

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Rogelio Solis, Assistant Planner

DATE: July 17, 2025

SUBJECT: **Project Name: Esplanade T-Mobile Wireless Facility;** Planning and Zoning Permit No. 24-530-06 (Special Use Permit - Wireless); Property located at 600 East Esplanade Drive (APN: 142-0-022-565).

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 or Conversion of Small Structures); and
- b. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-530-06 (Special Use Permit Wireless), subject to certain findings and conditions.

2) Project Description and Applicant: A request to construct a stealth wireless communication facility with associated rooftop equipment within a 450 square foot lease area that will be completely concealed by architecturally integrating new 8-foot high fiberglass reinforced polymer screen walls into the existing building rooftop on a 4.10 acre property developed with an existing hotel, located at 600 East Esplanade Drive, within the General Commercial Planned Development (C-2-PD) zone. The application includes a request for a height 35 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 Sydney McLaughlin, Smartlink Group, 12920 SE 38th Street, Bellevue, WA 92660 on behalf of T-Mobile West LLC (“**Applicant**”), on behalf of the property owner JS Hospitality Group LLC, 20342 SW Acacia Street, Newport Beach, CA 92660.

3) Existing & Surrounding Land Uses: The 178,596 square foot parcel (4.10 acres) is currently occupied by an existing hotel. The subject property is developed with three interconnected, 2-story structures and a 6-story, 162-room hotel complex with incidental commercial uses as well as a surface parking lot. The following table summarizes the land uses and zoning designation of the project site and adjacent properties.

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LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site (600 E. Esplanade Dr.)	General Commercial - Planned Development (C-2-PD)	Commercial Office (COF)	Hotel
North	Commercial Office - Planned Development (C-O-PD)	Commercial Office (COF)	Offices
South	Single-Family Residential (R-1)	Residential Low (RL)	Single-Family Residential
East	Commercial Office - Planned Development (C-O-PD)	Commercial Office (COF)	Child Day Care
West	General Commercial - Planned Development (C-2-PD)	Commercial Office (COF)	Offices

- 4) Background:** The Planning Commission approved Special Use Permit (SUP) No. 499 with Resolution No. 3921, on November 30, 1972 for the development of 162-room hotel complex that consists of three interconnected, 2-story structures and a 6-story building with incidental commercial uses on a 4.10 acre parcel. On February 14, 1974 the Planning Commission approved Special Use Permit (SUP) No. 499 (A-1) with Resolution No. 4323, allowing the renewal and extension of time for Special use Permit No. 499. As part of its renewal request the project proposed a few minor amendments that included an increase in parking spaces for a total of 365 spaces, two additional tennis courts, and a 2,00 square-foot increase in landscaping and interior yard space. Since then several minor modification permits have been approved for various signage and architectural changes to the hotel. On March 5, 2025, the most recent Minor Modification Permit PZ No. 25-143-07, approved a paint change to the building's existing facade and its signage, as the previous tenant, Courtyard by Marriott, will be replaced by the Holiday Inn Hotel. On September 16, 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 a Radio Frequency - Electromagnetic Energy (RF-EME)

Compliance 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; installation of small new equipment and facilities in small 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 with associated equipment on an existing rooftop within a 450 square foot lease area. The facility will be completely screened by new 8-foot high fiberglass reinforced polymer (FRP) screen walls that are designed to be incorporated into the existing hotel’s facade, therefore it will be a stealth facility that disguises the wireless elements from view from the surrounding developments. This Project proposes to construct a wireless communication facility and associated equipment at an existing hotel, 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 wireless facility is east of Vineyard Avenue and west of the 101 Freeway with both roadways being designated by the 2030 General Plan as Scenic Corridors. Per Oxnard City Code Section 16-488(D)(5) a wireless facility may be approved within 500’ of a Scenic Highway, if the wireless facility can be determined to be a stealth facility. Staff has determined that because special screening devices, such as fiberglass reinforced polymer screen walls, will be incorporated into the existing hotel’s architecture to conceal the wireless facility from the public street view and residential areas the facility would qualify to be categorized as a stealth facility. The Project is proposed to be located within the rooftop of an existing hotel. The premises for the wireless facility and its ancillary equipment is separated into three interconnected areas that total 450 square feet. The middle sector contains the V2 enclosure cabinet, battery cabinet, V2 chassis, IXRE router box, 200A power protection cabinet, telco box, work lights, an access ladder, roof and wall mounted cable tray. Meanwhile the two sectors flanking the primary equipment area contain the six new panel antennas with one of those sectors containing 4 antennas and the other sector containing the remaining two antennas. The project is accessed directly through Esplanade Drive and through the parking lot from Vineyard Avenue. No parking spaces will be lost to the addition of the wireless facility and its associated equipment.
- b. **General Plan Consistency:** The 2030 General Plan identifies the land use for the subject property to be Commercial Office, 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:

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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 T-Mobile 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 will be located on the rooftop of an existing building and is designed to resemble the building's facade. The project is located in a commercial zone and has a significant setback from nearby residential areas. Due to its screening the project will not be visible from public rights-of-way and local and state scenic highways, nor will it significantly impact the point of view of nearby residents. 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 Planned Development zone. The proposed facility would be located

adjacent to the 101 Freeway, which the 2030 General Plan designates as a Scenic Highway. Due to its close proximity to a Scenic Highway and residential areas, the project must be significantly screened.

The proposed facility is considered a stealth facility because the structure will be completely concealed by architecturally integrating fiberglass reinforced polymer screen walls into the existing building rooftop and therefore is allowed by Oxnard City Code (See OCC § 16-488-492). The project will result in an increase in height for the existing hotel, 35 feet above the 35 foot height requirement for the General Commercial Zone. Pursuant to Article 16, Section 16-108 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 will not only aid in concealing the wireless facility but it will also allow for co-location of antennae for other wireless service providers at an adequate height to efficiently close a coverage gap. Applicable development standards of the General Commercial Zone have been compared with the proposed project, as follows:

Development Standard	General Commercial	Existing	Proposed	Complies ?
Maximum Height	35 feet	62 feet	70 feet	Yes, with SUP
Front yard setback	10 feet	80 feet	80 feet	Yes
Side yard setback	5 feet	270 feet	270 feet	Yes
Rear yard setback	15 feet	175 feet	175 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	70 feet	Yes, with SUP approval pursuant to OCC 16-108.
Setbacks (§16-492.B)	Attached facility may extend up to 5 ft beyond edge of	Centerline of the wireless facility is over 50' from every	Yes

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	attachment structure, regardless of setback requirements, provided facility does not encroach into adjoining parcel or right-of-way	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 on the rooftop of an existing building.	Yes (Conditions #38 and #43)
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 #30, #31 and #48)
Security (§16-492.H)	Emergency phone numbers shall be posted	Emergency phone numbers will be posted.	Yes (Condition #46)
FCC Compliance (§16-492.I)	Radio Frequency emissions report required	Radio Frequency emissions report submitted.	Yes

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 and associated equipment will be located on a rooftop and will be completely screened by FRP screens that will be painted to match the existing building facade.	Yes

- d) **Site Design:** The proposed communications facility will be constructed on the rooftop of an existing building. The facility will be concealed by 8-foot high fiberglass reinforced polymer screen walls that will be designed in a manner that is compatible with the architecture and colors of the existing hotel. The proposed stealth facility and its ancillary equipment will be located within a 450 square foot lease area. Due to its location the height of the facility can support co-location, which will allow the attachment of future antennae at the hotel's rooftop. The ancillary equipment will be constructed within an equipment enclosure. The equipment enclosure will contain a V2 enclosure cabinet, battery cabinet, V2 chassis, IXRE router box, 200A power protection cabinet, telco box, work lights, an access ladder, roof and wall mounted cable tray, along with six new panel antennas. The equipment enclosure will be built on a new steel platform and protected by 8' tall fiberglass reinforced polymer screen walls that are to match the existing buildings.
- e) **Circulation and Parking:** The project property has access driveways from both Vineyard Avenue and Esplanade Drive that lead to the parking lot near the existing hotel containing the wireless facility and its equipment. The addition of the equipment enclosure and wireless facility will not reduce the existing parking nor will it further impact existing circulation or access to the project site.
- f) **Height:** The proposed facility will be located on the rooftop of an existing hotel, thus the project is proposing new 8-foot high fiberglass reinforced polymer (FRP) screen walls so that the facility is not visible from public rights-of-way and local and State scenic highways. The existing hotel is already 27 feet above the maximum allowed height within the General Commercial Zone (35 feet). With the proposed facility, the building will now be 35 feet

above the allowed height and will result in approximately a 100% increase in height. Per OCC Section 16-108, the Planning Commission can approve a height increase with the approval of a Special Use Permit. The target area is surrounding the intersection of Vineyard Avenue and Esplanade Drive near the Oxnard Financial Center. At the proposed broadcast center height of 62 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.

- g) **Landscaping and Open Space:** The project site features an abundance of existing landscaping throughout the property. The project is not proposing any additional landscaping at this time and intends to maintain the existing landscaping onsite. Thus, the proposed wireless facility is not anticipated to have an adverse effect on 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 slight noise and will be audible only when adjacent to the cabinet, however wireless facility equipment cabinets are designed to be minimally intrusive, with regulations often in place to ensure acceptable noise levels. Furthermore, 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, 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. At roof level the anticipated maximum predictive RF-EME at the T-Mobile facility will be 30.7% of FCC's general population limit. Based on worst-case scenario predictive 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. At ground level, the maximum power density generated by the antennas is approximately 24% of FCC's general population limit (4.8% of the FCC's occupational limit). 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. Thus, the site is designed and conditioned to be compliant with the FCC exposure guidelines.
- j) **Equipment Enclosure:** The associated 8-foot high, 450 square-foot lease area will be enclosed by means of fiberglass reinforced polymer (FRP) screens which will completely surround the wireless facility and its ancillary equipment. The enclosure is designed to match

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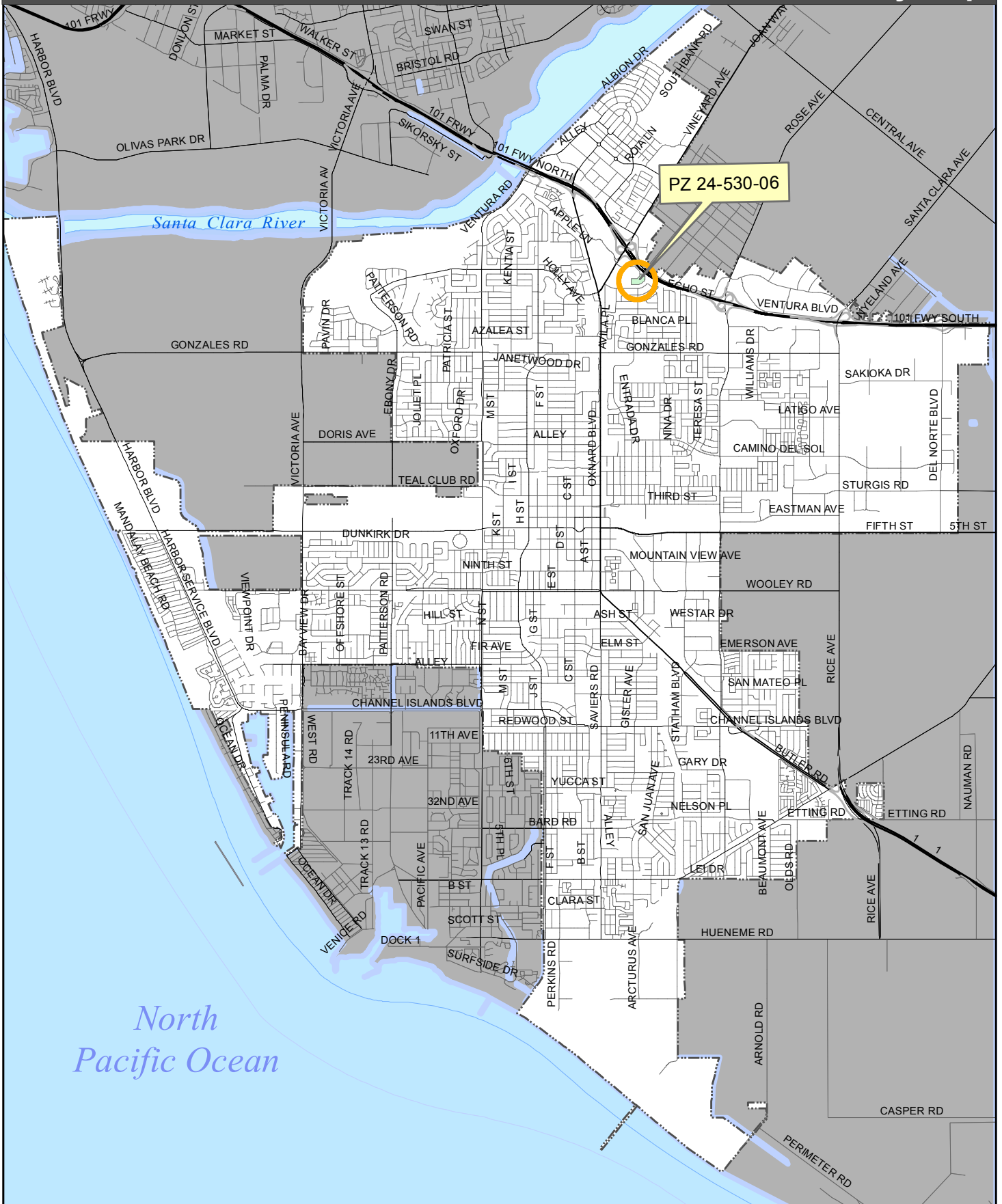
the surrounding buildings and will remain consistent with the existing architecture. The enclosure will provide necessary screening by way of the proposed FRP screens.

- 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:** On May 9, 2025 , the applicant mailed 1,221 notices of the Community Workshop meeting to all property owners within the Rio Lindo Neighborhood. A notice of this meeting was posted on the project site with a brief description and contact communication. The Community Workshop was conducted on May 19, 2025. During the workshop, we received questions in regards to how the project would benefit the community, would the wireless communication facility allow for other providers to colocate, when the tower would be operational, and lastly what the screening material will consist of. Construction of this facility will fill a significant gap in T-Mobile Wireless's coverage in this area of the city and provide better signal for nearby businesses, residents, and emergency response vehicles. Additionally, all new wireless communication facilities 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. The screening material for the wireless facility is made of a fiberglass reinforced polymer material.
- 9) **Appeal Procedure:** In accordance with OCC Section 16-545 of the Oxnard 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 Planning Division's Office and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

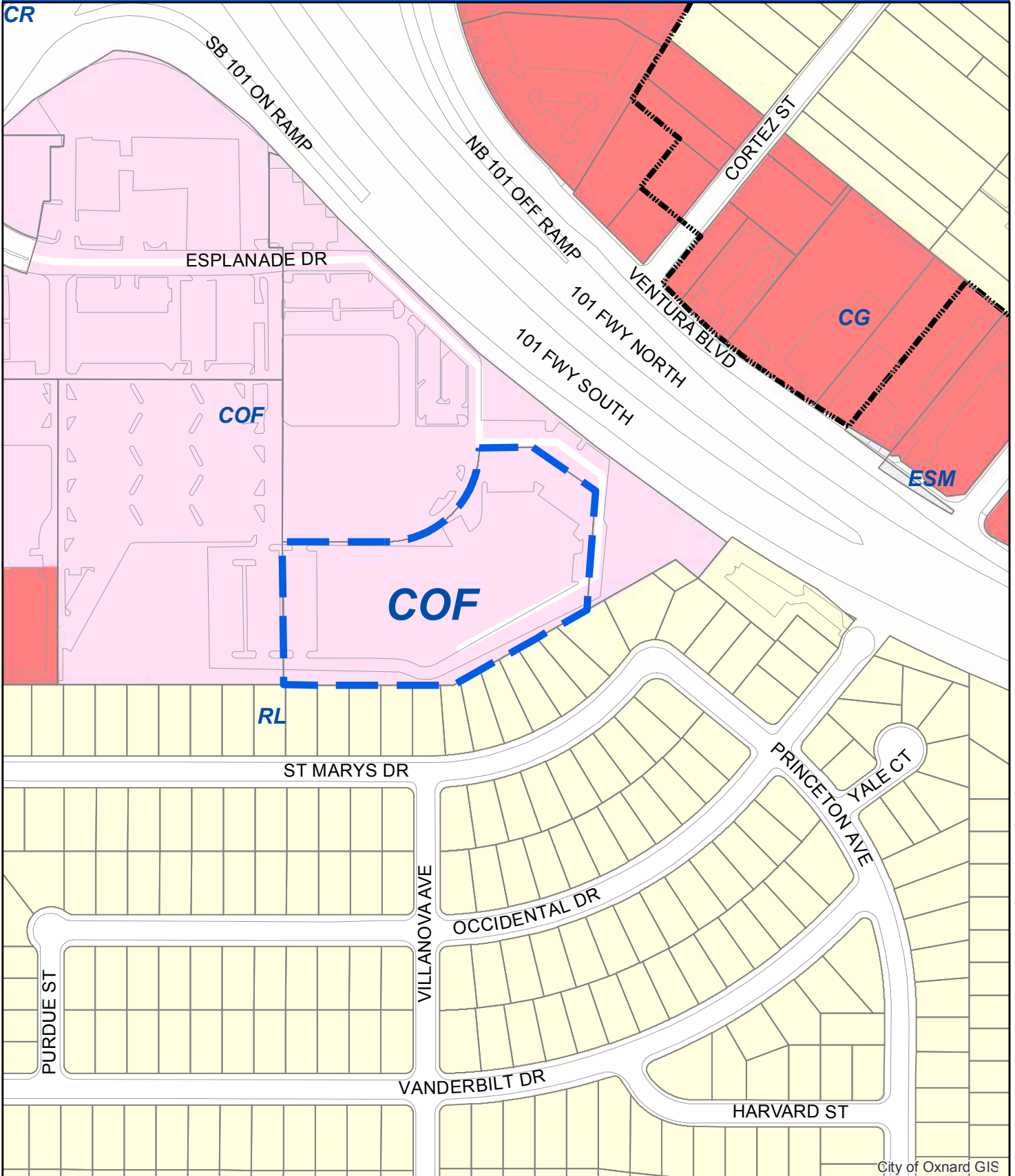
- A. Maps (Vicinity, General Plan, Zoning)
- B. Project Plans
- C. Electromagnetic Fields Report
- D. Notice of Exemption
- E. Planning Commission Resolution
- F. Propagation Maps
- G. Staff Presentation

Vicinity Map



2030 General Plan Land Use Map

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Oxnard Planning
December 9, 2024

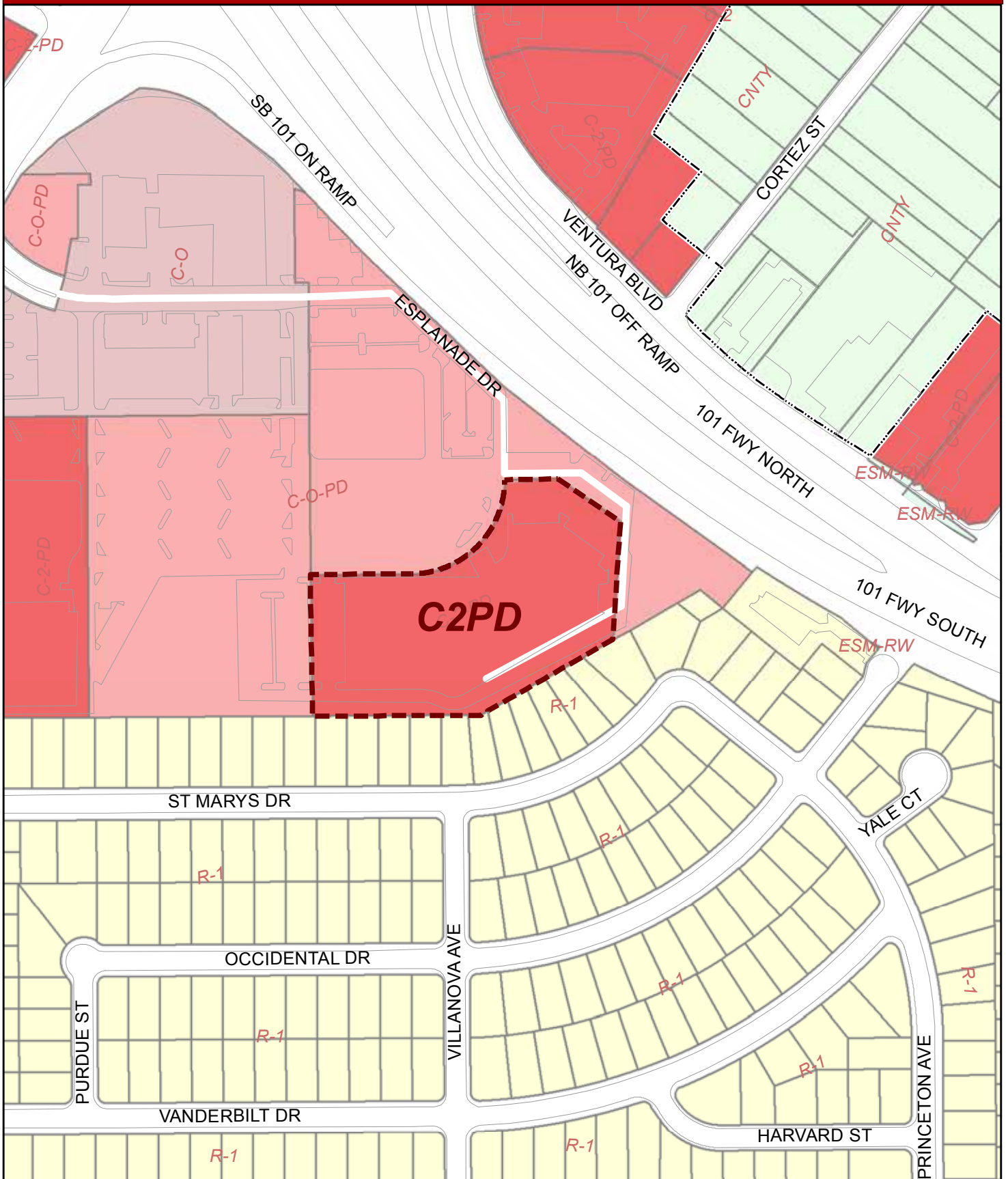
PZ 24-530-06
Location: 600 E Esplanade Dr
APN: 1420022565
T-Mobile Wireless Facility
0 75 150 300 Feet

2030 General Plan Land Use Map



1:3,000

Zoning/Specific Plan¹² Map



Oxnard Planning

December 9, 2024

PZ 24-530-06

Location: 600 E Esplanade Dr

APN: 1420022565

T-Mobile Wireless Facility

037.75 150 225 300 Feet

Zoning/Specific Plan Map



1:3,000



T-Mobile

SITE NUMBER: SV14303A
SITE NAME: SV00267A REPLACEMENT
SITE TYPE: ROOFTOP
PROJECT TYPE: REPLACEMENT

ADDRESS: 600 E. ESPLANADE DR.
OXNARD, CA 93036
COUNTY: VENTURA
JURISDICTION: CITY OF OXNARD

PROJECT DIRECTORY:

SITE ADDRESS: 600 E. ESPLANADE DR.
OXNARD, CA 93036

PROPERTY OWNER: JS HOSPITALITY GROUP LLC
20342 SW ACACIA ST
NEWPORT BEACH, CA 92660

APPLICANT: T-MOBILE WEST CORPORATION
3257 EAST GUASTI ROAD
ONTARIO, CA 91761

BUILDING SUMMARY:
OCCUPANCY CLASSIFICATION: U
TYPE OF CONSTRUCTION: -
ZONING: GENERAL COMMERCIAL PLANNED AND DEVELOPMENT (C-2-PD)
ASSESSORS PARCEL NUMBER: 142-0-022-56

GEODETTIC COORDINATES:
LATITUDE: 34° 13' 40.4" N (34.227890)
LONGITUDE: 119° 10' 17.4" W (-119.171496)

NO. OF PARKING:	141
PARKING COVERAGE (%):	65635.61 SQ. FT. (36.75)
LANDSCAPE COVERAGE (%):	45091.35 SQ. FT. (25.25)
PAVEMENT COVERAGE (%):	12144.66 SQ. FT. (6.80)
MAIN HOTEL (%):	45723.66 SQ. FT. (25.60)
SECONDARY BUILDING (%):	10000.72 SQ. FT. (5.60)
TOTAL LOT COVERAGE:	178596.00 SQ. FT.

PROJECT SUMMARY:

REPLACEMENT RFDS VER. #1 03/07/2024

THIS PROJECT INCLUDES THE MODIFICATIONS TO AN EXISTING T-MOBILE WIRELESS FACILITY, INCLUDING:

- ANTENNA LOCATION:**
- INSTALL 3 (N) AIR6419 B41 PANEL ANTENNAS (1 PER SECTOR)
 - INSTALL 3 (N) 840590966 PANEL ANTENNAS (1 PER SECTOR)
 - INSTALL 3 (N) RRUS-4480 B71+B85 (1 PER SECTOR)
 - INSTALL 3 (N) RRUS-4460 B25+B66 (1 PER SECTOR)
 - INSTALL 1 (N) 9'-8"x18'-0" FRP SCREEN
 - INSTALL 1 (N) 8'-1"x18'-0" FRP SCREEN

- EQUIPMENT LOCATION:**
- INSTALL (N) STEEL PLATFORM 5'-2"x8'-0"
 - INSTALL 1 (N) 10'-0" LONG FRP SCREEN
 - INSTALL 1 (N) 6160 V2 ENCLOSURE CABINETS
 - INSTALL 1 (N) B160 BATTERY CABINET
 - INSTALL 2 (N) RP6651
 - INSTALL 1 (N) 6601 V2 CHASSIS
 - INSTALL 1 (N) IXRE ROUTER
 - INSTALL 1 (N) DUG20
 - INSTALL 3 (N) 6x24 HCS 4AWG 30M
 - INSTALL 1 (N) 200A PPC
 - INSTALL 1 (N) TELCO BOX
 - INSTALL 2 (N) WORK LIGHTS
 - INSTALL 1 (N) ACCESS LADDER
 - INSTALL (N) ROOF AND WALL MOUNTED CABLE TRAY PER PLAN

CONSULTING TEAM:

SAC/ZONING/PERMITTING: SMARTLINK GROUP
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401
CONTACT: SIDNEY.MCLAUGHLIN@SMARTLINKGROUP.COM
EMAIL: SIDNEY.MCLAUGHLIN@SMARTLINKGROUP.COM

DESIGN ENGINEERING: INTELOCITY, LLC
1875 CORONADO AVENUE
SIGNAL HILL, CA 90755
CONTACT: MARTIN.OLGUIN@INTELOCITY.COM
EMAIL: MARTIN.OLGUIN@INTELOCITY.COM

SHEET INDEX:

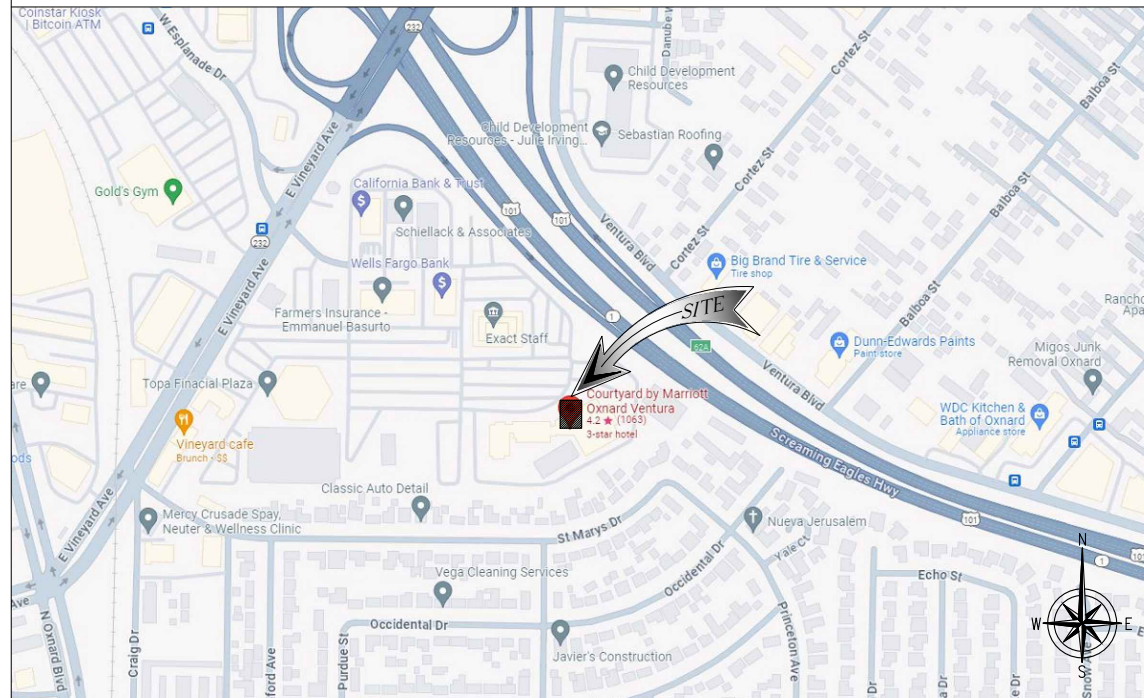
SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
T-2	ABBREVIATIONS, SYMBOLS, GENERAL NOTES & SPECIFICATIONS
T-3	RF SIGNAGES
LS-1	LANDSCAPE PLANS
LS-2	LANDSCAPE PLANS
A-0	PARCEL MAP
A-1	SITE PLAN
A-2	ENLARGED ROOF PLAN
A-3	NEW EQUIPMENT LAYOUT
A-3.1	NEW EQUIPMENT AREA ELEVATIONS
A-4	NEW ANTENNA SCHEDULE, NEW ANTENNA LAYOUT
A-5	ELEVATIONS
A-6	ELEVATIONS
A-7	ELEVATIONS
A-8	ELEVATIONS
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS
D-4	DETAILS

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
DEVELOP. MGR			
CONST. MGR			
ZONING MGR			
RF ENGINEER			
OPERATIONS			
SAC REP.			
UTILITIES			

VICINITY MAP:



DRIVING DIRECTIONS:

DIRECTIONS FROM T-MOBILE OFFICE:

- GET ON I-10 W FROM E GUASTI RD, HEAD WEST TOWARD E GUASTI RD, TURN LEFT TOWARD E GUASTI RD, TURN RIGHT ONTO E GUASTI RD, CONTINUE STRAIGHT TO STAY ON E GUASTI RD, USE THE 2ND FROM THE RIGHT LANE TO TURN RIGHT ONTO N ARCHIBALD AVE, USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO I-10 W TOWARD LOS ANGELES, TAKE CA-210 W, CA-118 W, CA-23 S AND US-101 N TO CA-232 S/E VINEYARD AVE IN OXNARD. TAKE EXIT 62A FROM US-101 N, MERGE ONTO I-10 W, KEEP LEFT TO STAY ON I-10 W, TAKE EXIT 48 FOR MONTE VISTA AVE, USE THE RIGHT 2 LANES TO TURN RIGHT ONTO MONTE VISTA AVE, CONTINUE STRAIGHT TO STAY ON MONTE VISTA AVE, TURN RIGHT ONTO E BASELINE RD, TURN LEFT TO MERGE ONTO CA-210 W, CONTINUE ONTO I-210 W, KEEP RIGHT AT THE FORK TO STAY ON I-210 W, FOLLOW SIGNS FOR SACRAMENTO, USE THE RIGHT 2 LANES TO TAKE EXIT 6B FOR CA-118 W TOWARD VENTURA, CONTINUE ONTO CA-118 W, CONTINUE ONTO CA-118 W, CONTINUE ONTO CA-23 S, USE THE RIGHT 2 LANES TO TAKE EXIT 12B TO MERGE ONTO US-101 N TOWARD VENTURA, TAKE EXIT 62A FOR VINEYARD AVE/CA-232, CONTINUE ON CA-232 S/E VINEYARD AVE TO YOUR DESTINATION, USE THE LEFT 2 LANES TO TURN LEFT ONTO CA-232 S/E VINEYARD AVE, USE THE LEFT 2 LANES TO TURN LEFT ONTO E ESPLANADE DR, TURN RIGHT, TURN LEFT, DESTINATION WILL BE ON THE RIGHT.

APPLICABLE CODES

BUILDING CODE REFERENCE:

ALL WORK IS TO COMPLY WITH THE THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24):

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA TITLE 24
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA MECHANICAL CODE
- TIA/EIA-222-H OR LATEST EDITION

T-Mobile

PLANS PREPARED BY:



CONSULTING GROUP:

INTELOCITY
DESIGN | BUILD | INNOVATE

1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

A NUWAVE COMPANY

NO.	DATE:	DESCRIPTION:	BY:
1	06/10/24	90% ZD'S	MVC
2	06/28/24	100% ZD'S	MVC
3	10/14/24	REVISED 100% ZD'S	MVC
4	10/17/24	REVISED 100% ZD'S	MVC
5	10/23/24	REVISED 100% ZD'S	MVC
6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

SITE INFORMATION:

SV00267A REPLACEMENT

SV14303A

600 E. ESPLANADE DR.
OXNARD, CA 93036

SEAL:



EXPIRATION: 12-31-24

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



PLANS PREPARED BY:



CONSULTING GROUP:



1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

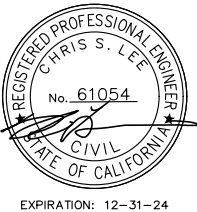
A NUWAVE COMPANY

NO.	DATE:	DESCRIPTION:	BY:
1	06/10/24	90% ZD'S	MVC
2	06/28/24	100% ZD'S	MVC
3	10/14/24	REVISED 100% ZD'S	MVC
4	10/17/24	REVISED 100% ZD'S	MVC
5	10/23/24	REVISED 100% ZD'S	MVC
6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

SITE INFORMATION:

SV00267A REPLACEMENT
SV14303A
600 E. ESPLANADE DR.
OXNARD, CA 93036

SEAL:



SHEET TITLE:

RF SIGNAGES

SHEET NUMBER:

T-3

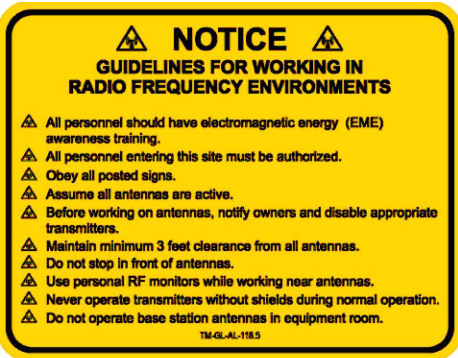
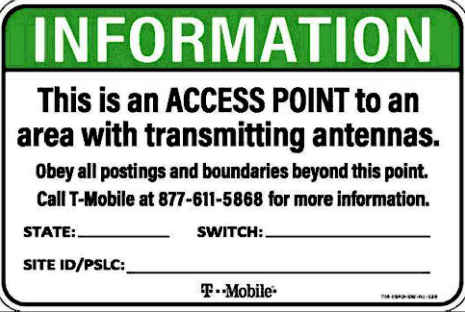
Occupational Safety and Health Administration (OSHA) Requirements

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.

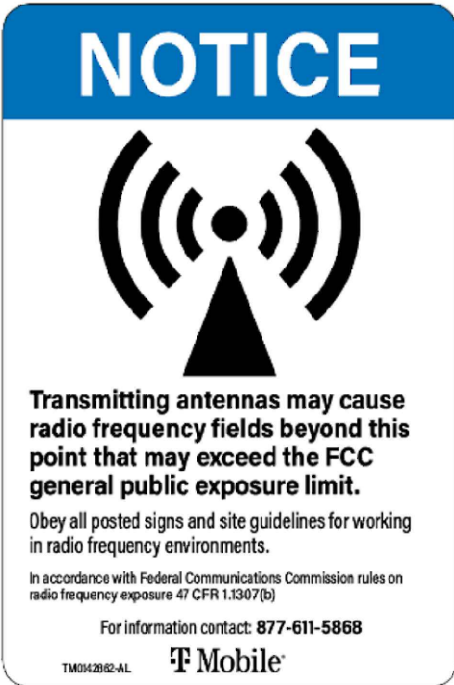


IN CASE OF
EMERGENCY
CALL
1-888-662-4662

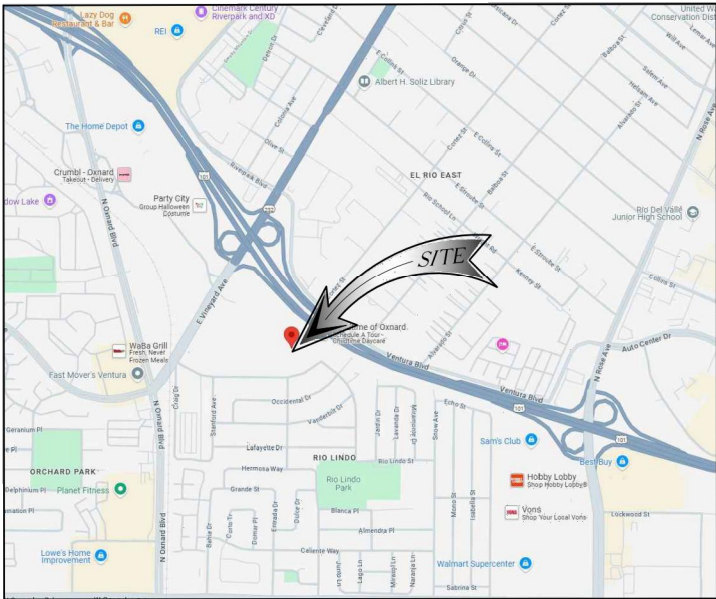
SITE NUMBER:
SITE NAME:

Antenna Structure
Registration Number
1234567

Per 47 CFR 17.4 (g)



If there are workers in an area with a sign that they do not understand, they can call the NOC Number at 877-611-5868 for guidance.



VICINITY MAP



APN

142-0-022-565, VENTURA COUNTY, CALIFORNIA

BASIS OF ELEVATIONS: (NAVD 1988)

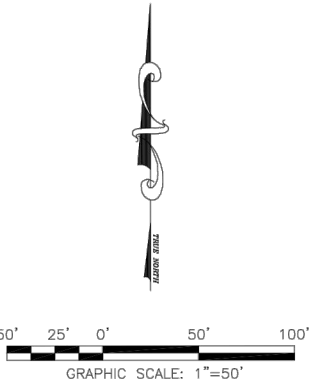
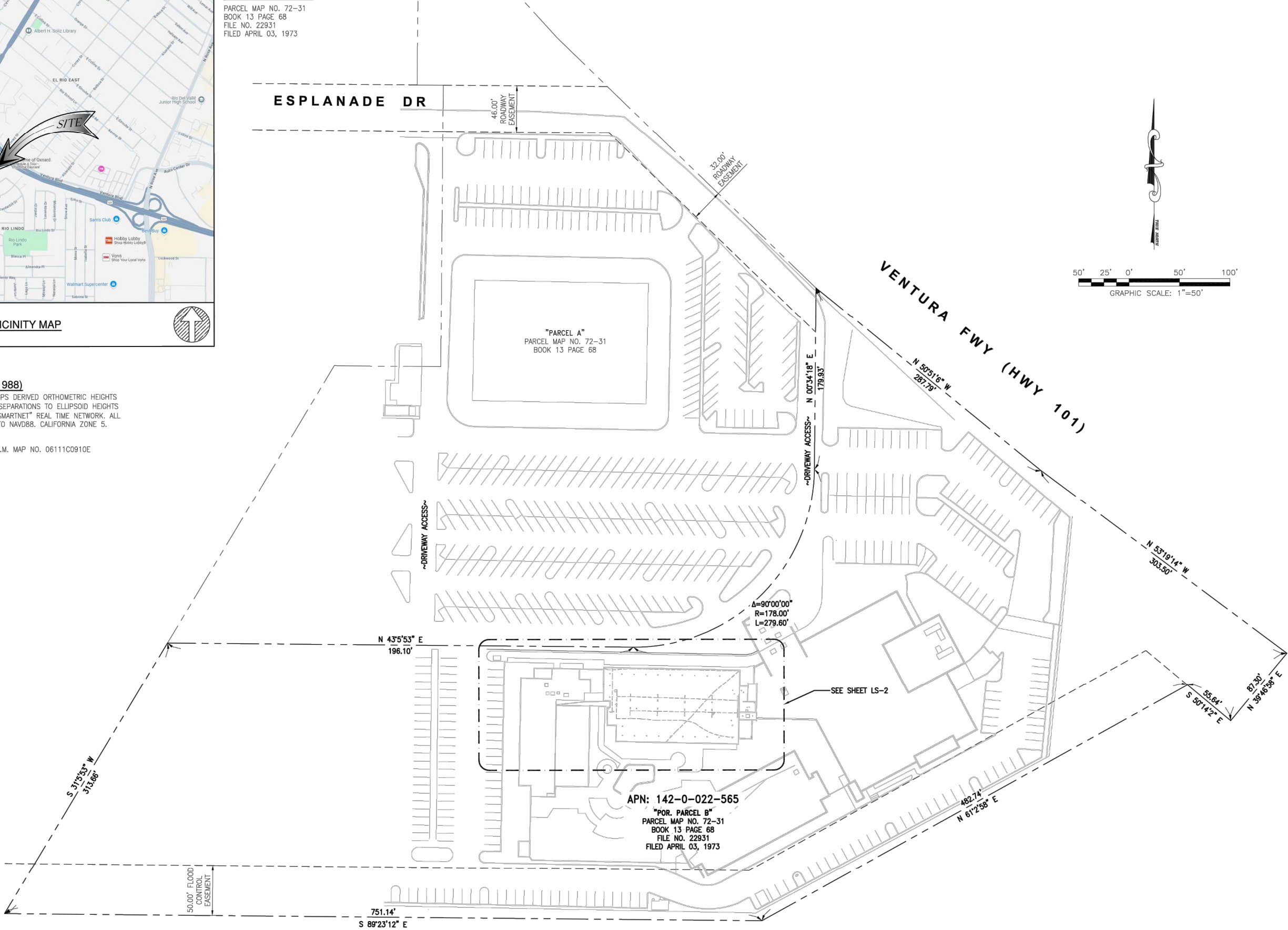
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 18" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 5.

FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. MAP NO. 06111C0910E EFFECTIVE DATE 1/20/2010

REFERENCE MAP

PARCEL MAP NO. 72-31
BOOK 13 PAGE 68
FILE NO. 22931
FILED APRIL 03, 1973



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/16/24	PRELIMINARY SURVEY	AB



ENGINEERING
AND SURVEY
24 RECODO, IRVINE, CA 92620
714.624.9027

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO T-MOBILE
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO T-MOBILE IS STRICTLY PROHIBITED



2008 McGAW AVENUE
IRVINE, CA 92614



SV14303A

600 E ESPLANADE DR
OXNARD, CA 93036

SHEET TITLE:

BOUNDARY

LS-1

LEGEND

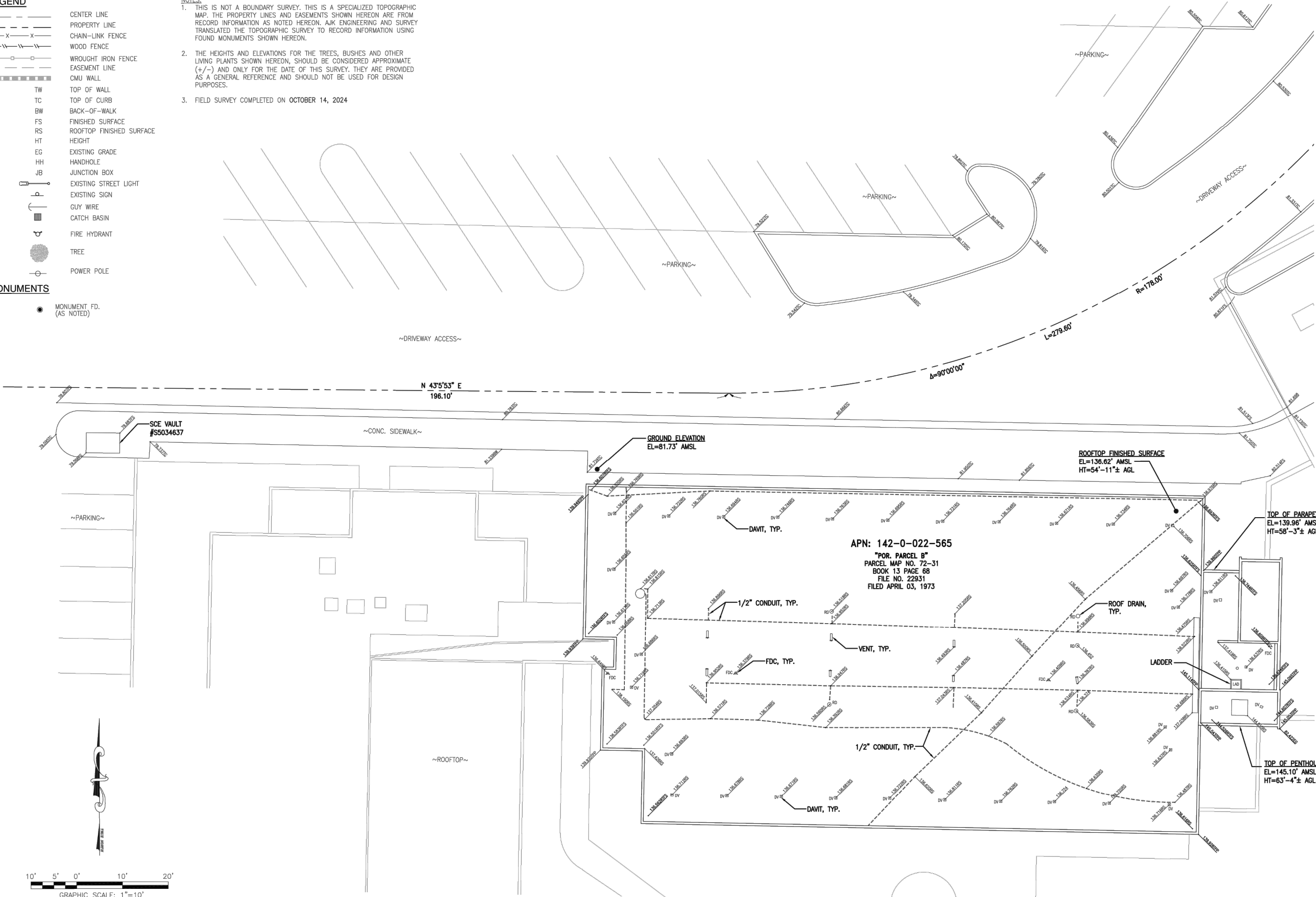
- CENTER LINE
PROPERTY LINE
CHAIN-LINK FENCE
WOOD FENCE
WROUGHT IRON FENCE
EASEMENT LINE
CMU WALL
TW TOP OF WALL
TC TOP OF CURB
BW BACK-OF-WALK
FS FINISHED SURFACE
RS ROOFTOP FINISHED SURFACE
HT HEIGHT
EG EXISTING GRADE
HH HANDHOLE
JB JUNCTION BOX
EXISTING STREET LIGHT
EXISTING SIGN
GUY WIRE
CATCH BASIN
FIRE HYDRANT
TREE
POWER POLE

MONUMENTS

- MONUMENT FD.
(AS NOTED)

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AJK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
3. FIELD SURVEY COMPLETED ON OCTOBER 14, 2024



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/16/24	PRELIMINARY SURVEY	AB



24 RECODO, IRVINE, CA 92620
714.624.9027

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

T-Mobile

2008 MCGAW AVENUE
IRVINE, CA 92614



SV14303A

600 E ESPLANADE DR
OXNARD, CA 93036

SHEET TITLE:

TOPOGRAPHIC SURVEY

LS-2



PLANS PREPARED BY:



CONSULTING GROUP:



1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

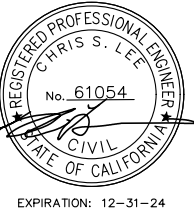
A NUWAVE COMPANY

NO.	DATE:	DESCRIPTION:	BY:
1	06/10/24	90% ZD'S	MVC
2	06/28/24	100% ZD'S	MVC
3	10/14/24	REVISED 100% ZD'S	MVC
4	10/17/24	REVISED 100% ZD'S	MVC
5	10/23/24	REVISED 100% ZD'S	MVC
6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

SITE INFORMATION:

SV00267A REPLACEMENT
SV14303A
600 E. ESPLANADE DR.
OXNARD, CA 93036

SEAL:



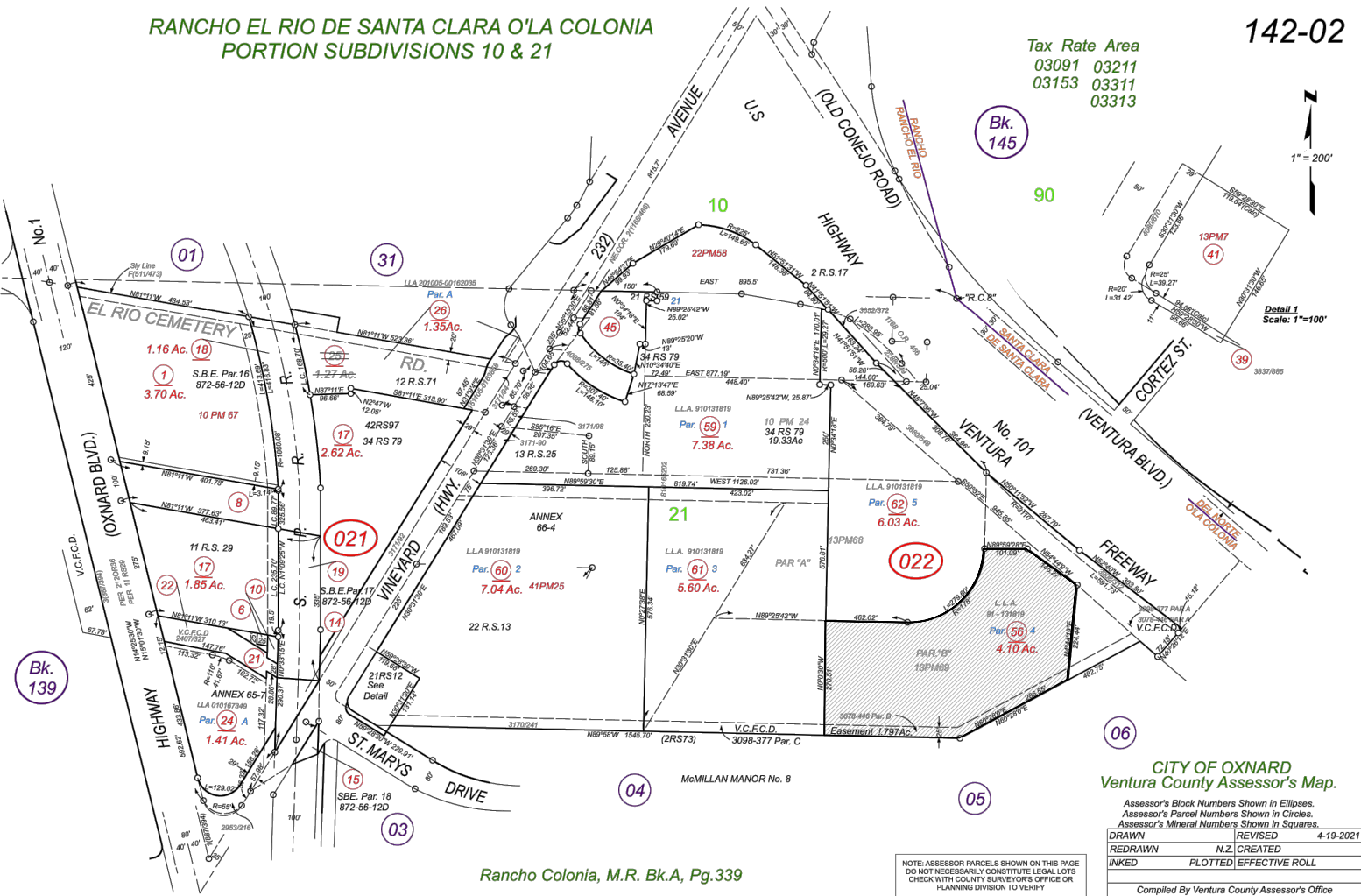
SHEET TITLE:

PARCEL MAP

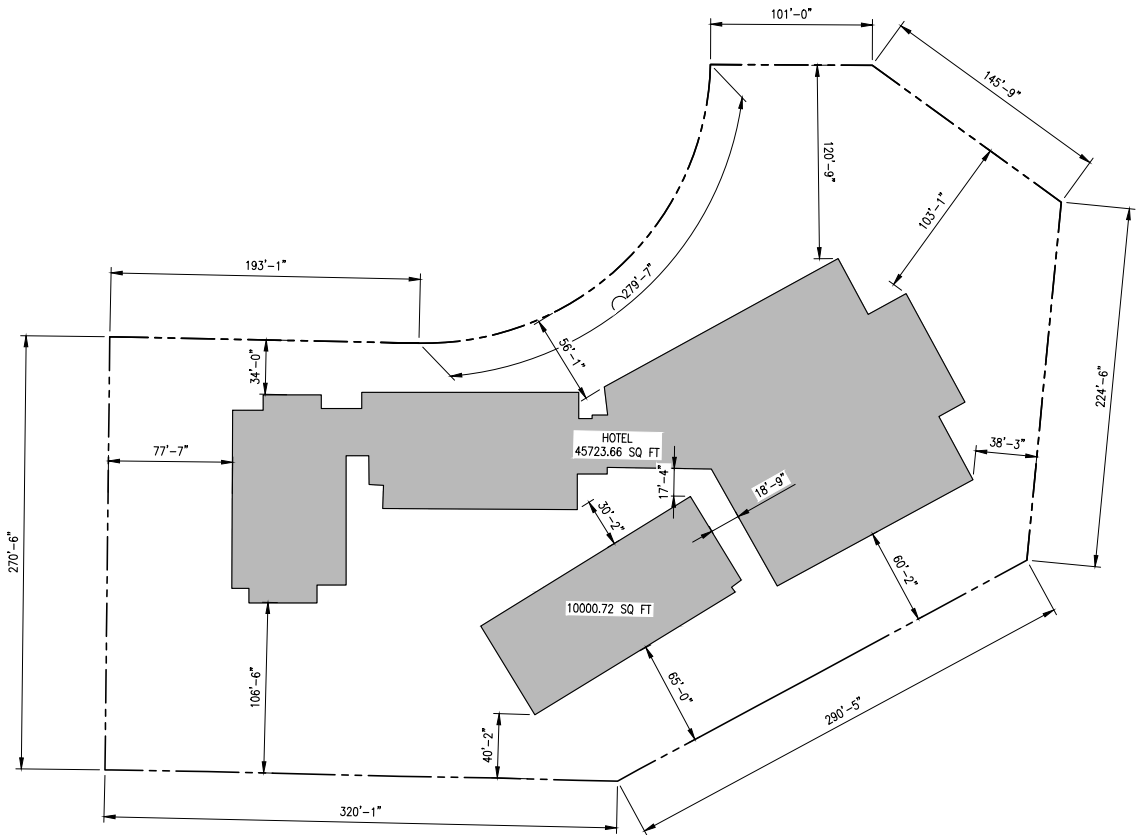
SHEET NUMBER:

A-0

RANCHO EL RIO DE SANTA CLARA O'LA COLONIA
PORTION SUBDIVISIONS 10 & 21



Rancho Colonia, M.R. Bk.A, Pg.339



APN.: 142-0-022-56
USE/ZONING: GENERAL COMMERCIAL
PLANNED AND DEVELOPMENT (C-2-PD)
TOTAL SQ FOOTAGE
(LOT): 4.1 ACRES (178596 SQ. FT.)





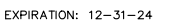
INTELOCITY
DESIGN | BUILD | INNOVATE

A NUWAVE COMPANY

- SITE INFORMATION: -

SV14303A

SEAL:



SITE PLAN

A-1



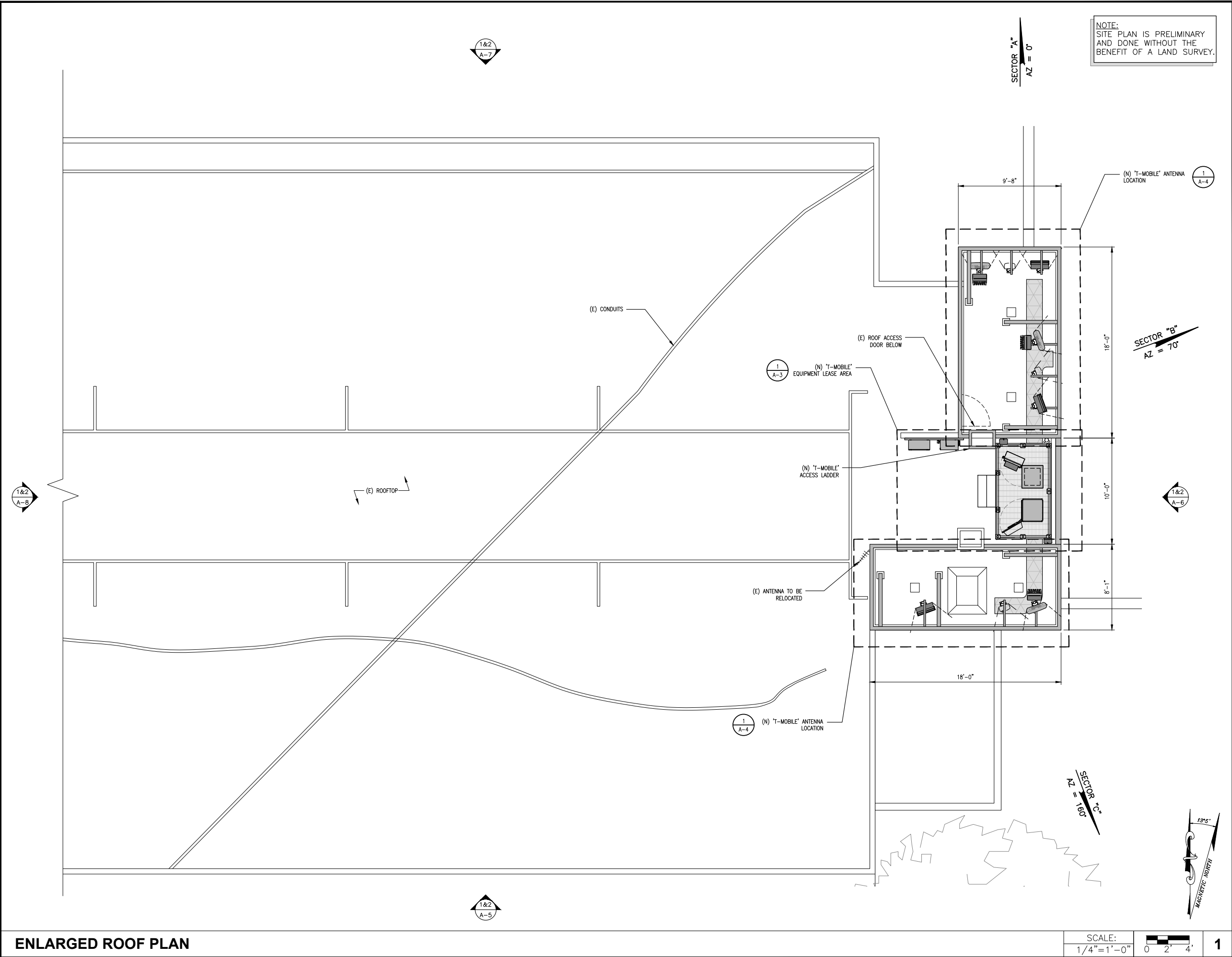
SECTOR "A"
AZ = 0°

VENTURA BLVD

SECTOR "B"
AZ = 70°

SCALE:
1"=40'-0"

1



PLANS PREPARED BY:



CONSULTING GROUP:



1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

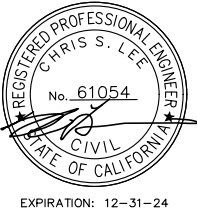
A NUWAVE COMPANY

NO.	DATE:	DESCRIPTION:	BY:
1	06/10/24	90% ZD'S	MVC
2	06/28/24	100% ZD'S	MVC
3	10/14/24	REVISED 100% ZD'S	MVC
4	10/17/24	REVISED 100% ZD'S	MVC
5	10/23/24	REVISED 100% ZD'S	MVC
6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

SITE INFORMATION:

SV00267A REPLACEMENT
SV14303A
600 E. ESPLANADE DR.
OXNARD, CA 93036

SEAL:



SHEET TITLE:

ENLARGED ROOF PLAN

SHEET NUMBER:

A-2



PLANS PREPARED BY:



CONSULTING GROUP:



1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

A NUWAVE COMPANY

NO.	DATE:	DESCRIPTION:	BY:
1	06/10/24	90% ZD'S	MVC
2	06/28/24	100% ZD'S	MVC
3	10/14/24	REVISED 100% ZD'S	MVC
4	10/17/24	REVISED 100% ZD'S	MVC
5	10/23/24	REVISED 100% ZD'S	MVC
6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

SITE INFORMATION:

SV00267A REPLACEMENT
SV14303A
600 E. ESPLANADE DR.
OXNARD, CA 93036

SEAL:



EXPIRATION: 12-31-24

SHEET TITLE:

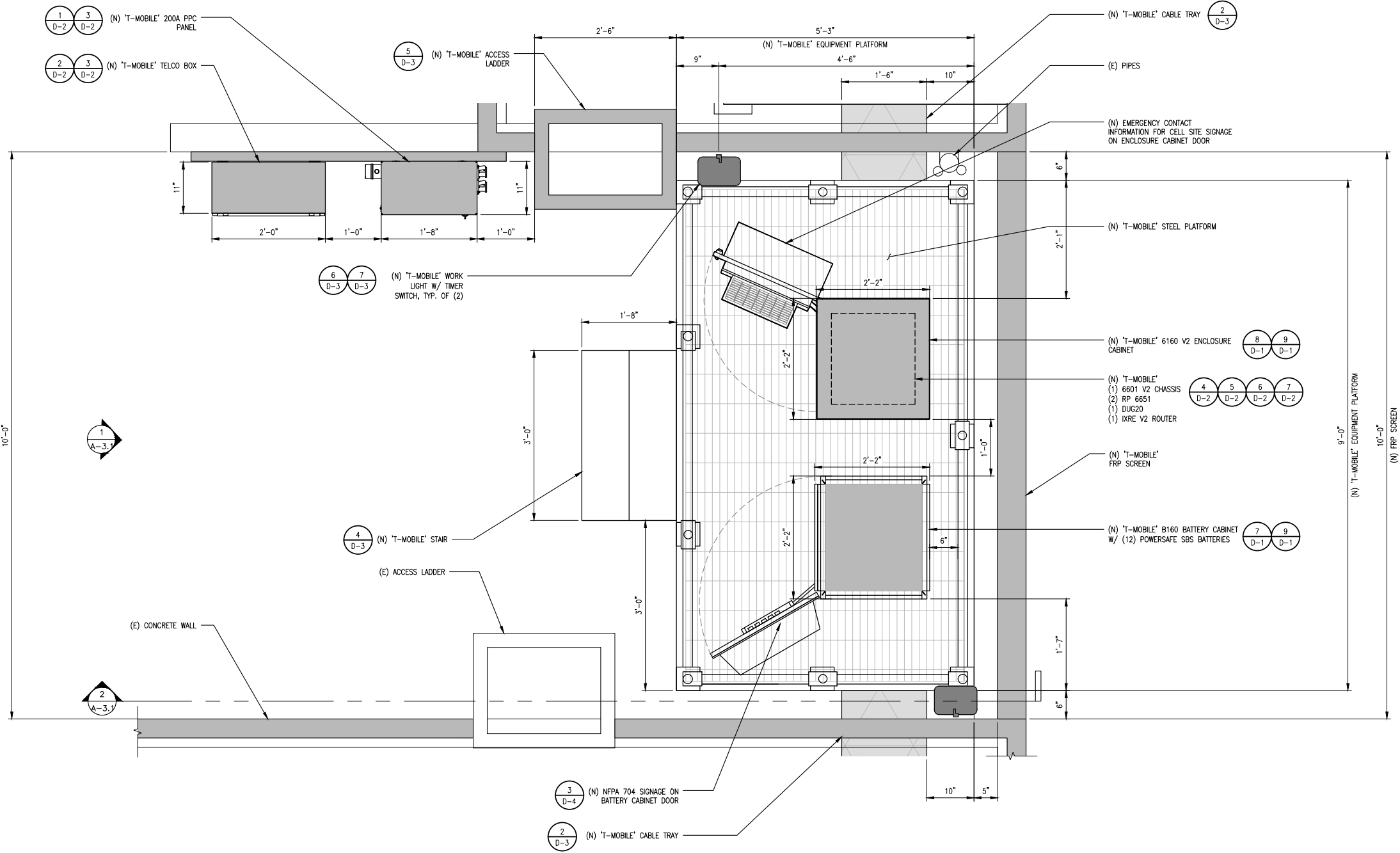
NEW EQUIPMENT LAYOUT

SHEET NUMBER:

A-3

NOTE:
SERVICE LIGHT WILL NOT BE
SEEN FROM THE GROUND.

THIS LIGHTING IS FOR THE
WORKER ONLY AND WILL
ONLY BE USED IF THERE IS
WORK AFTER DARK. IT WILL
BE ON A TIMER SO IT WILL
ONLY BE USED WHILE THE
WORKER IS PRESENT AND GO
OFF AUTOMATICALLY.





PLANS PREPARED BY:



CONSULTING GROUP:



1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

A NUWAVE COMPANY

NO.	DATE:	DESCRIPTION:	BY:
1	06/10/24	90% ZD'S	MVC
2	06/28/24	100% ZD'S	MVC
3	10/14/24	REVISED 100% ZD'S	MVC
4	10/17/24	REVISED 100% ZD'S	MVC
5	10/23/24	REVISED 100% ZD'S	MVC
6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

SITE INFORMATION:

SV00267A REPLACEMENT
SV14303A
600 E. ESPLANADE DR.
OXNARD, CA 93036

SEAL:



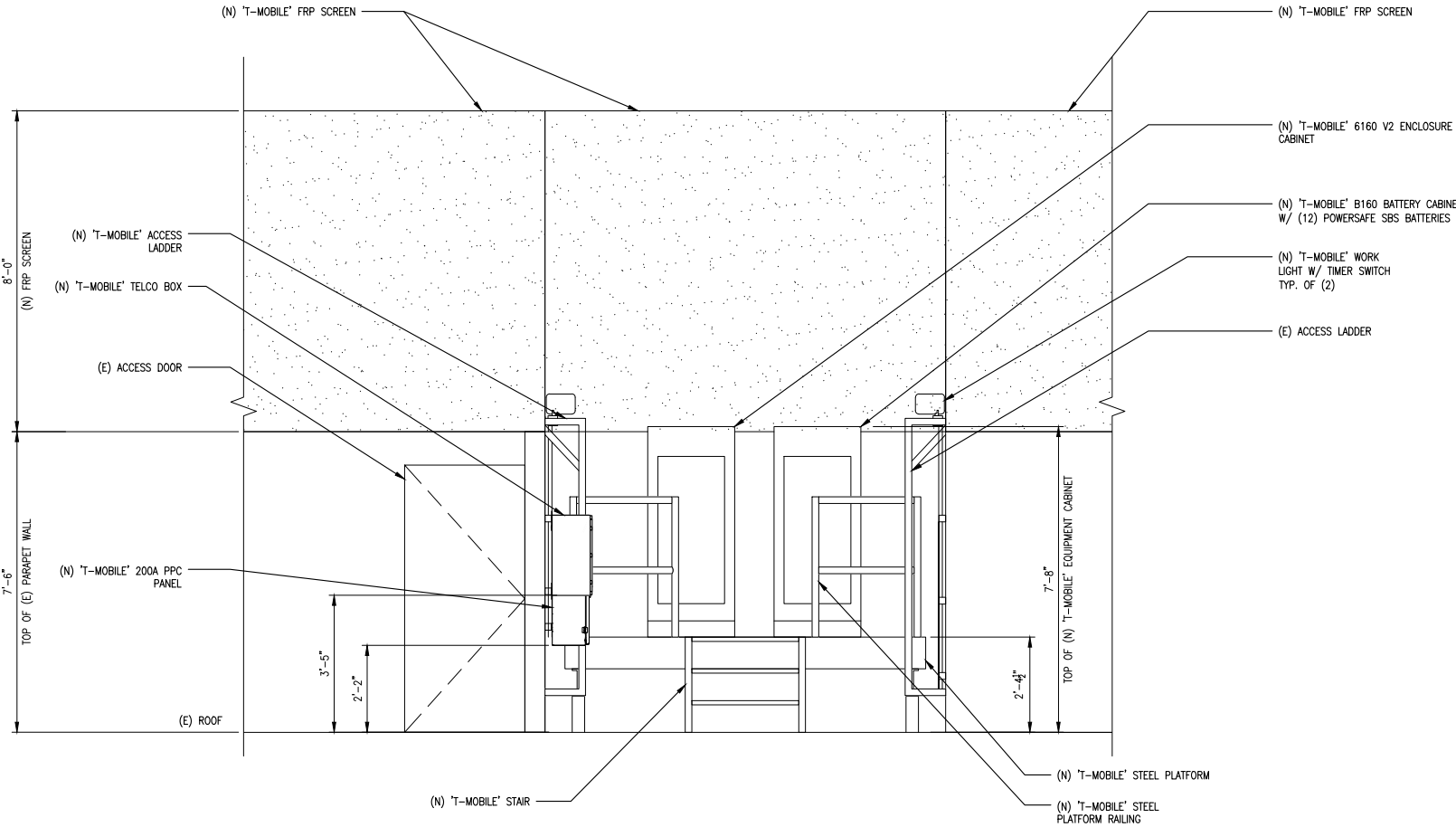
EXPIRATION: 12-31-24

SHEET TITLE:

NEW EQUIPMENT
ELEVATIONS

SHEET NUMBER:

A-3.1

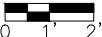


NOTE:
SERVICE LIGHT WILL NOT BE
SEEN FROM THE GROUND.

