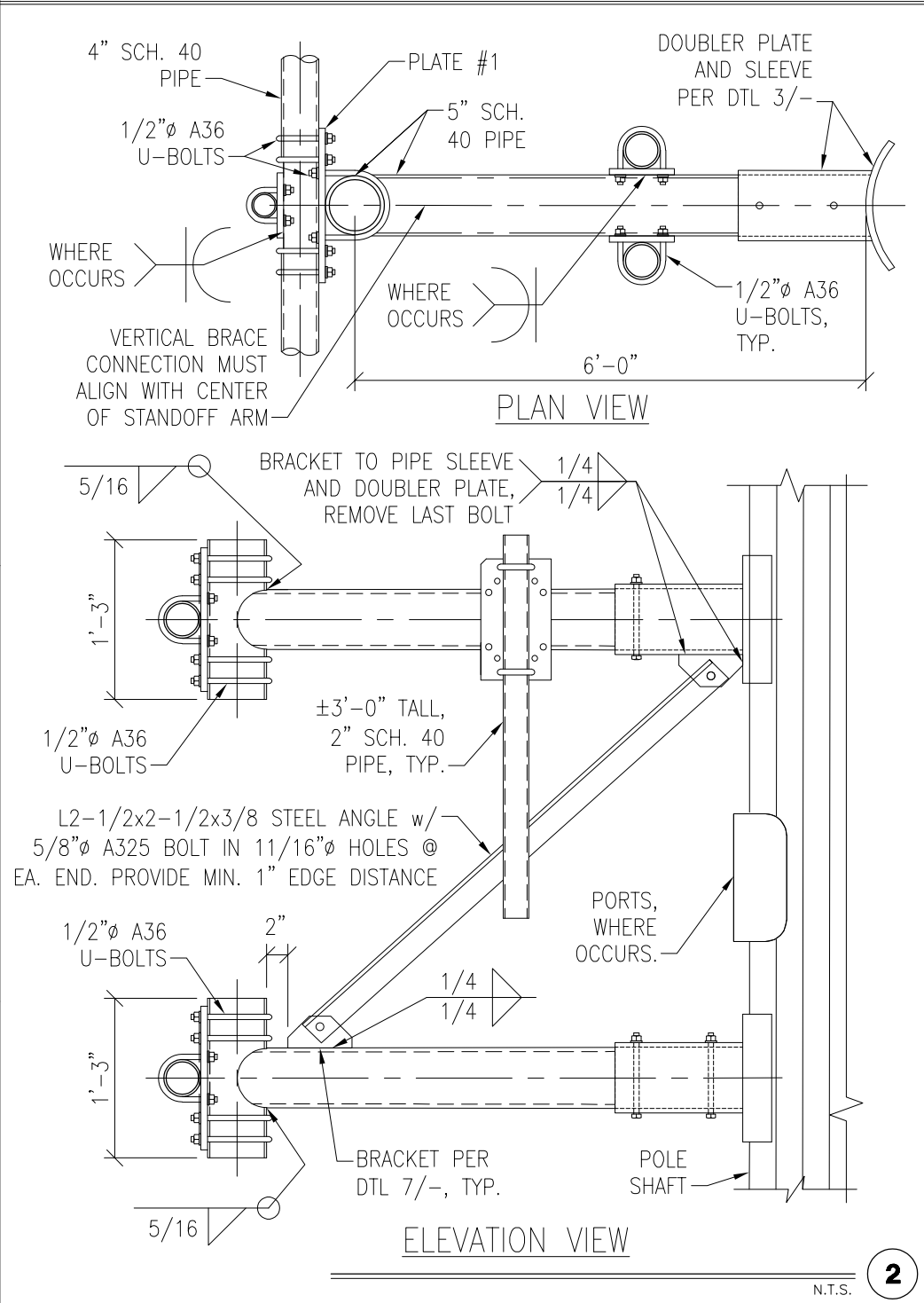
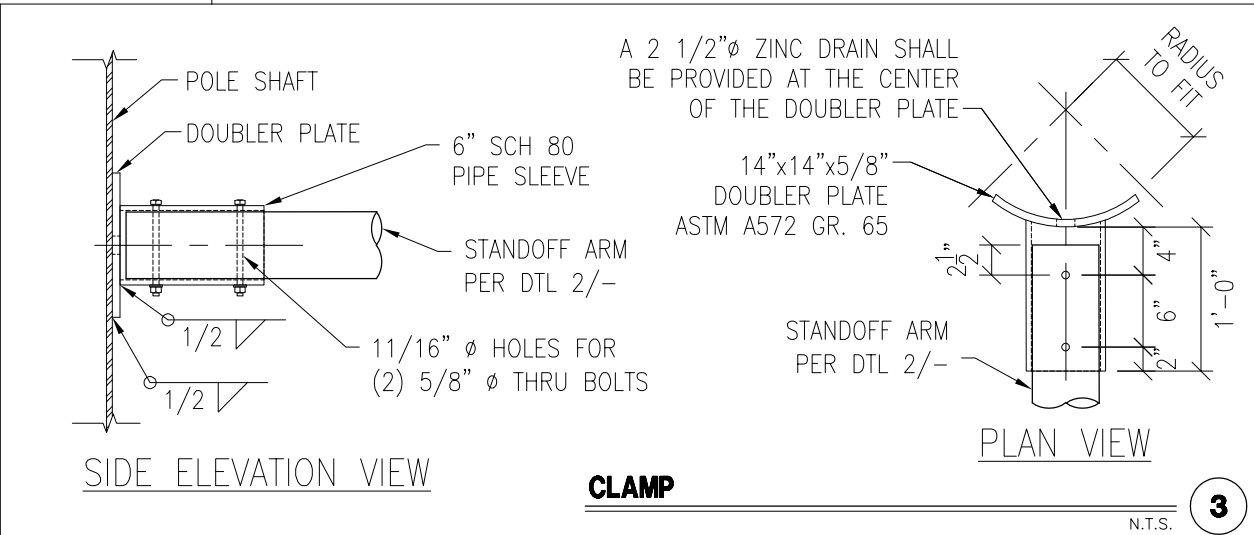
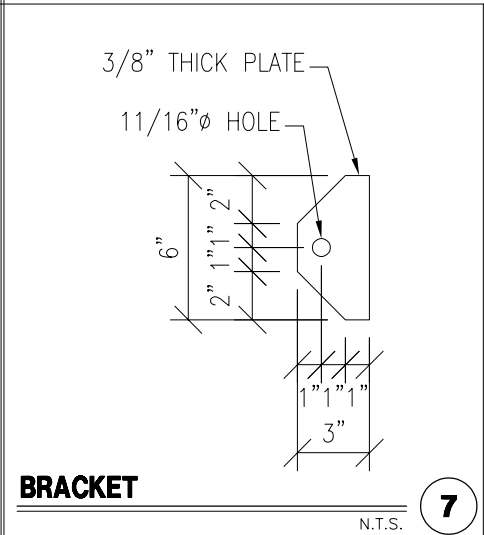
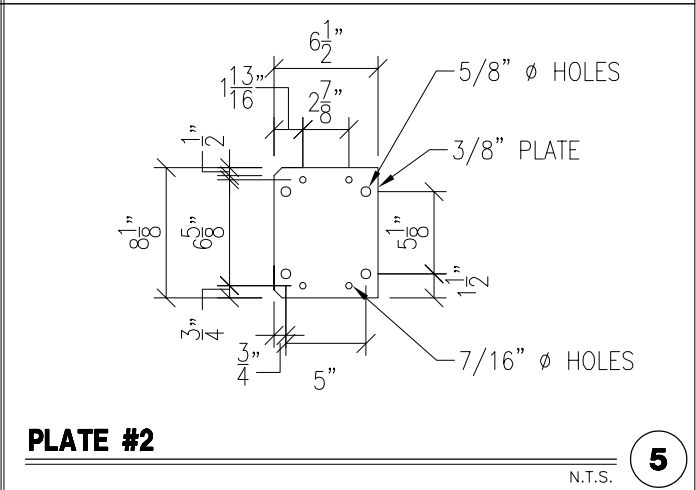
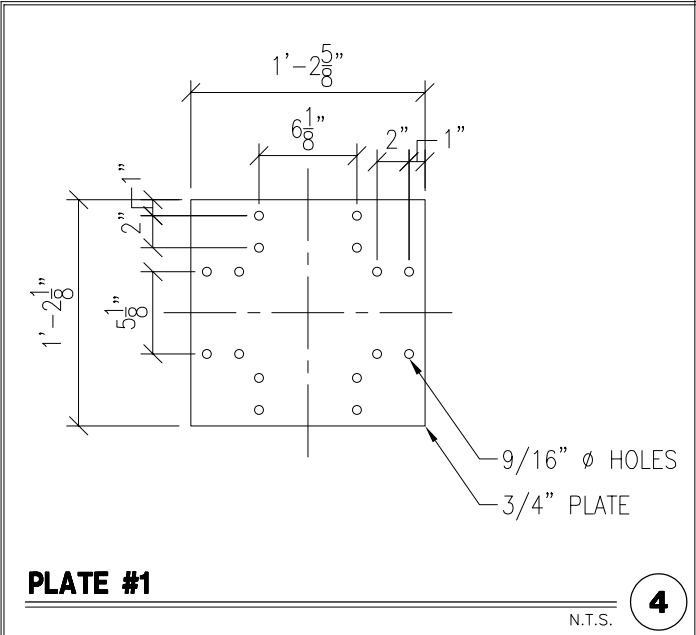
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DATE: 2/27/25

DESIGNED: DGC

DRAFTER: DGC

REVISIONS

REV

DATE

DESCRIPTION

ANTENNA MOUNT DETAILS

WICKMAN

SITE #: CSL01841

50'-0" MONOEUCALYPTUS

921 VENTURA BLVD
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VENTURA COUNTY

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MP-5

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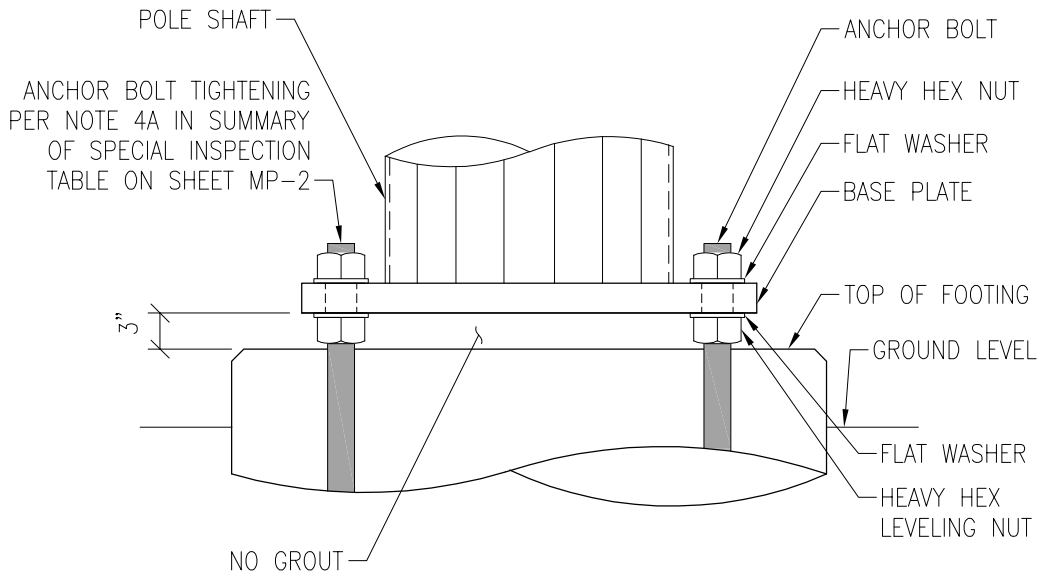
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FOUNDATION NOTES:

1. FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL REPORT:

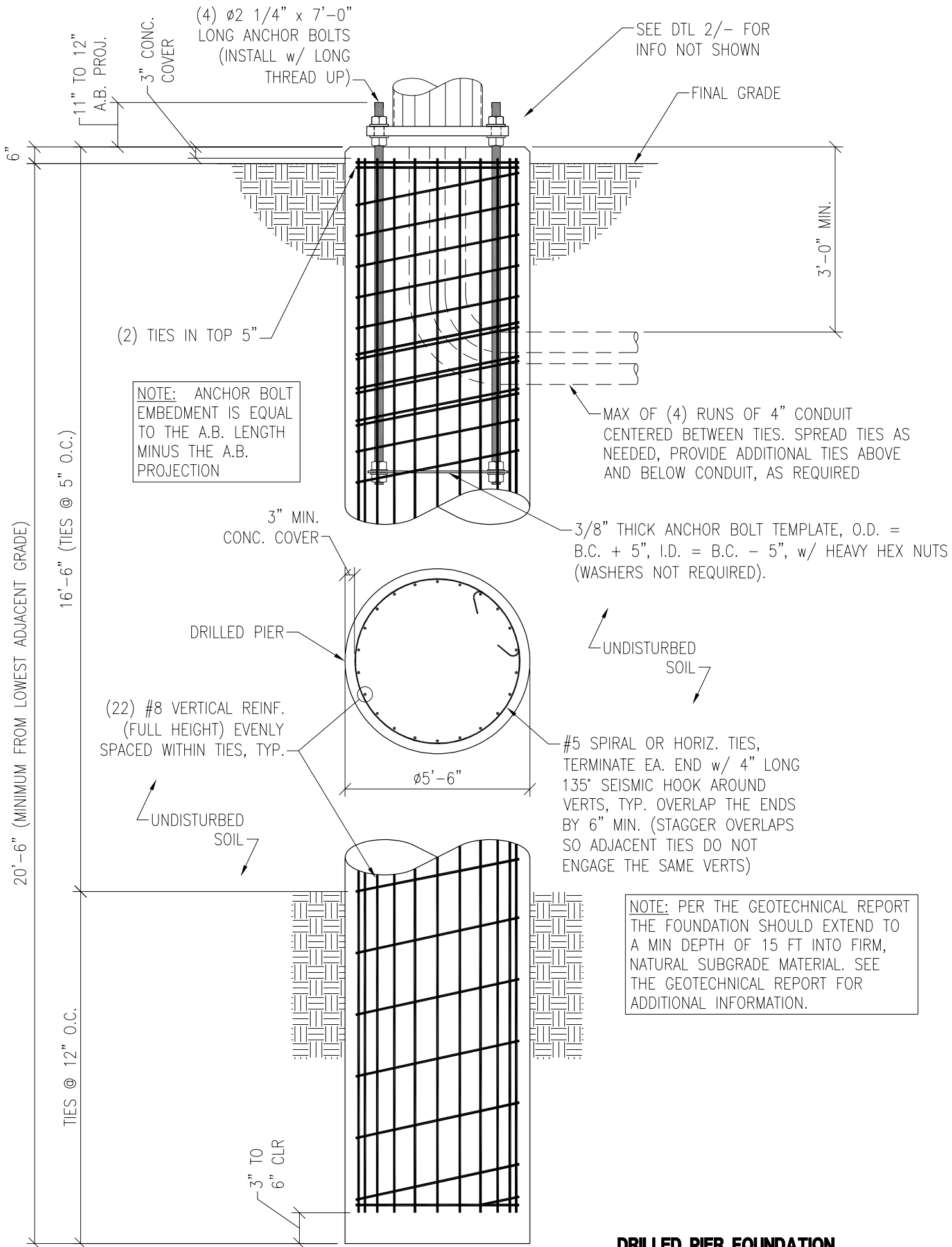
GEOTECHNICAL SOLUTIONS, INC.
REPORT: EA-6361-01
DATE: JANUARY 24, 2025

2. ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MINIMUM OF 6% ENTRAINED AIR (WHERE FROST DEPTH > 0"). CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.50. CONCRETE SHALL HAVE A SLUMP OF 5" (±1") IF PLACED IN A DRY SHAFT WITHOUT TEMPORARY CASING OR 7" (±1") IF A TEMPORARY CASING AND/OR DRILLING FLUIDS ARE USED UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-19. FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS," LATEST EDITION. SPECIAL INSPECTION SHALL BE PERFORMED AS REQUIRED PER CHAPTER 17 OF THE BUILDING CODE.
3. REINFORCING STEEL SHALL CONFORM WITH THE REQUIREMENTS OF ASTM A-615, GRADE 60. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315, LATEST EDITION, UNLESS DETAILED OTHERWISE ON THIS DRAWING.
4. INSTALLATION OF THE FOUNDATION MUST BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER FIRM. GEOTECHNICAL ENGINEER TO PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORD PURPOSES.
5. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT REGARDING INSTALLATION METHOD, REQUIRED EQUIPMENT, WARNINGS, AND ALL OTHER RECOMMENDATIONS OR REQUIREMENTS RELATED TO THE FOUNDATION
6. MONOPOLE MAY BE ERECTED 3-DAYS AFTER FOUNDATION IS INSTALLED AND ONCE CONCRETE STRENGTH IS AT LEAST 4000 PSI.



N.T.S.

2



DRILLED PIER FOUNDATION

N.T.S.

1

AT&T/ EUKON GROUP

CELL TREES, INC.

JOB #: 25-013

VECTOR ENGINEERS

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DATE: 2/27/25 DESIGNED: DGC DRAFTER: DGC

REVISIONS		
REV	DATE	DESCRIPTION

FOUNDATION

WICKMAN

SITE #: CSL01841
50'-0" MONOEUCALYPTUS

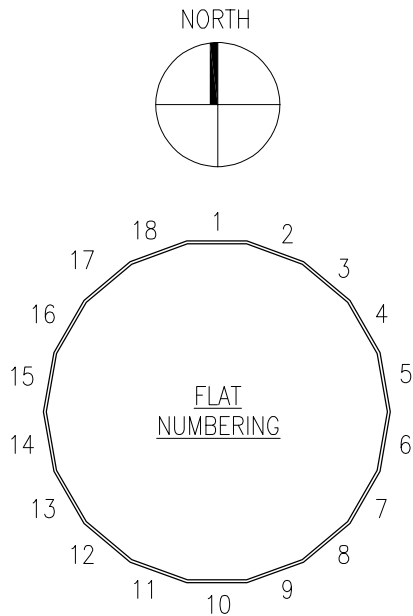
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2/27/2025**

A1212-1087-251

MP-6

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T = BRANCH TIPS
BB = BOOM BRANCH
X = VACANT RECEIVER
2 = 2'-0" BRANCH
3 = 3'-0" BRANCH
4 = 4'-0" BRANCH
5 = 5'-0" BRANCH
6 = 6'-0" BRANCH
7 = 7'-0" BRANCH
8 = 8'-0" BRANCH
9 = 9'-0" BRANCH
10 = 10'-0" BRANCH
11 = 11'-0" BRANCH
12 = 12'-0" BRANCH
13 = 13'-0" BRANCH
14 = 14'-0" BRANCH
TOTAL BRANCH COUNT = 119
AVERAGE = 3.72 BRANCHES
PER FOOT

		BRANCH LAYOUT																	
Flat	Deg	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		0	20	40	60	80	100	120	140	160	180	200	220	240	260	280	300	320	340
Elevation	Deg																		
46.00	90									4									
46.00	30					5						5						5	
45.50	30		6						6						6				
45.00	30				8						8						8		
44.50	30						10						10						10
44.00		BB		BB			BB		BB			BB		BB			BB		BB
43.00	10			10						10					10				
42.00	10	10						10											
41.00	10					10						10						10	
40.00		BB		BB			BB		BB			BB		BB			BB		BB
39.50	30		10						10						10				
38.50	30				10						10						10		
37.50	30						10						10						10
36.50	30			10						10						10			
35.50	30	10						10						10					
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33.50	30		10						10						10				
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28.50	30					8						8						8	
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26.50	30				8						8						8		
25.50	30						8						8						8
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15.50	30		6						6						6				
14.50	30				6						6						6		
14.00	30						6						6						6



JOB #: 25-013



1635 N. Greenfield Rd., Suite 112
Mesa, AZ 85205

(480) 648-3514
www.vectorse.com

DATE: 2/27/25 DESIGNED: DGC DRAFTER: DGC

REVISIONS		
REV	DATE	DESCRIPTION

BRANCH LAYOUT

WICKMAN
SITE #: CSL01841
50'-0" MONOEUCALYPTUS
921 VENTURA BLVD
OXNARD, CA 93036
VENTURA COUNTY

PRELIMINARY
NOT FOR
CONSTRUCTION
2/27/2025

A1212-1087-251

MP-7

REV
0

Radio Frequency Safety Survey Report Predictive (RFSSRP)

Jurisdictional Report



Site Name:	WICKMAN
FA#	16174106
USID:	329863
Site ID:	SICA042026
Address:	921 VENTURA BOULEVARD, OXNARD, CA 93036
County:	VENTURA
Latitude:	34.22731
Longitude:	-119.16420
Structure Type:	STEALTH POLE-EXTRNL ARRAY
Property Owner:	NA
IWM Job#:	WSLOS0009618; WSLOS0066703 WSLOS0066685; WSLOS0066624 WSLOS0066615
RFDS Technology:	5G NR 1SR CBAND
Desktop Modeler:	IXUS VERSION 4.12(0)

Report Information

Report Writer: Monti Kumar

Report Generated Date: 09-04-2024

Compliance Statement

AT&T Mobility Compliance Statement: Based on the information collected, AT&T Mobility will be compliant when the remediation recommended in [Section 2.0](#) or appropriate remediation determined by AT&T is implemented

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1.0 Introduction

MobileComm Professionals, Inc. has been contracted by AT&T Mobility LLC to produce a theoretical assessment of the potential radio frequency emissions at the proposed AT&T “STEALTH POLE-EXTRNL ARRAY” site. FCC OET Bulletin 65 – Edition 97-01 recommends that theoretical calculations should be done to yield a worst-case scenario. This theoretical analysis will provide a worst-case assessment of potential emissions and will assume all transmitters are operating at highest capacity and power. This will provide AT&T with a guideline of how to proceed with mitigating the site to ensure the site will be compliant with FCC regulations at any instance.

For this MPE theoretical analysis, MobileComm considered the accessible areas of site to determine approximate field strength levels and to identify any areas with higher levels exceeding FCC MPE limits and then determined spatially averaged field levels in areas with highest fields.

MobileComm has utilized computer generated model(s) in this Site Compliance Report. The modeling software that MobileComm used to create this report is IXUS.

General Model Assumptions

In this Site Compliance Report, it is assumed that all antennas are operating at full power at all times. MobileComm has further assume a 75% duty cycle of maximum radiated power for all TDD carriers & consider 100% duty cycle for all FDD carriers. Obstructions (trees, buildings etc.) that would normally attenuate the signal are not taken into account.

MobileComm obtained information used in this Site Compliance Report from AT&T (or approved vendors) which is considered reliable and believes them to be true and correct.

Due to the complexity of some wireless sites, MobileComm performed this analysis and created this report utilizing best industry practices and due diligence.

2.0 Compliance Measures

The compliance determination is based on theoretical modeling, RF signage placement recommendations and the level of restricted access to the antennas at the site. At the time of our analysis, AT&T will be compliant with the FCC rules and regulations, as described in OET Bulletin 65 upon implementation of below remediation(s).

Recommendations

AT&T Alpha Sector:

- No Actions Required

AT&T Beta Sector:

- No Actions Required

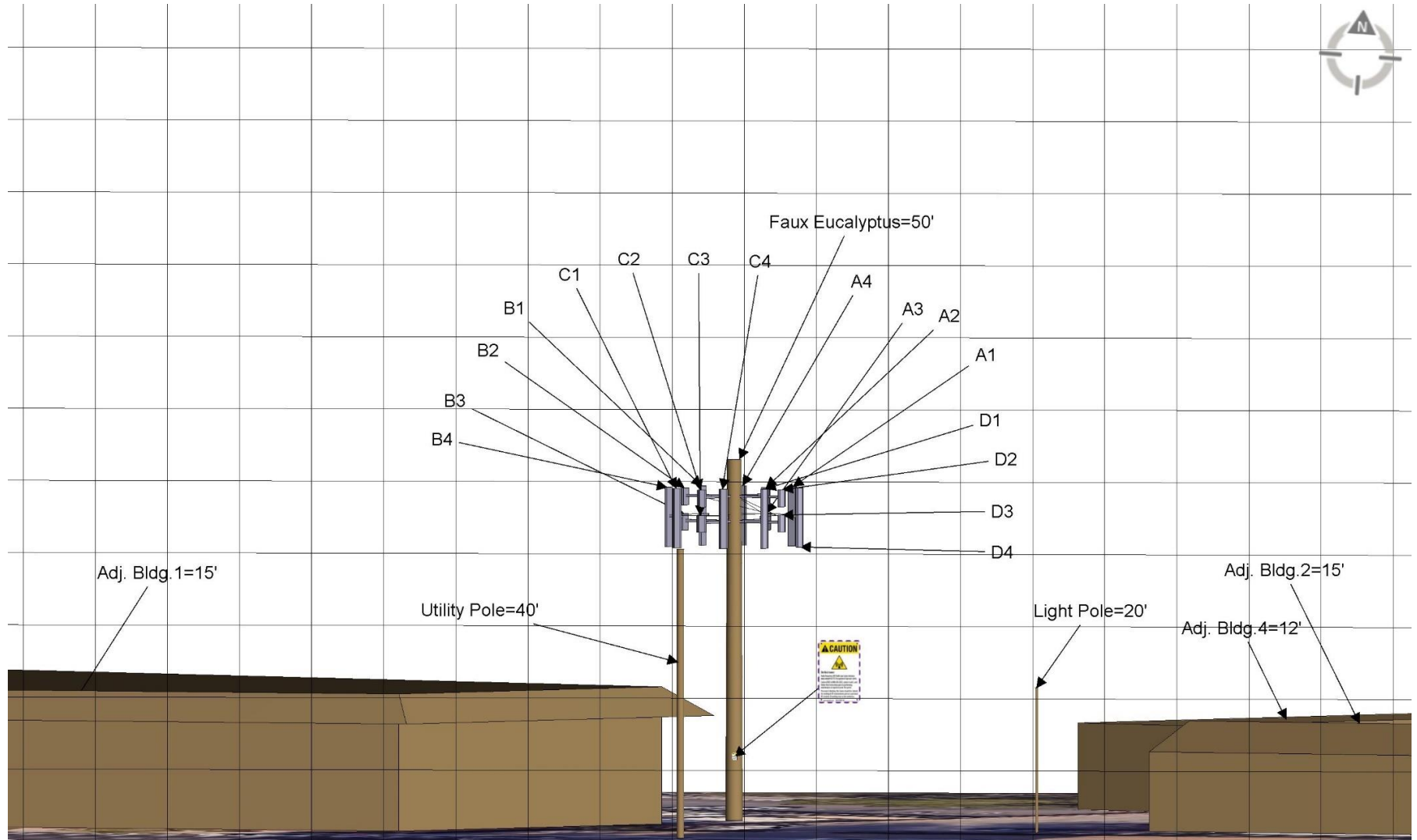
AT&T Gamma Sector:

- No Actions Required

Faux Eucalyptus:

- One Caution 2B Sign to be posted on the Faux Eucalyptus at the climbing access, facing outwards so approaching people can see.
(1 Total Sign)

3.0 Site Scale Map



Proposed		Proposed Signage										Grid Scale = 10 ft	
Barrier	-----	Safety Instructions	Notice 2	Notice 2D Adjacent	Caution 2	Caution 2A	Caution 2B	Caution 2C	Caution 7"x7"	Warning 1B	RF Exposure Map		
Posts	●												

4.0 Summary

All calculations performed for this analysis yielded results that were within the allowable limits for exposure to RF Emissions. Based on theoretical modeling, and upon implementation of recommendations in [Section 2](#), there will be no modeled exposures on any accessible walking/working surface related to AT&T's equipment in the area that exceed the FCC's Occupational or General Population exposure limits at this site.

The anticipated maximum theoretical RF-EME at Ground level will be **38.60%** of the FCC's General Population. This was determined through calculations along a radial from each sector taking full power values into account as well as actual vertical plane antenna gain values per the manufacturer-supplied specifications for gain. Based on worst-case theoretical modeling, there are no areas at ground level related to the proposed antennas that exceed the FCC's occupational or General Population exposure limits at this site.

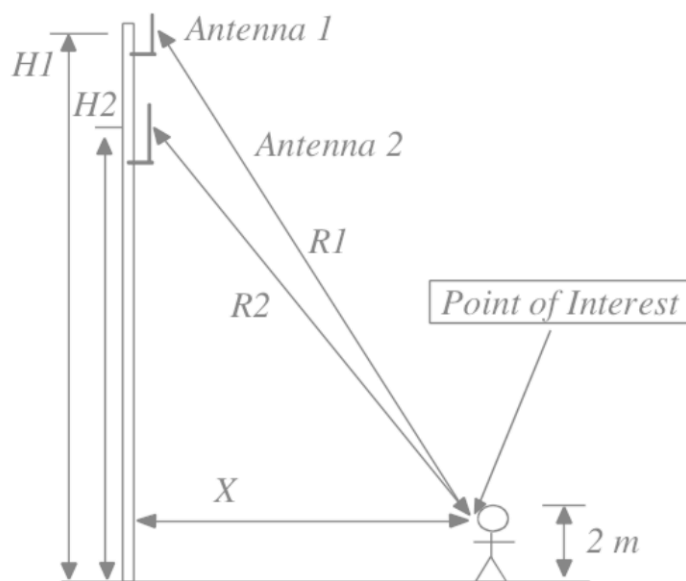
A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Modeling indicates that there will be no accessible areas on the walking/working surfaces in front of the AT&T antennas that may exceed the FCC standards for general population and/or occupational exposure after implementation of mitigation measures. To reduce the risk of exposure and/or injury, MobileComm recommends that access to the areas associated with the active antenna installation or mitigation measures to be restricted and secured wherever possible.

5.0 FCC Rules and Regulations and Guidelines from OET 65

When considering the contributions to field strength or power density from other RF sources, care should be taken to ensure that such variables as reflection and re-radiation are considered. In cases involving very complex sites predictions of RF fields may not be possible, and a measurement survey may be necessary. The process for determining compliance for other situations can be similarly accomplished using the techniques described in this section and in Supplement A to this bulletin that deals with radio and television broadcast operations. However, as mentioned above, at very complex sites measurements may be necessary.

In the simple example shown in the below diagram, it is desired to determine the power density at a given location X meters from the base of a tower on which are mounted two antennas. One antenna is a CMRS antenna with several channels, and the other is an FM broadcast antenna. The system parameters that must be known are the total ERP for each antenna and the operating frequencies (to determine which MPE limits apply). The heights above ground level for each antenna, $H1$ and $H2$, must be known in order to calculate the distances, $R1$ and $R2$, from the antennas to the point of interest.



This summarizes the policies, guidelines and requirements that were adopted by the FCC on August 1, 1996, amending Part 1 of Title 47 of the Code of Federal Regulations, and further amended by action of the Commission on August 25, 1997 (see 47 CFR Sections 1.1307(b), 1.1310, 2.1091 and 2.1093, as amended from FCC "OET Bulletin 65"). Commission actions granting construction permits, licenses to transmit or renewals thereof, equipment authorizations or modifications in existing facilities, require the preparation of an Environmental Assessment (EA), as described in 47 CFR Section 1.1311, if the particular facility, operation or transmitter would cause human exposure to levels of radiofrequency (RF) electromagnetic fields in excess of these limits. For exact language, see the relevant FCC rule sections.

The FCC-adopted limits for Maximum Permissible Exposure (MPE) are generally based on recommended exposure guidelines published by the National Council on Radiation Protection and Measurements (NCRP) in "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," NCRP Report No. 86, Sections 17.4.1, 17.4.1.1, 17.4.2 and 17.4.3. Copyright NCRP, 1986, Bethesda, Maryland 20814. In the frequency range from 100 MHz to 1500 MHz, exposure limits for field strength and power density are also generally based on the MPE limits found in Section 4.1 of, "IEEE Standard for Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," ANSI/IEEE C95.1-1992, Copyright 1992 by the Institute of Electrical and Electronics Engineers, Inc., New York, New York 10017, and approved for use as an American National Standard by the American National Standards Institute (ANSI). The exposure guidelines are based on thresholds for known adverse effects and they incorporate a significant margin of safety. The federal health and safety agencies such as: the Environmental Protection Agency ("EPA"), the Food and Drug Administration ("FDA"), the National Institute on Occupational Safety and Health ("NIOSH") and the Occupational Safety and Health Administration ("OSHA") have also been actively involved in monitoring and investigating issues related to RF exposure.

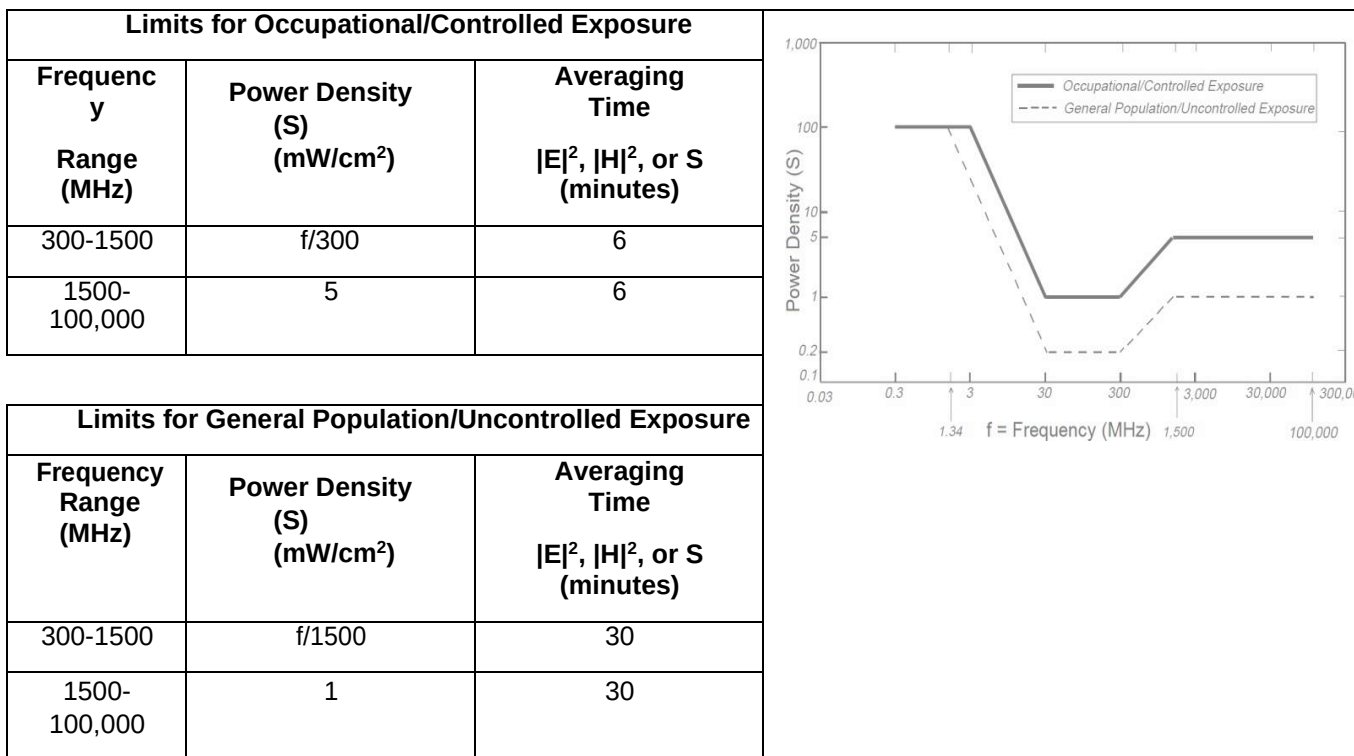
FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled environment" and General Population or "Uncontrolled environment". The General Population limits are generally five times more conservative or restrictive than the Occupational limit. These limits apply to accessible areas where workers or the General Population may be exposed to Radio Frequency (RF) electromagnetic fields.

Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure.

An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (i.e. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF warning signage. A site with Controlled environments is evaluated with Occupational limits.

All other areas are considered Uncontrolled environments. If a site has no access controls or no RF warning signage it is evaluated with General Population limits.

The formulas used in IXUS for calculating Power density is based on FCC "OET Bulletin 65", Section 2: PREDICTION METHODS, August 1997, Edition 97-01. Power density is converted to Maximum Permissible Exposure Limits (MPE Limits) based on Limits of General population/Uncontrolled Exposure and Limits of Occupational/Controlled Exposure presented in the following table generated from Appendix A of "OET Bulletin 65".



6.0 Safety Recommendations

Occupational Safety and Health Administration (OSHA) Requirements

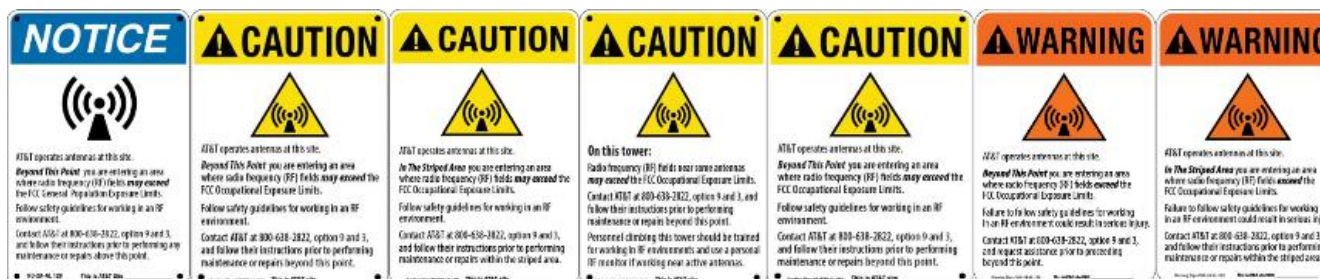
OSHA requires that those in the Occupational classification must complete training in RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
- Utilization of good equipment - Enact control of hazard areas - Limit exposures - Employ medical surveillance and accident response	- Employ Lockout/Tag out - Utilize personal alarms & protective clothing - Prevent access to hazardous locations - Develop or operate an administrative control program

RF Signage and Barriers

All RF signs should be obeyed by at all times.

Post the appropriate NOTICE, CAUTION & WARNING sign at the main site access point(s) and other locations as required. The signs below are examples of signs meeting FCC guidelines



If there are workers in an area with a sign that they do not understand, they can call the NOC Number at 800-638-2822 for guidance.

All persons (arborist, landscapers, construction/utility workers, etc.) that are accessing adjacent elevated surfaces that exceed the General Public (GP) limits MPE must be made aware of these potential exceedances and their fields, where applicable.

7.0 FCC Limits

Occupational limits

Apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

General population limits

Apply in situations in which the General Population may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

Controlled Environment

Applies to environments that are restricted or “controlled” in order to prevent access from members of the General Population classification.

Uncontrolled Environment

Applies to environments that are unrestricted or “uncontrolled” that allow access from members of the General Population classification.