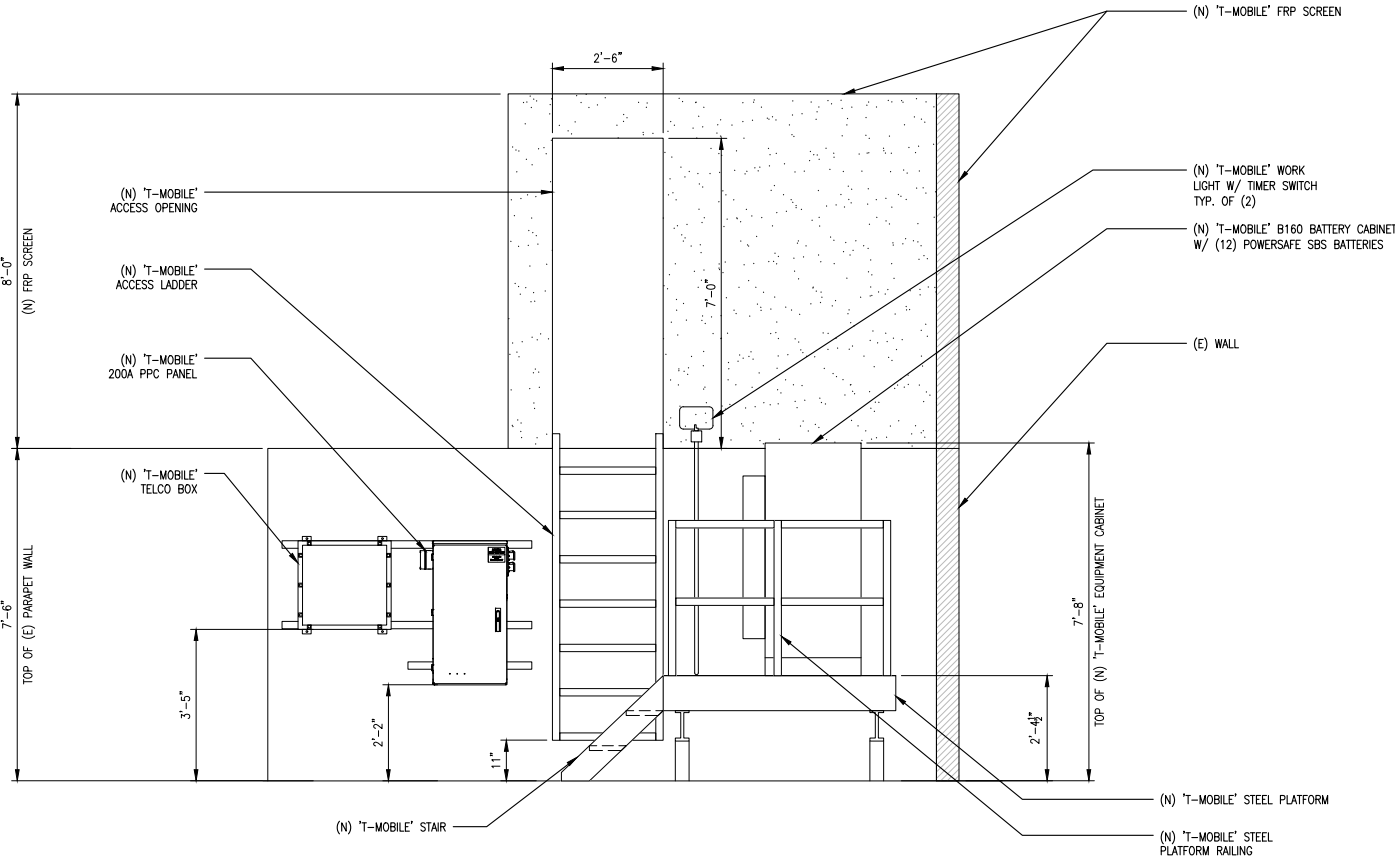
ALL NEW EQUIPMENT AND
ANTENNAS WILL BE
COMPLETELY SCREENED AT
ALL TIMES AND WILL NOT
BE VISIBLE FROM THE
SURROUNDING STREET VIEWS
OR ADJACENT U.S. 101
HIGHWAY.

NEW WEST ELEVATION

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



1

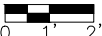


NOTE:
SERVICE LIGHT WILL NOT BE
SEEN FROM THE GROUND.

ALL NEW EQUIPMENT AND
ANTENNAS WILL BE
COMPLETELY SCREENED AT
ALL TIMES AND WILL NOT
BE VISIBLE FROM THE
SURROUNDING STREET VIEWS
OR ADJACENT U.S. 101
HIGHWAY.

NEW SOUTH ELEVATION

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



2



PLANS PREPARED BY:



CONSULTING GROUP:



1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

A NUWAVE COMPANY

NO.	DATE:	DESCRIPTION:	BY:
1	06/10/24	90% ZD'S	MVC
2	06/28/24	100% ZD'S	MVC
3	10/14/24	REVISED 100% ZD'S	MVC
4	10/17/24	REVISED 100% ZD'S	MVC
5	10/23/24	REVISED 100% ZD'S	MVC
6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

SITE INFORMATION:

SV00267A REPLACEMENT
SV14303A
600 E. ESPLANADE DR.
OXNARD, CA 93036

SEAL:



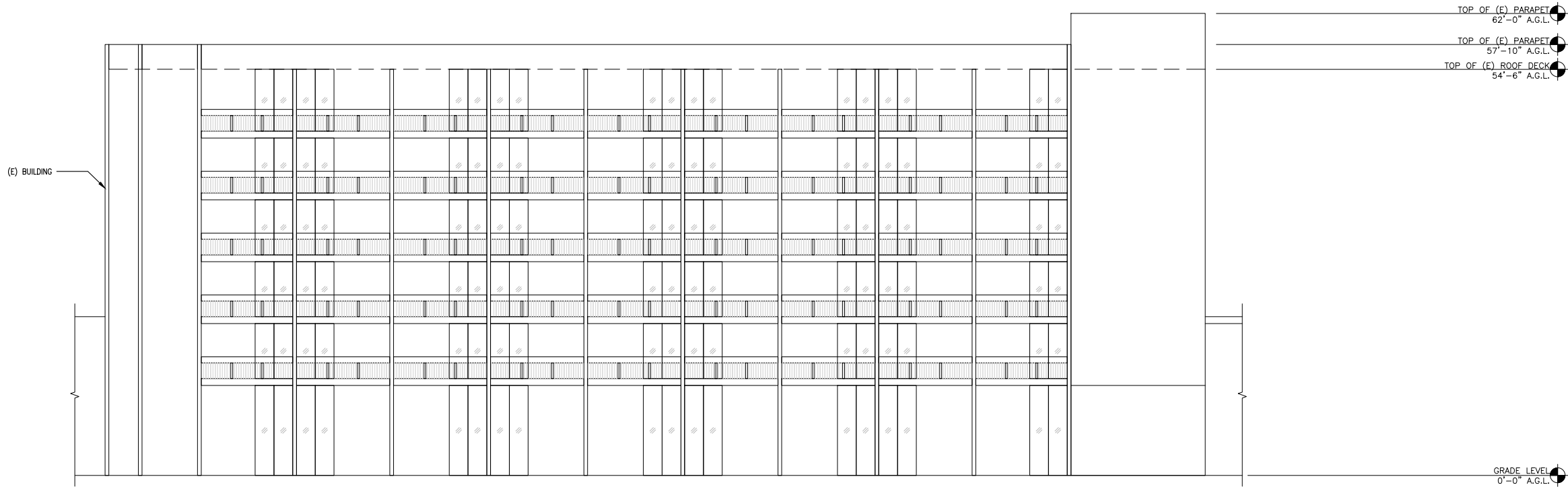
EXPIRATION: 12-31-24

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5



EXISTING SOUTH ELEVATION

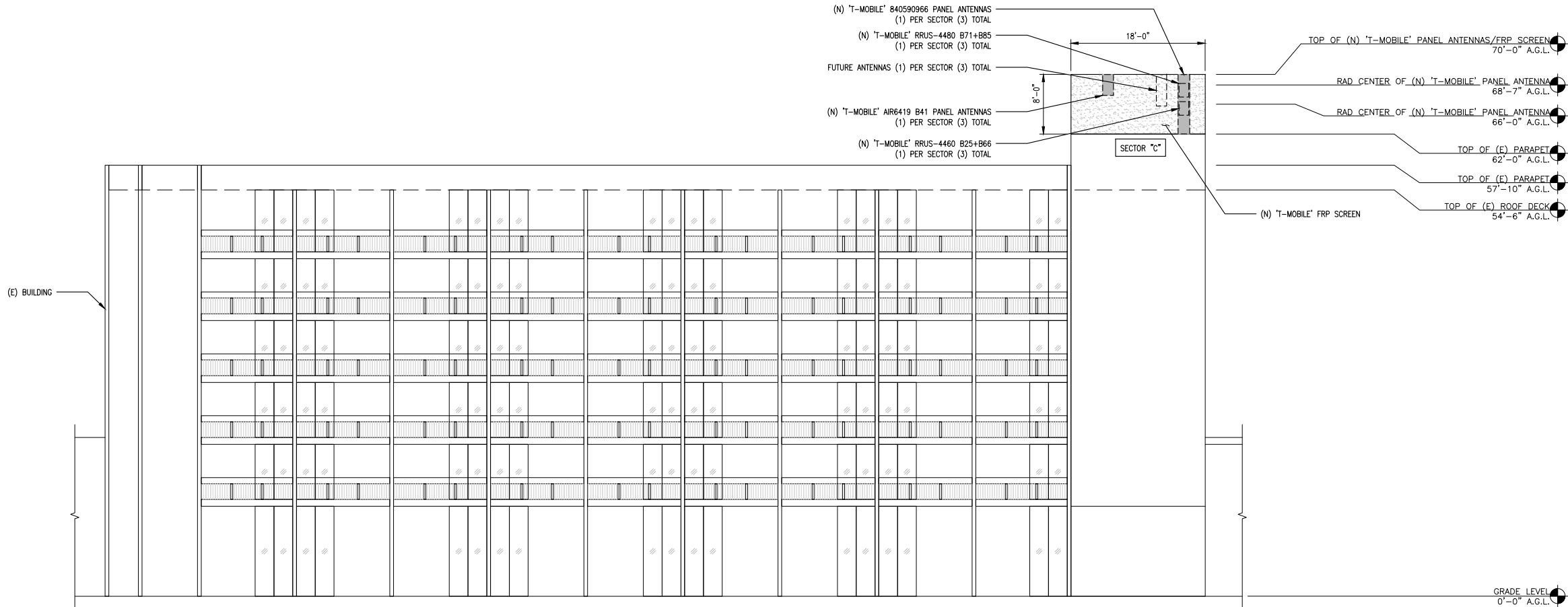
SCALE:
1/8"=1'-0"



1

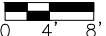
NOTE:
ALL (N) SCREENING WILL BE
COLORED AND TEXTURED TO
MATCH (E) BUILDING

ALL NEW EQUIPMENT AND
ANTENNAS WILL BE
COMPLETELY SCREENED AT ALL
TIMES AND WILL BE VISIBLE
FROM THE SURROUNDING
STREET VIEW OR ADJACENT
U.S. 101 HIGHWAY.



NEW SOUTH ELEVATION

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



2



PLANS PREPARED BY:



CONSULTING GROUP:



1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

A NUWAVE COMPANY

NO.	DATE:	DESCRIPTION:	BY:
1	06/10/24	90% ZD'S	MVC
2	06/28/24	100% ZD'S	MVC
3	10/14/24	REVISED 100% ZD'S	MVC
4	10/17/24	REVISED 100% ZD'S	MVC
5	10/23/24	REVISED 100% ZD'S	MVC
6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

SITE INFORMATION:

SV00267A REPLACEMENT
SV14303A
600 E. ESPLANADE DR.
OXNARD, CA 93036

SEAL:



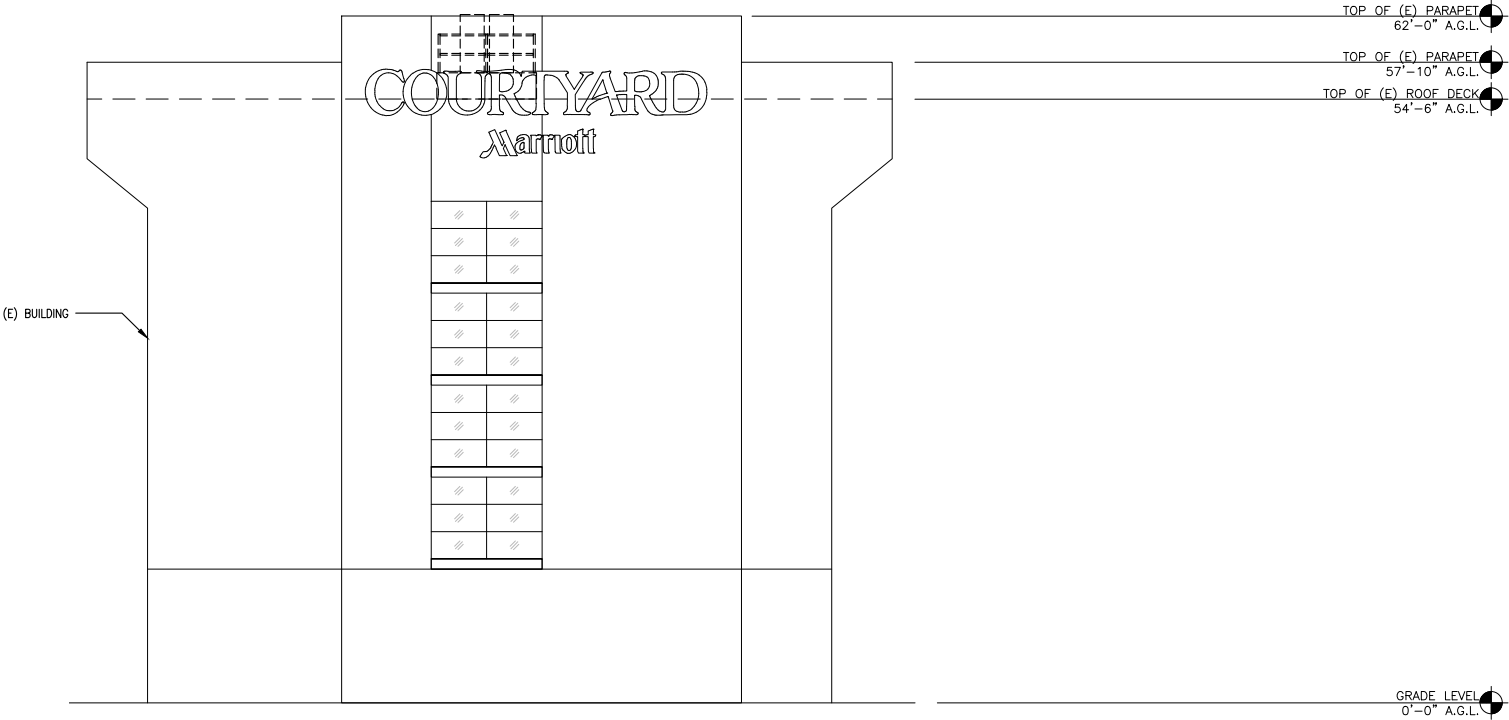
EXPIRATION: 12-31-24

SHEET TITLE:

ELEVATIONS

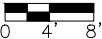
SHEET NUMBER:

A-6

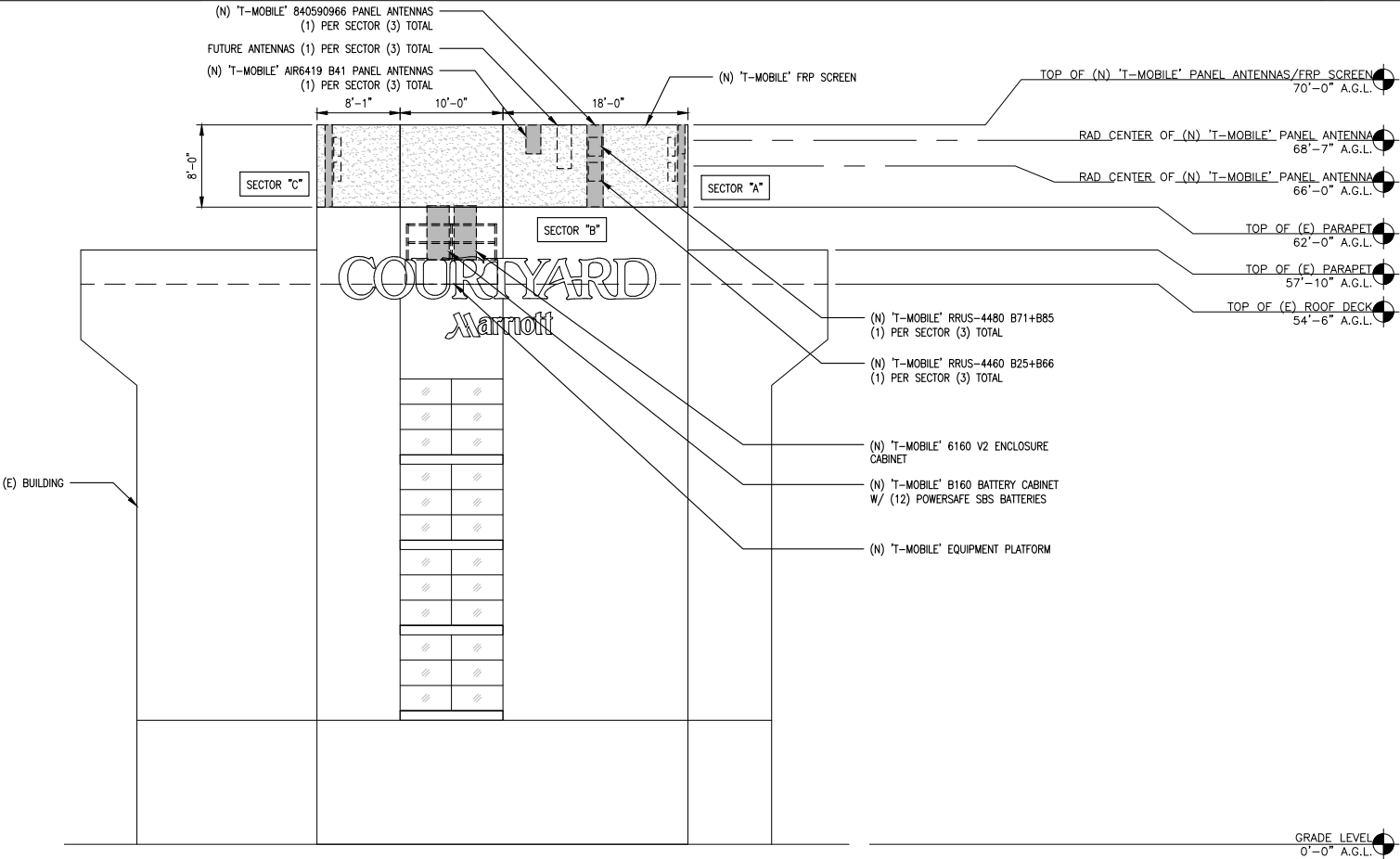


EXISTING EAST ELEVATION

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



1

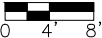


NOTE:
ALL (N) SCREENING WILL BE
COLORED AND TEXTURED TO
MATCH (E) BUILDING

ALL NEW EQUIPMENT AND
ANTENNAS WILL BE
COMPLETELY SCREENED AT ALL
TIMES AND WILL BE VISIBLE
FROM THE SURROUNDING
STREET VIEW OR ADJACENT
U.S. 101 HIGHWAY.

NEW EAST ELEVATION

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



2



PLANS PREPARED BY:



CONSULTING GROUP:



1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

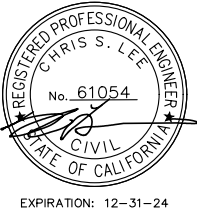
A NUWAVE COMPANY

NO.	DATE:	DESCRIPTION:	BY:
1	06/10/24	90% ZD'S	MVC
2	06/28/24	100% ZD'S	MVC
3	10/14/24	REVISED 100% ZD'S	MVC
4	10/17/24	REVISED 100% ZD'S	MVC
5	10/23/24	REVISED 100% ZD'S	MVC
6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

SITE INFORMATION:

SV00267A REPLACEMENT
SV14303A
600 E. ESPLANADE DR.
OXNARD, CA 93036

SEAL:

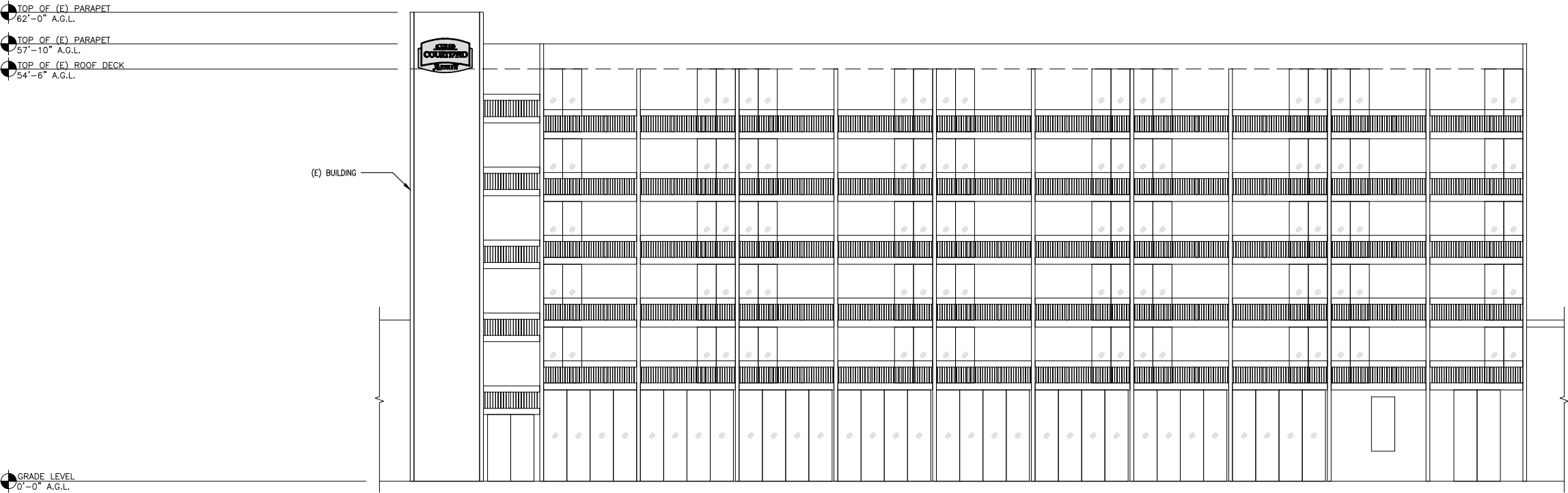


SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

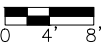
A-7



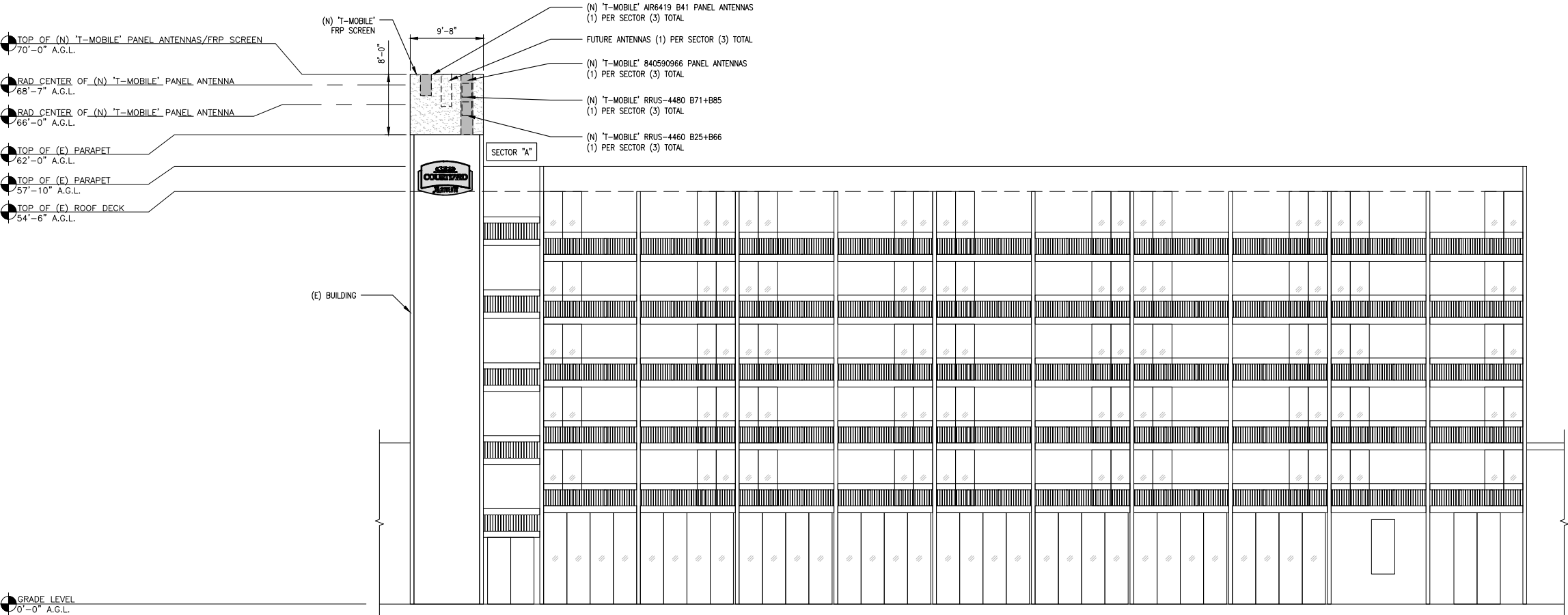
EXISTING NORTH ELEVATION

SCALE:

1/8"=1'-0"



1



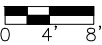
NOTE:
ALL (N) SCREENING WILL BE
COLORED AND TEXTURED TO
MATCH (E) BUILDING

ALL NEW EQUIPMENT AND
ANTENNAS WILL BE
COMPLETELY SCREENED AT ALL
TIMES AND WILL BE VISIBLE
FROM THE SURROUNDING
STREET VIEW OR ADJACENT
U.S. 101 HIGHWAY.

NEW NORTH ELEVATION

SCALE:

1/8"=1'-0"



2



PLANS PREPARED BY:



CONSULTING GROUP:



1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

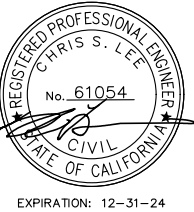
A NUWAVE COMPANY

NO.	DATE:	DESCRIPTION:	BY:
1	06/10/24	90% ZD'S	MVC
2	06/28/24	100% ZD'S	MVC
3	10/14/24	REVISED 100% ZD'S	MVC
4	10/17/24	REVISED 100% ZD'S	MVC
5	10/23/24	REVISED 100% ZD'S	MVC
6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

SITE INFORMATION:

SV00267A REPLACEMENT
SV14303A
600 E. ESPLANADE DR.
OXNARD, CA 93036

SEAL:

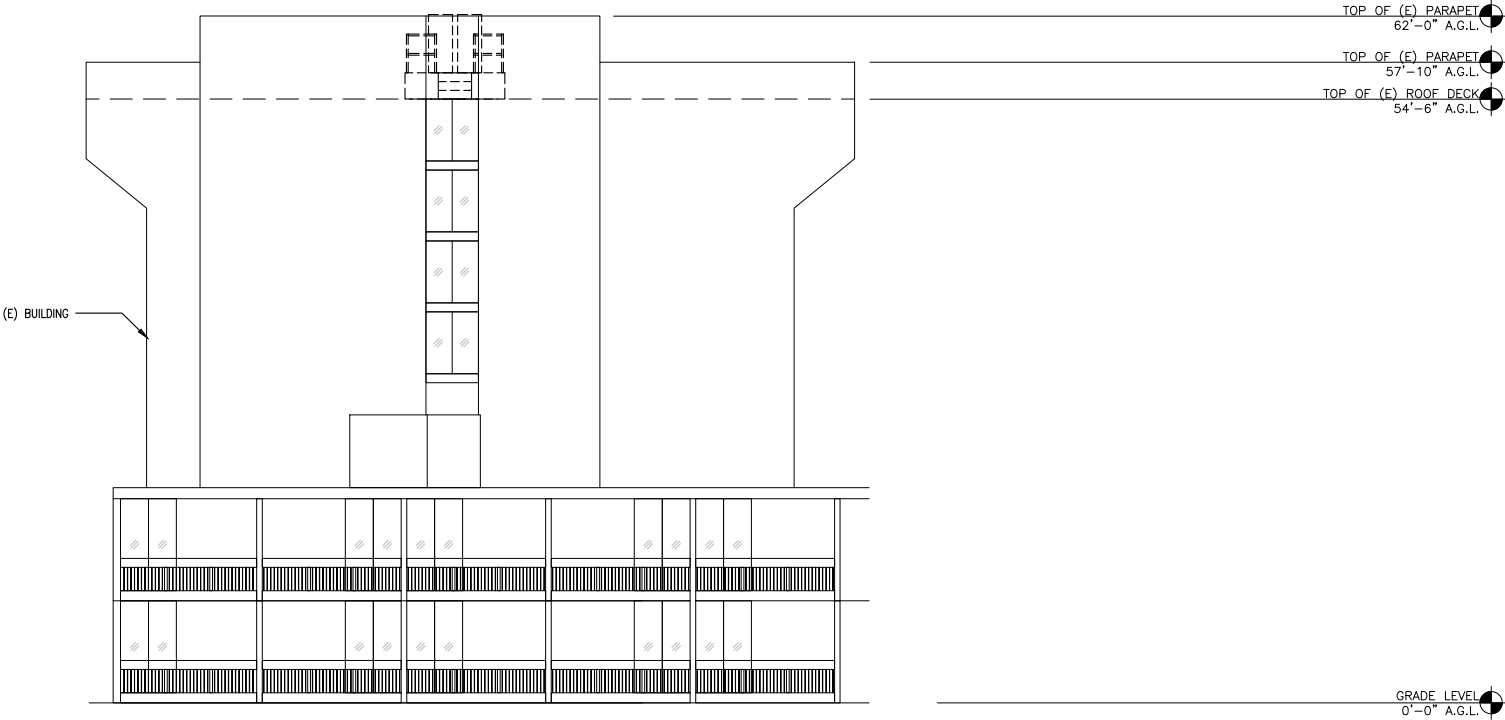


SHEET TITLE:

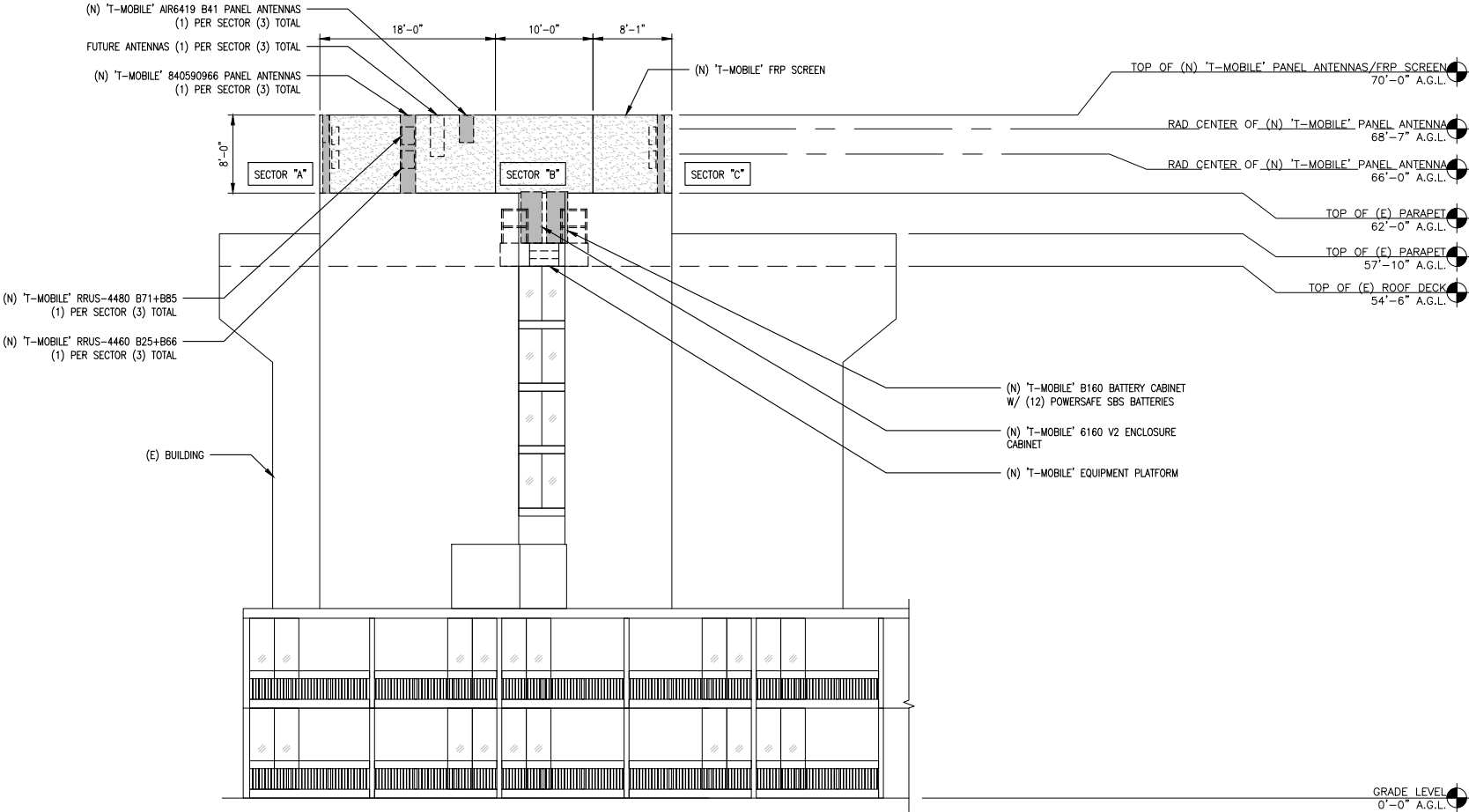
ELEVATIONS

SHEET NUMBER:

A-8



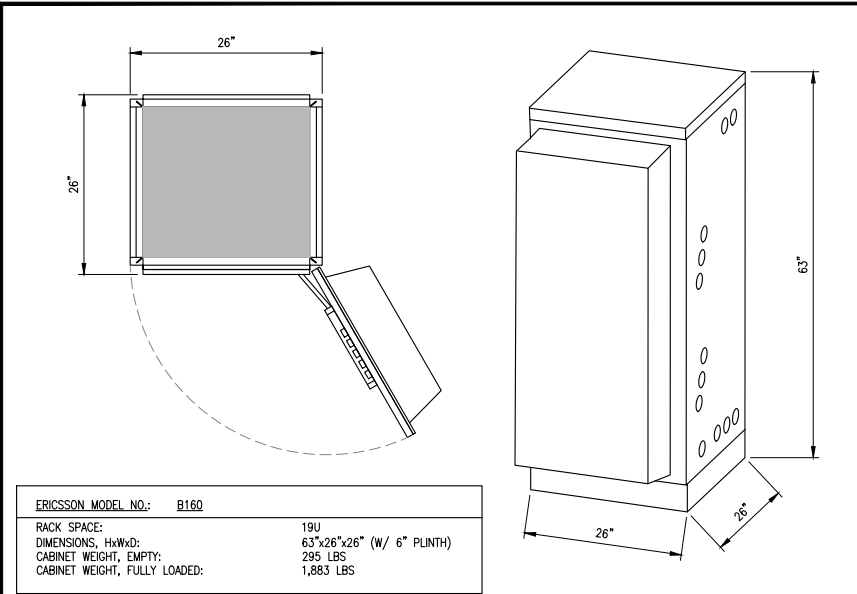
EXISTING WEST ELEVATION



NEW WEST ELEVATION

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

2



ERICSSON MODEL NO.:	B160
RACK SPACE:	19U
DIMENSIONS, HxWxD:	63"x26"x26" (W/ 6" PLINTH)
CABINET WEIGHT, EMPTY:	295 LBS
CABINET WEIGHT, FULLY LOADED:	1,883 LBS

B160 BATTERY CABINET

SCALE:
N.T.S.

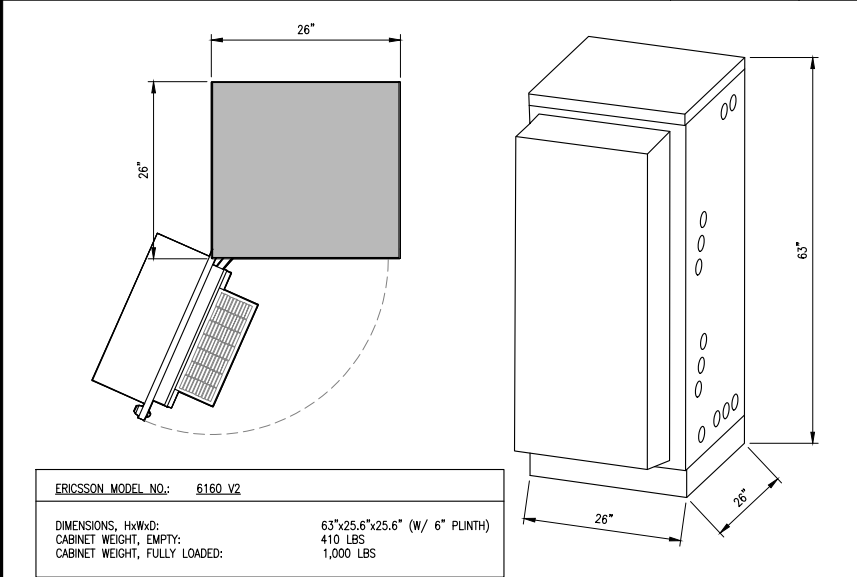
7 RRUS 4480 SPECIFICATIONS

SCALE:
N.T.S.

4 ANTENNA SPECIFICATIONS

SCALE:
N.T.S.

1



ERICSSON MODEL NO.:	6160_V2
DIMENSIONS, HxWxD:	63"x25.6"x25.6" (W/ 6" PLINTH)
CABINET WEIGHT, EMPTY:	410 LBS
CABINET WEIGHT, FULLY LOADED:	1,000 LBS

6160 V2 CABINET ENCLOSURE

SCALE:
N.T.S.

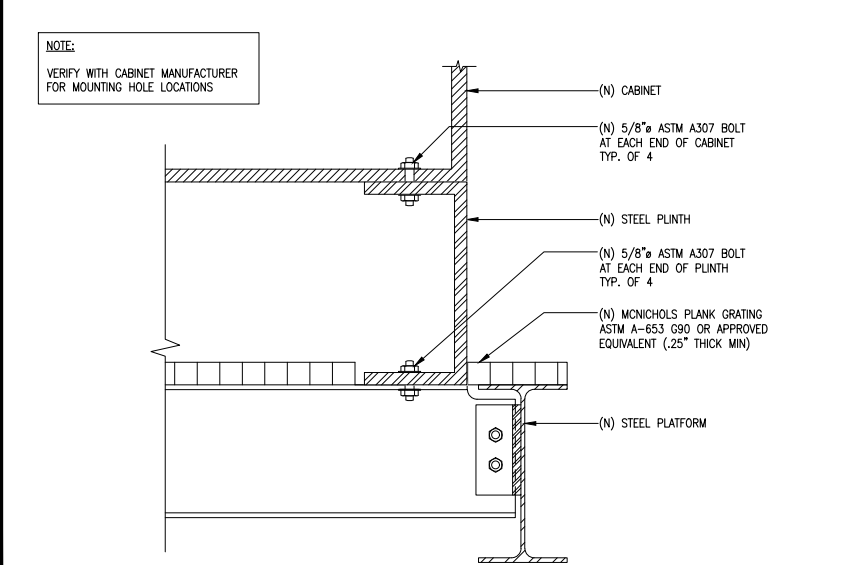
8 RRUS 4460 SPECIFICATIONS

SCALE:
N.T.S.

5 ANTENNA SPECIFICATIONS

SCALE:
N.T.S.

2



NEW CABINET ANCHORAGE

SCALE:
N.T.S.

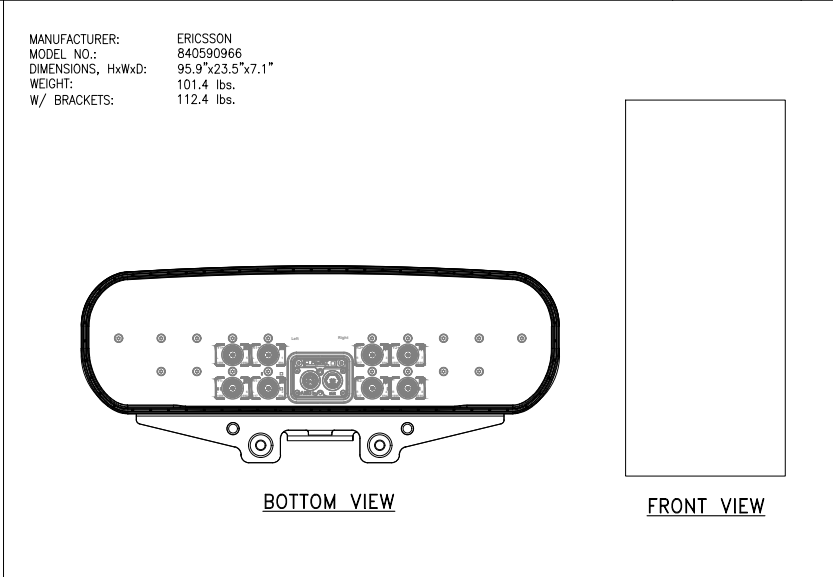
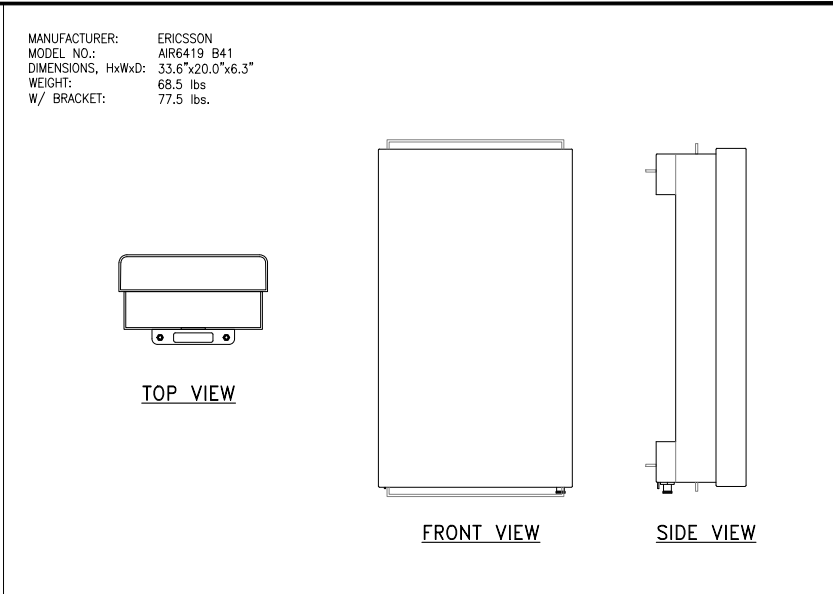
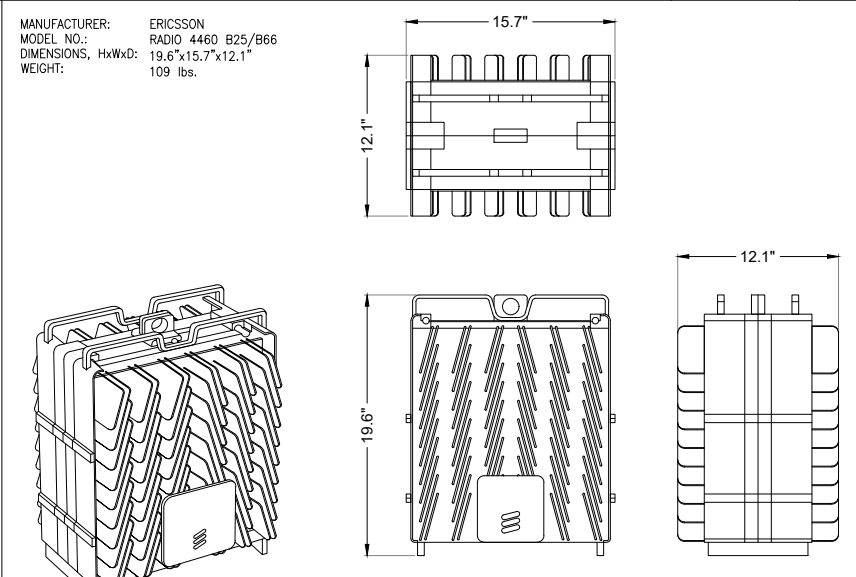
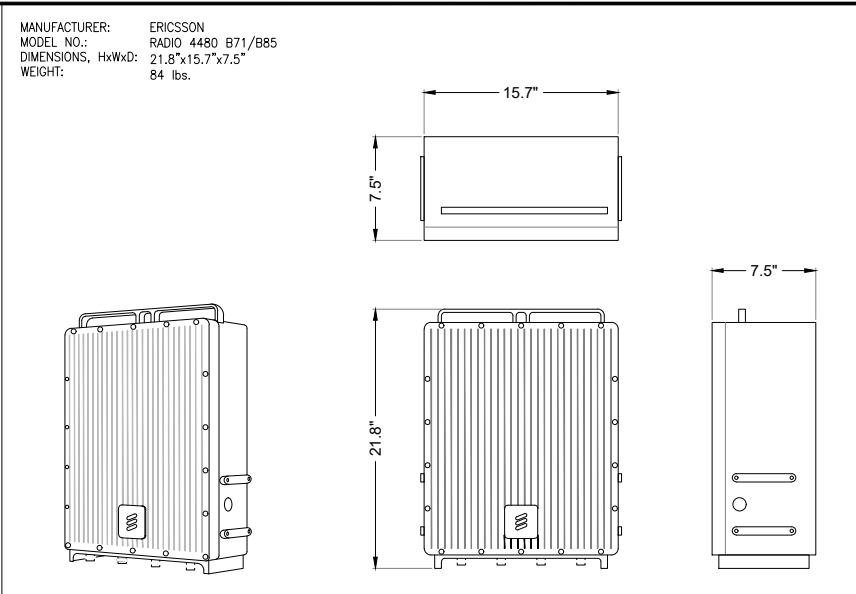
9 RRU MOUNTING DETAIL

SCALE:
N.T.S.

6 ANTENNA MOUNTING

SCALE:
N.T.S.

3



29

PLANS PREPARED BY:

CONSULTING GROUP:

DESIGN | BUILD | INNOVATE

1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

A NUWAVE COMPANY

NO.	DATE:	DESCRIPTION:	BY:
1	06/10/24	90% ZD'S	MVC
2	06/28/24	100% ZD'S	MVC
3	10/14/24	REVISED 100% ZD'S	MVC
4	10/17/24	REVISED 100% ZD'S	MVC
5	10/23/24	REVISED 100% ZD'S	MVC
6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

SITE INFORMATION:

SV00267A REPLACEMENT

SV14303A

600 E. ESPLANADE DR.
OXNARD, CA 93036

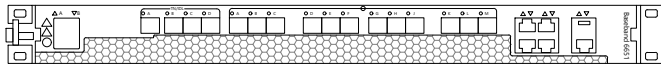
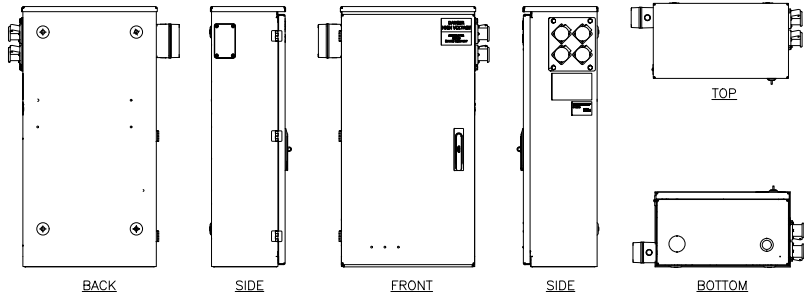
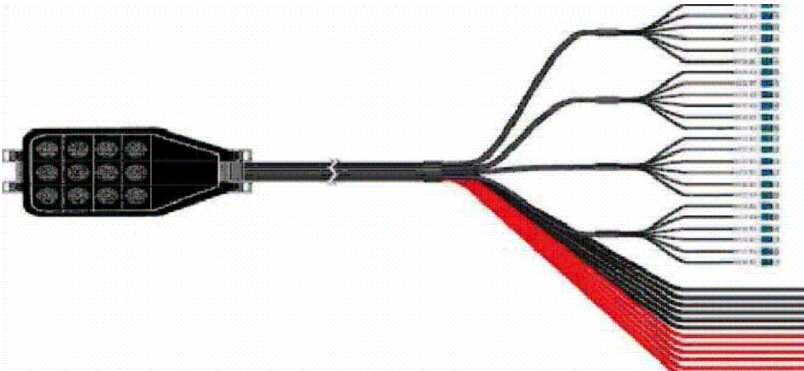
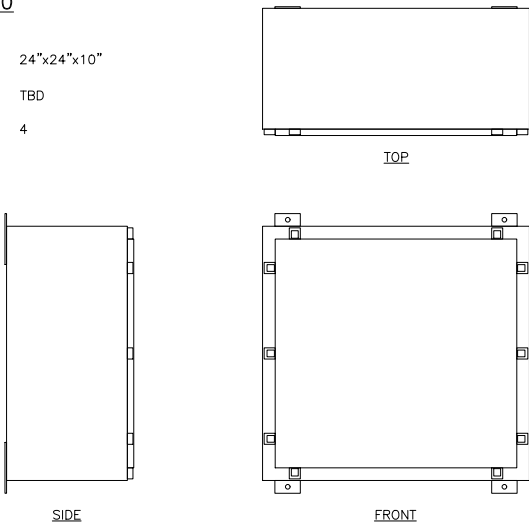
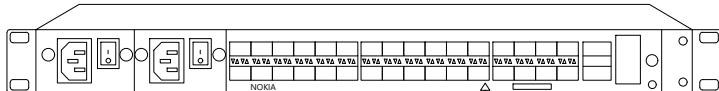
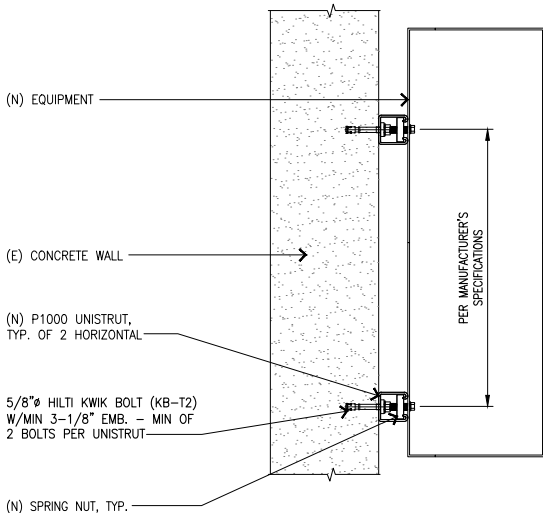
SEAL:

SHEET TITLE:

DETAILS

SHEET NUMBER:

D-1

PENDING			RP6651 DETAIL			RAYCAP PPC RTMAC-2465-P-240-MTS																		
			MANUFACTURER: ERICSSON (SKU3453) DIMENSION: 19" X 1 RU WEIGHT: 7.5kg POWER CONSUMPTION: 345W			ENCLOSURE DIMENSIONS (HxWxD): 39"x20"x11.3" WEIGHT: 80 lbs OPERATING AC VOLTAGE 240/120 1 PHASE 3W+G																		
																								
DUG20			SCALE: N.T.S.	7	RP6651 MMBB	SCALE: N.T.S.	4	200A PPC CABINET	SCALE: N.T.S.	1														
 <table><tr><th colspan="2">COMMSCOPE FD21204-48SRC</th></tr><tr><td>4 AWG DC WIRES</td><td></td></tr><tr><td>WEIGHT (kg/m)</td><td>3.57 (+/- 0.1)</td></tr><tr><td>WEIGHT (lb/ft)</td><td>2.39 (+/- 0.1)</td></tr><tr><td>DIAMETER (mm)</td><td>44.7 (+/- 2.0mm)</td></tr><tr><td>DIAMETER (in)</td><td>1.76 (+/- 0.1")</td></tr><tr><td>COAX STANDARD DIAMETER EQUIVALENT</td><td>1 3/8"</td></tr></table>			COMMSCOPE FD21204-48SRC		4 AWG DC WIRES		WEIGHT (kg/m)	3.57 (+/- 0.1)	WEIGHT (lb/ft)	2.39 (+/- 0.1)	DIAMETER (mm)	44.7 (+/- 2.0mm)	DIAMETER (in)	1.76 (+/- 0.1")	COAX STANDARD DIAMETER EQUIVALENT	1 3/8"	NOKIA 7250 IXR-E DIMENSIONS, HxWxD: 45x438x254 mm (1.75"x17.25"x10")			NEMA ENCLOSURE WM3RCS02002110 DIMENSIONS (HxWxD): 24"x24"x10" WEIGHT: TBD NEMA RATING: 4 				
			COMMSCOPE FD21204-48SRC																					
4 AWG DC WIRES																								
WEIGHT (kg/m)	3.57 (+/- 0.1)																							
WEIGHT (lb/ft)	2.39 (+/- 0.1)																							
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DIAMETER (in)	1.76 (+/- 0.1")																							
COAX STANDARD DIAMETER EQUIVALENT	1 3/8"																							
																								
6x24 HCS 4AWG SPECIFICATIONS			SCALE: N.T.S.	8	IXR-E DETAIL	SCALE: N.T.S.	5	TELCO CABINET DETAIL	SCALE: N.T.S.	2														
PENDING			ERICSSON INDOOR RBS 6601V2 CHASSIS DC POWER SUPPLY NOMINAL VOLTAGE: -48VDC OPERATING VOLTAGE RANGE: -40.0 TO -57.6VDC NON-DESTRUCTIVE VOLTAGE RANGE 0 TO -60VDC POWER CONSUMPTION: 250W																					
																								
GEN PLUG INFO			SCALE: N.T.S.	9	6601 V2 CHASSIS	SCALE: N.T.S.	6	EQUIPMENT TO WALL ANCHORAGE DETAIL (TYP.)	SCALE: N.T.S.	3														

30



PLANS PREPARED BY:



CONSULTING GROUP:

INTELOCITY

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1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

A NUWAVE COMPANY

NO.	DATE:	DESCRIPTION:	BY:
1	06/10/24	90% ZD'S	MVC
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6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

SITE INFORMATION:

SV00267A REPLACEMENT

SV14303A

600 E. ESPLANADE DR.
OXNARD, CA 93036

SEAL:



EXPIRATION: 12-31-24

SHEET TITLE:

DETAILS

SHEET NUMBER:

D-2

SERVICE LIGHT MOUNTING

PLATFORM TWO STAIR DETAIL

GUARDRAIL DETAIL

ACCESS LADDER DETAIL

WALL MOUNTED CABLE TRAY

TUNABLE FLOOD LIGHTS –
CPS-TFL-150W-UL-XXK

DIMENSIONS			
	75W	150W	300W
PRODUCT	233x187x141mm (8.8"x7.4"x5.6")		469x187x185mm (18.5"x7.4"x7.3")
WEIGHT	3.4kg (7.48lbs)		7.9kg (17.38lbs)

ORDERING INFORMATION			
SERIES	WATTAGE	VOLTAGE	CCT
CPS-TFL	75W	UL-	XXK
CPS-TFL	150W	UL-	XXK
CPS-TFL	300W	UL-	XXK

SPECIFICATIONS
Warranty: 5 Years
Lumens: 150 LMW
Beam Angle: 65x95°NEMA
Luminous Flux: 75W (1250LM), 150W (2250 LM), 300W (4500LM)
Driver type: constant current
Color temperature: 3000K, 4000K, 5000K adjustable
Color Rendering Index: Ra70
Operating Temperature: -30°C to +50 °C (-22°F to 113°F)
Material & Finish: Aluminum alloy, Akzo powder coating, Black/Bronze
L70 life: 100,000 hours
Control: Dimmable, Photocell
Mounting: Slotted/Yoke, Trunion

STEEL CABLE TRAY SYSTEM BY B-LINE
SERIES 248
LADDER TYPE MATERIAL - HOT DIPPED GALVANIZED,
18 GA. RUNG SPACING - 12" O.C. WITH 16 GA. STEEL COVERS

CABLE TRAY AT ROOF



— PLANS PREPARED BY: —



— CONSULTING GROUP: —



1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

A NUWAVE COMPANY

NO.	DATE:	DESCRIPTION:	BY:
1	06/10/24	90% ZD'S	MVC
2	06/28/24	100% ZD'S	MVC
3	10/14/24	REVISED 100% ZD'S	MVC
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6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

— SITE INFORMATION: —

SV00267A REPLACEMENT

SV14303A

600 E. ESPLANADE DR.
OXNARD, CA 93036

SEAL:



EXPIRATION: 12-31-24

— SHEET TITLE: —

DETAILS

— SHEET NUMBER: —

D-3

NOT USED

WORK LIGHT SPECIFICATIONS

6

CABLE TRAY AT ROOF

3

BATTERY INFORMATION / NOTES:

BATTERY MFG.:	POWERSAFE SBS	NOTE: ALL FIRE DEPT BATTERIES AND INSTALLATION SHALL COMPLY WITH 2022 CFC SECTION 1206.2
MODEL No.:	SBS 190F	
ELECTROLYTE CONTENT PER BATTERY:	2.34 GALLONS	
ELECTROLYTE HAZARD CLASSIFICATION PER 2022 CBC SECTION 1206.2 (17% SULFURIC ACID):	CORROSIVE	
No. OF BATTERIES TO BE INSTALLED:	12	
TOTAL ELECTROLYTE CONTAINED ON SITE (2.34 X 12):	28.08 GALLONS MAX.	A. QUANTITIES LESS THAN 50 GAL. ARE EXEMPT FROM 2022 C.F.C. SECTION 1206.2 -- TABLE 1206.2.9 AND SHALL NOT REQUIRE PERMIT.
BATTERY POWER OUTPUT AMPERAGE x VOLTAGE / 1000 3800 x 12/1000 = 45.6kWh x 12 = 547.2) TOTAL 547.2KWH ON SITE		B. ANY CHANGES OR ADDITIONS TO BACK-UP BATTERIES MUST COMPLY WITH 2022 C.F.C SECTION 1206.2 C. POWER OUTPUT OF THE BATTERY SYSTEM LESS THAN 600kWh (2160 MEGAJOULES) ARE EXEMPT FROM 2022 CFC SECTION 1206.2 -- TABLE 1206.2.9 AND SHALL NOT REQUIRE PERMIT

TABLE 1206.2.9 MAXIMUM ALLOWABLE BATTERY QUANTITIES			TABLE 1206.2 BATTERY STORAGE SYSTEM THRESHOLD QUANTITIES.	
BATTERY TECHNOLOGY	MAXIMUM ALLOWABLE QUANTITIES	GROUP H OCCUPANCY	BATTERY TECHNOLOGY	CAPACITY
Flow batteries	600 kWh	Group H-2	Flow batteries	20 kWh
Lead acid, all types	Unlimited	Not Applicable	Lead acid, all types	70 kWh
Lithium, all types	600 kWh	Group H-2	Lithium, all types	20 kWh
Nickel cadmium (Ni-Cd)	Unlimited	Not Applicable	Nickel cadmium (Ni-Cd)	70 kWh
Sodium, all types	600 kWh	Group H-2	Sodium, all types	20 kWh
Other battery technologies	200 kWh	Group H-2c	Other battery technologies	10 kWh

BATTERY NOTES

SCALE:	2
N.T.S.	



NFPA 704 SIGN

SCALE:	3
N.T.S.	

NOT USED

SCALE:	4
N.T.S.	

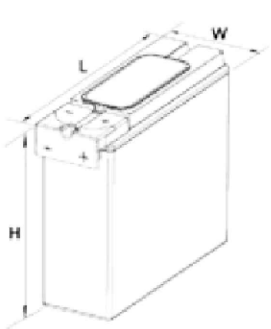
CHAPTER 12, SECTION 1206 COMPLIANCE

ELECTRICAL ENERGY STORAGE SYSTEM			
1206.2 SCOPE: STATIONARY STORAGE BATTERY SYSTEMS HAVING CAPACITIES EXCEEDING THE VALUES SHOWN IN THE TABLE 1206.2 SHALL COMPLY WITH SECTIONS 1206.2.1 THROUGH 1206.2.1.12.6, AS APPLICABLE.			
BATTERY STORAGE SYSTEM THRESHOLD QTYS			
BATTERY TECHNOLOGY		CAPACITY ALLOWED	
LEAD ACID, ALL TYPES		70kWh (252 MEGAJOULES)	
# OF BATTERIES	AH	kWh (PER BATTERY)	TOTAL kWh
12	190	1.2	14.4
CONCLUSION: 14.4 < 70 kWh SECTION 1206.2 DOES NOT APPLY			

General Specifications

			Nominal Capacity		Nominal Dimensions											Electrolyte (1.300 S.G.)				Pure Acid (H ₂ SO ₄) Acid					
PowerSafe® SBS Battery	Number of Cells	Nominal Voltage (V)	8hr. Rate 1.75Vpc @ 77°F	10hr. Rate 1.80Vpc @ 20°F	Length		Width		Height		Typical Weight		Short Circuit Current (Amps)	Internal** Resistance Milli-Ohms	Terminals	Volume (per bloc)		Weight (per bloc)		Volume (per bloc)		Weight (per bloc)		Lead Weight (per bloc)	
					in	mm	in	mm	in	mm	lbs	kg				gal	L	lbs	kg	gal	L	gal	L	lbs	kg
SBS B8F	6	12	31	31	11.9	303	3.80	97.0	6.26	159	22.7	10.3	1270	10.0	M6 M	0.37	1.42	4.05	1.84	0.11	0.40	1.61	0.73	15.6	7.08
SBS B10F	6	12	38	38	11.9	303	3.80	97.0	7.24	184	28.2	12.8	1390	9.00	M6 M	0.48	1.80	5.1	52.34	0.13	0.51	2.04	0.93	17.7	8.03
SBS B14F	6	12	62	62	11.9	303	3.80	97.0	10.4	264	42.0	19.1	1800	7.00	M6 M	0.78	2.95	8.4	53.83	0.22	0.83	3.35	1.52	29.6	13.4
SBS C11F	6	12	92	91	16.4	417	4.10	105	10.1	256	61.6	27.9	2300	5.50	M6 M	1.28	4.85	13.9	5.50	0.36	1.36	5.50	2.49	43.4	19.7
SBS 100F	6	12	100	100	15.6	395	4.30	108	11.3	287	71.9	32.6	2210	5.60	M6 M	1.34	5.09	14.6	6.60	0.38	1.43	5.77	2.62	49.7	22.5
SBS 112F	6	12	112	112	22.1	561	4.90	125	8.98	228	90.4	41.0	2500	5.00	M6 M	1.71	6.48	18.5	8.41	0.48	1.82	7.35	3.34	56.8	25.8
SBS 145F	6	12	145	145	17.8	452	6.80	172	9.37	238	105	47.6	4100	3.00	M6 M	2.25	8.51	24.3	11.0	0.63	2.39	9.66	4.38	72.4	32.8
SBS 165F	6	12	165	165	17.8	452	6.77	172	10.8	274	117	52.8	3700	2.30	M6 M	2.45	9.27	26.5	12.0	0.64	2.42	9.72	4.41	82.7	37.5
SBS 170F	6	12	170	170	22.1	561	4.90	125	11.1	283	116	52.5	3400	4.00	M6 M	2.09	7.92	22.7	10.3	0.59	2.23	8.99	4.08	82.0	37.2
SBS 190F	6	12	190	190	22.1	561	4.90	125	12.4	316	132	60.0	3800	3.30	M6 M	2.34	8.86	25.3	11.5	0.66	2.49	10.1	4.56	95.8	43.4

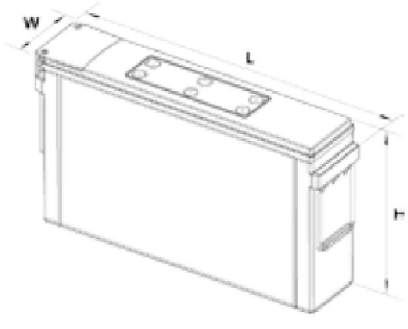
**Resistance values are for reference only and not intended to represent an Ohmic Value or Baseline measurement



SBS B8F - B14F
SBS C11F



SBS 100F - 112F



SBS 145F, 165F - 190F

BATTERY SPECIFICATIONS

SCALE:	1
N.T.S.	



PLANS PREPARED BY:



CONSULTING GROUP:



1875 CORONADO AVE
SIGNAL HILL, CALIFORNIA 90755

A NUWAVE COMPANY

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1	06/10/24	90% ZD'S	MVC
2	06/28/24	100% ZD'S	MVC
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6	10/30/24	REVISED 100% ZD'S	MVC
7	12/18/24	REVISED 100% ZD'S	JG

SITE INFORMATION:

SV00267A REPLACEMENT

SV14303A

600 E. ESPLANADE DR.
OXNARD, CA 93036

SEAL:



EXPIRATION: 12-31-24

SHEET TITLE:

DETAILS

SHEET NUMBER:

D-4

RADIO FREQUENCY - ELECTROMAGNETIC ENERGY (RF-EME) COMPLIANCE REPORT

Report Type: Antenna Modification/Theoretical

Site ID: SV14303A

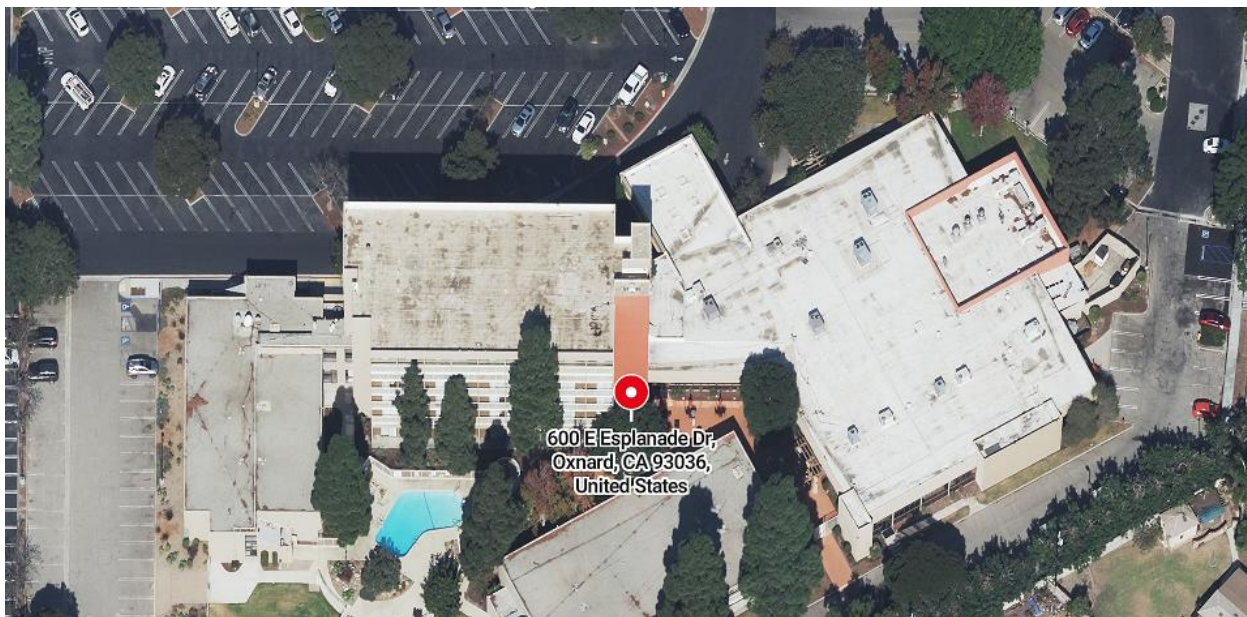
Site Name: SV00267A Replacement

Address: 600 E Esplanade Dr. Oxnard, CA 93036

Date of Calculation: September 2, 2024

Date of Report: September 2, 2024

Latitude: 34.227890 N
Longitude: -119.171496 W



Prepared By:



TABLE OF CONTENTS

1.0	Executive Summary / Report Summary.....	3
2.0	MPE Calculations.....	5
3.0	Antenna Inventory	6
4.0	Federal Communications Commission (FCC) Requirements	7
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Site ID: SV14303A

1.0 Executive Summary / Report Summary

Purpose of Report

Global Technology Associates (GTA) has been contracted by T-Mobile to conduct radio frequency electromagnetic (RF-EME) modeling for T-Mobile site **SV14303A** located at **600 E Esplanade Dr. Oxnard, CA 93036** to determine RF-EME exposure levels from existing and proposed T-Mobile wireless communications equipment at this site.

This report summarizes the results of RF-EME modeling to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. This report contains a detailed summary of the RF-EME analysis for the site.

As described in greater detail in the Section titled **“Federal Communications Commission (FCC) Requirements”** of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general population exposures and occupational exposures. This report summarizes the results of RF-EME modeling to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

T-Mobile Site Summary			
Site ID	SV14303A	Street Address	600 E Esplanade Dr.
Site Name	SV00267A Replacement	City, State, Zip	Oxnard, CA 93036
Site Type	building	Latitude	34.227890 N
Classification	general population	Longitude	-119.171496 W
Access Restrictions	uncontrolled	Access Type	roof door and ladder
Site Description	all the antennas are mounted on the roof of the building		
Max Predictive RF-EME at T-Mobile Facility (General Population)	30.7% of FCC's general population limit at roof level		
Max Predictive RF-EME at Ground Level (General Population)	24% of FCC's general population limit		
Predictive RF-EME Analysis at T-Mobile Facility	The Proposed Antenna Configuration is In Compliance With FCC Rules & Regulations Upon Completion of the GTA Recommendations.		

Table 1

A result of over 100% does not make a site out of compliance with FCC guidelines. For predicted EME over 100% of the applicable FCC limit, further remediation (e.g. signage and/or barriers preventing access) is required to consider the site compliant. Areas exceeding the FCC limit are presented with the barriers and appropriate signages. Accessible areas outside the demarcated are the safety zones that have predicted EME values below the FCC's limits. Installation of the recommended mitigation or remediation measures brings the site into compliance. The predictions model antennas as if they are operating at full power, and this assumption yields a worst-case scenario with more conservative results. On-site measurements may yield different results, as antennas do not always operate at full capacity.

Site ID: SV14303A

Methodology

The site to be determined as the compliance is based on theoretical modeling using the RoofView® modeling tool, appropriate RF signage placement recommendations, proposed antenna inventory as provided by T-Mobile in the construction drawings and the type & level of restricted access to the antennas at the site.

Compliance Statement

T-Mobile's operation at **600 E Esplanade Dr. Oxnard, CA 93036** will comply with FCC rules and regulations upon completion of recommendations that include the installation of appropriate RF Safety Signages and/or Barriers as described in Section 8.

Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. If required, RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Where applicable, barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

T-Mobile will be compliant when the following changes are implemented:

T-Mobile proposed Access Point Location

Ensure that a 3 Guideline, 3 Information & 3 Notice signs are installed at the Access Point location, as depicted in the site map in the later sections of the report.

T-Mobile proposed Alpha Sector Location

1 Notice sign on the antenna as depicted in the site map in the later sections of the report.
No need to install Barrier & Chain/Striping/Tapes enclosing this sector.

T-Mobile proposed Beta Sector Location

1 Notice sign on the antenna as depicted in the site map in the later sections of the report.
No need to install Barrier & Chain/Striping/Tapes enclosing this sector.

T-Mobile proposed Gamma Sector Location

1 Notice sign on the antenna as depicted in the site map in the later sections of the report.
No need to install Barrier & Chain/Striping/Tapes enclosing this sector.

T-Mobile proposed Equipment/BTS Location

Ensure that a 1 Guideline, 1 Information & 1 Notice signs are installed at the Equipment/BTS location, as depicted in the site map in the later sections of the report.

2.0 MPE Calculations

For this MPE predictive analysis, GTA considered the area around the accessible areas of the T-Mobile antennas on the site to determine EME field strength levels for the FCC's human exposure limits. Further GTA has identified any areas with higher levels exceeding FCC MPE limits and then determined spatially averaged field levels in areas with highest fields.

GTA has utilized computer-generated modeling software RoofView® 4.15 to generate the compliance report.

Modeling & Input Assumptions

In this Site Compliance Report, it is assumed that

- All antennas are operating at full power at all times.
- The Antenna Inventory Table (Section 3) shows all transmitting antennas at the site.
- A 100 % duty cycle and maximum radiated power for each antenna is assumed unless T-Mobile has specified otherwise.
- Obstructions like (screens, trees, buildings, etc.) that would normally attenuate the signal are not taken into account.
- GTA obtained information used in this Compliance Report from T-Mobile which is considered reliable and believes it to be true and correct.
- Due to the complexity of some wireless sites, GTA performed this analysis and created this report utilizing best industry practices and due diligence. The scales and the determinations are based on the A&E drawings provided by T-Mobile.
- On a case-by-case basis, appropriate static gains and losses are considered while doing the simulations to simulate the closest field radiations of the antennas.

Site ID: SV14303A

3.0 Antenna Inventory

ID	Technology	Antenna Make	Antenna Model	Azimuth (°)	Bottom of ANT from Main Roof (ft)	Bottom of ANT from Ground (ft)
S1A1	L600	ERICSSON	840590966	0	62.00	62.00
S1A1	N600	ERICSSON	840590966	0	62.00	62.00
S1A1	L700	ERICSSON	840590966	0	62.00	62.00
S1A1	G1900	ERICSSON	840590966	0	62.00	62.00
S1A1	L1900	ERICSSON	840590966	0	62.00	62.00
S1A1	N1900	ERICSSON	840590966	0	62.00	62.00
S1A1	L2100	ERICSSON	840590966	0	62.00	62.00
S1A4	N2500	ERICSSON	AIR6419 B41	0	43.82	67.07
S2A2	L600	ERICSSON	840590966	70	38.75	62.00
S2A2	N600	ERICSSON	840590966	70	38.75	62.00
S2A2	L700	ERICSSON	840590966	70	38.75	62.00
S2A2	G1900	ERICSSON	840590966	70	38.75	62.00
S2A2	L1900	ERICSSON	840590966	70	38.75	62.00
S2A2	N1900	ERICSSON	840590966	70	38.75	62.00
S2A2	L2100	ERICSSON	840590966	70	38.75	62.00
S2A5	N2500	ERICSSON	AIR6419 B41	70	43.82	67.07
S3A3	L600	ERICSSON	840590966	160	62.00	62.00
S3A3	N600	ERICSSON	840590966	160	62.00	62.00
S3A3	L700	ERICSSON	840590966	160	62.00	62.00
S3A3	G1900	ERICSSON	840590966	160	62.00	62.00
S3A3	L1900	ERICSSON	840590966	160	62.00	62.00
S3A3	N1900	ERICSSON	840590966	160	62.00	62.00
S3A3	L2100	ERICSSON	840590966	160	62.00	62.00
S3A6	N2500	ERICSSON	AIR6419 B41	160	67.07	67.07

Table 2

4.0 Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radio frequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general population.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is transient as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general population may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general population would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

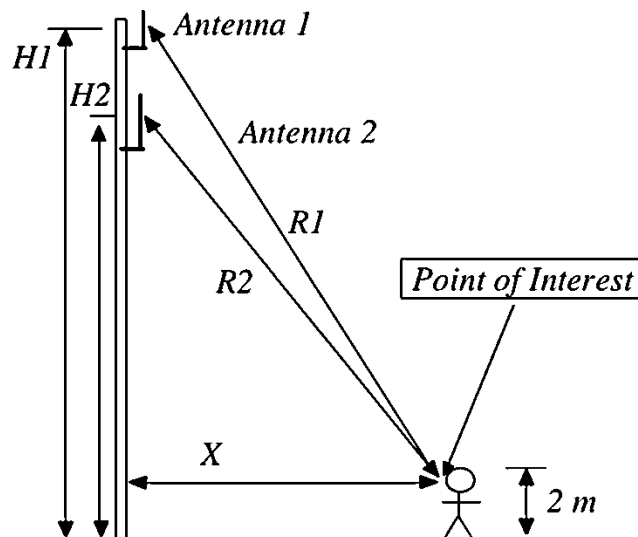


Figure 1

Table 3 and Figure 2 (below), which are included in the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the T-Mobile equipment operating at 800 MHz, the FCC's occupational MPE is 2.66 mW/cm² and an uncontrolled MPE of 0.53 mW/cm². These limits are considered protective of these populations.

(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	6 4	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Population/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	6 4	1.63	(100)*	30
1.34-30	1842/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

Table 3

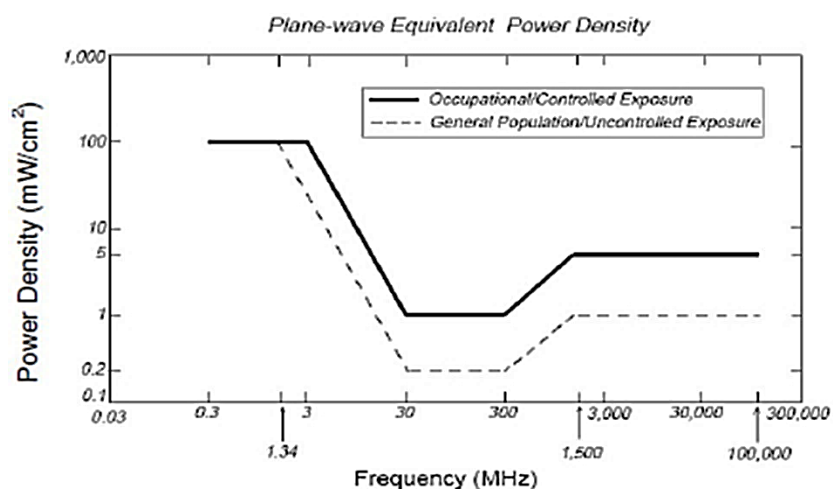


Figure 2

Site ID: SV14303A

Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

Table 4

Personal Communication (PCS) facilities used by T-Mobile in this area operate within a frequency range of 600-2500 MHz. Facilities typically consist of:

- 1) Electronic transceivers (the radios or cabinets) connected to wired telephone lines; and
- 2) Antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, except in areas directly in front of the antennas.

Statement of Compliance

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 that has an installation that contributes more than 100% of the applicable MPE must participate in mitigating these RF hazards.

5.0 Limitations

This report was prepared for the use of T-Mobile. It was performed following generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under similar circumstances. The conclusions provided by GTA are based solely on the information provided by T-Mobile. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to GTA so that our conclusions may be revised and modified, if necessary. This report has been prepared by Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

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

Table 5

RF Signage and Barriers

All RF signs should be obeyed by at all times.



Figure 3

If there are workers in an area with a sign that they do not understand, they can call the NOC Number at 877-611-5868 for guidance.

7.0 Federal Communications Commission (FCC) Limits

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. All co-located sites should have a separate 5% modeling that shows only T-Mobile antennas transmitting. This separate modeling indicates T-Mobile's contribution in all areas that is recognized to be greater than 100% MPE 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 who 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. (Those without significant and documented RF Safety & Awareness training)

Controlled Environment

This applies to environments that are restricted or "controlled" to prevent access from members of the General Population classification.

Uncontrolled Environment

This applies to environments that are unrestricted or "uncontrolled" that allow access from members of the General Population classification.

Generic Values

The use of "Unknown" for an operator means the information about 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.

Site ID: SV14303A

8.0 Compliance Measures

The site needs the following mitigation and/or compliance plan.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. At the time of our analysis, T-Mobile will be complaint with the FCC rules and regulations, as described in OET Bulletin 65 upon implementation of below remediation and/or compliance recommendations.

On building :

Recommendations for Site Compliance	Signages on Access Points, Sectors & Equipment										Enclosing Sectors			
														
	Guidelines		NOC INFO		NOTICE		CAUTION		WARNING		Sign	Count	Length	Barrier & Chain
Access Point(s)	☒	3	☒	3	☒	3	☐		☐		☐			Barrier & Chain
Sector Alpha	☐		☐		☒	1	☐		☐		☐			Barrier & Chain
Sector Beta	☐		☐		☒	1	☐		☐		☐			Barrier & Chain
Sector Gamma	☐		☐		☒	1	☐		☐		☐			Barrier & Chain
Equipment/BTS	☒	1	☒	1	☒	1	☐		☐		☐			Barrier & Chain
Total Signage	4		4		7		0		0		0			0 ft.

Table 6

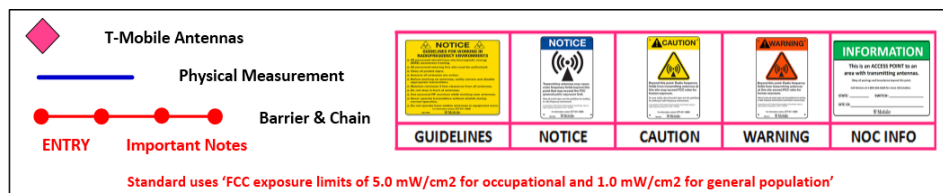
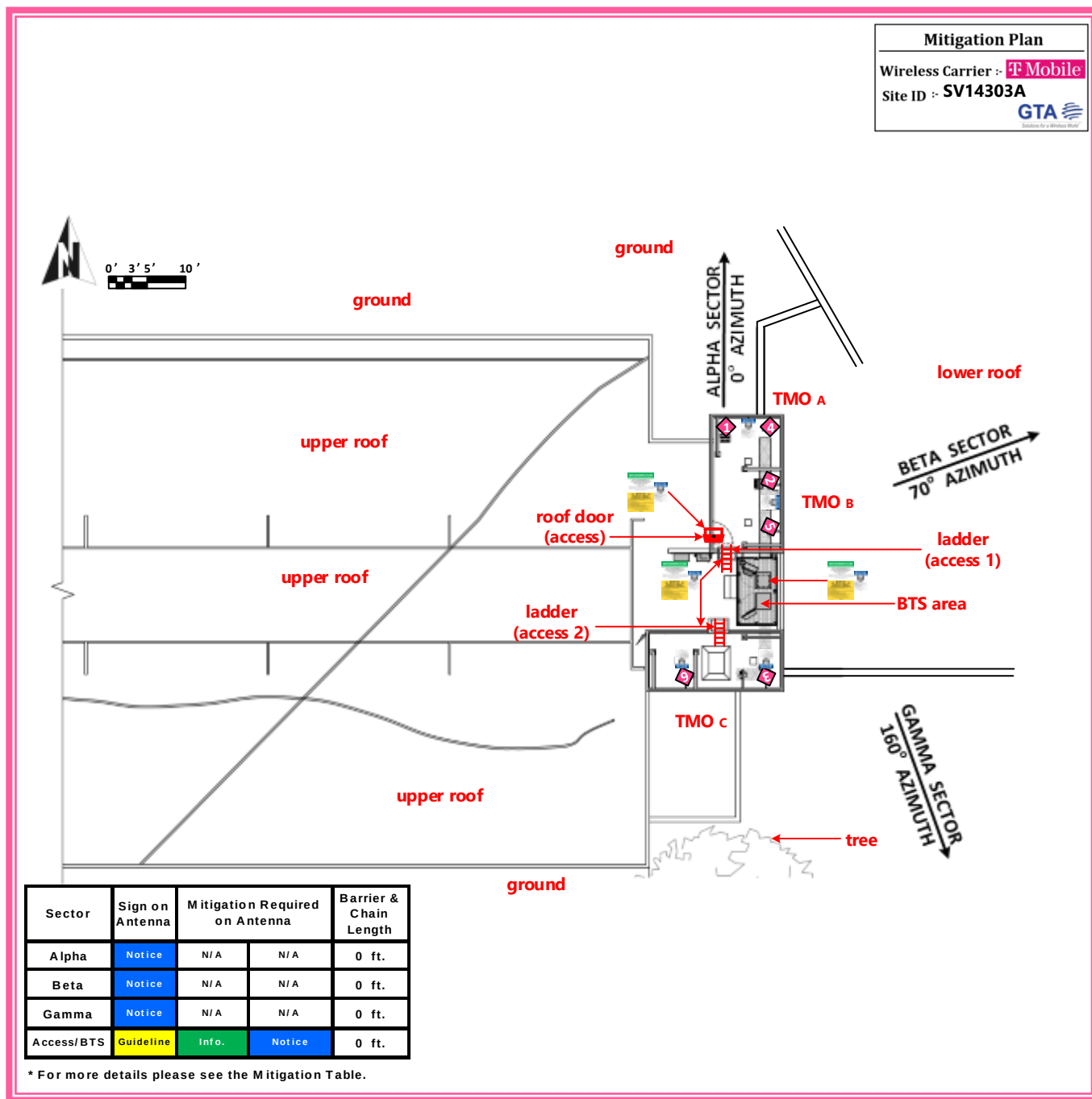
CAUTION: - The table above represents EVERY compliance item that MUST be implemented by the carrier at the site location; please see the Site Plan shown in diagram 1.

It is recommended to have periodic inspections of the components that are involved in the radiation of RF energy. Periodic Electromagnetic Emission (EME) measurement should be conducted to reevaluate the RF radiation level at this site.

GTA recommends that T-Mobile and the authorized personal at the site take additional measures to ensure that persons accessing the roof (for example, roofers or other maintenance workers) are informed of areas where RF levels exceed the FCC general population limit and made aware that these areas must be avoided to maintain compliance with FCC requirements. This is important especially when the placement of barriers, striping, taping, or any other positive access control (areas of the roof that exceed the RF levels of the general population limit) is not possible due to the physical construction or constraints or safety measures surrounding the antennas or on the roof like the sloped roof, tiled roof, chimney, steeples, cupolas, hilly terrain, etc.

It is further recommended to distribute this report to anyone accessing the roof and ensure the confirmation that it has been read and understood.

Diagram 1: Site Scale Plan



9.0 Summary And Conclusions

GTA has prepared this Radiofrequency Emissions Compliance Report for the proposed T-Mobile telecommunications equipment at the site located at **600 E Esplanade Dr. Oxnard, CA 93036**.

GTA has conducted theoretical modeling to estimate the worst-case power density from T-Mobile antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements.

As presented in the preceding sections, based on worst-case predictive modeling, **there are no modeled exposures on any accessible roof-level walking/working surface** related to proposed equipment in the area that exceed the FCC's **general population** exposure limits at this site. Any of the modeled exposure areas exceeding the **general population** limits need to follow the mitigation/compliance plan proposed in the report to bring the T-Mobile antennas to compliance. As such, the proposed T-Mobile project complies with FCC rules and regulations. **Posting of the signages and the recommendations** presented in Section 8 **brings the site into compliance with FCC rules and regulations**.

At roof-level the anticipated maximum predictive RF-EME at T-Mobile facility will be 30.7% of FCC's general population limit. 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 predictive 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. **At ground level, the maximum power density generated by the antennas is approximately 24% of FCC's general population limit (4.8% of the FCC's occupational limit). If applicable in special cases and scenarios, appropriate inter-floor radiation losses are taken into account for depicting accurate modeling and simulations at ground level.**

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 that 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 at the roof-level in front of the T-Mobile antennas that may exceed the FCC standards for the general population and/or occupational exposure after the implementation of mitigation measures. To reduce the risk of exposure and/or injury, GTA recommends that access to the **building** or areas associated with the active antenna installation or mitigation measures are restricted and secured where possible.

To alert any workers or general population potentially accessing the site, a blue Notice sign and/or yellow Caution sign, and/or orange Warning sign based on the simulated exposure limits along with a yellow Guidelines sign are recommended for installation at the access to the rooftop/structure along with the barriers/stripping to exclude the RF radiations exceeding areas per the applicable limits.

Site ID: SV14303A

10.0 Certification

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

I **Michael A. McGuire PE**, on the date indicated near my seal below hereby certify that:

I am registered as a Professional Engineer with the License number listed below and I am thoroughly familiar with the Regulations of the Federal Communication Commission (FCC), both in general and specifically, as they apply to FCC guidelines for human exposure to Radiofrequency electromagnetic radiation and the EME predictive analysis for the site identified as **SV14303A** located at **600 E Esplanade Dr. Oxnard, CA 93036**, has performed on **September 2, 2024** to determine where there might be electromagnetic energy that is more than 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.



sealed 03sep2024

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: Esplanade T-Mobile Wireless Facility

Project Applicant: Sydney McLaughlin (Designated Agent), and JS Hospitality Group LLC (Property Owner)

Project Location - Specific: 600 East Esplanade Drive, Oxnard, CA 93036, Ventura County, APN: 142-0-022-565.

Description of Nature, Purpose and Beneficiaries of Project: PZ No. 24-530-06 (Special Use Permit - Wireless) A request to construct a stealth wireless communication facility with associated rooftop equipment within a new screened lease area enclosure on the roof of an existing hotel that will extend 8 feet above the existing hotel. The equipment enclosure will be a 450 square-foot area, on a 4.10 acre lot in the C-2-PD zone. The request includes the allowance for an increase in height from 62 feet to 70 feet. The project is located at 600 East Esplanade Drive, within a completely screened enclosure on the roof of an existing hotel. Filed by designated agent Sydney McLaughlin, Smartlink Group, 12920 SE 38th Street, Bellevue, WA 92660.

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

Name of Person or Agency Carrying Out Project (Applicant): Sydney McLaughlin

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 and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures” may be found to be exempt from the requirements of CEQA. This proposal includes the construction of an unmanned stealth wireless communications facility within a new screened 450 square-foot enclosure located on the roof of an existing hotel, 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 Planning Commission 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: Rogelio Solis, Assistant Planner, (805) 385-7850

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 24-530-06 (SPECIAL USE PERMIT - WIRELESS) FOR CONSTRUCTION OF A STEALTH WIRELESS COMMUNICATION FACILITY WITH ASSOCIATED ROOFTOP EQUIPMENT WITHIN A NEW SCREENED LEASE AREA ENCLOSURE ON THE ROOF OF AN EXISTING HOTEL, LOCATED AT 600 EAST ESPLANADE DRIVE, FILED BY DESIGNATED AGENT, SYDNEY MCLAUGHLIN, SMARTLINK GROUP, 12920 SE 38TH STREET, BELLEVUE, WA 92660.

WHEREAS, on September 16, 2024, Sydney McLaughlin on behalf of Smartlink Group and T-Mobile West LLC (the “**Applicant**” and/or “**Developer**”), submitted a request to allow a stealth wireless communication facility with associated rooftop equipment within a new screened lease area enclosure on the roof of an existing hotel located at 600 East Esplanade Drive; and

WHEREAS, on July 17, 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. 24-530-06 (Special Use Permit - Wireless) to allow a stealth wireless communication facility with associated rooftop equipment within a new screened lease area enclosure on the roof of an existing hotel located at 600 East Esplanade Drive (the “**Project**”) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, Oxnard City Code, Article 16, Section 137 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, 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 Office and the zoning designation is for General Commercial Planned Development (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 a commercial hotel. 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 stealth wireless communication facility to be located on the rooftop of an existing hotel 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 is an existing commercial hotel with the wireless facility 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 stealth wireless communication facility to be located on the rooftop of an existing hotel will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The wireless 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 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 wireless communication facility that will be located on the rooftop of an existing hotel and will be enclosed with Fiber Reinforced Polymer (FRP) screens that are designed to seamlessly integrate with the hotel's existing facade, 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.

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 PZ 24-530-06 (SUP - Wireless)
 Esplanade T-Mobile Wireless Facility
 July 17, 2025
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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.**

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 Commercial Office, which would be a compatible zone for this use. It also is consistent with the goal of locating facilities away from residential areas, as the stealth facility is in the commercial zone and has a significant setback from nearby residential, where stealth facilities do not need to be setback. Allowing a single wireless communication facility on the rooftop of an existing hotel will decrease the need for additional wireless telecommunication facilities in more objectionable areas. Furthermore, the location of the wireless communication facility 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 Planned Development Zone, except the height requirement, however, the stealth facility 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 stealth wireless communication facility is completely screened and designed to be incorporated with the existing building facade. The construction and

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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.**

The project site is already developed with parking. The installation of the stealth wireless facility and associated equipment will be placed within a new screened lease area on the roof of an existing hotel. The project will not reduce existing landscaping. 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 hotel 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 hotel 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 or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. 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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 PZ 24-530-06 (SUP - Wireless)
 Esplanade T-Mobile Wireless Facility
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SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 24-530-06 (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 July 17, 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. Developer 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, Developer 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

Resolution No. 2025-XX
 PZ 24-530-06 (SUP - Wireless)
 Esplanade T-Mobile Wireless Facility
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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).

LANDSCAPE STANDARD CONDITIONS

15. 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)

FIRE DEPARTMENT STANDARD CONDITIONS

16. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, F-2)
17. 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)
18. 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)
19. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
20. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, F-7)
21. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
22. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and

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allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)

23. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F-15*)
24. 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

25. Developer shall allow installation of public safety radio equipment in the tower, steeple, roof or other elevated portion of the building. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.

PLANNING DIVISION STANDARD CONDITIONS

26. 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*)
27. Before the City issues building permits, Developer 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*)
28. 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*)
29. Lighting within physical limits of the area required to be lighted shall not exceed seven footcandles, nor be less than one footcandle at any point.
30. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets.
31. In order to minimize light and glare on the project property, all new 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*)
32. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

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33. 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*)
34. Developer shall recess or screen new roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)
35. Developer shall install wiring inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)
36. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)
37. Construction activities shall be limited to the hours of 7 am to 6pm, Monday through Saturday. No construction shall occur after hours, on Sundays, or national holidays without permission from the City. (PL-45)

PLANNING DIVISION SPECIAL CONDITIONS

38. Developer shall install and at all times maintain a screen wall of between 6 and 8 feet surrounding the wireless facility and its associated equipment. (PL)
39. 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
40. Prior to issuance of a building permit, Developer 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)
41. 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.
42. The emergency generator shall be tested only during the hours of 7:00 a.m. to 6:00 p.m. from Monday through Friday. The emergency generator shall not be tested on Saturday or Sunday.
43. All roof-mounted equipment shall be installed so that no portion of the equipment protrudes above the equipment enclosure.

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44. 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.
45. Signs regarding “RF Notice” and “Network Operations Information” shall be installed on the base of the equipment enclosure 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.
46. 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.
47. All signage is prohibited unless specifically required by the Federal Communications Commission (FCC) or other regulatory agency.
48. 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.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

49. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
50. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
51. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until the City accepts the improvements. (DS-23)

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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 17th day of July, 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 17th day of July 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

July 17, 2025

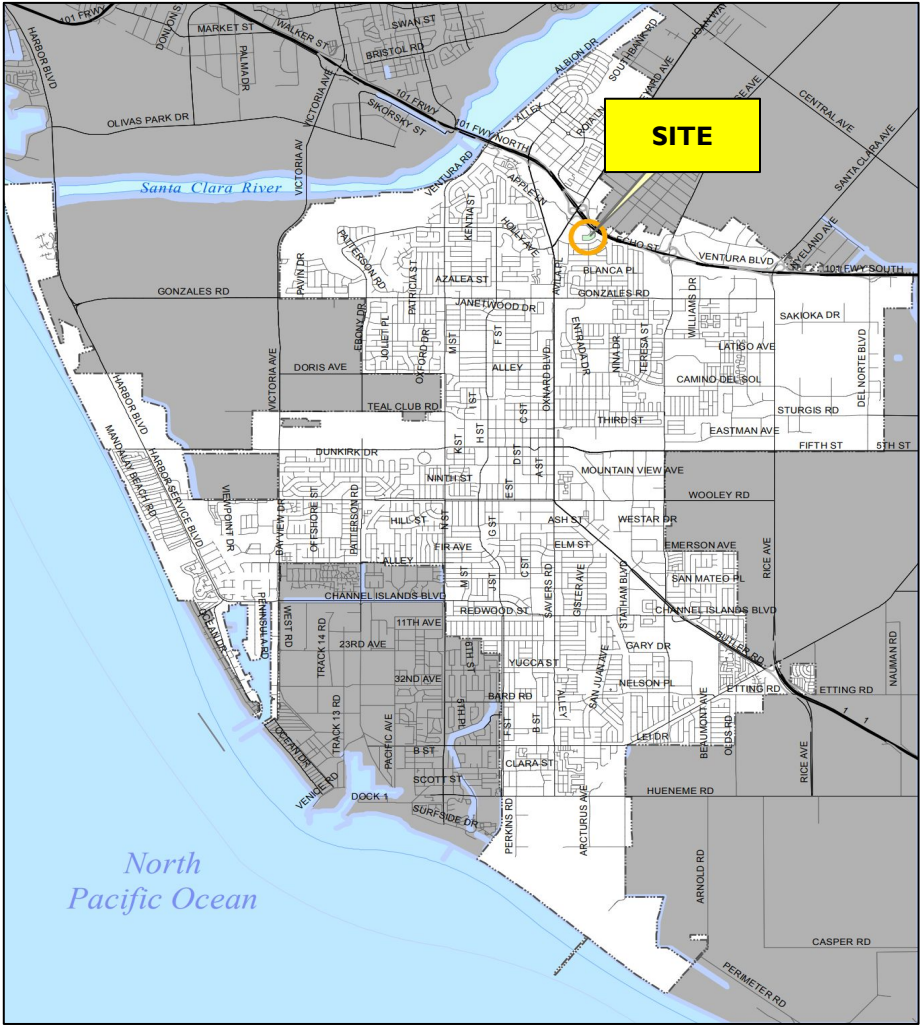
Esplanade T-Mobile Wireless Facility
600 East Esplanade Drive
PZ 24-530-06
(Special Use Permit - Wireless)

Applicant: Sydney McLaughlin, Designated Agent, Smartlink Group
Case Planner: Rogelio Solis, Assistant Planner

A request to construct a stealth wireless communication facility with associated rooftop equipment within a 450 square foot lease area that will be completely concealed by architecturally integrating new 8-foot high fiberglass reinforced polymer screen walls into the existing building rooftop on a 4.10 acre property developed with an existing hotel.

The purpose of the proposal is to enhance the service for a gap in coverage surrounding the intersection of Vineyard Avenue and Esplanade Drive.

Subject Site: 600 East Esplanade Drive







View looking northeast to project property from Vineyard Avenue.

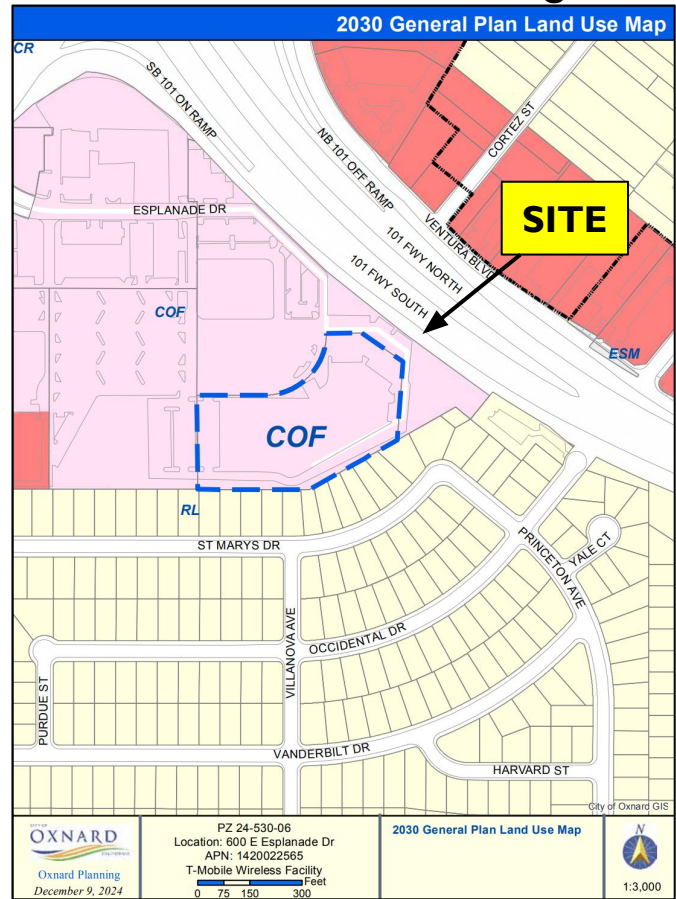


View looking northwest to project property from Vineyard Avenue.



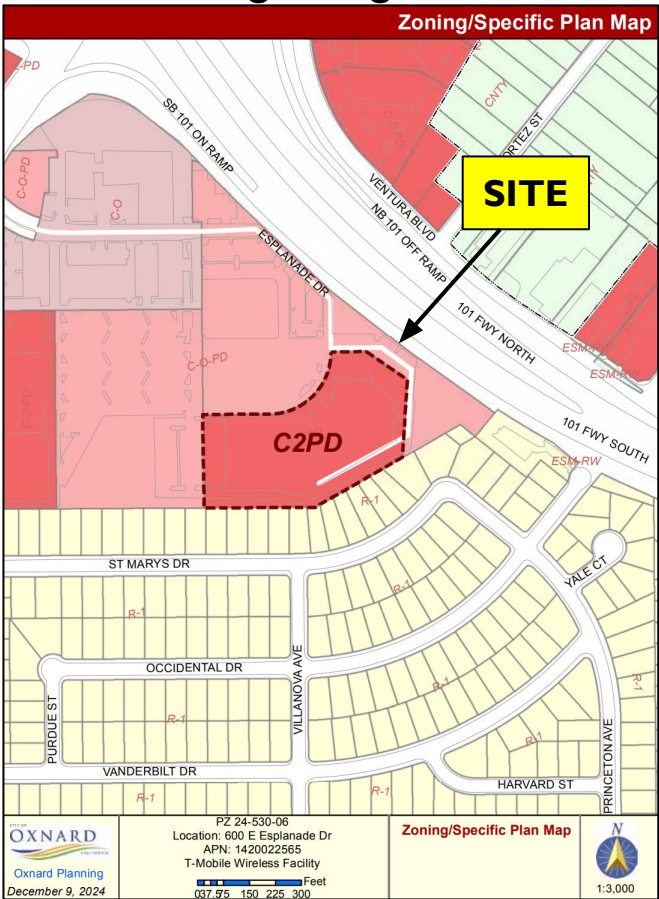
View looking north to project property from River Ridge Road.

General Plan Land Use Designation



Commercial Office (COF)

Zoning Designation



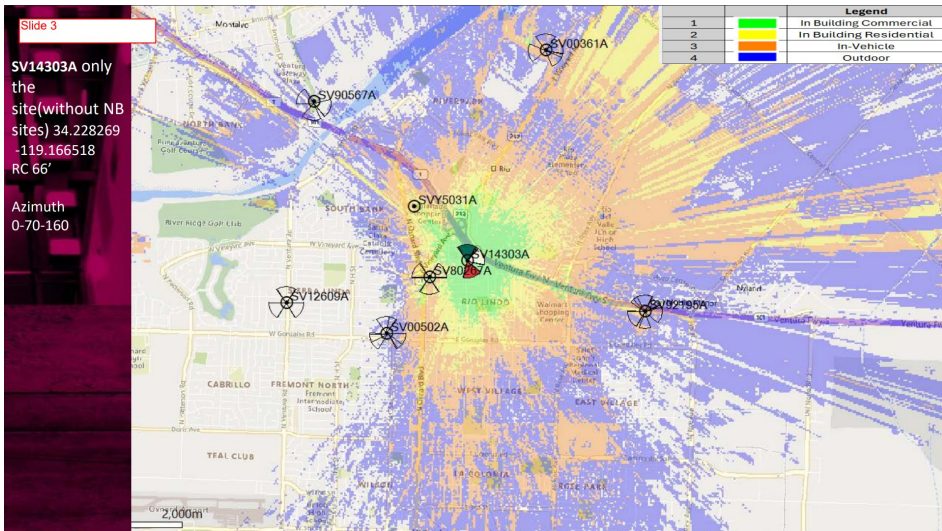
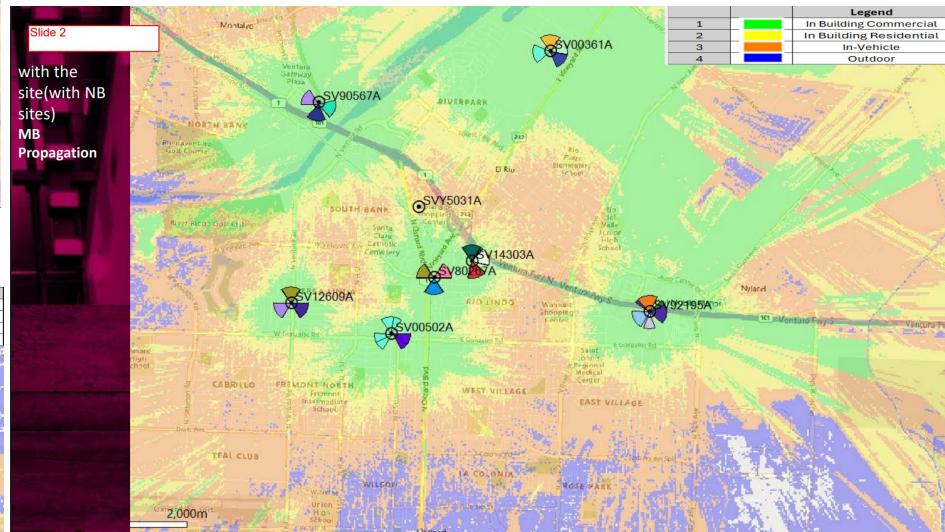
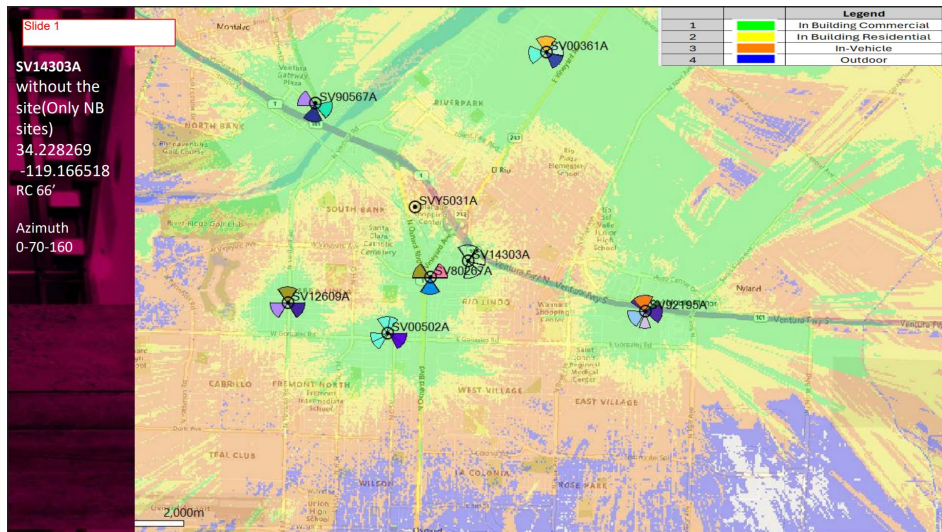
General Commercial - Planned Development (C-2-PD)

Subject Site: 600 East Esplanade Drive

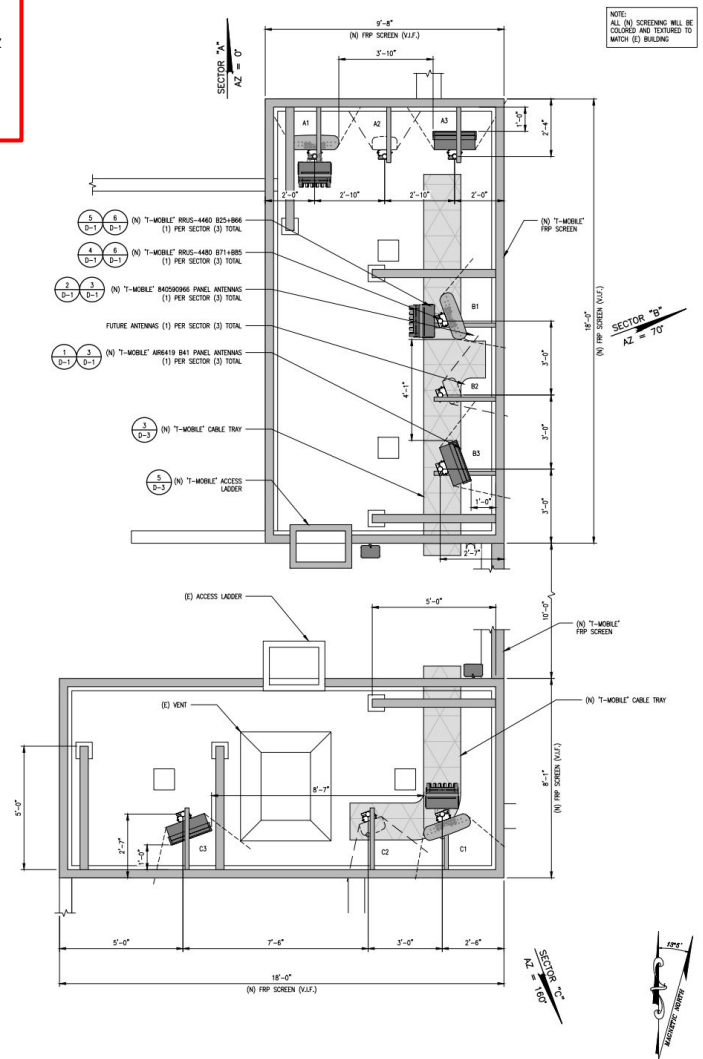
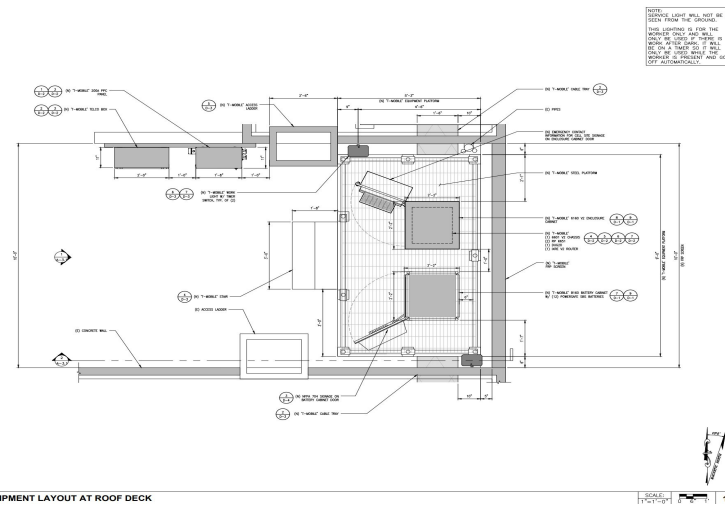
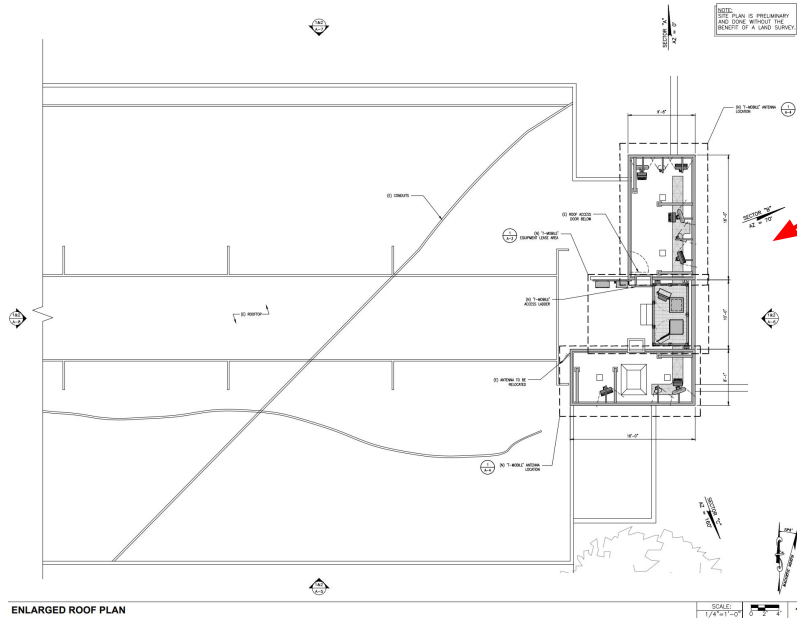
Surrounding Uses:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site (600 E. Esplanade Drive)	General Commercial - Planned Development (C-2-PD)	Commercial Office (COF)	Hotel
North	Commercial Office - Planned Development (C-O-PD)	Commercial Office (COF)	Offices
South	Single- Family Residential (R-1)	Residential Low (RL)	Single-Family Residential
East	Commercial Office - Planned Development (C-O-PD)	Commercial Office (COF)	Child Day Care
West	General Commercial - Planned Development (C-2-PD)	Commercial Office (COF)	Offices

- The Planning Commission approved Special Use Permit (SUP) No. 499 with Resolution No. 3921, on November 30, 1972 for the development of 162-room hotel.
- Since then several minor modification permits have been approved for various signage and architectural changes to the hotel.
- On March 5, 2025, the most recent Minor Modification Permit PZ No. 25-143-07, approved a paint change to the building's existing facade and its signage, as the previous tenant, Courtyard by Marriott, will be replaced by the Holiday Inn Hotel.
- On September 16, 2024, the current wireless special use permit was submitted, proposing a wireless facility on the rooftop of an existing hotel.



New Antennae & Equipment Enclosure



NEW ANTENNA LAYOUT



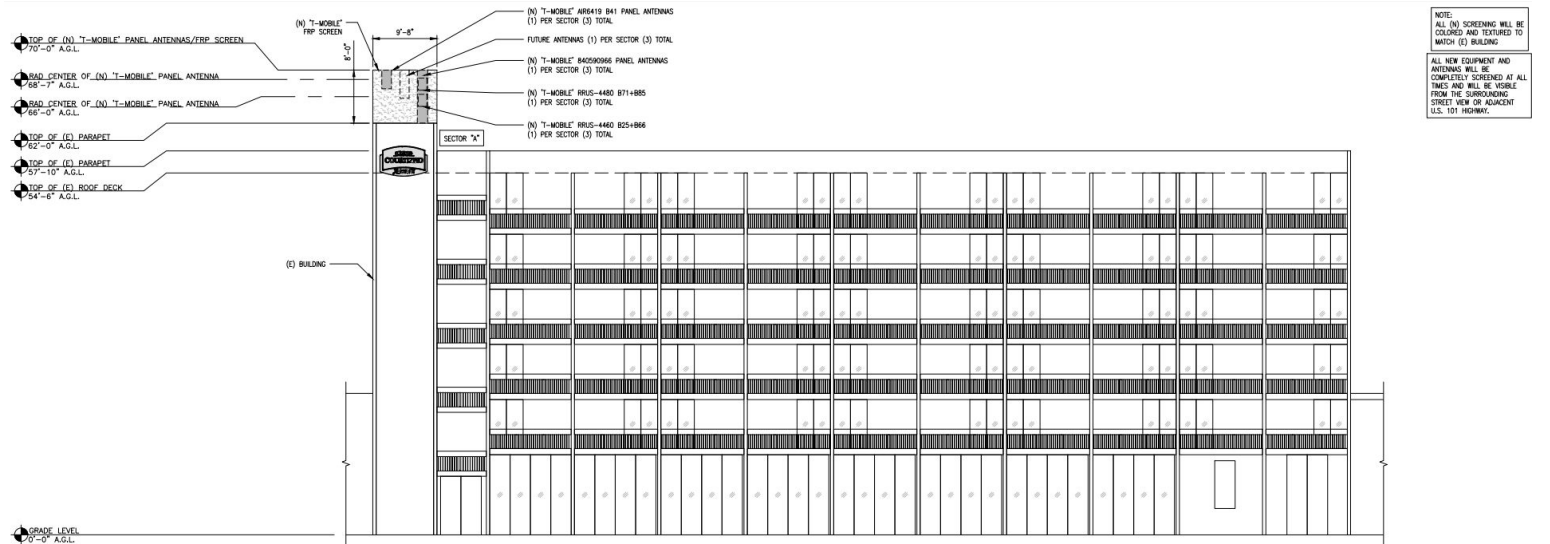
Existing



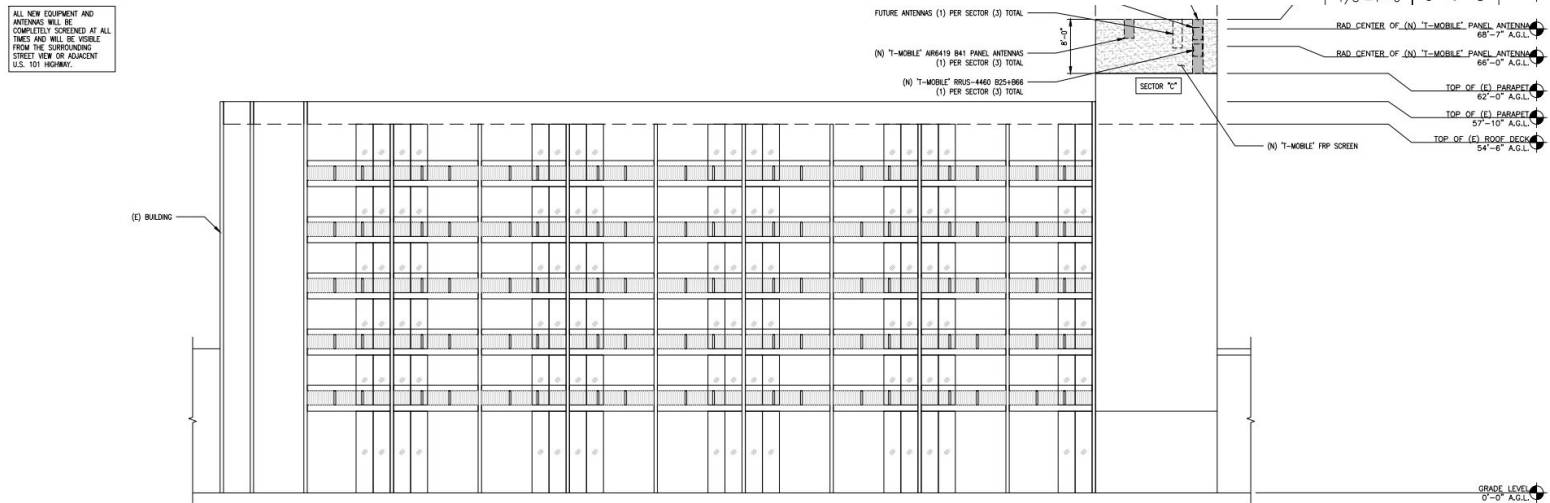
Proposed

PROJECT ELEVATION PLANS (NORTH & SOUTH)

73



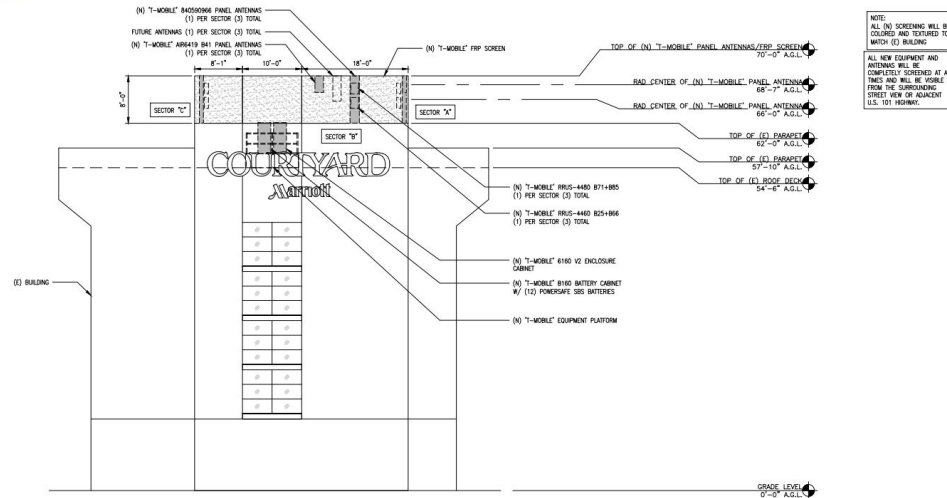
NEW NORTH ELEVATION



NEW SOUTH ELEVATION

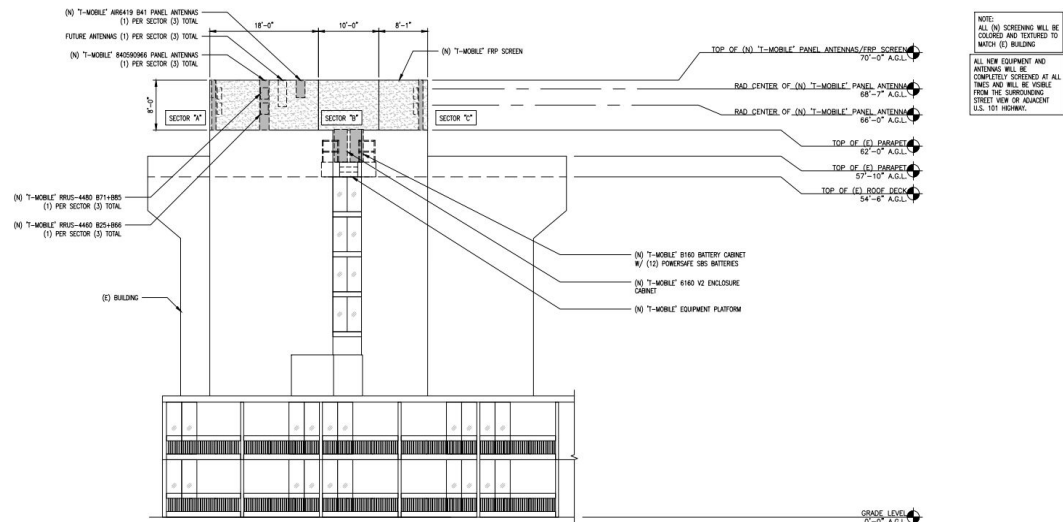
PROJECT ELEVATION PLANS (EAST & WEST)

74



NEW EAST ELEVATION

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



NEW WEST ELEVATION

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

- Conditions #34, #35, #38, and #43 are different requirements for the disguise of the wireless facility and its ancillary equipment to classify it as a stealth facility.

Environmental Determination:

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). The project area is approximately 450 square-feet on a developed property and is consistent with other allowances through the Class 3 exemption. 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. 24-530-06 (Special Use Permit - Wireless), subject to certain findings and conditions



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Michael Lackmann, Assistant Planner

DATE: July 17, 2025

SUBJECT: **Project Name: T-Mobile Monopine;** Planning and Zoning Permit No. 23-530-05 (Special Use Permit - Wireless) Property located at 606 North Ventura Road. (APN: 200-0-150-385).

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. 23-530-05 (Special Use Permit Wireless), subject to certain findings and conditions.

2) Project Description and Applicant: A request to construct a 55-foot tall wireless communications facility designed as a faux pine tree with an associated equipment enclosure on a 31,798 square-foot site located at 606 North Ventura Road (APN: 200-0-150-385). The subject property is zoned General Commercial Planned Development (C-2-PD). The request includes the allowance for an increase in height from 35 feet to 55 feet pursuant to Article 16, Section 16-137 of Oxnard City Code, which allows height increases through approval of a Special Use Permit. The project is exempt from environmental review pursuant to Section 15303, Class 3 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines. Filed by designated agent Jerry Ambrose, Eukon Group, 3905 State St #7-188, Santa Barbara, CA, 93105, on behalf of T-Mobile, on behalf of the property owner BGN Investments, 3720 S Susan Street Suite 100, Santa Ana, CA 92704.

3) Existing & Surrounding Land Uses: The 31,798 square-foot parcel (.72 acres) is currently occupied by an existing restaurant and associated parking. This parcel is located within an existing commercial retail center of approximately 573,509 square feet (13.17 acre) that crosses multiple properties. The lease area of 450 square feet for the construction of the monotree is located adjacent to an existing parking area behind the northeast corner of the building. The following table summarizes the land uses and zoning designation of the project site and adjacent properties.

PZ 23-530-05, T-Mobile Monopine Tower
Planning Commission Date: July 17, 2025
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LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site (606 North Ventura Road)	General Commercial - Planned Development (C-2-PD)	Community Commercial (CC)	Commercial Retail Center
North	General Commercial - Planned Development (C-2-PD)	Community Commercial (CC)	Commercial Retail Center
South	Single Family Residential - Planned Development (R-2-PD)	Residential Low (RL)	Single-Family Residential
East	Garden Apartment - Planned Development (R-3-PD)	Residential Medium (RM)	Multi-Family Residential
West	General Commercial - Planned Development (C-2-PD)	Community Commercial (CC)	Commercial Retail Center

- 4) Background:** The subject parcel was granted building permit no. 16297 on July 23, 1965 for the construction of a commercial bank. In 2003 the bank was converted to a restaurant. Since then no changes have been made to the site. On March 20, 1986, the City of Oxnard Planning Commission approved Planned Development 422 to expand an existing 110,700 square foot shopping center to a total build out of 184,945 square feet via Resolution 6872. The shopping center referred to is the adjacent Fremont Shopping Center.
- 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 been conditioned to provide 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 a 450 square foot enclosure (15’ x 30’) screened with landscaping. The proposed wireless facility will be 55 feet tall and disguised as a pine tree. This Project proposes to construct a wireless communication facility and associated equipment at an existing commercial retail center, 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 tower is approximately 102 feet north of Doris Avenue, approximately 435 feet east of North Ventura Road, and approximately 240 feet west of North M Street. The Project is within the southeast parking area of a large commercial retail center. The premises for the tower and equipment enclosure is combined into one area that totals 450 square feet. The equipment enclosure will contain two equipment cabinets, a ciena box, a power protective cabinet, and an electrical meter. The battery and equipment cabinets will be located on a concrete pad (4.75 feet by 10 feet). Within the same enclosure there will be a 35 square foot area (5'10" x 6') for the pine tower. The enclosure is screened with two landscaping planters along the north and east side of the enclosure, the landscaping will include Texas Privet shrubs. The enclosures will be enclosed by a 8' chain link fence with dark brown vinyl privacy slats to match the existing building. The existing building blocks the majority of the southern and western elevations of the tower from the public roadways. The project is accessed through a 10 foot wide curb cut located along the alley to the east of the property. No parking spaces will be lost to the addition of the tower or equipment enclosure.

The design of the pine tower features synthetic branches, bark, and leaves to disguise the facility as a pine tree. Pine trees are very abundant around the city and throughout settled areas of California. Therefore, pine is an acceptable camouflage choice. The synthetic pine mimics the real tree's abundant year round cover of needles, effectively screening equipment and antennas. The faux bark will give the tree a more realistic look and the landscaping will help blend the tree into the surroundings. Multiple conditions of approval require that the faux pine 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 proposed landscaping that will help the pine tower further blend in. There are a variety of trees spread across the shopping center. There are two trees that are located immediately south of the enclosure. No trees are proposed to be planted as a part of the permit. There are also 14 shrubs that will be planted around the equipment enclosure to help screen the fence that is screening the equipment cabinets.

- b. **General Plan Consistency:** The 2030 General Plan identifies the land use for the subject property to be Community Commercial, 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-18.3	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 pine tree. The project is located in a commercial retail parking lot at a distance from nearby residential areas. The landscape and heavy screening of the antenna itself disguises the facility from area workers and motorists. The existing building on the site is not tall enough and the applicant claimed in their site selection analysis that there were no nearby towers to collocate on and achieve their target coverage area.
ICS 18.4	I	Telecommunications Service Ensure residents and businesses have access to telecommunications services.	Construction of this facility will fill a significant gap in T-Mobile's coverage in this area of the city and provide better signal for nearby businesses, residents, and emergency response vehicles. The previously approved towers within the vicinity at the do not allow for the collocation of this specific antenna because of an exclusivity contract between APC Towers and T-Mobile.

- c. **Conformance with the Zoning Designation:** The proposed development is located in the General Commercial Planned Development zone and is not within a Specific Plan. The proposed facility would be approximately 435 feet from Ventura Road, which the 2030 General Plan designates as a Scenic Highway. Due to its close proximity to a Scenic Highway 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 pine tree, as there are a variety of different species of trees on the property the monopine will be able to blend in with the surrounding landscaping. The equipment is screened by two buildings on the west and south sides of the enclosure and by a fence and landscaping on the north and east. The project is proposed at 55 feet in height, 20 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 for additional height states that the facility has been designed at the lowest height necessary to close T Mobile's "Significant Gap" in wireless service. Applicable development standards of the General Commercial Zone have been compared with the proposed project, as follows:

Development Standard	General Commercial Standard	Proposed	Complies?
Maximum Height	35 feet	55 feet	Yes, with SUP
Front yard setback	10 feet	231 feet	Yes
Side yard setback	5 feet	5 feet	Yes.
Rear yard setback	15 feet	81 feet	Yes

In addition to being subject to the development standards of the C-2-PD 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	55 feet	Yes, with SUP approval pursuant

PZ 23-530-05, T-Mobile Monopine Tower
 Planning Commission Date: July 17, 2025
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	by PC		to OCC 16-137.
Setbacks (§16-492.B)	Shall comply with the zoning, unless specified by PC up to a 25% reduction.	Front - over 200 feet Rear - over 100 feet Side - min 5 feet	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 (§16-492.E)	Existing trees shall be preserved to the extent feasible	Project does not propose the removal of existing trees and will provide additional landscaping as well.	Yes
Design (§16-492.F.1)	If within 500 ft of scenic highway, shall be stealth	Facility is disguised as a pine tree and is sufficiently screened on all sides.	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 #61)
Security (§16-492.H)	Emergency phone numbers shall be posted	Emergency phone numbers will be posted	Yes (Condition #59)
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	Co-location is not proposed at this	N/A

	for co-location may not exceed 16 feet over the allowed height for the zone	time.	
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 #53)

- 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 pine tree. The pine tree branches will extend from the truck between the 15-foot height level and the 55-foot height level and will be conditioned to provide a minimum density of 3.3 branches per foot and to protrude at least 12 inches beyond any antennae and support equipment. At the 46-foot height level, three arrays will protrude from the trunk. Each array will have two dish 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 pine tree branches that are filled with faux needles 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 two equipment cabinets, a ciena box, a power protective cabinet, and an electrical meter. The equipment enclosure is on a concrete pad and protected by an 8' tall chain link fence with dark brown privacy slats that match the existing building.
- e) **Circulation and Parking:** The project property has multiple access driveways from Doris Ave and the alley on the east side of the property that lead to the parking lot 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 55 feet. The maximum height of 55 feet is 20 feet above the maximum allowed height within the General Commercial Zone (35 feet), and is a 150% increase in height. Per OCC Section 16-108, the Planning Commission can approve a height increase with the approval of a Special Use Permit. The target area is located between Gonzales Road to the north, Teal Club Road to the south, Joliet Place to the west, and Carly Drive to the east. At the proposed broadcast center height of 55 feet the majority of the area can be well covered and close a major coverage gap.

Thus, the proposed 55 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 existing shopping center contains landscaping throughout, but the subject parcel contains landscaping within the parking area on the west side of the building adjacent to the proposed site for the wireless facility. The addition of landscaping surrounding the enclosure will increase the landscaped area on the immediate property. The shopping center and surrounding properties have a variety of different trees. Thus, the proposed 55-foot tall faux pine tree is anticipated to be compatible with the surrounding landscaping.
- h) **Collocation:** Pursuant to OCC Section 16-489, wireless communications providers proposing a new wireless communications facility having a support structure shall demonstrate that a reasonable attempt was made to find a co-location site meeting engineering standards and that none was practically or economically feasible. Within the same shopping center the current facility is being proposed there is an existing monopine. Per the applicant, the reason for non-collocation is as follows, “There is an approximate 55’ high Verizon monopine tower about 600’ north of the proposed APC Towers location. As noted above, APC Towers is a tower infrastructure company, so there is no potential collocation opportunity at this location. This location is not viable.
- i) **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 not be an issue 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 retail center. 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.
- j) **Health and Safety:** The transmission of wireless radio signals are governed by operating standards of the Federal Communications Commission (FCC). The applicant is conditioned to submit a Radio Frequency Compliance Report (Attachment C) evaluating the emissions of the proposed communications facility. The report shall demonstrate that based on predictive modeling, at ground level the maximum radio frequency emission is compliant with the FCC general public exposure limit, however, is only out of compliance above the roof level of the closest accessible roof, therefore no mitigations are needed other than a warning sign and a NOC information sign are recommended for installation 10 feet above ground level at the base of the monotree. Thus, the site is designed and conditioned to be compliant with the FCC exposure guidelines.

PZ 23-530-05, T-Mobile Monopine Tower
Planning Commission Date: July 17, 2025
Page 9 of 9

k) Equipment Enclosure: The associated 8-foot high chain link fence will surround both the tower and the equipment area. Both fences will provide screening through dark brown vinyl privacy slats and landscaping. Additional screening is present from the existing retail center, which will block the equipment enclosure and block the majority of the pine tower from public views at the north and east elevations.

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: A Community Workshop was held on June 17, 2024 for this project. No comments were received from the public.