Contribution to Co-Located areas

Any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible for taking corrective actions to bring the site into compliance.

Generic Values

The use of “Unknown” for an operator means the information with regard to the carrier, their FCC license and / or antenna information was not available. Generic values are used as estimation for Effective Radiated Power (ERP) and antenna characteristics for unknown antennas.

8.0 Certification

This report has been prepared by or under the direction of the following Registered Professional Engineer:

I, Michael McGuire P.E. State: California on date: 9/10/2024 hereby certify that:

I am registered as a Professional Engineer with License number: 18898 and that I am thoroughly familiar with the Regulations of the Federal Communications Commission (FCC), both in general and specifically as they apply to FCC guidelines for human exposure to Radio-frequency electromagnetic radiation and that EME theoretical analysis for site identified as 16174106 located at 921 VENTURA BOULEVARD, OXNARD, CA 93036, has been performed on 09-04-2024 in order to determine where there might be electromagnetic energy that is in excess of both the Controlled Environment and Uncontrolled Environment levels; and that I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge.



Refer to Mobile Comm Report 16174106
sealed 10sep2024

To: David Elliott
Eukon Group

Date: April 17, 2025

From: Chin S. Taing, PTP, RSP1 *CS*
Francesca S. Bravo *FB*
LLG Ref: 1-25-4686-1
Linscott, Law & Greenspan, Engineers

Subject: **Parking Demand Analysis for AT&T Sites: CSL01841/CSL01922
Project – City of Oxnard, California**

This memorandum has been prepared by Linscott, Law & Greenspan, Engineers (LLG) to summarize the shared parking demand analysis associated with the proposed installation of temporary and permanent wireless communications facilities within the surface parking lot located at 901 East Ventura Boulevard and 921, 923, and 927 Ventura Boulevard in the City of Oxnard, California. This parking assessment is required by the City in order to demonstrate the adequacy of the entire site's parking supply to accommodate this unique, proposed use which is not identified within the City's Municipal Code.

This analysis was prepared so that a determination could be made as to the adequacy of the future parking supply to meet the anticipated site-wide peak parking demand with the installation of the proposed project. Briefly, based on the results of the shared parking analysis, it is determined that during the peak weekend period, a parking surplus of 31 spaces (approximately 53 percent of the future total parking supply) is expected. The parking analysis findings are based on the following:

- Calculation of the City of Oxnard Code parking requirement for both buildings and comparison with the existing on-site parking supply;
- Parking accumulation surveys conducted at the on-site surface parking lot during a typical weekday and weekend day (Saturday) in March 2025;
- Determination of the existing peak weekday and weekend parking demand and comparison to the existing on-site parking supply; and
- Determination of the future peak weekday and weekend parking demand and comparison to the future on-site parking supply.

This memorandum provides a description of the existing conditions; a description of the proposed project; the existing parking supply; parking calculations per the City of Oxnard Municipal Zoning Code requirements; a summary of the weekday and weekend parking accumulation surveys conducted at the site; and conclusions and findings regarding the ability of the site's parking supply to accommodate the peak parking demand for full occupancy of both buildings with the proposed AT&T Sites: CSL01841/CSL01922 Project.

Existing Site Conditions

The existing site is comprised of two parcels (APN Nos. 145-0-222-055 and 145-0-222-065) currently developed with two existing commercial buildings located north of the US-101 Freeway in the City of Oxnard, California. The westerly building has a site address of 901 East Ventura Boulevard and the easterly building has site addresses of 921, 923, and 927 Ventura Boulevard. The vicinity map is displayed in **Figure 1**. Both buildings are currently fully occupied with a retail paint store, home improvement store, and retail furniture stores/showrooms. The westerly building consists of approximately 18,000 gross square feet and is occupied by the Reeds Furniture store. The easterly building consists of approximately 15,000 gross square feet and is fully leased by three tenants: PPG Paints, GRW Furniture and Ventura County Home Improvement Center. **Figure 2** provides an aerial illustration of the site with the two existing buildings and the T-configuration surface parking lot serving both buildings. Vehicle access to the surface parking lot is provided via one driveway located on the north side of Ventura Boulevard. An additional driveway is provided on the east side of Alvarado Street near the western end of the site.

Existing Parking Supply

The existing on-site vehicle parking supply totals 63 spaces and is comprised of four (4) accessible spaces and 59 standard spaces in the surface parking lot. The T-configuration surface parking lot consists of three parking areas: Parking Areas A, B, and C. Parking Area A is located between the two commercial buildings and consists of 25 spaces while Parking Area B is located along the northwest portion of the site behind the westerly building and consists of 24 spaces. Parking Area C consists of 14 spaces and is located along the northeast portion of the site behind the easterly building. Ten of the 14 spaces within Parking Area C are currently occupied by trailers, containers, and bins. Employee/company vehicles were also observed to park in the drive aisle adjacent to the building in this area. The parking spaces in Parking Area C were gated overnight and observed to be open during the weekdays between 8:00 AM and 5:00 PM, and on Saturdays between 9:30 AM and 5:30 PM. **Figure 3** provides an illustration of the parking layout by parking areas (i.e., Parking Areas A, B, and C) for the existing surface parking lot associated with the two commercial buildings.

Project Description

The proposed project consists of the installation of wireless communications facilities which include an initial 40-foot temporary cell tower on wheels and then transitioning to a permanent 50-foot single trunk faux monoecalyptus tree within the existing surface parking lot area on-site. The temporary cell tower on wheels is expected to occupy the leased space of three (3) parking spaces located in the parking lot area behind both buildings. **Figure 4A** provides an illustration of the conceptual project site plan for the proposed installation of the temporary cell tower on wheels. The permanent faux eucalyptus cell tower location is expected to occupy a leased area (i.e., 34.42' x 22.66') in the eastern portion of the parking lot area behind the easterly building as shown in **Figure 4B**. The location of the permanent cell tower is expected to occupy no more than four (4) total parking spaces. Thus, as part of the proposed project, four (4) surface parking spaces are planned to be eliminated, thereby reducing the future planned parking supply for the overall site to 59 spaces (i.e., 63 parking spaces less 4 spaces).

Both the temporary and permanent wireless communications facilities will be unmanned; however, routine maintenance visits are expected by a technician on a regular basis. The technician/maintenance truck is expected to utilize one (1) parking space during the routine maintenance visit. While the maintenance vehicle is expected to utilize the space only during the routine visits, the parking space is assumed to be utilized at all times for a conservative forecast of the project's parking demand.

Parking Calculation Per City of Oxnard Municipal Code

A calculation of the Code parking requirement was prepared in accordance with the City of Oxnard Municipal Code off-street parking requirements (*Section 16-622, Schedule of Vehicle Off-Street Parking Requirements*). In accordance with the Municipal Code parking regulations, the parking requirement applicable to the two existing buildings based on the land use type of each tenant space are as follows:

- Retail, Furniture and Appliance: One space per 300 square feet of gross floor area display and one space per 800 square feet of warehouse storage area

Source: City of Oxnard Municipal Code (Section 16-622)

A detailed breakdown of the existing tenancy/uses along with the Code parking requirement for each building is summarized in **Table 1**. Specifically, the Code parking requirement is 56 spaces for the westerly building (901 East Ventura Boulevard) and 41 spaces for the easterly building (921, 923, and 927 Ventura Boulevard). As such, the total combined Code parking requirement is 97 spaces. When comparing the Municipal Code parking requirement combined for both buildings of 97 spaces to the existing combined parking supply of 63 spaces, a theoretical deficit of 34 parking spaces is calculated. However, it is important to note that the City of Oxnard Municipal Code also contains provisions which allow for the reduction in required parking spaces, dependent upon the land uses and nature of offset parking demands.

As noted above, off-street parking requirements for the telecommunications tower uses are not identified in the Municipal Code. For comparison, the next comparable parking ratio identified would be for exterior industrial uses, which has a parking requirement of one (1) space for every 2,500 square feet of open area utilized for storage area (exclusive of access, landscaping, etc.). Accordingly, application of the empirical parking demand data of operations of the proposed project was conducted to determine the adequacy of the future planned parking supply to accommodate the expected parking demand.

Existing Observed Peak Parking Demand

The actual current parking demand was measured at the on-site surface parking lot in order to determine the adequacy of the existing parking supply to accommodate the peak parking demand generated by the existing commercial buildings. Additionally, the parking demand data was used as a basis for forecasting future parking demand with the proposed AT&T Sites: CSL01841/CSL01922 project.

Parking observations were conducted at the site in order to document the current weekday and weekend parking demand coinciding with the hours of operation for the existing tenants at both buildings. Specifically, the parking surveys were conducted for one weekday (i.e., Thursday, March 13, 2025) and one weekend day (i.e., Saturday, March 15, 2025). The parking accumulation surveys were conducted by an independent traffic count subconsultant (The Traffic Solution) in 60-minute increments from 7:00 AM to 6:00 PM during the weekday and 8:00 AM to 6:00 PM during the weekend day. The days and time periods were selected based on the hours of operations for the existing tenants of both buildings.

The parking accumulation summaries for the weekday and weekend (Saturday) survey time periods have been prepared and are summarized in **Tables 2** and **3**, respectively. As shown in *Tables 2* and *3*, additional observations were conducted to also include parking on-site in unmarked/unstriped spaces by employee/company vehicles in Parking Area C. Therefore, the parking demand attributable to the employee/company vehicles was included in the overall existing parking demand but the spaces were not included as part of the site's overall total parking supply.

As shown in *Table 3*, the highest peak hour demand during the two observation days occurred on the weekend day (Saturday) between 3:00 PM and 4:00 PM, when a total of 27 parking spaces were observed to be utilized (i.e., 42.9% utilization of the 63 total existing spaces provided). When compared with the existing site parking supply of 63 spaces, a total of 36 parking spaces was available during the highest peak hour of observed parking demand at the site. The weekday peak parking demand was only slightly less than the weekend peak demand, with 26 spaces utilized between 10:00 AM and 12:00 PM, and also between 2:00 PM and 3:00 PM. As noted in *Tables 2* and *3* and shown in *Figure 3*, the parking areas were disaggregated (i.e., Parking Areas A, B, and C) so as to gain a better understanding of parking demand and usage within the site. Parking Area A was approximately 33% and 38% utilized during the peak hour for the weekday and weekend conditions, respectively. Area B was the least utilized of the three areas with parking utilization ranging between 17% and 21% utilization during the peak weekday and weekend conditions, respectively. Of the three areas, Parking Area C is primarily utilized as permanent storage, with trailers, bins, etc. occupying ten (10) of the 14 spaces in this parking area. These striped parking spaces were included in the total parking supply for Parking Area C and were also included as part of the total parking demand. Furthermore, the employee/company vehicles observed to park in the drive aisle adjacent to the building were also included in the parking demand for Parking Area C but the spaces occupied were not included in the total parking supply as they are not formally marked/striped parking spaces.

During the busiest times of the weekday survey (i.e., generally between 10:00 AM and 3:00 PM), the parking demand was observed to be fairly consistent with parking occupancy levels ranging between 35% to 41% for the overall site. As shown in *Tables 2* and *3*, the existing parking supplies for each parking lot area as well as the combined overall total parking supply are currently adequate to accommodate the weekday and weekend (Saturday) daytime parking demands related to the existing uses on-site.

Forecast Parking Demand for Project and Overall Site

Based on information provided by the project applicant team regarding the project, both the temporary and permanent wireless communications facilities will be unmanned; however, routine maintenance visits are expected by a technician on a regular basis. As mentioned previously, the technician/maintenance truck is expected to utilize one (1) parking space during the routine maintenance visit. While the maintenance vehicle is only expected to utilize the space during the routine visits, it is assumed that one (1) parking space would be required as part of (or included in) the project's forecast parking demand.

When the existing peak parking demand of 27 spaces is combined with the forecast project parking demand, a total future peak parking demand of 28 spaces is forecast assuming continued full occupancy of the existing buildings on-site. Based on the future on-site parking supply of 59 spaces (which accounts for the planned reduction of four [4] spaces due to the project), a parking surplus of 31 spaces is expected. Greater parking surpluses could be expected during other times of the day.

Existing Peak Parking Demand (Saturday at 3:00 PM)	27 spaces
<u>Project Peak Parking Demand (Maintenance Vehicle)</u>	<u>1 space</u>
Total Site-Wide Future Peak Parking Demand [a]	28 spaces
 Total Future Parking Supply [b]:	 59 spaces
Parking Surplus [b] – [a]:	31 spaces

Findings and Conclusions

This parking assessment was conducted for the proposed project so that a determination could be made as to the adequacy of the future parking supply to meet the peak site-wide parking demand associated with the continued operation of the existing retail tenants in combination with the reduced parking supply and the project's parking demand associated with the proposed temporary/permanent wireless communications facilities installation. Based on the parking analysis, the following conclusions are made:

- A total of 63 parking spaces (i.e., 59 standard spaces and 4 accessible spaces) is currently provided in the surface parking lot which provides a T-configuration with one parking aisle between the two buildings connecting to another parking aisle behind both buildings.

- The proposed project consists of the installation of wireless communications facilities which include an initial 40-foot temporary cell tower on wheels and then transitioning to a permanent 50-foot single trunk faux monoecalyptus tree within the existing on-site surface parking lot. The proposed temporary tower is expected to occupy no more than three (3) parking spaces. The permanent cell tower is expected to occupy a maximum of four (4) parking spaces within the existing surface parking lot.
- Based on the parking accumulation surveys conducted at the site, a peak parking demand occurred between 3:00 PM and 4:00 PM on a weekend day (Saturday), when a total of 27 parking spaces were observed to be utilized (i.e., 42.9% utilization of the 63 existing spaces provided), which resulted in a parking surplus of 36 spaces. Greater surpluses were documented during other time periods as the hours of operation for the existing retail tenants are limited to certain times of the day and/or days of the week.
- Direct application of the City of Oxnard Municipal Code would yield a total site-wide parking requirement of 97 parking spaces for the existing uses. When comparing the Municipal Code parking requirement (97 spaces) to the existing parking supply (63 spaces), a theoretical deficit of 34 spaces is calculated for the current site.
- Application of the observed peak parking demand of the existing occupied retail uses along with the estimated forecast parking demand for the proposed temporary/permanent communications facilities (i.e., based on routine maintenance visits) would yield a total forecast future peak parking demand of 28 spaces. The existing on-site parking supply is planned to be reduced by four (4) spaces in order to provide the leased area for the proposed project. Thus, when compared to the future on-site parking supply of 59 spaces, the future peak parking demand of 28 spaces would theoretically result in a parking surplus of 31 spaces.

Please feel free to contact us should you have any questions regarding this parking analysis conducted for the AT&T Sites: CSL01841/CSL01922 project.

c: Alfred C. Ying, P.E., PTP, LLG
File

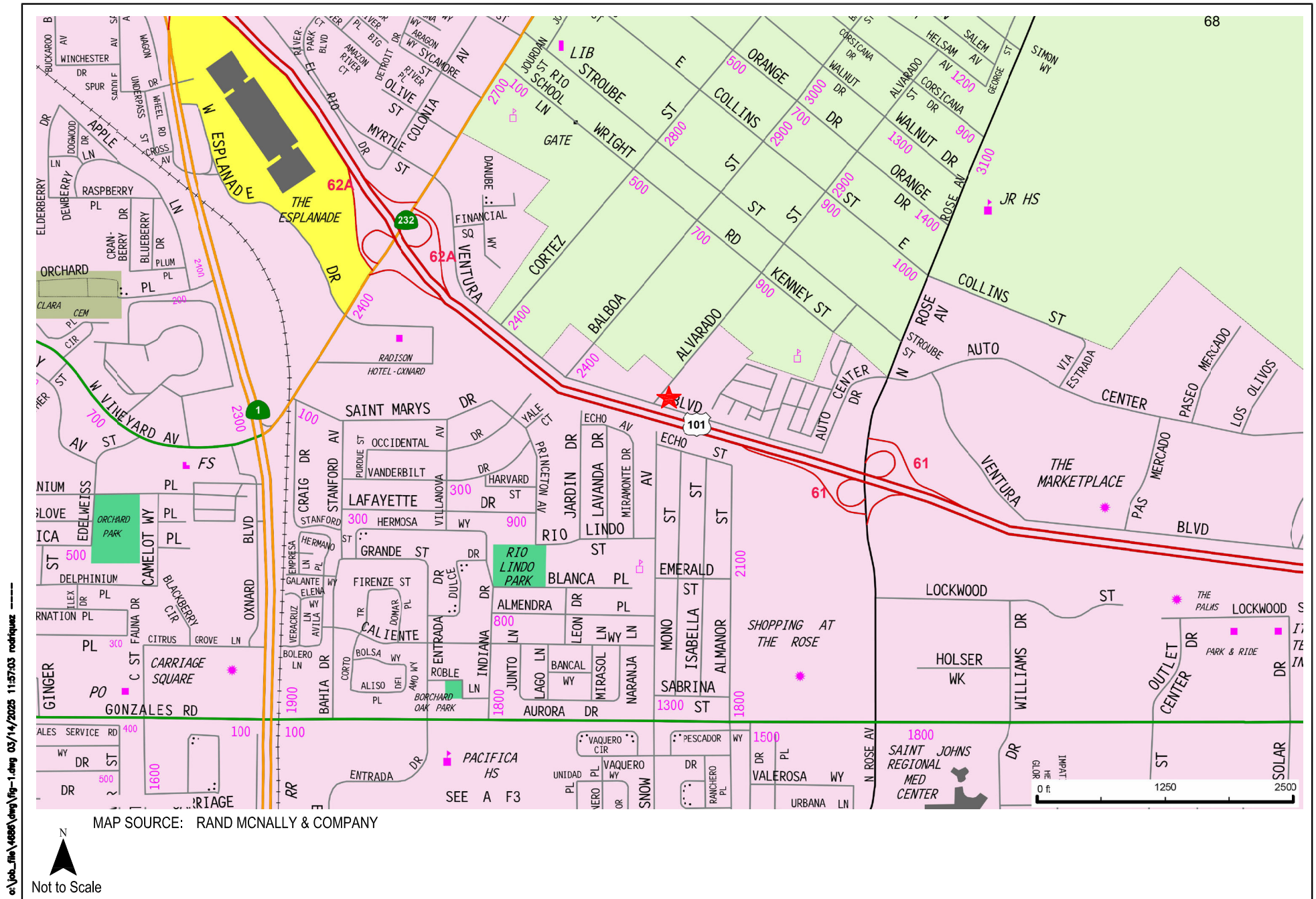


Figure 1
Site Vicinity Map

c:\job_files\4608\dwg\fig-2.dwg 03/18/2025 10:06:08 rodriguez



Existing Driveway



Figure 2
Aerial Photograph of Existing Site

AT&T Sites: CSL01841/CSL01922 Project

c:\job_files\4008\dwg\fig-3.dwg 03/18/2025 13:16:19 rodriguez



Figure 3
Existing Parking Areas



c:\job_files\46888\dwg\fig-4a.dwg 03/16/2025 10:09:03 rodriguez



SOURCE: Eukon Group

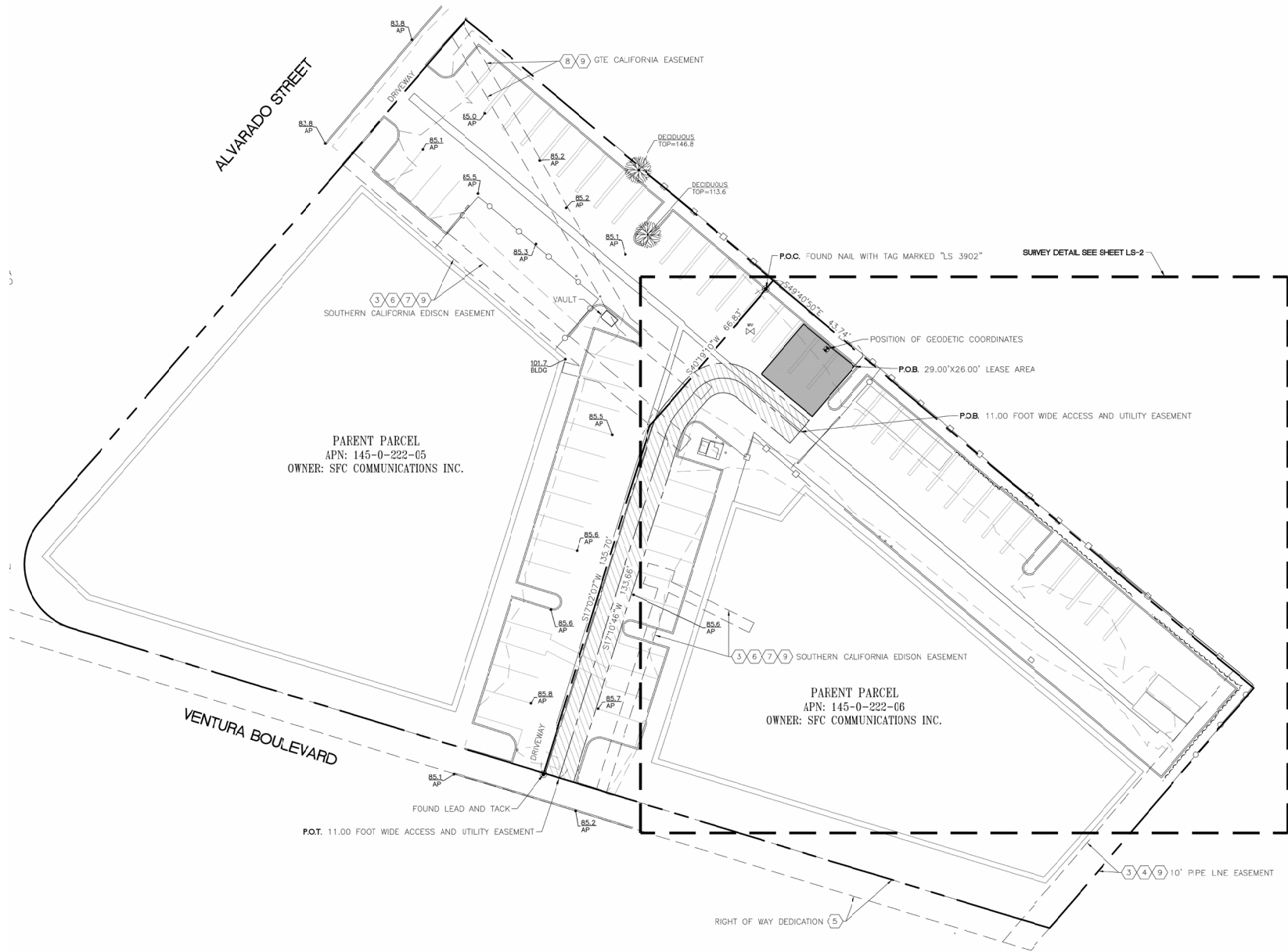


Figure 4A
Conceptual Site Plan
Temporary Cell Tower on Wheels
AT&T Sites: CSL01841/CSL01922 Project



Figure 4B
Conceptual Site Plan
Permanent Communications Facility Location
AT&T Sites: CSL01841/CSL01922 Project

Table 1
EXISTING CODE PARKING ANALYSIS
901, 921, 923, and 927 Ventura Boulevard

Site Address (Tenant Space)	Hours of Operation	Existing Uses [1] Parking Classification	Gross Floor Area (SF) [1]	Code Parking Ratio [2]	Total Pkg Spaces Required
901 Ventura Boulevard (Reeds Furniture)	Mon-Sun (10:00 AM-6:00 PM)	Retail Furniture (display area)	16,000	1 /300 sf	53
		Retail Furniture (warehouse area)	2,000	1 /800 sf	3
921 Ventura Boulevard (PPG Paints)	Mon-Fri (6:30 AM-5:00 PM), Sat (8:00 AM-12:00 PM), Sun (closed)	Retail Home Improvement (display area)	2,300	1 /300 sf	8
		Retail Home Improvement (warehouse)	2,300	1 /800 sf	3
923 Ventura Boulevard (GRW Furniture)	Mon/Fri/Sat (10:00 AM-6:00 PM), Tues (closed), Wed/Thu (10:00 AM-5:00 PM), Sun (11:00 AM-5:00 PM)	Retail Furniture (display area)	3,000	1 /300 sf	10
		Retail Furniture (warehouse area)	1,000	1 /800 sf	1
927 Ventura Boulevard (VC Home Improvement Center)	Mon-Fri (9:00 AM-5:00 PM), Sat (9:00 AM-4:00 PM), Sun (closed)	Retail Home Improvement (display area)	5,400	1 /300 sf	18
		Retail Home Improvement (warehouse)	1,000	1 /800 sf	1
Total Code Required Parking [a]					97
Total Existing Vehicle Parking Supply [b]					63
Surplus/(Deficiency) [b-a]					(34)

Notes:

[1] Information regarding the display and warehouse areas for the existing retail spaces was provided by the project applicant representatives.

[2] City of Oxnard Municipal Zoning Code Section 16-622, Schedule of Vehicle Off-Street Parking Requirements.

Table 2
PARKING ACCUMULATION SURVEYS [1]
901, 921, 923, and 927 VENTURA BOULEVARD
THURSDAY, MARCH 13, 2025

PARKING LOCATION	[2] NO. OF SPACES	TIME OF DAY											
		7:00 AM		8:00 AM		9:00 AM		10:00 AM		11:00 AM		12:00 PM	
		OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT
<i>Area A</i>													
Standard spaces	21	4	19%	4	19%	5	24%	6	29%	7	33%	6	29%
Accessible spaces	4	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
<i>Area B</i>													
Standard spaces	24	0	0%	2	8%	3	13%	3	13%	3	13%	2	8%
<i>Area C</i>													
Standard spaces [3]	14	13	93%	14	100%	15	107%	17	121%	16	114%	14	100%
Total On-Site Parking	63	17	27.0%	20	31.7%	23	36.5%	26	41.3%	26	41.3%	22	34.9%

PARKING LOCATION	[2] NO. OF SPACES	TIME OF DAY											
		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM		6:00 PM	
		OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT
<i>Area A</i>													
Standard spaces	21	7	33%	7	33%	5	24%	4	19%	3	14%	1	5%
Accessible spaces	4	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
<i>Area B</i>													
Standard spaces	24	2	8%	3	13%	4	17%	3	13%	2	8%	0	0%
<i>Area C</i>													
Standard spaces [3]	14	14	100%	16	114%	15	107%	14	100%	14	100%	13	93%
Total On-Site Parking	63	23	36.5%	26	41.3%	24	38.1%	21	33.3%	19	30.2%	14	22.2%

[1] The existing hourly parking demand was determined based on manual parking accumulation surveys conducted by The Traffic Solution in March 2025.

[2] Parking inventory confirmed by LLG Engineers in March 2025.

[3] The parking supply and demand in Area C includes ten (10) parking spaces that were striped and occupied with trailers, bins, containers, etc. as noted. The parking demand of Area C also includes company/employee vehicles that were observed to be parked in unmarked spaces adjacent to the building.

Table 3
PARKING ACCUMULATION SURVEYS [1]
901, 921, 923, and 927 VENTURA BOULEVARD
SATURDAY, MARCH 15, 2025

PARKING LOCATION	[2] NO. OF SPACES	TIME OF DAY									
		8:00 AM		9:00 AM		10:00 AM		11:00 AM		12:00 PM	
		OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT
Area A											
Standard spaces	21	2	10%	2	10%	4	19%	3	14%	6	29%
Accessible spaces	4	0	0%	0	0%	0	0%	0	0%	0	0%
Area B											
Standard spaces	24	1	4%	1	4%	1	4%	1	4%	1	4%
Area C											
Standard spaces [3]	14	13	93%	13	93%	14	100%	15	107%	15	107%
Total On-Site Parking	63	16	25.4%	16	25.4%	19	30.2%	19	30.2%	22	34.9%

PARKING LOCATION	[2] NO. OF SPACES	TIME OF DAY											
		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM		6:00 PM	
		OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT
Area A													
Standard spaces	21	4	19%	3	14%	8	38%	4	19%	4	19%	2	10%
Accessible spaces	4	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Area B													
Standard spaces	24	1	4%	5	21%	5	21%	1	4%	2	8%	2	8%
Area C													
Standard spaces [3]	14	15	107%	15	107%	14	100%	14	100%	13	93%	13	93%
Total On-Site Parking	63	20	31.7%	23	36.5%	27	42.9%	19	30.2%	19	30.2%	17	27.0%

[1] The existing hourly parking demand was determined based on manual parking accumulation surveys conducted by The Traffic Solution in March 2025.

[2] Parking inventory confirmed by LLG Engineers in March 2025.

[3] The parking supply and demand in Area C includes ten (10) parking spaces that were striped and occupied with trailers, bins, containers, etc. as noted. The parking demand of Area C also includes company/employee vehicles that were observed to be parked in unmarked spaces adjacent to the building.

Site Justification Coverage Maps

Market Name : Southern California Market

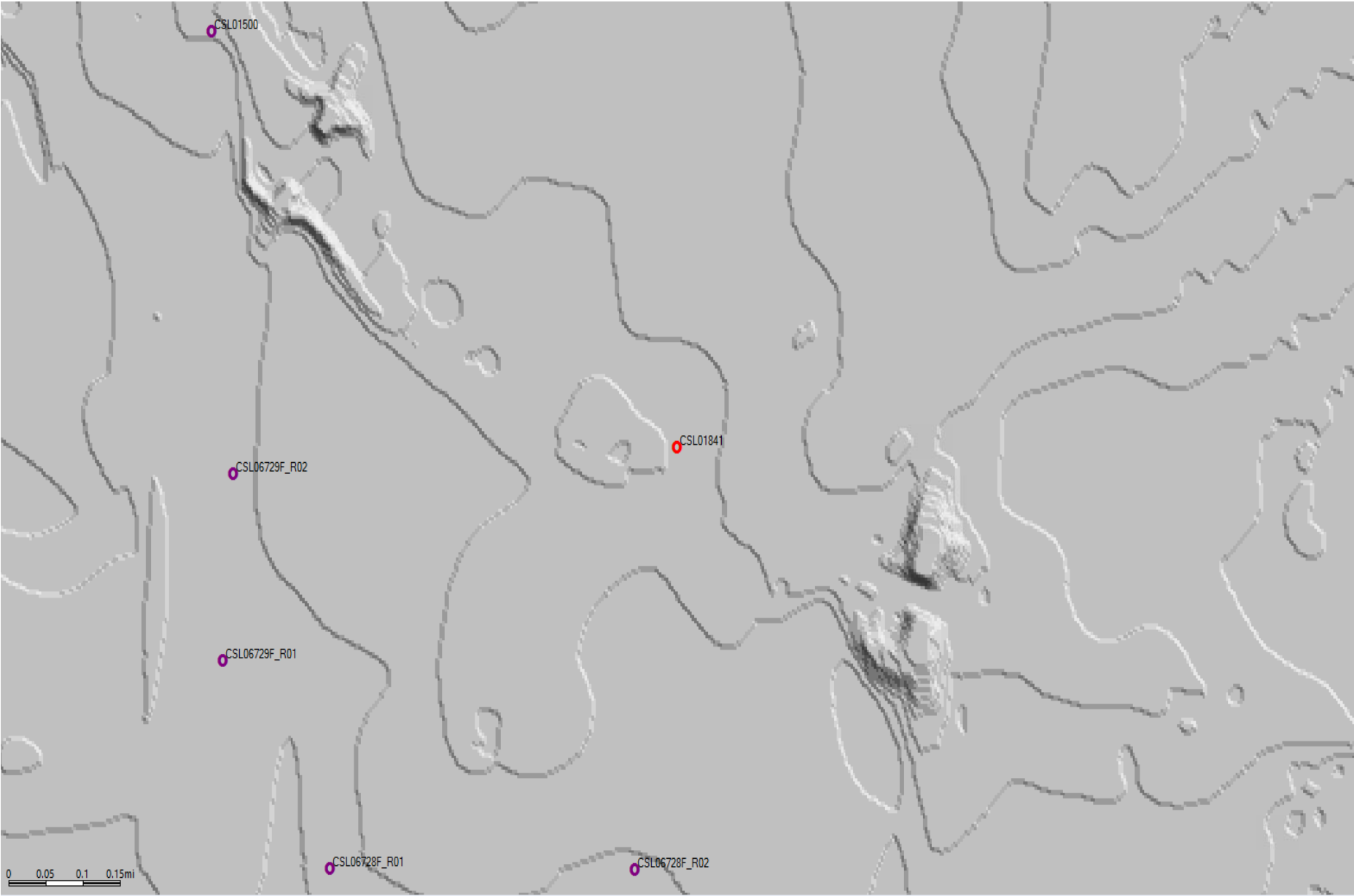
Site ID : CSL01841

Site Address : 901 Ventura Blvd., Oxnard, CA 93036

ATOLL Completion Date: June 3, 2024

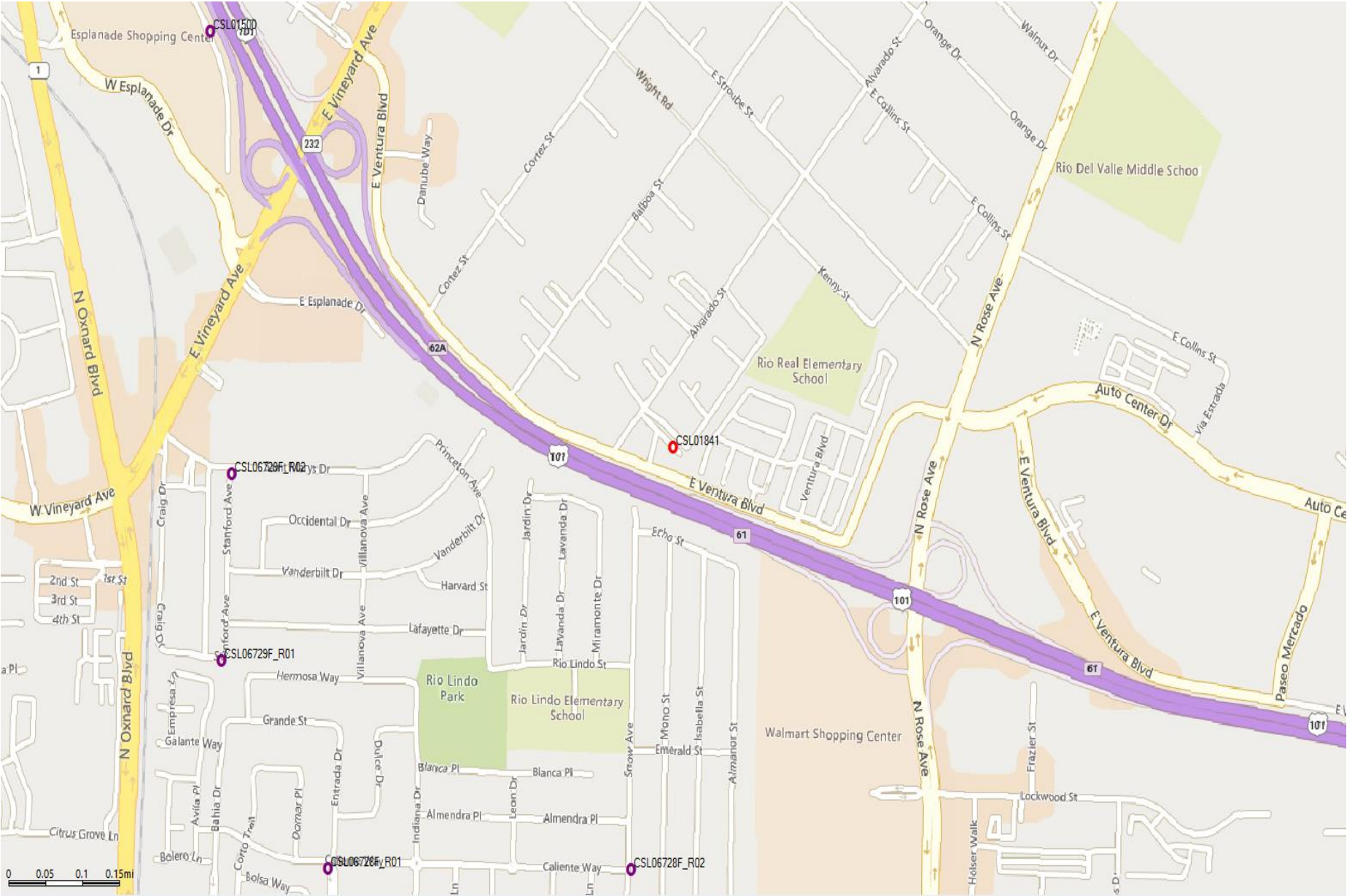
- ❖ Propagation of the Site Coverage Plots are based on our current Atoll RF Design Tool that shows the preferred design of AT&T 4G-LTE Network Coverage.
- ❖ The propagation referenced in this package is based on Existing and Proposed 4G-LTE Coverage of AT&T users in buildings, in vehicles, and outdoors. The threshold for reliable in-building coverage is based on a signal strength necessary to reliably and consistently make voice calls and use applications indoors, taking into consideration the built and natural environment. The threshold for reliable in-vehicle coverage is based on known signal attenuation from an outdoor signal to the inside of a vehicle. The threshold for reliable outdoor coverage is based on a signal strength necessary to reliably and consistently make voice calls and use applications outdoors taking into consideration the built and natural environment.
- ❖ For your reference, the scale shown ranges from Reliable to Unreliable Coverage for AT&T users in buildings, in vehicles, and outdoors.
- ❖ The Coverage Plots shown in the following slides are based on the following criteria:
 - Existing 4G-LTE Coverage Before the Proposed Site: Assuming all other existing neighboring sites are On-Air and the Proposed Site is Off-Air, the propagation is displayed with the legends provided.
 - Planned 4G-LTE Coverage With the Proposed Site: Assuming all other existing neighboring sites along with the Proposed Site are On-Air, the propagation is displayed with the legends provided.
 - Standalone 4G-LTE Coverage of the Proposed Site: Assuming all other existing neighboring sites are Off-Air and only the Proposed Site is On-Air, the propagation is displayed with the legends provided.