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

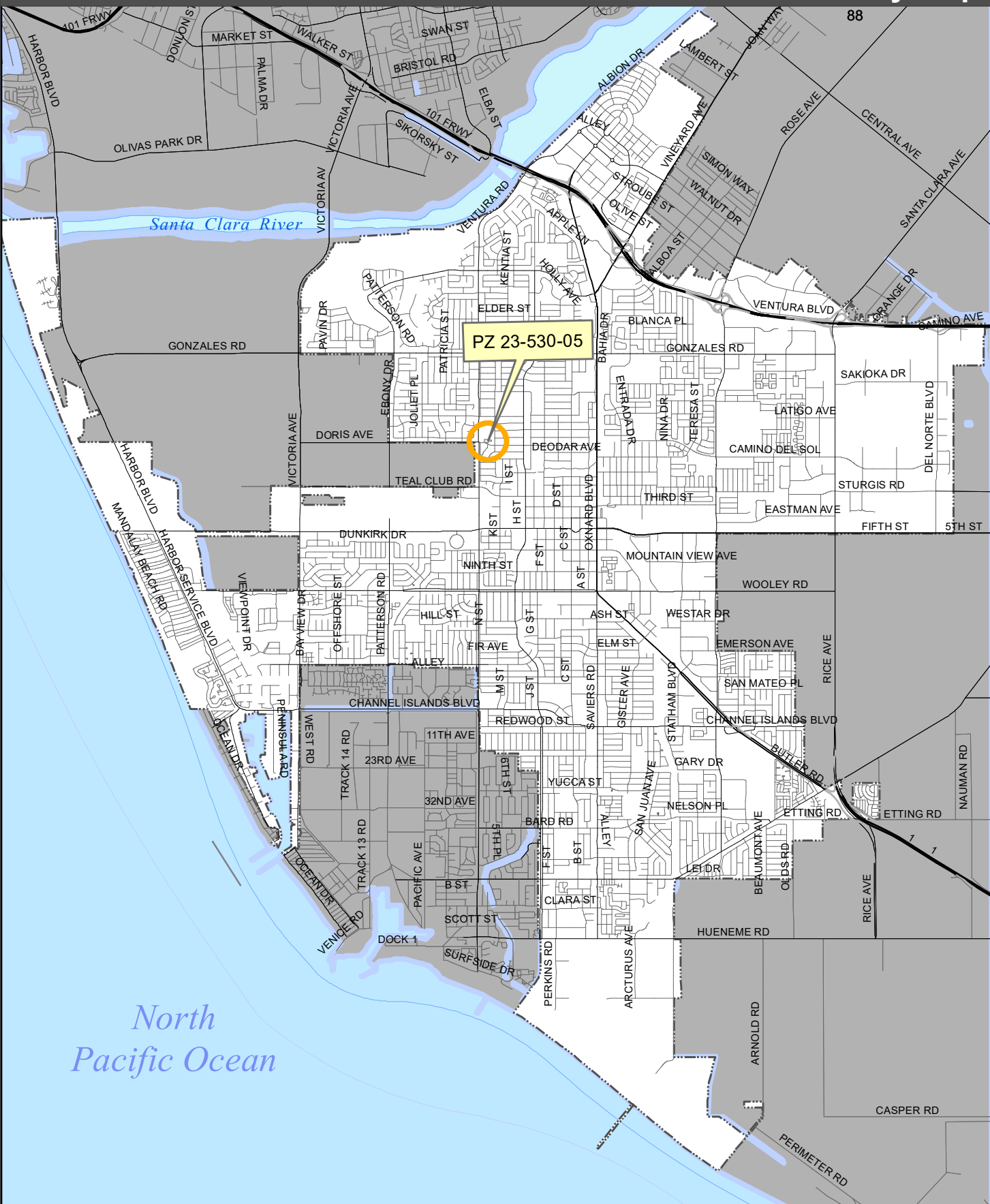
9) Appeal Procedure: In accordance with OCC Section 16-545 of the Oxnard City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the Planning Division's Office and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

10)

Attachments:

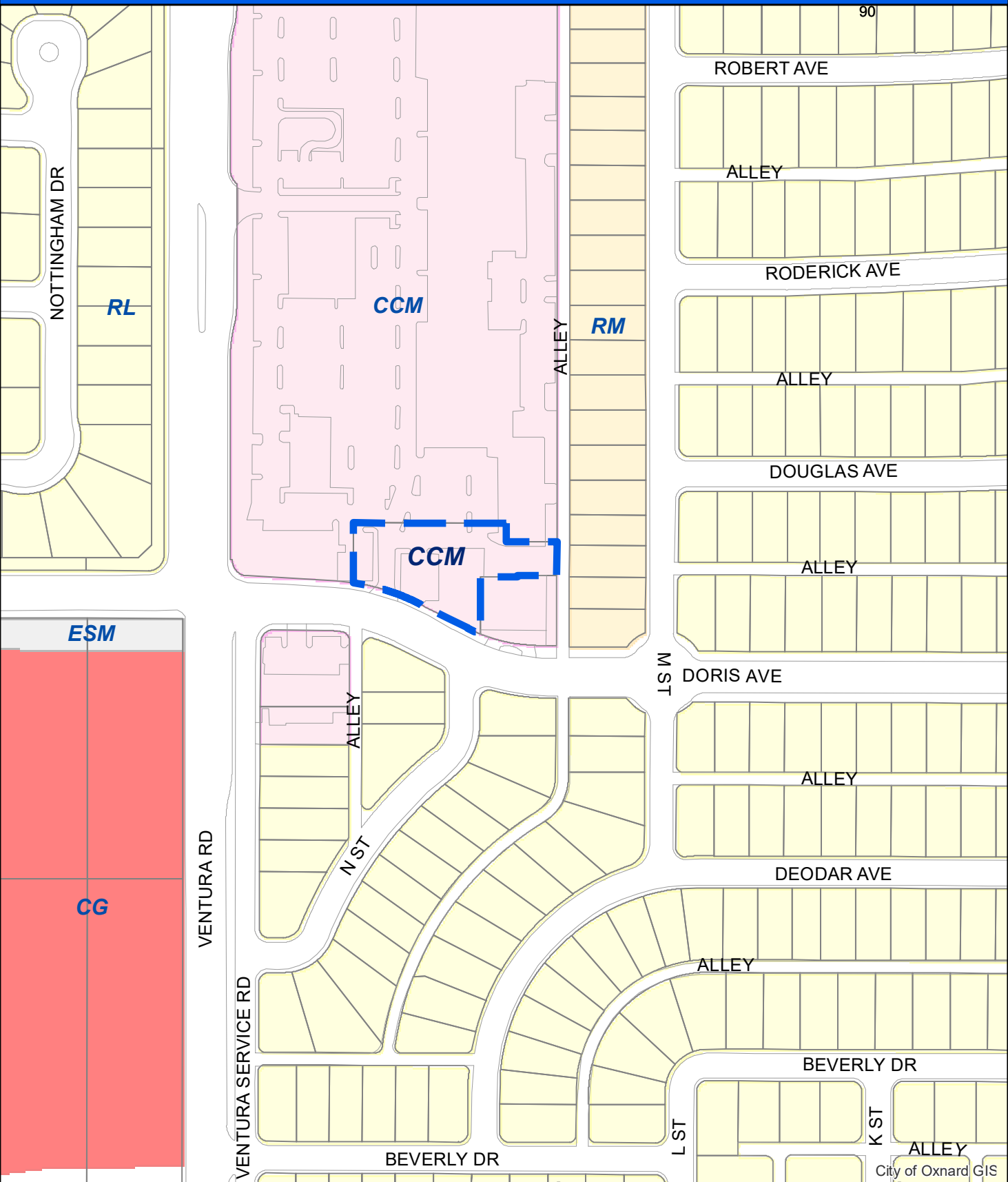
- A. Maps (Vicinity, General Plan, Zoning)
- B. Project Plans
- C. FCC Checklist
- D. Notice of Exemption
- E. Planning Commission Resolution
- F. Propagation Maps
- G. Staff Presentation

Vicinity Map





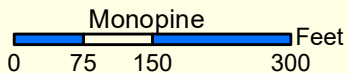
2030 General Plan Land Use Map



Oxnard Planning

July 2, 2024

PZ 23-530-05
Location: 606 N Ventura Rd
APN:2000150385

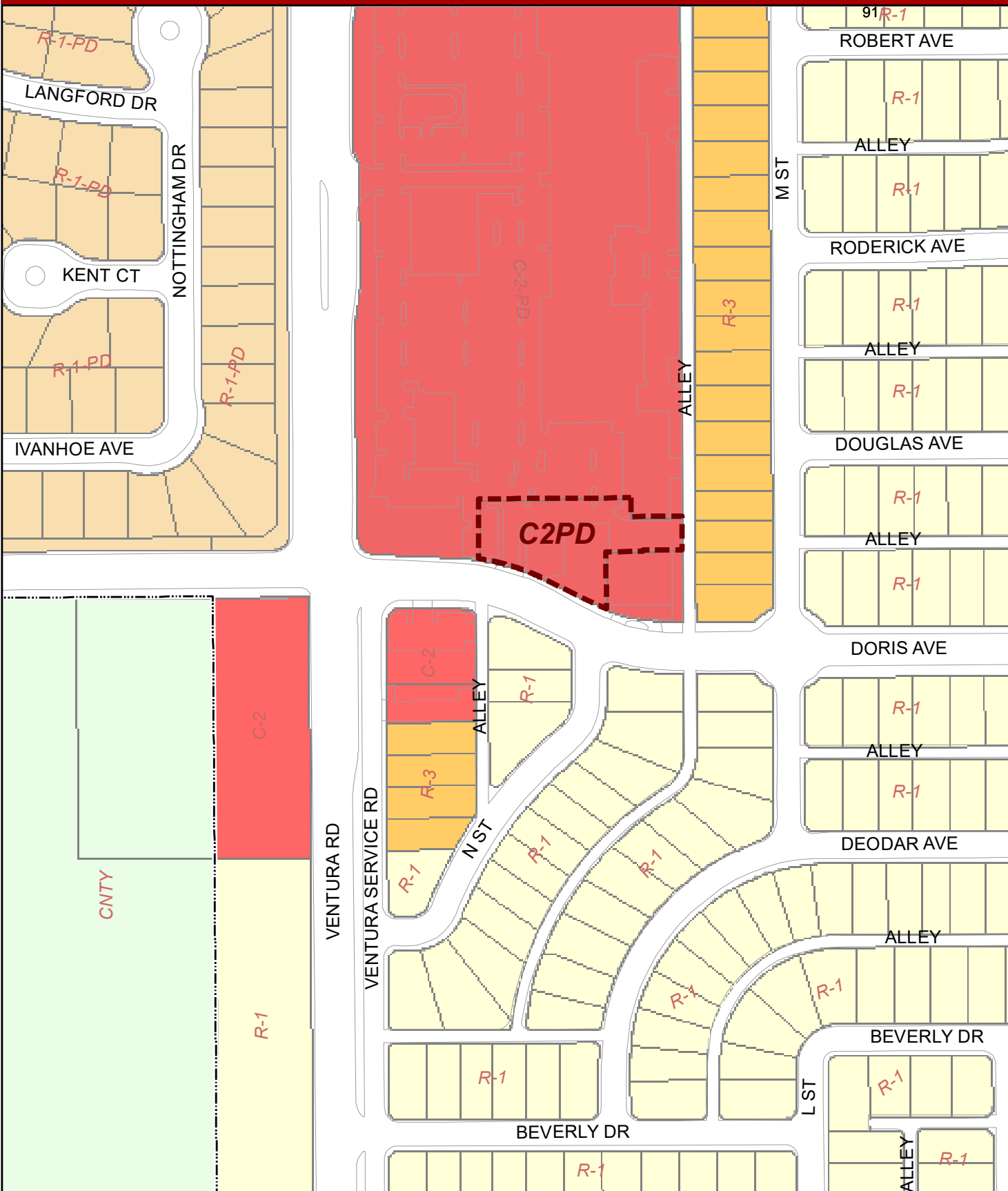


2030 General Plan Land Use Map



1:2,500

Zoning/Specific Plan Map



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 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 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 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.

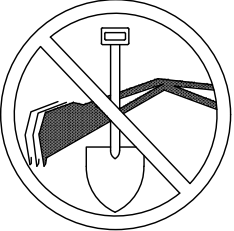
IF CONTRACTOR ENCOUNTERS CONDITIONS IN FIELD, EITHER UNFORESEEN OR IN SOME MANNER IN CONFLICT WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL OF SUCH CONDITIONS IN WRITING AND SHALL ACKNOWLEDGE ANY WORK DONE OUTSIDE OF JURISDICTIONAL PERMITTED PLANS IS DONE AT CONTRACTORS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



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG
CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



SITE INFORMATION

PROPERTY OWNER: BGN PARTNERSHIP

ADDRESS: 3720 S SUSAN ST. STE 100
SANTA ANA, CA 92704

PHONE: (714) 668-8888

COUNTY: VENTURA COUNTY

ZONING JURISDICTION: CITY OF OXNARD

ZONING DISTRICT: TBD

PARCEL NUMBER: 200-015-038

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: II-B

POWER COMPANY: SCE

TELEPHONE COMPANY: TBD

LEASE AREA: 1,225 SQFT

TOWER OWNER: APC TOWERS

ADDRESS: 8601 SIX FORKS RD, SUITE 250
RALEIGH, NC 27615

TOWER CO SITE ID: CA-1161

TOWER APP NUMBER: --

LATITUDE (NAD 83): 34° 12' 30.47" N
34.208464

LONGITUDE (NAD 83): 119° 11' 35.25" W
-119.193125

PROJECT TEAM

PROJECT MANAGER:
APC TOWERS
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
CONTACT: ABIGAIL JOHNSON
PHONE: (919) 346-8799
EMAIL: ajohnson@apctowers.com

SITE ACQUISITION:
EUKON GROUP
65 POST, SUITE 1000
IRVINE, CA 92618
CONTACT: JERRY AMBROSE
PHONE: (805) 637-7407
EMAIL: jambrose@wireless01.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:
-

ZONING:
EUKON GROUP
65 POST, SUITE 1000
IRVINE, CA 92618
CONTACT: JERRY AMBROSE
PHONE: (805) 637-7407
EMAIL: jambrose@wireless01.com

CONSTRUCTION:
-

SITE NUMBER: CA-1161

SV13728C



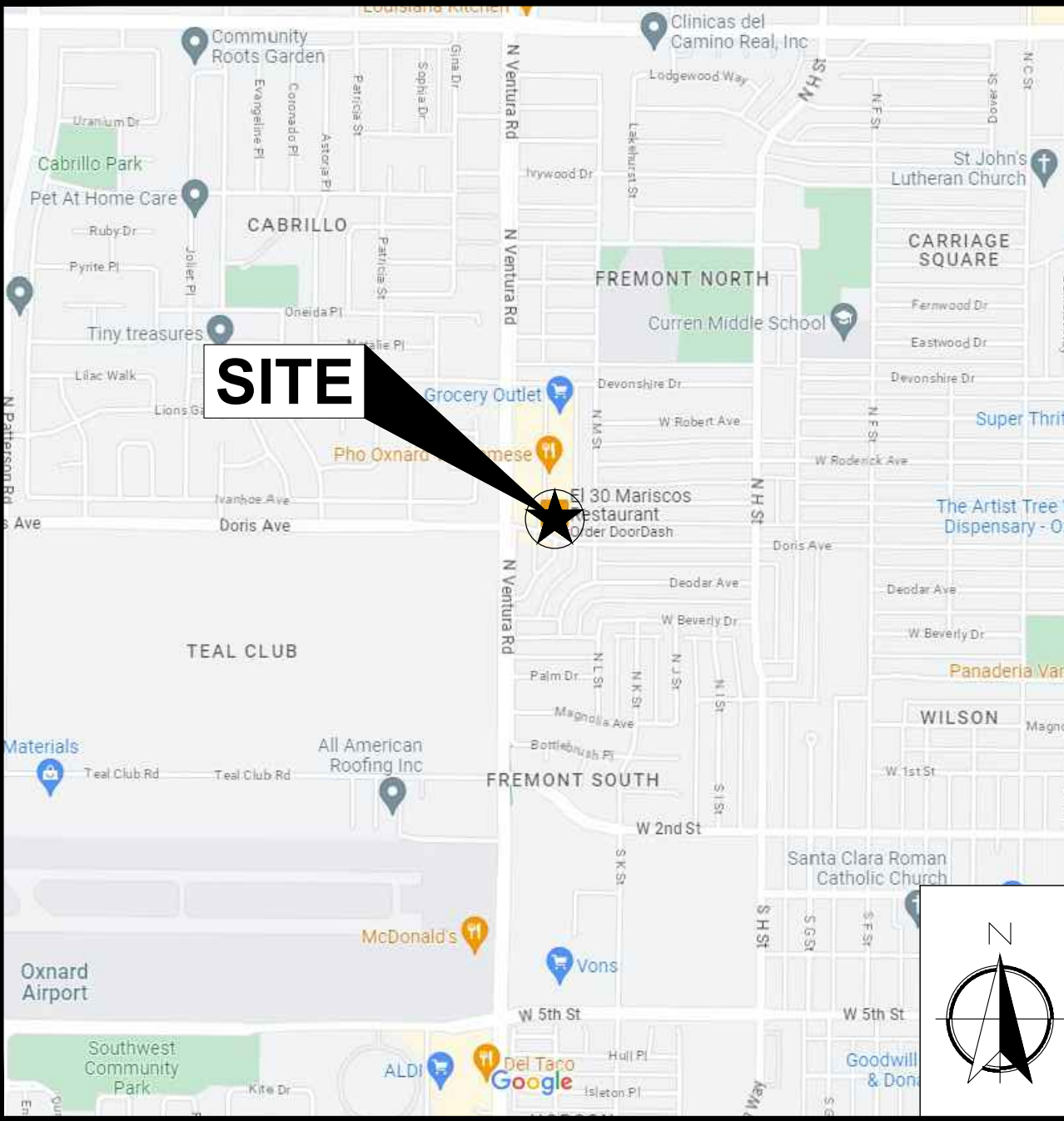
PROJECT: APC TOWERS

SITE TYPE: MONOPINE

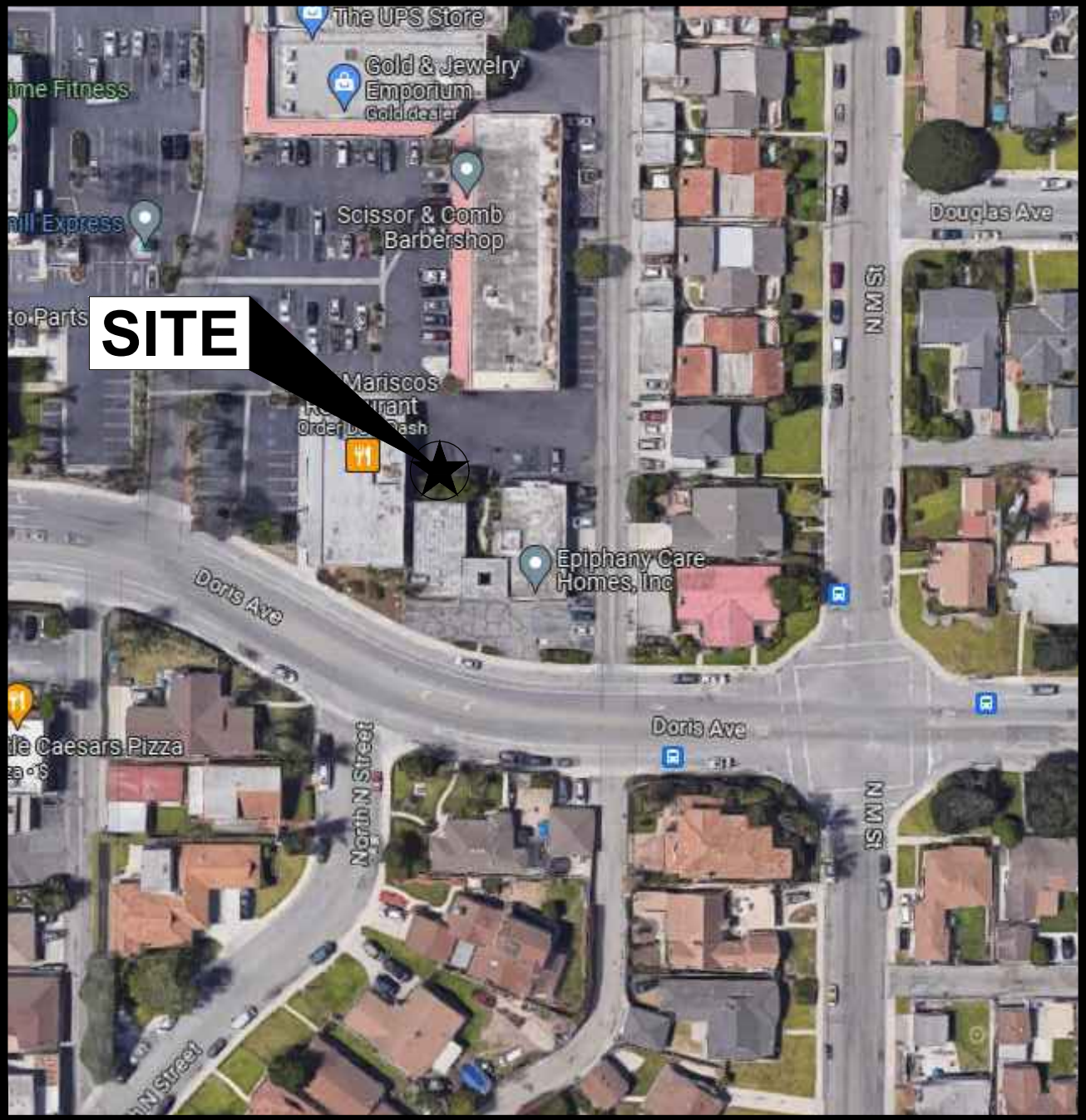
SITE ADDRESS: 606 N VENTURA RD.
OXNARD, CA 93030

SCE METER ADDRESS: 606 N VENTURA RD. CELL
OXNARD, CA 93030

VICINITY MAP



AERIAL VIEW



DRIVING DIRECTIONS

DIRECTIONS FROM OXNARD AIRPORT AT 2889 W 5TH ST. OXNARD, CA 93030

1. TAKE PATTERSON RD TO W 5TH ST.

2. TURN LEFT ONTO W 5TH ST.

3. TURN LEFT ONTO S VENTURA RD.

4. TURN RIGHT ONTO DORIS AVE.

5. 606 N VENTURA RD WILL BE ON THE LEFT.

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) NEW 55'-0" HIGH MONOPINE

• (1) NEW METERING H-FRAME

• (1) NEW COMMUNITY FIBER VAULT

• (1) NEW 8' HIGH 15x30 CHAIN-LINK EQUIPMENT ENCLOSURE W/ PRIVACY SLATS

• (1) NEW 3' MICROWAVE ANTENNA

• (2) UTILITY TRENCHES

• (1) NEW CMU WALL TRASH ENCLOSURE

• (3) NEW AIR6419 PANEL ANTENNAS ON NEW MONOPINE

• (3) NEW ERICSSON - APXVAALL 18M-U-J20 6" PANEL ANTENNAS

• (3) NEW ERICSSON RRU 4460 ON NEW ON NEW MONOPINE

• (3) NEW ERICSSON RRU 4480 ON NEW ON NEW MONOPINE

• (1) NEW ERICSSON 6160 CABINET

• (1) NEW ERICSSON 8160 CABINET

• (2) 30M HCS 4AWG

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	D
T-2	GENERAL NOTES, LEGEND, AND ABBREVIATIONS	B
T-3	GENERAL SIGNAGE	B
T-4	STATEMENT OF SPECIAL INSPECTIONS	B
LS-1	SITE SURVEY	1
LS-2	TITLE LEGALS	1
A-1	SITE PLAN	C
A-1.1	ENLARGED SITE PLAN	C
A-2	EQUIPMENT PLAN	D
A-3	ANTENNA PLAN AND SCHEDULE	D
A-4	ELEVATIONS	D
A-5	EQUIPMENT DETAILS	B
A-6	EQUIPMENT DETAILS	B
A-7	EQUIPMENT DETAILS	B
UD-1	UTILITY DESIGN (FOR REFERENCE ONLY)	B
E-1	ELECTRICAL SITE PLAN	B
E-2	SINGLE LINE DIAGRAM / PANEL SCHEDULE	B
E-3	ELECTRICAL NOTES	B
E-4	GROUNDING PLANS	B
E-5	GROUNDING DETAILS	B
E-6	GROUNDING DETAILS	B
FD-1	FIRE NOTES AND BATTERY SPECS	B
L-1	PRELIMINARY LANDSCAPE DESIGN	B

TOWER DRAWINGS

MP-1	TITLE SHEET	B
MP-2	NOTES AND SPECIFICATIONS	B
MP-3	ELEVATION VIEWS	B
MP-4	DETAILS	B
MP-5	BRANCH LAYOUT	B

TOWER DRAWINGS

MP-DPF	FRILLED PIER FOUNDATION FOR 70' MONOPOLE TOWER	0
MP-PPF	PAD & PIER FOUNDATIN FOR 70' MONOPOLE TOWER	0
MP-DTL	DIMENSIONING DETAIL	0



8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
WWW.APCTOWERS.COM


an SFC Communications, Inc. Company

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



EXP. 12/31/26

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

CONSTRUCTION DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
A	06/20/24	90% CONSTRUCTION DRAWINGS
B	07/29/24	CITY COMMENTS
C	12/06/24	DESIGN CHANGE
D	05/01/25	DRM COMMENTS
1	05/20/25	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD
OXNARD, CA 93030

SHEET TITLE

TITLE SHEET

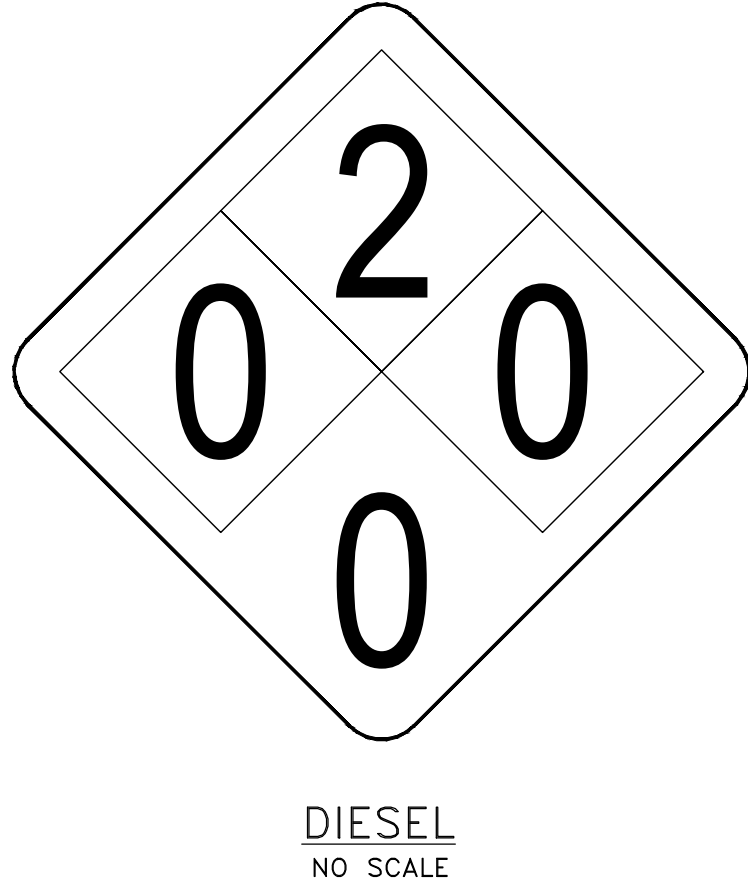
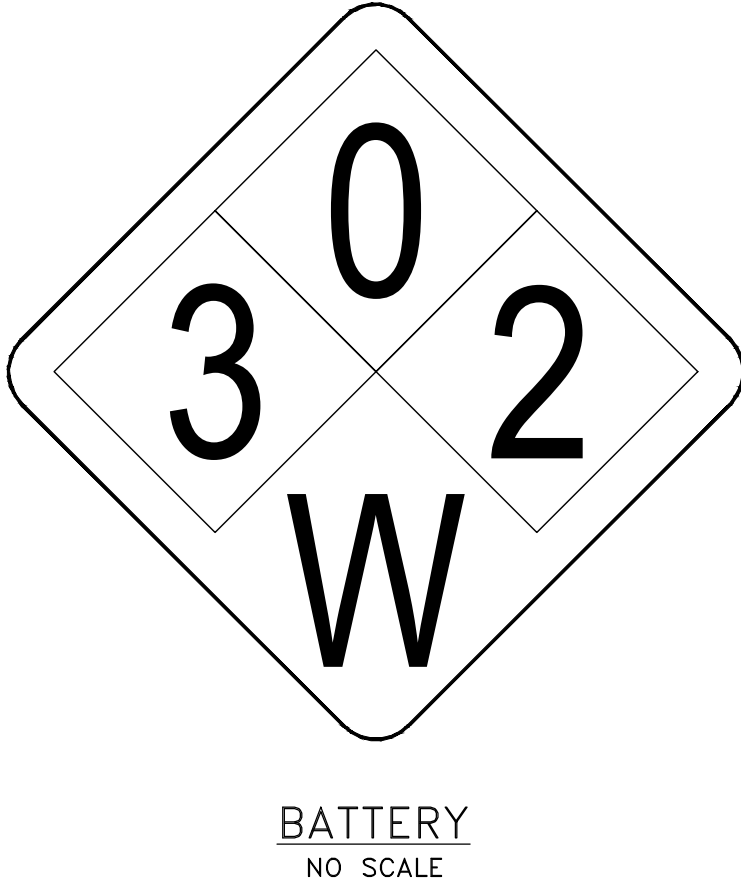
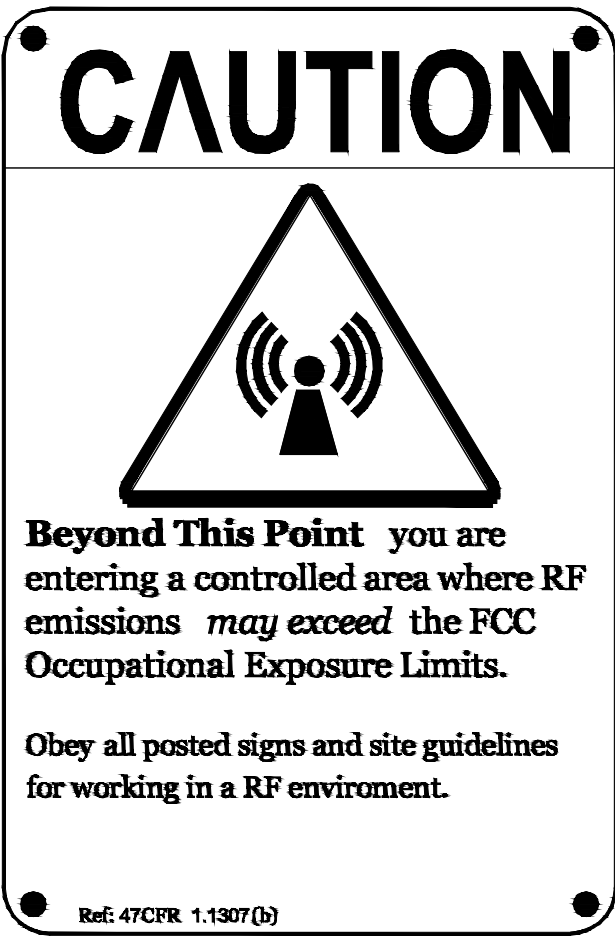
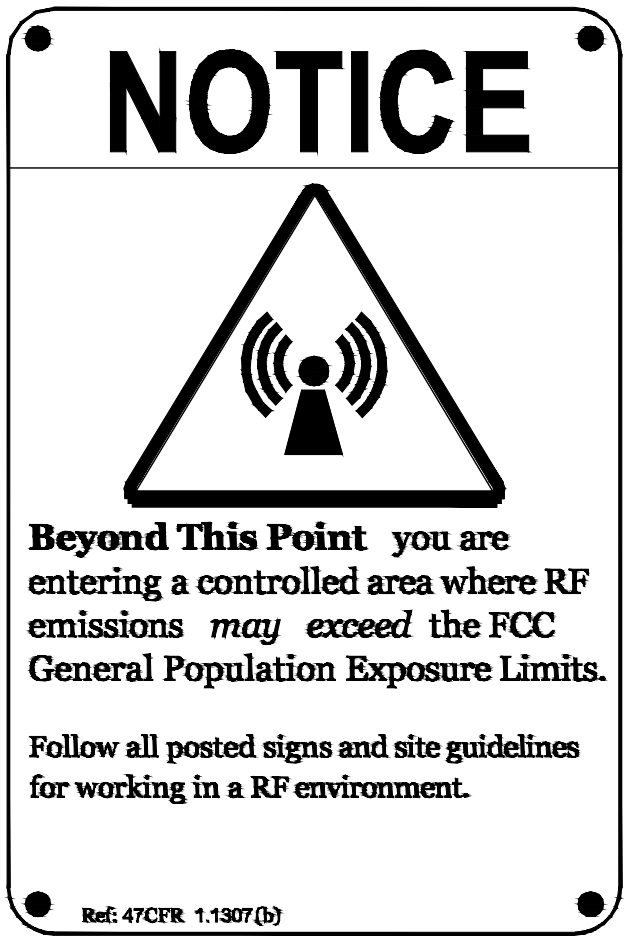
SHEET NUMBER

T-1

EUKON T-MOBILE 90CD MONOPOLE TEMPLATE V2 11-18-22EUKON T-MOBILE 90CD MONOPOLE TEMPLATE V2 11-18-22EUKON T-MOBILE 90CD MONOPOLE TEMPLATE V2 11-18-22EUKON T-MOBILE 90CD MONOPOLE TEMPLATE V2 11-18-22EUKON T-MOBILE 90CD MONOPOLE TEMPLATE V2 11-18-22

- EUKON T-MOBILE 90CD MONOPOLE TEMPLATE V2 11-18-22

EUKON T-MOBILE 90CD MONOPOLE TEMPLATE V2 11-18-22



ALERTING SIGNS
NO SCALE



ALERTING SIGN
NO SCALE

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INFO SIGN
NO SCALE

GENERAL SIGNAGE GUIDELINES								
Structure Type	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	INFO SIGN #5	Striping	NOTICE SIGN	CAUTION SIGN
Towers								
MONOPINE/Monopine/Monopalm	entrance gates, shelter doors OR on the outdoor cabinets	climbing side of the Tower	on backside of Antennas	on the side of Antennas	On the shelter door or on one outdoor equipment cabinet			At the height of the first climbing step, min. 9ft above ground
SCE Towers/Towers with high voltage	entrance gates, shelter doors OR on the outdoor cabinets	climbing side of the Tower	on backside of Antennas	on the side of Antennas	On the shelter door or on one outdoor equipment cabinet			At the height of the first climbing step, min. 9ft above ground
Light Poles/Flag Poles	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no	on backside of Antennas	on the side of Antennas	On the shelter door or on one outdoor equipment cabinet			
Utility Wood Poles (JPA)	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no	on backside of Antennas	on the side of Antennas	On the shelter door or on one outdoor equipment cabinet		If GP max value of MPE at antenna level is: 0–99%: Notice sign; over 99%: Caution sign at no less than 3ft below antenna and 9ft above ground	
Microcells mounted on non–JPA poles	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no	on backside of Antennas	on the side of Antennas	On the shelter door or on one outdoor equipment cabinet		Notice or Caution sign at no less than 9ft above ground; only if the exposure exceeds 90% of the General Public Exposure at 6ft above ground or at	
Roof Tops								
At all access points to the roof	X							
On Antennas	X		X	X				
Concealed Antennas	X	X						
antennas mounted facing outside the building	X	X						
antennas on support structure	X	X						
Roofview Graph:								
Radiation area is within 3ft from antenna	X	adjacent to each antenna					either Notice or Caution sign (based on Roofview results) at antennas/barrier	
Radiation area is beyond 3ft from antenna	X	adjacent to each antenna				diagonal, yellow striping as to Roofview graph		
Church Steeples	Access to steeple	adjacent to antennas if antennas are concealed	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet			Caution sign at the antennas
Water Stations	Access to ladder	adjacent to antennas if antennas are concealed	On backside of Antennas	On the side of Antennas	On the shelter door or on one outdoor equipment cabinet			Caution sign beside info sign #1, min. 9ft above ground
Notes for Rooftop sites:								
1. Either NOTICE or CAUTION signs need to be posted at each sector as close as possible to: the outer edge of the striped off area of the outer antennas of the sector.								
2. If Roofview shows: only blue = Notice Sign, blue and yellow = Caution Sign, only yellow = Caution sign to be installed.								
3. Should the Required striping area interfere with any structures or equipment (A/C, vents, roof hatch, doors, other antennas, dishes, etc.).								
please notify T–MOBILEto modify the striping area, prior to starting the work								

SIGNAGE GUIDELINES CHART
NO SCALE



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

CONSTRUCTION
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
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PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD
OXNARD, CA 93030

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-3



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an SFC Communications, Inc. Company

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SUBMITTALS

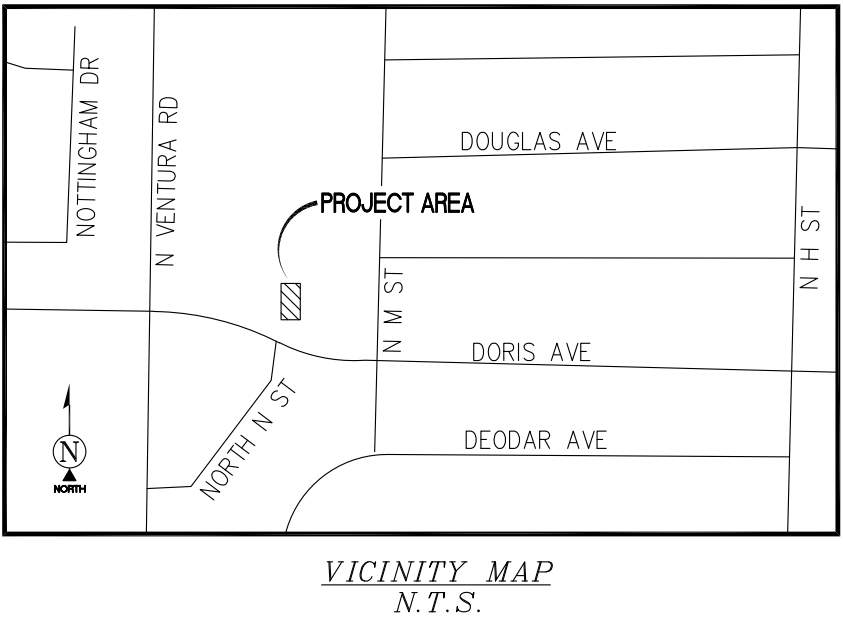
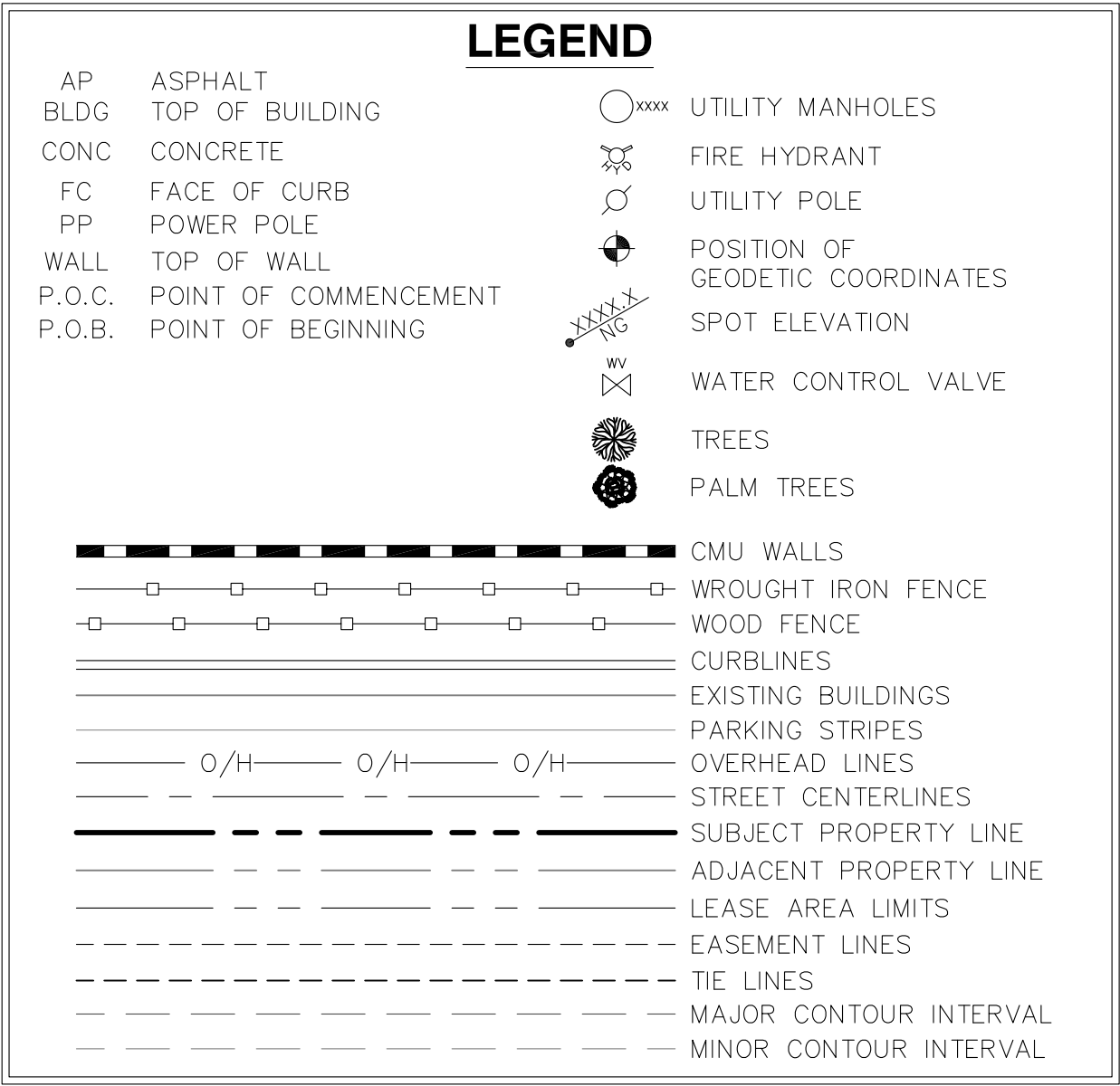
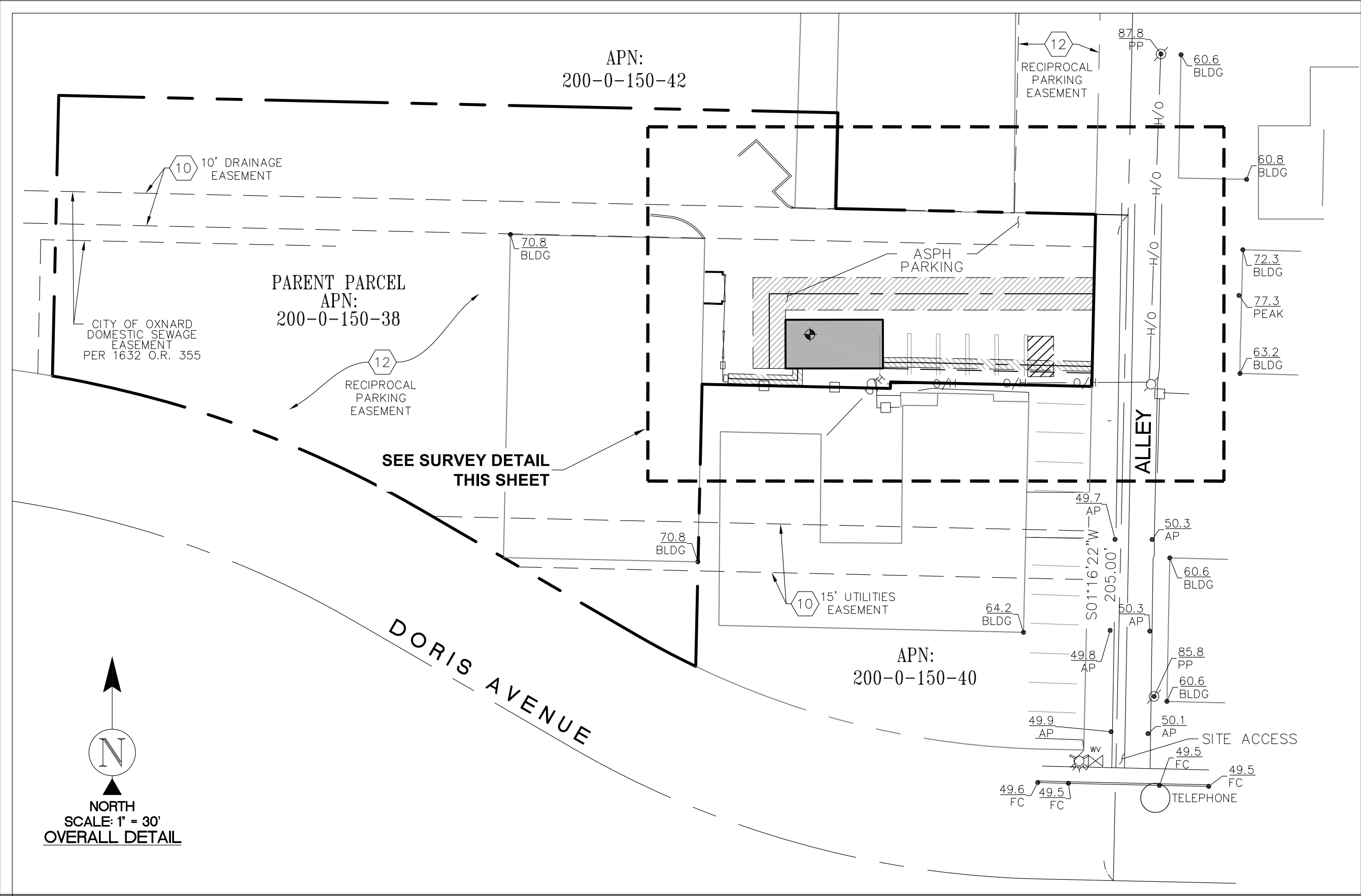
PROJECT INFORMATION

606 N VENTURA ROAD
OXNARD, CA 93030

TITLE SHEET

T-4

[illegible]



SURVEY DATE
08/23/2023

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

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

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA STATE ZONE FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99996666

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 #06111C0904F, DATED 01/29/2021

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

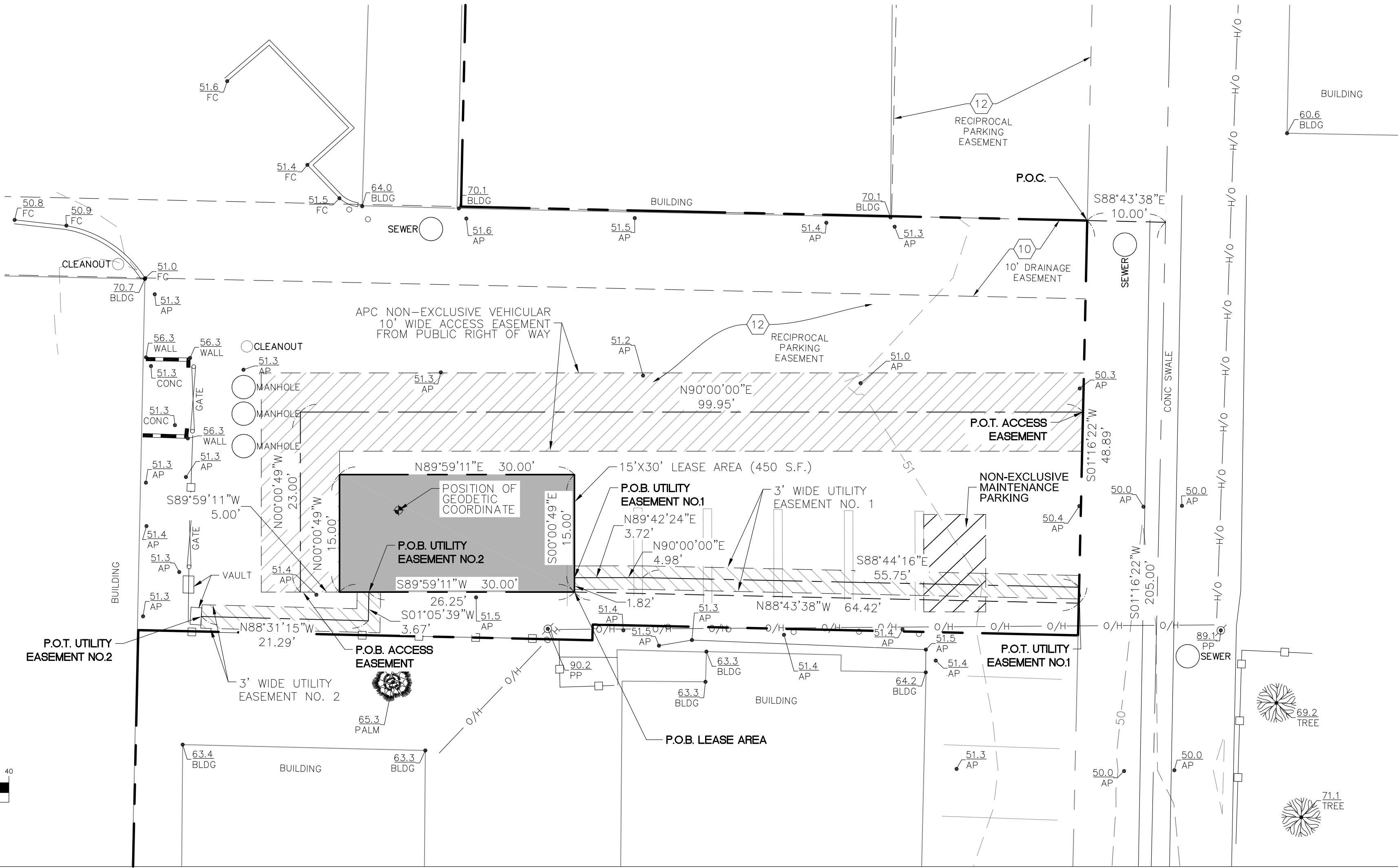
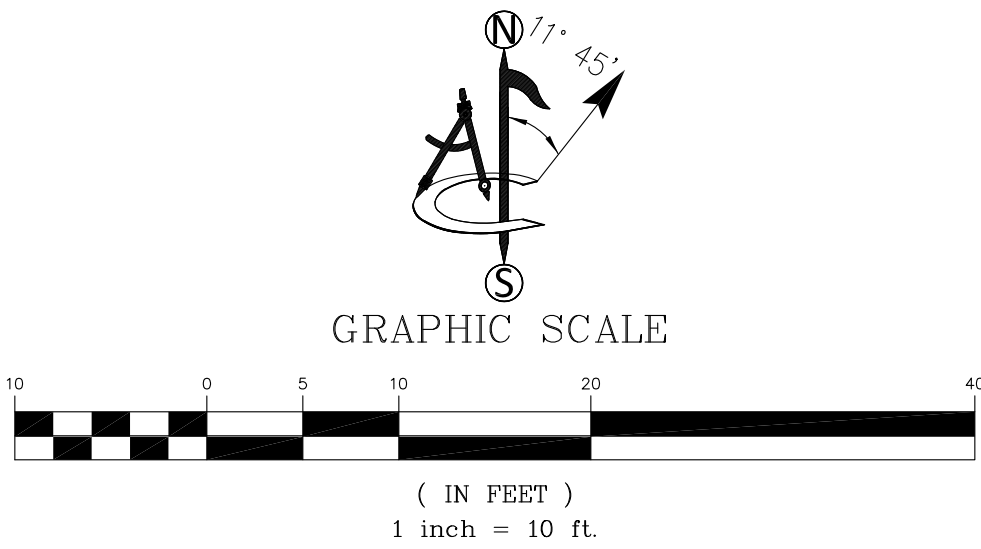
SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

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.

POSITION OF GEODETIC COORDINATES
LATITUDE 34° 12' 30.47" (34.208465°) NORTH (NAD83)
LONGITUDE 119° 11' 35.23" (119.193120°) WEST (NAD83)
GROUND ELEVATION @ 51.4' (NAVD88)



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

PROJECT INFORMATION:

CA-1161
606 N VENTURA ROAD
OXNARD, CA 93030

ORIGINAL ISSUE DATE:

08/28/2023

REV.: DATE: DESCRIPTION: BY:

0	08/28/23	PRELIM SUBMITTAL	RR
1	10/26/23	DESIGN (C)	CK
2	06/04/25	DESIGN, LEGAL	RR
3	06/16/25	EASEMENT LEGALS (C)	CK

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.:
RR	NS (1)	MF

LICENSER:

MATTHEW R. FORD
No. 9588
DATE: 06/16/2025

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE COMMITMENT #01-23009178-01T, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 03/22/2023. 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. (BLANKET I NATURE)
2. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. (BLANKET I NATURE)
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (BLANKET IN NATURE)
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. RIGHTS OF TENANTS UNDER UNRECORDED LEASES. (BLANKET IN NATURE)
10. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE SUBDIVISION MAP OF FREMONT SQUARE UNIT NO. 3, AS RECORDED IN PLAT BOOK 23, PAGE 16, RECORDED DATE 03/30/1956 IN VENTURA COUNTY RECORDS. (AS SHOWN ON SURVEY)
11. SUBJECT TO RESERVATION AS SET FORTH IN DEED, RECORDED 07/15/1965, IN BOOK 2825, PAGE 560 OF THE VENTURA COUNTY RECORDS. (BLANKET IN NATURE)
12. PARKING AREA EASEMENT AND AGREEMENT IN FAVOR OF PACIFIC SOUTHWEST REALTY COMPANY, RECORDED 07/15/1965, AS BOOK 2825, PAGE 562 OF THE VENTURA COUNTY RECORDS. (AS SHOWN ON SURVEY)

LESSOR'S LEGAL DESCRIPTION

SITUATED IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA:

THAT PORTION OF LOT 14, BLOCK 21, FREMONT SQUARE UNIT NO. 3, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO DORIS AVENUE MEDICAL-DENTAL BUILDING, INC., RECORDED MARCH 18, 1959 IN BOOK 1714, PAGE 38 OF OFFICIAL RECORDS.

1ST: NORTH 0° 00' 12" EAST, A DISTANCE OF 86.91 FEET TO THE NORTHWESTERLY CORNER OF SAID LAST MENTIONED LAND; THENCE,

2ND: SOUTH 89° 59' 48" EAST, A DISTANCE OF 58.0 FEET; THENCE,

3RD: NORTH 0° 00' 12" EAST, A DISTANCE OF 2.0 FEET; THENCE,

4TH: SOUTH 89° 59' 48" EAST, A DISTANCE OF 62.0 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 14; THENCE, ALONG SAID EASTERLY LINE,

5TH: NORTH 0° 00' 12" EAST 53.00 FEET; THENCE,
6TH: NORTH 89° 59' 48" WEST, A DISTANCE OF 80.00 FEET; THENCE,

7TH: NORTH 0° 00' 12" EAST, A DISTANCE OF 29.52 FEET; THENCE

8TH: NORTH 89° 59' 48" WEST, A DISTANCE OF 240.0 FEET; THENCE,

9TH: SOUTH 0° 00' 12" WEST, A DISTANCE OF 86.42 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 14; THENCE,
10TH: SOUTHEASTERLY ALONG SAID SOUTHERLY LINE ALONG THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 340 FEET AND A CENTRAL ANGLE OF 20° 26' 28", FOR AN ARC LENGTH OF 121.30 FEET; THENCE,

11TH: SOUTH 61° 05' 56" EAST, A DISTANCE OF 76.73 FEET; THENCE,

12TH: SOUTHEASTERLY ALONG SAID SOUTHERLY LINE ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 4° 34' 02", AN ARC LENGTH OF 20.73 FEET TO THE POINT OF BEGINNING.

TAX ID: 200-0-150-38

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 20150515-00073851-0, BEING A PORTION OF LOT 14, BLOCK 21, FREMONT SQUARE UNIT NO. 3, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 16 OF MAPS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL FROM WHICH THE CENTERLINE INTERSECTION OF A TWENTY FOOT WIDE ALLEY AND DORIS AVENUE BEARS THE FOLLOWING TWO COURSES, SOUTH 88°43'38" EAST, 10.00 FEET; THENCE SOUTH 01°16'22" WEST, 205.00 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 01°16'22" WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL, 48.89 FEET; THENCE DEPARTING SAID BOUNDARY NORTH 88°43'38" WEST, 64.42 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°59'11" WEST, 30.00 FEET; THENCE NORTH 00°00'49" WEST, 15.00 FEET; THENCE NORTH 89°59'11" EAST, 30.00 FEET; THENCE SOUTH 00°00'49" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 450 SQUARE FEET (0.010 ACRES) OF LAND, MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 20150515-00073851-0, BEING A PORTION OF LOT 14, BLOCK 21, FREMONT SQUARE UNIT NO. 3, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 16 OF MAPS, BEING A STRIP OF LAND 10.00 FEET WIDE, 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL FROM WHICH THE CENTERLINE INTERSECTION OF A TWENTY FOOT WIDE ALLEY AND DORIS AVENUE BEARS THE FOLLOWING TWO COURSES, SOUTH 88°43'38" EAST, 10.00 FEET; THENCE SOUTH 01°16'22" WEST, 205.00 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 01°16'22" WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL, 48.89 FEET; THENCE DEPARTING SAID BOUNDARY NORTH 88°43'38" WEST, 64.42 FEET; THENCE SOUTH 89°59'11" WEST, 35.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'49" WEST, 23.00 FEET; THENCE NORTH 90°00'00" EAST, 99.95 FEET MORE OR LESS TO A POINT ON THE WESTERLY LINE OF A 20 FOOT WIDE ACCESS ALLEY AS SHOWN ON PARCEL MAP NO. 86-22, RECORDED AS BOOK 46 OF PARCEL MAPS AT PAGES 26 AND 27, OFFICIAL RECORDS OF VENTURA COUNTY, CALIFORNIA, AND THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO NOT CAUSE ANY GAPS OR OVERLAPS IN SAID EASEMENT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID WEST LINE OF SAID 20 FOOT WIDE ALLEY.

UTILITY EASEMENT NO.1 LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 20150515-00073851-0, BEING A PORTION OF LOT 14, BLOCK 21, FREMONT SQUARE UNIT NO. 3, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 16 OF MAPS, BEING A STRIP OF LAND 3.00 FEET WIDE, 1.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL FROM WHICH THE CENTERLINE INTERSECTION OF A TWENTY FOOT WIDE ALLEY AND DORIS AVENUE BEARS THE FOLLOWING TWO COURSES, SOUTH 88°43'38" EAST, 10.00 FEET; THENCE SOUTH 01°16'22" WEST, 205.00 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 01°16'22" WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL, 48.89 FEET; THENCE DEPARTING SAID BOUNDARY NORTH 88°43'38" WEST, 64.42 FEET; THENCE NORTH 00°00'49" WEST, 1.82 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°42'24" EAST, 3.72 FEET; THENCE NORTH 90°00'00" EAST, 4.98 FEET; THENCE SOUTH 88°44'16" EAST, 55.75 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO NOT CAUSE ANY GAPS OR OVERLAPS IN SAID EASEMENT.

UTILITY EASEMENT NO.2 LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 20150515-00073851-0, BEING A PORTION OF LOT 14, BLOCK 21, FREMONT SQUARE UNIT NO. 3, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 16 OF MAPS, BEING A STRIP OF LAND 3.00 FEET WIDE, 1.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL FROM WHICH THE CENTERLINE INTERSECTION OF A TWENTY FOOT WIDE ALLEY AND DORIS AVENUE BEARS THE FOLLOWING TWO COURSES, SOUTH 88°43'38" EAST, 10.00 FEET; THENCE SOUTH 01°16'22" WEST, 205.00 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 01°16'22" WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL, 48.89 FEET; THENCE DEPARTING SAID BOUNDARY NORTH 88°43'38" WEST, 64.42 FEET; THENCE SOUTH 89°59'11" WEST, 26.25 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°05'39" WEST, 3.67 FEET; THENCE NORTH 88°31'15" WEST, 21.29 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO NOT CAUSE ANY GAPS OR OVERLAPS IN SAID EASEMENT.



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

PROJECT INFORMATION:

CA-1161

606 N VENTURA ROAD
OXNARD, CA 93030

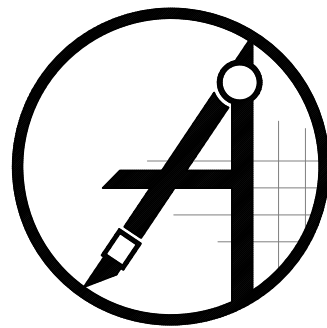
ORIGINAL ISSUE DATE:

08/28/2023

REV.: DATE: DESCRIPTION: BY:

0	08/28/23	PRELIM SUBMITTAL	RR
1	10/26/23	DESIGN (C)	CK
2	06/04/25	DESIGN, LEGAL	RR
3	06/16/25	EASEMENT LEGALS (C)	CK

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.:

RR	NS (1)	MF
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LICENSER:



SHEET TITLE:

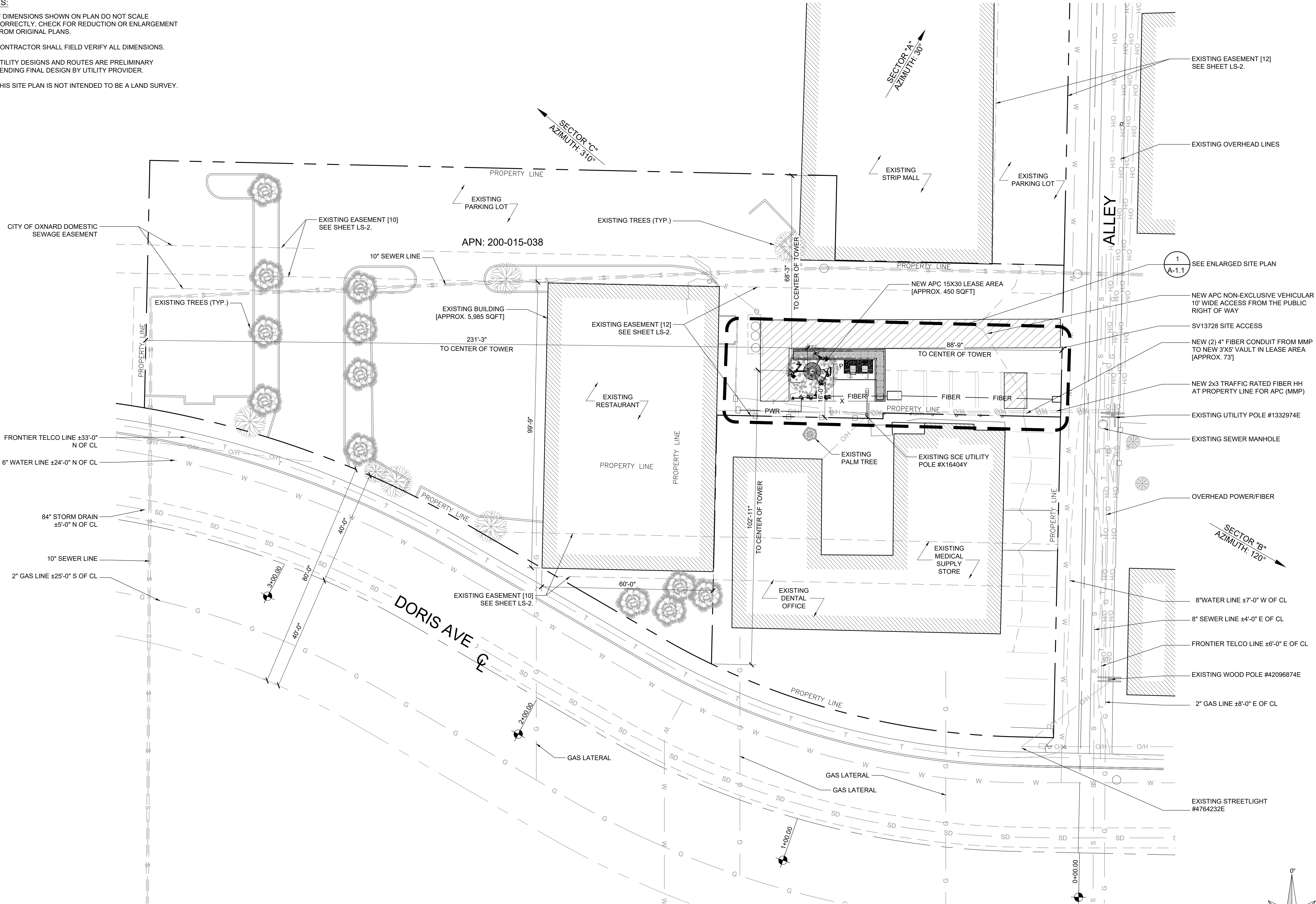
TITLE, LEGALS

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.



8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
WWW.APCTOWERS.COM



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



EXP. 12/31/26

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:
FE	GD	RB

CONSTRUCTION DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	06/20/24	90% CONSTRUCTION DRAWINGS
B	07/29/24	CITY COMMENTS
C	12/06/24	DESIGN CHANGE
D	05/01/25	DRM COMMENTS
1	05/20/25	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CA-1161

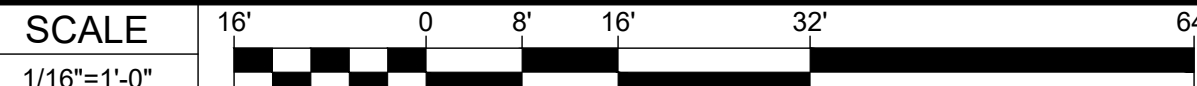
606 N VENTURA ROAD
OXNARD, CA 93030

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1



NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.
5. NEW LANDSCAPING: 0.44% OF OVERALL LOT COVERAGE.



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RALEIGH, NC 27615
WWW.APCTOWERS.COM



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EXP. 12/31/26

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

CONSTRUCTION DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	06/20/24	90% CONSTRUCTION DRAWINGS
B	07/29/24	CITY COMMENTS
C	12/06/24	DESIGN CHANGE
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1	05/20/25	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD
OXNARD, CA 93030

SHEET TITLE

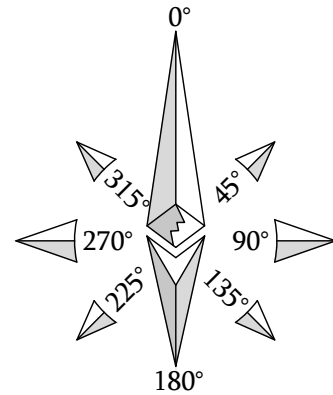
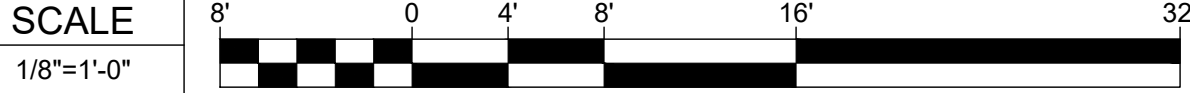
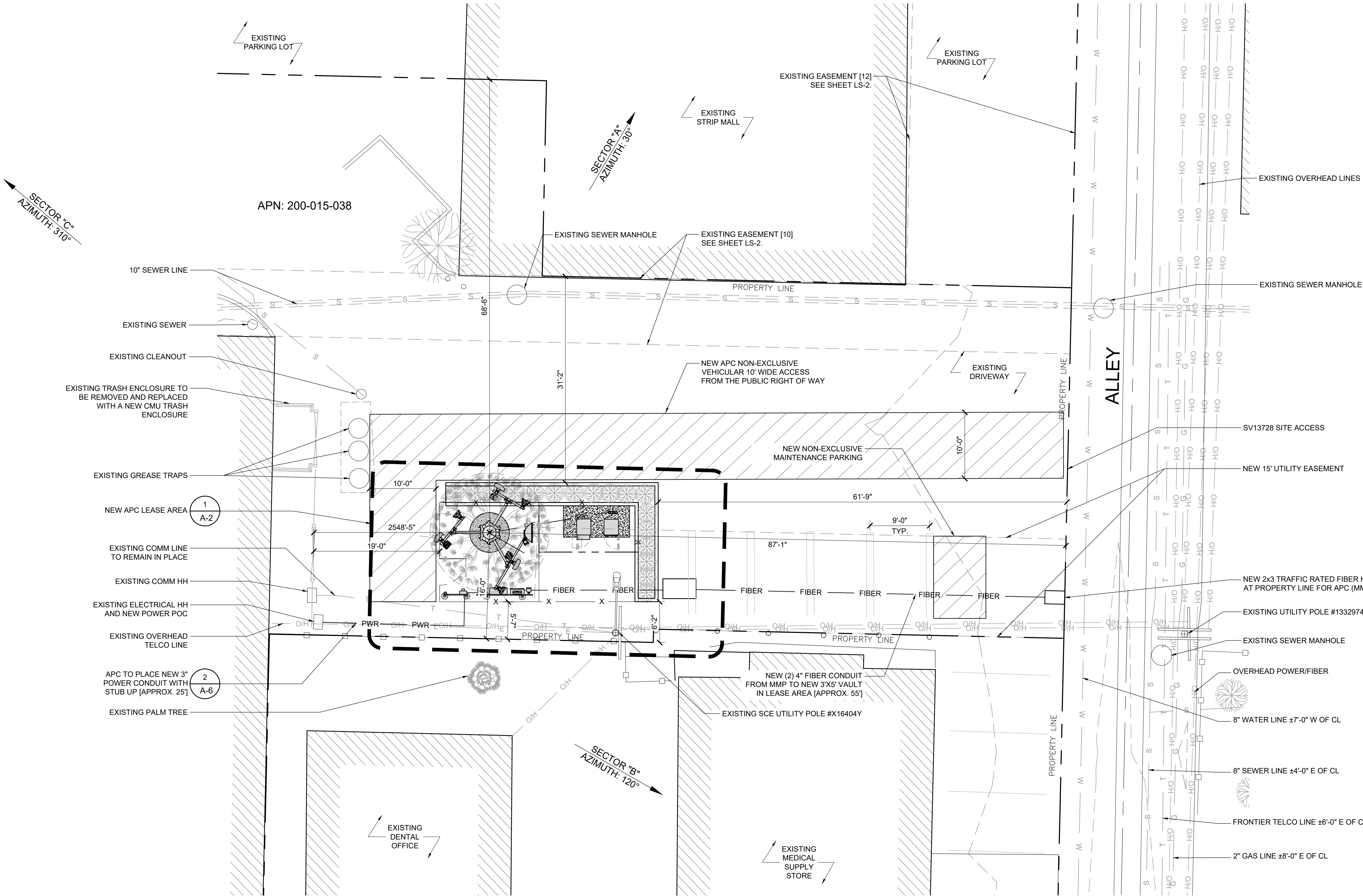
ENLARGED SITE PLAN

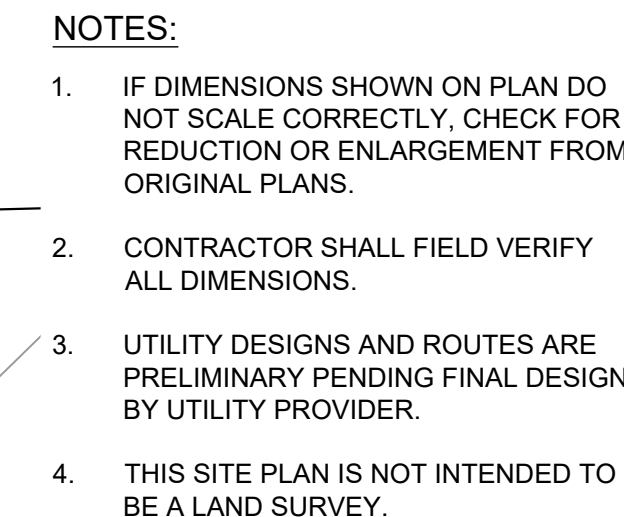
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A-1.1

EUKON T-MOBILE 900D MONOPOLE TEMPLATE_V2_11-18-22

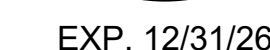
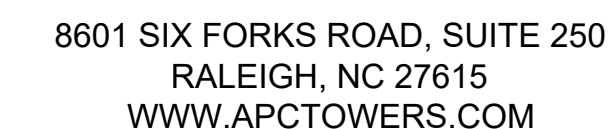
ENLARGED SITE PLAN





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.

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



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OF THE LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

FE	GD	RB
----	----	----

CONSTRUCTION DRAWINGS

PROJECT INFORMATION

606 N VENTURA ROAD
OXNARD, CA 93030

SHEET TITLE

EQUIPMENT PLAN

SHEET NUMBER

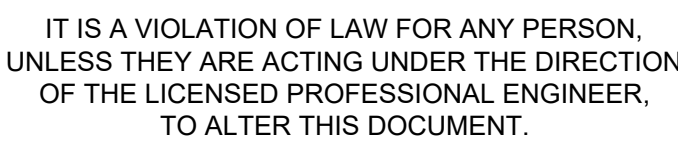
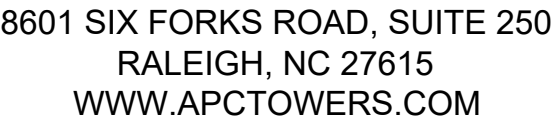
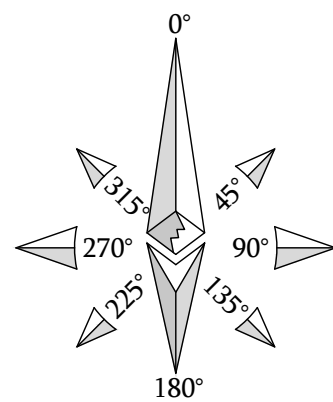
A-2

NOTES TO CONTRACTOR:

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

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. ANTENNA AND MW APC SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.



CONSTRUCTION DRAWINGS

PROJECT INFORMATION

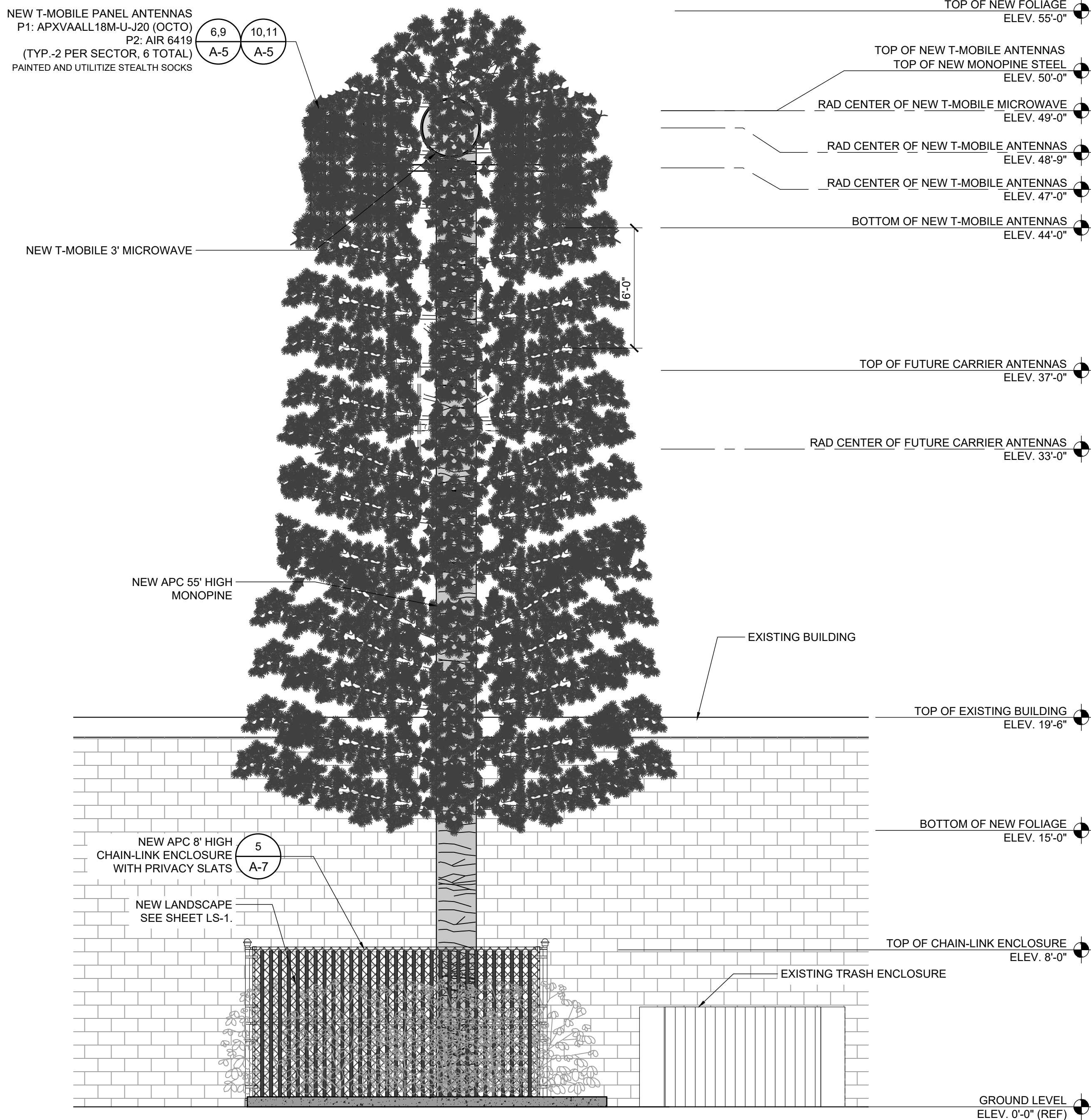
606 N VENTURA ROAD
OXNARD, CA 93030

SHEET NUMBER

A-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. ALL ANTENNAS SHALL BE PAINTED AND UTILITIZE STEALTH SOCKS.

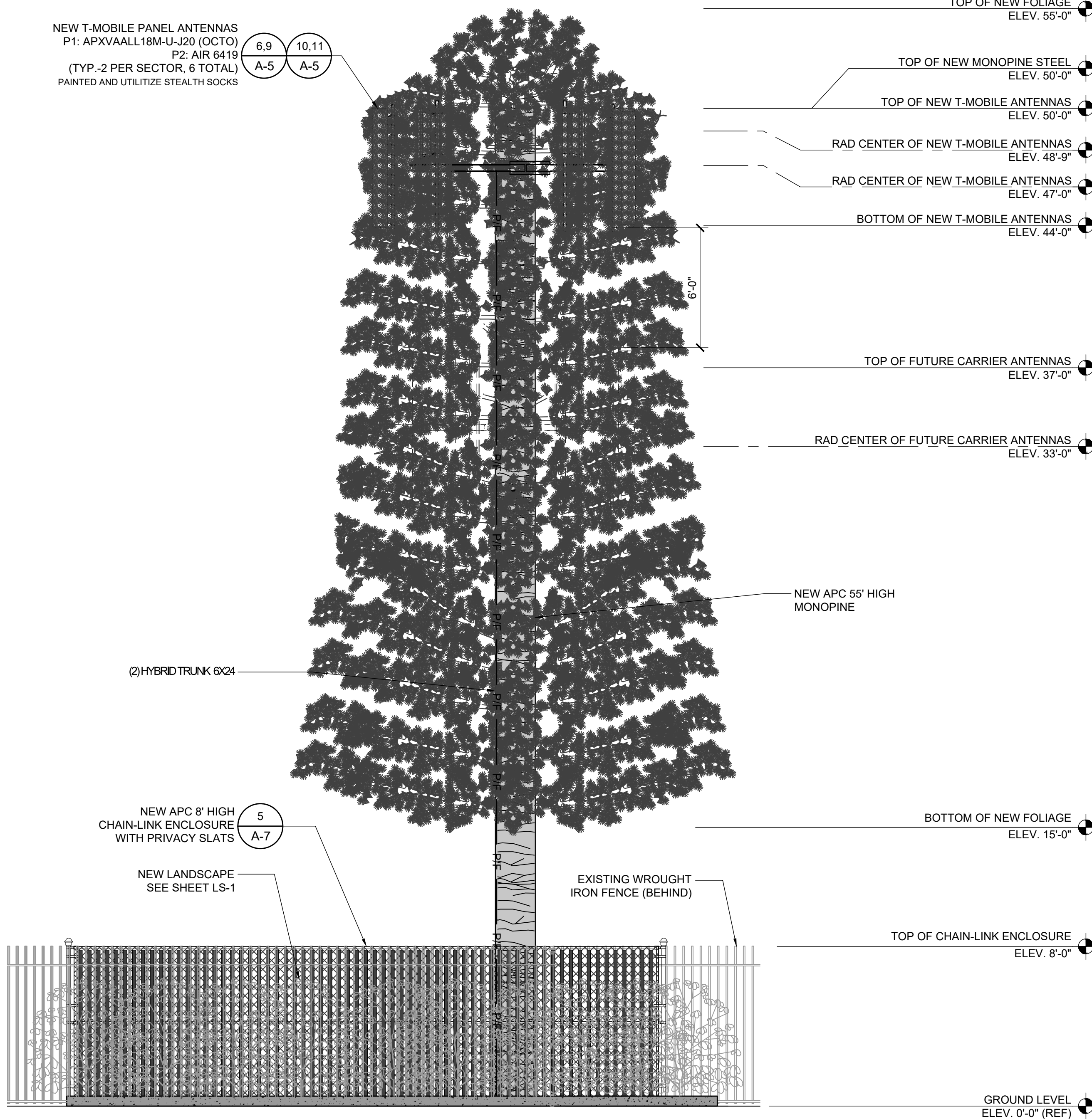


NEW EAST ELEVATION

SCALE
1/4"=1'-0"



2



NEW NORTH ELEVATION

SCALE
1/4"=1'-0"



1



8601 SIX FORKS ROAD, SUITE 250
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EXP. 12/31/26

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TO ALTER THIS DOCUMENT.

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

CONSTRUCTION
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	06/20/24	90% CONSTRUCTION DRAWINGS
B	07/29/24	CITY COMMENTS
C	12/06/24	DESIGN CHANGE
D	05/01/25	DRM COMMENTS
1	05/20/25	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CA-1161

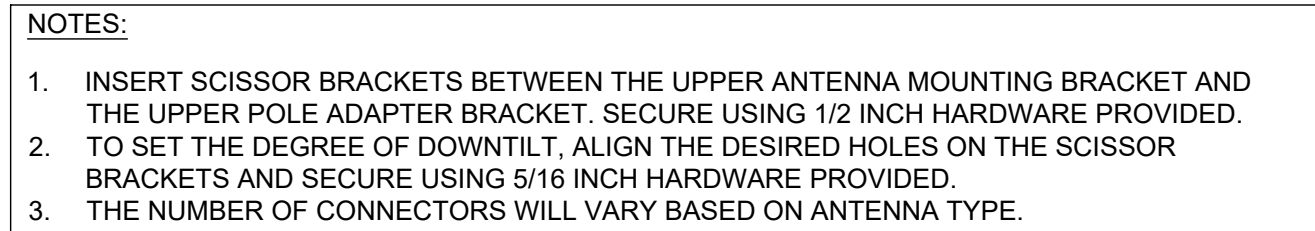
606 N VENTURA ROAD
OXNARD, CA 93030

SHEET TITLE

ELEVATIONS

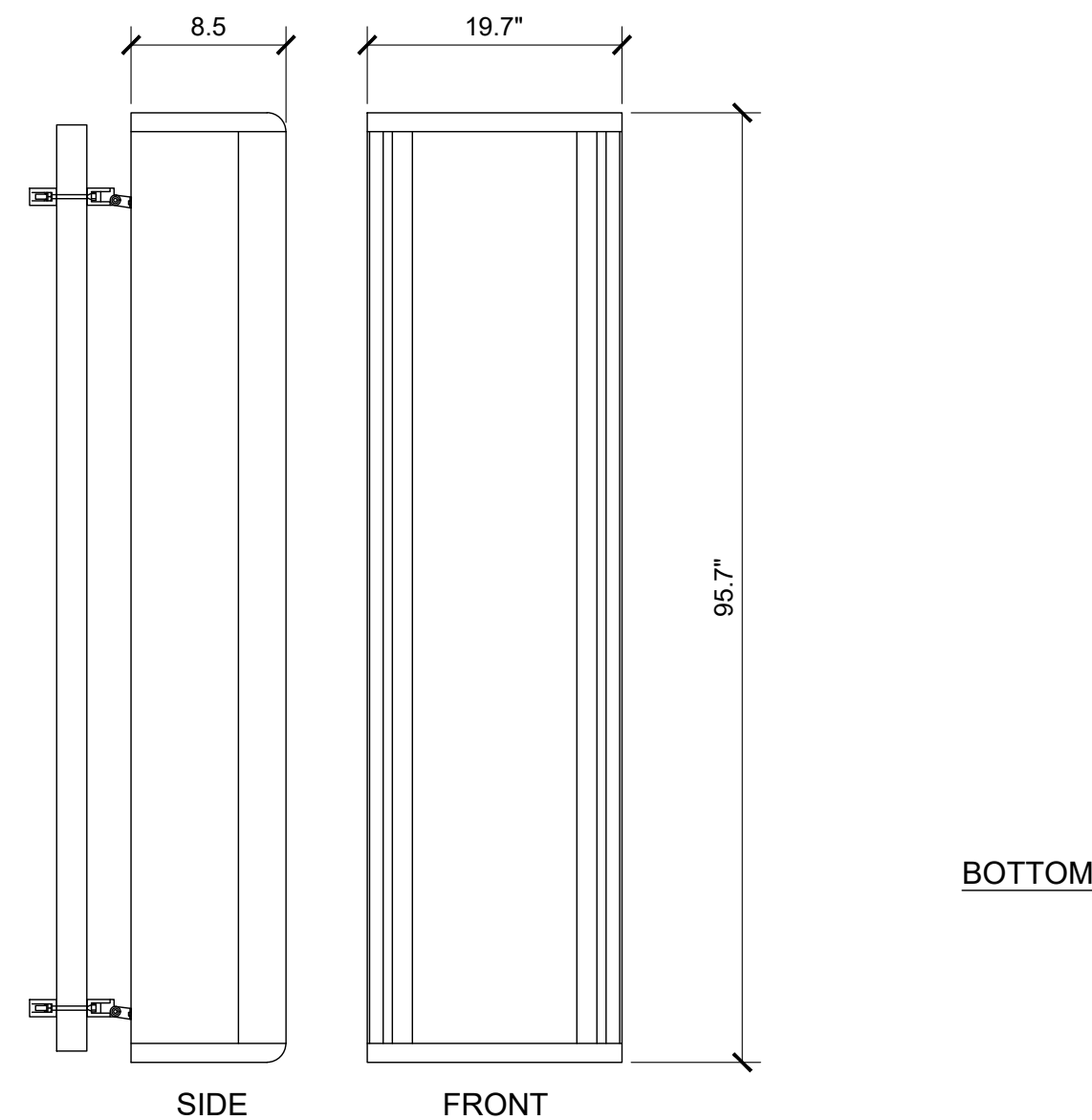
SHEET NUMBER

A-4

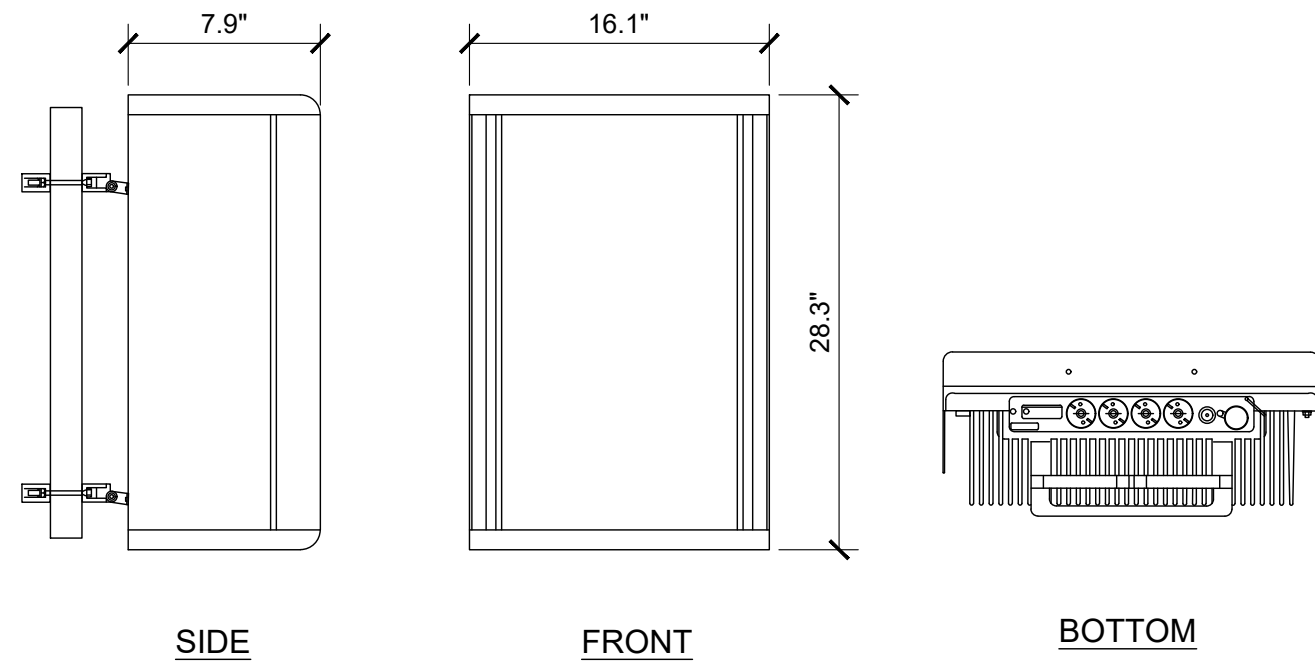


ITEM	QTY	DESCRIPTION
1	1	ADAPTER, POLE, LOWER
2	1	BRACKET, DOWNTILT, POLE
3	1	BRACKET, DOWNTILT, ANTENNA
4	6	1/2 x 1 HEX HEAD BOLT
5	6	1/2 SPLIT WASHER
6	2	5/16 x 1 HEX HEAD BOLT
7	2	5/16 SPLIT WASHER
8	4	1/2" THREADED ROD
9	8	1/2" SPLIT WASHER
10	12	1/2" NUT

DIMENSIONS (LxWxD):	95.7 x 19.7 x 8.5 INCHES
WEIGHT:	119 lbs (54.0 kg)
FREQUENCY:	REFER TO RF DATA SHEET

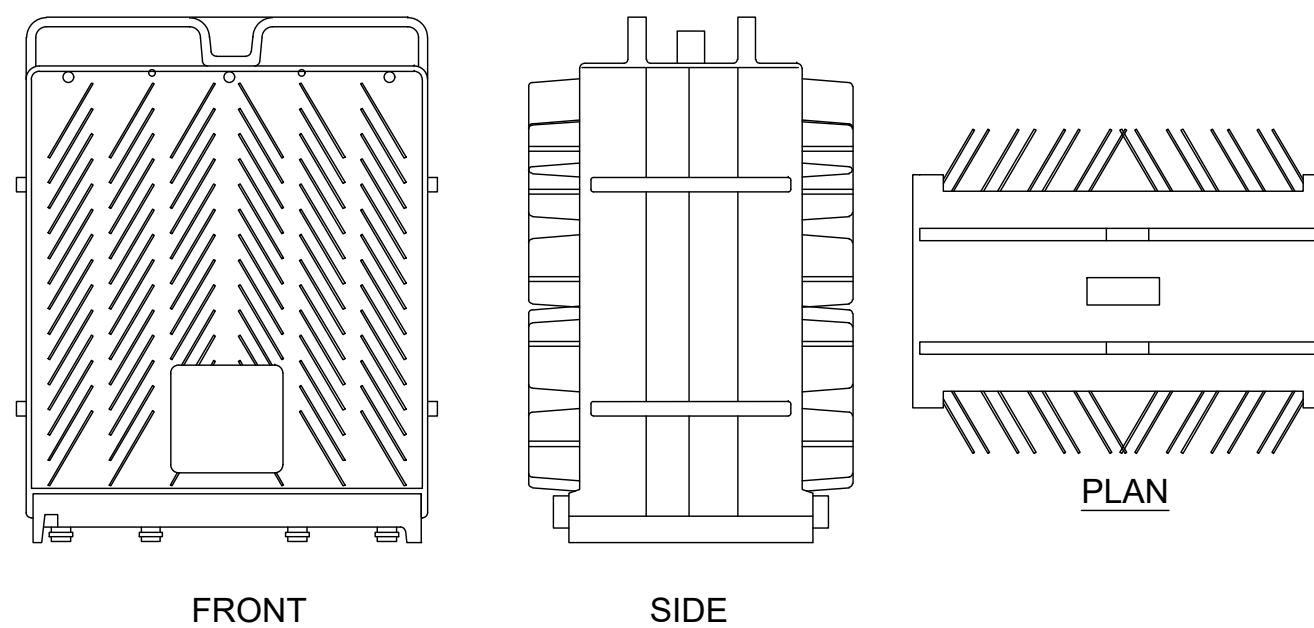


DIMENSIONS (LxWxD): 28.3 x 16.1 x 7.9 in
NET WEIGHT (WITHOUT MOUNTING): 66.1 lbs



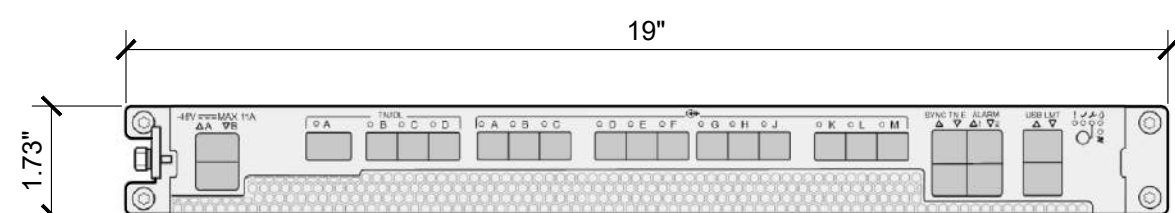
SCALE	6
NONE	

DIMENSIONS, WxDxH: 15.7" x 12.1" x 19.6"
WEIGHT: 109.13 LBS.

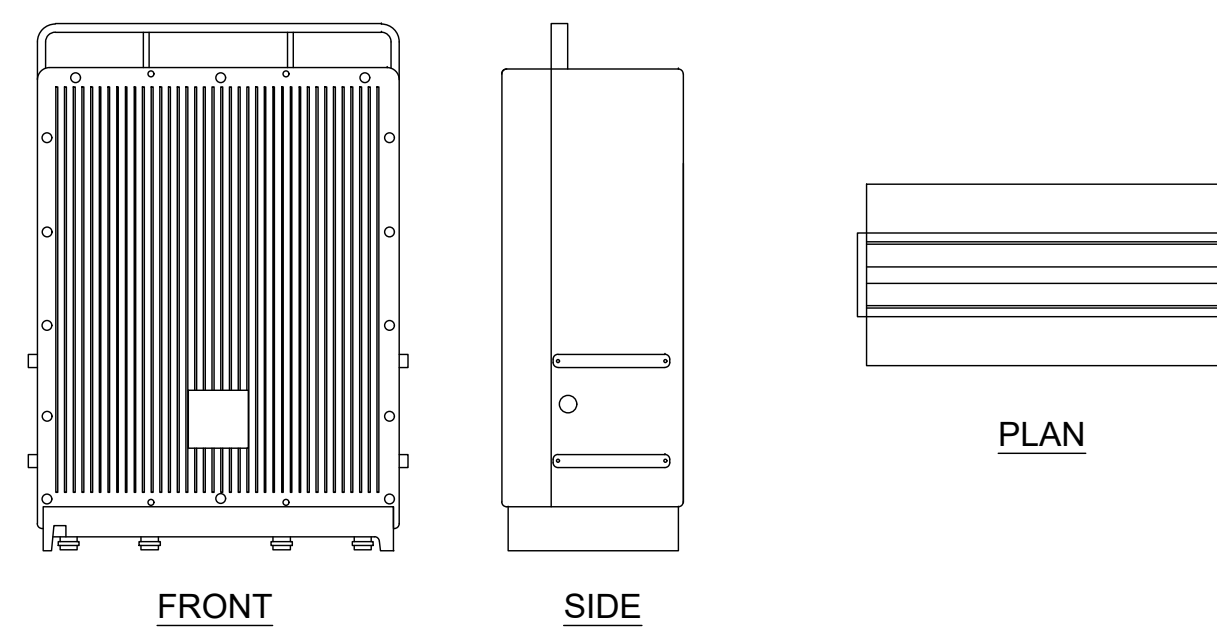


SCALE	3
NONE	

DIMENSIONS (HxWxD): 1.73 x 19 x 15.1 in
WEIGHT: 17 lbs

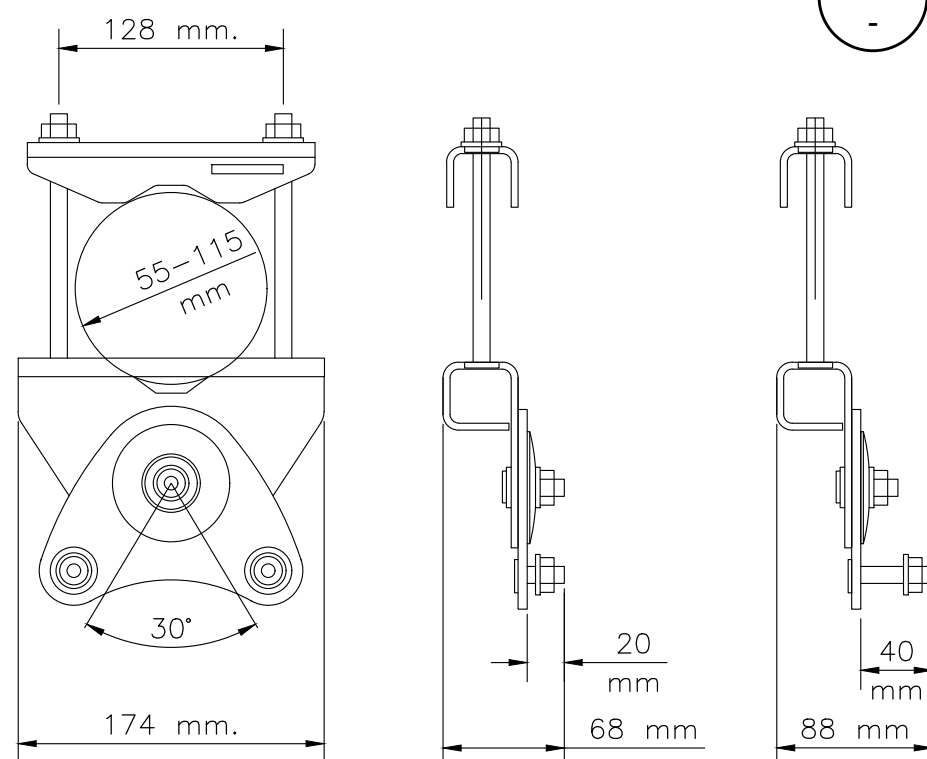
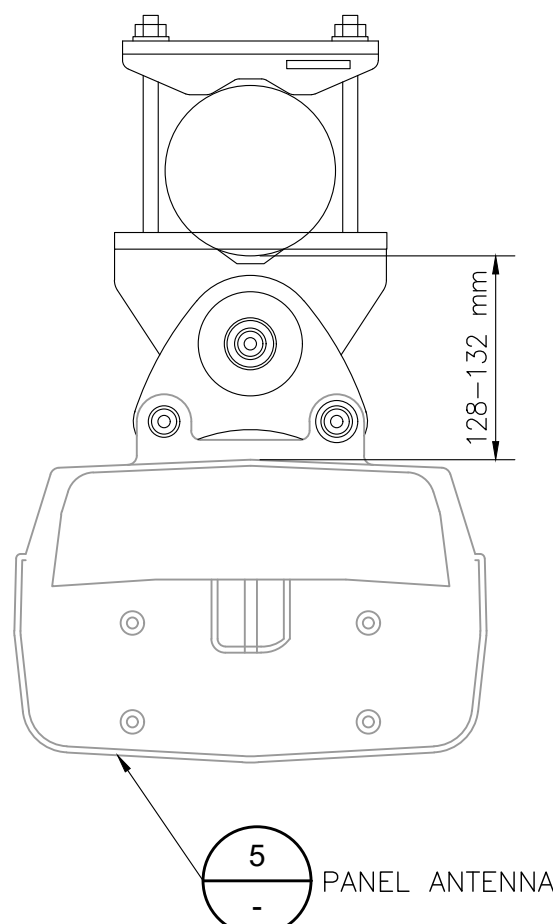


DIMENSIONS, WxDxH: 15.7" x 7.5" x 21.8"
WEIGHT: 84 LBS.



SCALE	1
NONE	

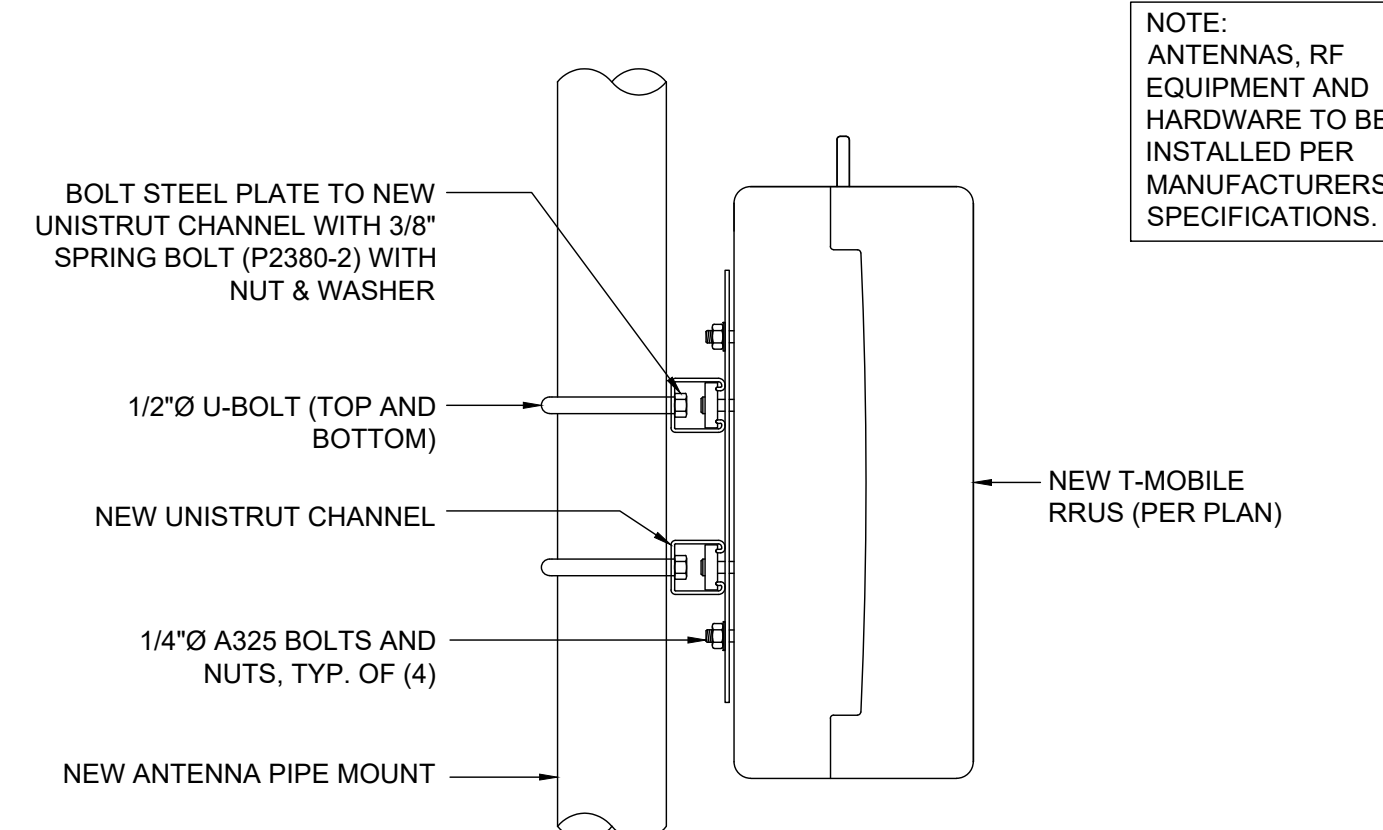
TYPE NO.	85010070
NAME	AIR CLAMP KIT 55–115 mm
STATUS	BESTELLT
SUITABLE MAST DIAMETER	55–115 mm
ANTENNA – MAST DISTANCE F	128–132 mm
NUMBER OF PIECES	2 CLAMPS
MATERIAL:	HOT DIPPED GALV. STL
CLAMP	HOT DIPPED GALV. STL. / STAINLESS STEEL
SCREWS	STAINLESS STEEL
NUTS	STAINLESS STEEL
WEIGHT	4.3 KG.



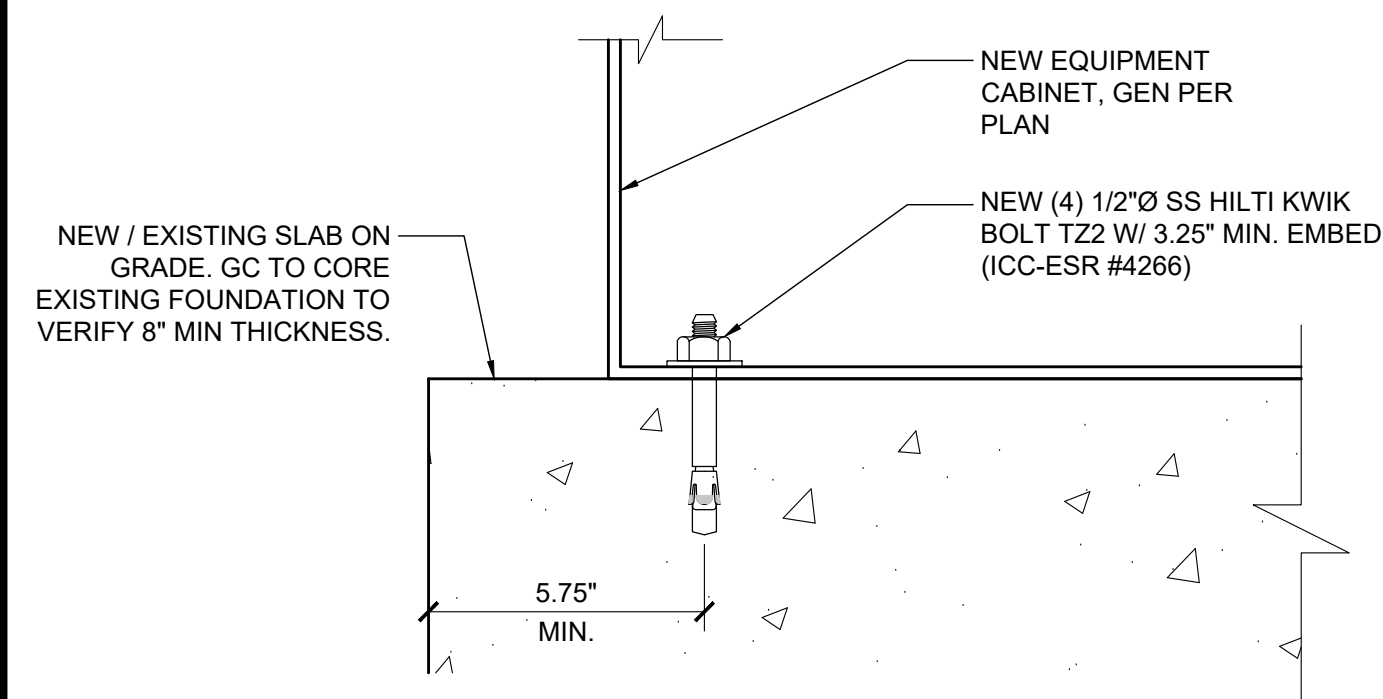
SCALE	9
NONE	

SCALE	5
NONE	5

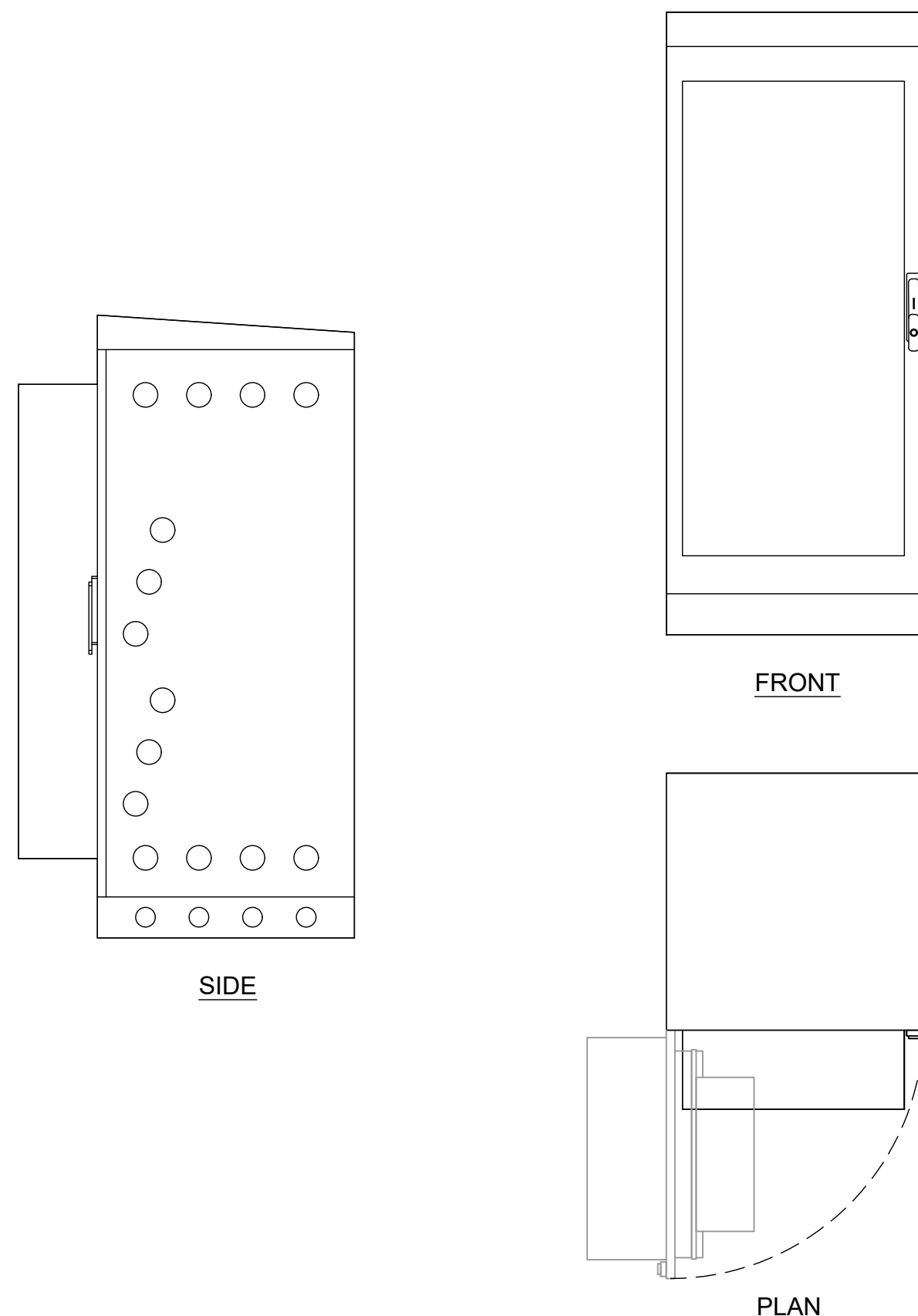
SCALE	2
NONE	4



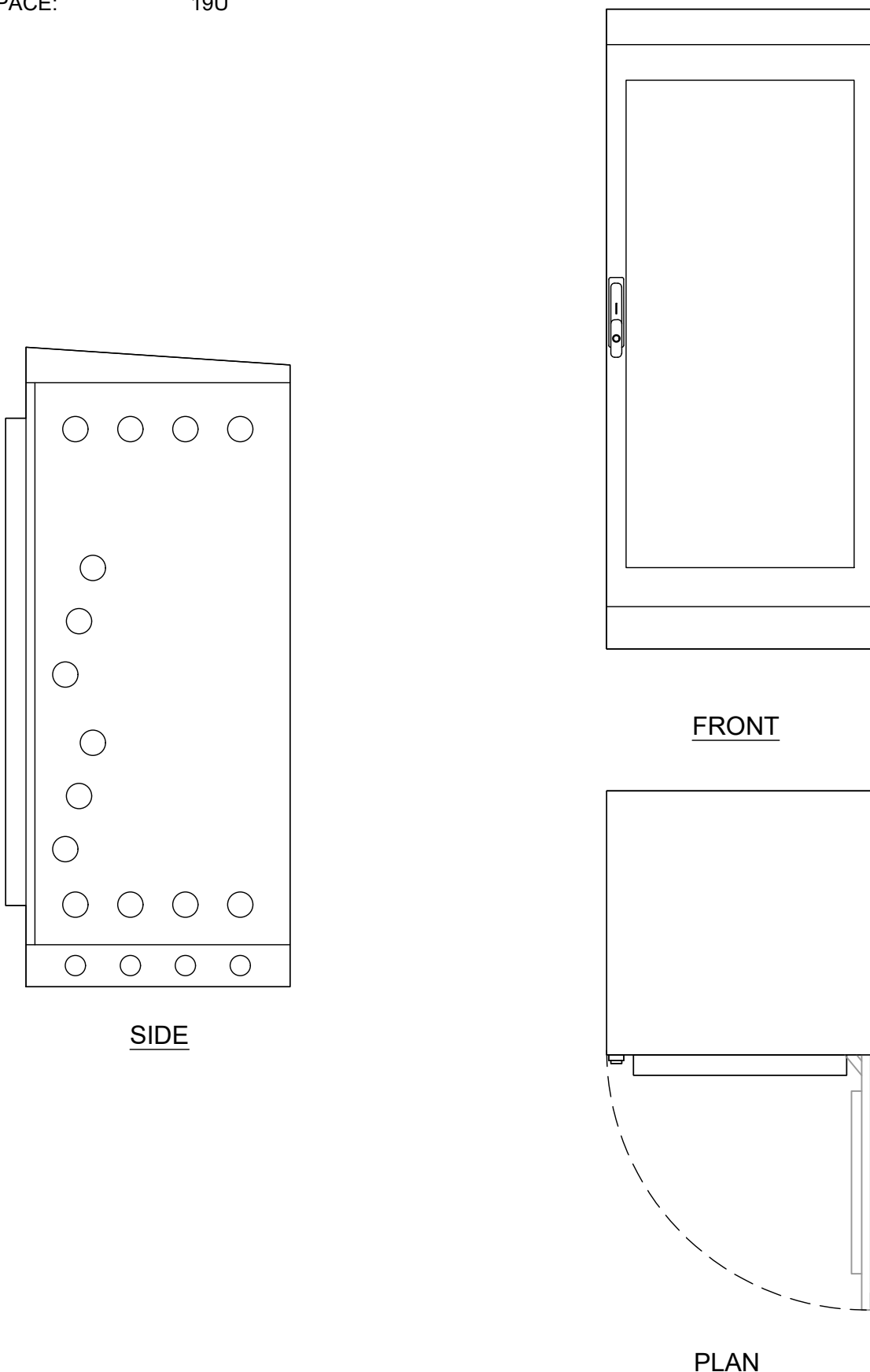
SCALE	8
NONE	



DIMENSIONS, HxWxD:	63" x 25.6" x 33.5"
WEIGHT:	320 LBS. (EMPTY)
RACK SPACE:	19U



DIMENSIONS, HxWxD:	63" x 26" x 28"
WEIGHT:	295 LBS. (EMPTY)
RACK SPACE:	19U

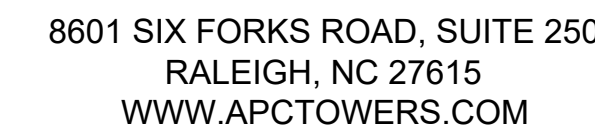


SCALE	10
NONE	

SCALE	7
NONE	

SCALE	4
NONE	

SCALE	✓
NONE	



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CONSTRUCTION DRAWINGS

[illegible]

PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD
OXNARD, CA 93030

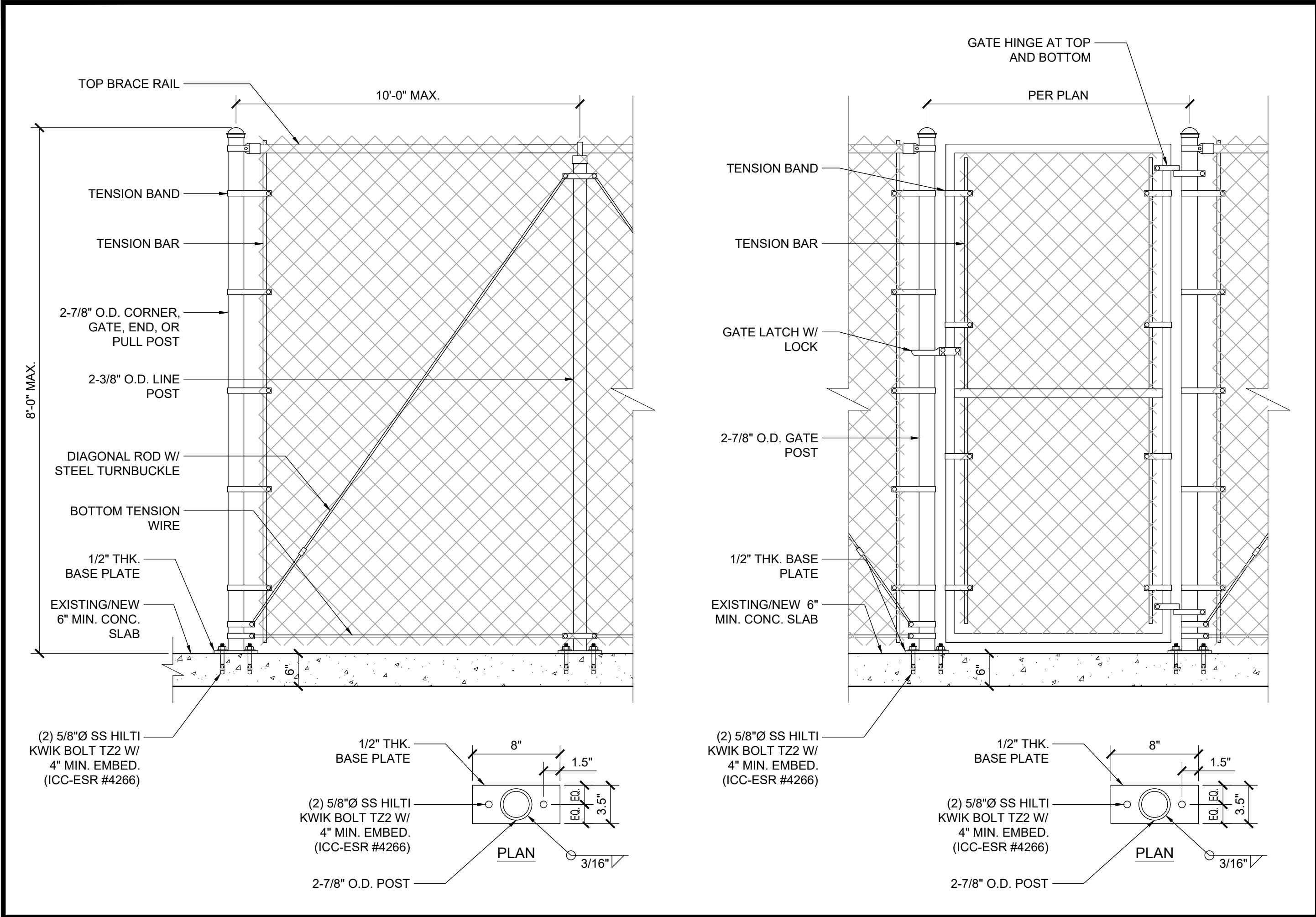
SHEET TITLE

EQUIPMENT DETAILS

SHEET NUMBER

A-5

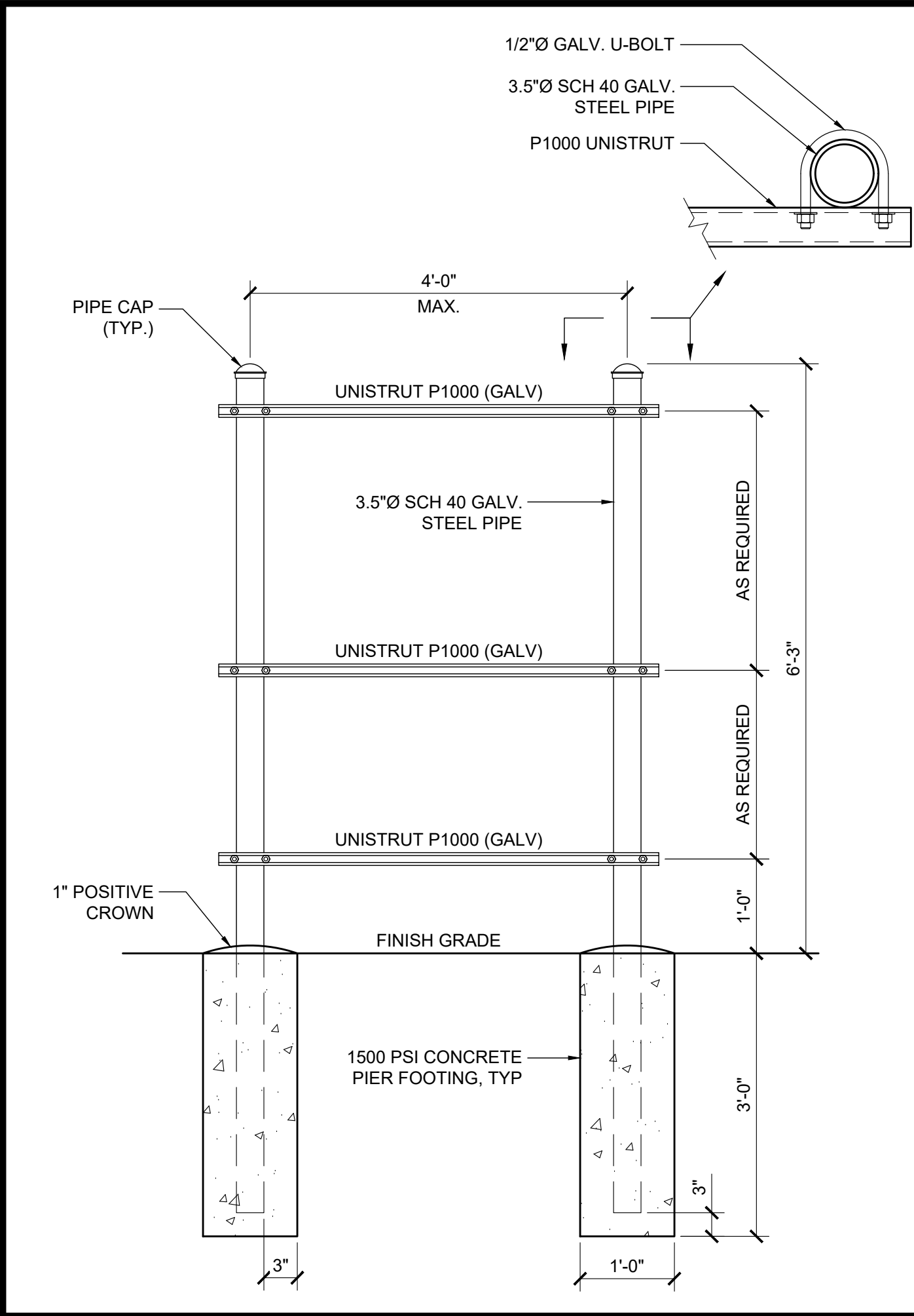
1



CHAIN-LINK FENCE AND GATE DETAIL

SCALE
NONE

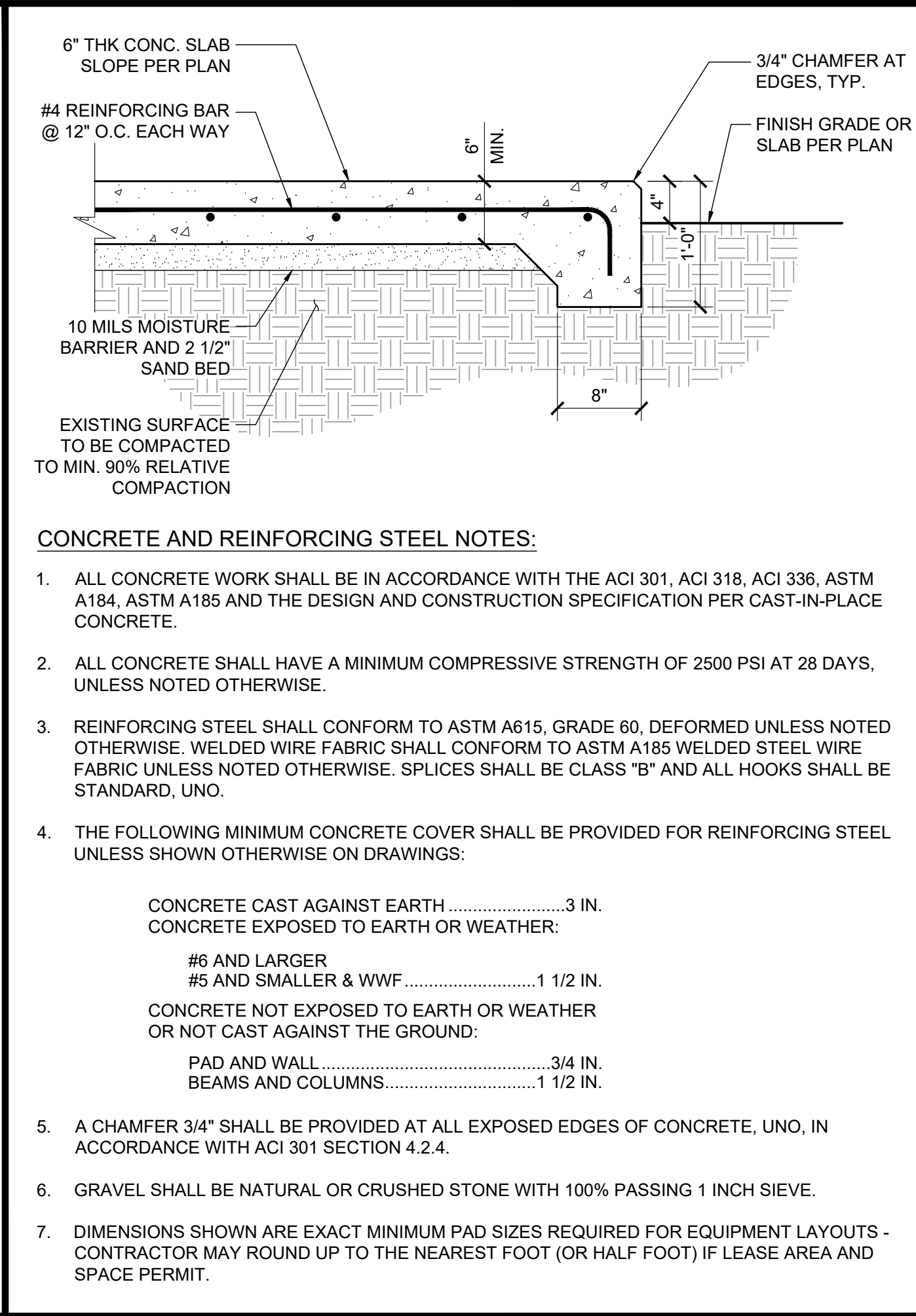
5



UTILITY H-FRAME

SCALE
NONE

4



CONCRETE SLAB DETAIL

SCALE
NONE

2



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EXP. 12/31/26

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	GD	RB

CONSTRUCTION DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
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B	07/29/24	CITY COMMENTS
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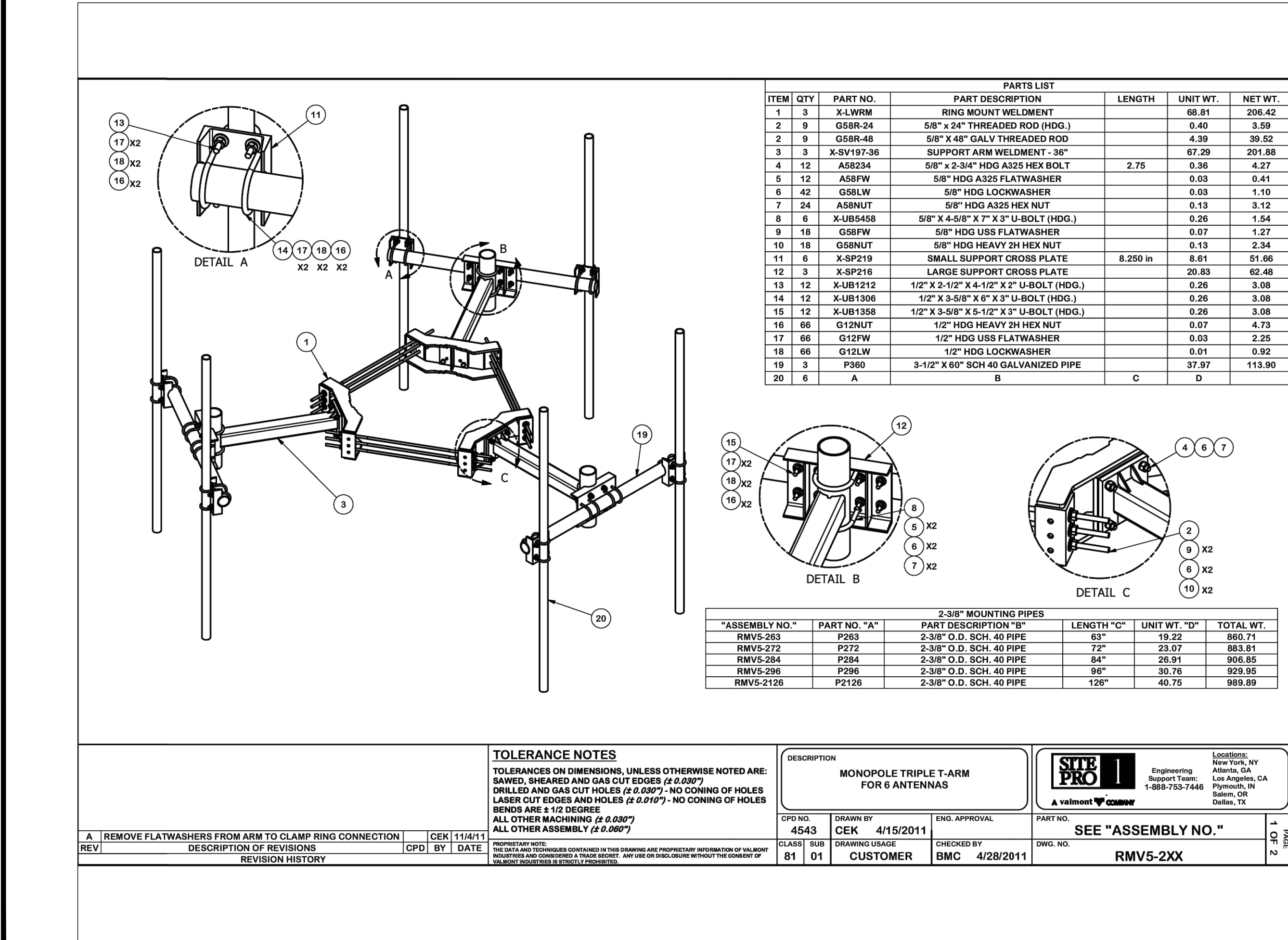
PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD
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SHEET TITLE CONSTRUCTION DETAILS

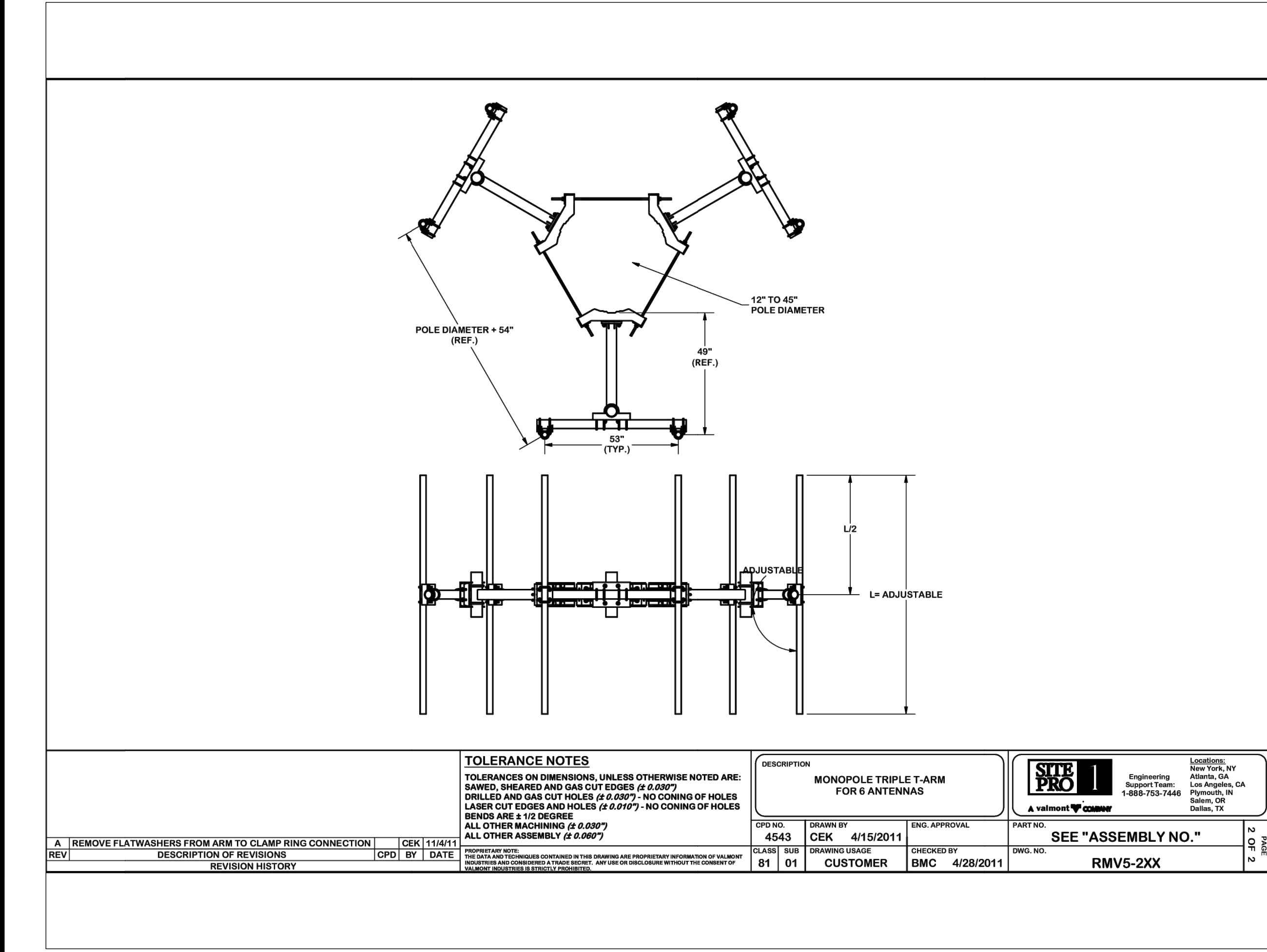
SHEET NUMBER
A-7



MOUNTING DETAILS

SCALE
NONE

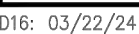
3



MOUNTING DETAILS

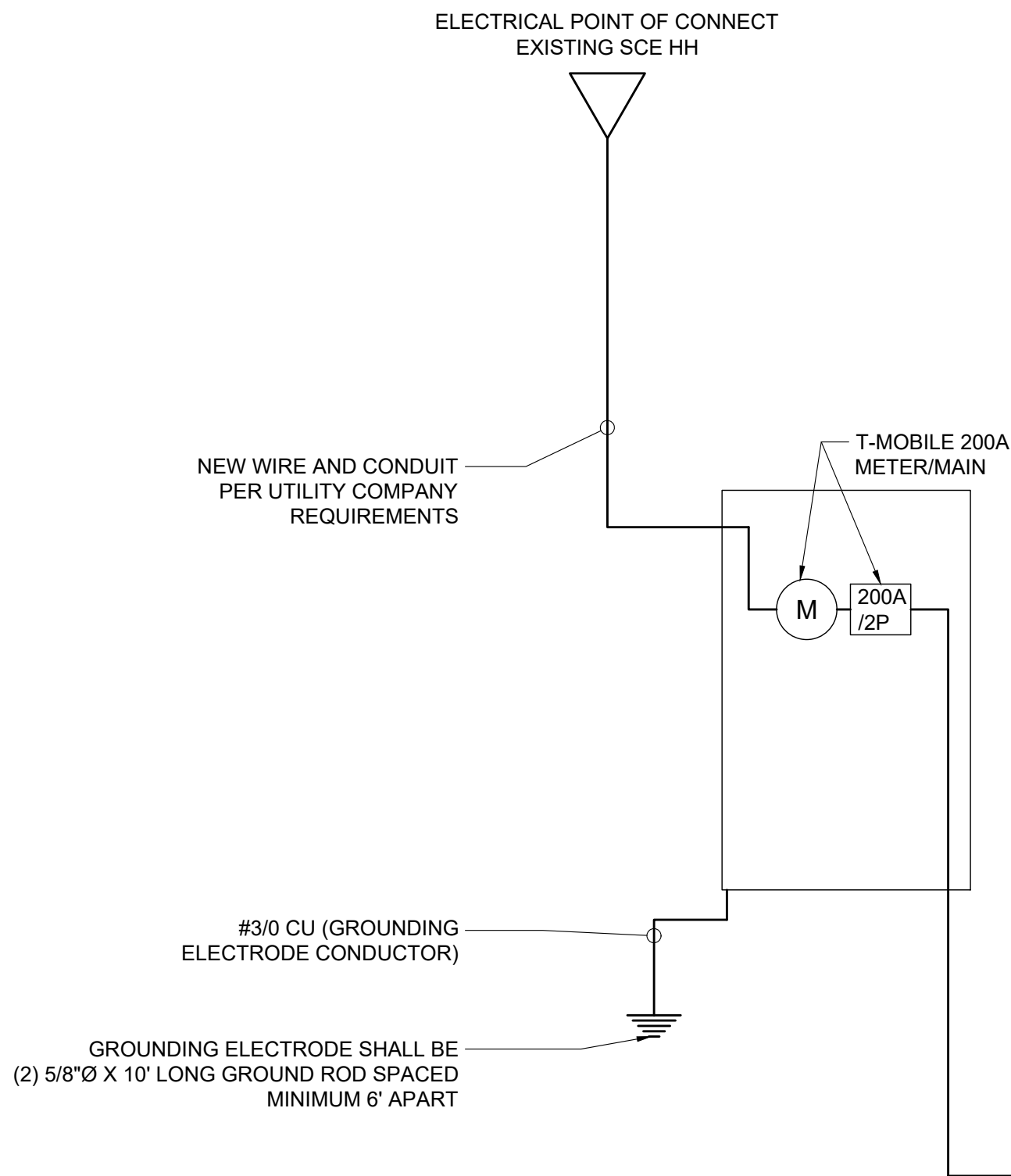
SCALE
NONE

1

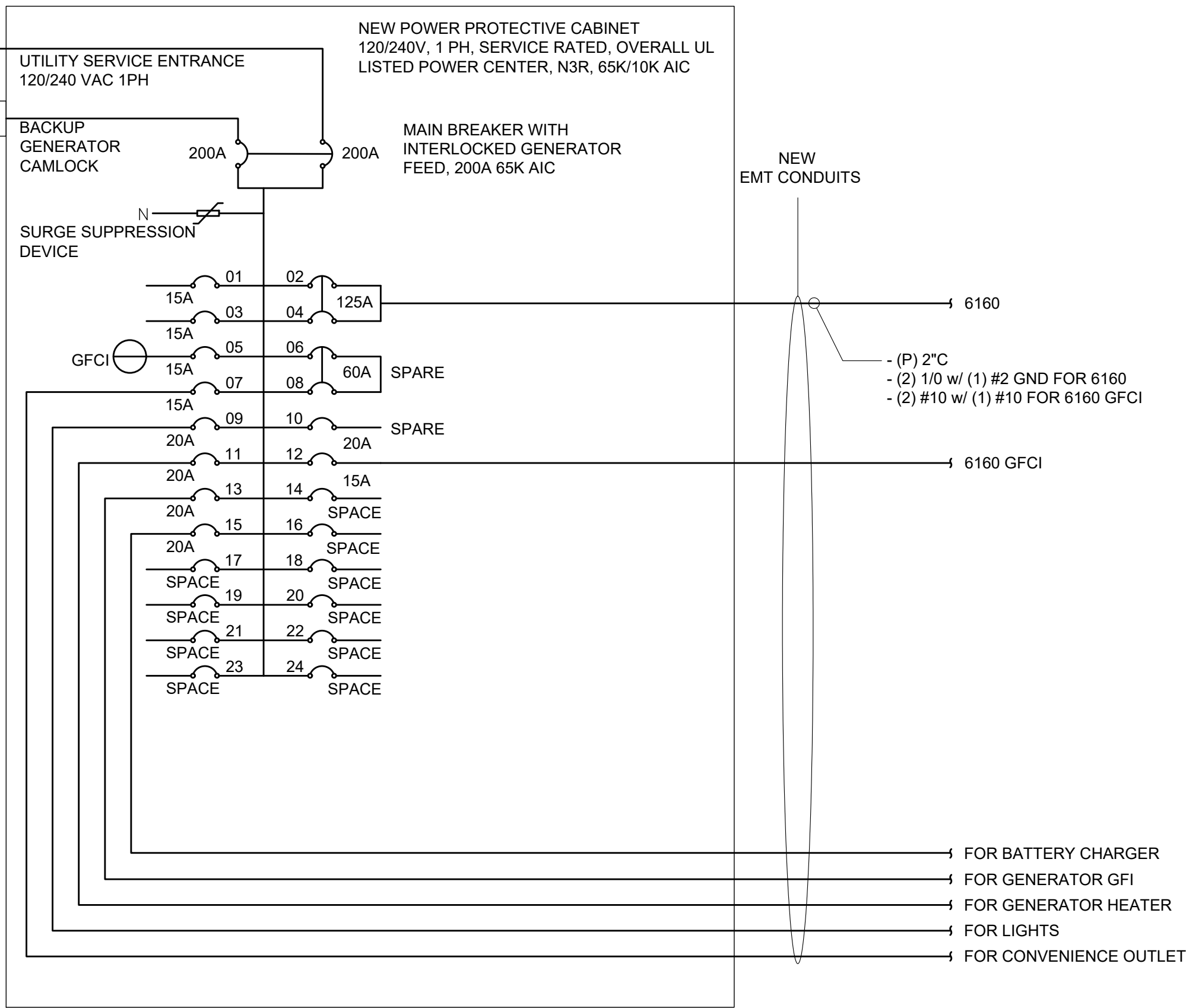


UD-1

- 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 NEWLOAD/METERS/SWITCH GEAR EQUIPMENT.