Proposed Site CSL01841 (Terrain Map)



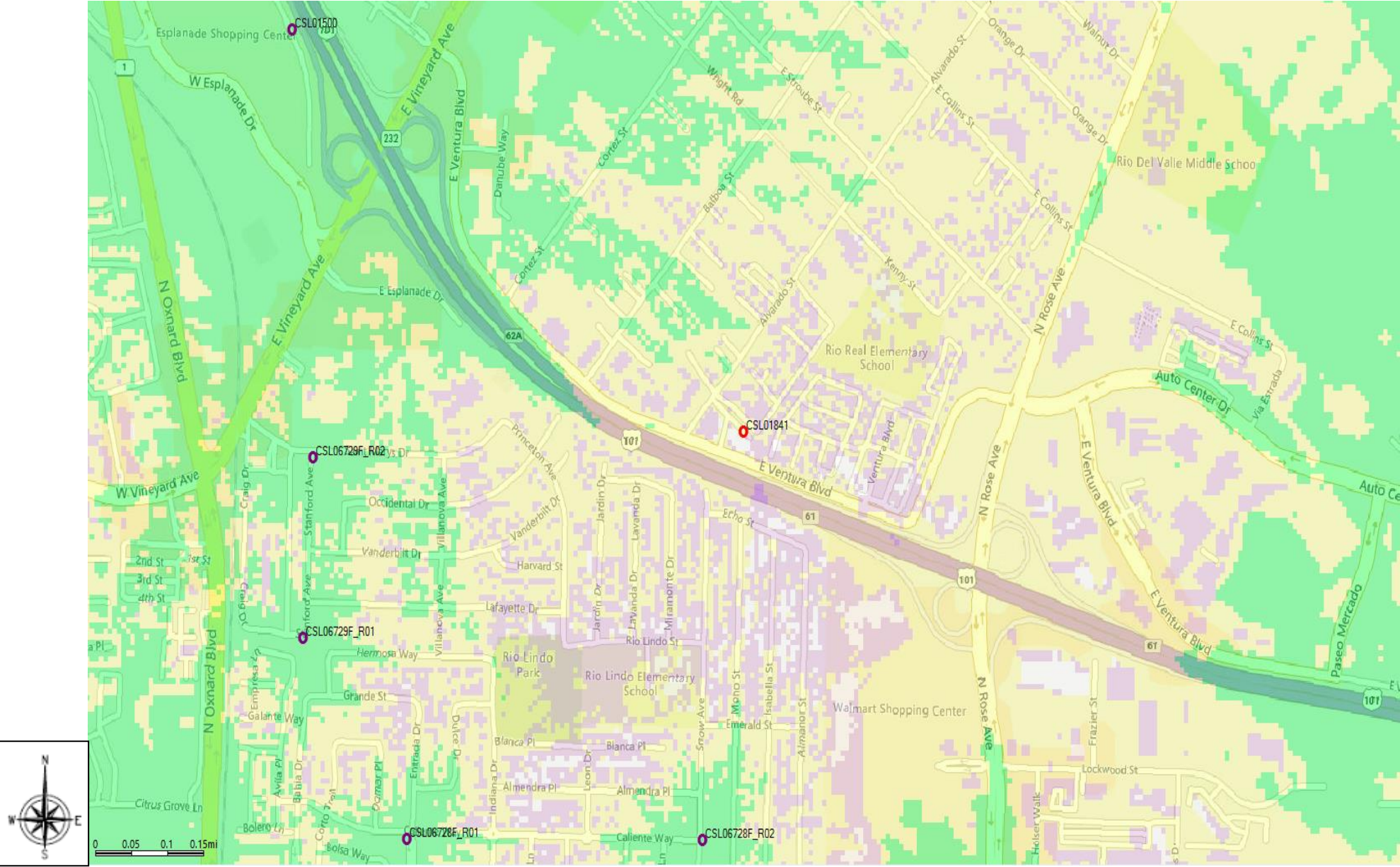
- Proposed Macro Site
- Existing Macro Sites

Proposed Site CSL01841 (Road Map)



- Proposed Macro Site
- Existing Macro Sites

Existing 4G-LTE Coverage Before Proposed Site CSL01841

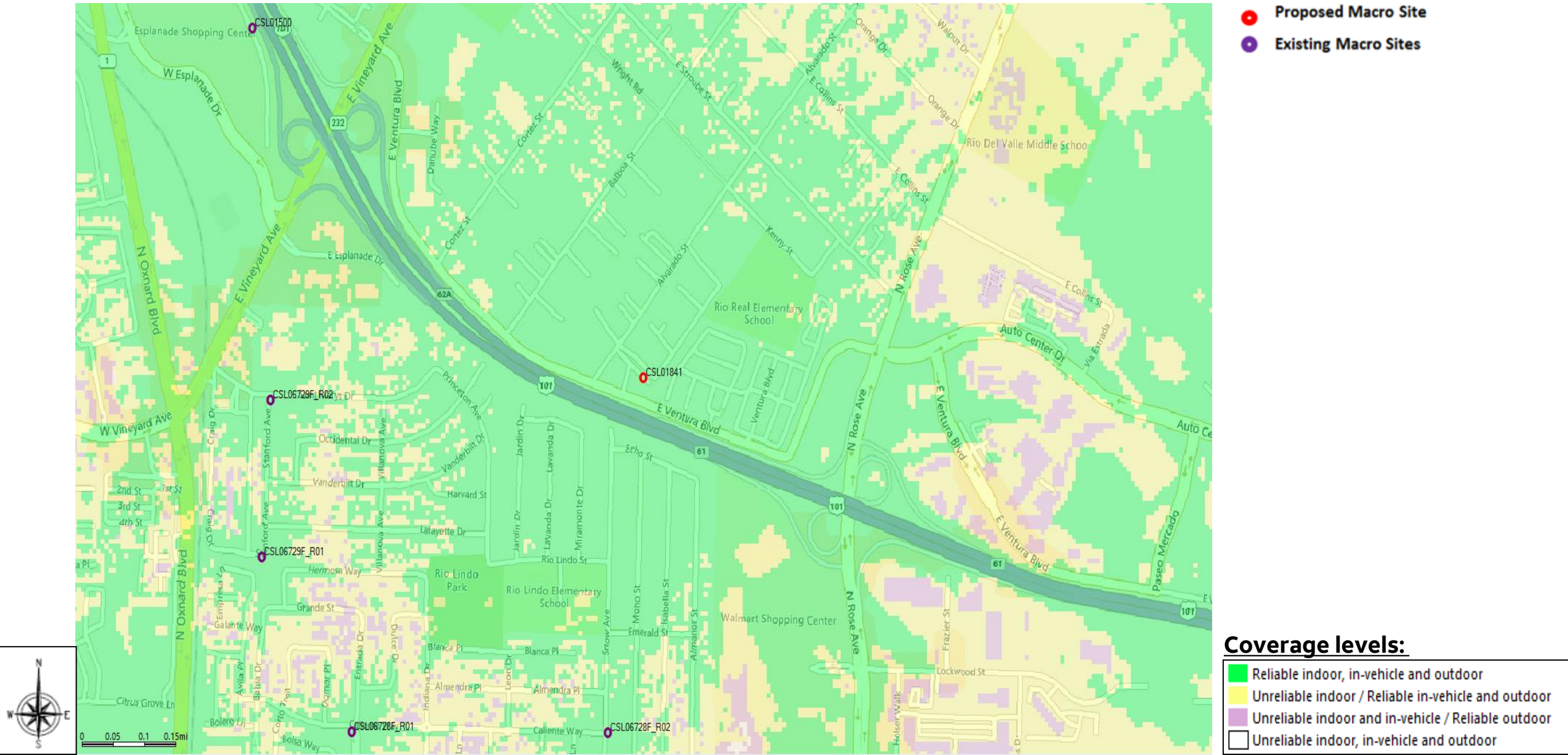


- Proposed Macro Site
- Existing Macro Sites

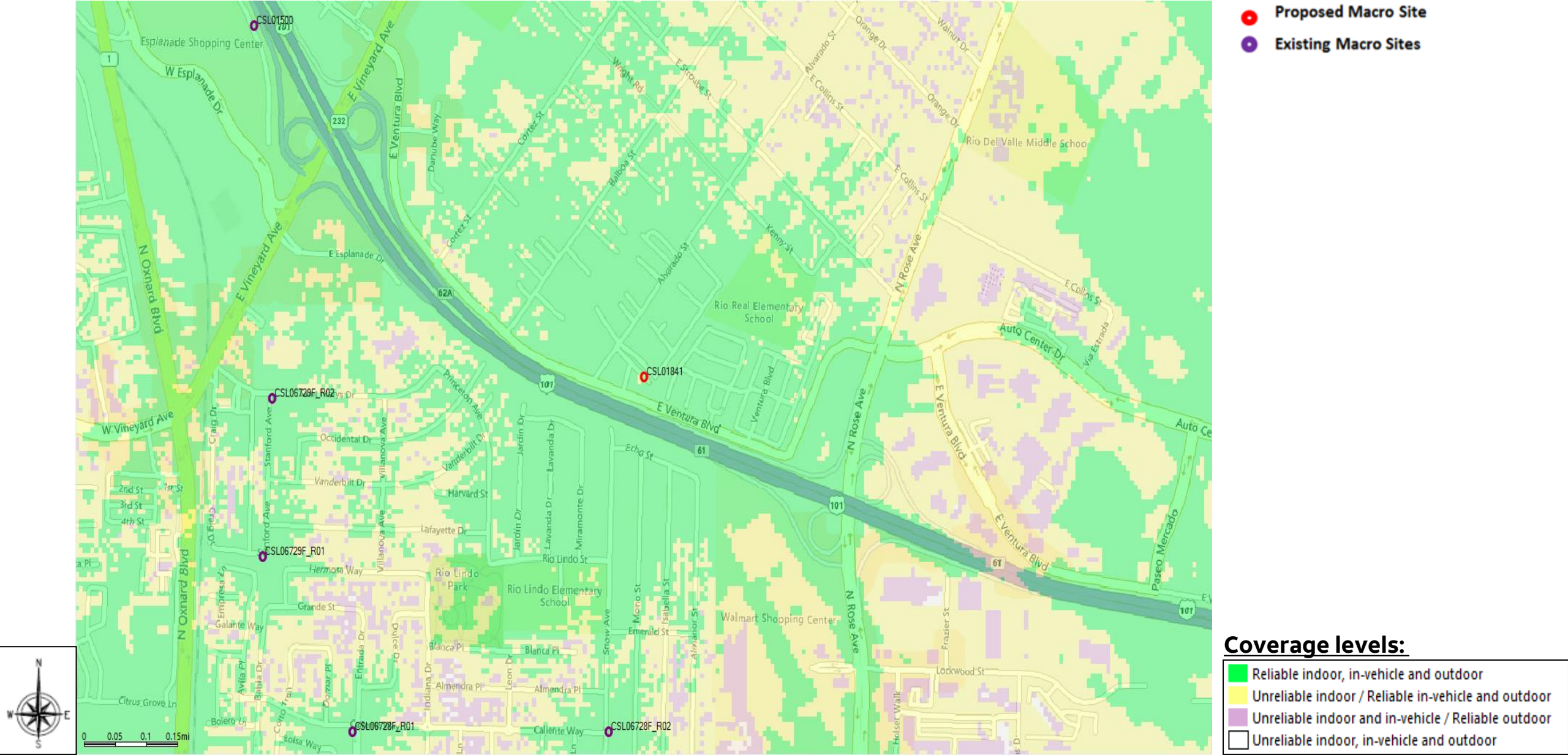
Coverage levels:

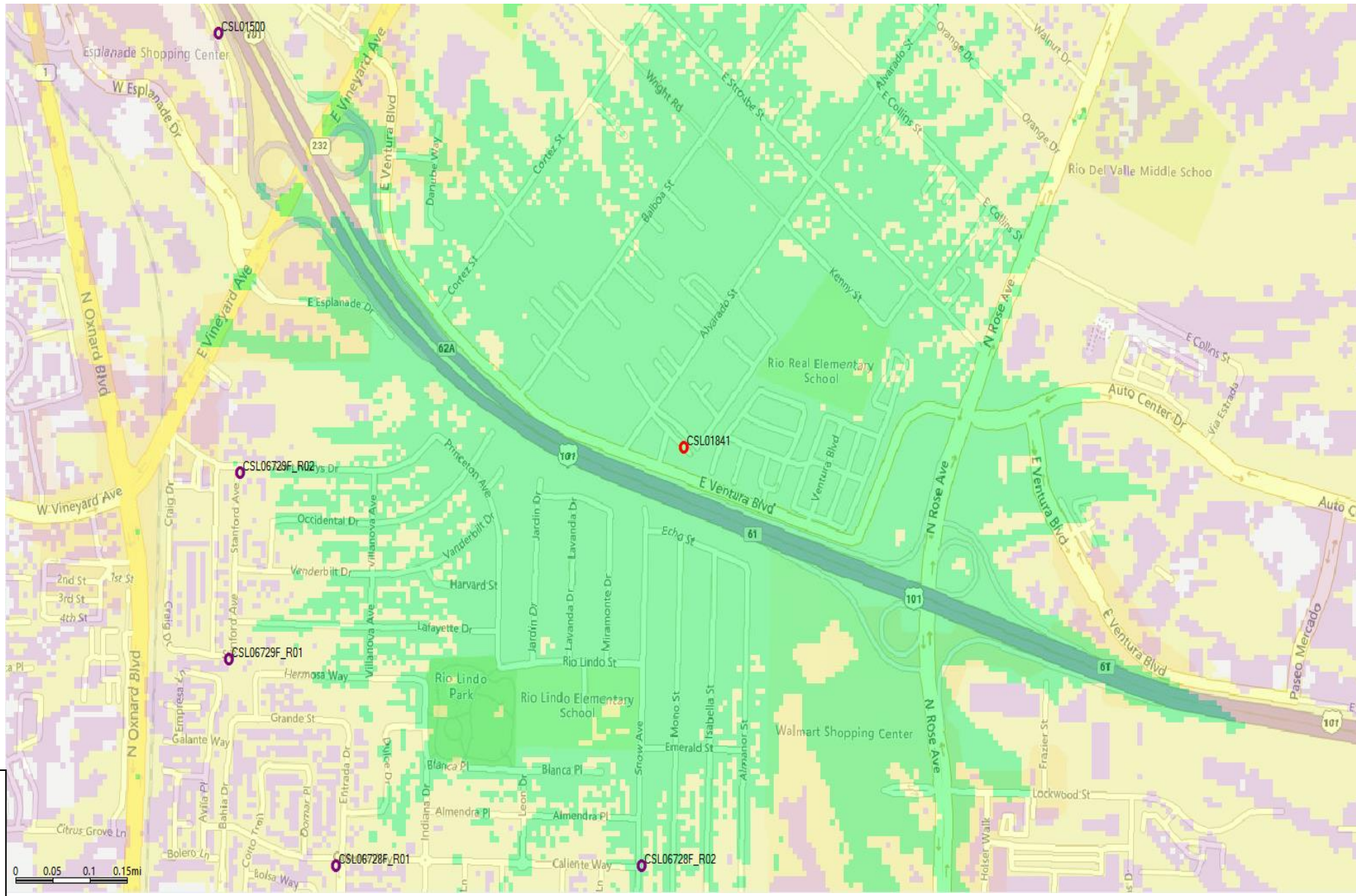
- Reliable indoor, in-vehicle and outdoor
- Unreliable indoor / Reliable in-vehicle and outdoor
- Unreliable indoor and in-vehicle / Reliable outdoor
- Unreliable indoor, in-vehicle and outdoor

Planned 4G-LTE Coverage With Proposed Site CSL01841 On Air at 50'



Planned 4G-LTE Coverage With Proposed Site CSL01841 On Air at 35'



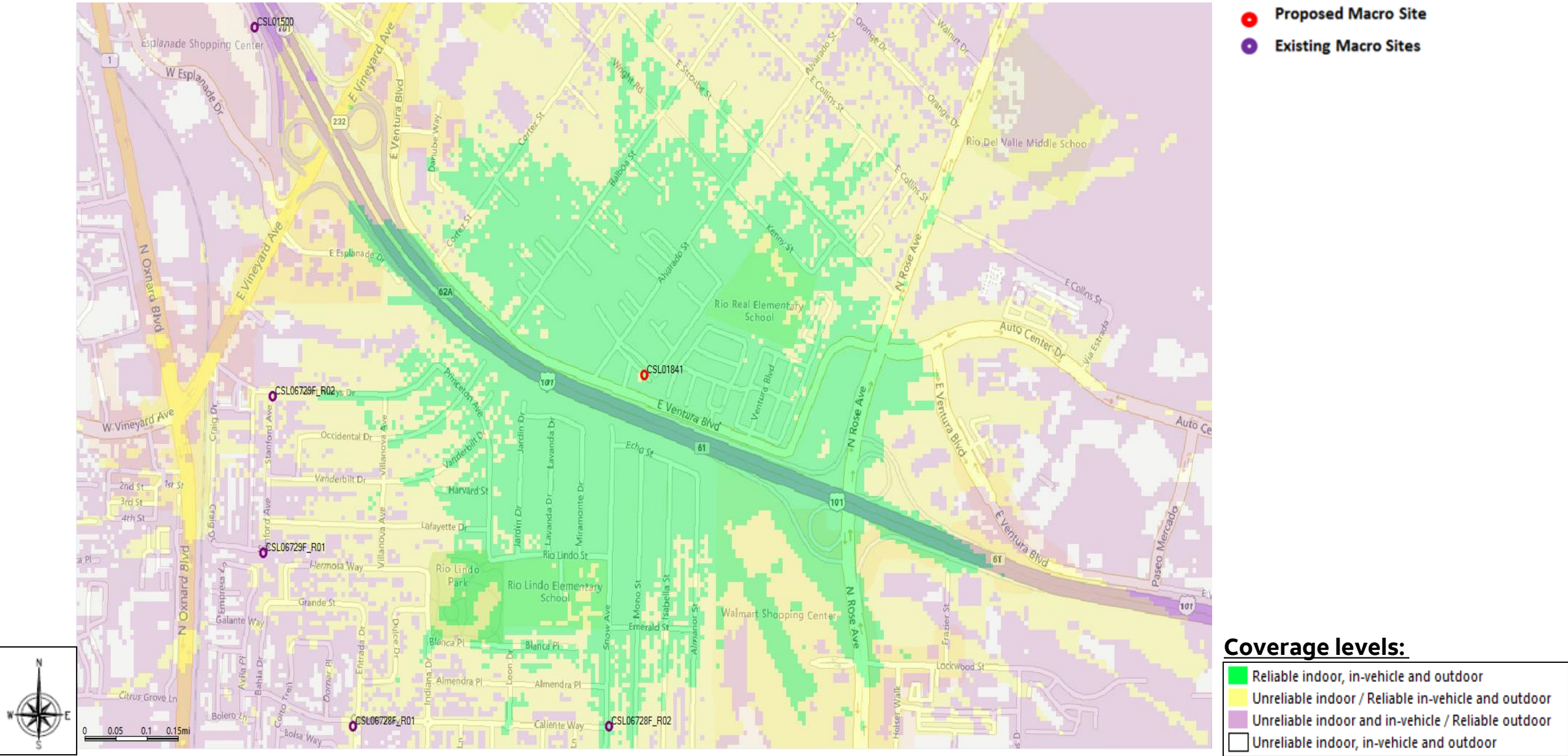


- Proposed Macro Site
- Existing Macro Sites

Coverage levels:

- Reliable indoor, in-vehicle and outdoor
- Unreliable indoor / Reliable in-vehicle and outdoor
- Unreliable indoor and in-vehicle / Reliable outdoor
- Unreliable indoor, in-vehicle and outdoor

Standalone 4G-LTE Coverage Of Proposed Site CSL01841 at 35'



Coverage Legend

Reliable indoor, in-vehicle and outdoor coverage: In general, the areas shown in green should have the most coverage and the strongest signal strength and be sufficient for reliable in-building service and connection to the AT&T wireless network. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, and the user's location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

Unreliable indoor / Reliable in-vehicle and outdoor: The areas shown in yellow should have sufficient coverage and signal strength for reliable device usage in vehicles and outdoors but will not have adequate coverage or signal strength for reliable in-building usage.

Unreliable indoor and in-vehicle / Reliable outdoor: The areas shown in purple should have sufficient coverage and signal strength for reliable device usage outdoors only and will not have adequate coverage or signal strength for reliable in-building or in-vehicle usage.



NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

To: Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: AT&T Mono-Eucalyptus Tower

Project Applicant: David Elliot (Designated Agent), and Don Wickman (Property Owner)

Project Location - Specific: 921 Ventura Boulevard, Oxnard, CA, 93036, Ventura County, APN 145-0-222-065.

Description of Nature, Purpose and Beneficiaries of Project: PZ No. 24-530-04 (Special Use Permit - Wireless) A request to construct a 50-foot tall wireless communication facility designed to resemble a eucalyptus tree with an associated ground equipment enclosure. The equipment enclosure will be a 364 square-foot area (36'5" x 10'), on a 0.96 acre lot in the General Commercial Planned Development C-2-PD zone. The application includes a request for the removal of four parking spaces and a height 15 feet above the existing 35-foot height limit within the General Commercial Zone (C-2) pursuant to Article 16, Section 16-108 of Oxnard City Code, which allows height increases through approval of a special use permit. Filed by designated agent David Elliot, Eukon Group, 65 Post Suite 1000, Irvine, CA 92618 on behalf of AT&T Mobility.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): David Elliot

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: Section 15303, Class 3
- Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with the State CEQA Guidelines and Section 15303, Class 3 of the State CEQA Guidelines, projects involving "the construction of new, small facilities or structures" may be found to be exempt from the requirements of CEQA. This proposal includes the construction of an unmanned stealth wireless communications facility with an associated ground equipment

enclosure within an existing parking area at the rear of the property totaling an approximately 364 square-foot area, which is consistent with small structures and other allowances by the Class 3 exemption. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the exemption. Therefore, the Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

Lead Agency Contact Person: Chantal Power, AICP, Contract Planner (909) 754-1653

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. PZ 24-530-04 (SPECIAL USE PERMIT - WIRELESS) FOR CONSTRUCTION OF A 50-FOOT TALL WIRELESS STEALTH COMMUNICATION FACILITY AND EQUIPMENT ENCLOSURE, LOCATED AT 921 VENTURA BOULEVARD, FILED BY DESIGNATED AGENT, DAVID ELLIOT, EUKON GROUP, 65 POST SUITE 1000, IRVINE, CA 92618.

WHEREAS, in September 2024, David Elliot on behalf of Eukon Group and AT&T Mobility (the “**Applicant**” and/or “**Permittee**”), submitted a request to allow a 50-foot tall heavily screened faux eucalyptus wireless communication facility and associated equipment enclosure located at 921 Ventura Boulevard; and

WHEREAS, on May 1, 2025, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 24-530-04 (Special Use Permit - Wireless) to allow a 50-foot tall heavily screened faux eucalyptus wireless communication facility and associated equipment enclosure located at 921 Ventura Boulevard (the “**Project**”) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, Oxnard City Code, Article 16, Section 137 (108) authorizes the Planning Commission to approve buildings and structures over the height limit in the General Commercial zone via the issuance of a special use permit; and

WHEREAS, Sections 16-561, 16-651(B)(3) and 16-651(B)(4) of the OCC authorize the Planning Commission to approve a Major Modification and relief from parking requirements; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in Sections 16-651(B)(3) and 16-651(B)(4) of the OCC; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical Exemption (Section 15303). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

(a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

The project site is located within the 2030 General Plan land use designation of Commercial Community and the zoning designation is for General Commercial Planned Development

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 AT&T Mono-Eucalyptus Tower
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(C-2-PD). The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern and are currently developed with several low intensity commercial retail uses. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed Special Use Permit request for a faux eucalyptus wireless tower is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the uses and development in the project area, which includes several low intensity commercial retail uses with the tower setback far enough from adjacent residential properties. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Municipal Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed Special Use Permit request for a faux eucalyptus wireless tower will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The stealth facility will not alter or vastly deviate from the character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by roadways and developments. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The project is located in or adjacent to a State designated scenic highway. Therefore, the project is required to be a stealth facility to mitigate visual impacts. The project is proposed as a stealth facility by being designed to look like a eucalyptus tree, therefore, it won't have a significant impact on scenic resources.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

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(f) Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing proposed or potential Historic District. The existing low intensity commercial buildings do not have any significant architecture or known historical significance. No physical improvements are proposed to the existing buildings at this time. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the Planning Commission finds after due study and deliberation that the that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds:

(1) The proposed use is in conformance with the general plan and other adopted standards.

The proposed use is located on a property with a General Plan designation of Commercial Community, which would be a compatible zone for this use. It also is consistent with the goal of locating facilities away from residential and commercial areas, as the tower is in the commercial zone and is setback from nearby residential, where stealth facilities do not need to be setback. Allowing a single wireless communication faux eucalyptus tree with an increase in height from 35 feet to 50 feet will decrease the need for additional wireless telecommunication facilities in more objectionable areas. Furthermore, the additional height will increase the quality of wireless coverage, providing a benefit to customers and emergency personnel in the vicinity. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards. The project is consistent with the standards of the General Commercial Zone, except the height requirement, however, the tower may exceed the zone's height limit via the approval of a special use permit.

(2) The nature, condition and development of adjacent uses was considered, and such use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

The proposed wireless facility is heavily screened and designed to resemble a eucalyptus tree. Existing eucalyptus trees are planted in the surrounding area to help blend the faux eucalyptus

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with the surrounding area and the equipment enclosure will be located behind the existing commercial building and screened with chain fencing with privacy slats colored matched to the building. The construction and operation of the facility is required to comply with all applicable laws, including applicable radio frequency (RF) emission standards. The location, height and bulk of the proposed facility will not materially affect the nearby uses, buildings or structures, or the public health, safety or general welfare. Furthermore, the stealth mono-eucalyptus wireless facility will fill a gap in coverage, providing essential communication services to residents, which is critical to human safety during hazardous or emergency events

(3) The site for the proposed use is adequate in size and shape to accommodate any yards, walls, fences, parking and loading facilities, landscaping and any items required as a condition of approval of this special use permit.

The project site is already developed with parking. Existing eucalyptus trees are planted in the surrounding area to help blend the faux eucalyptus with the surrounding area and the equipment enclosure will be located behind the existing commercial building and screened with chain fencing with privacy slats colored matched to the building. The project will not reduce existing landscaping. The site meets all pertinent development standards, as discussed in Section 6 of the staff report.

(4) The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.

The project site is a fully developed lot with several low intensity commercial uses built with adequate street access. Furthermore, the proposed wireless facility is unmanned and will therefore have minimal impact on traffic.

(5) The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

The project site is a fully developed lot with an existing low intensity commercial uses within a heavily developed area of the City. The proposed project is an unmanned stealth wireless facility and will therefore have minimal to no impact with regard to fire, water, and storm drain facilities. The proposed use will be provided by adequate services and utilities given the proximity and capacity of existing fire protection services, sewerage, water, and storm drainage facilities.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, § 15303 (Class 3) of the State CEQA Guidelines. These sections pertain to projects characterized as new, small facilities. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to § 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

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SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 24-530-04 (Special Use Permit - Wireless), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans approved May 1, 2025, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the

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- issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, G-3)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows the Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
 5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
 6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
 7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
 8. Applicant shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
 9. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
 10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
 11. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
 12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)

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13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)
14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

15. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)
16. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, *PK-4*)
17. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)
18. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, *PK-7.1*)

PLANNING DIVISION STANDARD CONDITIONS

19. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)
20. Before the City issues building permits, Applicant shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)
21. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and

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- any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
22. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)
 23. In order to minimize light and glare on the project property, all exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
 24. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
 25. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).
 26. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

PLANNING DIVISION SPECIAL CONDITIONS

27. Approved Fire Department Turnaround shall be restriped per the previously approved plans and all unpermitted outdoor storage shall be removed prior to the issuance of building permits.
28. Except as modified by this request, all permit conditions of Planned Development Permit 404 and subsequent modification, shall remain in full force and effect.
29. Developer shall install and at all times maintain a wall or fence of between 6 and 8 feet surrounding the associated equipment. (PL)
30. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.
31. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, *PL-1*)

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32. Prior to issuance of a building permit, Applicant shall revise plans for the wireless facility so that any warning or advisory signs required by the Federal Communications Commission (FCC) will also be displayed in Spanish. Signs appearing in Spanish language shall be of identical form and format to the signs required by the FCC. (PL)
33. Pursuant to City Code Section 16-493, a wireless communications facility that has not operated for six continuous months shall be considered abandoned, and the owner shall remove such facility at the owner's expense within 90 days of notice from the Planning Manager. If the Wireless communications facility is not removed within 90 days, the City may remove such facility at the owner's expense. If there are two or more users of a single wireless communications facility, this provision shall not become effective until all users cease using such facility for six continuous months. (PL/CA)
34. For the life of the project, the operator of the facility shall ensure that screening elements are maintained and replaced as necessary to ensure the monopole remains heavily screened to the standards demonstrated in the approved plans and subject to the approval of the Planning Manager. The Operator accepts that the City reserves the right to deny applications for antenna replacement or colocation if the proposal is not consistent with the heavily screened standard of the original approval. (PL)
35. For the life of the project, faux branches of the faux pine shall be maintained at a minimum of 3.11 branches per lineal foot from where the branches begin at 14' in height through to the top of the monopole.
36. At height of antennas all branches must extend a minimum of 18 inches beyond each antenna and any support equipment/structures.
37. The top of the faux tree shall extend a minimum of 4' above the highest antenna.
38. Branches shall be mixed lengths to simulate a natural tree and have an overall taper that is appropriate to the type of faux-tree that is being proposed.
39. Foliage shall have varying tints of the proposed leaf color to mimic the look of a real tree and be consistent with the tree type that is being proposed.
40. Prior to issuance of a building permit, plans shall note colors of all exterior equipment (panel antennas, RRUs, etc) and conduit mounted on the monopole. These colors shall mimic those of a eucalyptus tree, subject to the approval of the Planning Manager. (PL)
41. Prior to issuance of a building permit, any new CMU block enclosure shall be painted to match the existing building. (PL)
42. Prior to issuance of a building permit, the Applicant shall show on submitted plans a material or "sock" cover for each panel antenna of a compatible color to match the monopole artificial foliage to the satisfaction of the Director, and that the antenna covers shall be maintained to the satisfaction of the Director. (PL)

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43. Applicant shall remove any and all graffiti from the equipment enclosure, pole, or associated equipment, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL/PD)
44. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
45. Construction materials shall match the foliage design and samples materials on the approved sample board. Any change to the proposed foliage design and sample materials shall be reviewed and approved by the Planning Manager prior to issuance of a building permit and/or field changes.
46. The subject permit shall be for a **ten year time period** from the date of this approval. If the lessee/operator/owner of the wireless facility wishes to continue operation as granted herein, a new application must be filed with the Planning Division. Said application must be filed no later than three months prior to the expiration of this permit and said application must be made on the appropriate forms and fees paid.
47. The wireless facility shall at all times comply with all applicable laws, regulations, and standards, inclusive of federal requirements regarding radio frequency (RF) emissions. If the City provides no less than 24-hour prior written notice of a request to inspect the facility for compliance with applicable law, the City and its agents shall promptly be granted such inspection rights.
48. Applicant shall not object to future co-location of other wireless facility company communication equipment and support technology on the subject site and faux eucalyptus.
49. Within 6 months of final inspection the carrier shall provide a third party report confirming that the site is in compliance with the FCC regulations.
50. The emergency generator shall be tested only during the hours of 7:00 a.m. to 6:00 p.m. from Monday through Saturday. The emergency generator shall not be tested on Sundays.
51. Developer shall replace existing vegetation, including trees, shrubs, grass and other ground cover, that is removed or damaged during construction.
52. Project design shall incorporate entry-deterrent measures into the facility to reduce the potential for trespass and injury, and shall be maintained throughout the life of the project.
53. Equipment (mobile or immobile) not used in direct support of the wireless telecommunications facility shall not be stored on the site unless repairs to the facility are being made.

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54. The wireless telecommunications facility, in its entirety, shall be maintained in a good state of repair that remains consistent with the design of the original construction, at the sole expense of the applicant.
55. All cables, wires, sweeps, jumpers and other connectors shall be installed inside the mono-eucalyptus to the maximum extent feasible. All utilities servicing the facility shall be placed underground.
56. All externally mounted equipment and appurtenances shall be painted and textured to match and mimic natural eucalyptus tree colors. Applicant shall maintain all painted surfaces in good condition at all times. The project shall only use non-reflective materials and finishes.
57. The entire mono-eucalyptus shall be covered with three dimensional faux eucalyptus tree bark cladding and painted an appropriate bark color to resemble a live eucalyptus which shall be maintained in good condition at all times.
58. The mono-eucalyptus branch and leaf density and design shall properly camouflage the proposed antennas. Branches and leaves shall be placed to extend above, between and below antennas and appurtenances. Branch length shall vary as needed to provide maximum camouflage of antennas and appurtenances. In order to camouflage the facility equipment, antenna arrays and all related equipment shall be painted with a color mix (shade/light) given off by the leaves in daylight hours to visually blend the equipment with the leaves. Applicant shall maintain the leaves and camouflage paint in good condition at all times.
59. The mono-eucalyptus and other ground mounted equipment (to the extent technically feasible) shall be enclosed within an enclosure. The concrete walled enclosure will be designed and painted to match the existing architectural style of the adjacent block wall. This condition does not require the applicant to install electric meters, emergency shut-off switches or connectors for emergency backup power within the equipment enclosure.
60. All ground-mounted equipment (other than the mono-eucalyptus) shall be installed so that no portion of the equipment protrudes above the equipment enclosure.
61. A sign regarding "Network Operations Information" shall be installed at all access points to the equipment area and maintained in good condition at all times. The sign(s) required under this condition shall be installed so that a person can clearly see the sign as he or she approaches the access point when the gate is in both the open and closed position.
62. Signs regarding "RF Notice" and "Network Operations Information" shall be installed on the base of the tower structure and maintained in good condition. Signs required under this condition shall be installed so that a person can clearly see the sign as he or she approaches the tower.
63. All signage shall comply with the FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free

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telephone number to the facility network operations center to contact a live person who can exert transmitter power-down control over this site as required by the FCC.

64. All signage is prohibited unless specifically required by the Federal Communications Commission (FCC) or other regulatory agency.
65. Exterior lighting for Wireless Telecommunications Facilities shall be limited to the following:
 - a) A manually-operated or motion-detector controlled light above any accessory structure which shall be kept off except when personnel are actually present at night.
 - b) The minimum tower lighting required by FAA regulations.
 - c) Lighting shall be shielded or directed to the greatest extent possible in such a manner to minimize the amount of light that falls onto nearby properties, particularly residences.
 - d) Requirements of paragraphs (a) or (c) above may be waived by the decision making authority if the Wireless Telecommunications Facilities is designed as a light pole. In such instance, lighting intensity, direction, and shielding shall be the same as other pole-mounted lights in the vicinity, the design of which has been duplicated for construction of the Wireless Telecommunications Facilities.
 - e)

DEVELOPMENT SERVICES SPECIAL CONDITIONS

66. Project shall comply with all City of Oxnard Standards, Plates, and Permits applicable at the time of permit application.

FIRE DEPARTMENT CONDITIONS

67. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
68. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, F-5)
69. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
70. At all times during construction, Developer shall maintain paved surfaces capable of

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handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, F-7)

71. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
72. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)

FIRE DEPARTMENT SPECIAL CONDITIONS

73. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
74. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 10 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.
75. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
76. Vegetation clearance from structure(s) required prior to and during construction.
77. A minimum 20-foot clear width and 13 foot, 6 inch (13'-6") clear height emergency access shall be maintained free of obstructions at all times within the development once construction starts.

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(Signatures on next page)

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PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of May, 2025.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 1st day of May 2025, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

City of Oxnard Planning Commission

May 1, 2025

Mono-Eucalyptus Wireless Communications Facility
921 Ventura Boulevard
PZ 24-530-04
(Special Use Permit - Wireless)

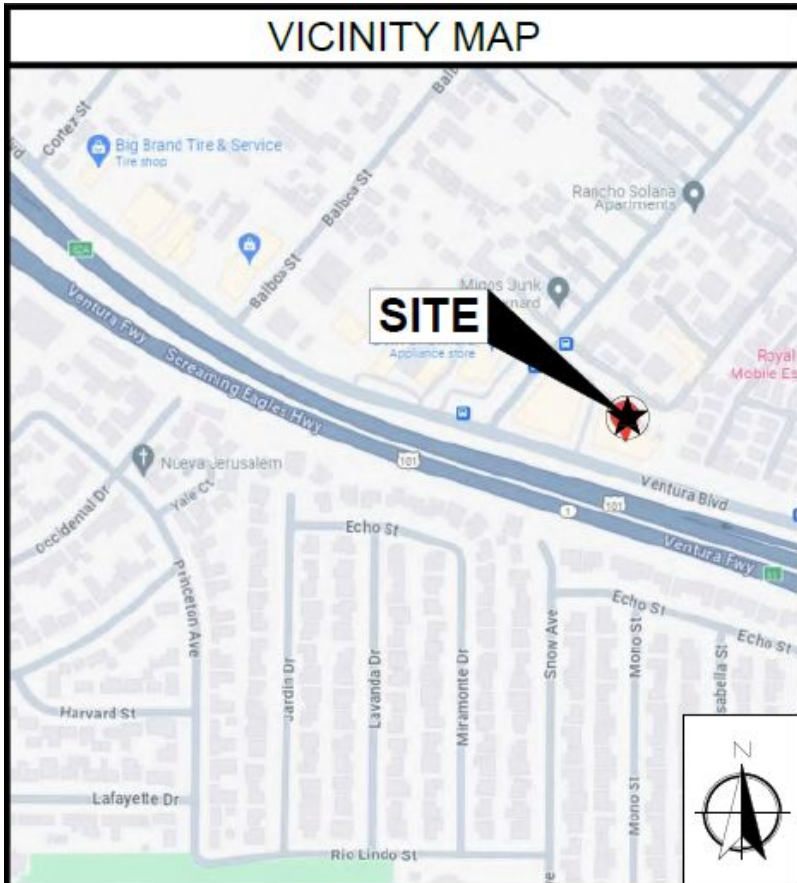
Applicant: David Elliot, Designated Agent, Eukon Group
Case Planner: Chantal Power, AICP, Contract Planner

A request to construct and operate a 50-foot tall mono-eucalyptus wireless communications facility.

The purpose of the proposal is to enhance the service for a gap in coverage surrounding north and south of Highway 101 between E.Vineyard Avenue and N. Rose Avenue.

Subject Site: 921 Ventura Boulevard

VICINITY MAP





View looking northeast to project property from Highway 101.



View looking east to project property from Alvarado Street.



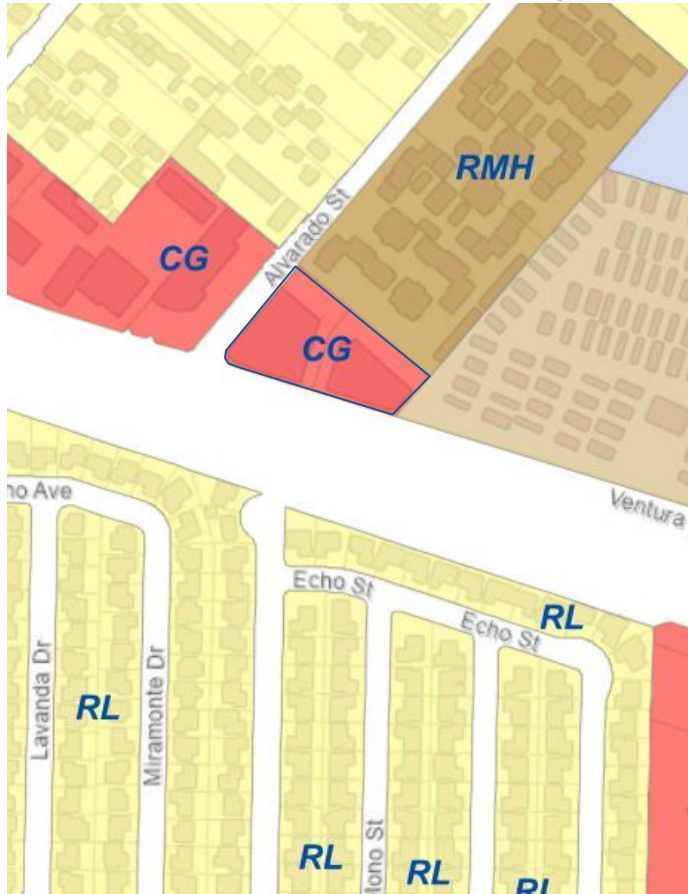
View looking south toward Highway 101 from project site.

Subject Site: 921 Ventura Boulevard

Surrounding Uses:

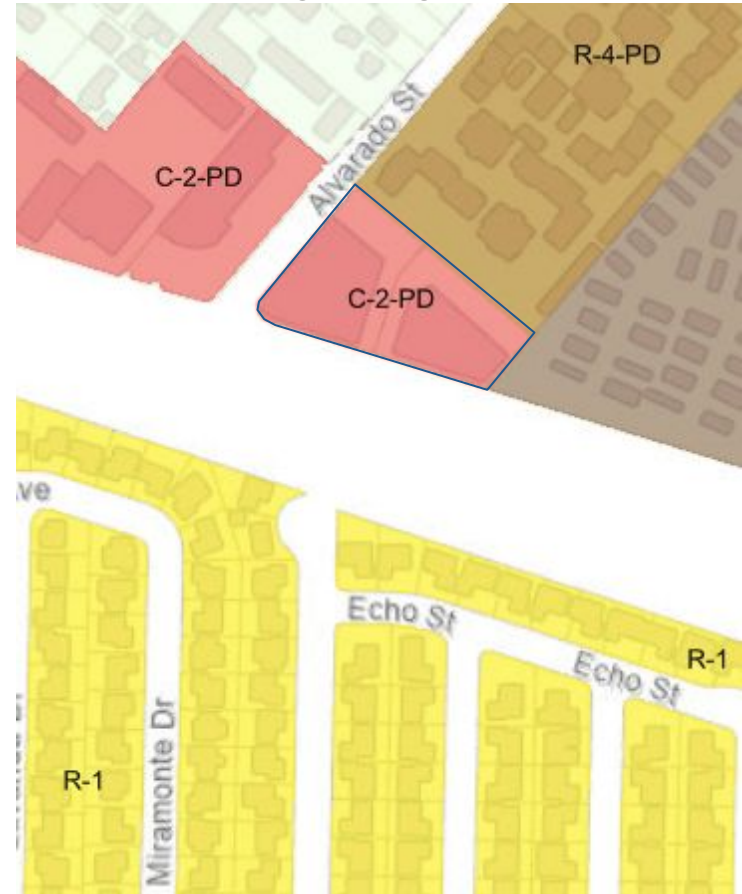
LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site (921 Ventura Blvd.)	General Commercial - Planned Development (C-2-PD)	Commercial General (CG)	Commercial/Retail
North	R-4 (High Rise Zone) Planned Development (R-4-PD)	Residential Medium High (RMH)	Multi-Family Residential Units
South	Highway 101 (Scenic Highway)	N/A	Highway
East	Mobile Home - Planned Development (MH-PD)	Mobile Home Park (MHP)	Mobile Home Park
West	General Commercial - Planned Development (C-2-PD)	Commercial General (CG)	Commercial/Retail

General Plan Land Use Designation



Commercial General (CG)

Zoning Designation



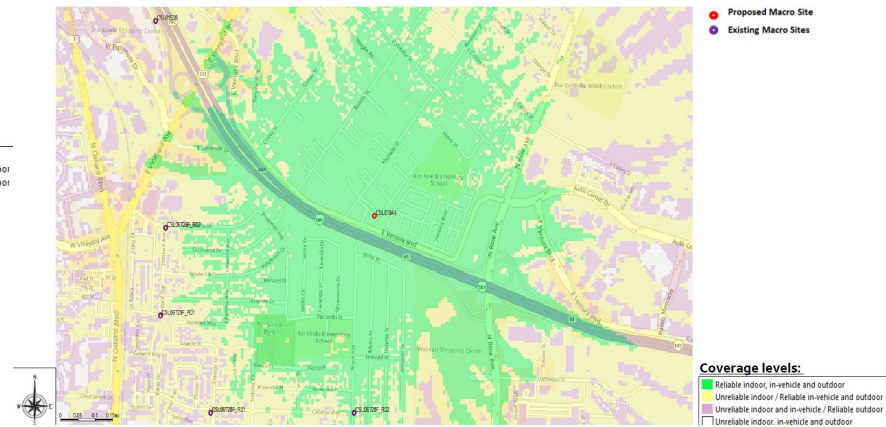
General Commercial - Planned Development (C-2-PD)

The applicant, Eukon Group, filed an application on behalf of AT&T in September of 2024 for the installation of a 50-foot tall mono-eucalyptus wireless communications facility subject to the approval of a Special Use Permit (SUP) on a developed property occupied by several low intensity commercial retail uses. The mono-eucalyptus tower is intended to fill a gap in coverage that will result from a recently decommissioned tower at approximately the intersection of Vineyard Avenue south of Highway 101 and will replace a recently approved temporary tower intended to supply coverage during the approval and construction of the proposed permanent stealth mono-eucalyptus tower.

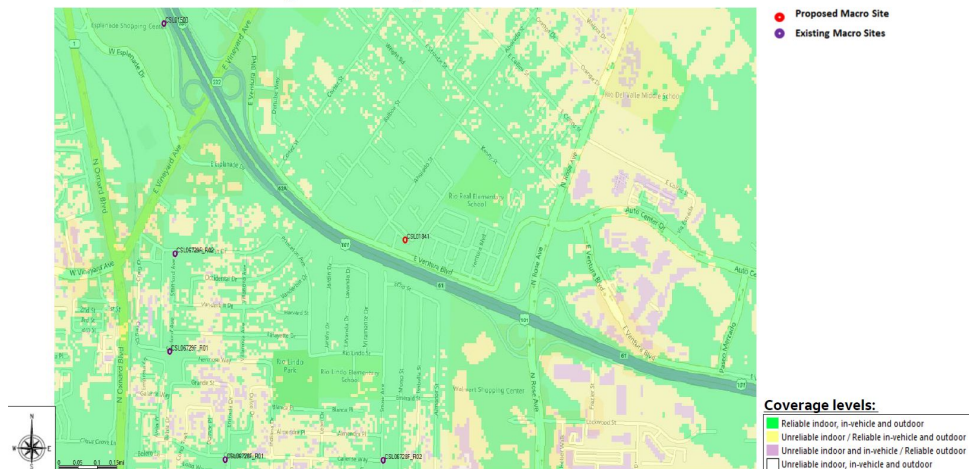
Existing 4G-LTE Coverage Before Proposed Site CSL01841

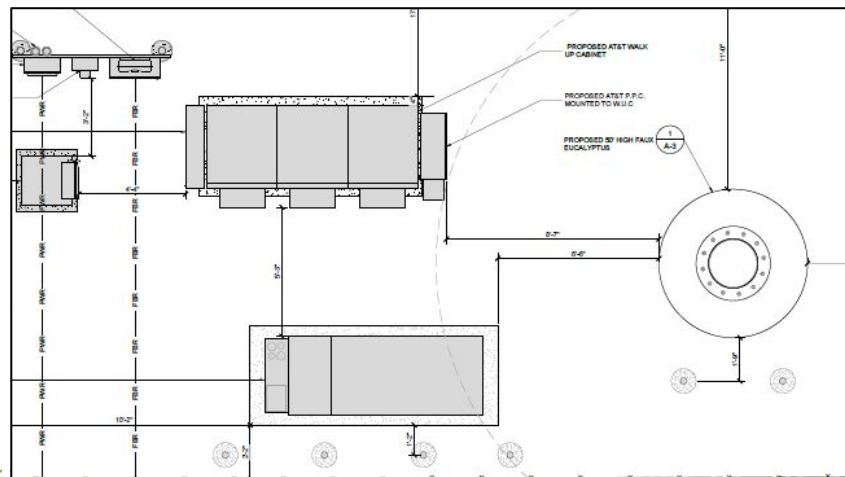
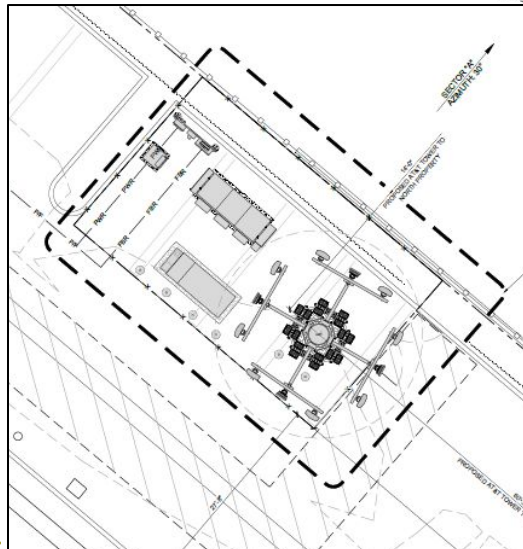
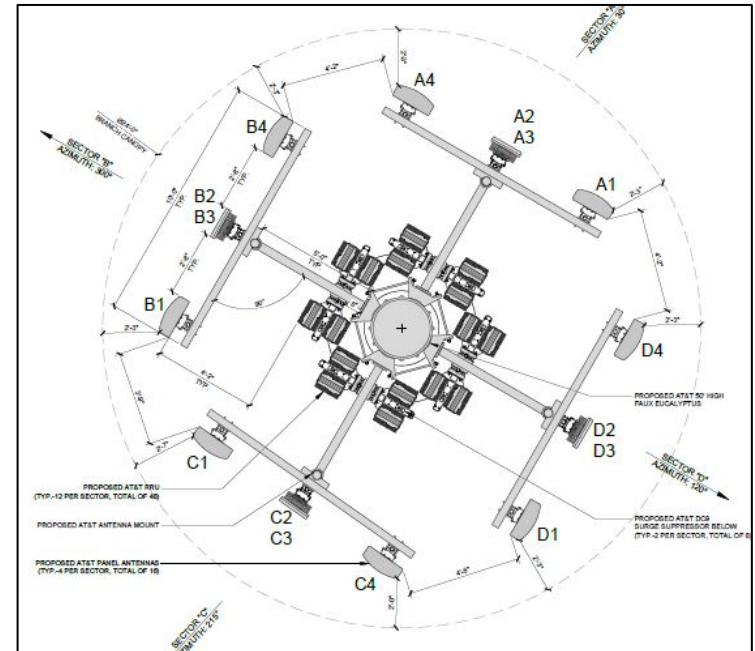
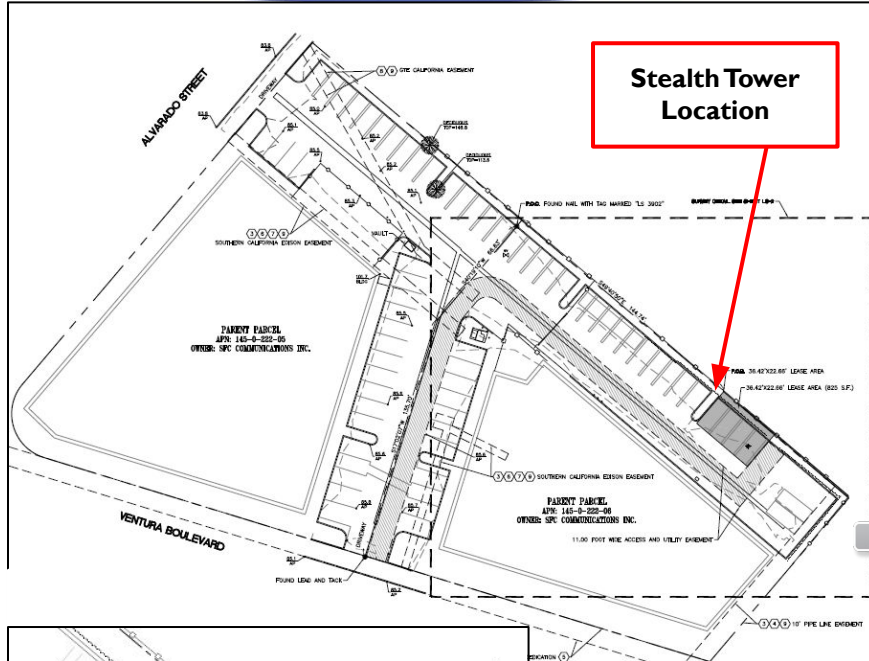


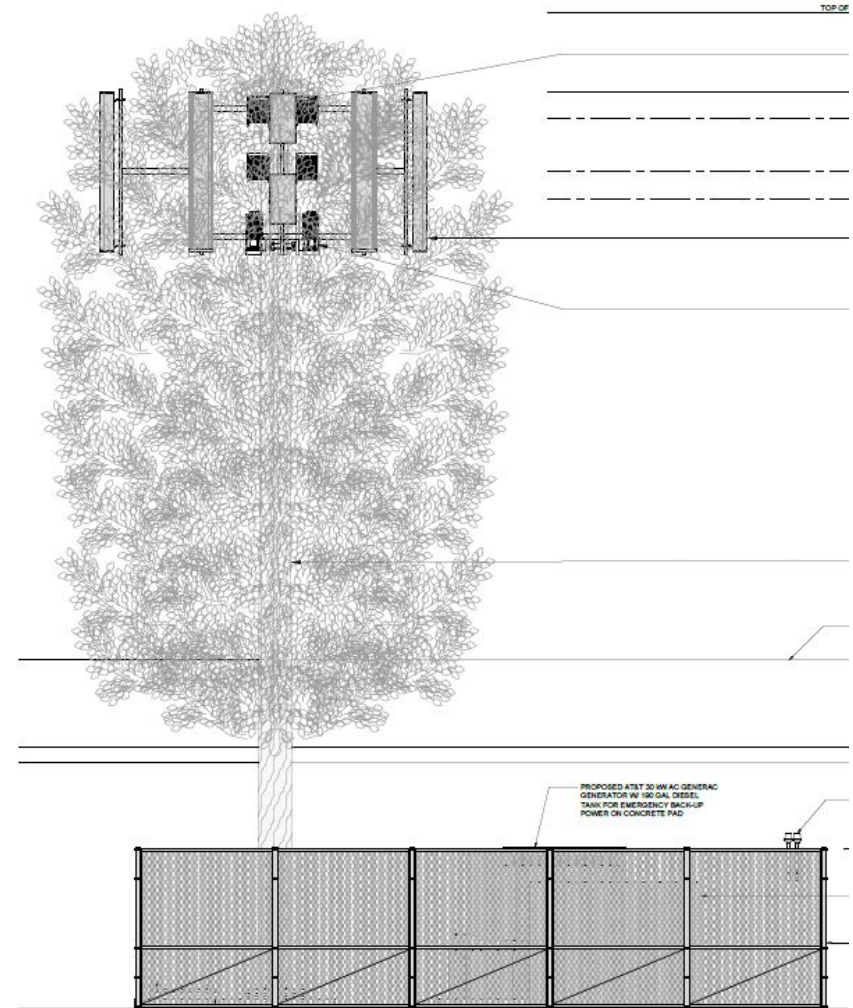
Standalone 4G-LTE Coverage Of Proposed Site CSL01841 at 50'



Planned 4G-LTE Coverage With Proposed Site CSL01841 On Air at 50'







Conditions #32 through #36, and condition #55 are different requirements for the disguise of the tower and its antennae to make it stealth.



Environmental Determination:

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes the construction of a stealth wireless communications tower and equipment inside a 364 square foot enclosure (36’5” x 10’) within an existing parking area. The tower is designed as a faux eucalyptus tree; therefore, it will be a stealth facility that disguises the wireless tower elements from view from the surrounding development. The tower and equipment enclosure will be placed behind the existing commercial building so it will be screened from view of Highway 101, a designated scenic highway. This Project proposes to construct a mono-eucalyptus wireless communication tower and associated equipment at an existing low intensity commercial retail site, and such construction will have less bulk and less environmental impact than many facilities expressly exempted from CEQA. No environmental sensitive areas are on or adjacent to the developed property. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (Attachment F).

That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3); and
- b) Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-530-04 (Special Use Permit - Wireless), subject to certain findings and conditions



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Michael Lackmann, Assistant Planner

DATE: May 1, 2025

SUBJECT: **Project Name: Verizon Mono-Eucalyptus Tower;** Planning and Zoning Permit No. 24-530-02 (Special Use Permit - Wireless) Property located at 511 Buena Vista Avenue (APN: 201-0-250-235).

1) Recommendation: That the Planning Commission (“**Commission**”):

- a. Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and
- b. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-530-02 (Special Use Permit Wireless), subject to certain findings and conditions.

2) Project Description and Applicant: A request to construct a 100-foot tall wireless communication stealth facility designed to resemble a eucalyptus tree with an associated ground equipment enclosure within a 864 square-foot enclosure of a 0.49 acre property developed with a hard-scape art manufacturer and associated office. The property is located at 511 Buena Vista Avenue, within the Heavy Manufacturing (M-2) zoning district. Filed by designated agent Jeremy Siegel, Eukon Group, 65 Post Suite 1000, Irvine, CA 92618 on behalf of APC Towers (“**Applicant**”), on behalf of the property owner Ruben Ortega, 511 Buena Vista Avenue, Oxnard CA.

3) Existing & Surrounding Land Uses: The 21,334 square-foot parcel (0.49 acres) is currently occupied with an existing hard-scape art manufacturer and associated office. The subject property is developed with a two-story, 1,280 square-foot associated office, a surface parking lot, and outdoor storage of hard-scape art. The following table summarizes the land uses and zoning designation of the project site and adjacent properties. The following table describes the General Plan Land Use Designations, Zoning Designations, and existing land uses immediately adjacent to the site:

PZ 24-530-02, Verizon Mono-Eucalyptus Tower
 Planning Commission Date: May 1, 2025
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LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
511 Buena Vista Avenue	Heavy Manufacturing (M-2)	Central Industrial Area (CIA)	Hardscape Art Manufacturer
North	Heavy Manufacturing (M-2)	Limited Industrial (ILM)	Railyard/Train Tracks
South	Heavy Manufacturing (M-2)	Central Industrial Area (CIA)	Vehicle Storage
East	Heavy Manufacturing (M-2)	Central Industrial Area (CIA)	Sheet Metal Fabrication
West	Heavy Manufacturing (M-2)	Central Industrial Area (CIA)	Industrial Suites

- 4) **Background:** Building Permit No. 8462 was approved on June 19, 1975 for the development of the 600 square-foot associated office on a 0.49 acre parcel. On June 18th, 2024, the current wireless special use permit was applied for.
- 5) **Environmental Determination:** The transmissions of wireless radio signals are governed by the operating and permitting standards of the Federal Communications Commission (FCC). The Applicant has provided an electromagnetic frequency (EMF) report, which provides that the Project will operate in compliance with the FCC standards for public exposure (Attachment C).

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes the construction of a stealth wireless communications facility within an existing area utilized for outdoor, hard-scape art storage, an approximately 864 square foot equipment enclosure (24’ x 36’) and a wireless tower within the enclosure. The facility is designed as a faux eucalyptus tree, therefore it will be a stealth facility that disguises the wireless tower elements from view from the surrounding development. This Project proposes to construct a wireless communication facility and associated equipment at an existing hard-scape art manufacturer, and such construction will have less bulk and less environmental impact than many facilities expressly exempted from CEQA. No environmental sensitive areas are on or adjacent to the developed property. No Exceptions to the Exemptions (Section 15300.2)

apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (Attachment D).

6) Analysis:

- a. **General Discussion and Siting:** The proposed tower is south of Fifth Street which is designated as a Scenic Corridor by the 2030 General Plan. Per Oxnard City Code Section 16-488(D)(4) a wireless facility may be approved within 500 feet of a Scenic Highway, if the tower can be determined to be a stealth facility. Staff has determined that the proposed faux eucalyptus is in accordance with the branch plan and designs for the faux eucalyptus tree that were submitted would qualify it as a stealth facility, in tandem with additional landscaping to help blend the tree into the nearby surroundings. The landscaping would be in the form of additional eucalyptus tree(s) planted along the north property line to help screen the proposed equipment enclosure. The Project is within an enclosed area near the front of the property of an existing hardscape art manufacturer and associated office. The premises for the tower and equipment enclosure are combined into one area that is a total of 864 square feet. This will contain a back-up power generator with a gas diesel tank, three wireless equipment cabinets, one wireless fiber box, one APC H-Frame with a meter, and the faux-eucalyptus tower. The project is to be accessed through a 10 foot wide access route from Buena Vista Avenue. No parking spaces will be lost to the addition of the tower or equipment enclosure.

The design of the eucalyptus tower features synthetic branches, bark, and leaves to disguise the facility as a eucalyptus tree. Eucalyptus trees, while an invasive tree from Australia, are very abundant around the city, particularly in the surrounding area of this project, and throughout settled areas of California. Therefore, eucalyptus is an acceptable camouflage choice. The synthetic eucalyptus mimics the real tree's abundant year round cover of leaves, effectively screening equipment and antennas. The faux bark will give the tree a more realistic look and the existing landscaping will help blend the tree into the surroundings. Multiple conditions of approval require that the faux eucalyptus and its branches be maintained to adequately camouflage the proposed and future wireless equipment for the life of the tower. There is a combination of existing and conditioned landscaping that will help the eucalyptus tower and its ancillary equipment further blend in. There are currently approximately ten trees of the same species near the project area. Additionally, one tree of the same species (eucalyptus) is conditioned to be planted near the project site (Attachment E).

- b. **General Plan Consistency:** The 2030 General Plan identifies the land use for the subject property to be Central Industrial Area, which would be a suitable zone for the placement of a wireless tower. The following table demonstrates further consistency with the general plan through specific policies:

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed Project. The three consistency classification levels are:

PZ 24-530-02, Verizon Mono-Eucalyptus Tower
 Planning Commission Date: May 1, 2025
 Page 4

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
ICS-18.1	I	<i>Telecommunications Services</i> Work with telecommunications providers to ensure residents and businesses have access to telecommunications services, including broadband service. to maximize access to inexpensive telecommunications services, the City shall encourage marketplace competition from multiple service providers..	Construction of this facility will fill a significant gap in Verizon Wireless's coverage in this area of the city and provide better signal for nearby businesses, residents, and emergency response vehicles.
ICS-18.3	I	<i>Wireless Telecommunications</i> Encourage wireless providers to meet the following conditions, to the maximum extent feasible: • Incorporate best available technology; • Locate away from residential and open space areas; • Not be visible from public rights-of-way and local and State scenic highways; • When possible, locate on existing buildings, existing poles, or other existing support structures; and • Incorporate well-designed stealth techniques that disguise the facility from the point of view of nearby residents.	The project is designed to resemble a eucalyptus tree. The project is located in an industrial zone and has a significant setback from nearby residential areas. The landscape and heavy screening of the antenna itself disguises the facility from area workers, visitors and motorists. The applicant claimed in their site selection analysis that there were no nearby towers to collocate on and achieve their target coverage area.

- c. ***Conformance with the Zoning Designation:*** The proposed development is located in the Heavy Manufacturing zone. The proposed facility would be located adjacent to Fifth Street, which the 2030 General Plan designates as a Scenic Highway. Due to its close proximity to a Scenic Highway, it must be significantly screened.

The proposed facility is considered a stealth facility because the structure is heavily camouflaged to not appear as a wireless facility and therefore is allowed by Oxnard City Code (See OCC § 16-488-492). The synthetic branches, antenna socks, and faux bark of the wireless facility give it the appearance of a eucalyptus tree, as will multiple trees that are

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Page 5

currently located near the proposed facility. The project is proposed at 100 feet in height, which is in compliance with the 100 foot maximum height requirement for the Heavy Manufacturing Zone. Applicable development standards of the General Commercial Zone have been compared with the proposed project, as follows:

Development Standard	General Commercial Standard Per NCSP	Proposed	Complies?
Maximum Height	100 feet	100 feet	Yes
Front yard setback	10 feet	46'-9" feet	Yes
Side yard setback	0 feet	0 feet	Yes
Rear yard setback	0 feet	177'-2" feet	Yes

In addition to being subject to the development standards of the C-2 zone, the proposed wireless communications facility is subject to the Wireless Communications Facilities development standards (§16-492). The development standards have been compared with the proposed project as follows:

DEVELOPMENT STANDARD	WIRELESS STANDARD	PROPOSED	COMPLIES?
Maximum height (§16-492.A)	100 feet, unless otherwise specified by PC	100 feet	Yes
Setbacks (§16-492.B)	Shall comply with the zoning, unless specified by PC up to a 25% reduction.	Centerline of the monopole is over 15' from every boundary.	Yes
Separation (§16-492.C)	None required for stealth facilities	Facility is stealth.	Yes
Location (§16-492.D)	No restrictions for stealth facilities	Facility is stealth.	Yes
Landscaping and Screening	Existing trees shall be preserved to the	Project will preserve the	Yes

(§16-492.E)	extent feasible	existing landscaping and provide additional landscaping as well.	
Design (§16-492.F.1)	If within 500 ft of scenic highway, shall be stealth	Facility is within 500 feet from a scenic highway and is a stealth facility.	Yes
Design (§16-492.F.3)	Equipment shall be located within enclosure	Equipment will be located within an enclosure.	Yes (Condition #29)
Lights (§16-492.G)	Facility shall not be lighted unless required by the FAA or for security and safety lighting	Facility is not lighted except for maintenance and security lighting.	Yes (Conditions #25 and #64)
Security (§16-492.H)	Emergency phone numbers shall be posted	Emergency phone numbers will be posted.	Yes (Condition #60)
FCC Compliance (§16-492.I)	Radio Frequency emissions report required	Radio Frequency emissions report submitted.	Yes (Conditions #46)
Co-location (§16-492.J)	A tower that is modified or rebuilt for co-location may not exceed 16 feet over the allowed height for the zone	Co-location is not proposed at this time.	N/A
Antennae Attached to Structures (§16-492.K)	Attached antennae shall be compatible with the structure, located to minimize their visibility.	Antennae are disguised by paint and antenna socks that will blend the color with the branches that will be extending beyond the antennae for further camouflage.	Yes, (Conditions #31, #34, #35, and #55)

- d) **Site Design:** The proposed communications facility will be constructed on an engineered foundation. The trunk of the tree will be covered in faux bark to resemble that of a eucalyptus tree. The eucalyptus tree branches will extend from the trunk between the 15-foot height level and the 98-foot height level at a minimum density of 3.30 branches per foot and protrude at least 18 inches beyond any antennae and support equipment, as conditioned. At the 95-foot height level, three arrays will protrude from the trunk. Each array will have multiple antennas. The height of the tree can support co-location, which will allow the attachment of future antennae at other heights of the tower. The equipment will be disguised within the eucalyptus tree branches that are filled with faux leaves as well as the equipment being further disguised through paint and antenna socks. The ancillary equipment will be constructed within an equipment enclosure. The equipment enclosure will contain a back-up power generator with a gas diesel tank, three wireless equipment cabinets, one wireless fiber box, and one APC H-Frame with a meter. The equipment enclosure is on a concrete pad and protected by an 8' tall cmu wall with a chain-link security topper.
- e) **Circulation and Parking:** The project property has one access driveway from Buena Vista Avenue that leads to the parking area near the landscaped area containing the tower and the equipment. The addition of the equipment enclosure and tower will not reduce the existing parking nor will it further impact existing circulation or access to the project site.
- f) **Height:** The proposed facility is designed with a maximum height of 100 feet. The maximum height of 100 feet is allowed height within the Heavy Manufacturing Zoning District (100 feet). The target area is surrounding the intersection of Vineyard Avenue and Ventura Road. At the proposed broadcast center height of 100 feet, the majority of the area can be well covered and is tall enough to allow for co-location of antennae for other wireless service providers at an adequate height to efficiently close a coverage gap. Thus, the proposed 100 foot broadcast center height is recommended as the height as it meets zoning requirements while providing adequate coverage.
- g) **Landscaping and Open Space:** The project site features existing landscaping near the front of the property. The project is proposing to maintain the existing landscaping. There are currently approximately ten trees near the proposed project area of the eucalyptus species. Additionally, one tree of the same species as the proposed faux-eucalyptus will be conditioned to be planted. Thus, the proposed 100-foot tall faux eucalyptus tree is anticipated to be compatible with the surrounding landscaping.
- h) **Noise:** The proposed communications facility will generate noise from the equipment cabinet located within the equipment enclosure. The equipment cabinet will generate a slight humming noise similar to a personal computer, and will be audible only when adjacent to the cabinet. The permit is conditioned to limit testing to daytime hours (Attachment E). The noise from the equipment will be softened by the enclosure surrounding the equipment, as well as due to its proximity from the property boundaries. There are no noise sensitive uses within proximity to the communications facility as this is a commercial zone. Regardless,

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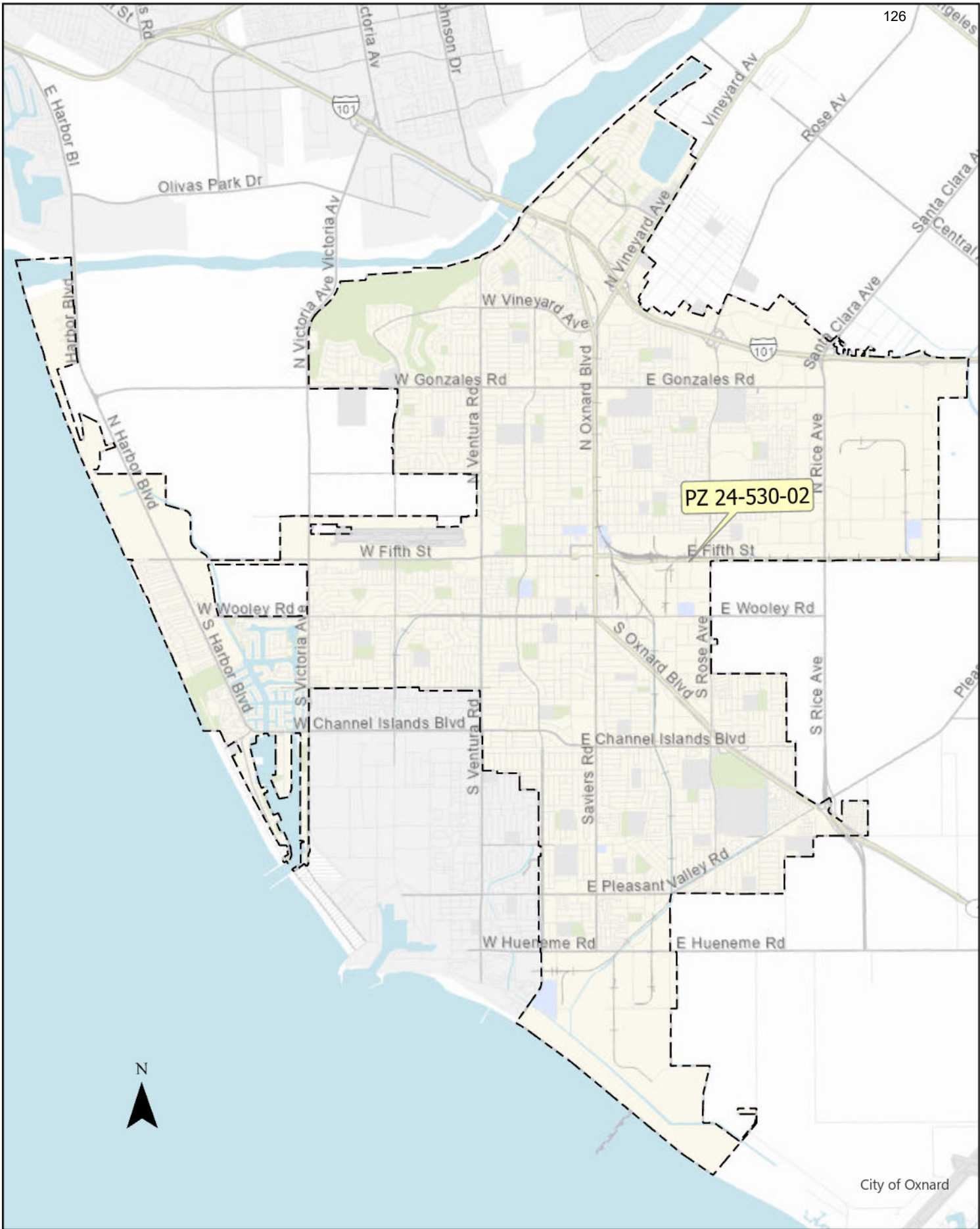
given typical sound attenuation levels, the noise from the equipment cabinet will be below allowed noise levels (65dBA, per City Code §7-185.A). Thus, the proposed communications facility will not create significant noise impacts.

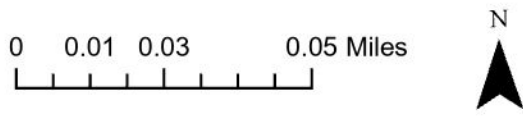
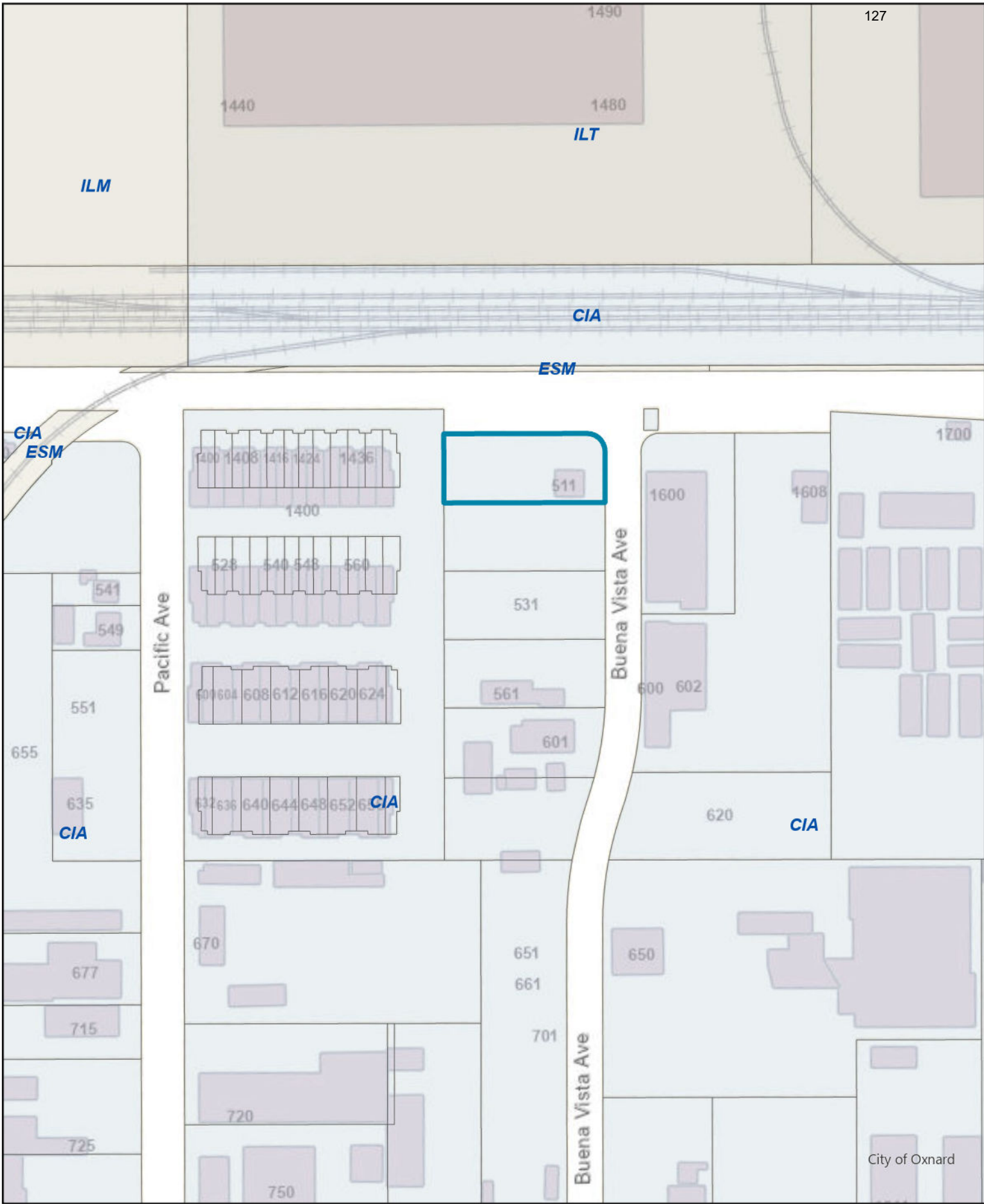
- i) **Health and Safety:** The transmission of wireless radio signals are governed by operating standards of the Federal Communications Commission (FCC). The applicant submitted a Radio Frequency Compliance Report (Attachment C) evaluating the emissions of the proposed communications facility. The report demonstrates that based on predictive modeling, there are no areas that exceed the FCC's General Public and Occupational limits. All areas of concern extend into free space. At ground level the maximum radio frequency emission is estimated to be approximately 2.99% of the FCC's allowable limit for General Population exposure to radio frequency emissions and 0.49% of the FCC's allowable Occupational limit. Thus, the site is designed and conditioned to be compliant with the FCC exposure guidelines.
 - j) **Equipment Enclosure:** The associated 8-foot high, 864 square-foot (18' x 18') cmu wall enclosure will surround the equipment area. The enclosure will match the surrounding buildings and will include a chain-link security topper. The enclosure will provide necessary screening by way of the proposed block wall.
- 7) **Development Advisory Committee:** The Project was not required to be reviewed by necessary members of the Development Advisory Committee (DAC). However, input from the Engineering and Fire Department has been obtained and taken into consideration for this project.
- 8) **Community Workshop and Public Input:** A Community Workshop was not held for this project. The project was not required to attend Community Workshop since it is not located in an established neighborhood planning area. Construction of this facility will fill a significant gap in Verizon Wireless's coverage in this area of the city and provide better signal for nearby businesses, residents, and emergency response vehicles. Additionally, all new monopoles are conditioned to allow other providers to colocate on the same tower, if feasible. The operability of the tower would be dependent on the project's approval and how quickly the applicant can obtain building permits.
- 9) **Appeal Procedure:** Pursuant to § 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