3"Ø, (3) 3/0 +
(1) #4 GND. CU
THWN
L = 15'



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FE	GD	RB

CONSTRUCTION DRAWINGS

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1	05/20/25	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD
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 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	K I T	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																			

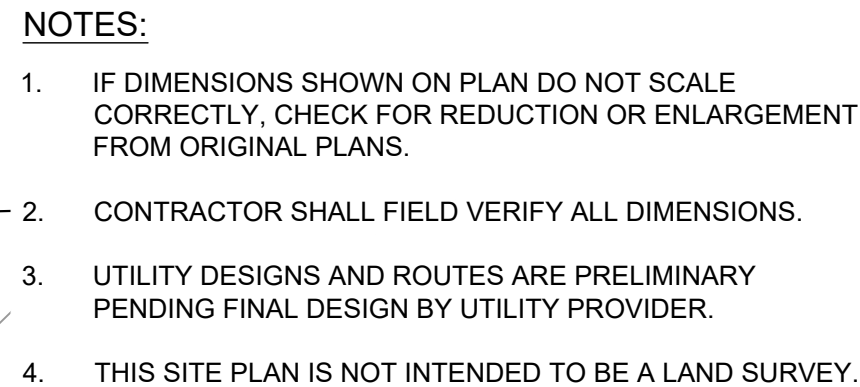
FUTURE CARRIER(S) PANEL SCHEDULE (FOR REFERENCE ONLY)

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 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	K I T	C O N V	L C L	A	B	LOCATION	WIRE SIZE
10	SURGE SUPPRESSOR	----					1	30/2	1	A	2	125/2	1					8640		6160 CABINET	1
10	----		----				1	-	3	B	4	-	1						8640	----	1
12	GFI RECEPTACLE	360				1	15/1	5	A	6	60/2									SPARE	
12	GFI RECEPTACLE		360			1	15/1	7	B	8	-									----	
12	EXTERIOR LIGHT	500		1			20/1	9	A	10	20/1	1						100		B160 CABINET	12
12	GEN HEATER		480				1	20/1	11	B	12	15/1		1					360	6160 GFCI	12
12	GEN GFI RECEPT.	360				1	20/1	13	A	14										SPACE	
12	GEN BAT. CHARGER		560				1	20/1	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= 9960										B= 10400									
		W/LCL A= 10085										W/LCL B= 10400									
TOTAL VA=		20360		W/LCL= 20485		W/LCL AMPS= 85		TOTAL LCL=		500		X .25 = 125									
HIGH PHASE VA=		10400		W/LCL= 10400		HIGH PH AMPS= 87		HIGH PHASE LCL=		0		X .25 = 0									
TOTAL KVA=		20.36		W/LCL= 20.49																	

T-MOBILE PANEL SCHEDULE

SCALE
NONE 1



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CONSTRUCTION DRAWINGS

SUBMITTALS		
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PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD
OXNARD, CA 93030

SHEET TITLE

**ELECTRICAL
SITE PLAN**

SHEET NUMBER

E-2

EUKON T-MOBILE 90CD MONOPOLE TEMPLATE_V2_11-18-22

GENERAL REQUIREMENTS

- A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT WHICH ARE AFFECTED.

B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT. ARRANGE ANY OUTAGE OF SERVICE WITH THE OWNER AND BUILDING MANAGER IN ADVANCE. MINIMIZE DOWNTIME ON THE BUILDING ELECTRICAL SYSTEM.

G. THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE DELIVERED IN PROPER WORKING ORDER. REPLACE, WITHOUT ADDITIONAL COST TO THE OWNER, ANY DEFECTIVE MATERIAL AND EQUIPMENT WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

H. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

I. "PROVIDE": INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

J. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

EQUIPMENT LOCATION

- A. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF FURNISHINGS OR EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

C. LIGHTING FIXTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. COORDINATE THE FIXTURE LOCATION WITH MECHANICAL EQUIPMENT TO AVOID INTERFERENCE.

D. COORDINATE THE WORK OF THIS SECTION WITH THAT OF ALL OTHER C. TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE RESPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE NEW CHANGES BEFORE PROCEEDING.

SHOP DRAWINGS

- A. SUBMIT SIX (6) COPIES OF SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL WITHIN 35 DAYS OF AWARD OF CONTRACT. SHOP DRAWINGS SHALL BE SUBMITTED IN A COMPLETE BOUND MANUAL INCLUDING LIGHT FIXTURES, SERVICE METERING, TRANSFER SWITCH, PANELBOARD, AND DISCONNECT SWITCHES. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF EQUIPMENT TO INSURE THAT THEY FIT IN THE DESIGNATED AREA AND COMPLY WITH REQUIREMENTS OF ALL APPLICABLE CODES FOR REQUIRED WORKING CLEARANCES ABOUT ELECTRICAL EQUIPMENT PRIOR TO SUBMITTING SHOP DRAWINGS FOR APPROVAL. DEPARTURE FROM THE ABOVE WILL RESULT IN RE-SUBMITTAL AND DELAYS.

SUBSTITUTIONS

- A. NO SUBSTITUTIONS ARE ALLOWED.

TESTS

- A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

PERMITS

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

GROUNDING

- A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES. ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.

B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

- C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC B. CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

E. ALL GROUNDING CONDUCTORS SHALL BE SOLIDINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.

G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO SMART SMR ONE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

UTILITY SERVICE

- A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

PRODUCTS

- A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

B. CONDUIT

1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR, RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP ROCESS NO. 3.

2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

4. CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILING OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO INSTALLING.

5. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.

6. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

7. CONDUITS RUN ON ROOFS SHALL BE INSTALLED ON 4 X 4 REDWOOD SLEEPERS, 6'-0" ON CENTER, SET IN NON-HARDENING MASTIC.

- A. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED, TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

E. DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE WITH WHITE FINISH (UNLESS NOTED BY ENGINEER), 20 AMP, 125 VOLT, THREE WIRE GROUNDING TYPE, NEMA 5-20R. MOUNT RECEPTACLE AT +12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED ON DRAWINGS OR IN DETAILS. WEATHERPROOF RECEPTACLES SHALL BE GROUND FAULT INTERRUPTER TYPE WITH SIERRA #WPD-8 LIFT COVERPLATES.

F. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

G. PANELBOARDS SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-BREAK QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARDS AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.

H. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

I. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

INSTALLATION

- PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., SUPPORT LUMINARIES FROM UNDERSIDE OF STRUCTURAL CEILING. EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

- CUTTING, PATCHING, CHASES, OPENINGS: PROVIDE LAYOUT IN ADVANCE TO ELIMINATE UNNECESSARY CUTTING OR DRILLING OF WALLS, FLOORS CEILINGS, AND ROOFS. ANY DAMAGE TO BUILDING STRUCTURE OR EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR. OBTAIN PERMISSION FROM THE ENGINEER BEFORE CORING.

C. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.

D. LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE, MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.

E. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE C.B.C.

PROJECT CLOSEOUT

- A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

C. ALL BROCHURES, OPERATING MANUALS, CATALOG, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.

GROUNDING NOTES

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.

2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.

3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.

4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.

5. GROUND RING SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.

6. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.

7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.

8. GROUND BARS:

8.1. EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.

8.2. MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.

10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.

11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).

12. IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AND SUPPORT POSTS OF GATE. IF CHAIN LINK LID IS USED, THEN GROUND LID ALSO.

13. GROUNDING @ PPC CABINET SHALL BE VERTICALLY INSTALLED.

14. ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL BY-PASS MAIN BUSS BAR.

15. ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING. NO PVC ABOVE GROUND.

16. USE SEPARATE HOLES FOR GROUNDING @ BUSS BAR. NO "DOUBLING-UP" OF LUGS.

17. POWER AND TELCO CABS. SHALL BE GROUNDED (BONDED) TOGETHER.18. NO "L AND B" ALLOWED ON GROUNDING.

18. PROVIDE STAINLESS STEEL CLAM AND BRASS TAGS ON COAX @ ANTENNAS AND DOGHOUSE.



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CONSTRUCTION DRAWINGS

SUBMITTALS		
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PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD
OXNARD, CA 93030

SHEET TITLE

SHEET NUMBER

E-3

NOT USED

2

ELECTRICAL GENERAL NOTES

EXOTHERMIC

COMPRESSION TYPE CONNECTIONS

CHEMICAL ELECTROLYTIC GROUNDING SYSTEM

GROUND ROD

GROUND ROD WITH INSPECTION SLEEVE

TEST GROUND ROD WITH INSPECTION SLEEVE

EXOTHERMIC WITH INSPECTION SLEEVE

GROUNDING CONDUCTOR

GROUNDING BAR

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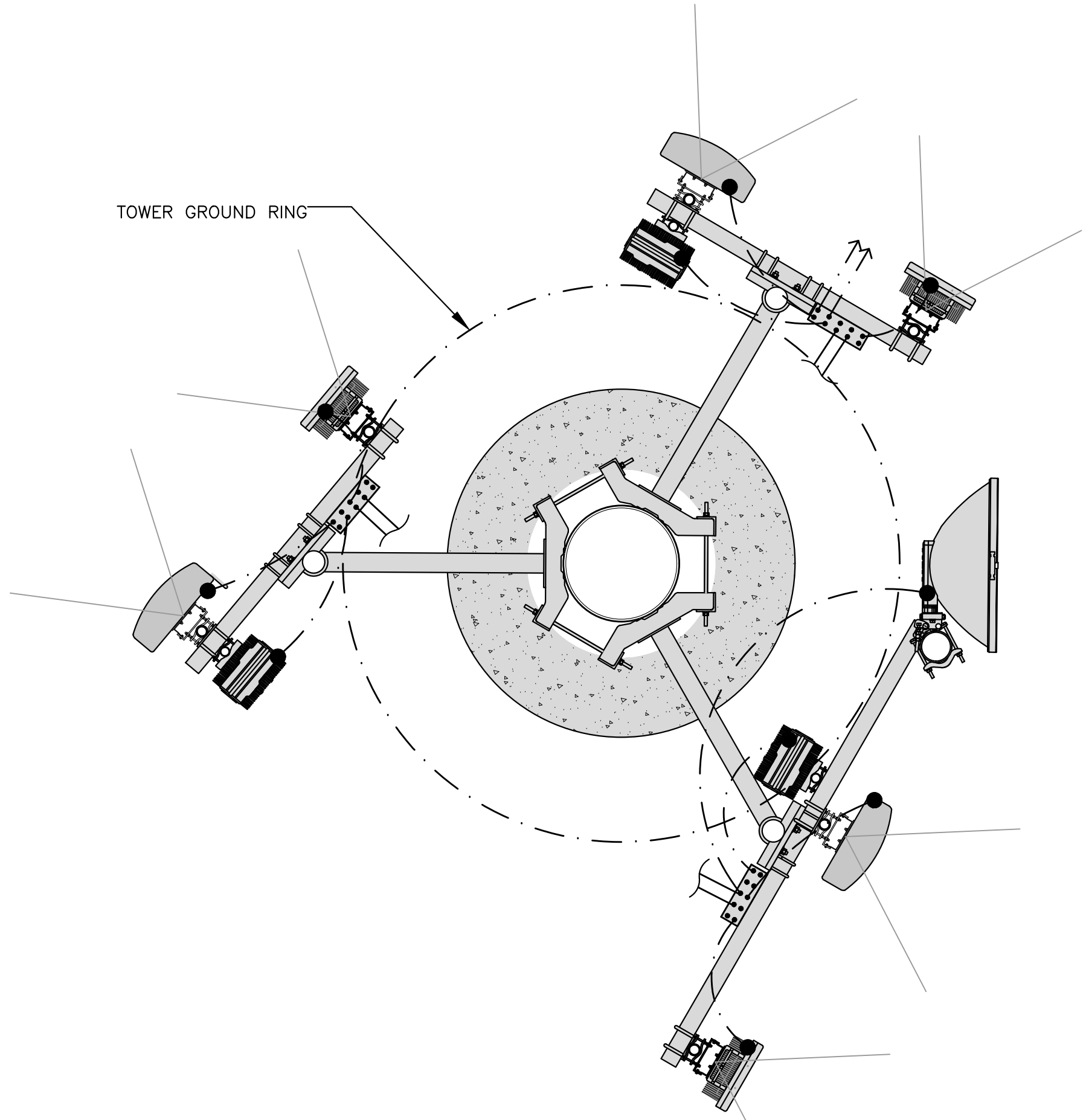
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THIS PLAN IS A SCHEMATIC ONLY AND DOES NOT SHOW ALL THE GROUNDING PROVIDED BY THE SHELTER MANUFACTURER. CONTRACTOR SHALL NOTIFY T-MOBILE IF ANY GROUNDING TO BE PROVIDED IS INCOMPLETE OR MISSING.

NOTE:
CONTRACTOR TO IMPLEMENT ALL GROUNDING REQUIREMENTS AS SPECIFIED BY CARRIER CONSTRUCTION AND INSTALLATION GUIDELINES.



EXOTHERMIC

COMPRESSION TYPE CONNECTIONS

CHEMICAL ELECTROLYTIC GROUNDING SYSTEM

GROUND ROD

GROUND ROD WITH INSPECTION SLEEVE

TEST GROUND ROD WITH INSPECTION SLEEVE

EXOTHERMIC WITH INSPECTION SLEEVE

GROUNDING CONDUCTOR

GROUNDING BAR

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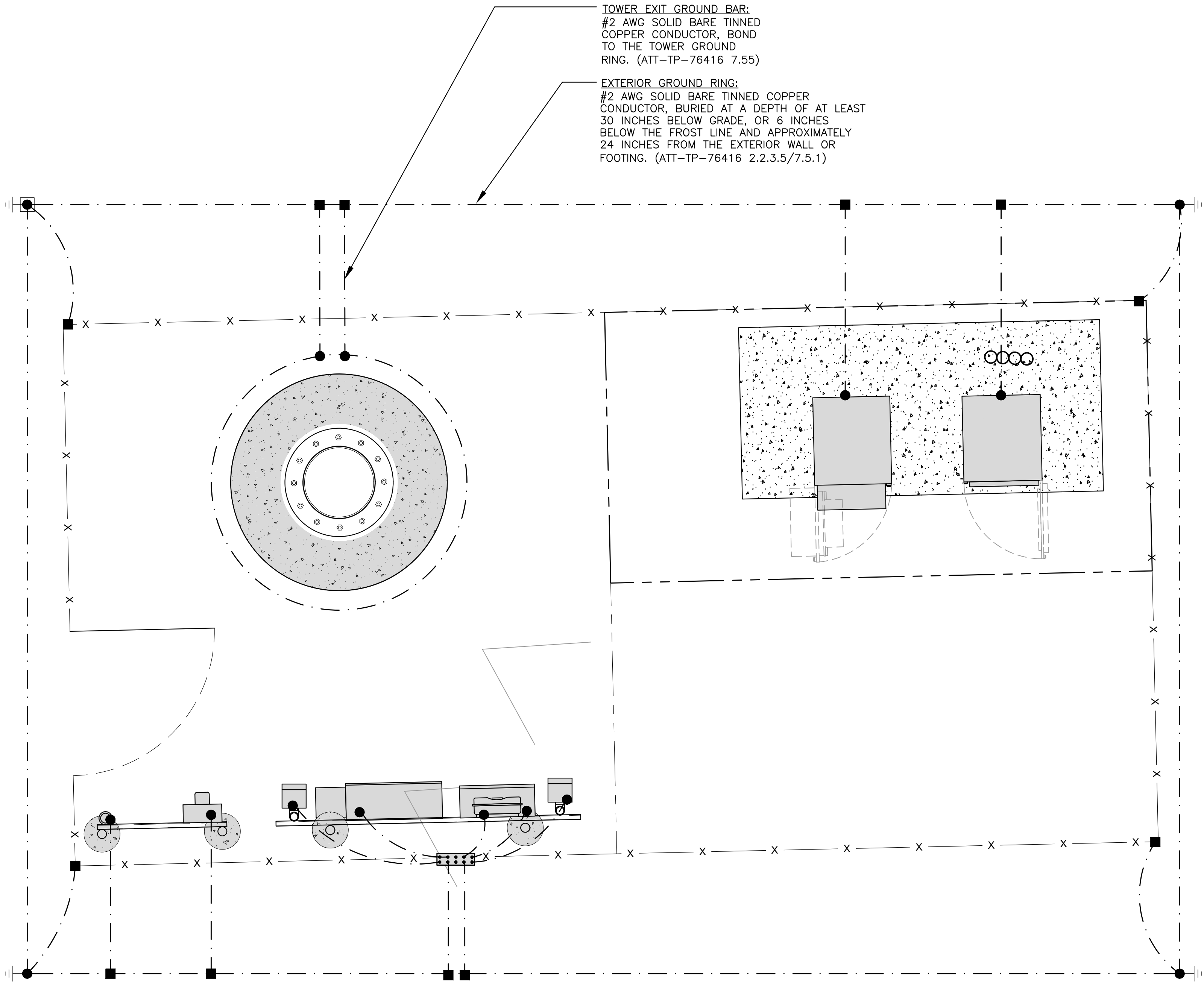
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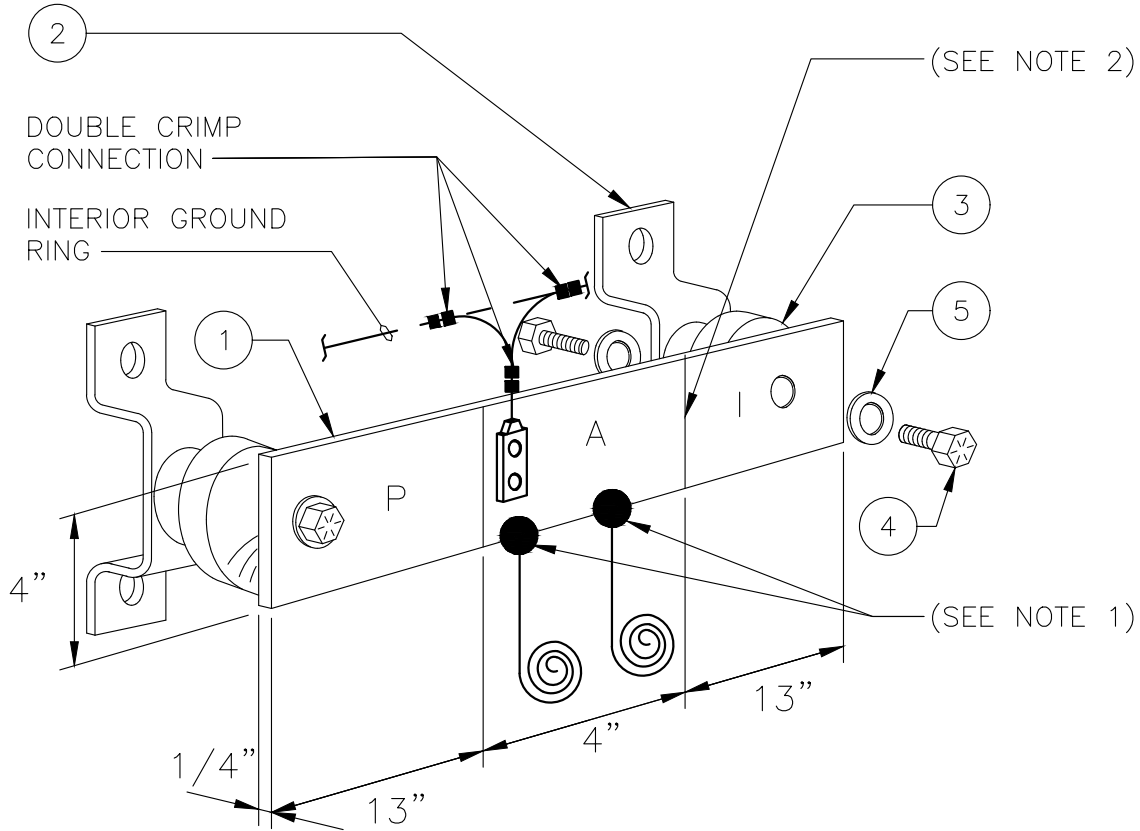
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SHEET TITLE

SHEET NUMBER

E-4

NEWTON INSTRUMENT COMPANY, INC. BUTNER, N.C.			
NO	REQUIRED	PART NUMBER	DESCRIPTION
①	1	1/4"x4"x30"	SOLID GROUND BAR
②	2	A-6056	WALL MOUNTING BRACKET
③	2	3061-4	INSULATORS
④	4	3012-1	5/8"-11x1" H.H.C.S.
⑤	4	3015-8	5/8" LOCKWASHER



EACH GROUNDING CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION

SECTION "P" – SURGE PROTECTORS

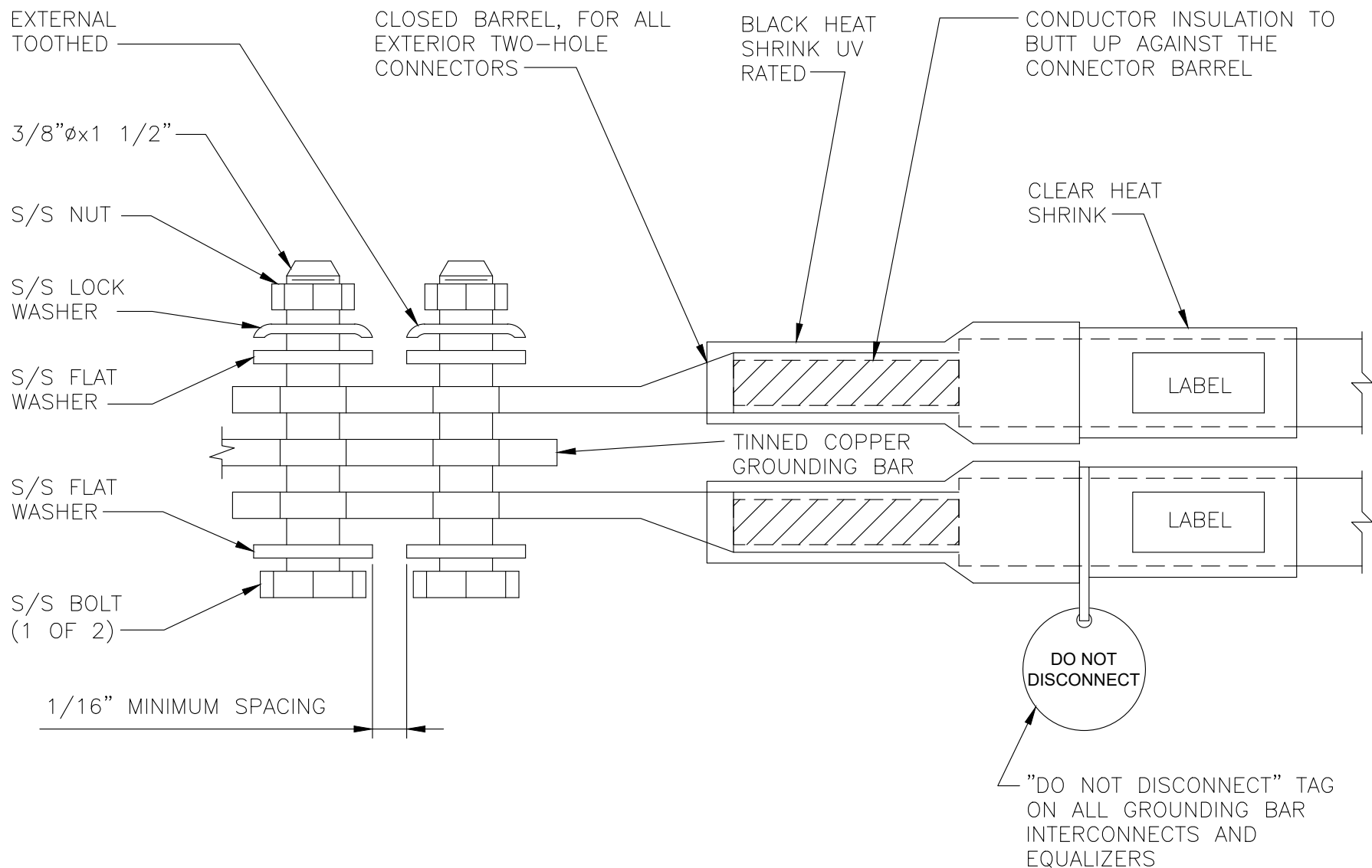
(EC) CELL REFERENCE GROUND BAR (IF COLLOCATED)
(EC) GENERATOR FRAMEWORK (IF AVAILABLE) (#2 AWG)
(EC) TELCO GROUND BAR (#2 AWG)
(EC) COMMERCIAL POWER COMMON NEUTRAL/GROUNDING BOND (3/0)
(EC) FIBER GROUND BAR (#2 AWG)
(EC) POWER ROOM REFERENCE GROUND BAR (#2 AWG)
(AT&T) RECTIFIER FRAMES

SECTION "A" – SURGE ABSORBERS

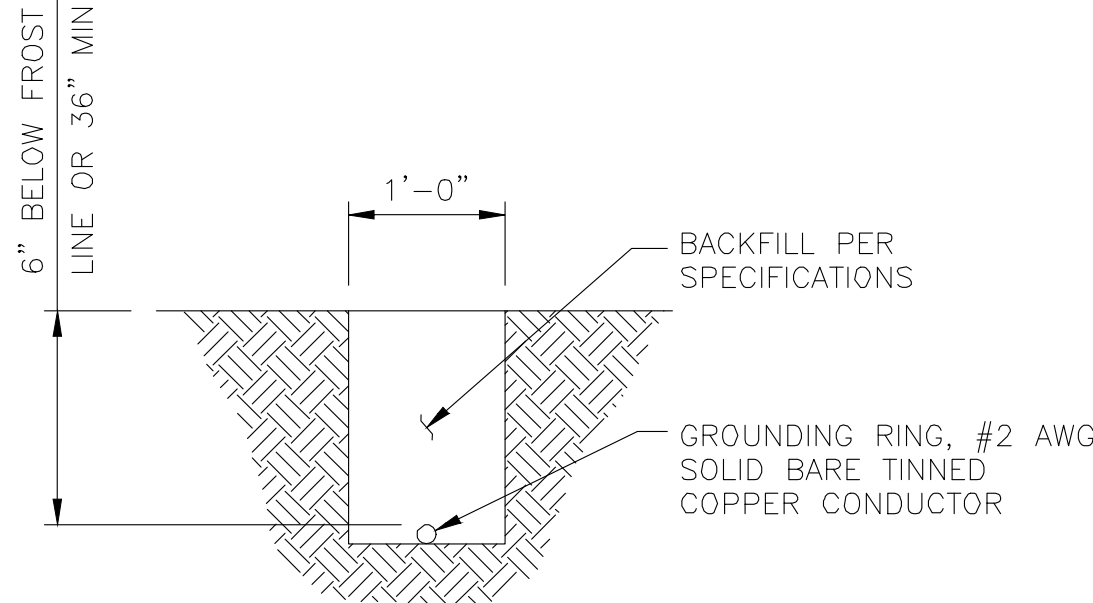
(EC) INTERIOR GROUND RING (#2 AWG)
(EC) EXTERNAL EARTH GROUNDING FIELD (BURIED GROUND RING) (#2 AWG)
(EC) METALLIC COLD WATER PIPE (IF AVAILABLE) (1/0 AWG)
(EC) BUILDING STEEL (IF AVAILABLE) (1/0 AWG)

SECTION "I" – ISOLATED GROUNDING ZONE

(AT&T) ALL ISOLATED GROUNDING REFERENCE
(AT&T) GROUND WINDOW BAR



- EXOTHERMIC WELD #2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- ALL GROUND BARS SHALL BE STAMPED IN TO THE METAL "IF STOLEN DO NOT RECYCLE." THE CONTRACTOR SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "I") WITH 1" HIGH LETTERS.
- ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUNDING CONDUCTOR DOWN TO GROUNDING BUS.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE. INSTALL BLACK HEAT-SHRINKING TUBE, 600 VOLT INSULATION, ON ALL GROUNDING TERMINATIONS. THE INTENT IS TO WEATHERPROOF THE COMPRESSION CONNECTION.
- SUPPLIED AND INSTALLED BY CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BARS AS REQUIRED, PROVIDING 50% SPARE CONNECTION POINTS.
- ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).



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PRELIMINARY

(MGB) REFERENCE GROUNDING BAR

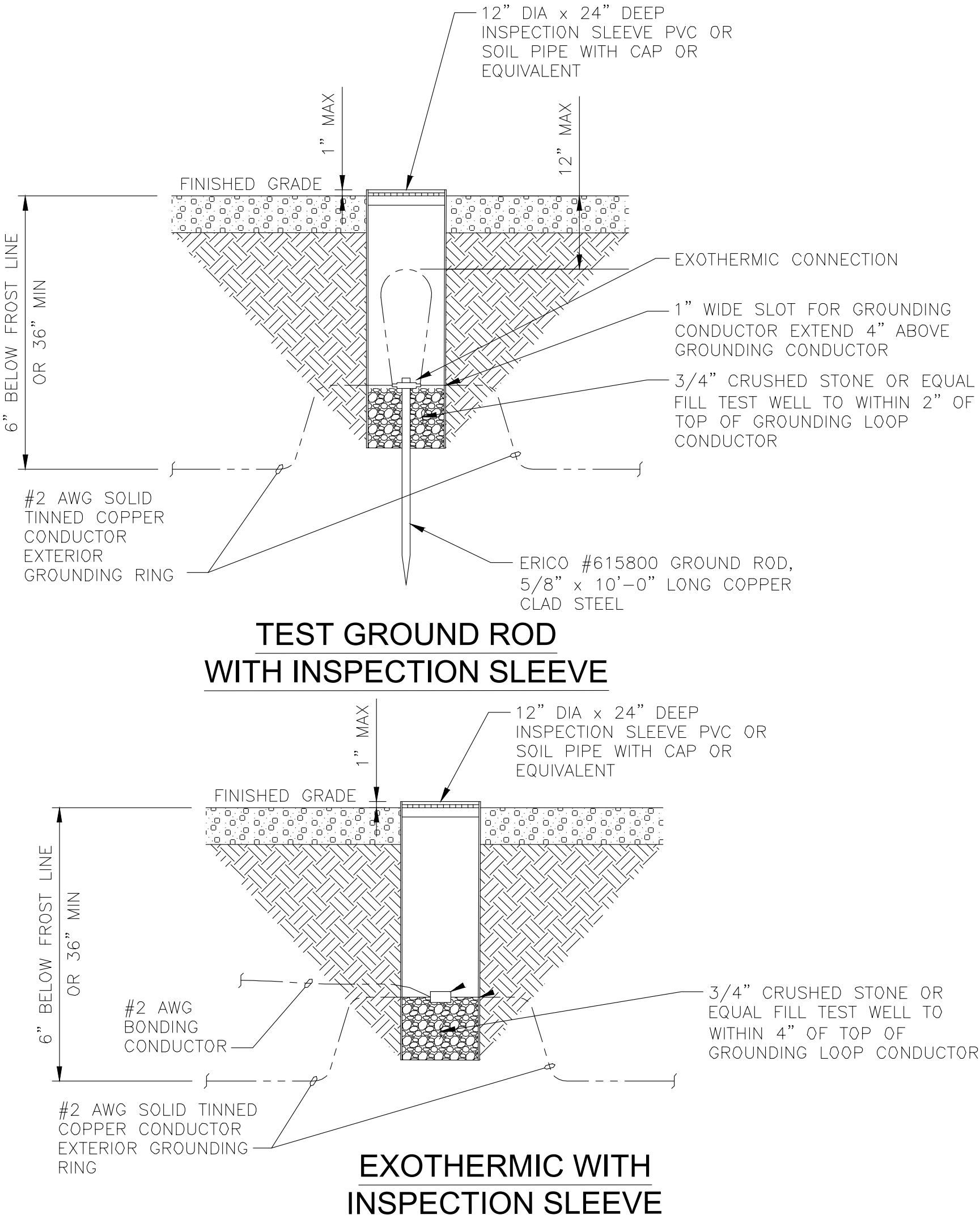
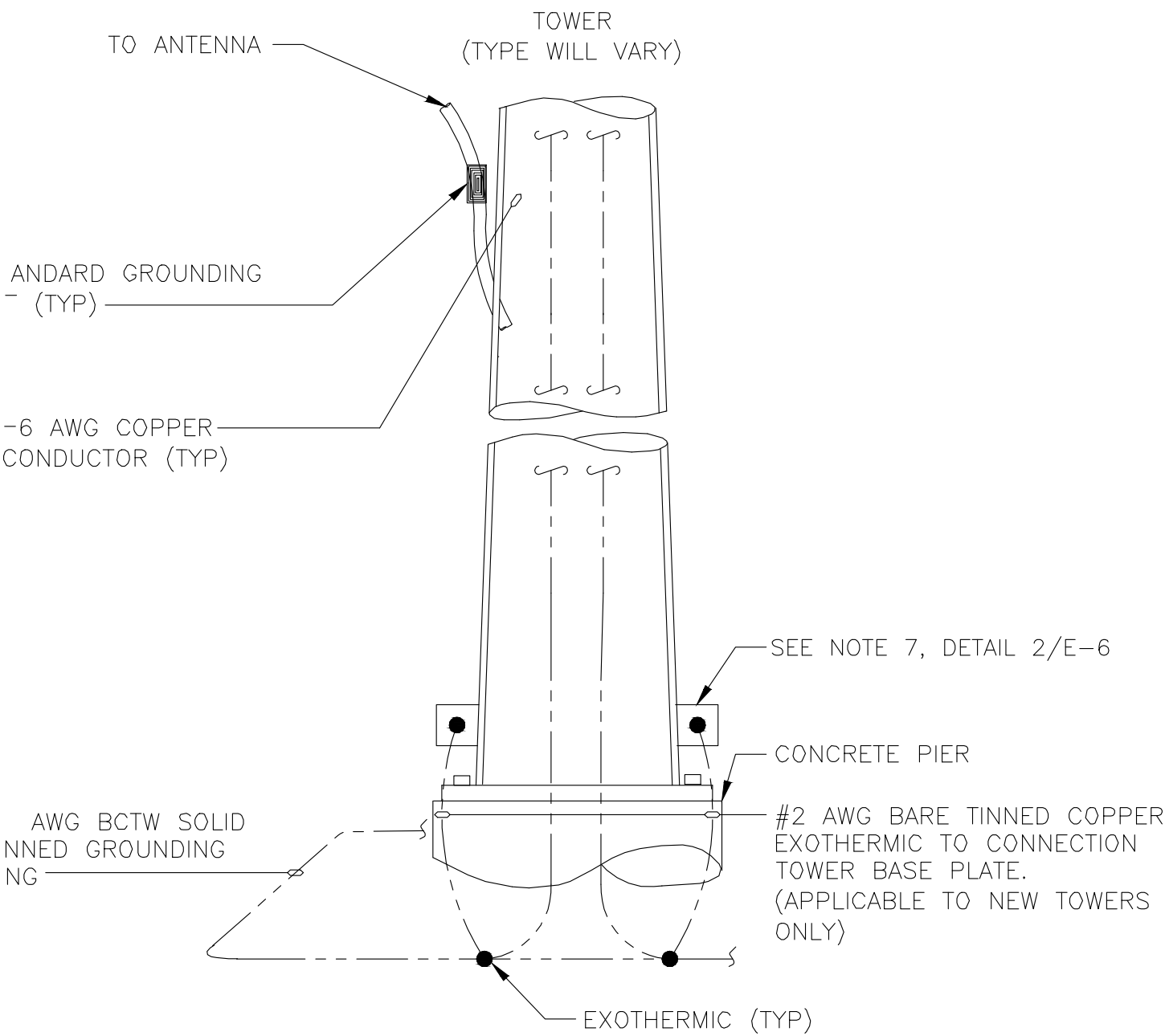
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EXTERIOR TWO HOLE LUG DETAIL

4

GROUND RING TRENCH / NOTES

2

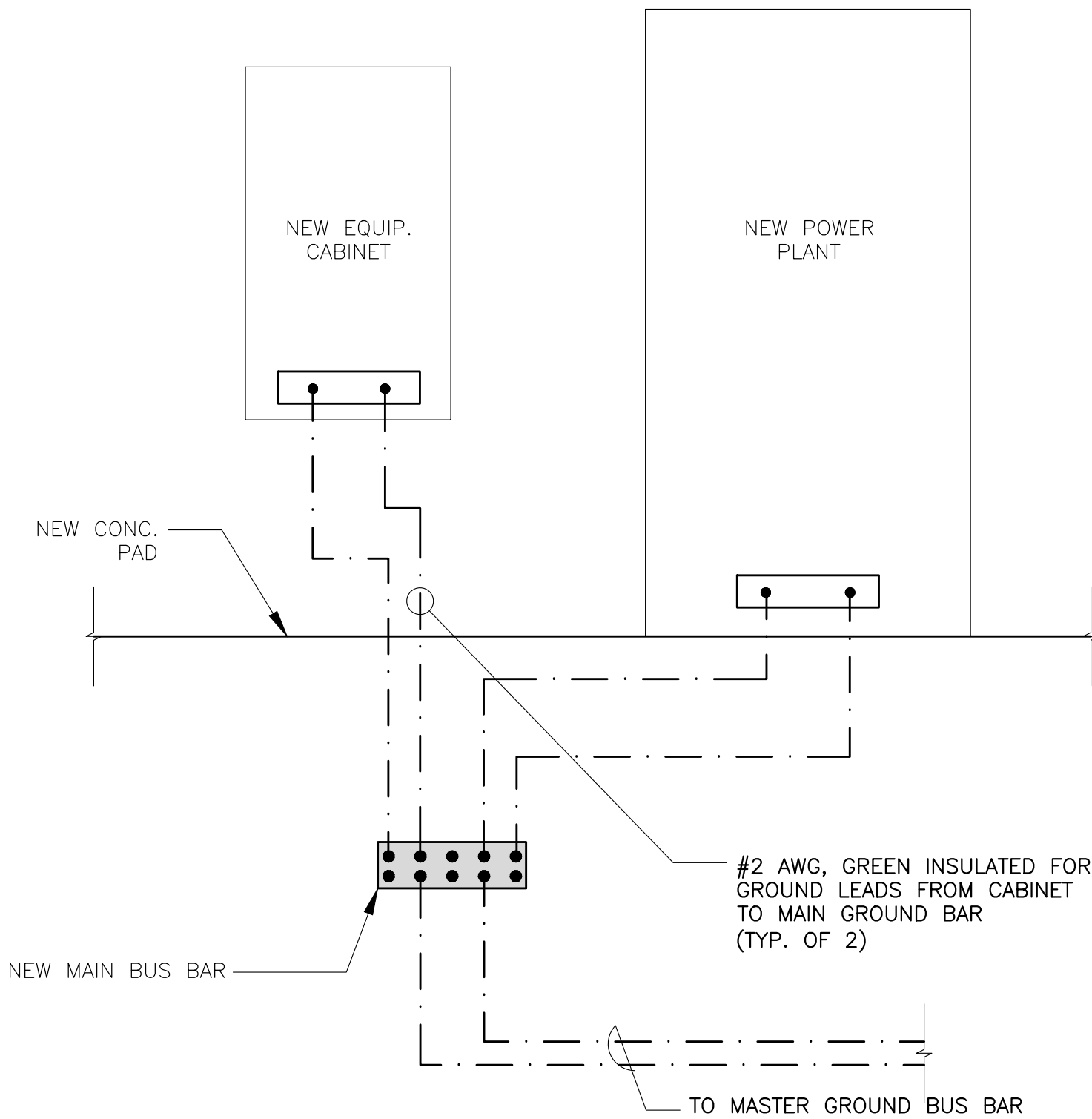


NOTES:

- THIS IS A DIAGRAMMATIC REPRESENTATION ONLY. SEE GROUNDING PLAN FOR SITE-SPECIFIC GROUNDING LAYOUT AND COMPONENTS.
- SEE GROUND NOTES FOR ADDITIONAL INFORMATION
- USE #2/0 AWG, BCW FOR GROUND LEADS FROM BUS BARS TO GROUND RING.
- USE #2 AWG.BCW FOR BURIED GROUND LOOP AND GROUND LEADS.
- THE NUMBER AND SIZE OF GROUND BARS USED MAY PER SITE CONDITIONS.

LEGEND:

- – EXOTHERMIC CONNECTION
- – MECHANICAL TYPE CONNECTION



TOWER AND ANTENNA CABLE GROUNDING

5

GROUND ROD / INSPECTION SLEEVE

3

RACK GROUNDING

1

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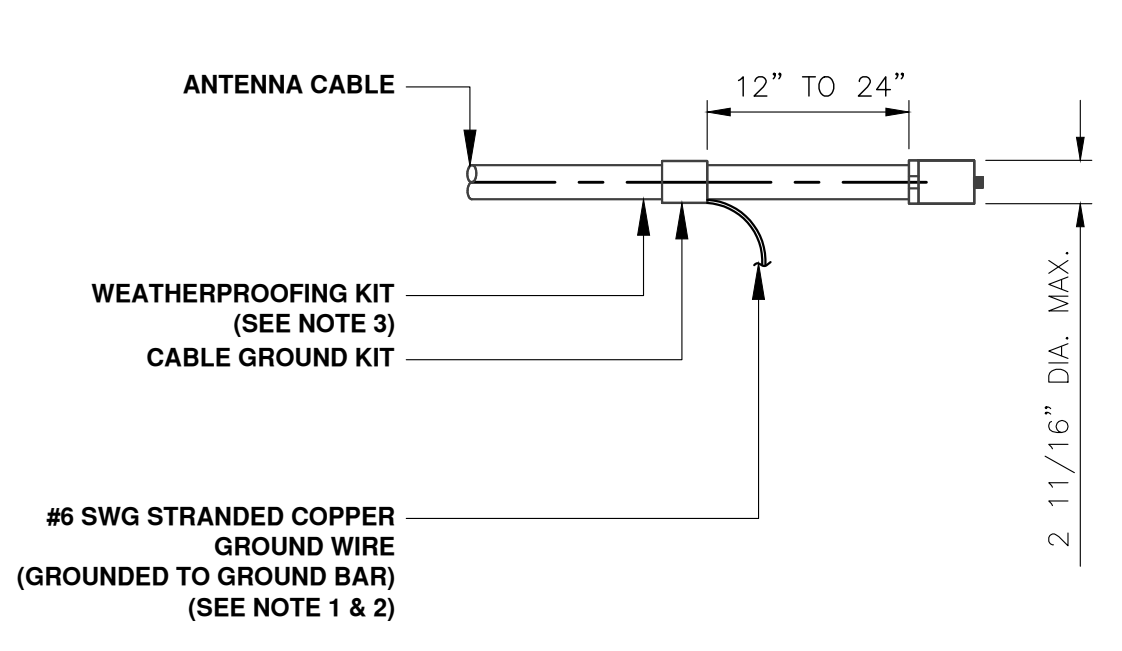
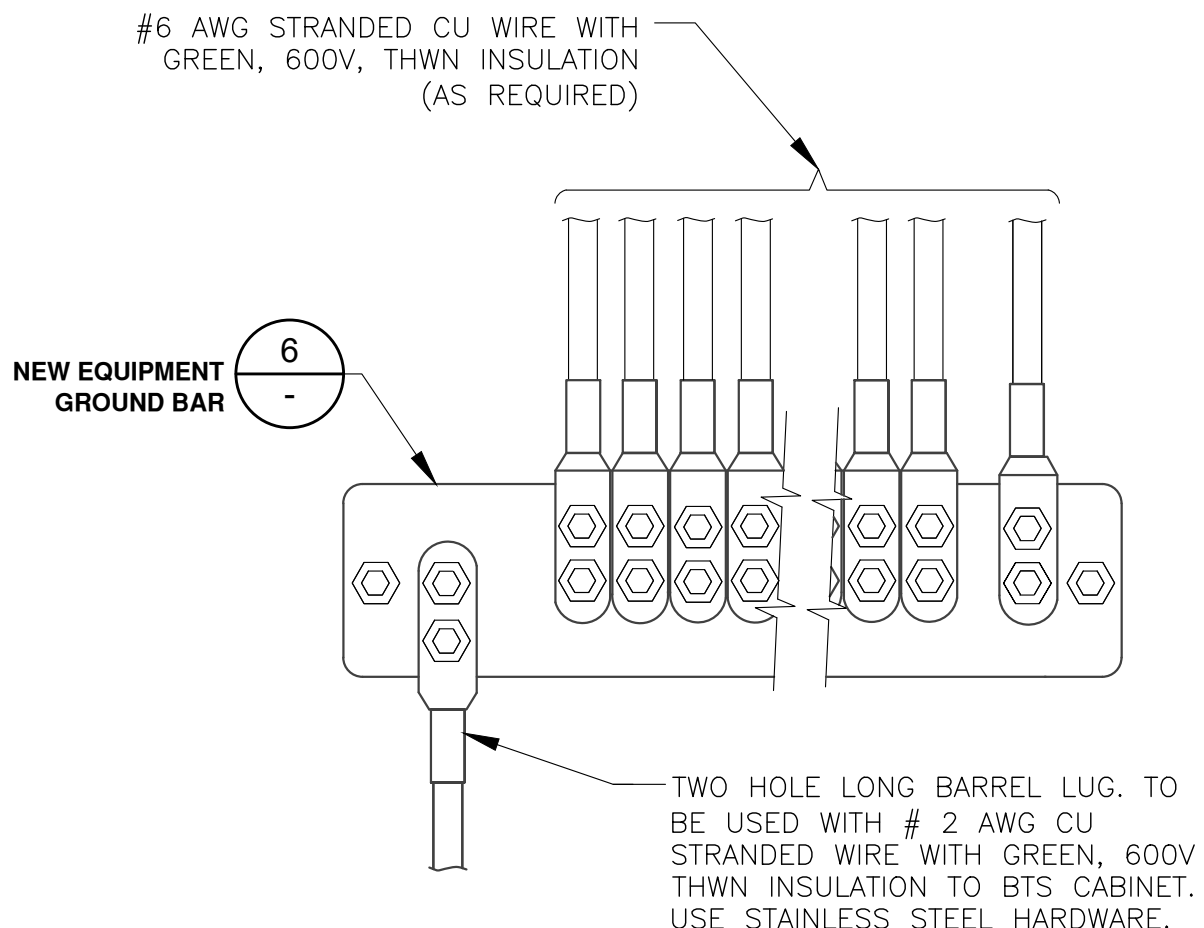
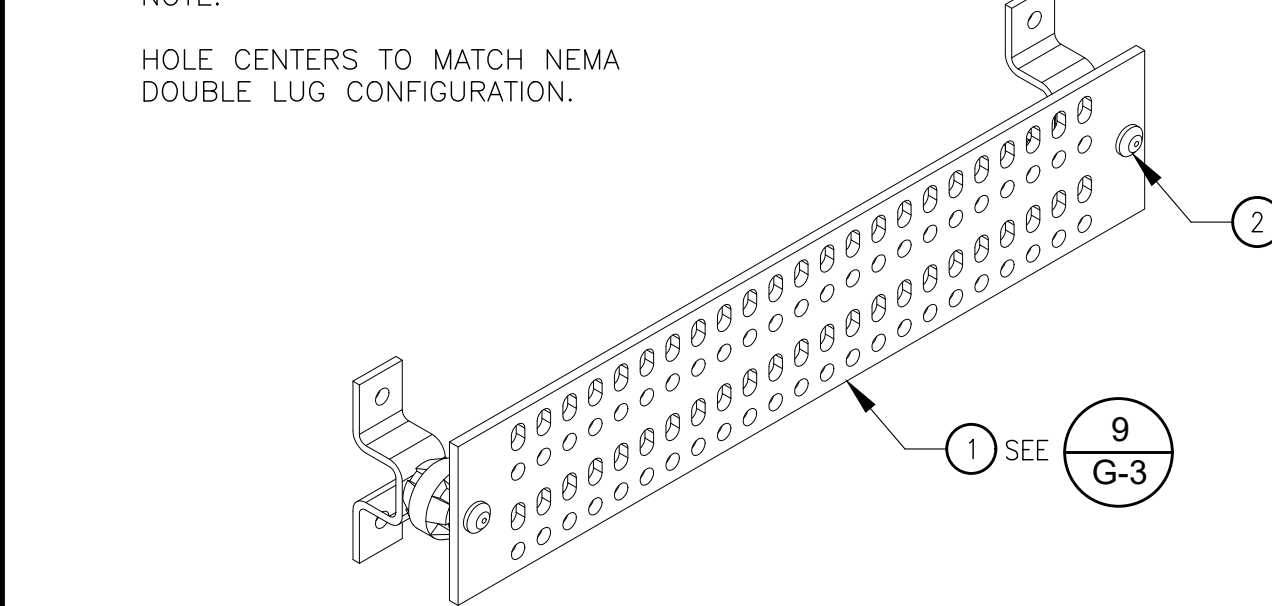
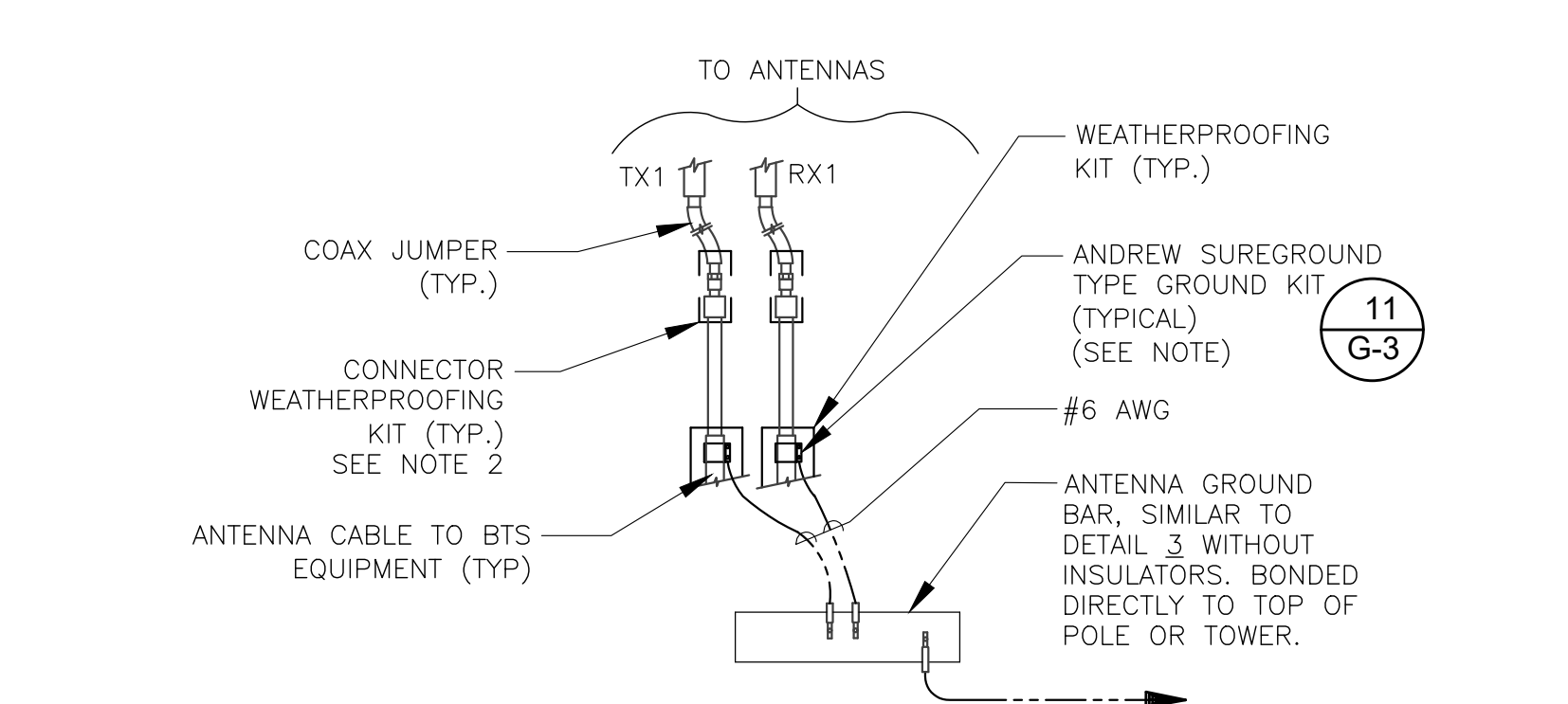
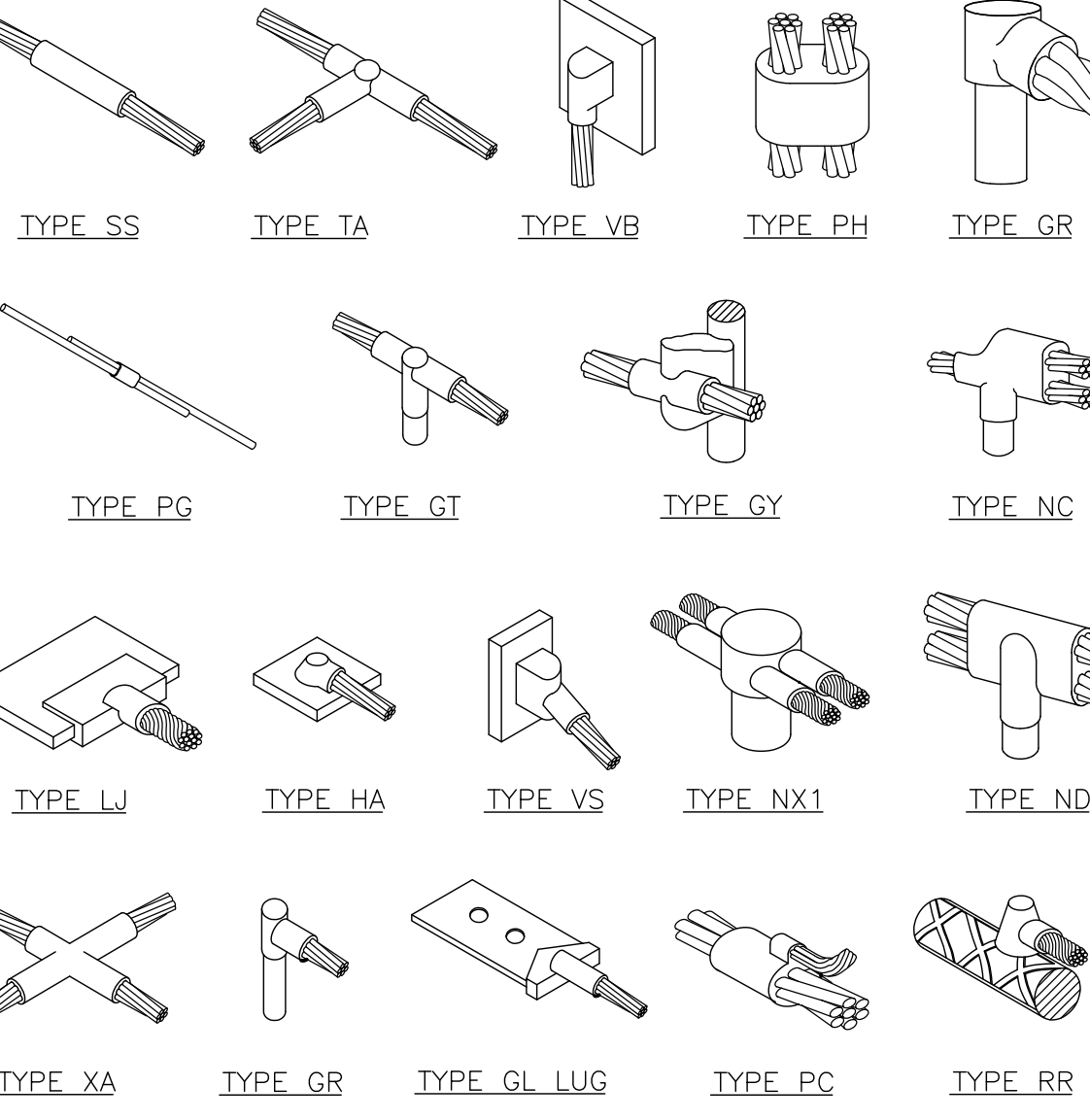
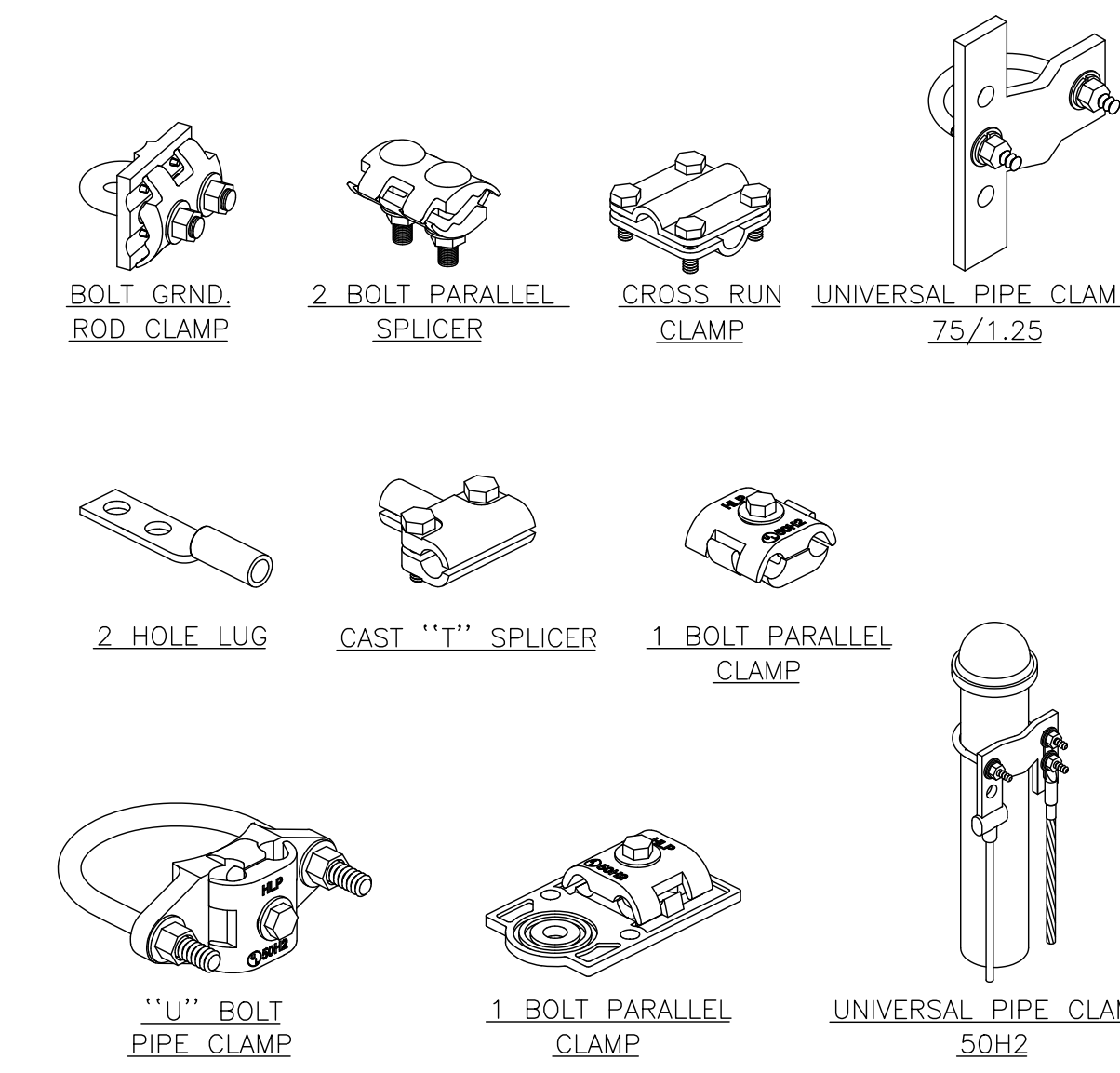
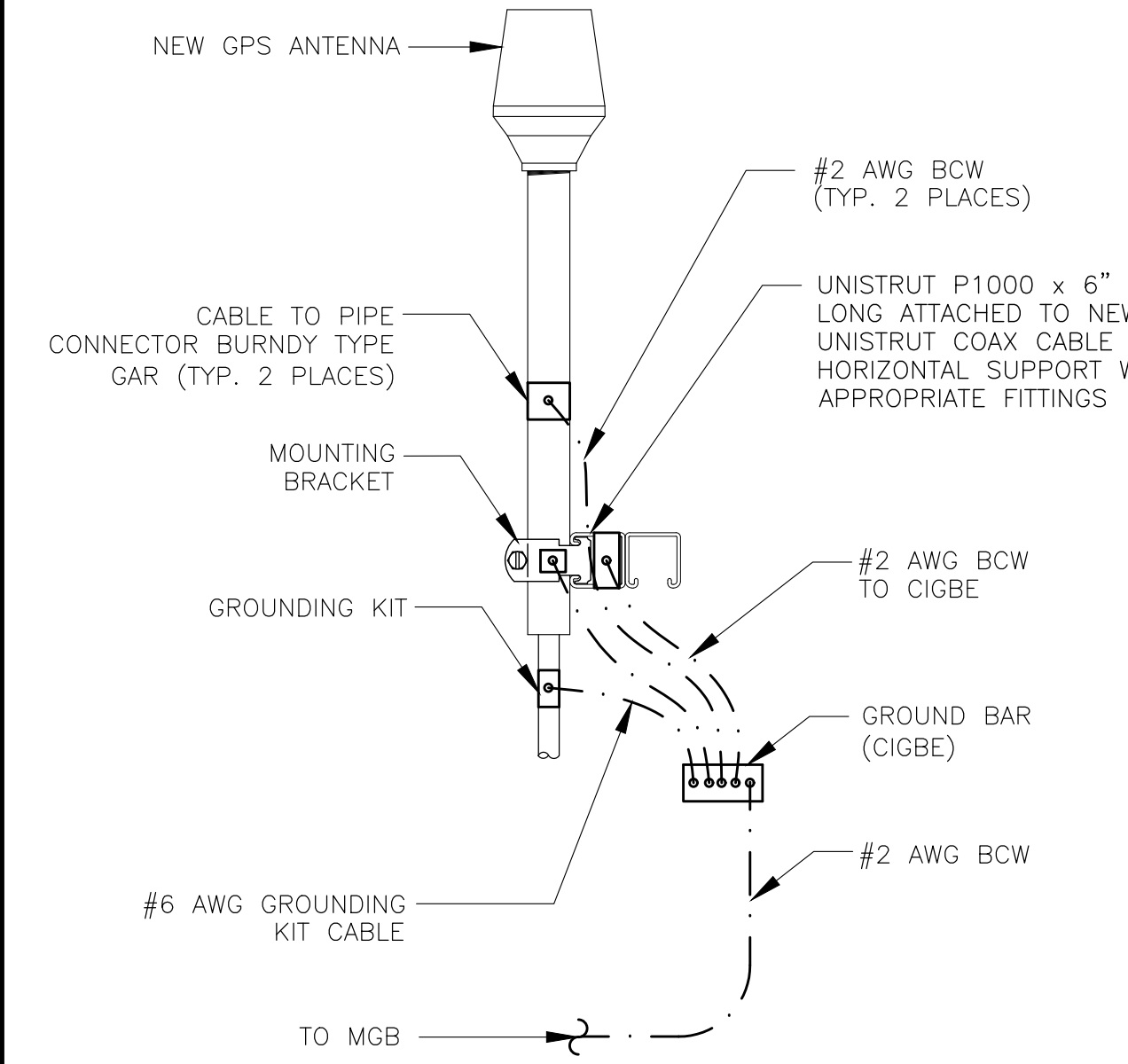
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SHEET TITLE

SHEET NUMBER

E-5

 ANTENNA CABLE 12" TO 24" WEATHERPROOFING KIT (SEE NOTE 3) CABLE GROUND KIT #6 SWG STRANDED COPPER GROUND WIRE (GROUNDED TO GROUND BAR) (SEE NOTE 1 & 2) 2 11/16" DIA. MAX. NOTES: - DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR. - GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER. - WEATHER PROOFING SHALL BE (TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.)		 #6 AWG STRANDED CU WIRE WITH GREEN, 600V, THWN INSULATION (AS REQUIRED) NEW EQUIPMENT GROUND BAR 6 TWO HOLE LONG BARREL LUG. TO BE USED WITH # 2 AWG CU STRANDED WIRE WITH GREEN, 600V THWN INSULATION TO BTS CABINET. USE STAINLESS STEEL HARDWARE.		NOTE: HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.  1- UNIVERSAL TINNED COPPER BUSS BAR WITH HARDWARE: BY ANDREW CORPORATION UGBKIT-0420-T : 1/4"x4"x20" (SHOWN) UGBKIT-0412-T : 1/4"x4"x12" UGBKIT-0210-T : 1/4"x2"x10" GB-HKU : MOUNTING HARDWARE KIT 2- ANDREW #MTC9674KEY TAMPER RESISTANT BUSS BAR BOLT KIT		 TO ANTENNAS TX1 RX1 WEATHERPROOFING KIT (TYP.) ANDREW SUREGROUND TYPE GROUND KIT (TYPICAL) (SEE NOTE) #6 AWG ANTENNA GROUND BAR, SIMILAR TO DETAIL 3 WITHOUT INSULATORS. BONDED DIRECTLY TO TOP OF POLE OR TOWER. COAX JUMPER (TYP.) CONNECTOR WEATHERPROOFING KIT (TYP.) SEE NOTE 2 ANTENNA CABLE TO BTS EQUIPMENT (TYP) 11 G-3 NOTES: - DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR. - WEATHER PROOFING SHALL BE ANDREW TWO-PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.	
CONN. OF CABLE GND KIT TO ANT.	12	INSTALLATION OF GND WIRE TO GND BAR	9	GROUND BAR DETAIL	6	CONN. OF GRND WIRE TO GRND BAR, TOWER	3
 TYPE_SS TYPE_TA TYPE_VB TYPE_PH TYPE_GR TYPE_PG TYPE_GI TYPE_GY TYPE_NC TYPE_LJ TYPE_HA TYPE_VS TYPE_NX1 TYPE_ND TYPE_XA TYPE_GR TYPE_GL_LUG TYPE_PC TYPE_RR		 BOLT GRND. ROD CLAMP 2 BOLT PARALLEL SPLICER CROSS RUN CLAMP UNIVERSAL PIPE CLAMPS 75/1.25 2 HOLE LUG CAST "T" SPLICER 1 BOLT PARALLEL CLAMP "U" BOLT PIPE CLAMP 1 BOLT PARALLEL CLAMP UNIVERSAL PIPE CLAMPS 50H2		 NEW GPS ANTENNA CABLE TO PIPE CONNECTOR BURNDY TYPE GAR (TYP. 2 PLACES) MOUNTING BRACKET GROUNDING KIT #2 AWG BCW (TYP. 2 PLACES) UNISTRUT P1000 x 6" LONG ATTACHED TO NEW UNISTRUT COAX CABLE HORIZONTAL SUPPORT WITH APPROPRIATE FITTINGS #2 AWG BCW TO CIGBE GROUND BAR (CIGBE) #2 AWG BCW #6 AWG GROUNDING KIT CABLE TO MGB		NOTES - NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUNDING BAR AS REQUIRED, PROVIDING 50% SPARE CONNECTION POINTS. - DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUNDING CONDUCTOR DOWN TO GROUNDING BAR. - GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER. - WEATHER PROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER. - PROVIDE GROUNDING KIT 6" BEFORE TURN TRANSITION FROM TOWER TO ICE BRIDGE. - WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BARS TO THE TOWER. - EXTEND TWO (2) #2 AWG TINNED CU CONDUCTOR FROM BURIED GROUNDING RING AND CONNECT TO THE NEW TOWER, FOLLOW MANUFACTURERS RECOMMENDATIONS FOR GROUNDING CONNECTIONS TO THE TOWER. (APPLICABLE TO NEW TOWERS ONLY.) - BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOF-TOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM. THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 AWG COPPER, ROOF-TOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY), SEE T-MOBILE GROUNDING AND BONDING STANDARDS TP-76416 SPECIFICATION 6.5.2.2. - FLEX CONDUIT TO BE INSTALLED ON NEW COPPER CONDUCTOR UP TO GROUNDING BAR AND, SEALED AT ENDS TO PROTECT FROM OUTSIDE MOISTURE AND DEBRIS.	
EXOTHERMIC WELD CONNECTION	11	MECHANICAL CONNECTION	8	GPS ANTENNA GROUNDING	5	GROUNDING NOTES	2
 #6 AWG STRANDED COPPER GROUND WIRE (GROUNDED TO GROUND BAR) (SEE NOTE 1 & 2) 2 11/16" DIA. MAX.		 #6 AWG STRANDED COPPER GROUND WIRE (GROUNDED TO GROUND BAR) (SEE NOTE 1 & 2) 2 11/16" DIA. MAX.		 NEW GPS ANTENNA CABLE TO PIPE CONNECTOR BURNDY TYPE GAR (TYP. 2 PLACES) MOUNTING BRACKET GROUNDING KIT #2 AWG BCW (TYP. 2 PLACES) UNISTRUT P1000 x 6" LONG ATTACHED TO NEW UNISTRUT COAX CABLE HORIZONTAL SUPPORT WITH APPROPRIATE FITTINGS #2 AWG BCW TO CIGBE GROUND BAR (CIGBE) #2 AWG BCW #6 AWG GROUNDING KIT CABLE TO MGB		NOTES - NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUNDING BAR AS REQUIRED, PROVIDING 50% SPARE CONNECTION POINTS. - DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUNDING CONDUCTOR DOWN TO GROUNDING BAR. - GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER. - WEATHER PROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER. - PROVIDE GROUNDING KIT 6" BEFORE TURN TRANSITION FROM TOWER TO ICE BRIDGE. - WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BARS TO THE TOWER. - EXTEND TWO (2) #2 AWG TINNED CU CONDUCTOR FROM BURIED GROUNDING RING AND CONNECT TO THE NEW TOWER, FOLLOW MANUFACTURERS RECOMMENDATIONS FOR GROUNDING CONNECTIONS TO THE TOWER. (APPLICABLE TO NEW TOWERS ONLY.) - BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOF-TOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM. THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 AWG COPPER, ROOF-TOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY), SEE T-MOBILE GROUNDING AND BONDING STANDARDS TP-76416 SPECIFICATION 6.5.2.2. - FLEX CONDUIT TO BE INSTALLED ON NEW COPPER CONDUCTOR UP TO GROUNDING BAR AND, SEALED AT ENDS TO PROTECT FROM OUTSIDE MOISTURE AND DEBRIS.	
NOT USED	10	NOT USED	7	NOT USED	4	NOT USED	1



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an SFC Communications, Inc. Company

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PRELIMINARY

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:
FE	GD	RB

CONSTRUCTION DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	06/20/24	90% CONSTRUCTION DRAWINGS
B	07/29/24	CITY COMMENTS
C	12/06/24	DESIGN CHANGE
D	05/01/25	DRM COMMENTS
1	05/20/25	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD
OXNARD, CA 93030

SHEET TITLE

SHEET NUMBER

E-6



PowerSafe
SBS Front Terminal

Telecommunications

NEBS™ Compliant

Battery Range Summary

The PowerSafe® SBS Front Terminal battery further extends the technical leadership of the PowerSafe SBS battery range. PowerSafe SBS Front Terminal monoblocs retain the benefits of Thin Plate Pure Lead (TPPL) technology such as long life, high energy density and superior shelf life. They also deliver exceptional cyclic performance in both float and fast charge applications, even in the hottest and harshest operating environments.

Where conventional Valve Regulated Lead Acid (VRLA)/ Absorbed Glass Mat (AGM) batteries struggle to cope with harsh conditions and frequent power outages, cutting edge TPPL technology makes PowerSafe SBS batteries the perfect solution for the challenging operating conditions of today's telecommunication networks.

PowerSafe SBS batteries are designed to the highest quality standards, with a unique manufacturing process providing superior energy and power, high performance and proven reliability. There is no substitute for PowerSafe SBS Front Terminal batteries.

Features and Benefits

- Capacity range 31-190Ah
- 12V monobloc configurations
- Multiple string configurations available
- Two year shelf life
- SR-4228 compliant
- Proven long service life
- High energy density and cycling capability

Construction

• Utilizes TPPL technology. Thin positive grids are produced from high purity lead using a unique manufacturing process to maximize corrosion resistance and service life while increasing energy density

• Separators are AGM made from high purity, superior quality fibers. The electrolyte is absorbed within the AGM, preventing acid spills in case of accidental damage

• Electrolyte is produced from extremely high purity acid to reduce self-discharge rates and float currents

• Container and cover made from flame retardant UL94-V0 material, highly resistant to shock and vibration

• Front terminal batteries use tin-plated copper terminals

• Self-regulating one way pressure relief valves prevent ingress of atmospheric oxygen

Installation and Operation

• Space efficient footprint

• VRLA design, reduces maintenance requirements

• Lifting handles for easy handling

• Greater than 10 year life expectancy in float service at 77°F (25°C)

• TPPL technology provides increased active material surface area which yields increased energy density

• Operating temperature: -40°F (-40°C) to 122°F (50°C)
Recommended temperature: 68°F (20°C) to 88°F (30°C)

Standards

• Approved as non-hazardous cargo for ground, sea and air transportation in accordance with US DOT Regulation 49 and ICAO & IATA Packing Instruction 808. Please see our SDS for complete details at www.enersys.com

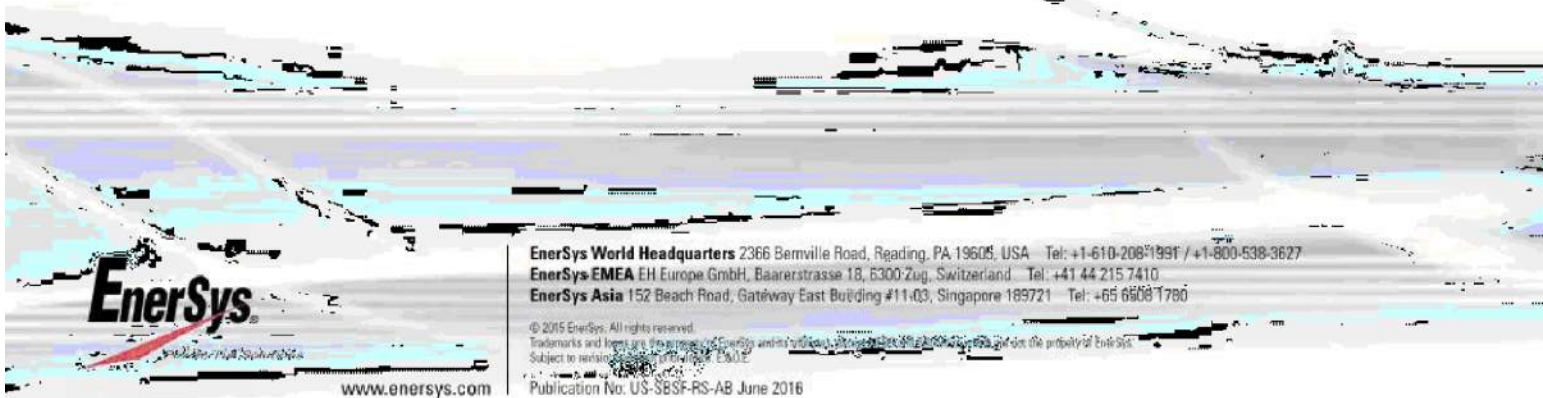
• Complies with Telcordia® SR-4228, Network Equipment Building System (NEBS™) Criteria Levels

• The management systems governing the manufacture of this product are ISO 9001:2008 and ISO 14001:2004 certified

General Specifications

Nominal Capacity				Nominal Dimensions				Electrolyte (1.265 S.G.)				Nom. Acid (1.265) Acid			
PowerSafe®	Number of Cells	Nominal Voltage (V)	10 Hr. Rate (Ah) @ 25°C	Length (in) @ 25°C	Width (in)	Height (in)	Typical Weight (lb)	Short Circuit Current (Amps)	Internal Resistance (mΩ)	Volume (per cell) (gal)	Weight (per cell) (lb)	Volume (per cell) (gal)	Weight (per cell) (lb)		
SBS 80F	6	12	31	11.9	30.3	3.80	97.0	6.20	159	22.7	10.3	1270	10.0		
SBS 810F	6	12	38	11.9	30.3	3.80	97.0	7.24	184	28.2	12.4	1390	9.00		
SBS 814F	6	12	62	11.9	30.3	3.80	97.0	10.4	264	42.0	19.1	1980	7.00		
SBS 111F	6	12	92	16.4	41.7	4.10	105	10.1	256	61.6	27.5	2300	5.50		
SBS 100F	6	12	100	15.6	39.5	4.30	108	11.3	287	71.9	32.6	2210	5.50		
SBS 112F	6	12	112	22.1	56.1	4.90	125	8.98	228	98.4	41.0	2500	5.50		
SBS 145F	6	12	145	17.8	45.2	6.80	172	5.37	238	105	47.6	4100	3.00		
SBS 165F	6	12	165	17.8	45.2	6.77	172	10.8	274	117	52.3	3700	2.30		
SBS 170F	6	12	170	22.1	56.1	4.90	125	11.3	283	116	52.5	3400	4.00		
SBS 190F	6	12	190	22.1	56.1	4.90	125	12.4	316	132	60.0	3600	3.30		

**Resistance values are for reference only and not intended to represent an Ohmic Value or Baseline measurement



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RESERVE
POWER

*NEBS™ Compliant GR63 Core
Includes the following: SBS 80F, SBS 810F, SBS 814F, SBS 811F, SBS 100F, SBS 112F, SBS 145F, SBS 165F, SBS 170F and SBS 190F
Publication No. US-SBSF-RS-AB June 2016

FIRE DEPARTMENT NOTES

GENERAL

1.0 ADDRESS NUMBERS:

- A. APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY.

2.0 FIRE EXTINGUISHERS:

- A. PROVIDE A FIRE EXTINGUISHER (MINIMUM 2A-10BC) WITHIN A RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY; THE EXTINGUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48 INCHES (1219 mm) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.

3.0 DOOR OPERATIONS:

- A. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.

4.0 ADDITIONAL PERMIT:

- A. PRIOR TO THE FINAL INSPECTION, OBTAIN A HAZARDOUS MATERIALS PERMIT FROM THE FIRE DEPARTMENT. CONTACT THE ENVIRONMENTAL MANAGEMENT CENTER AT (916) 455-8200

5.0 REQUIRED INSPECTIONS:

- A. THE FIRE DEPARTMENT INSPECTION FOR THIS PROJECT INCLUDE THE FOLLOWING:

1. HAZARDOUS MATERIALS FINAL INSPECTION.

2. FIRE PREVENTION BUREAU FINAL INSPECTION – CONTRACTOR MUST REQUEST A SEPARATE INSPECTION. INSPECTION INCLUDES, BUT IS NOT LIMITED TO: FIRE EXTINGUISHERS, SIGNAGE, DOOR HARDWARE, MEANS OF EGRESS, EMERGENCY/EXIT LIGHTING, ETC.

NOTE: TO SCHEDULE INSPECTIONS: CALL OFFICE OF KERN COUNTY FIRE DEPARTMENT AT (611-391-7000) AT LEAST 48 HOURS IN ADVANCE.

NOTES

1. PER CFC 2022 SECTION 1206.2 "STATIONARY STORAGE BATTERY SYSTEMS HAVING CAPACITIES EXCEEDING THE VALUES SHOWN IN TABLE 1206.2 SHALL COMPLY WITH SECTION 1206.2.1 THROUGH 1206.2.12.6, AS APPLICABLE". SINCE THE TOTAL CAPACITY OF THE LEAD-ACID-TYPE BATTERY SYSTEM IS LESS THAN 70kWh THIS MODIFICATION IS EXEMPT FROM CFC 2022 SECTION 1206. CAPACITY CALCULATION:

(16 BATTERIES x 185Ah x 12V) / 1000 = 35.52kWh)

2. DEFINITIONS PER CFC 2019 SECTION 1202.1:

LEAD-ACID BATTERY:
A STORAGE BATTERY THAT IS COMPRISED OF LEAD ELECTRODES IMMERSSED IN SULPHURIC ACID ELECTROLYTE.

CORROSIVE:
A CHEMICAL THAT CAUSES VISIBLE DESTRUCTION OF, OR IRREVERSIBLE ALTERATIONS IN, LIVING TISSUE BY CHEMICAL ACTION AT THE POINT OF CONTACT. A CHEMICAL SHALL BE CONSIDERED CORROSIVE IF, WHEN TESTED ON THE INTACT SKIN OF ALBINO RABBITS BY THE METHOD DESCRIBED IN DOTN 49 CFR 173.137, SUCH CHEMICAL DESTROYS OR CHANGES IRREVERSIBLY THE STRUCTURE OF THE TISSUE AT THE POINT OF CONTACT FOLLOWING AN EXPOSURE PERIOD OF 4 HOURS. THIS TERM DOES NOT REFER TO ACTION ON INANIMATE SURFACES.

HAZARDOUS MATERIALS:
THOSE CHEMICALS OR SUBSTANCES WHICH ARE PHYSICAL HAZARDS OR HEALTH HAZARDS AS DEFINED AND CLASSIFIED IN THIS CHAPTER, WHETHER THE MATERIALS ARE IN USABLE OR WASTE CONDITION.

HEALTH HAZARD:
A CLASSIFICATION OF A CHEMICAL FOR WHICH THERE IS STATISTICALLY SIGNIFICANT EVIDENCE THAT ACUTE OR CHRONIC HEALTH EFFECTS ARE CAPABLE OF OCCURRING IN EXPOSED PERSONS. THE TERM "HEALTH HAZARD" INCLUDES CHEMICALS THAT ARE TOXIC, HIGHLY TOXIC AND CORROSIVE.

PHYSICAL HAZARD:
A CHEMICAL FOR WHICH THERE IS EVIDENCE THAT IT IS A COMBUSTIBLE LIQUID, CRYOGENIC FLUID, EXPLOSIVE, FLAMMABLE (SOLID, LIQUID OR GAS), ORGANIC PEROXIDE (SOLID OR LIQUID), OXIDIZER (SOLID OR LIQUID), OXIDIZING GAS, PYROPHORIC (SOLID, LIQUID OR GAS), UNSTABLE (REACTIVE) MATERIAL (SOLID, LIQUID OR GAS) OR WATER-REACTIVE MATERIAL (SOLID OR LIQUID).



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EXP. 12/31/26

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

CONSTRUCTION DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	06/20/24	90% CONSTRUCTION DRAWINGS
B	07/29/24	CITY COMMENTS
C	12/06/24	DESIGN CHANGE
D	05/01/25	DRM COMMENTS
1	05/20/25	100% CONSTRUCTION DRAWINGS

PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD
OXNARD, CA 93030

SHEET TITLE

BATTERY
INFORMATION

SHEET NUMBER

FD-1

 5401 S. CANADA PLACE TUCSON, AZ 85706 PH: (520) 663-1330		APC TOWERS  JOB #: 24-016  1635 N. Greenfield Rd., Suite 112 Mesa, AZ 85205 (480) 648-3514 www.vectorse.com DATE: 3/4/24 DESIGNED: CDB DRAFTER: CDB <table><tr><th colspan="3">REVISIONS</th></tr><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>3/12/24</td><td>DESIGN UPDATE</td></tr><tr><td>2</td><td>3/29/24</td><td>DESIGN UPDATE</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		REVISIONS			REV	DATE	DESCRIPTION	1	3/12/24	DESIGN UPDATE	2	3/29/24	DESIGN UPDATE									
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CA-1161 55'-0" MONOPINE CELL TREES, INC. Job: 24-016 LOCATION: 606 N VENTURA RD OXNARD, CA 93030 VENTURA COUNTY		DRAWING INDEX MP-1 TITLE SHEET MP-2 NOTES & SPECIFICATIONS MP-3 ELEVATION VIEWS MP-4 DETAILS MP-5 NOT USED MP-6 NOT USED MP-7 BRANCH LAYOUT TITLE SHEET CA-1161 55'-0" MONOPINE 606 N VENTURA RD OXNARD, CA 93030 VENTURA COUNTY  April 03, 2024 A1212-1011-241 MP-1 REV 2																						

SUMMARY OF SPECIAL INSPECTION		
NO.	DESCRIPTION OF TYPE OF INSPECTION REQ'D, LOCATION, REMARKS, ETC.	INSPECTION TYPE
1.	BOLTING:	
A.	ANCHOR BOLTS SHALL BE INSTALLED WITH A LOCKING MECHANISM AND BE TIGHTENED TO A "SNUG TIGHT" CONDITION PER AISC	PERIODIC
B.	ALL HIGH STRENGTH BOLTS, A325, SHALL BE TIGHTENED TO THE TURN OF NUT METHOD AS DEFINED BY AISC	PERIODIC
2.	FIELD WELDING:	
A.	NO FIELD WELDING SHALL BE PERMITTED EXCEPT WHERE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS	</= 5/16, PERIODIC > 5/16, CONTINUOUS
3.	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: 51 FT ABOVE SEA LEVEL

ICE: NONE PER THE TIA-222-H STANDARD

SEISMIC:

IMPORTANCE FACTOR: 1.00
RISK CATEGORY: II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
S_s = 1.784g, S_i = 0.659g
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS:
S_{ps} = 1.189g, S_{pt} = 0.747g
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
TELECOMMUNICATION TOWER: STEEL POLE
SEISMIC BASE SHEAR, V: 9.6 K
SEISMIC RESPONSE COEFFICIENT, C_s: 0.324
RESPONSE MODIFICATION FACTOR, R: 1.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

BASE DESIGN REACTIONS:

MOMENT, M = 1,653 K-FT (1.0 WIND)
SHEAR, V = 36.4 K (1.0 WIND)
AXIAL, P = 35.4 K (1.2 DEAD)

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.

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.

APC TOWERS



JOB #: 24-016



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DATE: 3/4/24	DESIGNED: CDB	DRAFTER: CDB
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REV	DATE	DESCRIPTION
1	3/12/24	DESIGN UPDATE
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NOTES & SPECIFICATIONS

CA-1161

55'-0" MONOPINE

606 N VENTURA RD
OXNARD, CA 93030
VENTURA COUNTY



April 03, 2024

A1212-1011-241

MP-2

REV
2

INITIAL LOADING:
ANTENNA C.L. @ 46'-0" A.G.L.:
EPA = 225.51 ft², 2,700 lbs NO ICE
(3) SECTOR FRAMES BY OTHERS
(EPA_{FRONT}=13.2 ft², EPA_{SIDE}=9.2 ft², WEIGHT=658 lbs)
FUTURE ANTENNA C.L. @ 33'-0" A.G.L.:
SAME AS INITIAL LOADING @ 46'-0" A.G.L.

DESIGN LOADING:
FUTURE ANTENNA C.L. @ 60'-0" A.G.L.:
SAME AS INITIAL LOADING @ 46'-0" A.G.L.
ANTENNA C.L. @ 46'-0" A.G.L.:
SAME AS INITIAL LOADING @ 46'-0" A.G.L.
FUTURE ANTENNA C.L. @ 33'-0" A.G.L.:
SAME AS INITIAL LOADING @ 46'-0" A.G.L.

NOTE: ALL FEEDLINES SHALL BE ROUTED INSIDE THE POLE SHAFT

APPURTENANCES

N.T.S.

2

MONOPOLE SECTION CHART ²					
SECTION	LENGTH	ØTOP ⁴	ØBOTTOM ⁴	THICKNESS	WEIGHT ^{1,3}
1	27'-0"	23.20"	30.22"	7/32"	1.7 K
2	26'-2"	28.70"	35.50"	5/16"	2.8 K

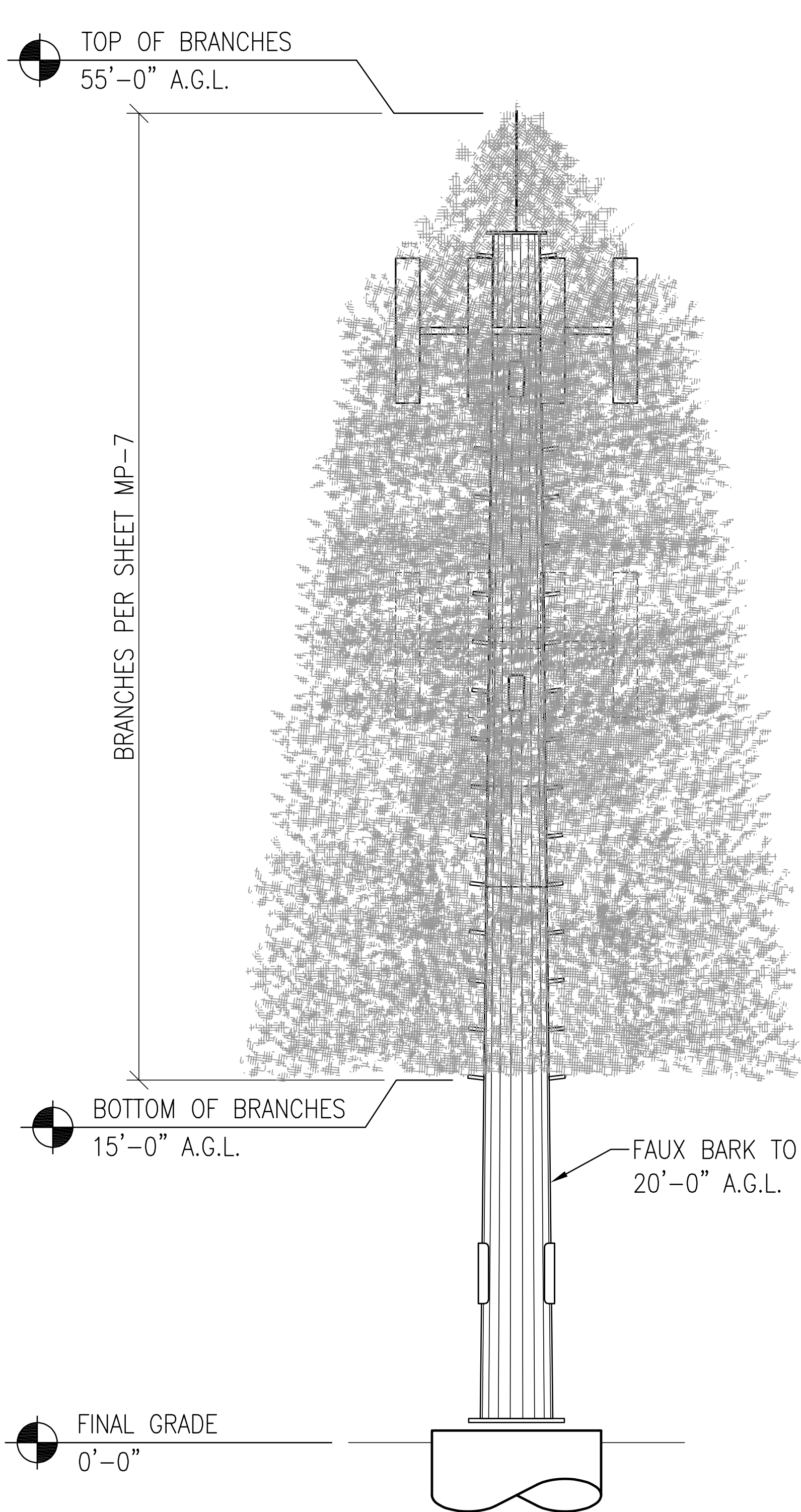
- NOTES:
- SECTION WEIGHT INCLUDES PORTS. LOWEST SECTION WEIGHT INCLUDES BASEPLATE WEIGHT.
 - DESIGN TAPER = 0.26 in/ft.
 - WEIGHTS LISTED IN THIS CHART ARE RAW STEEL WEIGHTS. FINAL WEIGHTS MAY BE UP TO 22% GREATER DUE TO GALVANIZING AND OTHER MISCELLANEOUS ITEMS.
 - DIAMETER OF POLE SECTIONS AT LAP SPLICES MAY BE ADJUSTED BY UP TO 0.06" TO ACCOUNT FOR THE THICKNESS OF COATINGS.

POLE SECTIONS

N.T.S.

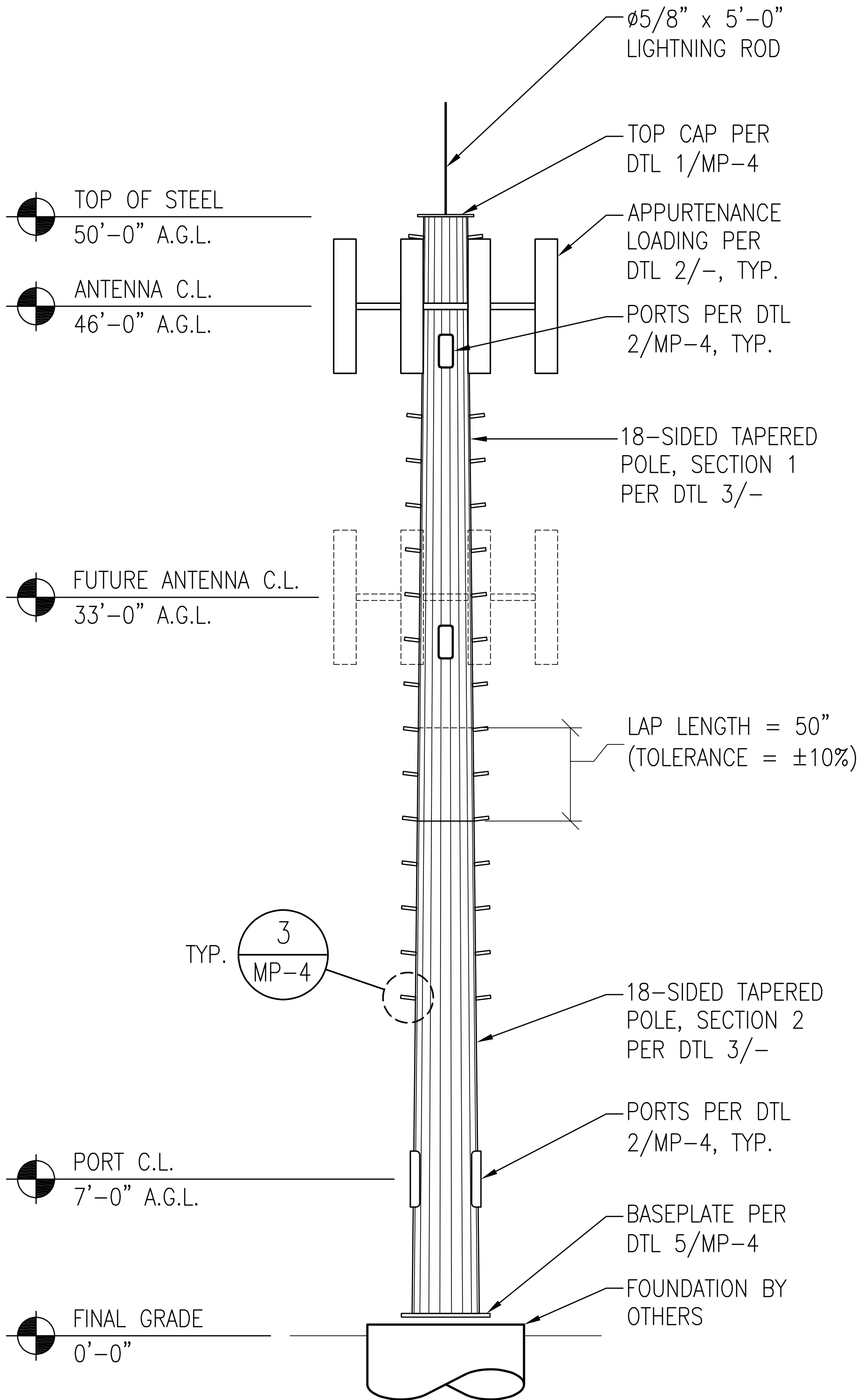
3

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



NOTE: MONOPOLE DESIGNED FOR 20'-0" FUTURE EXTENSION

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



ELEVATIONS

N.T.S.

1

APC TOWERS



JOB #: 24-016



DATE: 3/4/24		DESIGNED: CDB	DRAFTER: CDB
REVISIONS			
REV	DATE	DESCRIPTION	
1	3/12/24	DESIGN UPDATE	
2	3/29/24	DESIGN UPDATE	

ELEVATION VIEWS

CA-1161

55'-0" MONOPOLE

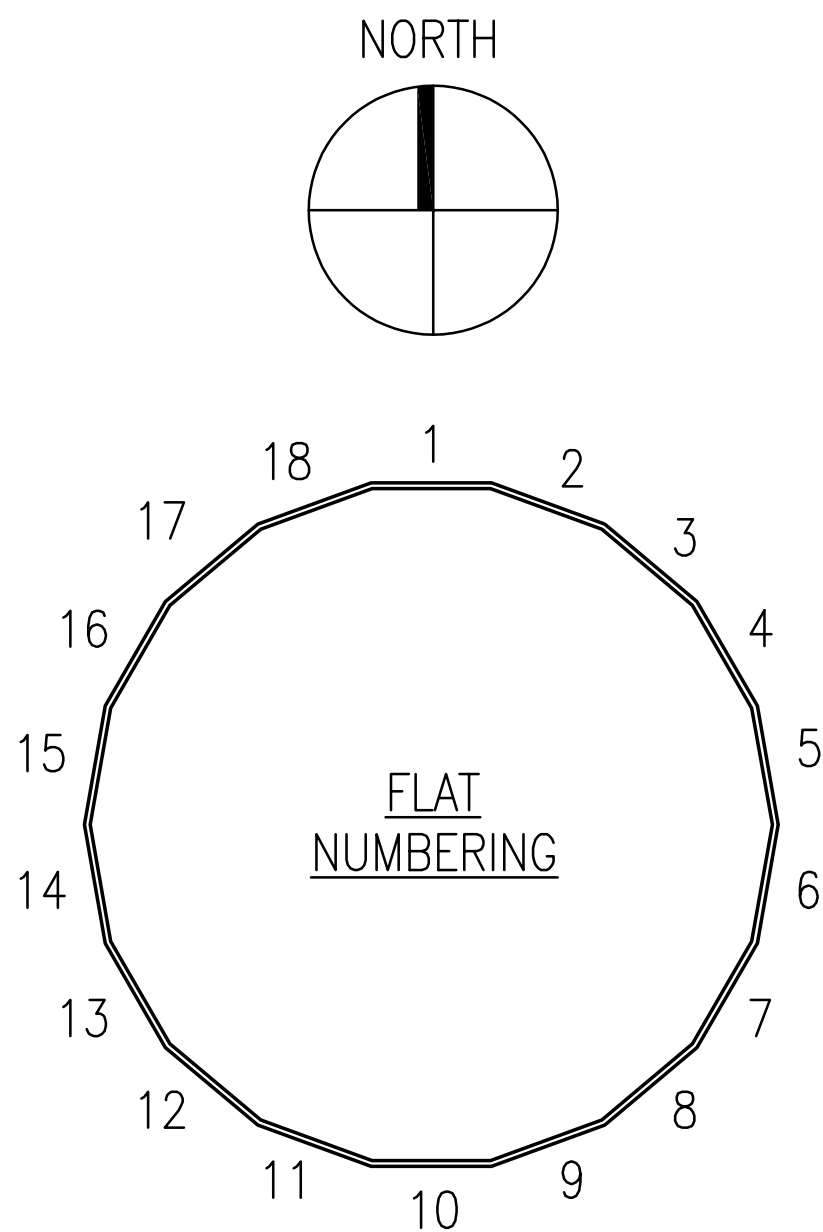
606 N VENTURA RD
OXNARD, CA 93030
VENTURA COUNTY



A1212-1011-241

MP-3

REV
2



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
TOTAL BRANCH COUNT = 109
AVERAGE = 3.11 BRANCHES
PER FOOT

BRANCH LAYOUT																			
Elevation	Deg	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
50.00	90									5									
50.00	30					4						4						4	
49.25	30		4						4						4				
48.50	15				4						4						4		
47.75	15						6						6						6
47.00	15			8						8						8			
46.00																			
45.50	0	8						8						8					
45.00	0					8						8						8	
44.00	0		8						8						8				
43.00	15				8						8						8		
42.00	15						8						8						8
41.00	15			8						8						8			
40.00	15	8						8						8					
39.00	15					8						8						8	
38.00	15		8						8						8				
37.00	15				8						8						8		
36.00	15						8						8						8
35.00	15			10						10						10			
34.00	15	8						8						8					
33.00																			
32.00	0					10						10						10	
31.00	0		8						8						8				
30.00	0				10						10						10		
29.00	15						6						6						6
28.00	15			10						10						10			
27.00	15	8						8						8					
26.00	15					10						10						10	
25.00	15		10						10						10				
24.00	15				10						10						10		
23.00	15						10						10						10
22.00	15			10						10						10			
21.00	15	10						10						10					
20.00	15					10						10						10	
19.00	15		10						10						10				
18.00	15				10						10						10		
17.00	15						10						10						10
16.00	15			10						10						10			
15.00	15	10						10						10					

APC TOWERS



JOB #: 24-016



DATE: 3/4/24 DESIGNED: CDB DRAFTER: CDB

REVISIONS		
REV	DATE	DESCRIPTION
1	3/12/24	DESIGN UPDATE
2	3/29/24	DESIGN UPDATE

BRANCH LAYOUT

CA-1161
55'-0" MONOPINE
606 N VENTURA RD
OXNARD, CA 93030
VENTURA COUNTY



April 03, 2024

A1212-1011-241

MP-7

REV
2



1717 S BOULDER AVE #300, TULSA, OK 74119
(918) 587-4630



8601 SIX FORKS RD SUITE 250, RALEIGH, NC 27615

ISSUED FOR:

REV	DATE	DESCRIPTION
0	03/20/24	ISSUED FOR CONSTRUCTION



3/20/24

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

PROJECT INFORMATION:

PROJECT NO: 170136.001.01.0001
SITE NAME: CARRIAGE SQUARE
SITE NO: CA-1161
CLIENT NAME: APC TOWERS

DRAWN BY: THARUN CHERIYAN, E.I.T.
CHECKED BY: BWS

SHEET TITLE:

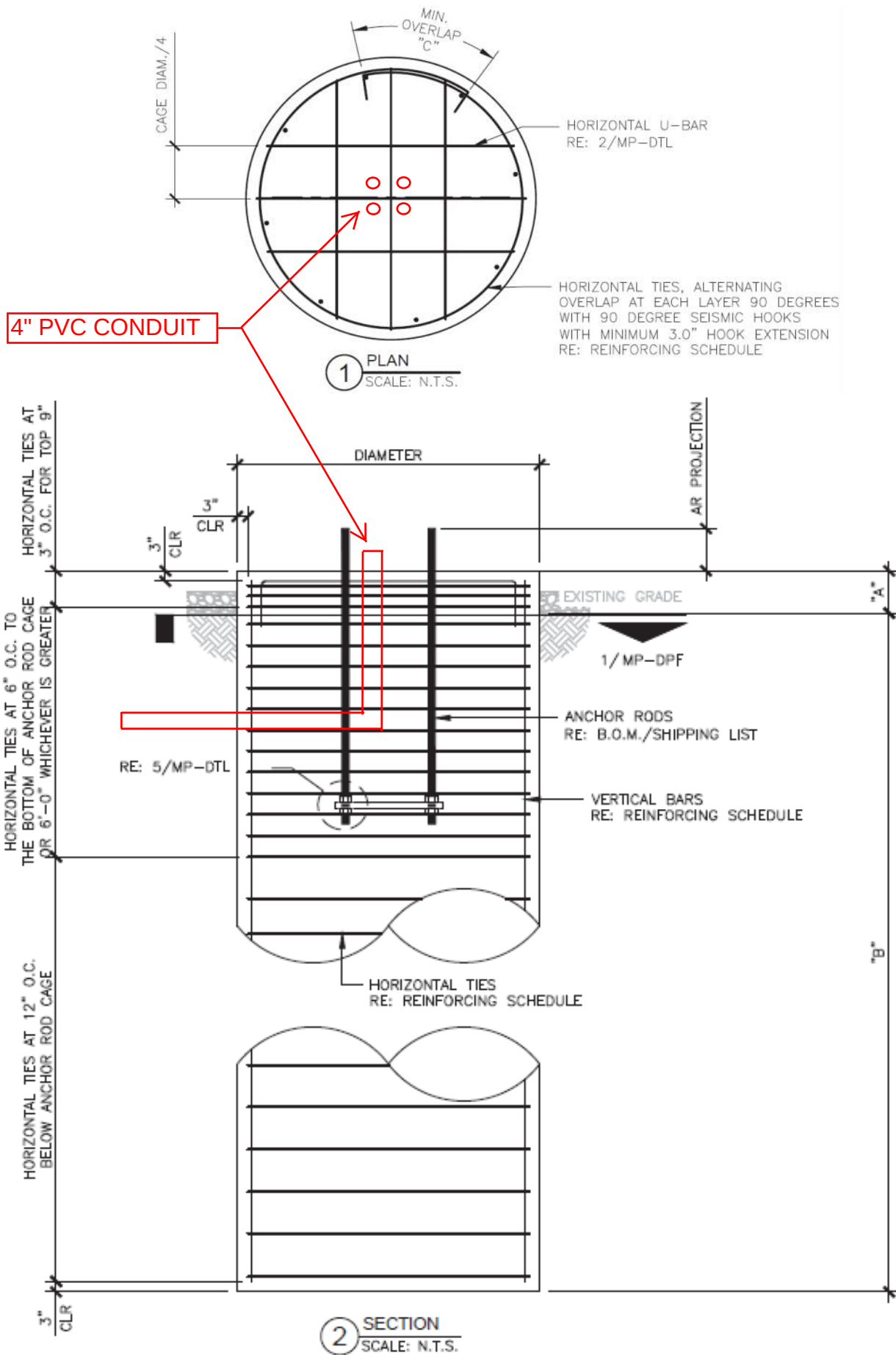
DRILLED PIER FOUNDATION FOR
70 FT. MONOPOLE TOWER

SHEET NUMBER:

MP-DPF

REVISION:

0



NOTES:

1. REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENT OF ASTM A-615 (GRADE 60) EXCEPT THAT TIES MAY BE ASTM-615 (GRADE 40) WITH 3" MINIMUM CLEAR COVER.
2. REINFORCEMENT STEEL SHALL BE DETAILED, FABRICATED, BENT, AND PLACED IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE AND THE ACI 315 (LATEST EDITION).
3. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE GEOTECH REPORT FOR THIS PROJECT AND FOLLOW THE RECOMMENDATIONS IN THAT REPORT WHEN CONSTRUCTING THE FOUNDATION.
GEOTECHNICAL PROPERTIES BY: DELTA OAKS GROUP
PROJECT NUMBER: GEO23-20610-08
DATE: JANUARY 17, 2024
4. THIS FOUNDATION HAS BEEN DESIGNED, IN ACCORDANCE WITH THE TIA 222-H STANDARD, SPECIFICALLY FOR THE TOWER AND SOIL CONDITION REFERENCED ABOVE. IF ANYTHING DIFFERS, THIS DESIGN SHALL BE CONSIDERED INVALID AND MUST BE REDESIGNED PRIOR TO CONSTRUCTION.
5. TOTAL CONCRETE VOLUME IN CUBIC YARDS: 21.47
6. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
7. CONCRETE MIXTURES SHALL MEET DURABILITY REQUIREMENTS OF CHAPTER 19 OF THE ACI 318-14
8. ALL CONCRETE TESTING SHALL BE IN ACCORDANCE WITH ACI 318-14. A MINIMUM OF (2) 6"x12" OR (3) 4"x8" CONCRETE CYLINDERS PER INDIVIDUAL FOUNDATION AND A MINIMUM OF (6) 6"x12" OR (6) 4"x8" CYLINDERS PER BATCH REQUIRED.
9. SLUMP TEST SHALL BE MADE IN ACCORDANCE WITH ASTM C143. THE ALLOWABLE CONCRETE SLUMP SHALL BE 4 INCHES (±1") UNLESS ADMIXTURES ARE USED. ADMIXTURE SHALL BE IN ACCORDANCE WITH ASTM C494 STANDARD TYPES A, B, C, D OR E. THE ENGINEER SHALL PRE-APPROVE SUPER PLASTICIZER USE. DO NOT USE CHLORIDE-CONTAINING ADMIXTURES. AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C260.
10. BACKFILL MATERIAL SHALL BE COMPACTED TO A MIN. UNIT WEIGHT OF 110 PCF OR AS SPECIFIED IN GEOTECH REPORT. THE SOIL SHALL BE INSTALLED IN 6" TO 8" LIFTS AND COMPACTED THOROUGHLY TO ACHIEVE APPROPRIATE UNIT WEIGHT UNLESS GEOTECH SPECIFIES OTHER COMPACTION REQUIREMENTS.
11. VERIFY ALL DIMENSIONS AGAINST MANUFACTURER'S DRAWINGS.

STIPULATION FOR REUSE:

1. THIS DRAWING WAS SPECIFICALLY DESIGNED FOR USE BY THE CUSTOMER ON THIS DRAWING AT THE SPECIFIED LOCATION. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF A PROPERLY LICENSED ENGINEER.

DIMENSIONING SCHEDULE	
DIM "A"	0' 6"
DIM "B"	20' 0"
MIN. OVERLAP "C"	2' 3"
DIAMETER	6' 0"
AR PROJECTION	REF TO MFG

REINFORCING SCHEDULE		SIZE	TOTAL QTY
VERTICAL BARS		# 8	26
HORIZONTAL TIES		# 4	28
U-BAR HORIZONTAL		# 4	6

BASE REACTIONS:		
(FACTORED LOADS)		
MOMENT	1615	KIPS-FT
AXIAL	33	KIPS
SHEAR	34	KIPS



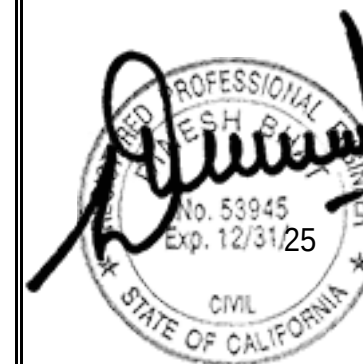
1717 S BOULDER AVE #300, TULSA, OK 74119
(918) 587-4630



8601 SIX FORKS RD SUITE 250, RALEIGH, NC 27615

ISSUED FOR:

REV	DATE	DESCRIPTION
0	03/20/24	ISSUED FOR CONSTRUCTION



3/20/24

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PROJECT INFORMATION:

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SITE NAME: CARRIAGE SQUARE
SITE NO: CA-1161
CLIENT NAME: APC TOWERS

DRAWN BY: THARUN CHERIYAN, E.I.T.
CHECKED BY: BWS

SHEET TITLE:

PAD & PIER FOUNDATION FOR
70 FT. MONOPOLE TOWER

SHEET NUMBER:

MP-PPF

REVISION:

0

DIMENSIONING SCHEDULE	
A	18' 0"
B	9' 0"
C	0' 6"
D	6' 0"
E	2' 0"
DIAMETER	6' 0"
MIN. OVERLAP "M"	2' 3"
AR PROJECTION	REF TO MFG

REINFORCING SCHEDULE	SIZE	TOTAL QTY
VERTICAL BARS WITH 90° BEND	# 8	26
HORIZONTAL TIES	# 4	14
HORIZONTAL U-BAR (PEDESTAL)	# 4	6
TOP HORIZONTAL BARS	# 8	38
BOTTOM HORIZONTAL BARS	# 8	38
CORNER BARS	# 4	8
VERTICAL U-BARS (PAD)	# 4	76

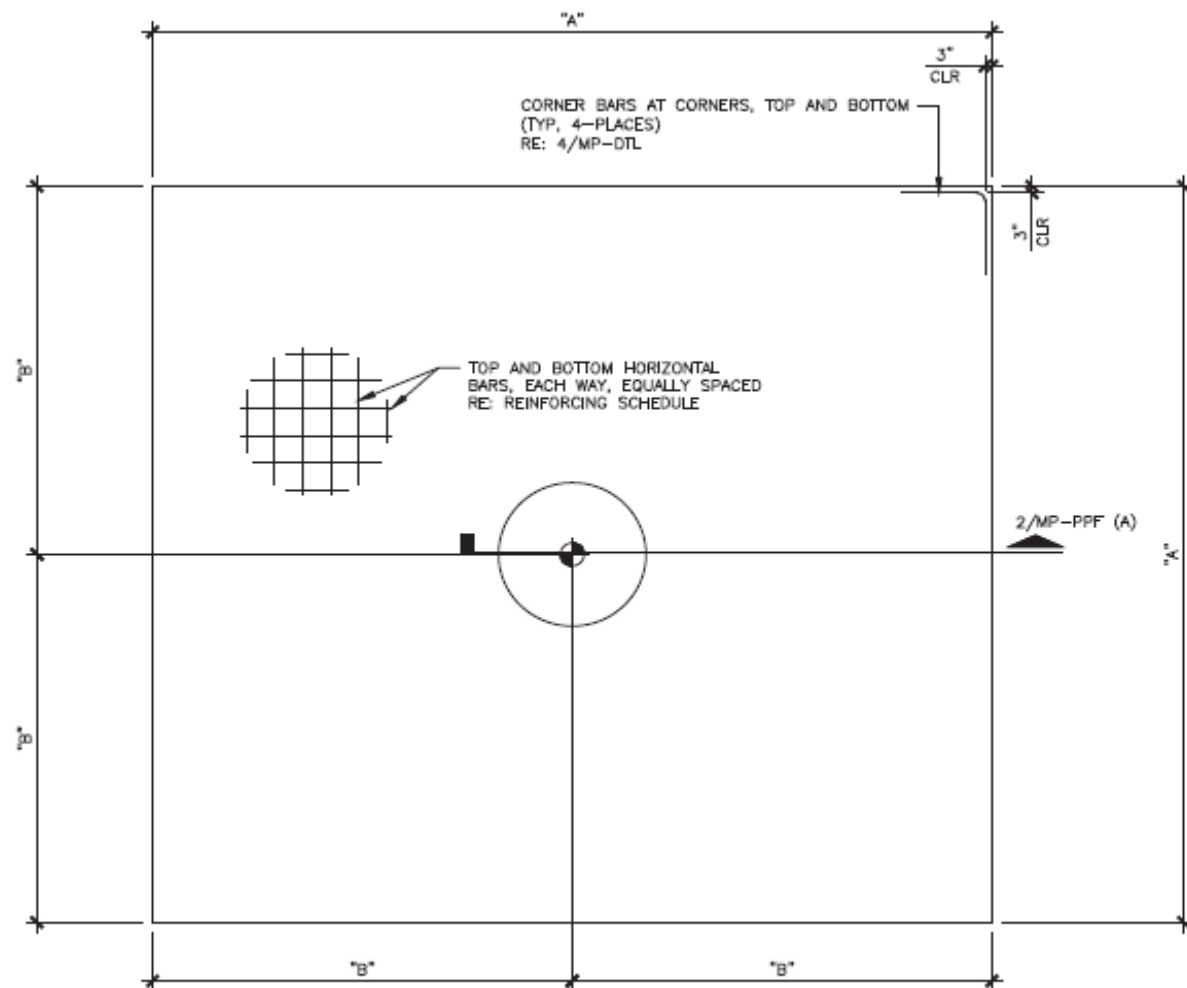
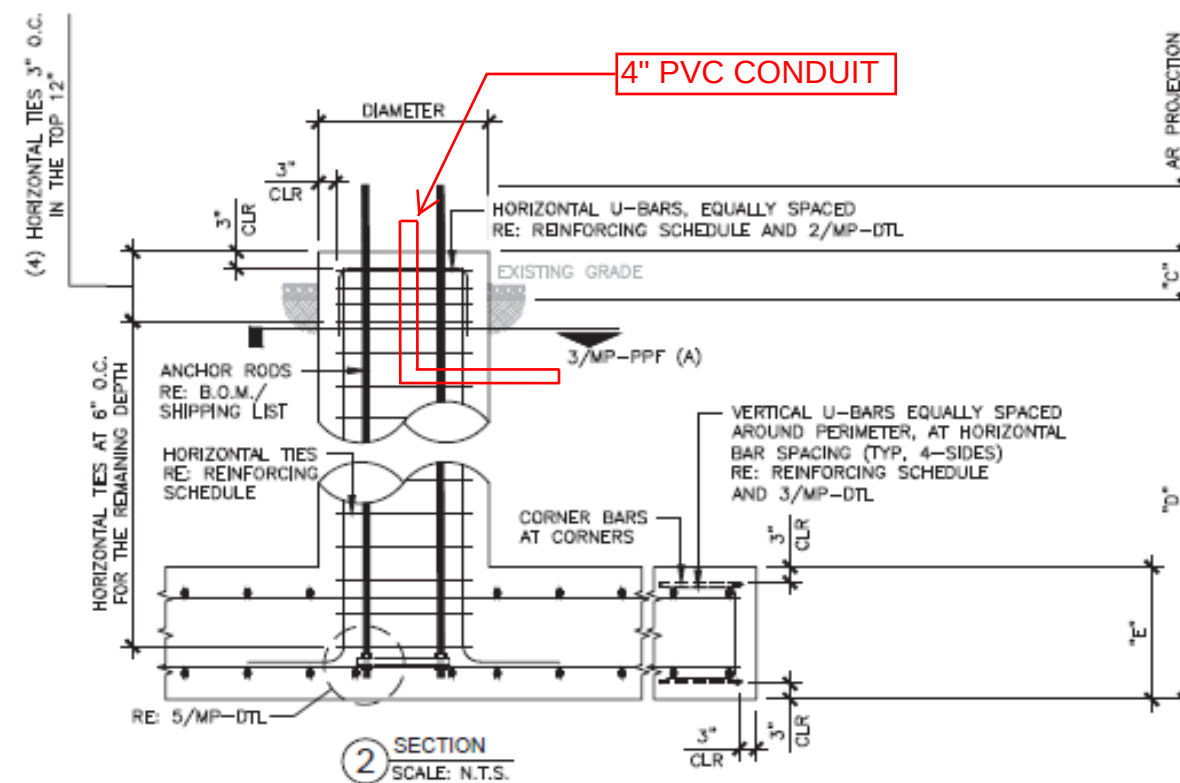
BASE REACTIONS		
(FACTORED LOADS)		
MOMENT	1615	KIP-FT
AXIAL	33	KIPS
SHEAR	34	KIPS

NOTES:

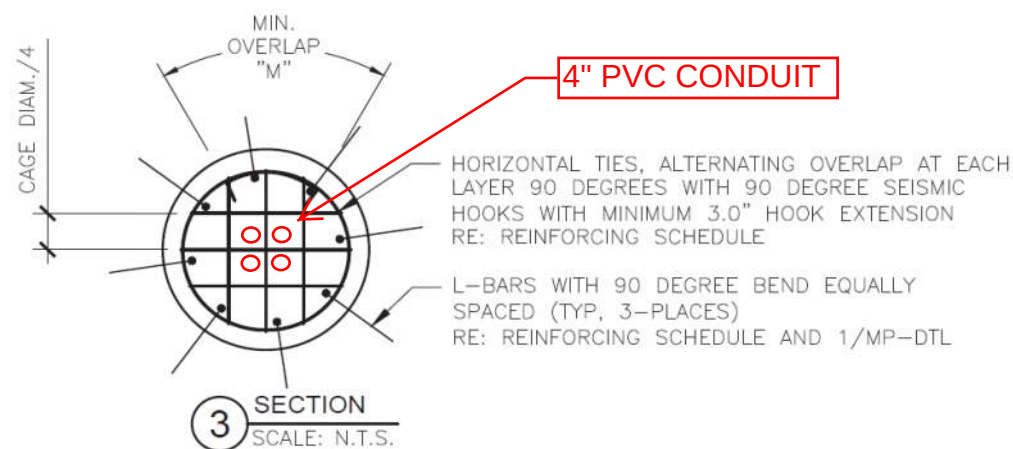
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- VERIFY ALL DIMENSIONS AGAINST MANUFACTURER'S DRAWINGS.

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1 PLAN
SCALE: N.T.S.



3 SECTION
SCALE: N.T.S.



1717 S BOULDER AVE #300, TULSA, OK 74119
(918) 587-4630



8601 SIX FORKS RD SUITE 250, RALEIGH, NC 27615

ISSUED FOR:

REV	DATE	DESCRIPTION
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DOCUMENT

PROJECT INFORMATION:

PROJECT NO: 170136.001.01.0001
SITE NAME: CARRIAGE SQUARE
SITE NO: CA-1161
CLIENT NAME: APC TOWERS

DRAWN BY: THARUN CHERIYAN, E.I.T.
CHECKED BY: BWS

SHEET TITLE:

DIMENSIONING DETAIL

SHEET NUMBER:

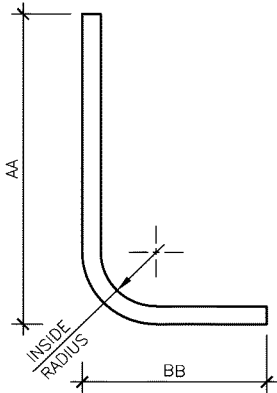
MP-DTL

REVISION:

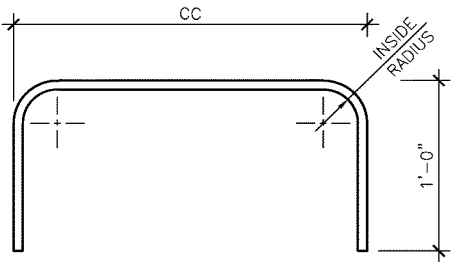
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DIMENSIONING SCHEDULE	
AA*	5' 10"
BB	1' 3"
CC*	VARIES
DD*	1' 6"
EE	3' 0"

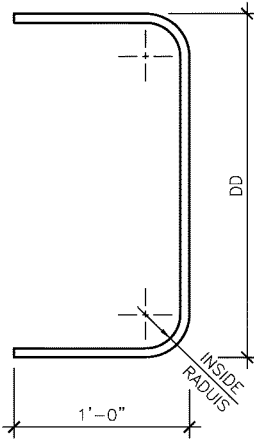
*NOTE: CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO FABRICATION



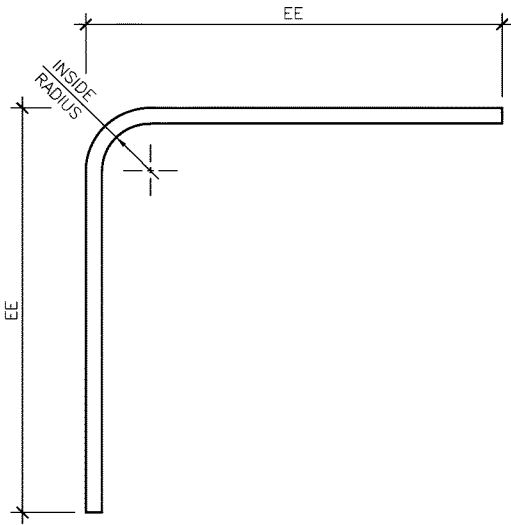
1 L-BAR
SCALE: N.T.S.



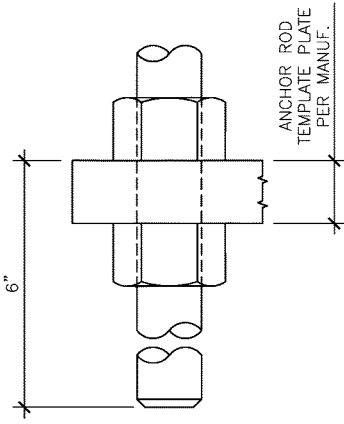
2 HORIZONTAL U-BAR
SCALE: N.T.S.



3 VERTICAL U-BAR
SCALE: N.T.S.



4 CORNER BAR
SCALE: N.T.S.



5 ANCHOR ROD DETAIL
SCALE: N.T.S.

APPENDIX A

***Optional Checklist for Determination
Of Whether a Facility is Categorically Excluded***

**Optional Checklist for Local Government
To Determine Whether a Facility is Categorically Excluded**

Purpose: The FCC has determined that many wireless facilities are unlikely to cause human exposures in excess of RF exposure guidelines. Operators of those facilities are exempt from routinely having to determine their compliance. These facilities are termed "categorically excluded." Section 1.1307(b)(1) of the Commission's rules defines those categorically excluded facilities. This checklist will assist state and local government agencies in identifying those wireless facilities that are categorically excluded, and thus are highly unlikely to cause exposure in excess of the FCC's guidelines. Provision of the information identified on this checklist may also assist FCC staff in evaluating any inquiry regarding a facility's compliance with the RF exposure guidelines.

BACKGROUND INFORMATION

1. Facility Operator's Legal Name: APC Towers LLC
2. Facility Operator's Mailing Address: 8601 Six Forks Road, Suite 250, Raleigh, NC 27615
3. Facility Operator's Contact Name/Title: Abigail Johnson
4. Facility Operator's Office Telephone: 919 346 8799
5. Facility Operator's Fax: N/A
6. Facility Name: APC Towers SV13728
7. Facility Address: 606 N. Ventura Road
8. Facility City/Community: Oxnard, CA
9. Facility State and Zip Code: 93030
10. Latitude: 34° 12' 30.44" N
11. Longitude: 119° 11' 35.57" W

continue
→

Optional Local Government Checklist (page 2)

EVALUATION OF CATEGORICAL EXCLUSION

12. Licensed Radio Service (see attached Table 1): PCS, Broadband
13. Structure Type (free-standing or building/roof-mounted): Free Standing
14. Antenna Type [omnidirectional or directional (includes sectored)]: Directional/Sectored
15. Height above ground of the lowest point of the antenna (in meters): 13.10
16. ☒ Check if all of the following are true:
- (a) This facility will be operated in the Multipoint Distribution Service, Paging and Radiotelephone Service, Cellular Radiotelephone Service, Narrowband or Broadband Personal Communications Service, Private Land Mobile Radio Services Paging Operations, Private Land Mobile Radio Service Specialized Mobile Radio, Local Multipoint Distribution Service, or service regulated under Part 74, Subpart I (see question 12).
 - (b) This facility will not be mounted on a building (see question 13). (NO ROOF ACCESS)
 - (c) The lowest point of the antenna will be at least 10 meters above the ground (see question 15).

If box 16 is checked, this facility is categorically excluded and is unlikely to cause exposure in excess of the FCC's guidelines. The remainder of the checklist need not be completed. If box 16 is not checked, continue to question 17.

17. Enter the power threshold for categorical exclusion for this service from the attached Table 1 in watts ERP or EIRP* (note: $EIRP = (1.64) \times ERP$): _____
18. Enter the total number of channels if this will be an omnidirectional antenna, or the maximum number of channels in any sector if this will be a sectored antenna: _____
19. Enter the ERP or EIRP per channel (using the same units as in question 17): _____
20. Multiply answer 18 by answer 19: _____
21. Is the answer to question 20 less than or equal to the value from question 17 (yes or no)? _____

If the answer to question 21 is YES, this facility is categorically excluded. It is unlikely to cause exposure in excess of the FCC's guidelines.

If the answer to question 21 is NO, this facility is not categorically excluded. Further investigation may be appropriate to verify whether the facility may cause exposure in excess of the FCC's guidelines.

*"ERP" means "effective radiated power" and "EIRP" means "effective isotropic radiated power"

TABLE 1: TRANSMITTERS, FACILITIES AND OPERATIONS SUBJECT TO ROUTINE ENVIRONMENTAL EVALUATION

SERVICE (TITLE 47 CFR RULE PART)	EVALUATION REQUIRED IF:
Experimental Radio Services (part 5)	power > 100 W ERP (164 W EIRP)
Multipoint Distribution Service (subpart K of part 21)	<u>non-building-mounted antennas</u> : height above ground level to lowest point of antenna < 10 m <u>and</u> power > 1640 W EIRP <u>building-mounted antennas</u> : power > 1640 W EIRP
Paging and Radiotelephone Service (subpart E of part 22)	<u>non-building-mounted antennas</u> : height above ground level to lowest point of antenna < 10 m <u>and</u> power > 1000 W ERP (1640 W EIRP) <u>building-mounted antennas</u> : power > 1000 W ERP (1640 W EIRP)
Cellular Radiotelephone Service (subpart H of part 22)	<u>non-building-mounted antennas</u> : height above ground level to lowest point of antenna < 10 m <u>and</u> total power of all channels > 1000 W ERP (1640 W EIRP) <u>building-mounted antennas</u> : total power of all channels > 1000 W ERP (1640 W EIRP)

TABLE 1 (cont.)

SERVICE (TITLE 47 CFR RULE PART)	EVALUATION REQUIRED IF:
Personal Communications Services (part 24)	(1) Narrowband PCS (subpart D): <u>non-building-mounted antennas</u> : height above ground level to lowest point of antenna < 10 m <u>and</u> total power of all channels > 1000 W ERP (1640 W EIRP) <u>building-mounted antennas</u> : total power of all channels > 1000 W ERP (1640 W EIRP) (2) Broadband PCS (subpart E): <u>non-building-mounted antennas</u> : height above ground level to lowest point of antenna < 10 m <u>and</u> total power of all channels > 2000 W ERP (3280 W EIRP) <u>building-mounted antennas</u> : total power of all channels > 2000 W ERP (3280 W EIRP)
Satellite Communications (part 25)	all included
General Wireless Communications Service (part 26)	total power of all channels > 1640 W EIRP
Wireless Communications Service (part 27)	total power of all channels > 1640 W EIRP
Radio Broadcast Services (part 73)	all included

TABLE 1 (cont.)

SERVICE (TITLE 47 CFR RULE PART)	EVALUATION REQUIRED IF:
Experimental, auxiliary, and special broadcast and other program distributional services (part 74)	subparts A, G, L: power > 100 W ERP subpart I: <u>non-building-mounted antennas</u> : height above ground level to lowest point of antenna < 10 m <u>and</u> power > 1640 W EIRP <u>building-mounted antennas</u> : power > 1640 W EIRP
Stations in the Maritime Services (part 80)	ship earth stations only
Private Land Mobile Radio Services Paging Operations (part 90)	<u>non-building-mounted antennas</u> : height above ground level to lowest point of antenna < 10 m <u>and</u> power > 1000 W ERP (1640 W EIRP) <u>building-mounted antennas</u> : power > 1000 W ERP (1640 W EIRP)
Private Land Mobile Radio Services Specialized Mobile Radio (part 90)	<u>non-building-mounted antennas</u> : height above ground level to lowest point of antenna < 10 m <u>and</u> total power of all channels > 1000 W ERP (1640 W EIRP) <u>building-mounted antennas</u> : total power of all channels > 1000 W ERP (1640 W EIRP)

TABLE 1 (cont.)

SERVICE (TITLE 47 CFR RULE PART)	EVALUATION REQUIRED IF:
Amateur Radio Service (part 97)	transmitter output power > levels specified in § 97.13(c)(1) of this chapter
Local Multipoint Distribution Service (subpart L of part 101)	<u>non-building-mounted antennas</u>: height above ground level to lowest point of antenna < 10 m and power > 1640 W EIRP <u>building-mounted antennas</u>: power > 1640 W EIRP LMDS licensees are required to attach a label to subscriber transceiver antennas that: (1) provides adequate notice regarding potential radiofrequency safety hazards, <i>e.g.</i>, information regarding the safe minimum separation distance required between users and transceiver antennas; and (2) references the applicable FCC-adopted limits for radiofrequency exposure specified in § 1.1310 of this chapter.

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: T-Mobile Monopine Tower

Project Applicant: Jerry Ambrose (Designated Agent), and BGN Investments Ltd (Property Owner)

Project Location - Specific: 606 North Ventura Road, Oxnard, CA, 93030, Ventura County, APN 200-0-150-385.

Description of Nature, Purpose and Beneficiaries of Project: PZ No. 23-530-03 (Special Use Permit - Wireless) A request to construct a 55-foot tall wireless communications facility designed as a faux pine tree with an associated equipment enclosure on a 31,798 square-foot site located at 606 North Ventura Road (APN: 200-0-150-385). The subject property is zoned General Commercial Planned Development (C-2-PD). The request includes the allowance for an increase in height from 35 feet to 55 feet. The project is exempt from environmental review pursuant to Section 15303, Class 3 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines. Filed by designated agent Jerry Ambrose, Eukon Group, 3905 State St #7-188, Santa Barbara, CA, 93105, on behalf of T-Mobile, on behalf of the property owner BGN Investments, 3720 S Susan Street Suite 100, Santa Ana, CA 92704.

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

Name of Person or Agency Carrying Out Project (Applicant): Jerry Ambrose, Designated Agent

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 within a 450 square foot enclosure in a developed parking lot, 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 23-530-05 (SPECIAL USE PERMIT - WIRELESS) FOR CONSTRUCTION OF A 55-FOOT TALL WIRELESS STEALTH COMMUNICATION FACILITY AND EQUIPMENT ENCLOSURE, LOCATED AT 606 NORTH VENTURA ROAD, FILED BY DESIGNATED AGENT JERRY AMBROSE, EUKON GROUP, 3905 STATE ST #7-188, SANTA BARBARA, CA, 93105,

WHEREAS, on September 28, 2023, Jerry Ambrose on behalf of Eukon Group and Dish Wireless (the “**Applicant**” and/or “**Permittee**”), submitted a request to allow a 55-foot tall heavily screened faux pine wireless communication facility and associated equipment enclosure located at 606 North Ventura Road; and

WHEREAS, on July 17, 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. 23-530-05 (Special Use Permit - Wireless) to allow a 55-foot tall heavily screened faux pine wireless communication facility and associated equipment enclosure located at 606 North Ventura Road (the “**Project**”) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, Oxnard City Code, Article 16, Section 137 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, 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 Community Commercial and the zoning designation is for General Commercial (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 a commercial retail center and residential. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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- (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 pine 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 is a commercial retail center 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 pine 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 not 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 pine 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 commercial retail center 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 Community Commercial, 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 has a significant setback from nearby residential, where stealth facilities do not need to be setback. Allowing a single wireless communication faux pine tree with an increase in height from 35 feet to 55 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, which is also in proximity to two major transportation corridors. 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 pine tree. Multiple trees and other landscaping are proposed to be planted in the

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surrounding area to help blend the faux pine 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.**

The project site is already developed with parking. The installation of the stealth facility and associated equipment will be placed within two landscape fingers in the rear parking lot of the property. The project will not reduce existing landscaping and instead will add landscaping through the planting of trees and shrubs. 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 within an existing commercial retail center 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 commercial retail center 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.