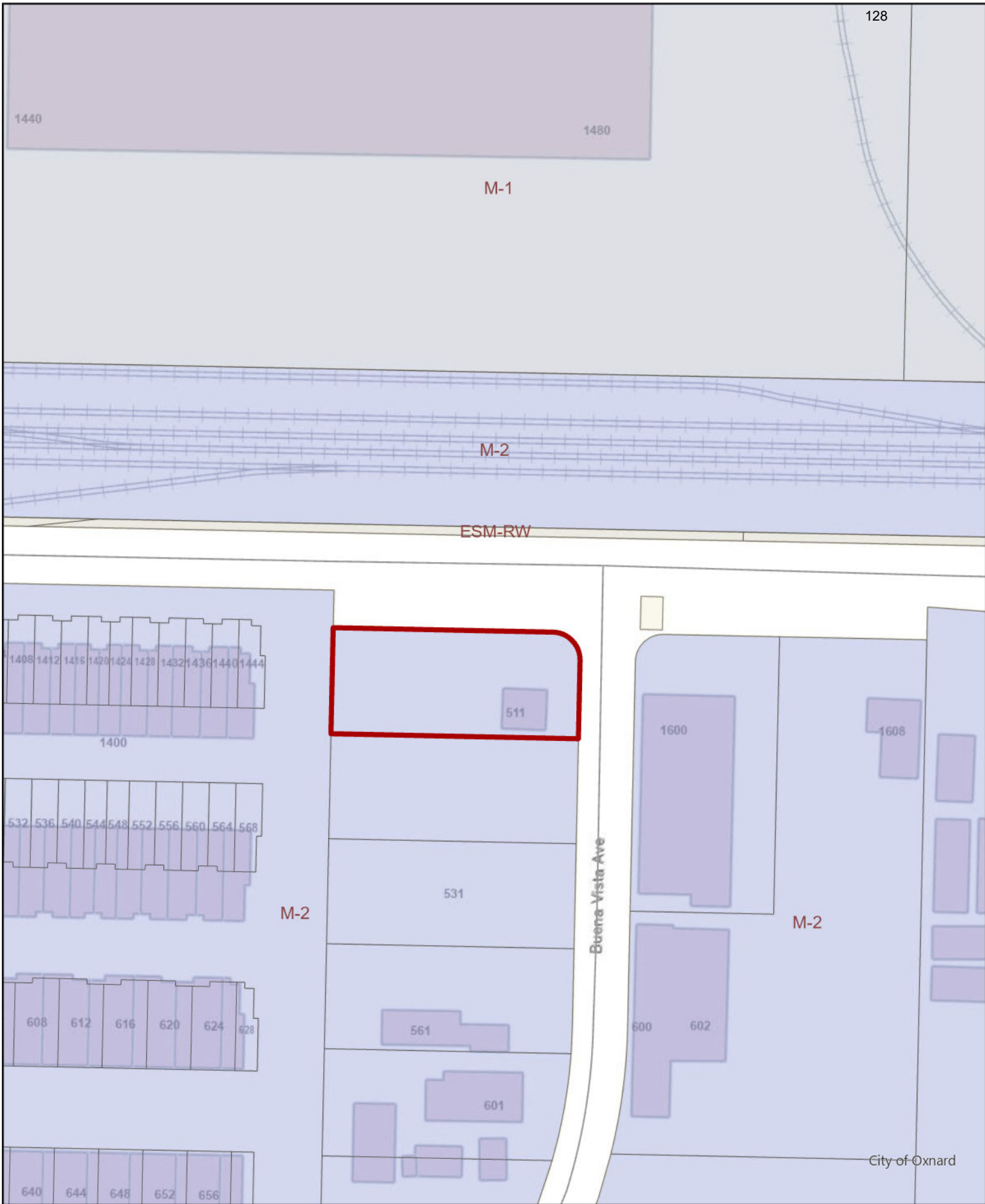
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Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Project Plans
- C. Electromagnetic Fields Report
- D. Notice of Exemption
- E. Planning Commission Resolution
- F. Propagation Maps
- G. Staff Presentation

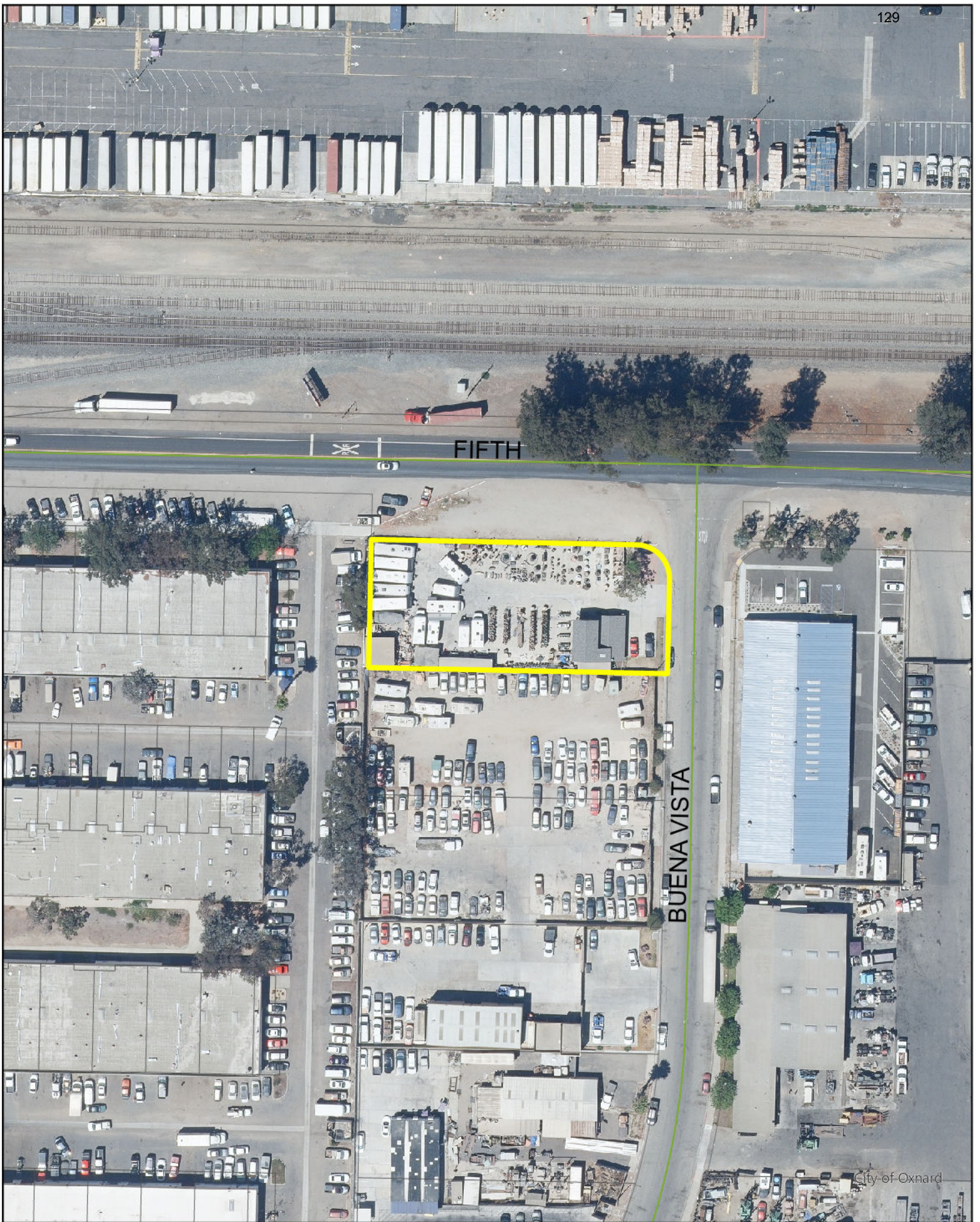






0 0.01 0.01 0.03 Miles





0 40 80 160 Feet



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 2016 CALIFORNIA BUILDING CODE SECTION 11B-203.5.

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

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 PROPOSED.

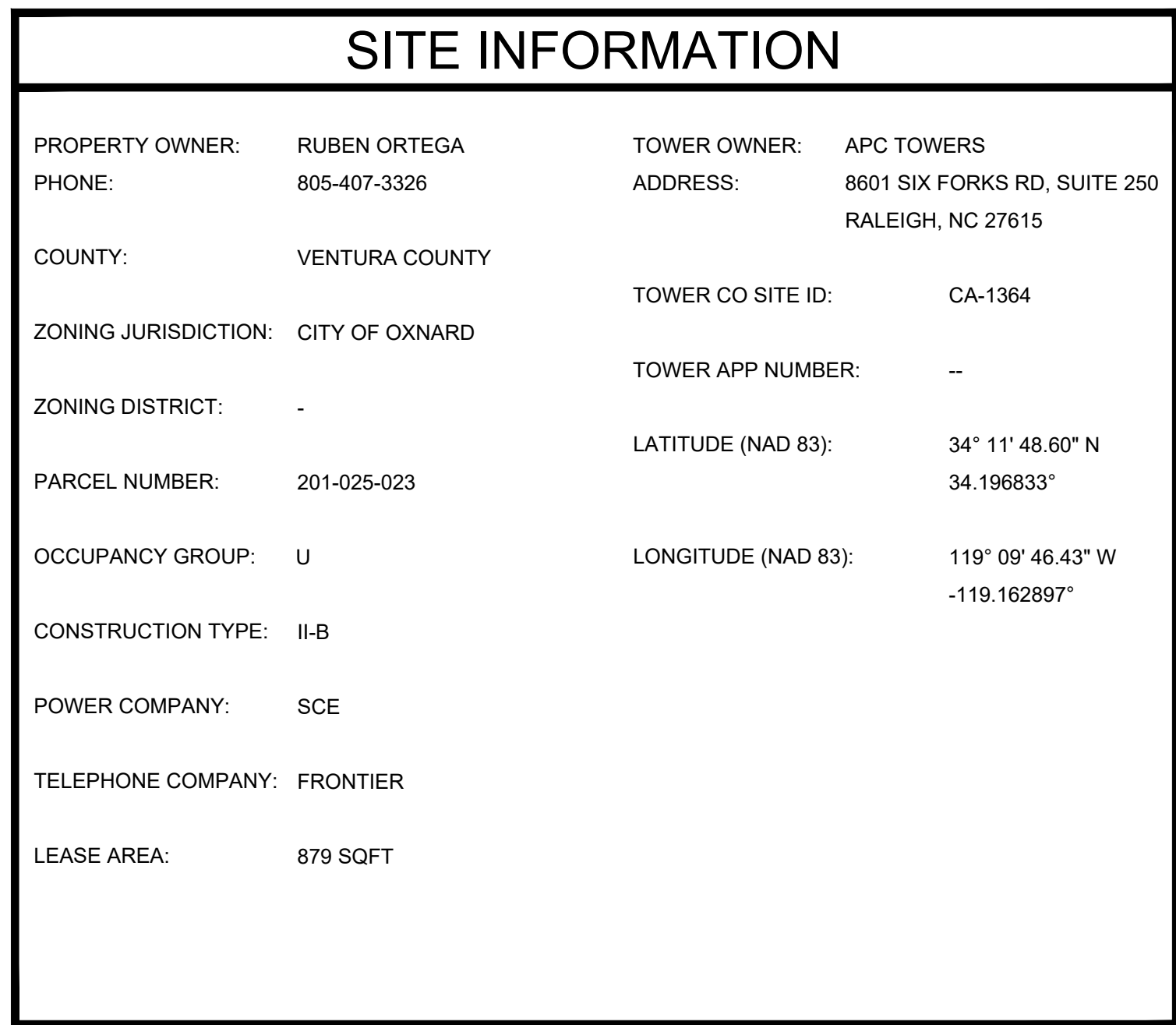
IF CONTRACTOR ENCOUNTERS CONDITIONS IN FIELD, EITHER UNFORESEEN OR IN SOME MANNER IN CONFLICT WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL OF SUCH CONDITIONS IN WRITING AND SHALL ACKNOWLEDGE ANY WORK DONE OUTSIDE OF JURISDICTIONAL PERMITTED PLANS IS DONE AT CONTRACTORS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



PROJECT TEAM		
<u>PROJECT MANAGER:</u> APC TOWERS 8601 SIX FORKS ROAD, SUITE 250 RALEIGH, NC 27615 CONTACT: ABIGAIL JOHNSON PHONE: (919) 346-8799 EMAIL: ajohnson@apctowers.com	<u>SITE ACQUISITION:</u> EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: JEREMY SIEGEL PHONE: (714) 366-8047 EMAIL: jeremy.siegel@eukongroup.com	<u>A&E CONTACT:</u> EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: RICH BRUNET PHONE: (949) 899-5597 EMAIL: rich.brunet@eukongroup.com
<u>RF ENGINEER:</u> -	<u>ZONING:</u> EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: JEREMY SIEGEL PHONE: (714) 366-8047 EMAIL: jeremy.siegel@eukongroup.com	<u>CONSTRUCTION:</u> -

The logo for APC Towers features the letters 'APC' in a large, bold, blue sans-serif font. A dark blue swoosh or arc is positioned over the 'A' and 'P'. To the right of 'APC', the word 'Towers' is written in a smaller, dark blue sans-serif font.

The figure consists of two panels. The left panel is a 'VICINITY MAP' showing a street grid in Oxnard, California. A black star marks the 'SITE' at the intersection of E 5th St and Buena Vista Ave. Surrounding streets include Sierrita Linda, Rio Lindo, West Village, East Village, La Colonia, Kamala Park, and Lemonwood Eastmont. A compass rose is located in the bottom right corner. The right panel is an 'AERIAL VIEW' of the same location, showing the physical layout of the site, including buildings, parking lots, and surrounding infrastructure like the 34 freeway and various local businesses such as 'Angie's Smog Check' and 'Kaiser Sheet Metal'.

DRIVING DIRECTIONS	
DIRECTIONS FROM SANTA BARBARA AIRPORT AT 500 JAMES FOWLER RD, SANTA BARBARA, CA 93117	
1.	HEAD NORTHEAST ON JAMES FOWLER RD.
2.	JAMES FOWLER RD TURNS INTO FAIRVIEW AVE
3.	TURN RIGHT TO MERGE ONTO US-101 S.
4.	TAKE EXIT 61 FROM US-101 S.
5.	USE THE RIGHT 2 LANES TO TURN RIGHT ONTO ROSE AVE.
6.	TURN RIGHT ONTO E 5TH ST.
7.	TURN LEFT ONTO BUENA VISTA AVE
8.	ARRIVE AT 511 BUENA VISTA AVE.

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:
APC OPERATIONS: _____	
SAQ MANAGER: _____	
PROJECT MANAGER: _____	
ZONING VENDOR: _____	
LEASING VENDOR: _____	
ZONING MANAGER: _____	
PROPERTY OWNER: _____	

PROJECT DESCRIPTION

APC PROPOSES TO INSTALL A WIRELESS COMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- (1) PROPOSED 100'-0" HIGH FAUX EUCALYPTUS
- (1) PROPOSED METERING H-FRAME
- (1) PROPOSED UTILITY COMPANY TRANSFORMER
- (1) PROPOSED COMMUNITY FIBER VAULT
- (1) PROPOSED 8' HIGH CMU W/ STUCCO FINISH ENCLOSURE
- (2) UTILITY TRENCHES

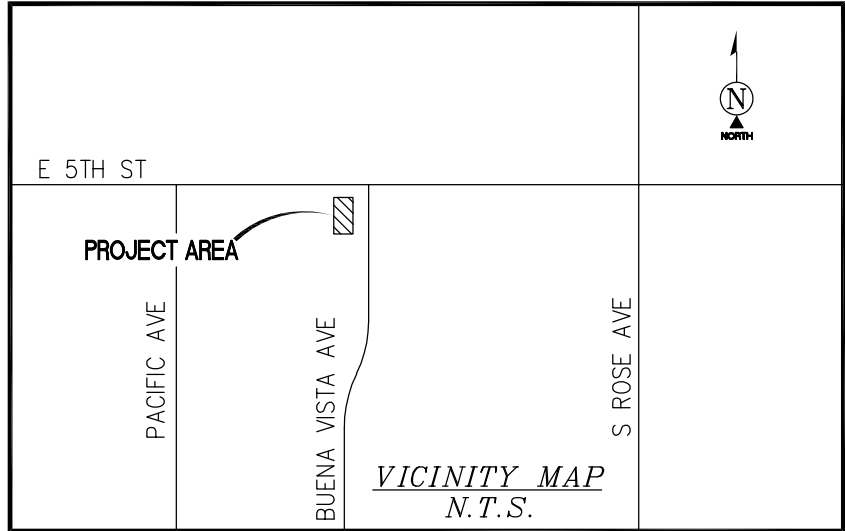
[illegible]

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
FE	GD	RB

SUBMITTALS		
REV	DATE	DESCRIPTION
A	01/03/23	90% ZONING DRAWINGS
0	05/29/24	100% ZONING DRAWINGS
1	10/08/24	ZONING COMMENTS

SHEET NUMBER

T-1



POSITION OF GEODETIC COORDINATES
LATITUDE 34° 11' 48.60" (34.196833°) NORTH (NAD83)
LONGITUDE 119° 09' 46.43" (119.162897°) WEST (NAD83)
GROUND ELEVATION @ 52.6' (NAVD88)

SURVEY DATE
12/07/2023

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE 5 STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

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

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99997167

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 #06111C0910E, DATED 01/20/2010

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

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

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

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

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

LESSOR'S LEGAL DESCRIPTION (PER TITLE)
SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 9 OF TRACT NO. 2079, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55 PAGE(S) 98 THROUGH 100 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD.

TAX ID: 201-0-250-235

NOTES CORRESPONDING TO RECORDS MATTERS
SEE SHEET LS-2

AP ASPHALT

BLDG TOP OF BUILDING

CONC CONCRETE

D/W ACCESS DRIVEWAY

FENCE TOP OF FENCE

NG NATURAL GRADE

R/W RIGHT OF WAY

WALL TOP OF WALL

PEAK BUILDING PEAK

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

P.O.T. POINT OF TERMINUS

CMU WALLS

WROUGHT IRON FENCE

TREE LINE

CURBLINES

EXISTING BUILDINGS

STREET CENTERLINES

RIGHT OF WAY LINES

SUBJECT PROPERTY LINE

ADJACENT PROPERTY LINE

EASEMENT LINES

SETBACK LINES

TIE LINES

LEASE AREA LIMITS

MAJOR CONTOUR INTERVAL

MINOR CONTOUR INTERVAL

UTILITY METER

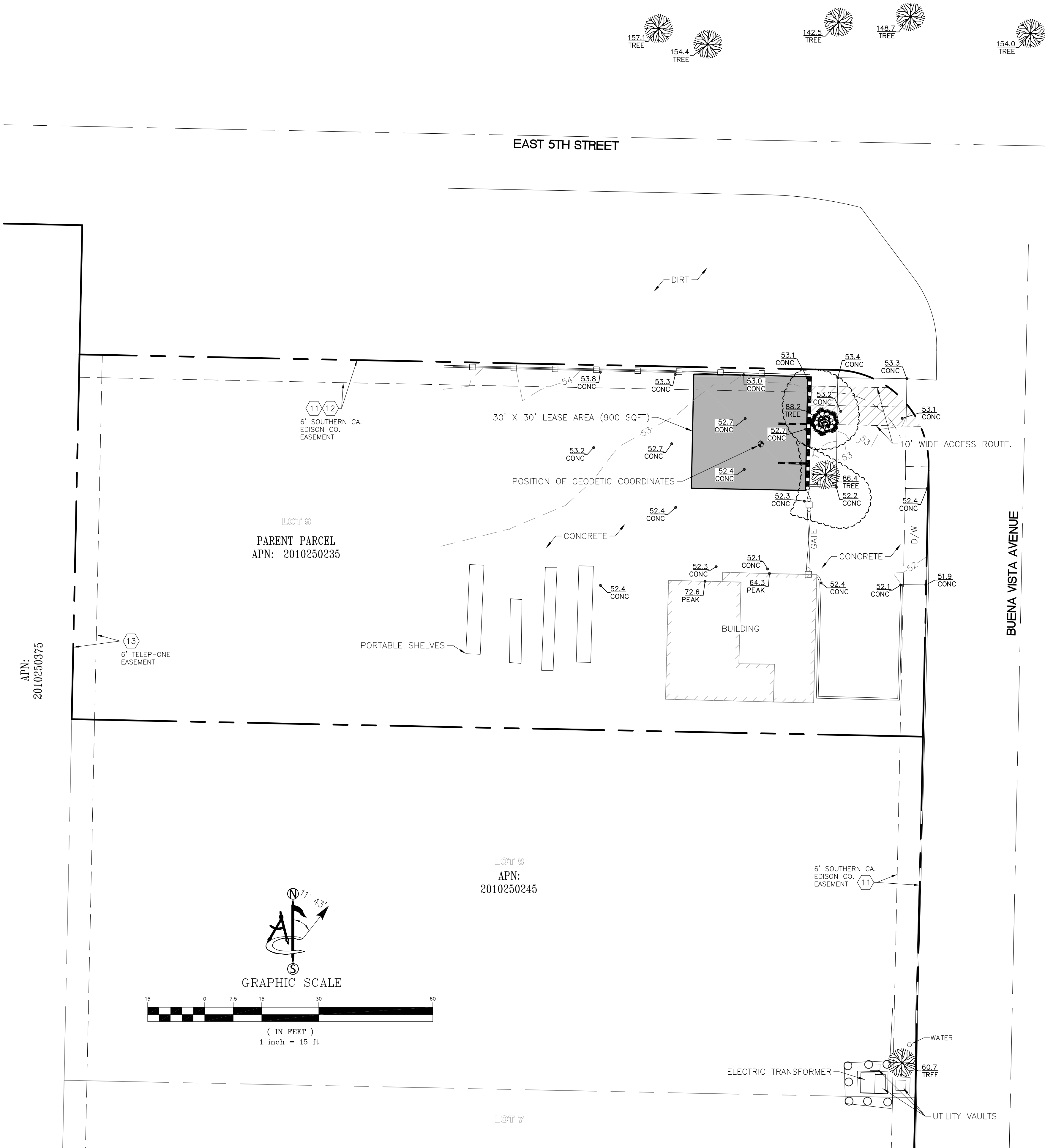
POSITION OF GEODETIC COORDINATES

SPOT ELEVATION

BOLLARD

TREES

PALM TREES



APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
PHONE: (919) 926-9838
WWW.APCTOWERS.COM

PROJECT INFORMATION:

CA-1364

511 BUENA VISTA AVENUE
OXNARD, CA 93030

ORIGINAL ISSUE DATE:

12/13/2023

REV.: DATE: DESCRIPTION: BY:

0	12/13/23	PRELIM SUBMITTAL	AC
1	02/02/24	TITLE	RR

SURVEY PREPARED BY:

ambit consulting

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

CONSULTANT:

DRAWN BY: CHK.: APV.:

AC	NS	XX
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LICENSER:

PRELIMINARY

PATRICK B. DONOHUE
No. 9332
STATE OF CALIFORNIA

PATRICK B. DONOHUE
P.L.S. NO. 9332

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE COMMITMENT NUMBER 01-23043104-01T, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 10/12/2023. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
2. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
4. MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.
(NOT A SURVEY MATTER – NOT SHOWN)
5. ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
6. DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(C).
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
7. QUANTITY OF ACREAGE/SQUARE FOOTAGE AS SET FORTH IN SCHEDULE A, IF ANY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
8. TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS.
(NOT A SURVEY MATTER – NOT SHOWN)
9. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE MAP OF VIRGINIA PARK, AS RECORDED IN PLAT BOOK 11, PAGE 28, RECORDED DATE 11/06/1928 IN VENTURA COUNTY RECORDS.
(BLANKET IN NATURE)
10. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE TRACT MAP NO. 2079, AS RECORDED IN PLAT BOOK 55, PAGE 98, RECORDED DATE 10/01/1970 IN VENTURA COUNTY RECORDS.
(BLANKET IN NATURE)
11. GRANT OF EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 12/26/1972, AS BOOK 4053, PAGE 222 OF THE VENTURA COUNTY RECORDS.
(AS SHOWN ON SURVEY)
12. GRANT OF EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 01/12/1973, AS BOOK 4062, PAGE 282 OF THE VENTURA COUNTY RECORDS.
(AS SHOWN ON SURVEY)
13. SUBJECT TO EASEMENT AND RIGHT OF WAY AS SET FORTH IN DEED, RECORDED 02/23/1973, IN BOOK 4078, PAGE 444 OF THE VENTURA COUNTY RECORDS.
(AS SHOWN ON SURVEY)
14. STATEMENT THAT REDEVELOPMENT PROCEEDINGS HAVE BEEN INSTITUTED, RECORDED 04/09/1998, IN DOCUMENT NO. 1998-053807 OF THE VENTURA COUNTY RECORDS.
(BLANKET IN NATURE)
15. DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF.

AMOUNT: \$220,000.00
TRUSTOR: RUBEN ORTEGA
TRUSTEE: PLATINUM LOAN SERVICING, INC.
BENEFICIARY: ROBERT C. COHENOUR M.D. PROFIT SHARING PLAN
AMOUNT: 01/14/2019
RECORDED: 01/22/2019
DOC#/BOOK-PAGE: 20190122-00005268
(NOT A SURVEY MATTER – NOT SHOWN)

SCHEDULE "B" NOTE (CONTINUED)

16. DEED OF TRUST AND ASSIGNMENT OF RENTS TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF.

AMOUNT: \$355,000.00
TRUSTOR: RUBEN ORTEGA
TRUSTEE: COASTLINE LENDING GROUP
BENEFICIARY: THE FELDMAN FAMILY TRUST, DATED 12/30/93, DANIEL H. FELDMAN & DIANE E. FELDMAN, AS TRUSTEES; THE GRAY FAMILY TRUST, HUMBERTO GRAY, TRUSTEE; JESSICA WEILER, ; KEVIN BARRET; PROVIDENT TRUST GROUP FBO JAMAICA WAKEFIELD IRA; JOSHUA C. WAKEFIELD AND JAMAICA ROSE WAKEFIELD
DATED: 09/26/2022
RECORDED: 10/04/2022
DOC#/BOOK-PAGE: 2022000098402
(NOT A SURVEY MATTER – NOT SHOWN)
17. RESERVATION OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD, AS REFERENCED IN DEED DOCUMENT NUMBER 20190122-00005363-0 RECORDED 01/22/2019.
(BLANKET IN NATURE)



8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
PHONE: (919) 926-9838
WWW.APCTOWERS.COM

PROJECT INFORMATION:

CA-1364

511 BUENA VISTA AVENUE
OXNARD, CA 93030

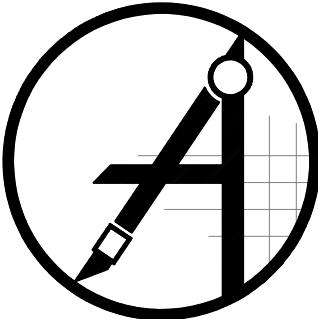
ORIGINAL ISSUE DATE:

12/13/2023

REV.:DATE:DESCRIPTION:BY:

0	12/13/23	PRELIM SUBMITTAL	AC
1	02/02/24	TITLE	RR

SURVEY PREPARED BY:



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

ambit consulting

CONSULTANT:

DRAWN BY:CHK.:APV.:

AC	NS	XX
----	----	----

LICENSER:



PATRICK B. DONOHUE
P.L.S. NO. 9332

SHEET TITLE:

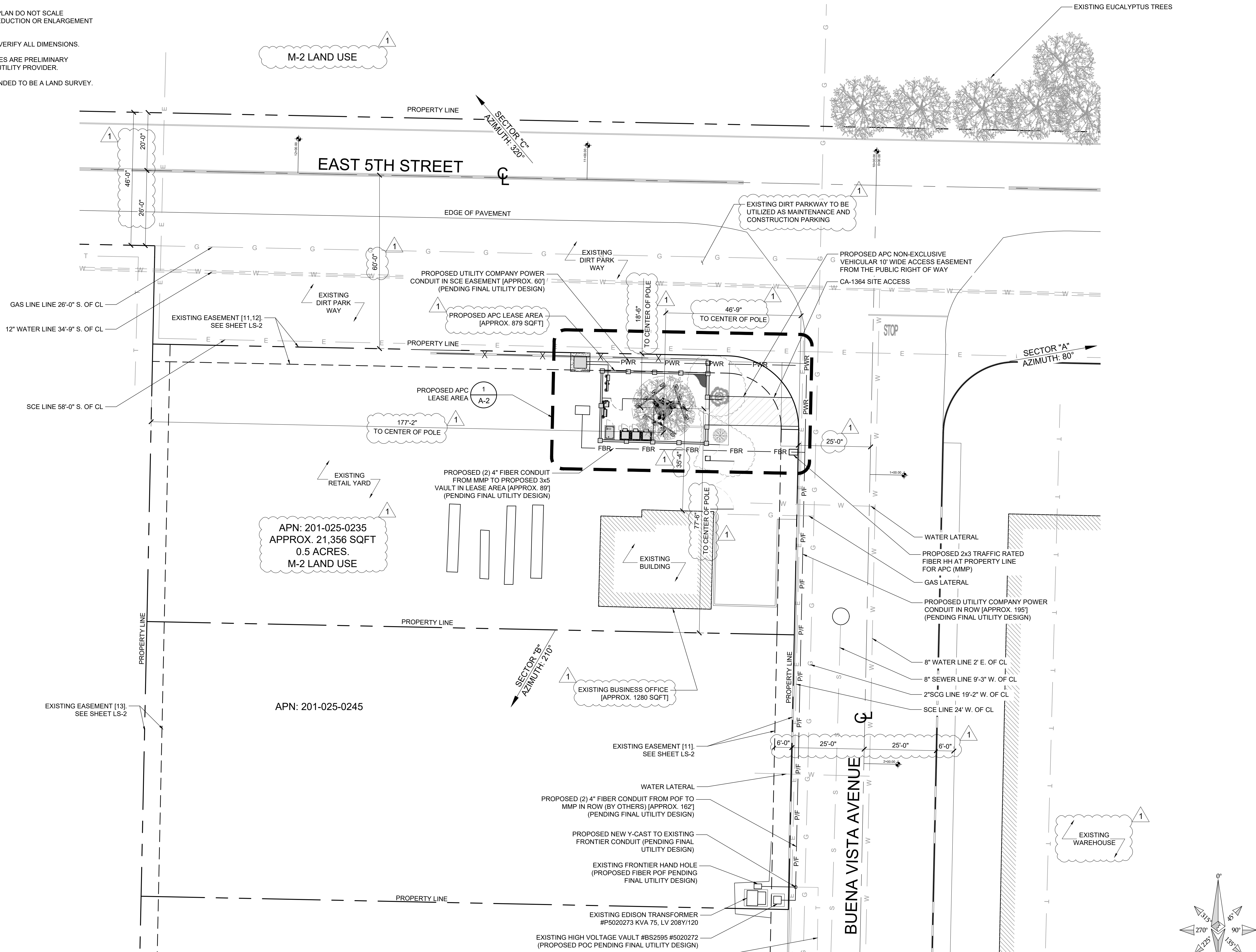
NOTES

SHEET NUMBER:

LS-2

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.



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CONSTRUCTION

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

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
FE	GD	RB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	01/03/23	90% ZONING DRAWINGS
0	05/29/24	100% ZONING DRAWINGS
1	10/08/24	ZONING COMMENTS

PROJECT INFORMATION

CA-1364

511 BUENA VISTA AVE
OXNARD, CA 93030

SHEET TITLE

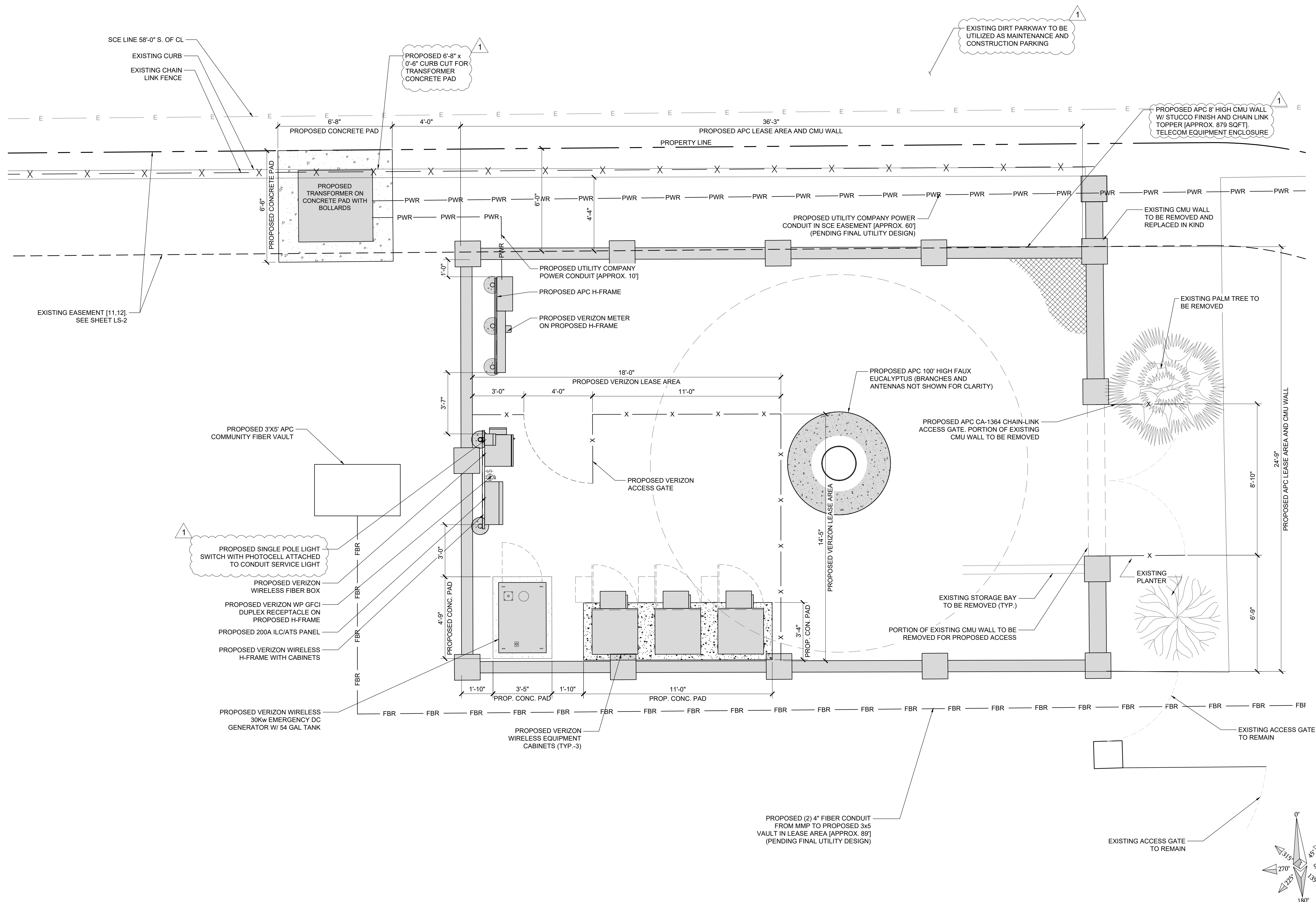
SITE PLAN

SHEET NUMBER

A-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



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FE	GD	RB

ZONING
DRAWINGS[illegible]

PROJECT INFORMATION

CA-1364

511 BUENA VISTA AVE
OXNARD, CA 93030

SHEET TITLE

EQUIPMENT PLAN

SHEET NUMBER

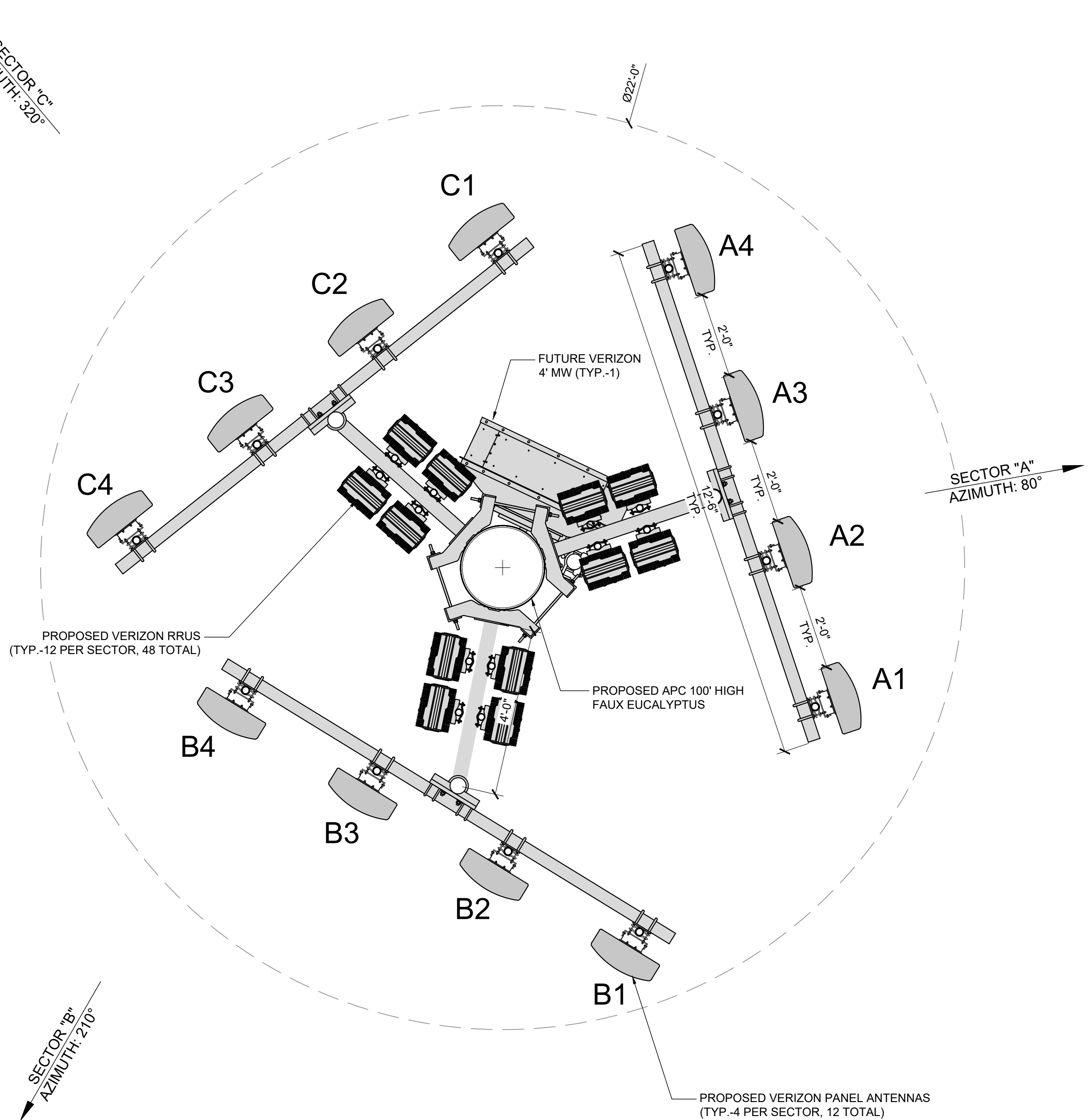
A-2

EQUIPMENT PLAN

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

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.
 3. ANTENNA AND MW APCSPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.



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FE	GD	RB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	01/03/23	90% ZONING DRAWINGS
0	05/29/24	100% ZONING DRAWINGS
1	10/08/24	ZONING COMMENTS

PROJECT INFORMATION

CA-1364

511 BUENA VISTA AVE
OXNARD, CA 93030

SHEET TITLE ANTENNA PLAN AND SCHEDULE

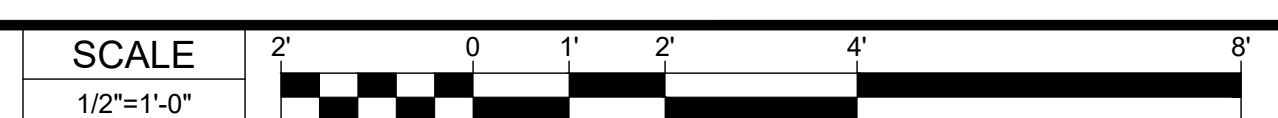
SHEET NUMBER

A-3

EUKON AT&T_90CD_MONOPOLE_TEMPLATE_V2_11-18-22

NOT USED

2 ANTENNA PLAN



1

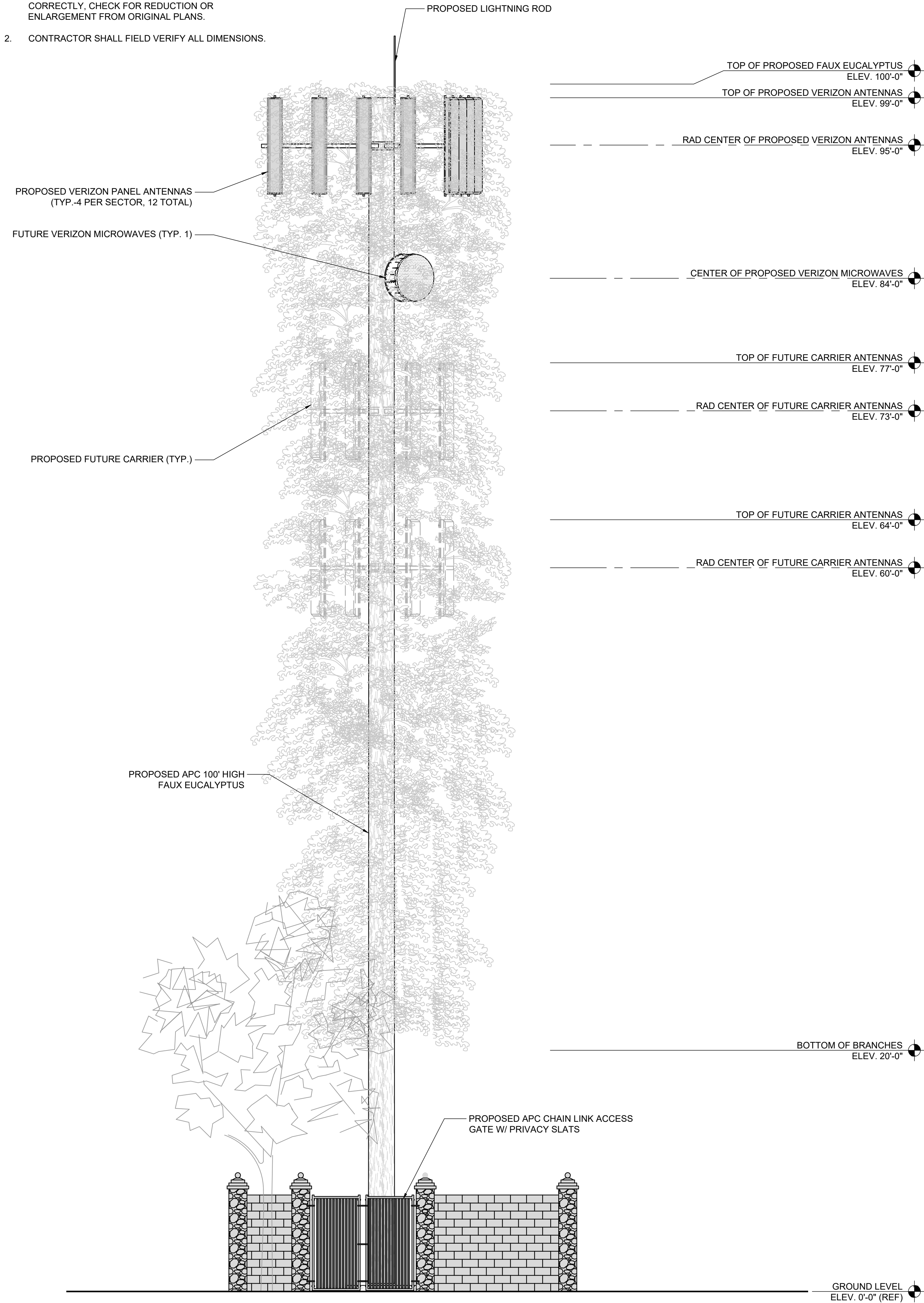
TIPS 24

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Green	3	1.0
Red	3	1.0
Purple	3	1.0
Anchor	0	0.5
Purple	3	0.5
Purple	3	1.0
Purple	3	1.0
Purple	3	1.0
Purple	3	1.0
Purple	3	1.0
Purple	3	1.0
Purple	3	1.0
Purple	3	1.0
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MW	0	0.5
Purple	3	0.5
Red	3	1.0
Purple	3	1.0
Red	3	1.0
Purple	3	1.0
Red	3	1.0
Purple	3	1.0
Red	3	1.0
Purple	3	1.0
Carrier Z	0	0.5
Red	3	0.5
Red	3	1.0
Red	3	1.0
Red	3	1.0
Red	3	1.0
Red	3	1.0
Red	3	1.0
Red	3	1.0
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Carrier S	0	0.5
Green	3	0.5
Red	3	0.8
Red	3	0.8
Red	3	0.8
Green	3	0.8
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Red	3	0.8
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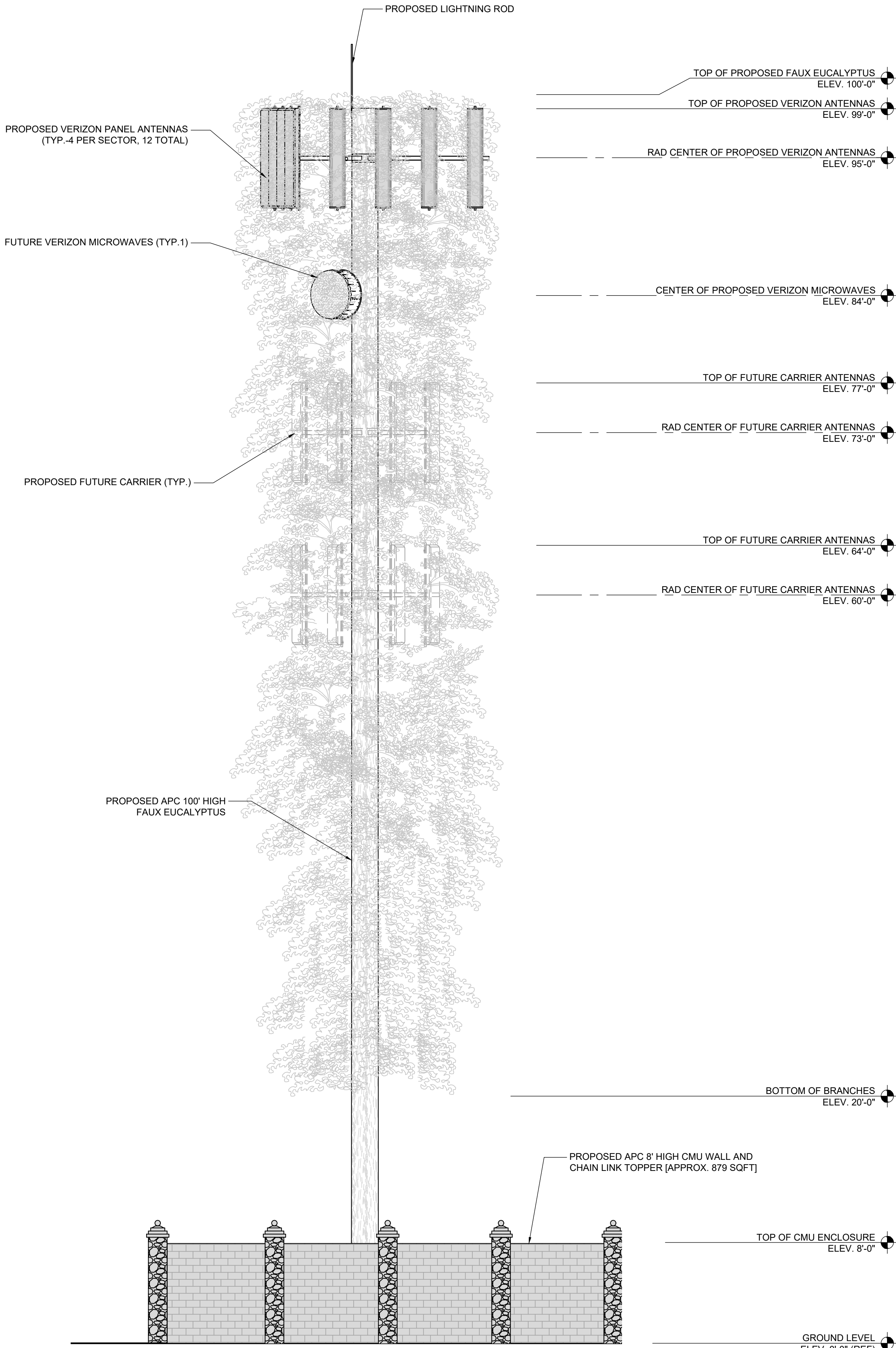
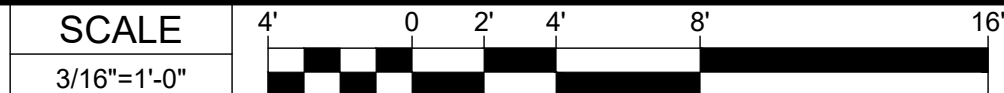
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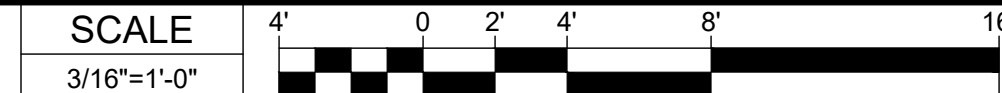
- NOTE:
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 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



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FE	GD	RB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	01/03/23	90% ZONING DRAWINGS
0	05/29/24	100% ZONING DRAWINGS
1	10/08/24	ZONING COMMENTS

PROJECT INFORMATION

CA-1364

511 BUENA VISTA AVE
OXNARD, CA 93030

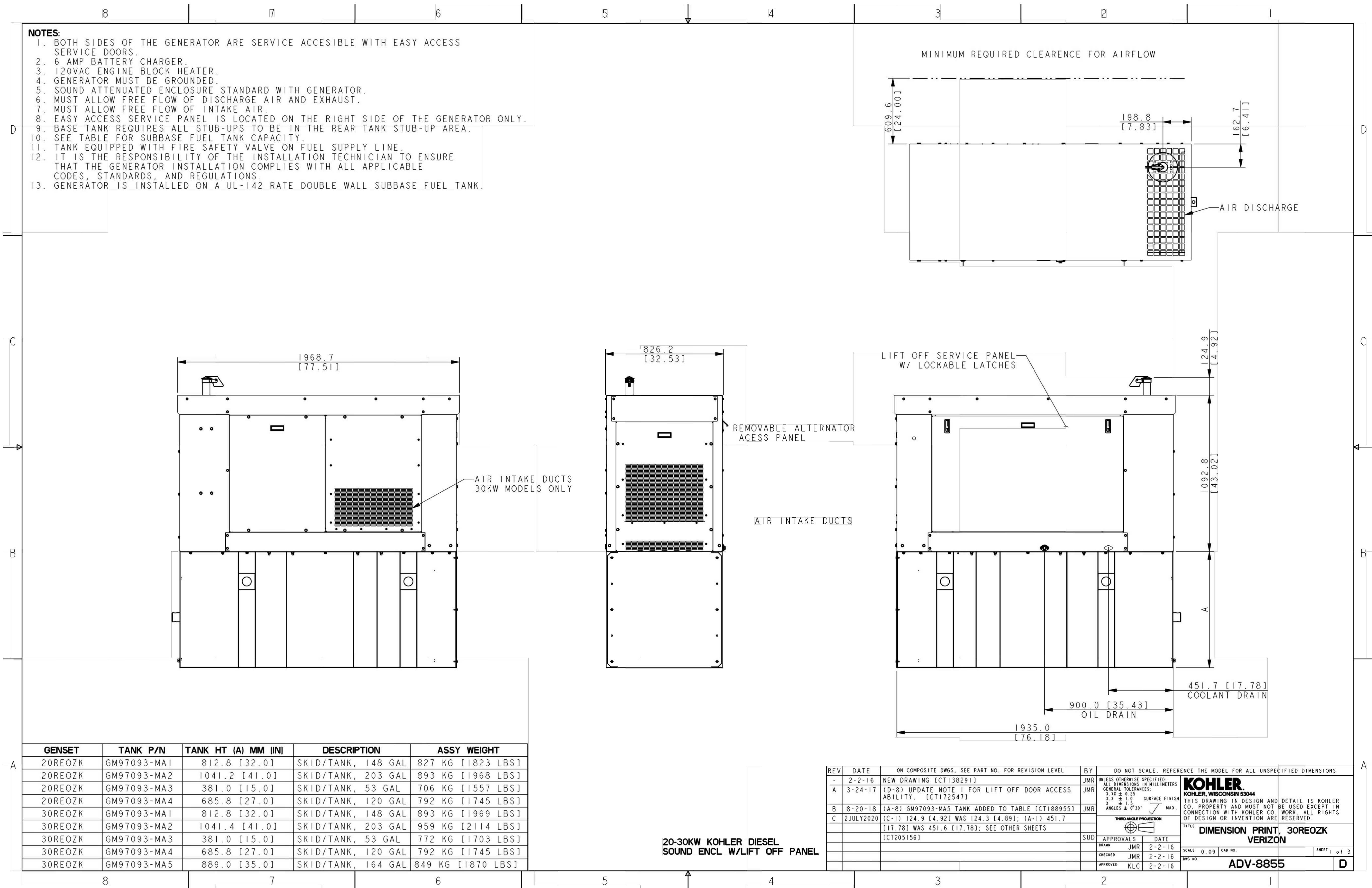
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

EUKON AT&T_90CD_MONOPOLE_TEMPLATE_V2_11-18-22





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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
FE	GD	RB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
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0	05/29/24	100% ZONING DRAWINGS
1	10/08/24	ZONING COMMENTS

PROJECT INFORMATION

CA-1364

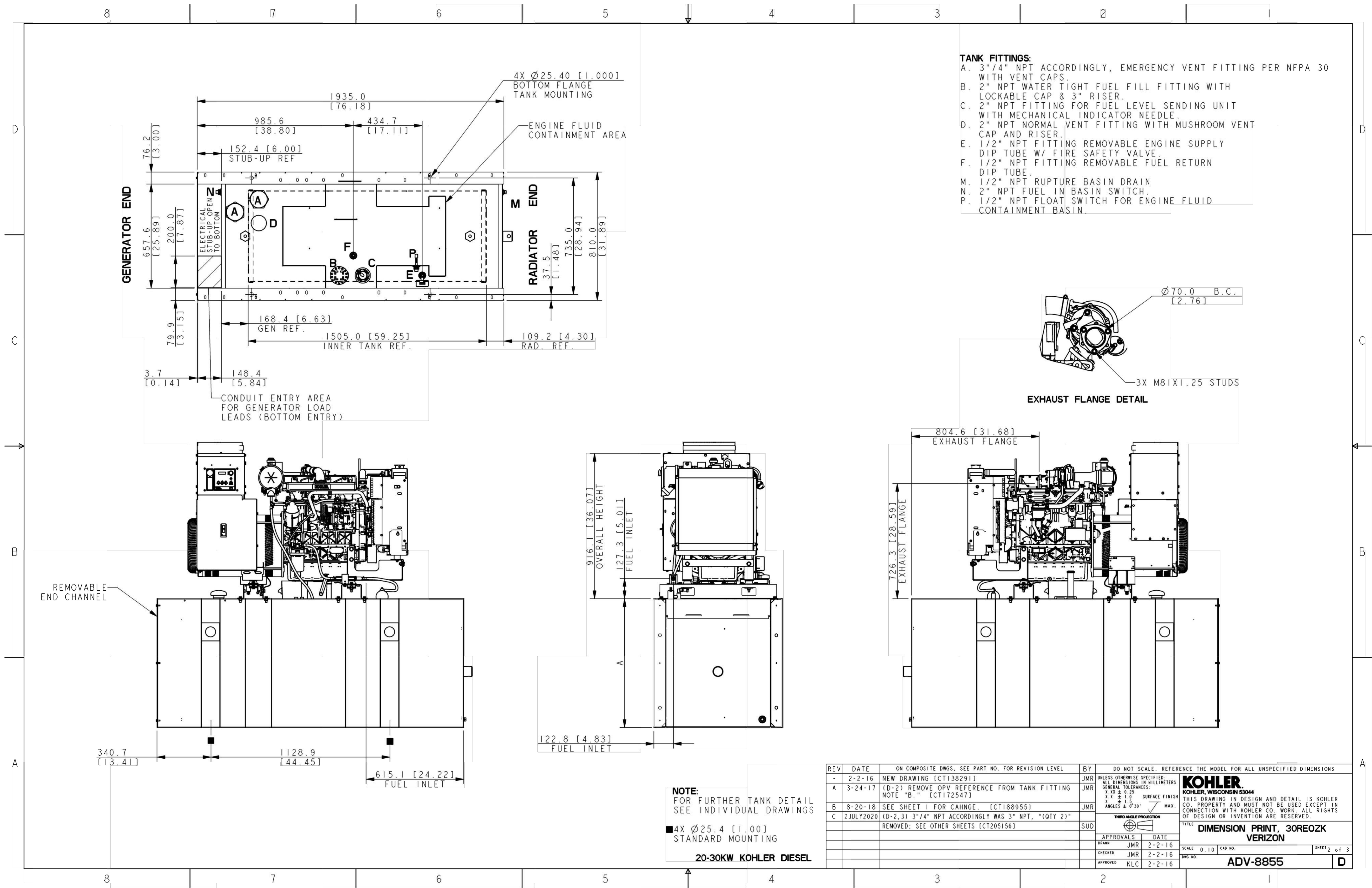
511 BUENA VISTA AVE
OXNARD, CA 93030

SHEET TITLE

GENERATOR
SPECIFICATIONS

SHEET NUMBER

GEN-2





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an SFC Communications, Inc. Company
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FE	GD	RB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	01/03/23	90% ZONING DRAWINGS
0	05/29/24	100% ZONING DRAWINGS
1	10/08/24	ZONING COMMENTS

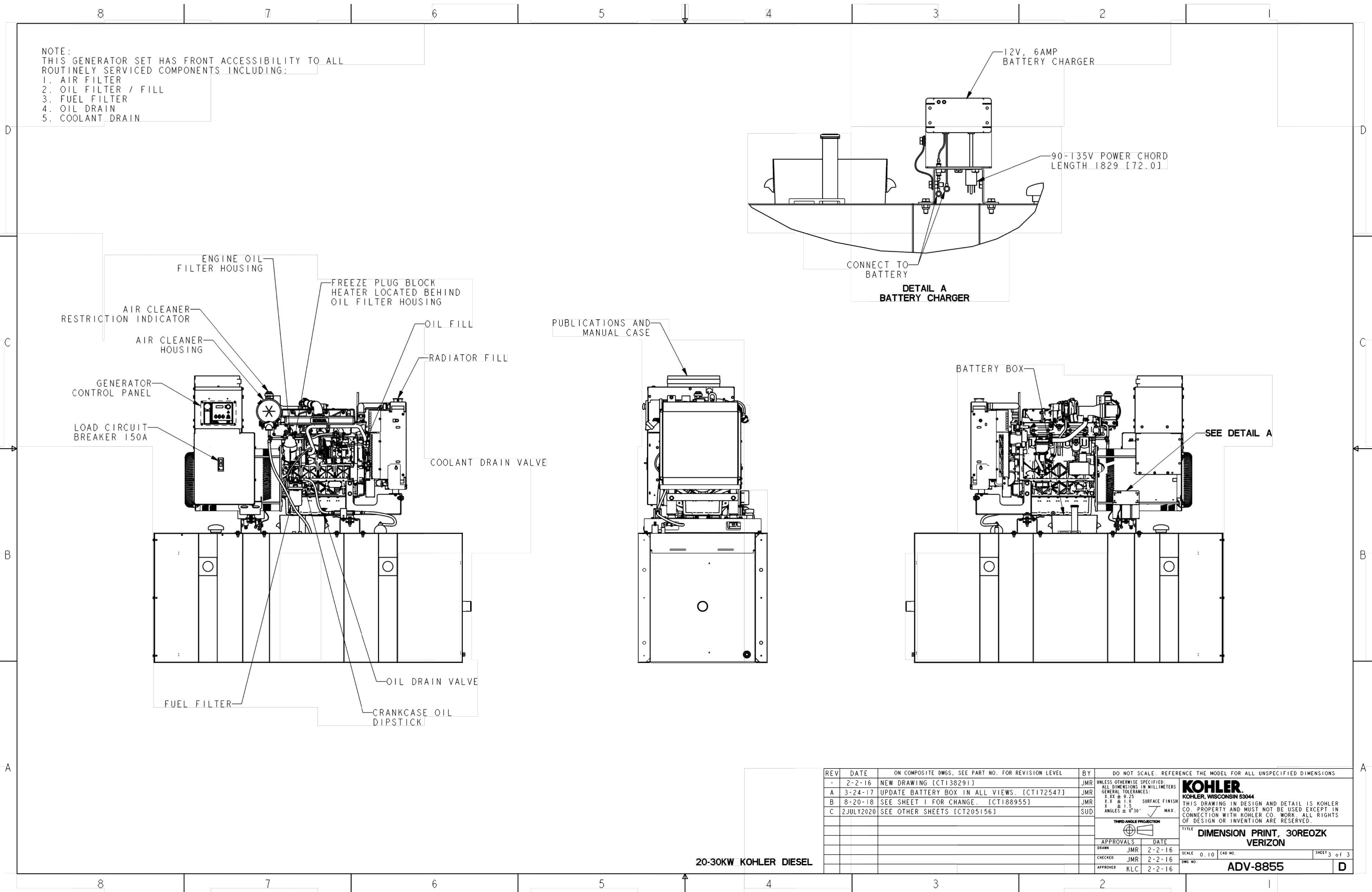
PROJECT INFORMATION

CA-1364

511 BUENA VISTA AVE
OXNARD, CA 93030

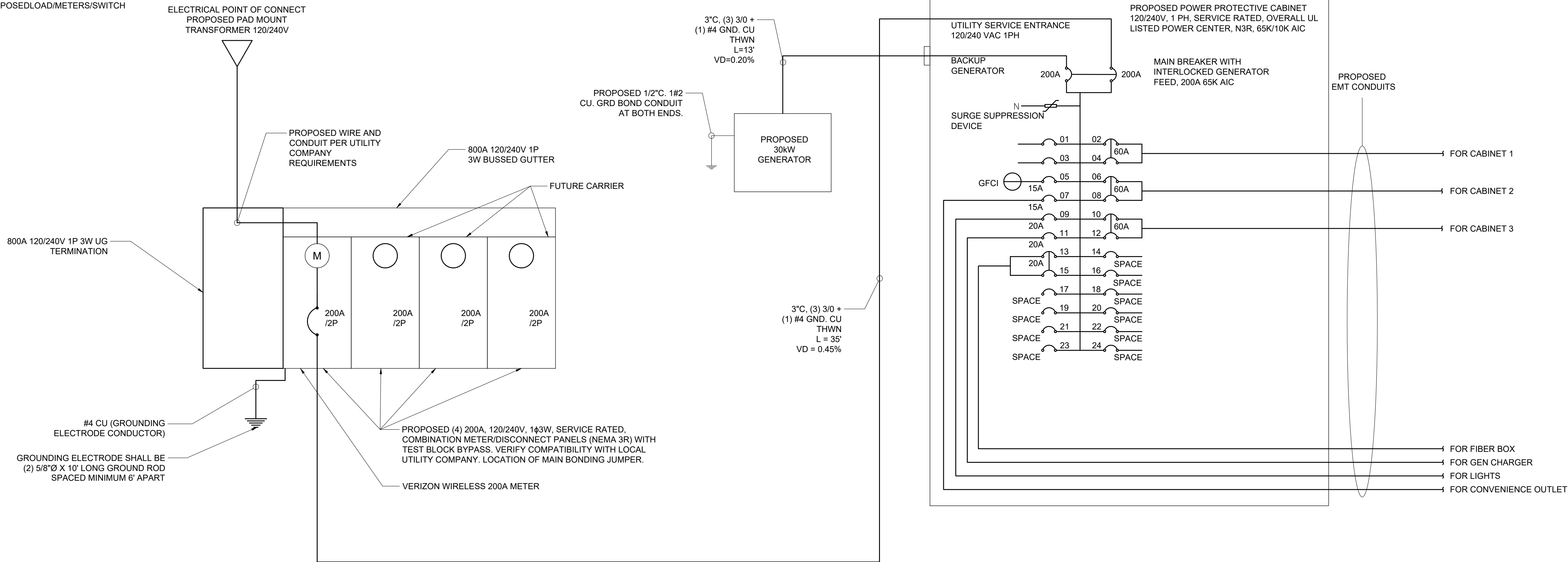
SHEET TITLE
GENERATOR
SPECIFICATIONS

SHEET NUMBER
GEN-3



REV	DATE	ON COMPOSITE DWGS. SEE PART NO. FOR REVISION LEVEL	BY	DO NOT SCALE. REFERENCE THE MODEL FOR ALL UNSPECIFIED DIMENSIONS
-	2-2-16	NEW DRAWING [CT138291]	JMR	UNLESS OTHERWISE SPECIFIED: ALL DIMENSIONS IN MILLIMETERS GENERAL TOLERANCES: 1.25 ± 0.25 1.5 ± 1.0 ANGLES 90° 30' MAX.
A	3-24-17	UPDATE BATTERY BOX IN ALL VIEWS. [CT172547]	JMR	
B	8-20-18	SEE SHEET 1 FOR CHANGE. [CT188955]	JMR	
C	2JULY2020	SEE OTHER SHEETS [CT205156]	SUD	
THIRD ANGLE PROJECTION				
APPROVALS				
DATE				
DRAWN: JMR 2-2-16				
CHECKED: JMR 2-2-16				
APPROVED: KLC 2-2-16				
TITLE: DIMENSION PRINT, 30REOZK VERIZON				
SCALE: 0.10 CAD NO. SHEET 3 of 3				
DWG NO. ADV-8855				

- NOTES:
- FOR WIRING FROM LOAD CENTER TO EQUIPMENT REFER TO DRAWINGS PROVIDED BY MANUFACTURER.
 - FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO DRAWINGS PROVIDED BY MANUFACTURER.
 - AIC RATING FOR NEW METER AND/OR PANEL BOARDS MUST MATCH OR EXCEED THE RATINGS AS DETERMINED BELOW:
- AIC RATING AS REQUIRED BY THE SERVICE PROVIDER.
 - AIC RATINGS AS OF PROPOSED LOAD/METERS/SWITCH GEAR EQUIPMENT.



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FE	GD	RB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	01/03/23	90% ZONING DRAWINGS
0	05/29/24	100% ZONING DRAWINGS
1	10/08/24	ZONING COMMENTS

PROJECT INFORMATION

CA-1364

511 BUENA VISTA AVE
OXNARD, CA 93030

SHEET TITLE

SINGLE-LINE DIAGRAM/AC PANEL SCHEDULE

SHEET NUMBER

E-1

ELECTRICAL SINGLE DIAGRAM

SCALE
NONE 2

PANEL PPC																					
MOUNTING		SURFACE		DOUBLE LUG		NO		VOLTS		120 240		MAIN		200A/2P							
								PHASE		1		BUS		200A							
								WIRE		3		A.I.C.		65K SERIES W/ MAIN							
WIRE SIZE	LOCATION	A	B	L C N V	C O N T	R E C P	M I S C	B K R	C I R C	A/B	C I R C	B K R	M I S C	R E C P	C O N V	L C L	A	B	LOCATION	WIRE SIZE	
10	SURGE SUPPRESSOR	----						1	30/2	1	A	2	40/2	1				2880		RECTIFIER	8
10	----		----					1	-	3	B	4	-	1					2880	----	8
12	GFI RECEPTACLE	360					1		15/1	5	A	6	40/2	1				2880		RECTIFIER	8
12	GFI RECEPTACLE		360				1		15/1	7	B	8	-	1					2880	----	8
12	EXTERIOR LIGHT	500		1					20/1	9	A	10	40/2	1				2880		RECTIFIER	8
	SPACE									11	B	12	-	1					2880	----	8
	SPACE									13	A	14	40/2	1				2880		RECTIFIER	8
	SPACE									15	B	16	-	1					2880	----	8
	SPACE									17	A	18	40/2	1				2880		RECTIFIER	8
	SPACE									19	B	20	-	1					2880	----	8
	SPACE									21	A	22	40/2	1				2880		RECTIFIER	8
	SPACE									23	B	24	-	1					2880	----	8
A= 18140 B= 17640																					
W/LCL A= 18265 W/LCL B= 17640																					
TOTAL VA=		35780		W/LCL= 35905		W/LCL AMPS= 150		TOTAL LCL=		500		X .25 = 125									
HIGH PHASE VA=		18140		W/LCL= 18265		HIGH PH AMPS= 152		HIGH PHASE LCL=		500		X .25 = 125									
TOTAL KVA=		35.78		W/LCL= 35.91																	

FUTURE CARRIER(S) PANEL SCHEDULE

SCALE
NONE 3

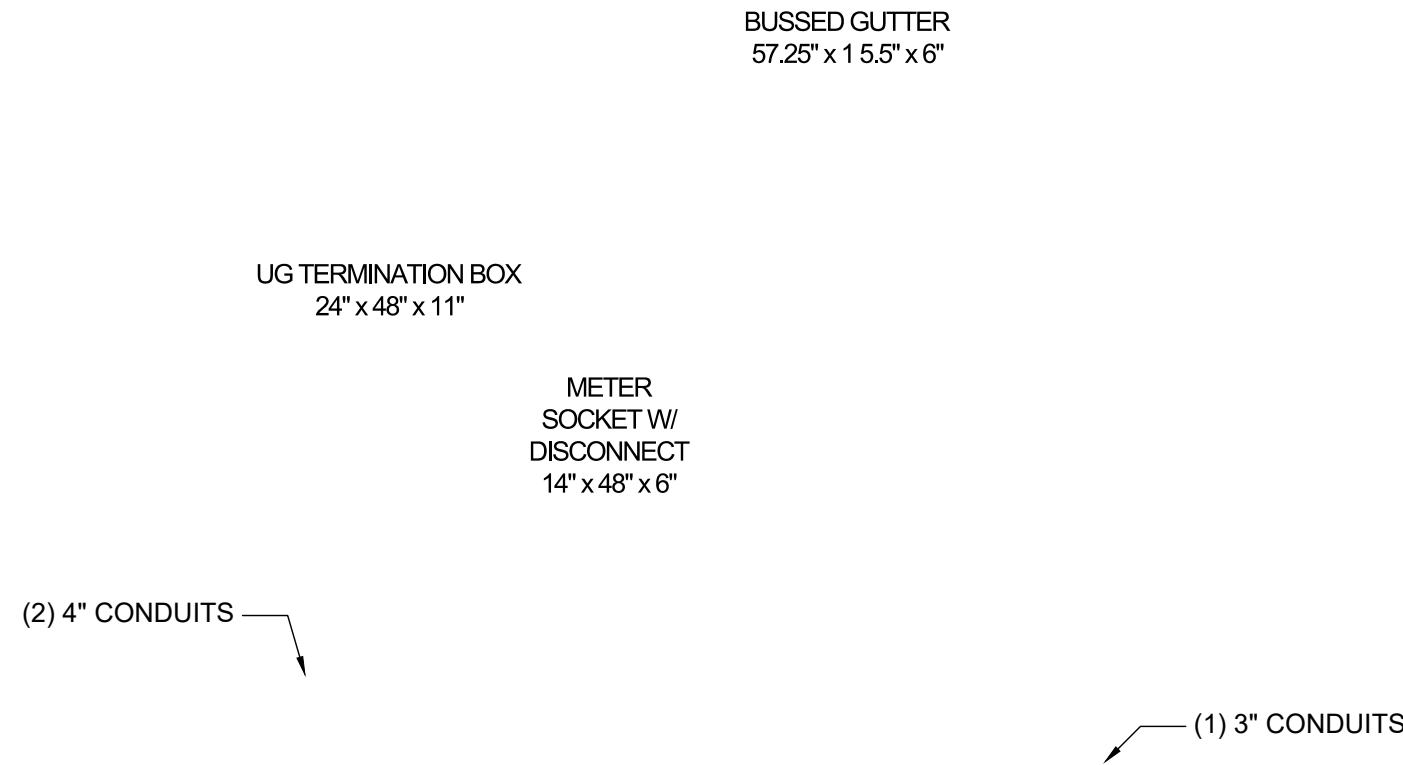
PANEL PPC																										
MOUNTING		SURFACE		DOUBLE LUG		NO		VOLTS		120 240		MAIN		200A/2P												
								PHASE		1		BUS		200A												
								WIRE		3		A.I.C.		65K SERIES W/ MAIN												
WIRE SIZE	LOCATION	A	B	L C L	C O N V	K I T	R E C P	M I S C	B K R	C I R C	A/B	C I R C	B K R	M I S C	R E C P	K I T	C O N V	L C L	A	B	LOCATION	WIRE SIZE				
10	SURGE SUPPRESSOR	----						1	30/2	1	A	2	60/2	1					4320		DELTA ECA CABINET	1				
10	----		----					1	-	3	B	4	-	1						4320	----	1				
12	GFI RECEPTACLE	360					1	15/1	5	A	6	60/2	1						4320		DELTA ECA CABINET	1				
12	GFI RECEPTACLE		360				1	15/1	7	B	8	-	1							4320	----	1				
12	EXTERIOR LIGHT	500		1				20/1	9	A	10	60/2	1						4320		DELTA ECB CABINET	1				
14	CHARGER (GEN)		500				1	20/1	11	B	12	-	1						4320		----	1				
10	FIBER BOX	750					1	20/2	13	A	14										SPACE					
10	----		750				1	-	15	B	16										SPACE					
	SPACE							-	17	A	18										SPACE					
	SPACE							-	19	B	20										SPACE					
	SPACE							-	21	A	22										SPACE					
	SPACE							-	23	B	24										SPACE					
		A= 14570										B= 14570														
		W/LCL A= 14695										W/LCL B= 14570														
TOTAL VA=		29140					W/LCL= 29265					W/LCL AMPS= 122					TOTAL LCL= 500					X .25 = 125				
HIGH PHASE VA=		14570					W/LCL= 14695					HIGH PH AMPS= 122					HIGH PHASE LCL= 500					X .25 = 125				
TOTAL KVA=		29.14					W/LCL= 29.27																			

VERIZON PANEL SCHEDULE

SCALE
NONE 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.



METER SERVICE ELEVATION	SCALE	2
	NONE	



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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
FE	GD	RB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	01/03/23	90% ZONING DRAWINGS
0	05/29/24	100% ZONING DRAWINGS
1	10/08/24	ZONING COMMENTS

PROJECT INFORMATION

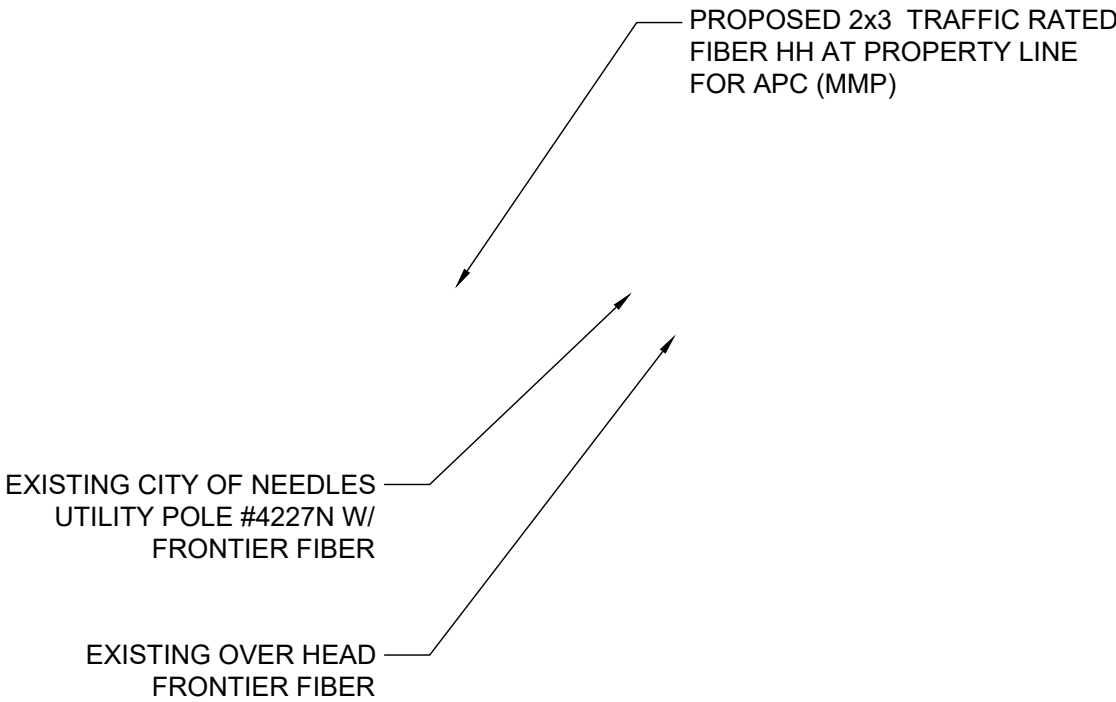
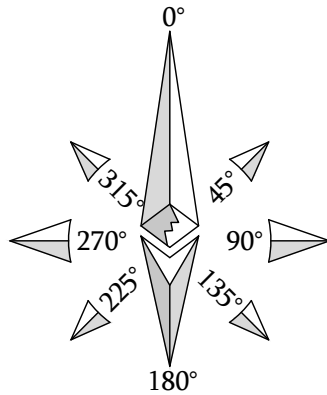
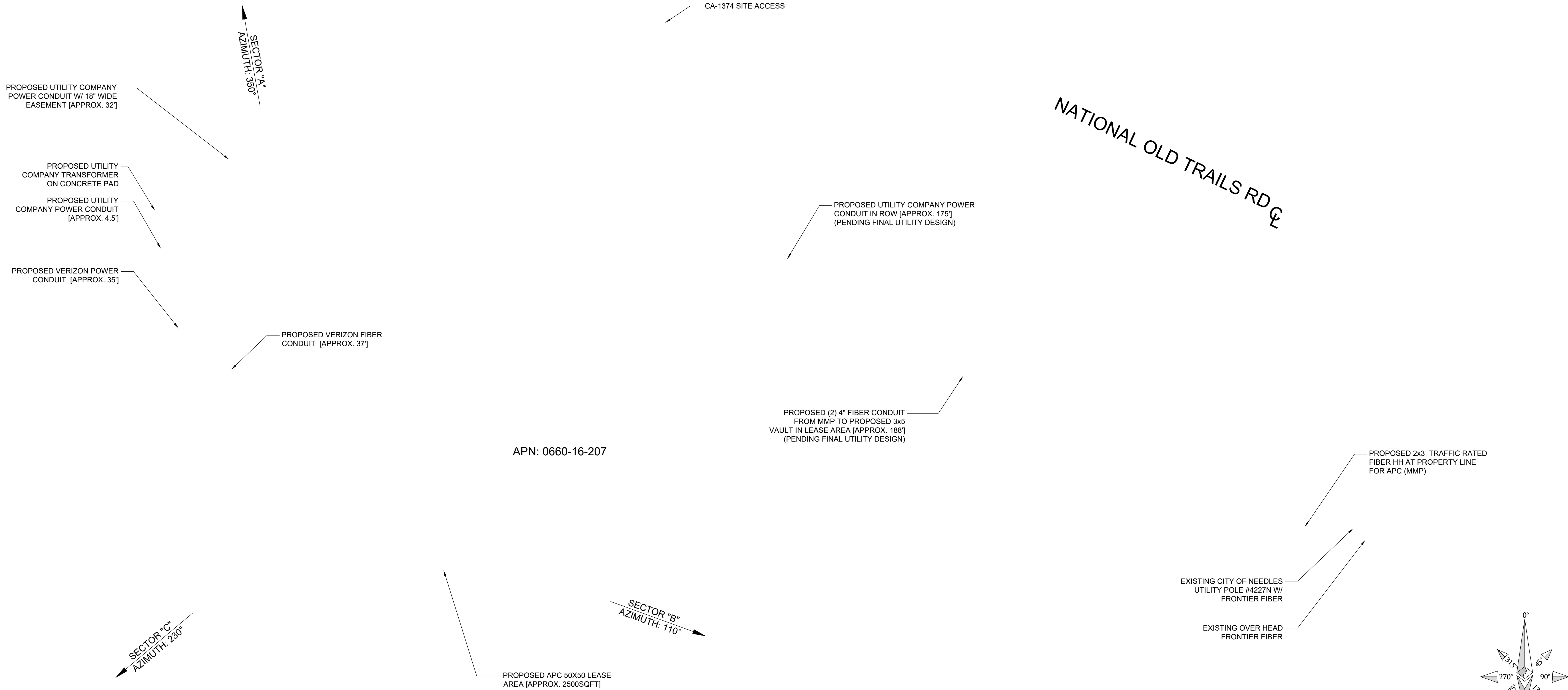
CA-1364

511 BUENA VISTA AVE
OXNARD, CA 93030

SHEET TITLE
ELECTRICAL
SITE PLAN

SHEET NUMBER

E-2



SCALE	8' 0 4' 8' 16' 32'	1
1/8"=1'-0"		

ELECTRICAL SITE PLAN



WATERFORD

Radio Frequency Emissions Compliance Report For Verizon

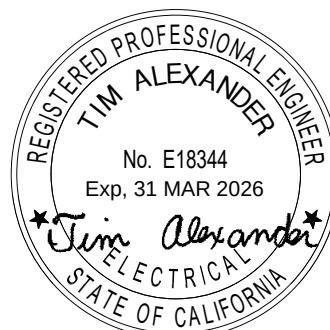
Site Name:	PORTHUENEME_RELHR	Site Structure Type:	Monoecalyptus
Address:	511 BUENA VISTA ST Oxnard, CA 93030	Latitude:	34.196729
Report Date:	August 22, 2024	Longitude:	-119.163462
		Project:	NSB

Compliance Statement

Based on information provided by Verizon and predictive modeling, the PORTHUENEME_RELHR installation proposed by Verizon will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 23 AUG 2024

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	<i>Limits for General Population/ Uncontrolled Exposure</i>		<i>Limits for Occupational/ Controlled Exposure</i>	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less than the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

The antennas will be mounted on a 100'-0" Monoeucalyptus with centerlines 95' above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

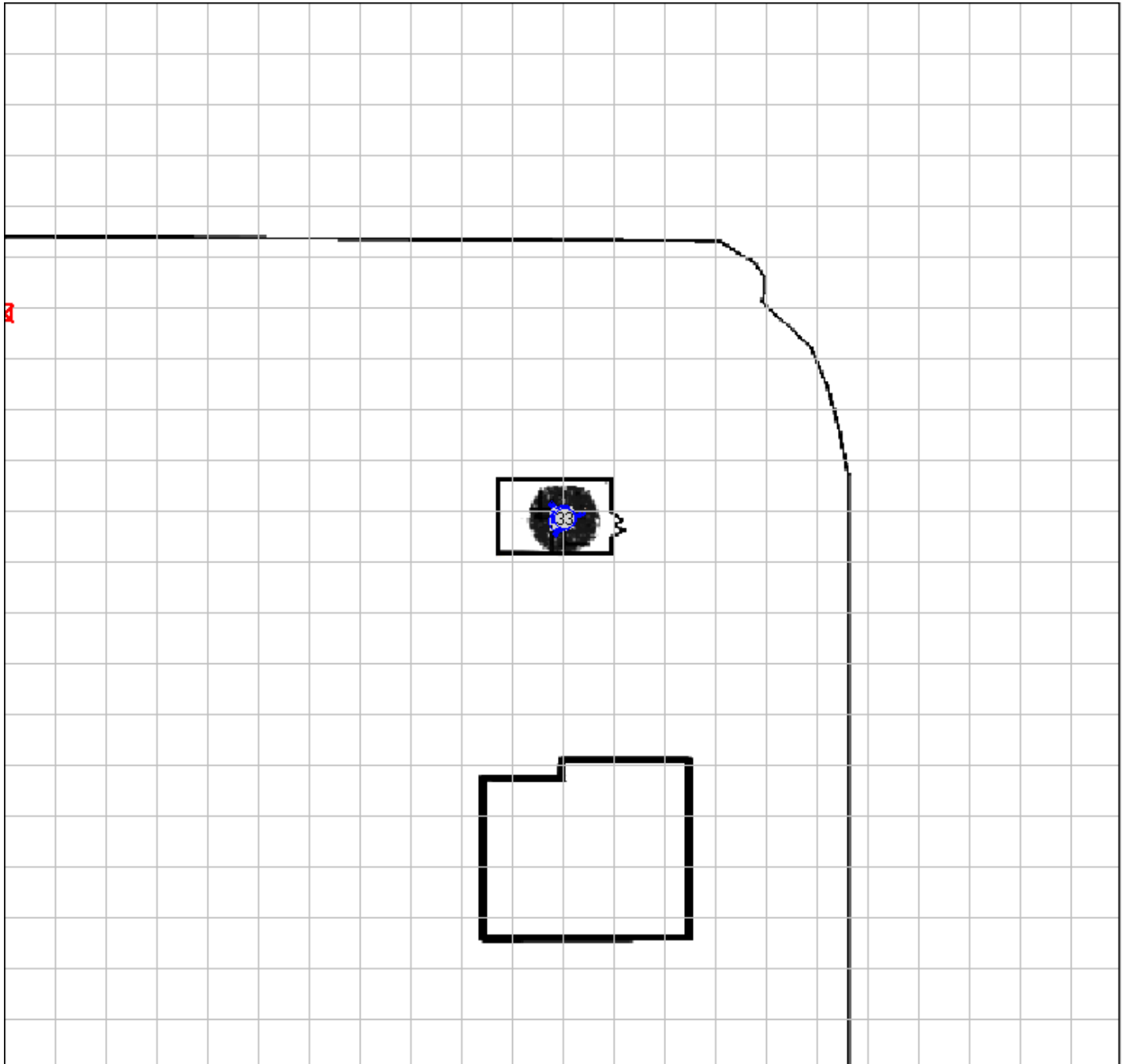


Figure 1.1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at Adjacent Roof level, the maximum predicted power density level resulting from all Verizon operations is 0.91% of the FCC General Population limits (Figure 1.4). The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings

The maximum predicted power density level resulting from all Verizon operations directly in front of the antennas is 14497.81% of the FCC General Population limits (2899.56% of the FCC Occupational limits). Waterford Consultants, LLC recommends no RF alerting signage as the site is compliant with ground emissions not exceeding general population limits. This recommendation is depicted in Figure 2. Any work activity in front of transmitting antennas should be coordinated with Verizon.

The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.

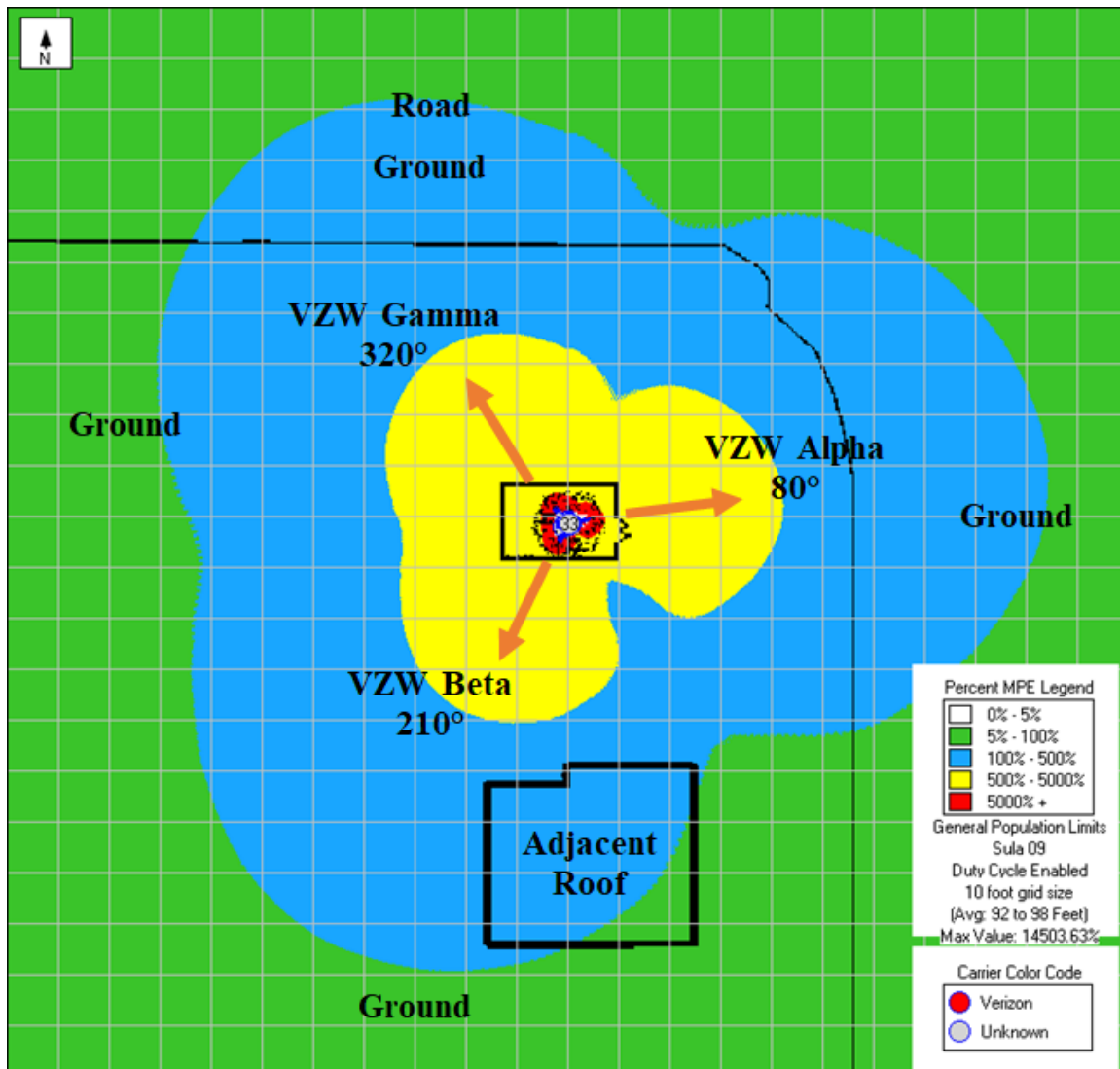


Figure 1.1: Antenna Level (All Known RF Transmitters)

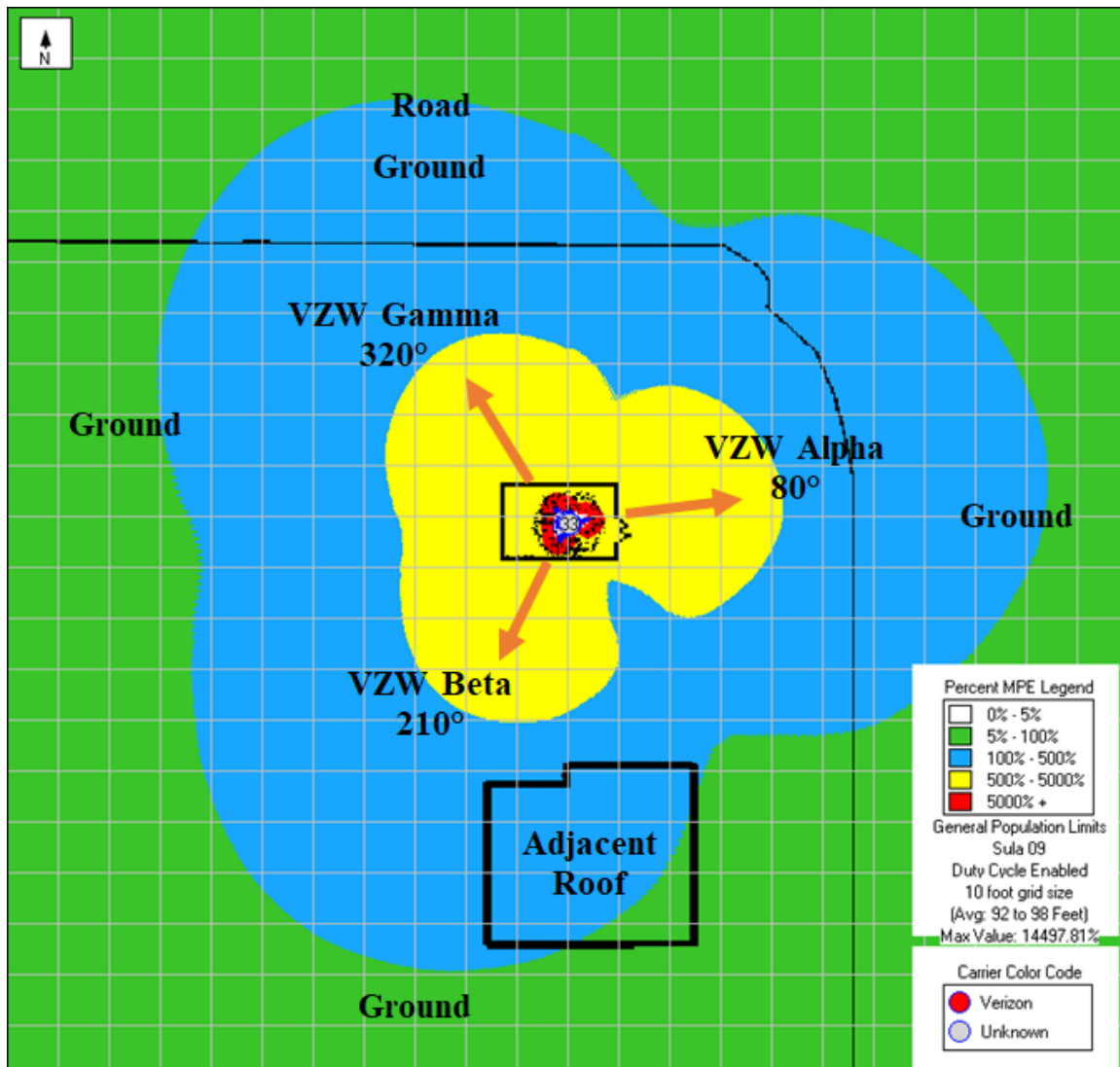


Figure 1.2: Antenna Level (Predictive Model: Verizon Transmitters)

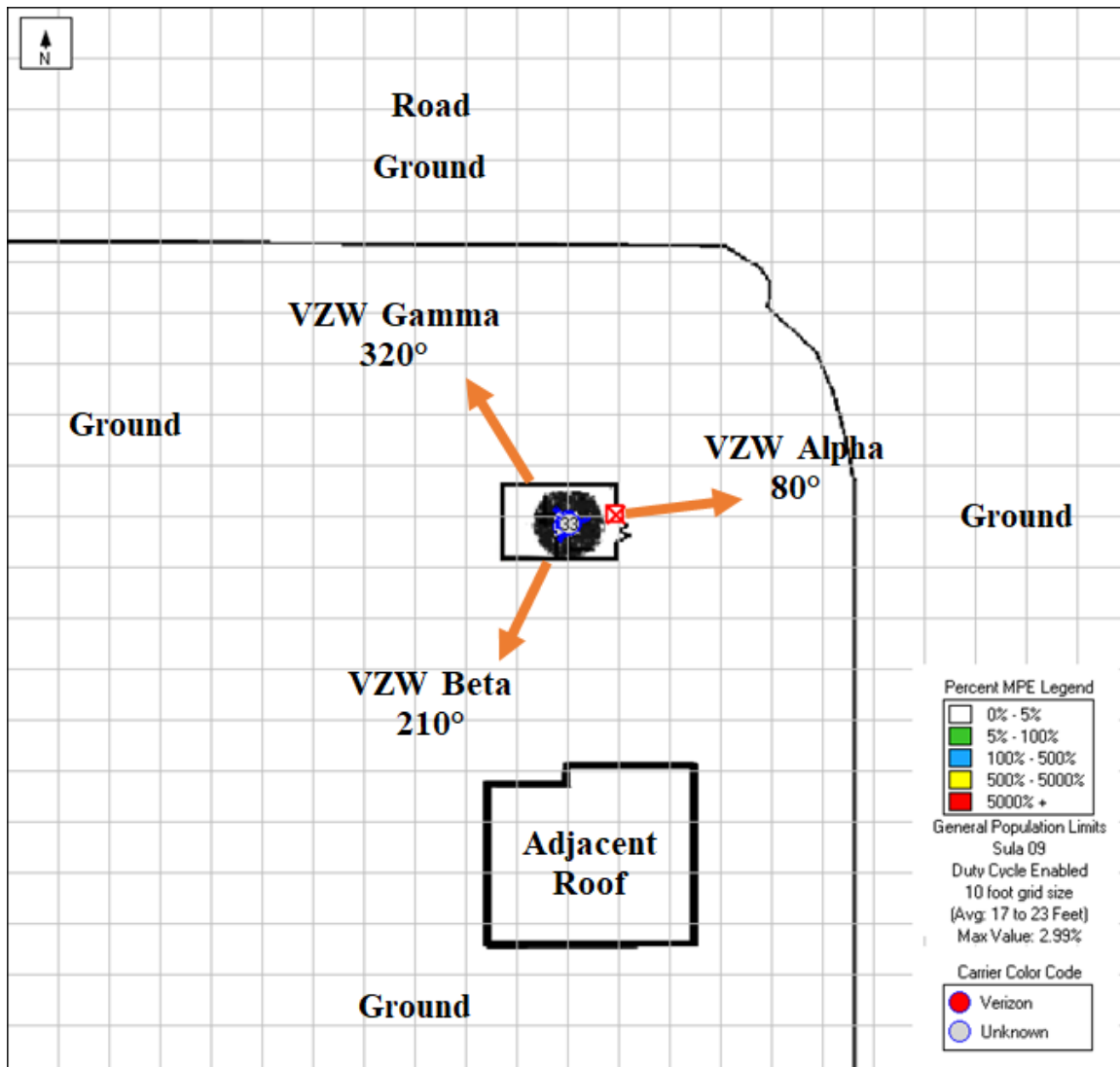


Figure 1.3: Adjacent Roof Level (All Known RF Transmitters)

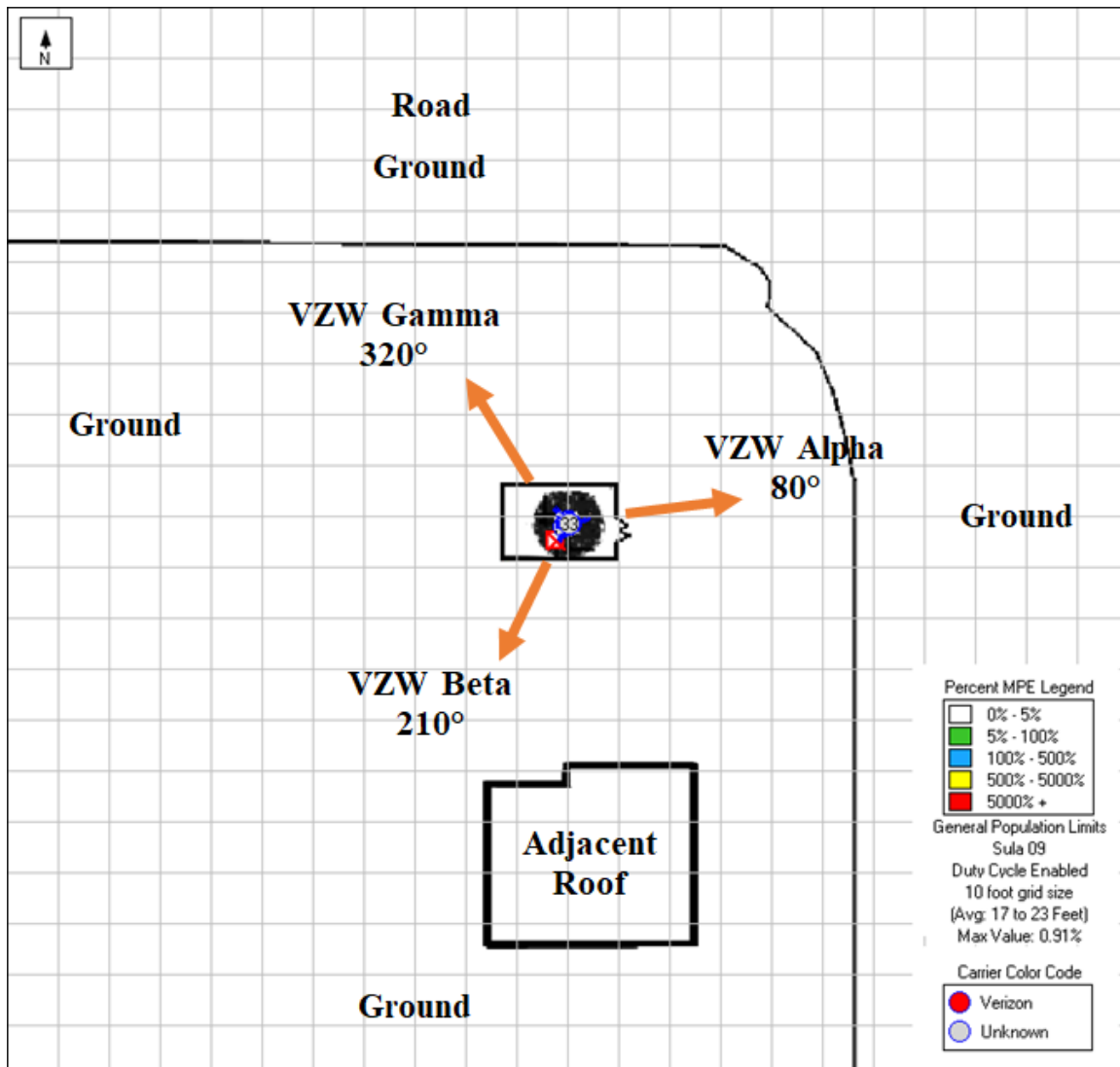


Figure 1.4: Adjacent Roof Level (Predictive Model: Verizon Transmitters)

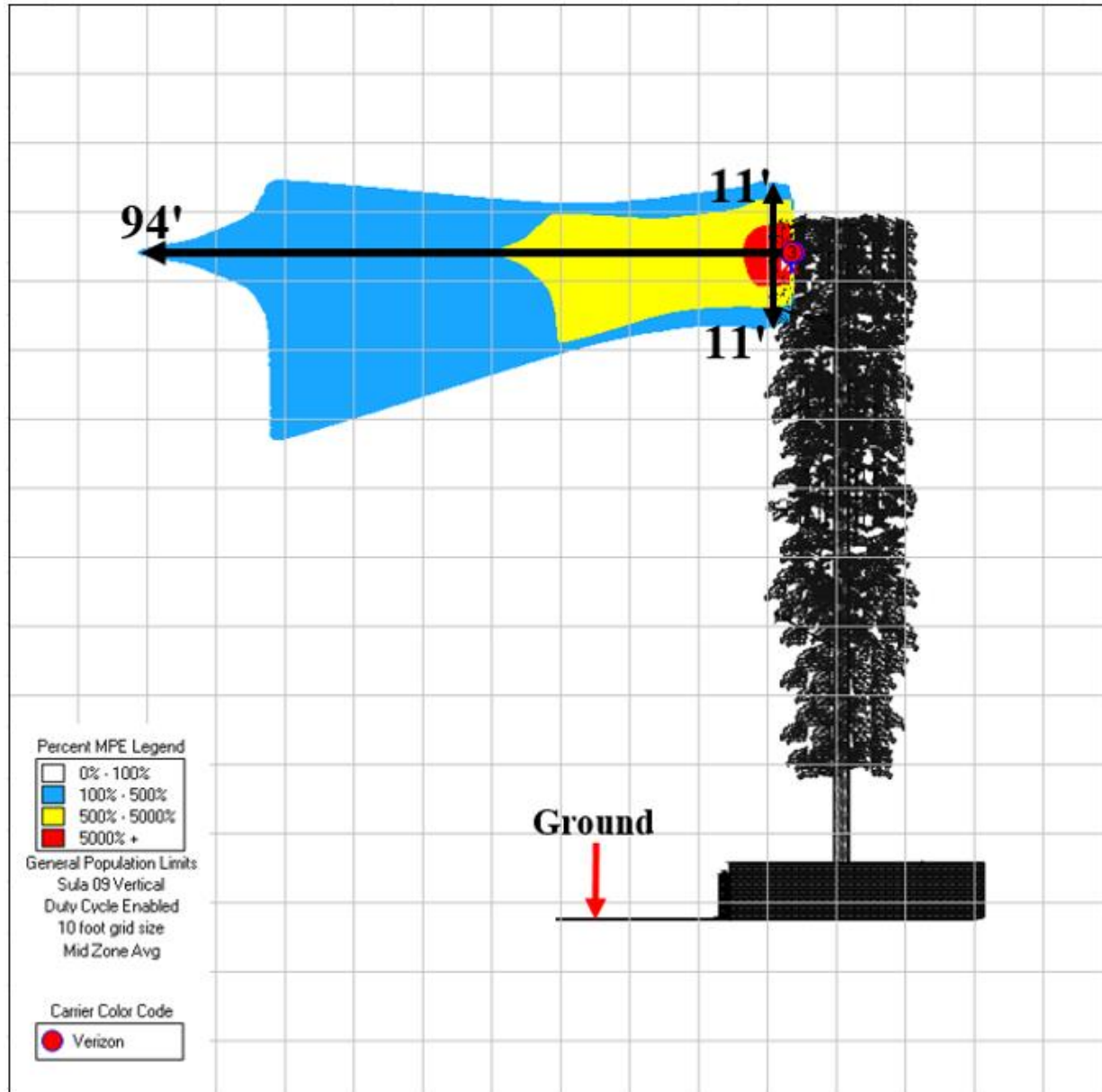


Figure 1.5: Elevation Level

Compliance Requirement Diagram (Access Location)

N/A

Recommendations

VERIZON Access Location

Site is compliant as designed

Figure 2: Mitigation Recommendations

Appendix A: Operating Parameters Considered in this Analysis

Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Az (Deg)	Downtilt (Deg)	Horizontal Beam Width (Deg)	Antenna Length (ft)	Antenna Gain (dBd)	TPO (Watts)	Paths	Loss (dB)	Total ERP (Watts)	Total EIRP (Watts)	Antenna Centerline Ground Level (ft)
1	VZW	ERICSSON	SON_AIR6419	Panel	3700	80	0	11	2.4	23.45	5	64	0	70793.44	116143	95
2	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	700	80	0	65	8.0	13.20	60	2	0.5	2235	3666.71	95
2	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	850	80	0	62	8.0	13.53	60	2	0.5	2411	3955.46	95
2	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	1900	80	0	66	8.0	15.17	80	4	0.5	9375.89	15382	95
3	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	700	80	0	65	8.0	13.20	60	2	0.5	2235	3666.71	95
3	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	850	80	0	62	8.0	13.53	60	2	0.5	2411	3955.46	95
3	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	2100	80	0	62	8.0	15.82	40	4	0.5	5444.99	8933	95
3	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	2100_3	80	0	62	8.0	15.82	40	4	0.5	5444.99	8933	95
4	VZW	ERICSSON	SON_AIR6419	Panel	3700	210	0	11	2.4	23.45	5	64	0	70793.44	116143	95
5	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	700	210	0	65	8.0	13.20	60	2	0.5	2235	3666.71	95
5	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	850	210	0	62	8.0	13.53	60	2	0.5	2411	3955.46	95
5	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	1900	210	0	66	8.0	15.17	80	4	0.5	9375.89	15382	95
6	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	700	210	0	65	8.0	13.20	60	2	0.5	2235	3666.71	95
6	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	850	210	0	62	8.0	13.53	60	2	0.5	2411	3955.46	95
6	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	2100	210	0	62	8.0	15.82	40	4	0.5	5444.99	8933	95
6	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	2100_3	210	0	62	8.0	15.82	40	4	0.5	5444.99	8933	95
7	VZW	ERICSSON	SON_AIR6419	Panel	3700	320	0	11	2.4	23.45	5	64	0	70793.44	116143	95
8	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	700	320	0	65	8.0	13.20	60	2	0.5	2235	3666.71	95
8	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	850	320	0	62	8.0	13.53	60	2	0.5	2411	3955.46	95
8	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	1900	320	0	66	8.0	15.17	80	4	0.5	9375.89	15382	95
9	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	700	320	0	65	8.0	13.20	60	2	0.5	2235	3666.71	95
9	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	850	320	0	62	8.0	13.53	60	2	0.5	2411	3955.46	95
9	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	2100	320	0	62	8.0	15.82	40	4	0.5	5444.99	8933	95
9	VZW	COMMSCOPE	SON_NHH-65C-R2B	Panel	2100_3	320	0	62	8.0	15.82	40	4	0.5	5444.99	8933	95
10	UNKNOWN	UNKNOWN	UNKNOWN	Panel	700	80	0	35	8.0	14.80	40	4	0.5	4306	7064.37	73
11	UNKNOWN	UNKNOWN	UNKNOWN	Panel	1900	80	0	32	8.0	15.63	80	2	0.5	5210.93	8549	73
12	UNKNOWN	UNKNOWN	UNKNOWN	Panel	2100	80	0	32	8.0	15.99	80	2	0.5	5661.98	9289	73
13	UNKNOWN	UNKNOWN	UNKNOWN	Panel	700	80	0	35	8.0	14.80	40	4	0.5	4306	7064.37	73
14	UNKNOWN	UNKNOWN	UNKNOWN	Panel	1900	210	0	32	8.0	15.63	80	2	0.5	5210.93	8549	73
15	UNKNOWN	UNKNOWN	UNKNOWN	Panel	2100	210	0	32	8.0	15.99	80	2	0.5	5661.98	9289	73
16	UNKNOWN	UNKNOWN	UNKNOWN	Panel	700	210	0	35	8.0	14.80	40	4	0.5	4306	7064.37	73
17	UNKNOWN	UNKNOWN	UNKNOWN	Panel	1900	210	0	32	8.0	15.63	80	2	0.5	5210.93	8549	73
18	UNKNOWN	UNKNOWN	UNKNOWN	Panel	2100	320	0	32	8.0	15.99	80	2	0.5	5661.98	9289	73
19	UNKNOWN	UNKNOWN	UNKNOWN	Panel	700	320	0	35	8.0	14.80	40	4	0.5	4306	7064.37	73
20	UNKNOWN	UNKNOWN	UNKNOWN	Panel	1900	320	0	32	8.0	15.63	80	2	0.5	5210.93	8549	73
21	UNKNOWN	UNKNOWN	UNKNOWN	Panel	2100	320	0	32	8.0	15.99	80	2	0.5	5661.98	9289	73
22	UNKNOWN	UNKNOWN	UNKNOWN	Panel	700	80	0	35	8.0	14.80	40	4	0.5	4306	7064.37	60
23	UNKNOWN	UNKNOWN	UNKNOWN	Panel	1900	80	0	32	8.0	15.63	80	2	0.5	5210.93	8549	60
24	UNKNOWN	UNKNOWN	UNKNOWN	Panel	2100	80	0	32	8.0	15.99	80	2	0.5	5661.98	9289	60
25	UNKNOWN	UNKNOWN	UNKNOWN	Panel	700	80	0	35	8.0	14.80	40	4	0.5	4306	7064.37	60
26	UNKNOWN	UNKNOWN	UNKNOWN	Panel	1900	210	0	32	8.0	15.63	80	2	0.5	5210.93	8549	60
27	UNKNOWN	UNKNOWN	UNKNOWN	Panel	2100	210	0	32	8.0	15.99	80	2	0.5	5661.98	9289	60
28	UNKNOWN	UNKNOWN	UNKNOWN	Panel	700	210	0	35	8.0	14.80	40	4	0.5	4306	7064.37	60
29	UNKNOWN	UNKNOWN	UNKNOWN	Panel	1900	210	0	32	8.0	15.63	80	2	0.5	5210.93	8549	60
30	UNKNOWN	UNKNOWN	UNKNOWN	Panel	2100	320	0	32	8.0	15.99	80	2	0.5	5661.98	9289	60
31	UNKNOWN	UNKNOWN	UNKNOWN	Panel	700	320	0	35	8.0	14.80	40	4	0.5	4306	7064.37	60
32	UNKNOWN	UNKNOWN	UNKNOWN	Panel	1900	320	0	32	8.0	15.63	80	2	0.5	5210.93	8549	60
33	UNKNOWN	UNKNOWN	UNKNOWN	Panel	2100	320	0	32	8.0	15.99	80	2	0.5	5661.98	9289	60

NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

To: Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: Verizon Mono-Eucalyptus Tower

Project Applicant: Jeremy Siegel (Designated Agent), and Cavort Properties LP (Property Owner)

Project Location - Specific: 511 Buena Vista Avenue, Oxnard, CA, 93030, Ventura County, APN 201-0-250-235.

Description of Nature, Purpose and Beneficiaries of Project: PZ No. 24-530-02 (Special Use Permit - Wireless) A request to construct a 100-foot tall wireless communication stealth facility designed to resemble a eucalyptus tree with an associated ground equipment enclosure within a 900 square-foot enclosure of a 0.49 acre property developed with a hard-scape art manufacturer and associated office, located at 511 Buena Vista Avenue, within the Heavy Manufacturing (M-2) zoning district. Filed by designated agent Jeremy Siegel, Eukon Group, 65 Post Suite 1000, Irvine, CA 92618 on behalf of APC Towers (**“Applicant”**), on behalf of the property owner Ruben Ortega, 511 Buena Vista Avenue, Oxnard CA.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): Jeremy Siegel

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: Section 15303, Class 3
- ☐ Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with the State CEQA Guidelines and Section 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures” may be found to be exempt from the requirements of CEQA. This proposal includes the construction of an unmanned stealth wireless communications facility with an associated ground equipment

enclosure within an existing heavily landscaped area near the front of the property totaling an approximately 900 square-foot area, which is consistent with small structures and other allowances by the Class 3 exemption. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the exemption. Therefore, the Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

Lead Agency Contact Person: Michael Lackmann, Assistant Planner, (805) 385-3923

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. PZ 24-530-02 (SPECIAL USE PERMIT - WIRELESS) FOR CONSTRUCTION OF A 100-FOOT TALL WIRELESS STEALTH COMMUNICATION FACILITY AND EQUIPMENT ENCLOSURE, LOCATED AT 511 BUENA VISTA AVENUE, FILED BY DESIGNATED AGENT, JEREMY SIEGEL, EUKON GROUP, 65 POST SUITE 1000, IRVINE, CA 92618.

WHEREAS, on June 18, 2024, Jeremy Siegel on behalf of Eukon Group and Verizon Wireless (the “**Applicant**” and/or “**Permittee**”), submitted a request to allow a 100-foot tall heavily screened faux eucalyptus wireless communication facility and associated equipment enclosure located at 511 Buena Vista Avenue.; and

WHEREAS, on May 1, 2025, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 24-530-02 (Special Use Permit - Wireless) to allow a 100-foot tall heavily screened faux eucalyptus wireless communication facility and associated equipment enclosure located at 511 Buena Vista Avenue (the “**Project**”) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical Exemption (Section 15303). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

The project site is located within the 2030 General Plan land use designation of Central Industrial Area and the zoning designation is for Heavy Manufacturing (M-2). The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern and are currently developed with a commercial hotel and residential. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The proposed Special Use Permit request for a faux eucalyptus wireless tower is consistent with the 2030 General Plan and the Oxnard City Code and is

Resolution No. 2025-XX
 PZ 24-530-02 (SUP - Wireless)
 Verizon Mono-Eucalyptus Tower
 May 1, 2025
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compatible with the uses and development in the project area, which is an existing hard-scape art manufacturer and associated office. The subject property is developed with a two-story, 1,280 square-foot associated office, a surface parking lot, and outdoor storage of hard-scape art. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Municipal Code for consistency and CEQA for any potential impacts. Therefore the project will have no significant cumulative impact.

- (c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

The proposed Special Use Permit request for a faux eucalyptus wireless tower will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The stealth facility will not alter or vastly deviate from the character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by roadways and developments. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.**

The project is located in or adjacent to a State designated scenic highway. Therefore, the project is required to be a stealth facility to mitigate visual impacts. The project is proposed as a stealth facility by being designed to look like a eucalyptus tree, therefore, it won't have a significant impact on scenic resources.

- (e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

- (f) **Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.**

Resolution No. 2025-XX
 PZ 24-530-02 (SUP - Wireless)
 Verizon Mono-Eucalyptus Tower
 May 1, 2025
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The project does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing proposed or potential Historic District. The existing hotel does not have any significant architecture or known historical significance. No physical improvements are proposed to the existing buildings at this time. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds:

(1) The proposed use is in conformance with the general plan and other adopted standards.

The proposed use is located on a property with a General Plan designation of Central Industrial Area, which would be a compatible zone for this use. It also is consistent with the goal of locating facilities away from residential and commercial areas, as the tower is in the industrial zone and has a significant setback from nearby residential, where stealth facilities do not need to be setback. The proposed height of 100 feet is compliant with the maximum height requirement of 100 feet for the Heavy Manufacturing Zoning District. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards. The project is consistent with the standards of the Heavy Manufacturing Zoning District.

(2) The nature, condition and development of adjacent uses was considered, and such use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

The proposed wireless facility is heavily screened and designed to resemble a eucalyptus tree. An additional eucalyptus tree is proposed to be planted in the surrounding area to help blend the faux eucalyptus and the equipment enclosure in. The construction and operation of the facility is required to comply with all applicable laws, including applicable radio frequency (RF) emission standards. The location, height and bulk of the proposed facility will not materially affect the nearby uses, buildings or structures, or the public health, safety or general welfare.

(3) The site for the proposed use is adequate in size and shape to accommodate any yards, walls, fences, parking and loading facilities, landscaping and any items required as a condition of approval of this special use permit.

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 PZ 24-530-02 (SUP - Wireless)
 Verizon Mono-Eucalyptus Tower
 May 1, 2025
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The project site is already developed with parking. The installation of the stealth facility and associated equipment will be placed within an existing area utilized for outdoor, hard-scape art storage near the front of the property. The project will not reduce existing landscaping and will add landscaping through the planting of an additional eucalyptus tree. The site meets all pertinent development standards, as discussed in Section 5 of the staff report.

- (4) The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.**

The project site is a fully developed lot with an existing two-story associated office and outdoor storage of hard-scape art built with adequate street access. Furthermore, the proposed wireless facility is unmanned and will therefore have minimal impact on traffic.

- (5) The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

The project site is a fully developed lot with an existing two-story associated office and outdoor storage of hard-scape art within a heavily developed area of the City. The proposed project is an unmanned stealth wireless facility, and will therefore have minimal to no impact with regards to fire, water, and storm drain facilities. The proposed use will be provided by adequate services and utilities given the proximity and capacity of existing fire protection services, sewerage, water, and storm drainage facilities.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, § 15303 (Class 3) of the State CEQA Guidelines. These sections pertain to projects characterized as new, small facilities. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to § 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 24-530-02 (Special Use Permit - Wireless), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

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 PZ 24-530-02 (SUP - Wireless)
 Verizon Mono-Eucalyptus Tower
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CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans approved May 1, 2025, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows the Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and

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- waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
 7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
 8. Applicant shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
 9. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
 10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
 11. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
 12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
 13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
 14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

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LANDSCAPE STANDARD CONDITIONS

15. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
16. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, PK-4)
17. Prior to the issuance of a City issued certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
18. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
19. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELo). (PK, PK-7.1)

LANDSCAPE SPECIAL CONDITIONS

20. Developer shall plant one eucalyptus tree, or other tree similar in size and appearance, as determined by the Planning Manager, on the project site with a minimum box size of 24-inch. The tree shall be properly maintained for the entire lifespan of the project.

PLANNING DIVISION STANDARD CONDITIONS

21. Any application for a minor modification to the project shall be accompanied by two copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)
22. Before the City issues building permits, Applicant shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, PL-3)

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23. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
24. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)
25. In order to minimize light and glare on the project property, all exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
26. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
27. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).
28. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

PLANNING DIVISION SPECIAL CONDITIONS

29. Developer shall install and at all times maintain a wall or fence of between 6 and 8 feet surrounding the associated equipment. (PL)
30. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.
31. Plans submitted by Developer with building permit applications shall show on the elevation sheets all exterior materials and colors, including product and finish manufacturer name, color name and number, and surface finish type to be used in construction. (PL/B, *PL-1*)
32. Prior to issuance of a building permit, Applicant shall revise plans for the wireless facility so that any warning or advisory signs required by the Federal Communications Commission (FCC) will also be displayed in Spanish. Signs appearing in Spanish language shall be of identical form and format to the signs required by the FCC. (PL)

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33. Pursuant to City Code Section 16-493, a wireless communications facility that has not operated for six continuous months shall be considered abandoned, and the owner shall remove such facility at the owner's expense within 90 days of notice from the Planning Manager. If the Wireless communications facility is not removed within 90 days, the City may remove such facility at the owner's expense. If there are two or more users of a single wireless communications facility, this provision shall not become effective until all users cease using such facility for six continuous months. (PL/CA)
34. For the life of the project, the operator of the facility shall ensure that screening elements are maintained and replaced as necessary to ensure the monopole remains heavily screened to the standards demonstrated in the approved plans and subject to the approval of the Planning Manager. The Operator accepts that the City reserves the right to deny applications for antenna replacement or colocation if the proposal is not consistent with the heavily screened standard of the original approval. (PL)
35. For the life of the project, faux branches of the faux eucalyptus shall be maintained at a minimum of 3.11 branches per lineal foot from where the branches begin at 15' in height through to the top of the monopole.
36. At height of antennas all branches must extend a minimum of 18 inches beyond each antenna and any support equipment/structures and there shall be a minimum density of 3.30 branches per foot for the height of the antenna.
37. The top of the faux tree shall extend a minimum of 3' above the top of the highest antenna.
38. Branches shall be mixed lengths to simulate a natural tree and have an overall taper that is appropriate to the type of faux-tree that is being proposed.
39. Foliage shall have varying tints of the proposed leaf color to mimic the look of a real tree and be consistent with the tree type that is being proposed.
40. Prior to issuance of a building permit, plans shall note colors of all exterior equipment (panel antennas, RRUs, etc) and conduit mounted on the monopole. These colors shall mimic those of a eucalyptus tree, subject to the approval of the Planning Manager. (PL)
41. Prior to issuance of a building permit, any new CMU block enclosure shall be painted to match the existing building. (PL)
42. Prior to issuance of a building permit, the Applicant shall show on submitted plans a material or "sock" cover for each panel antenna of a compatible color to match the monopole artificial foliage to the satisfaction of the Director, and that the antenna covers shall be maintained to the satisfaction of the Director. (PL)
43. Applicant shall remove any and all graffiti from the equipment enclosure, pole, or associated equipment, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL/PD)

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44. Construction materials shall match the foliage design and samples materials on the approved sample board. Any change to the proposed foliage design and sample materials shall be reviewed and approved by the Planning Manager prior to issuance of a building permit and/or field changes.
45. The subject permit shall be for a **ten year time period** from the date of this approval. If the lessee/operator/owner of the wireless facility wishes to continue operation as granted herein, a new application must be filed with the Planning Division. Said application must be filed no later than three months prior to the expiration of this permit and said application must be made on the appropriate forms and fees paid.
46. The wireless facility shall at all times comply with all applicable laws, regulations, and standards, inclusive of federal requirements regarding radio frequency (RF) emissions. If the City provides no less than 24-hour prior written notice of a request to inspect the facility for compliance with applicable law, the City and its agents shall promptly be granted such inspection rights.
47. Applicant shall not object to future co-location of other wireless facility company communication equipment and support technology on the subject site and faux eucalyptus.
48. Within 6 months of final inspection the carrier shall provide a third party report confirming that the site is in compliance with the FCC regulations.
49. The emergency generator shall be tested only during the hours of 7:00 a.m. to 6:00 p.m. from Monday through Saturday. The emergency generator shall not be tested on Sunday.
50. Developer shall replace existing vegetation, including trees, shrubs, grass and other ground cover, that is removed or damaged during construction.
51. Project design shall incorporate entry-deterrent measures into the facility to reduce the potential for trespass and injury, and shall be maintained throughout the life of the project.
52. Equipment (mobile or immobile) not used in direct support of the wireless telecommunications facility shall not be stored on the site unless repairs to the facility are being made.
53. The wireless telecommunications facility, in its entirety, shall be maintained in a good state of repair that remains consistent with the design of the original construction, at the sole expense of the applicant.
54. All cables, wires, sweeps, jumpers and other connectors shall be installed inside the mono-eucalyptus to the maximum extent feasible. All utilities servicing the facility shall be placed underground.
55. All externally mounted equipment and appurtenances shall be completely screened or painted and textured to match and mimic natural eucalyptus tree colors. Applicant shall maintain all painted surfaces in good condition at all times. The project shall only use non-reflective materials and finishes.

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56. The entire mono-eucalyptus shall be covered with three dimensional faux eucalyptus tree bark cladding and painted an appropriate bark color to resemble a live eucalyptus which shall be maintained in good condition at all times.
57. The mono-eucalyptus branch and leaf density and design shall properly camouflage the proposed antennas. Branches and leaves shall be placed to extend above, between and below antennas and appurtenances. Branch length shall vary as needed to provide maximum camouflage of antennas and appurtenances. In order to camouflage the facility equipment, antenna arrays and all related equipment shall be painted with a color mix (shade/light) given off by the leaves in daylight hours to visually blend the equipment with the leaves. Applicant shall maintain the leaves and camouflage paint in good condition at all times.
58. The mono-eucalyptus and other ground mounted equipment (to the extent technically feasible) shall be enclosed within an enclosure. The concrete walled enclosure will be designed and painted to match the existing architectural style of the adjacent block wall. This condition does not require the applicant to install electric meters, emergency shut-off switches or connectors for emergency backup power within the equipment enclosure.
59. All ground-mounted equipment (other than the mono-eucalyptus) shall be installed so that no portion of the equipment protrudes above the equipment enclosure.
60. A sign regarding "Network Operations Information" shall be installed at all access points to the equipment area and maintained in good condition at all times. The sign(s) required under this condition shall be installed so that a person can clearly see the sign as he or she approaches the access point when the gate is in both the open and closed position.
61. Signs regarding "RF Notice" and "Network Operations Information" shall be installed on the base of the tower structure and maintained in good condition. Signs required under this condition shall be installed so that a person can clearly see the sign as he or she approaches the tower.
62. All signage shall comply with the FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free telephone number to the facility network operations center to contact a live person who can exert transmitter power-down control over this site as required by the FCC.
63. All signage is prohibited unless specifically required by the Federal Communications Commission (FCC) or other regulatory agency.
64. Exterior lighting for Wireless Telecommunications Facilities shall be limited to the following:
 - a) A manually-operated or motion-detector controlled light above any accessory structure which shall be kept off except when personnel are actually present at night.
 - b) The minimum tower lighting required by FAA regulations.

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- c) Lighting shall be shielded or directed to the greatest extent possible in such a manner to minimize the amount of light that falls onto nearby properties, particularly residences.
- d) Requirements of paragraphs (a) or (c) above may be waived by the decision making authority if the Wireless Telecommunications Facilities is designed as a light pole. In such instance, lighting intensity, direction, and shielding shall be the same as other pole-mounted lights in the vicinity, the design of which has been duplicated for construction of the Wireless Telecommunications Facilities.

DEVELOPMENT SERVICES SPECIAL CONDITIONS

- 65. Project shall comply with all City of Oxnard Standards, Plates, and Permits applicable at the time of permit application.

FIRE DEPARTMENT CONDITIONS

- 66. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
- 67. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, F-5)
- 68. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
- 69. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, F-7)
- 70. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
- 71. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)

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FIRE DEPARTMENT SPECIAL CONDITIONS

72. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
73. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 10 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.
74. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
75. Vegetation clearance from structure(s) required prior to and during construction.
76. A minimum 20-foot clear width and 13 foot, 6 inch (13'-6") clear height emergency access shall be maintained free of obstructions at all times within the development once construction starts.

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(Signatures on next page)

*Resolution No. 2025-XX
PZ 24-530-02 (SUP - Wireless)
Verizon Mono-Eucalyptus Tower
May 1, 2025
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PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of May, 2025.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 1st day of May 2025, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

PORT HUENEME: 700 Propagation Maps

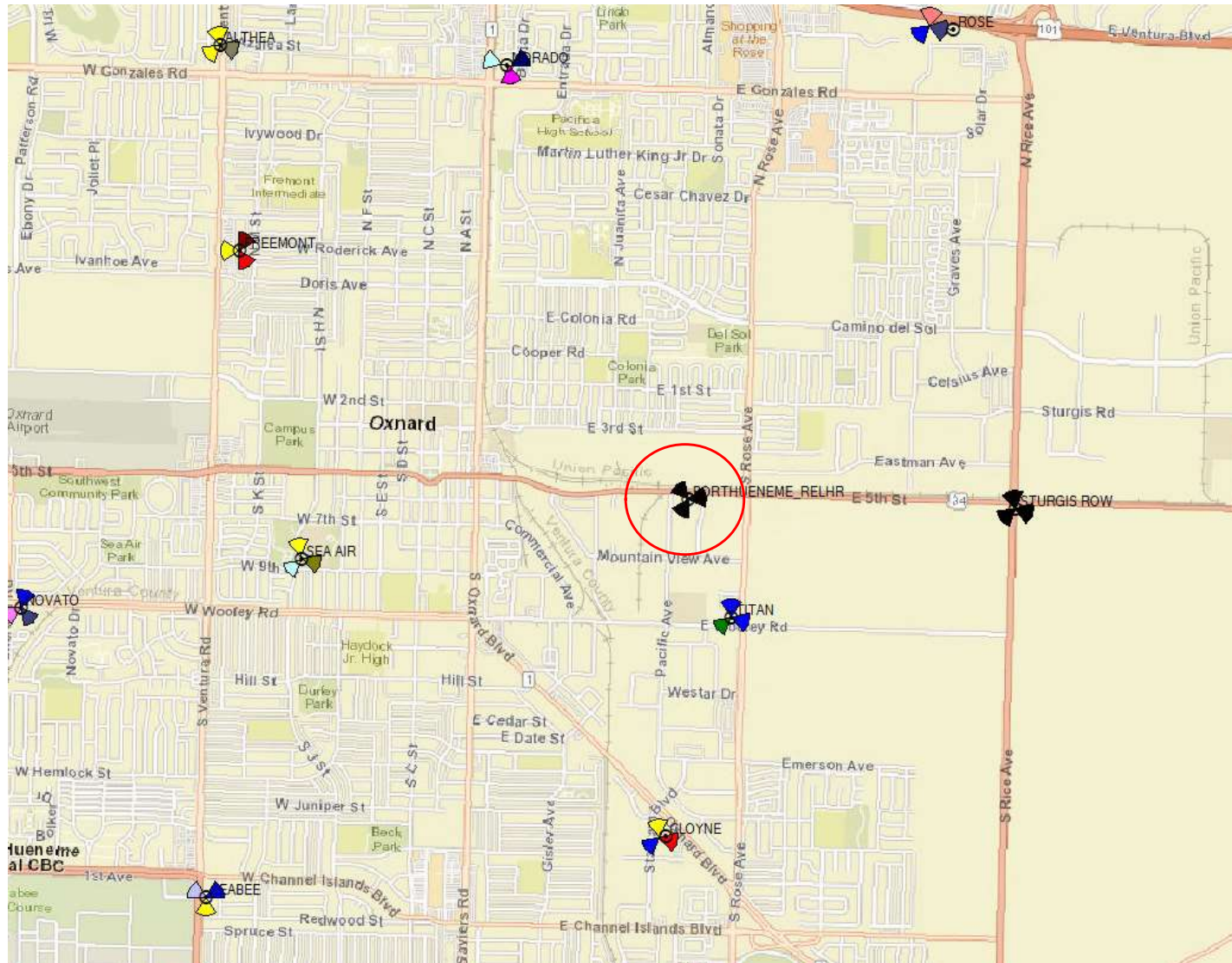
January 31, 2024

Propagation plots presented were generated using Atoll and estimates Verizon's expectations given the configuration (height, location, antenna type, etc) of the sites in the study. Building materials, thickness of walls, topography and terrain, and varying types and sizes of vegetation can affect the accuracy of the RF model's prediction.

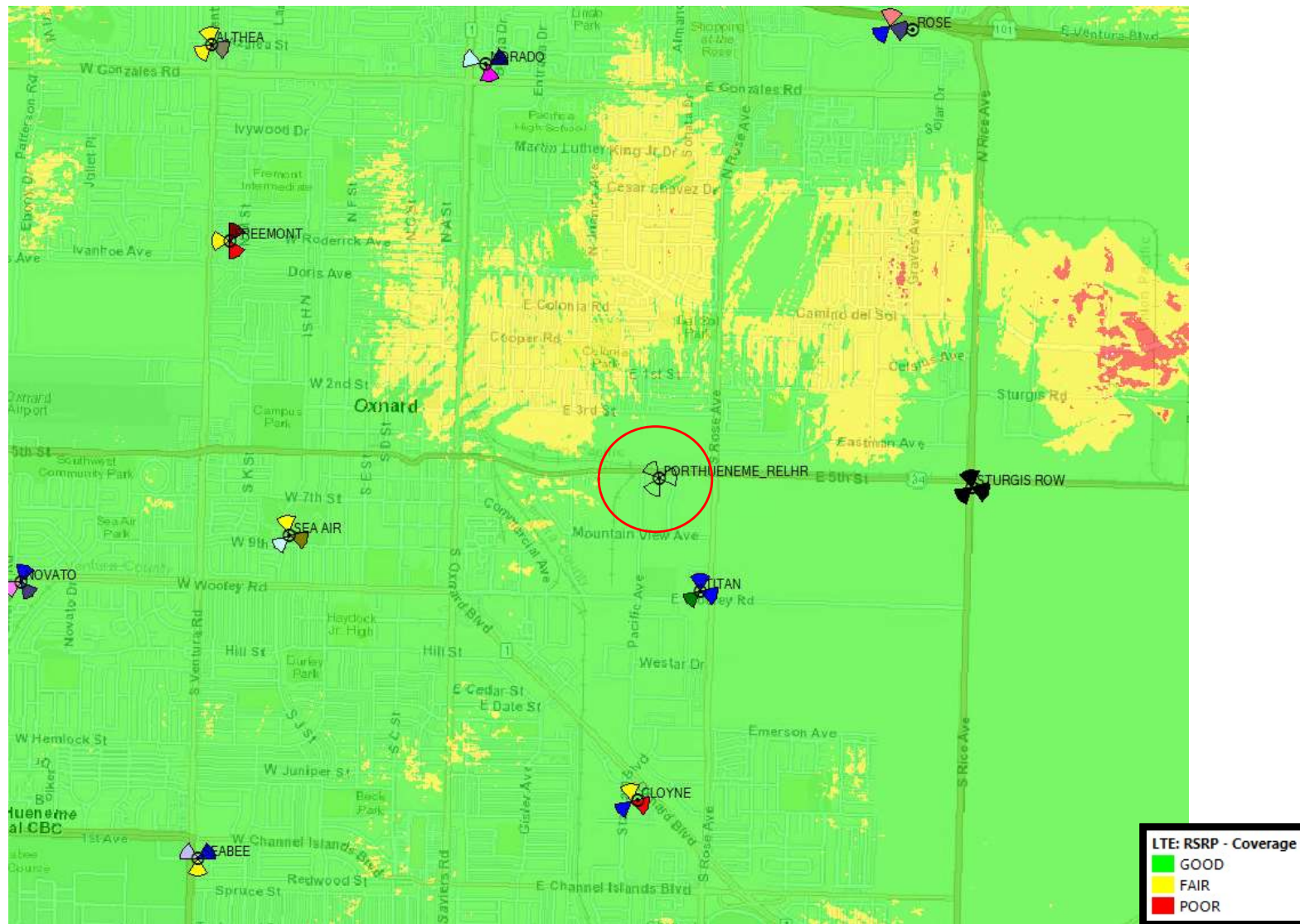


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Overview Map



Verizon Coverage without PORT HUENEME



City of Oxnard Planning Commission

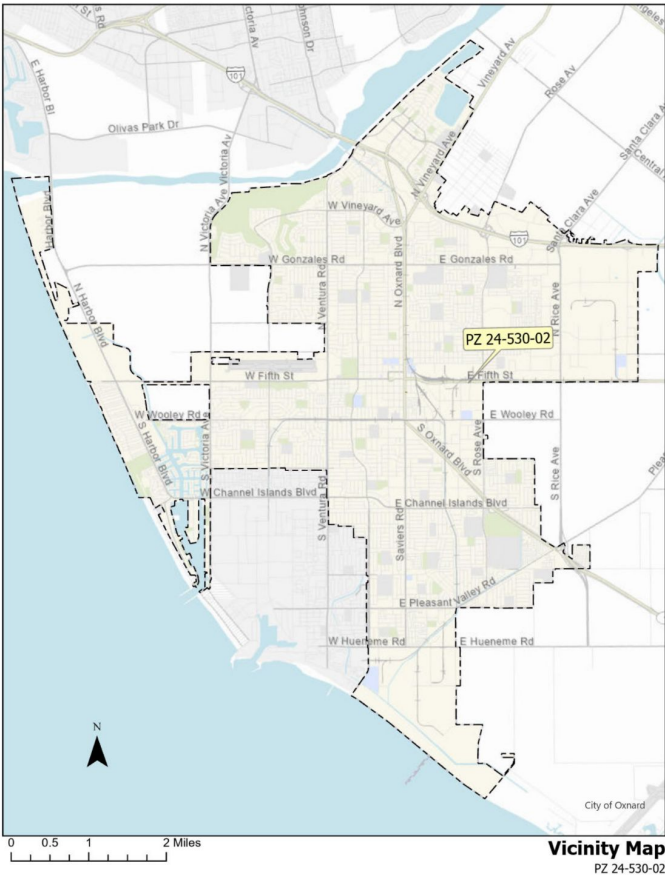
May 1, 2025

Verizon Wireless Faux-Eucalyptus Cell Tower
511 Buena Vista Avenue
PZ 24-530-02
(Special Use Permit - Wireless)

Applicant: Jeremy Siegel, Designated Agent, Eukon Group
Case Planner: Michael Lackmann, Assistant Planner

- 1) A request to construct a 100-foot tall wireless communication stealth facility designed to resemble a eucalyptus tree with an associated ground equipment enclosure
- 2) The purpose of the proposal is to enhance the service for a gap in coverage surrounding the project area. More specifically, the area northwest of the project site.

Subject Site:
511 Buena Vista Avenue





View looking west to project property from Buena Vista Avenue.



View looking south to project property from Fifth Street.



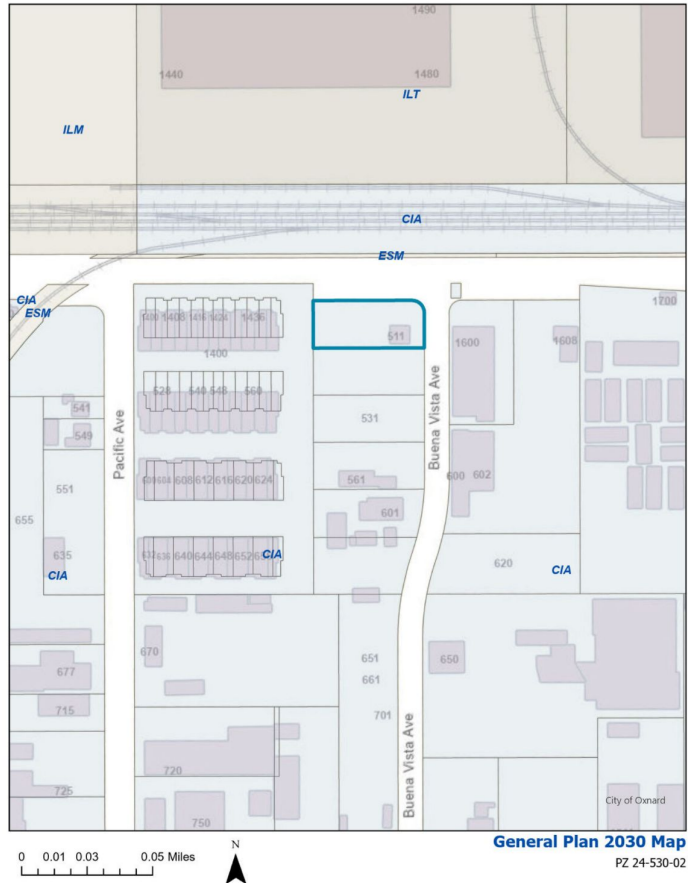
View looking east from Fifth Street displaying adjacent eucalyptus trees.

Subject Site: 511 Buena Vista Avenue

Surrounding Uses:

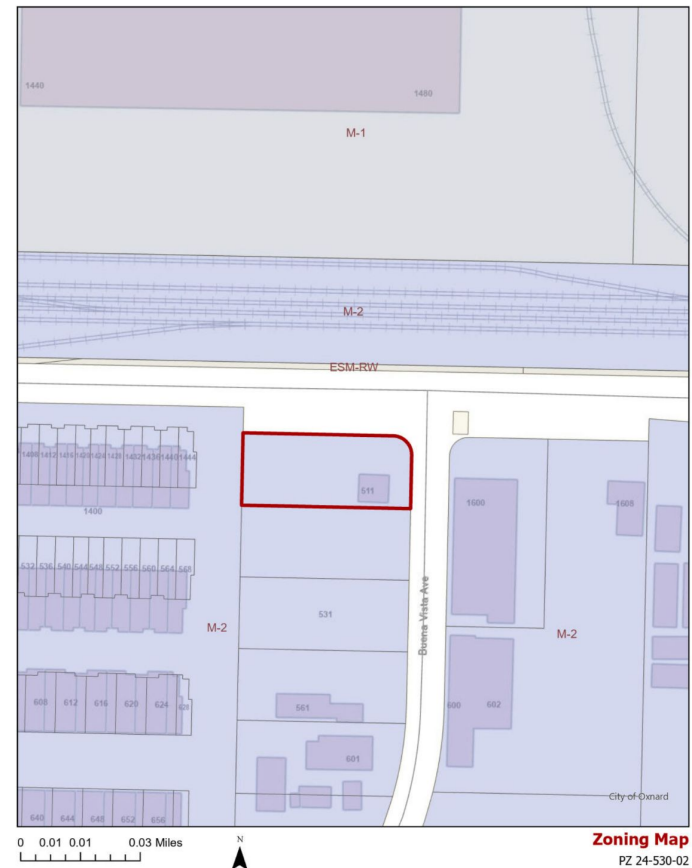
LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
511 Buena Vista Avenue	Heavy Manufacturing (M-2)	Central Industrial Area (CIA)	Hardscape Art Manufacturer
North	Heavy Manufacturing (M-2)	Limited Industrial (ILM)	Railyard/Train Tracks
South	Heavy Manufacturing (M-2)	Central Industrial Area (CIA)	Vehicle Storage
East	Heavy Manufacturing (M-2)	Central Industrial Area (CIA)	Sheet Metal Fabrication
West	Heavy Manufacturing (M-2)	Central Industrial Area (CIA)	Industrial Suites

General Plan Land Use Designation



Central Industrial Area (CIA)

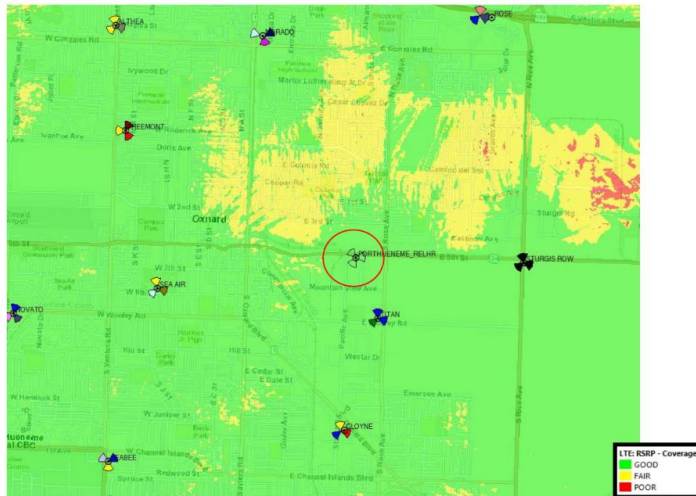
Zoning Designation



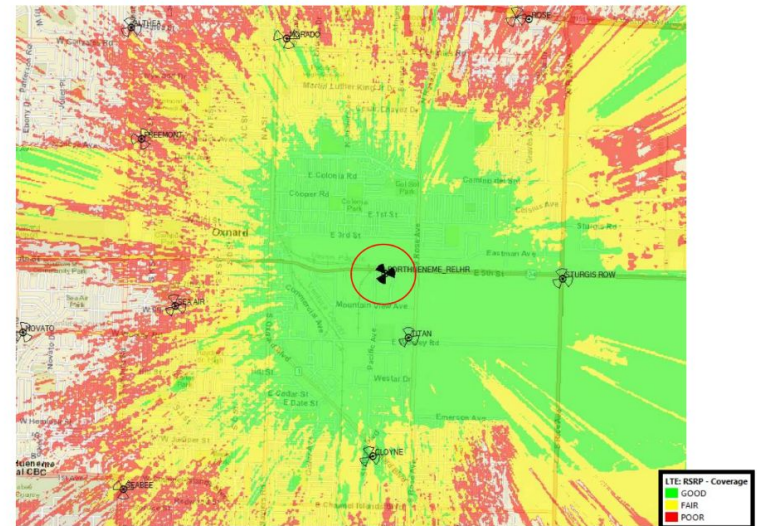
Heavy Manufacturing (M-2)

- Building Permit No. 8462 was approved on June 19, 1975 for the development of the 600 square-foot associated office on a 0.49 acre parcel.
- On June 18th, 2024, the current wireless special use permit for a 100 foot tall faux-eucalyptus wireless tower was applied for.

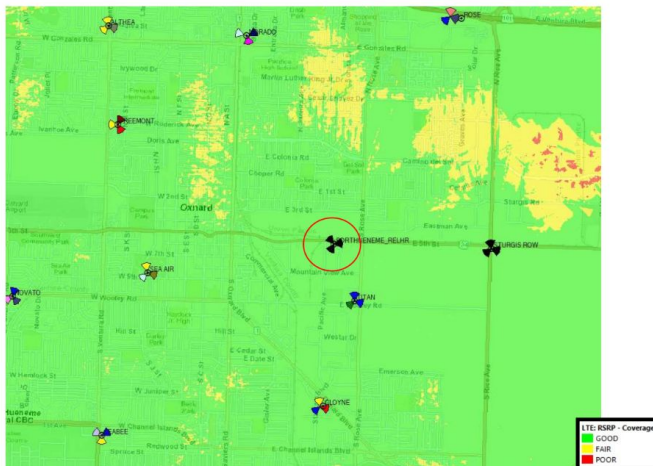
Verizon Coverage without PORT HUENEME



PORT HUENEME Coverage ONLY

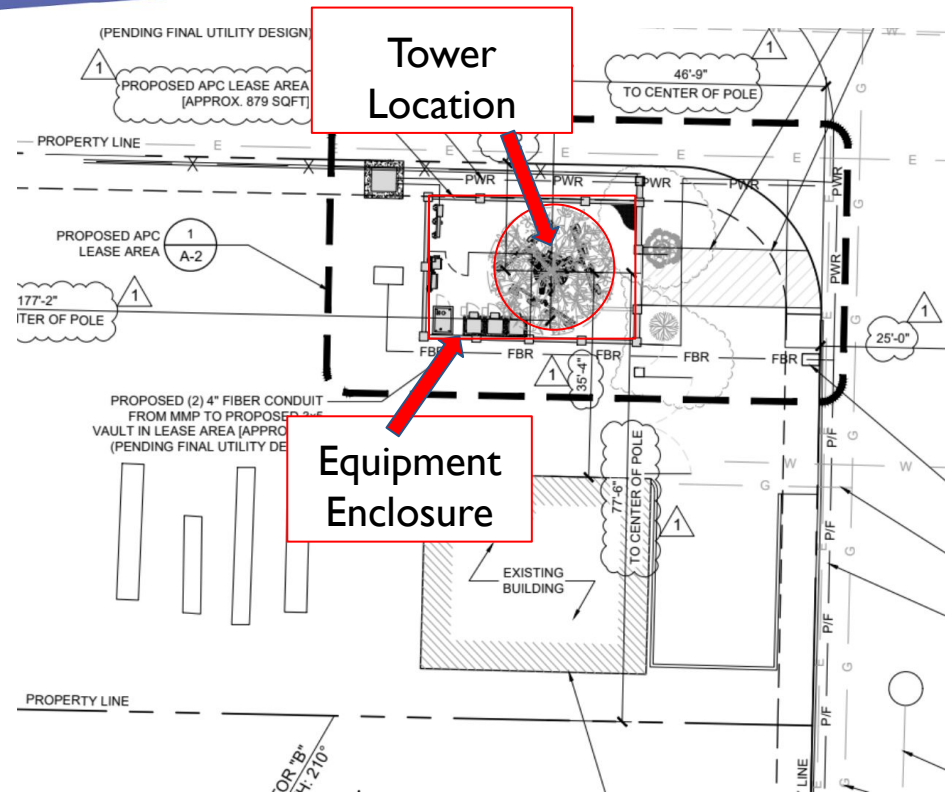
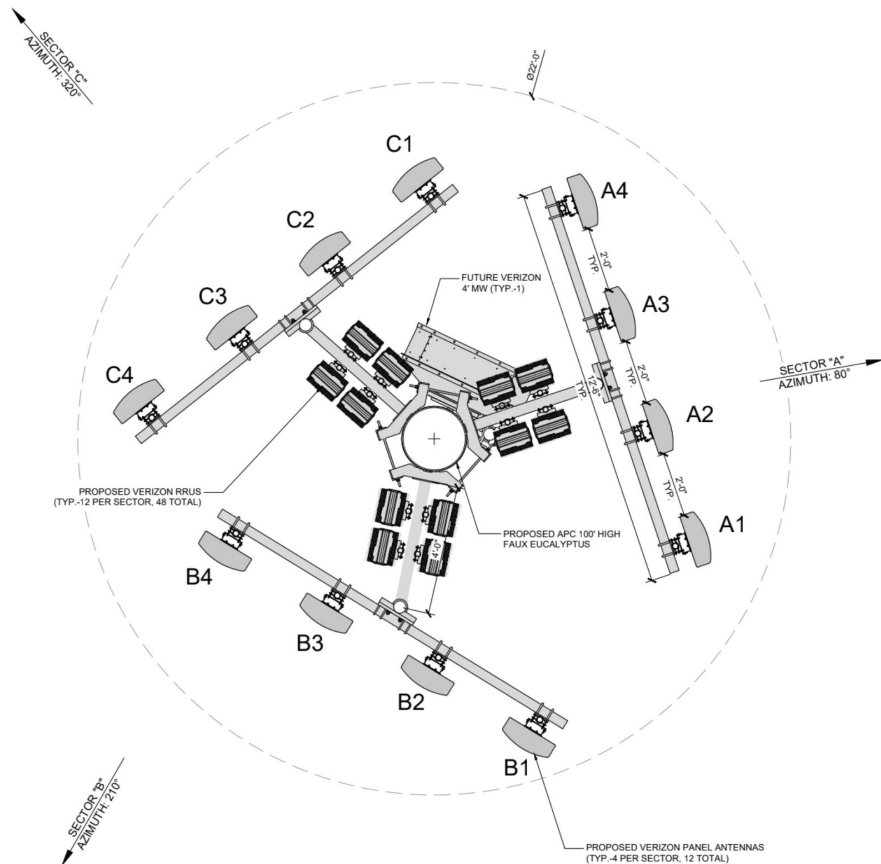


Verizon Coverage with PORT HUENEME



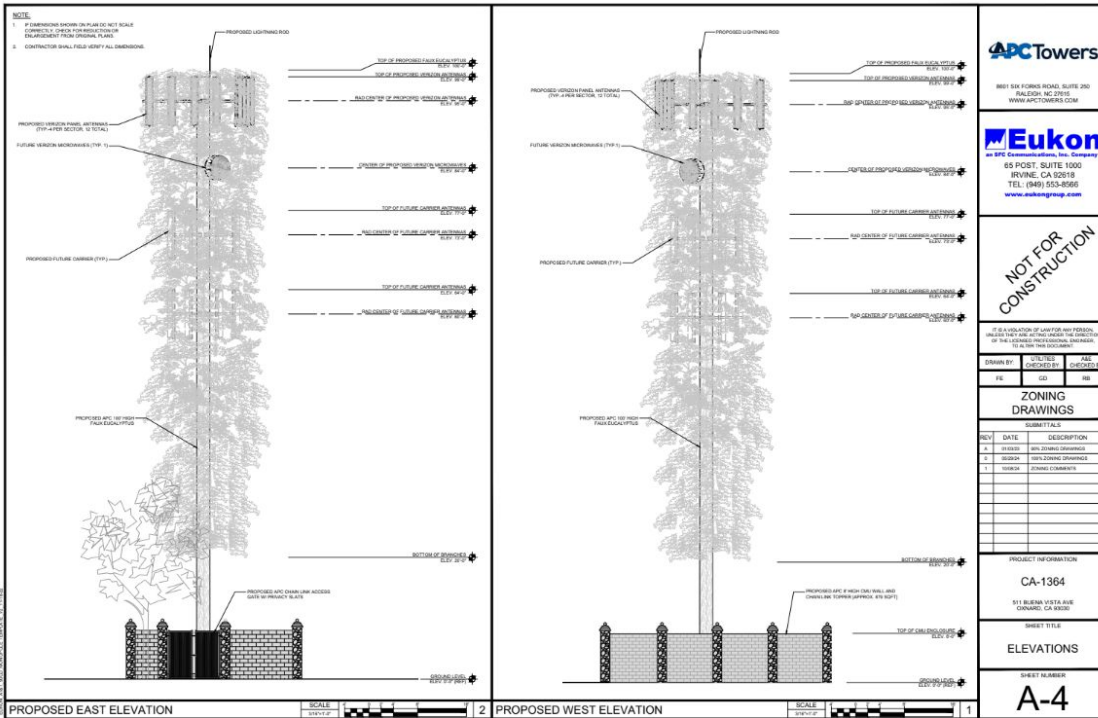
verizon

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PROJECT ELEVATION PLANS AND PHOTO EXAMPLE

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- Conditions #15-20 require landscaping plans for landscaping around the equipment area.
- Conditions #34, 35, 36, 37, 38, 39, 40, 41, 42, 44, 53, 54, 55, 56, 57, 58, and 59 are different requirements for the disguise of the tower and its antennae to classify it as a stealth facility and keep the tree maintained as such for the life of the project.

Environmental Determination:

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA).

This proposal includes the construction of a stealth wireless communications facility within an existing area utilized for outdoor, hard-scape art storage.

No environmental sensitive areas are on or adjacent to the developed property. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption.

That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3); and
- b) Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-530-02 (Special Use Permit - Wireless), subject to certain findings and conditions