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SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 23-530-05 (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 July 17, 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*)

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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 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. Prior to the issuance of City issues a 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 install 6 trees in the landscape planters per the proposal in the approved plans. All landscaping shall be maintained as part of the screening and blending in of the tree for the life of the project.
21. Developer shall surround the equipment enclosure with landscaping, as determined adequate by the Planning Manager. All landscaping shall be maintained as part of the screening and blending in of the tree for the life of the project.

PLANNING DIVISION STANDARD CONDITIONS

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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*)
23. 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*)
24. 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*)
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 fence of between 6 and 8 feet surrounding the monopole and 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*)
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

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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 15' in height through to the top of the monopole.
36. 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 pine tree, subject to the approval of the Planning Manager. (PL)
37. Prior to issuance of a building permit, any new CMU block enclosure shall be painted to match the existing building. (PL)
38. 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)
39. 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)
40. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of 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)

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41. 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.
42. 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.
43. The emergency generator shall be tested only during the hours of 7:00 a.m. to 6:00 p.m. from Monday through Friday. The emergency generator shall not be tested on Sunday or Saturday.
44. 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.
45. Applicant shall not object to future co-location of other wireless facility company communication equipment and support technology on the subject site and faux pine.
46. 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.
47. Developer shall replace existing vegetation, including trees, shrubs, grass and other ground cover, that is removed or damaged during construction.
48. 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.
49. 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.
50. 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.
51. All cables, wires, sweeps, jumpers and other connectors shall be installed inside the faux pine to the maximum extent feasible. All utilities servicing the facility shall be placed underground.

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52. All externally mounted equipment and appurtenances shall be painted and textured to match and mimic natural pine tree colors. Applicant shall maintain all painted surfaces in good condition at all times. The project shall only use non-reflective materials and finishes.
53. The entire faux pine, from ground up, shall be covered with three dimensional faux pine tree bark cladding and painted an appropriate bark color to resemble a live pine which shall be maintained in good condition at all times.
54. The faux pine branches and faux pine leaves shall have a density and design that maintains proper camouflage of 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, however, branches shall extend a minimum of 12 inches beyond the furthest extent of any pole mounted structures or antennas. 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, branches, and camouflage paint in good condition at all times.
55. All ground-mounted equipment (other than the faux pine) shall be installed so that no portion of the equipment protrudes above the equipment enclosure.
56. 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.
57. 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.
58. Prior to the issuance of a building permit, the applicant must provide an electromagnetic frequency (EMF) report. The report shall be prepared by a radio frequency engineer, showing that radio frequency radiation/electromagnetic frequency emitted by the proposed wireless communications facility will conform to safety standards adopted by the FCC.
59. 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 that to contact a live person who can exert transmitter power-down control over this site as required by the FCC.
60. All signage is prohibited unless specifically required by the Federal Communications Commission (FCC) or other regulatory agency.

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61. 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.

DEVELOPMENT SERVICES SPECIAL CONDITIONS

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

FIRE DEPARTMENT CONDITIONS

63. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)
64. 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*)
65. 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*)
66. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
67. 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*)

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T-Mobile Monopine Tower
July 17, 2025
13 of 14*

68. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
69. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, *F-11*)
70. 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

71. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
72. 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.
73. 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.
74. Vegetation clearance from structure(s) required prior to and during construction.
75. 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.

Resolution No. 2025-xx
 PZ 23-530-05 (SUP - Wireless)
 T-Mobile Monopine Tower
 July 17, 2025
 14 of 14

(Signatures on next page)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 17th day of July, 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 17th day of July 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

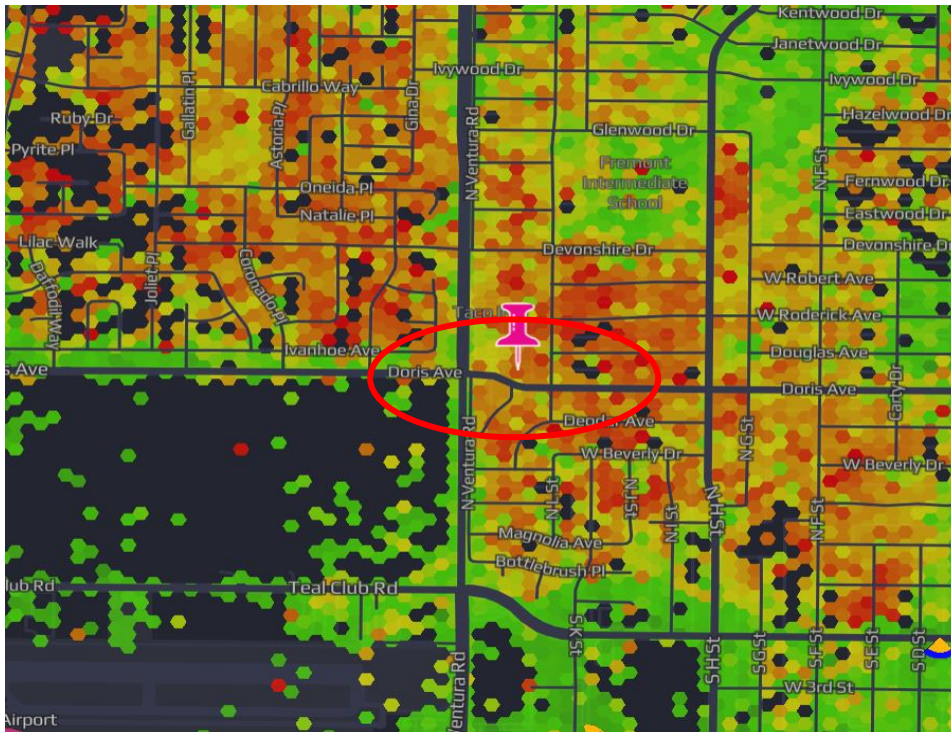
SV13728C FRFA PLOT

Increment POP

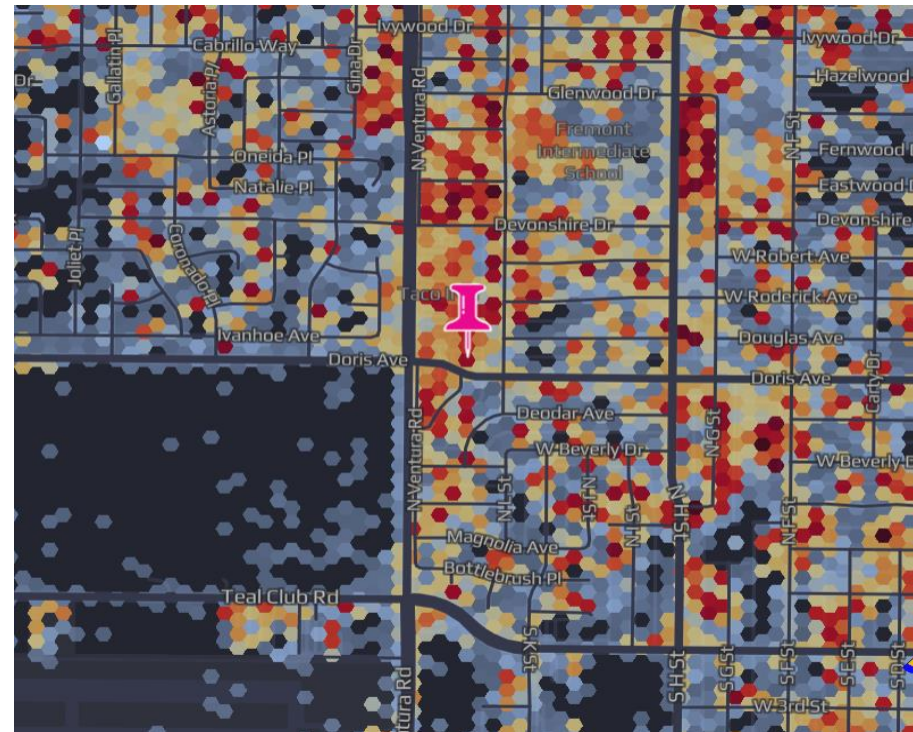
IBC POP : 8574

IBR POP : 2340

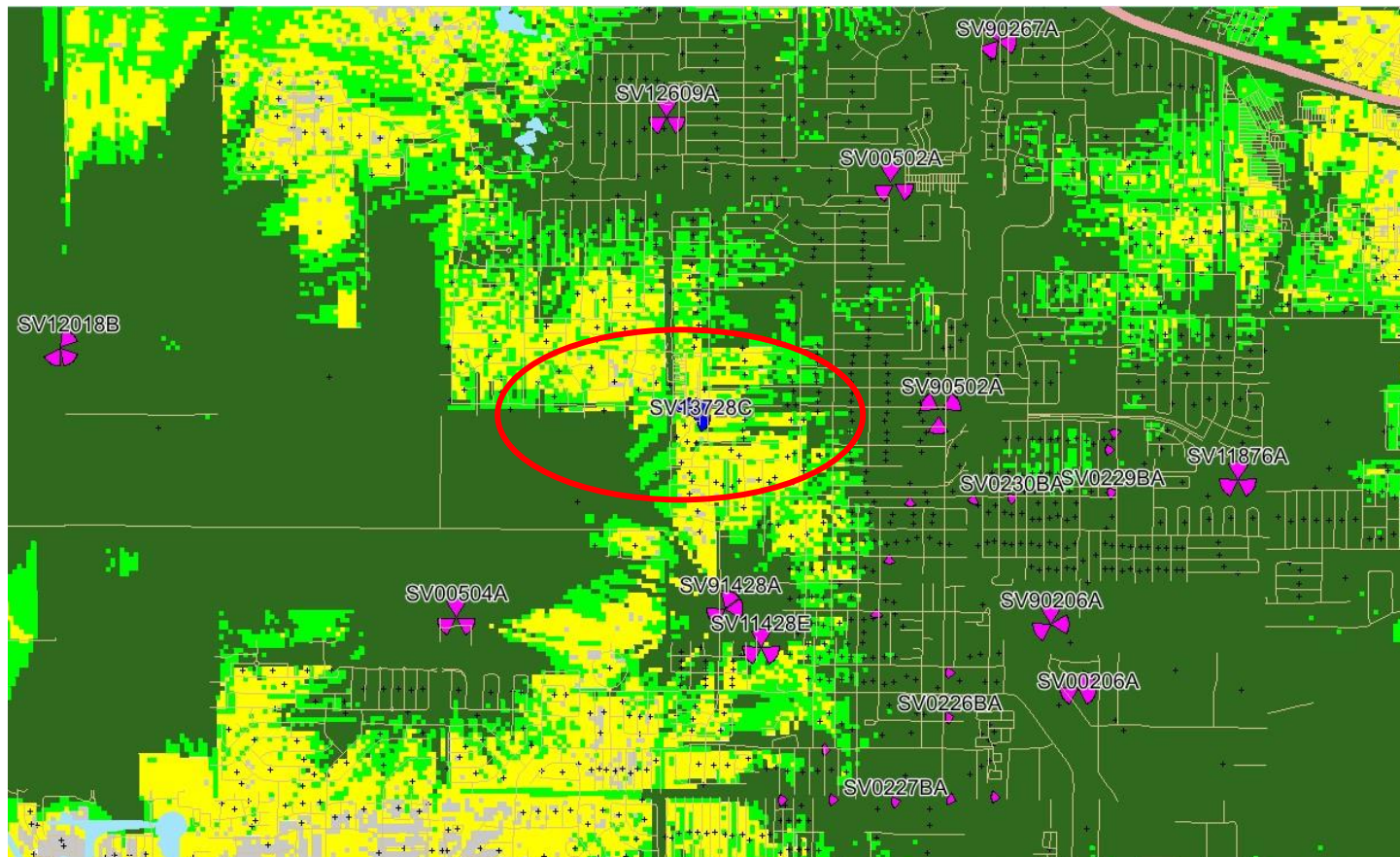
RSRP



Traffic Hot spot



Prediction of existing LTE 2100 Coverage



ON AIR :



Macro



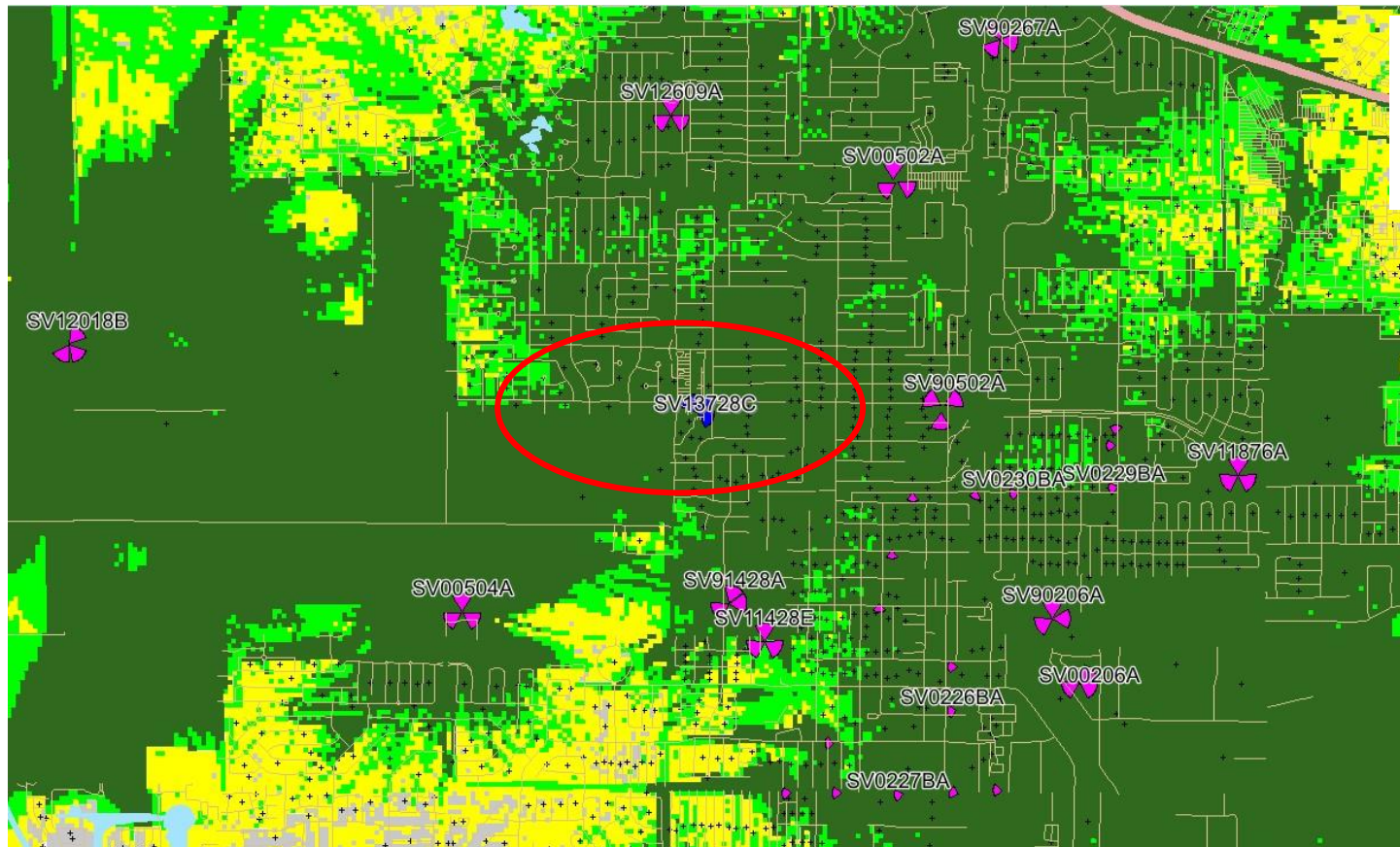
Venue

Legend

-  In-building Commercial
-  In-building
-  In-Vehicle
-  Outdoor

Prediction of LTE 2100 Coverage with SV13728C at 40/120/320 Azimuths

Rad center: 49ft 8ft Octo, 51'6" for AIR6419



New Site :



SV13728C

ON AIR :



Macro



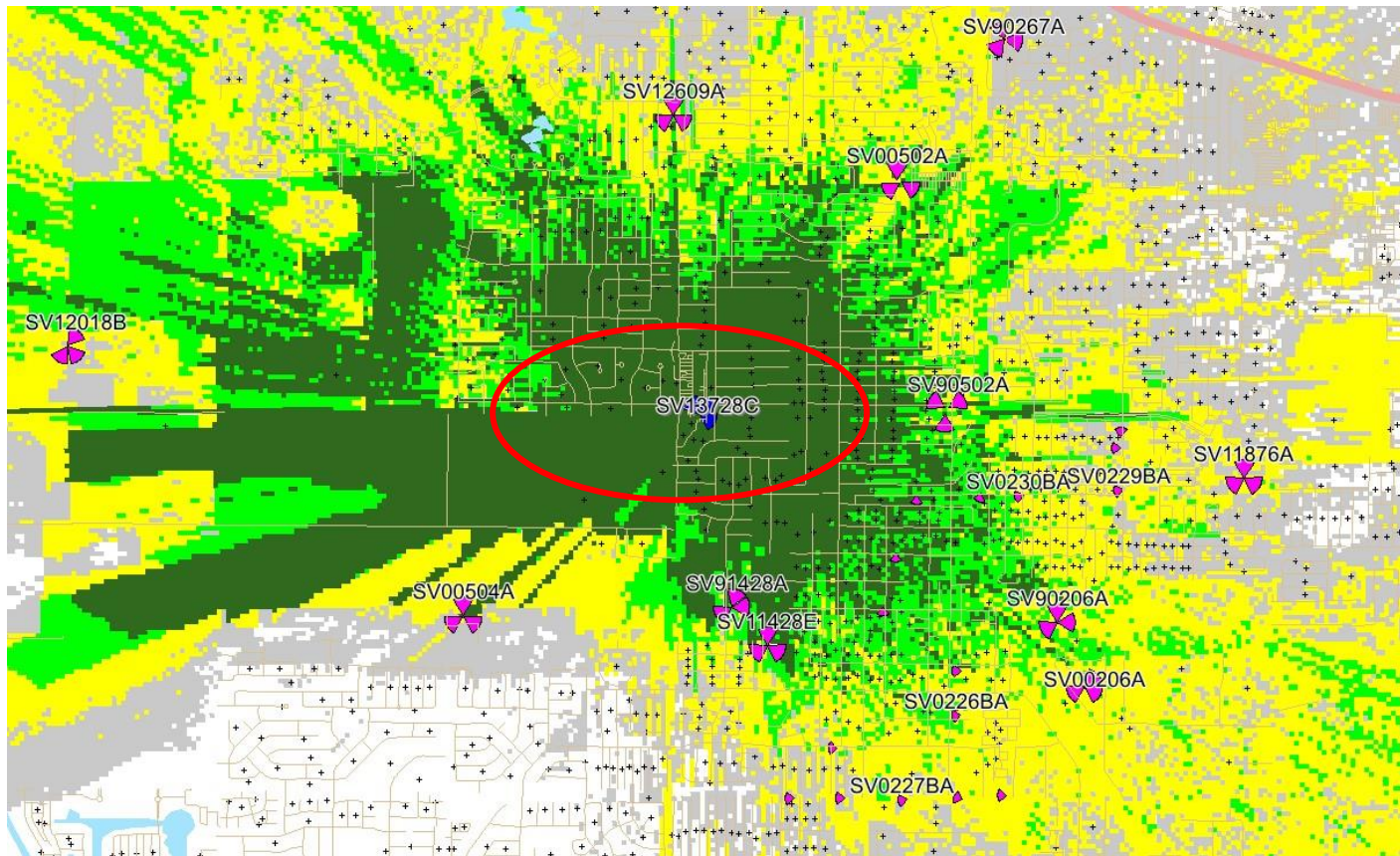
Venue

Legend

- In-building Commercial
- In-building
- In-Vehicle
- Outdoor

Prediction LTE 2100 Coverage of SV13728C only

AZ : 40/120/320 and Rad center: 49ft 8ft Octo, 51'6" for AIR6419



New Site :



SV13728C

ON AIR :



Macro

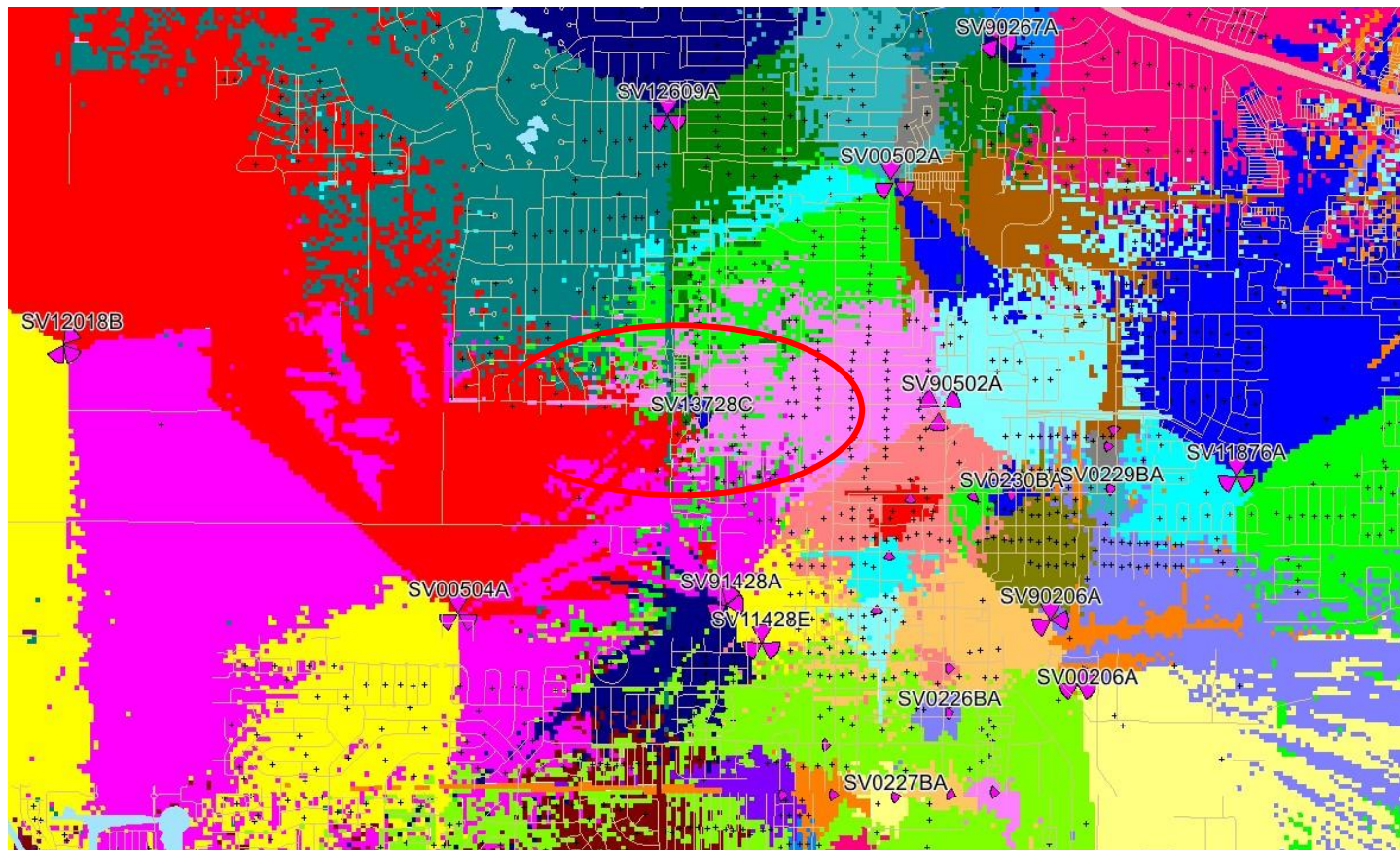


Venue

Legend

- In-building Commercial
- In-building
- In-Vehicle
- Outdoor

Current L2100 Best Server Plot



ON AIR :

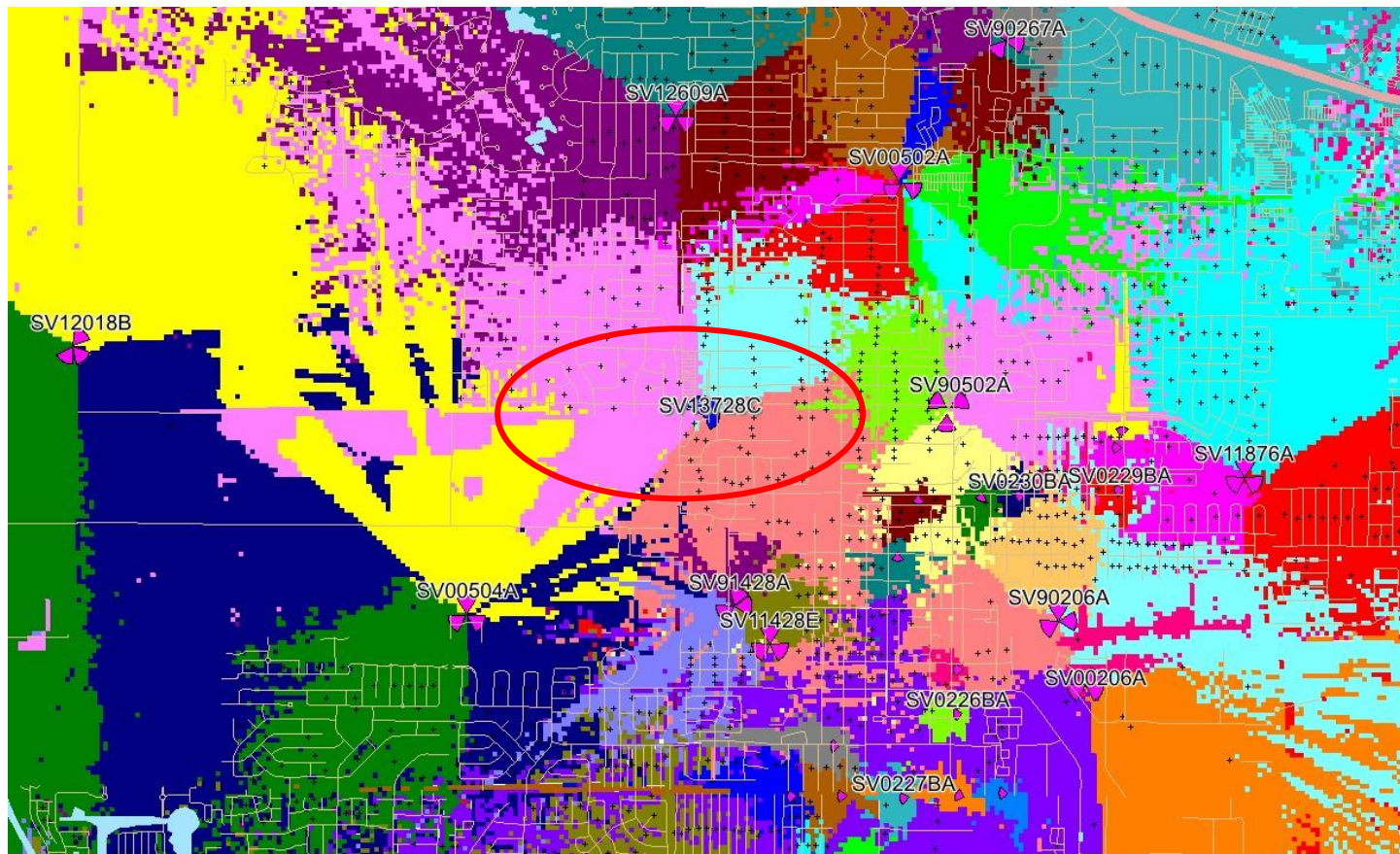


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Venue

Predicted L2100 Best Server Plot with SV13728C



New Site :



SV13728C

ON AIR :

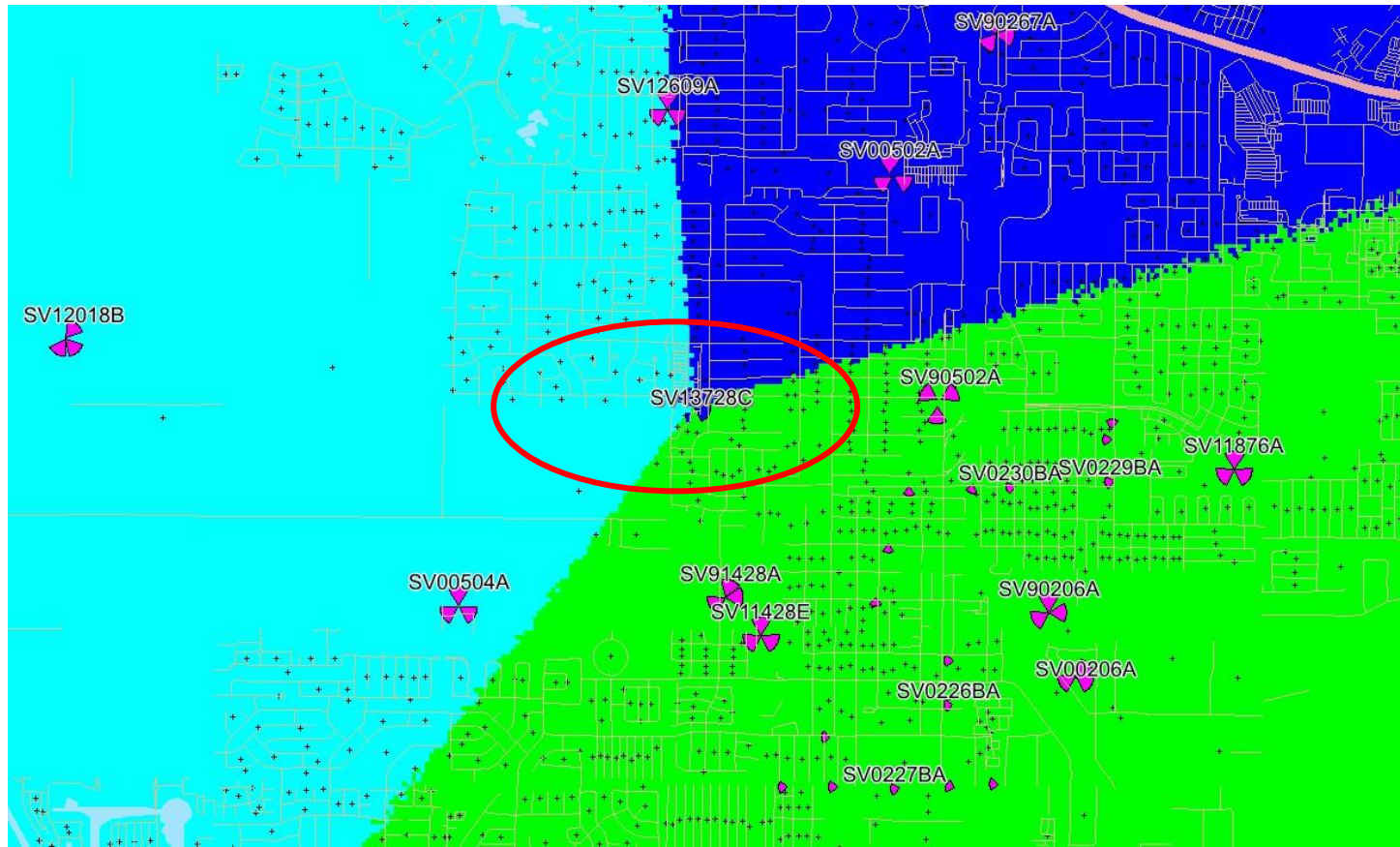


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Venue

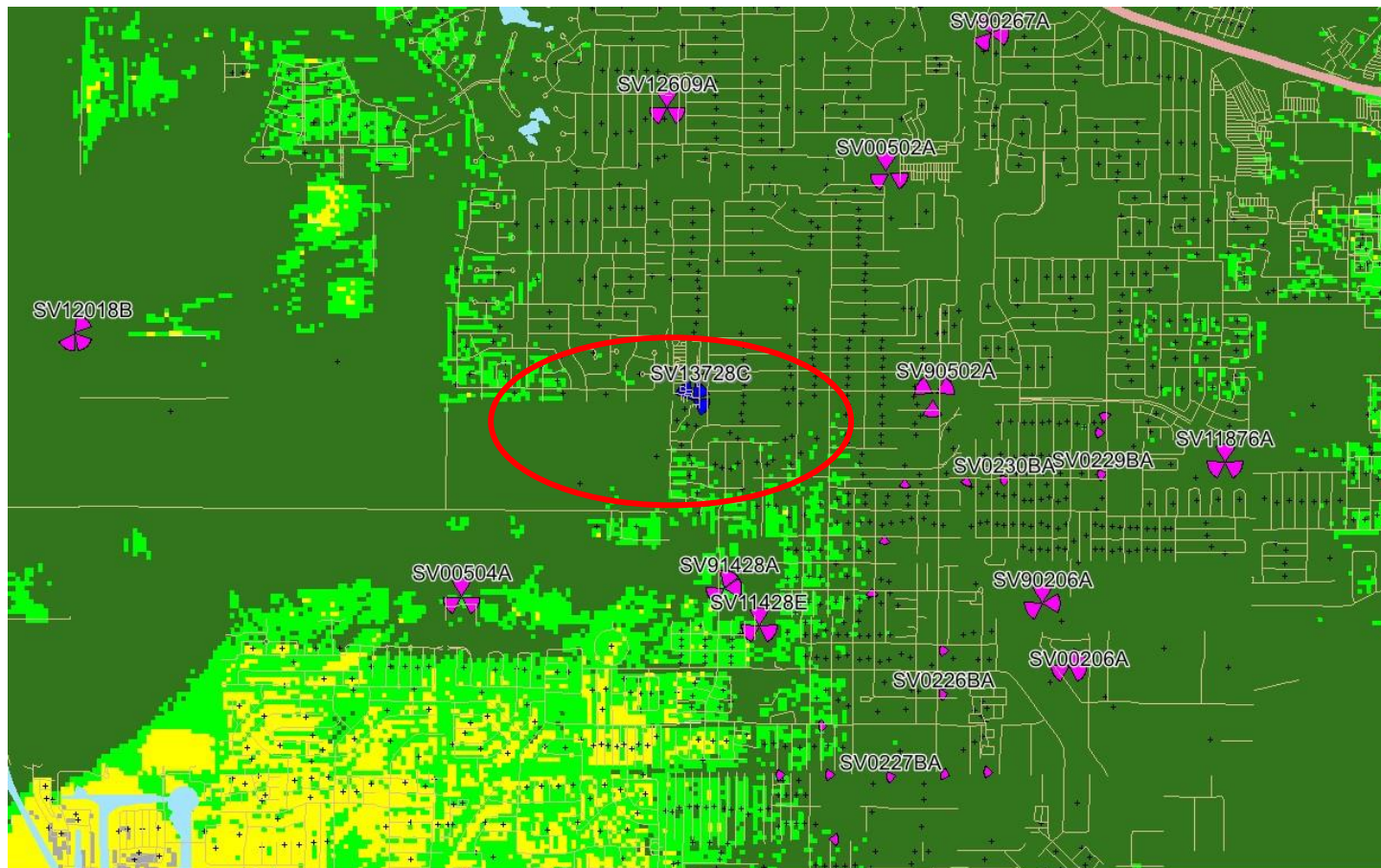
Predicted L2100 Best Server Plot of SV13728C only



New Site :
 **SV13728C**

ON AIR :
 Macro
 Venue

Prediction of existing LTE 600 Coverage



ON AIR :



Macro



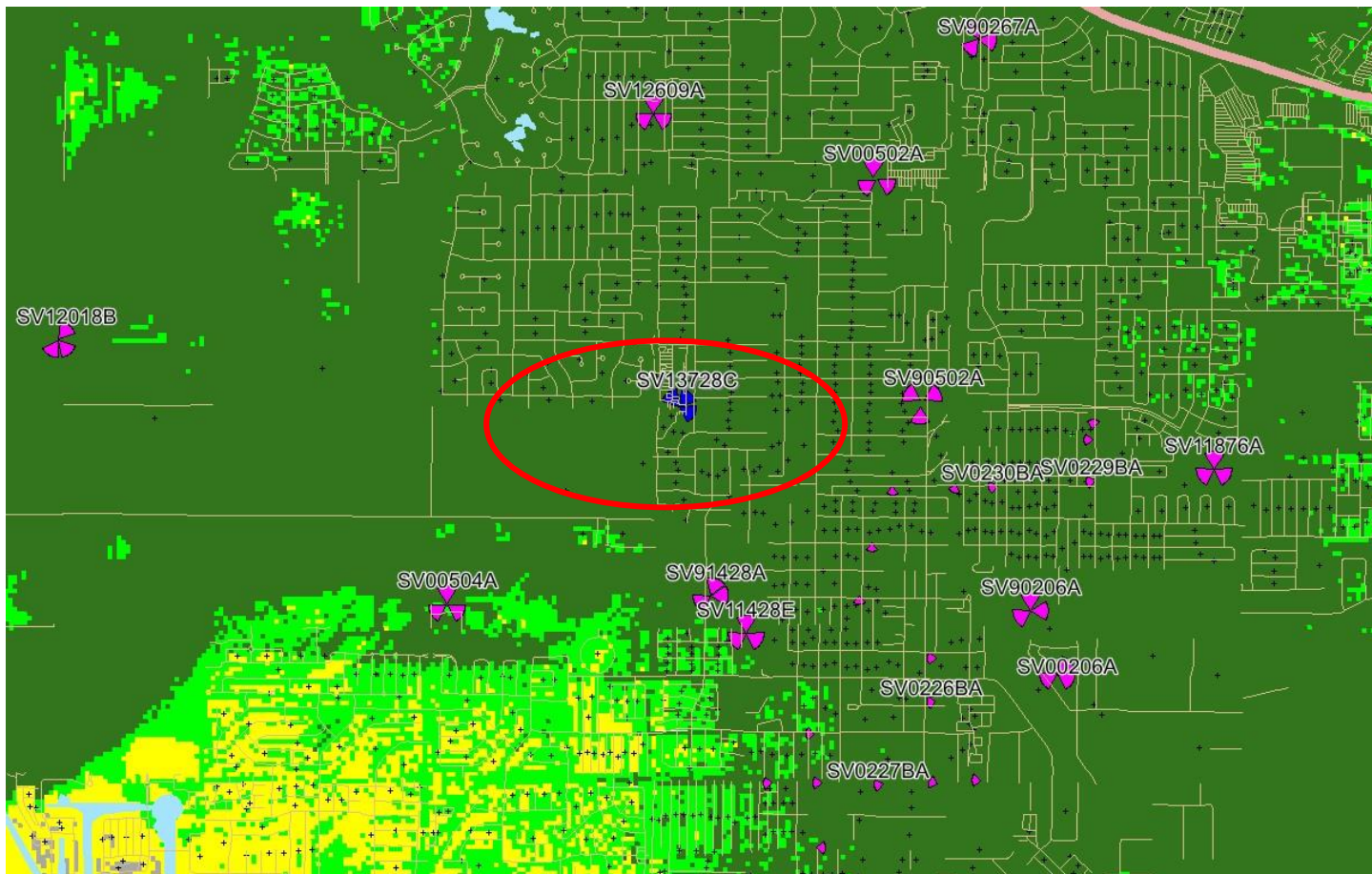
Venue

Legend

- In-building Commercial
- In-building
- In-Vehicle
- Outdoor

Prediction of LTE 600 Coverage with SV13728C at 40/120/320 Azimuths

Rad center: 49ft 8ft Octo, 51'6" for AIR6419



New Site :



SV13728C

ON AIR :



Macro



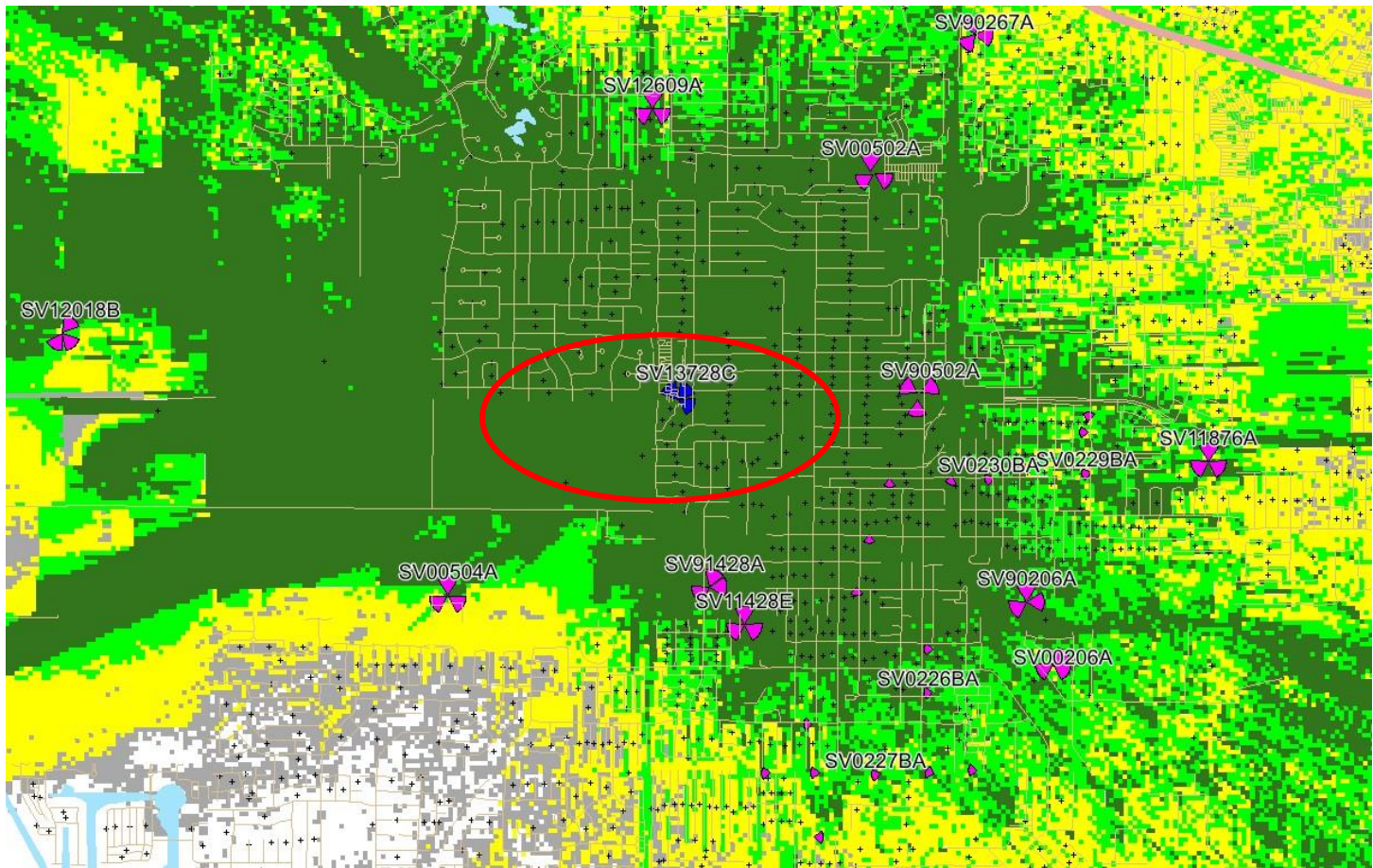
Venue

Legend

- In-building Commercial
- In-building
- In-Vehicle
- Outdoor

Prediction LTE 600 Coverage of SV13728C only

AZ : 40/120/320 and Rad center: 49ft 8ft Octo, 51'6" for AIR6419



New Site :
 SV13728C

ON AIR :
 Macro
 Venue

Legend

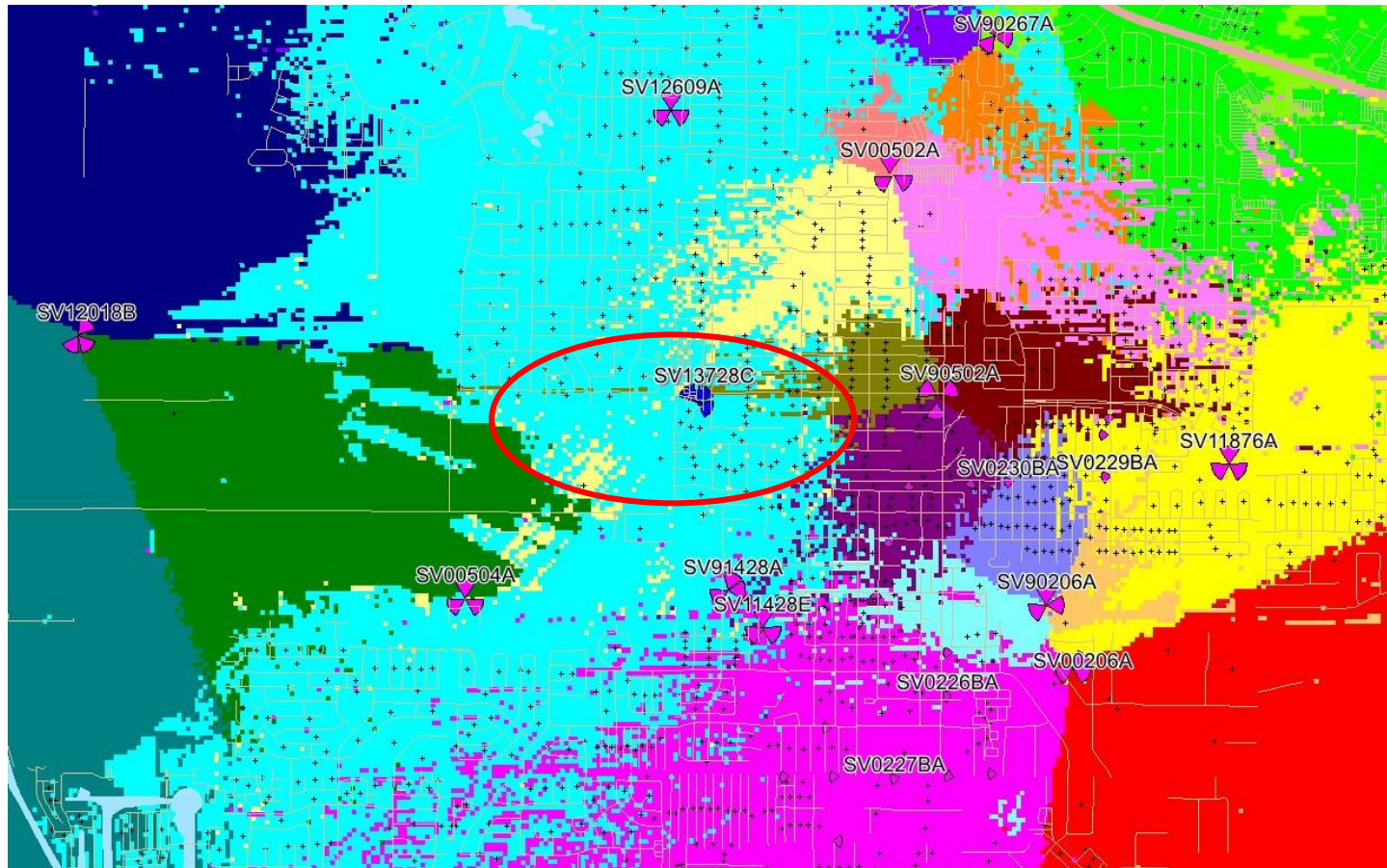
In-building Commercial

In-building

In-Vehicle

Outdoor

Current L600 Best Server Plot



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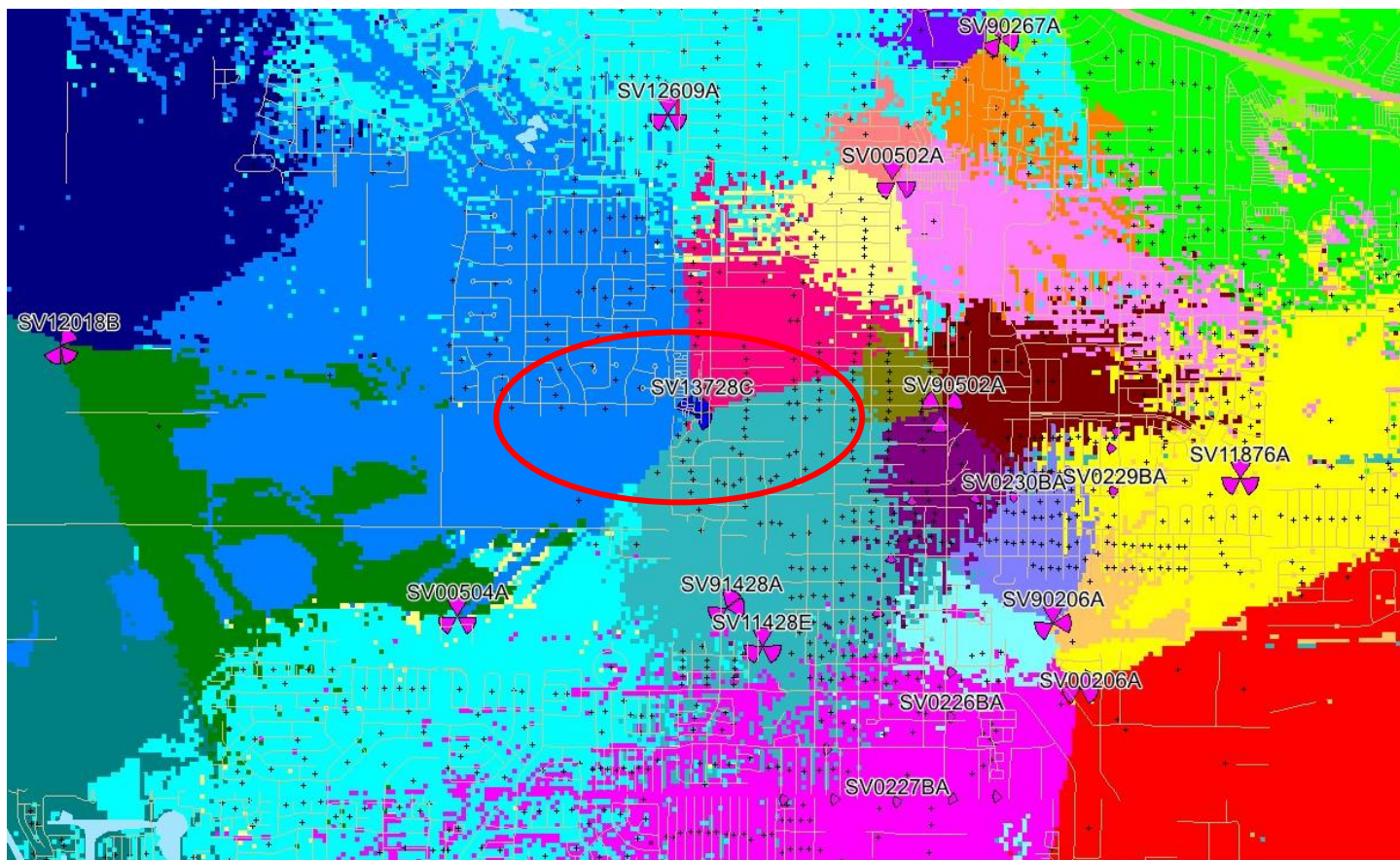


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Venue

Predicted L600 Best Server Plot with SV13728C



New Site :



SV13728C

ON AIR :

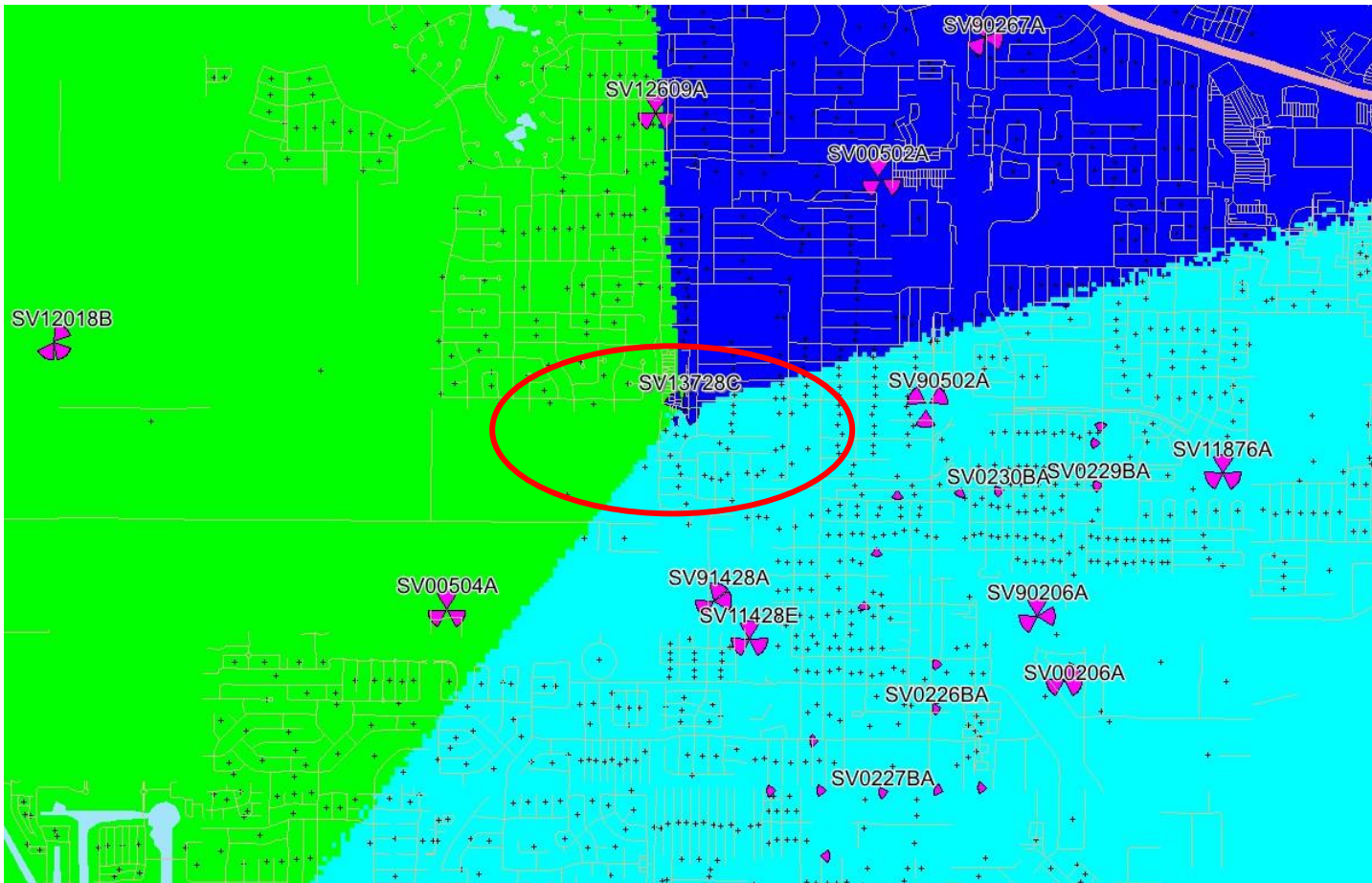


Macro



Venue

Predicted L600 Best Server Plot of SV13728C only



New Site :



SV13728C

ON AIR :



Macro



Venue

City of Oxnard Planning Commission

July 17, 2025

T-Mobile Monopine Tower
606 North Ventura Road
PZ 23-530-05
(Special Use Permit - Wireless)

Applicant: Jerry Ambrose- Agent
Case Planner: Michael Lackmann

A request to construct and operate a 55-foot tall wireless communication tower. The tower is a monopine stealth facility with an associated ground equipment enclosure.

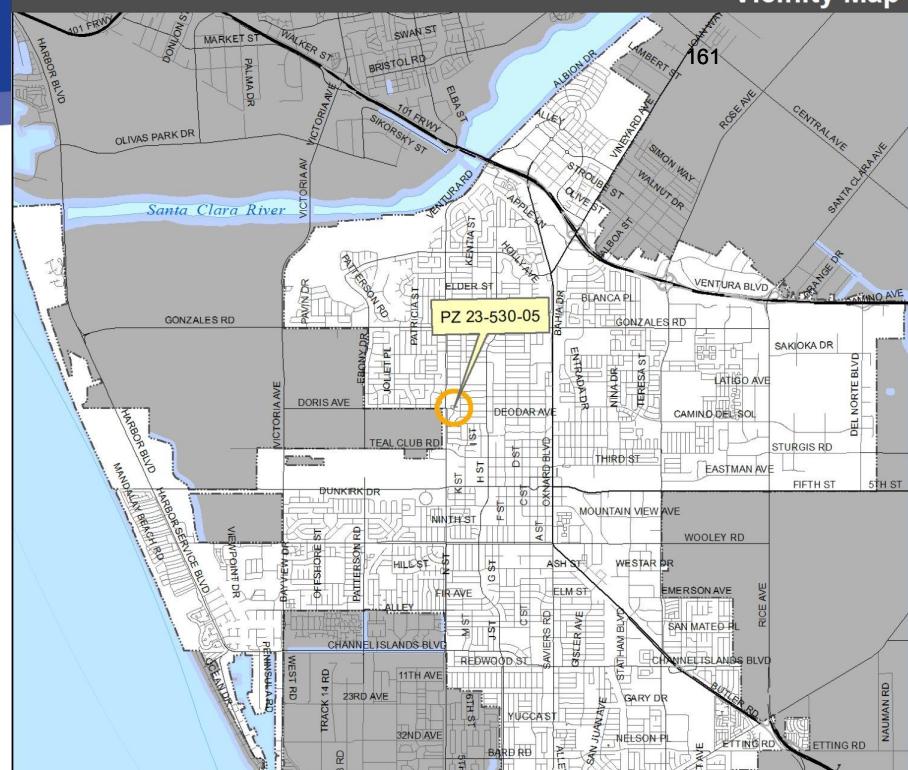
The purpose of the proposal is to enhance the service for a gap in coverage within the area located between Gonzales Road to the north, Teal Club Road to the south, Joliet Place to the west, and Carly Drive to the east.

PROJECT LOCATION

Subject Site:
606 North Ventura Road

Located near the intersection of N Ventura Road
and Doris Ave

Vicinity Map





View looking east to project property from Ventura Road



View looking north to project property from Doris Ave



View looking south at the proposed location from within the shopping center

Subject Site: 606 North Ventura Road

Surrounding Uses:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site (606 North Ventura Road)	General Commercial - Planned Development (C-2-PD)	Community Commercial (CC)	Commercial Retail Center
North	General Commercial - Planned Development (C-2-PD)	Community Commercial (CC)	Commercial Retail Center
South	Single Family Residential - Planned Development (R-2-PD)	Residential Low (RL)	Single-Family Residential
East	Garden Apartment - Planned Development (R-3-PD)	Residential Medium (RM)	Multi-Family Residential
West	General Commercial - Planned Development (C-2-PD)	Community Commercial (CC)	Commercial Retail Center

Zoning Designation

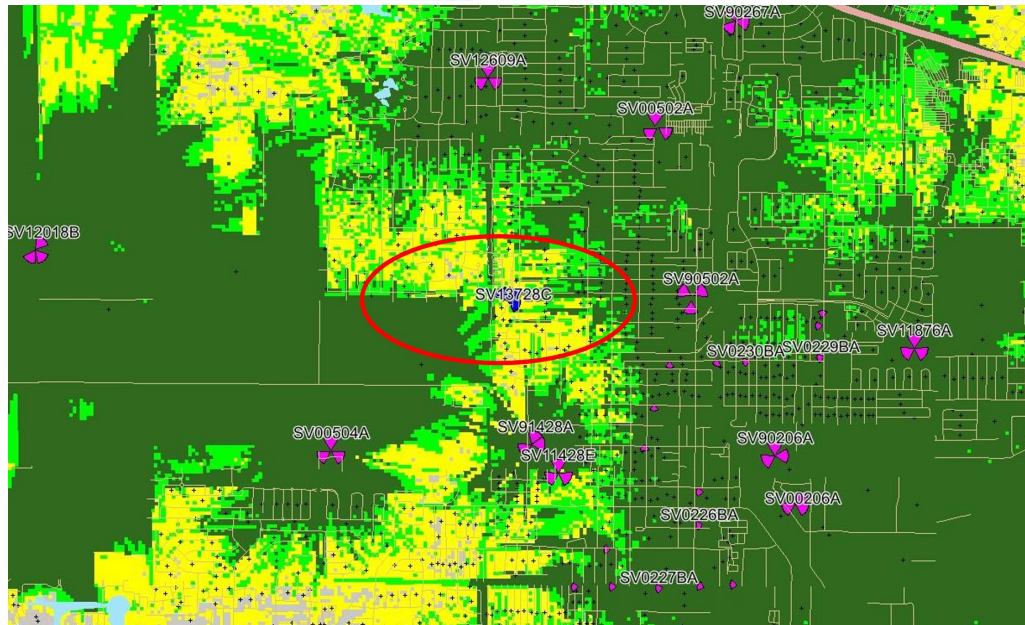


Commercial Community (CCM)

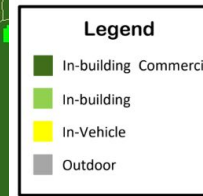


General Commercial - Planned Development (C-2-PD)

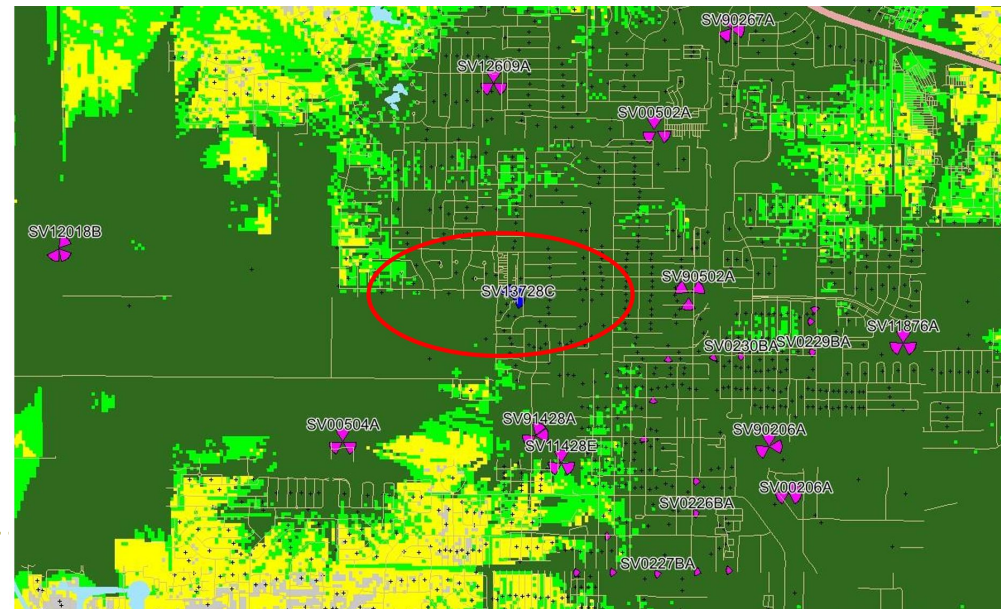
- The subject parcel was granted building permit no. 16297 on July 23, 1965 for the construction of a commercial bank. In 2003 the bank was converted to a restaurant. Since then no changes have been made to the site. The development has had a series of minor modifications including paint changes and other small requests since.
- On September 28, 2023, the current wireless special use permit was submitted to propose a faux-pine wireless facility on the property in part of the rear of the existing restaurant.

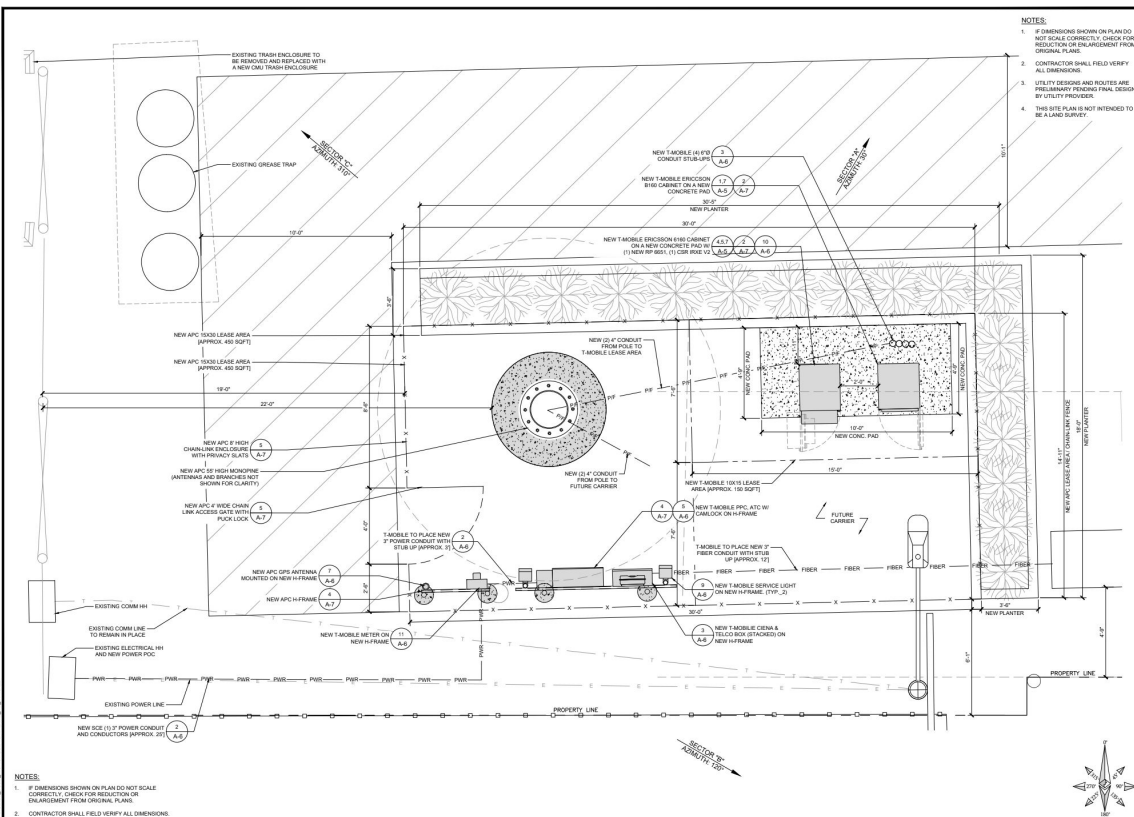


Area coverage before monopine



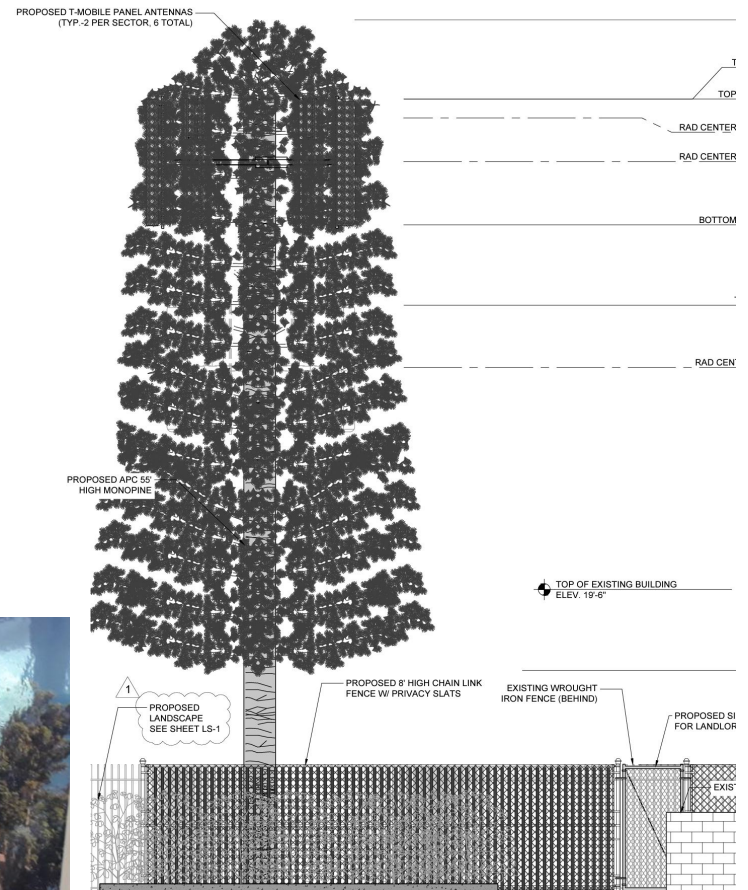
Area coverage with proposed monopine





PROJECT ELEVATION PLANS AND PHOTO EXAMPLE

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- Conditions #15-21 require landscaping plans for the addition of multiple similar trees to the property.
- Conditions #31, 34, 35, 36, 38, 50, 51, 52, 53, and 54 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). The project area is approximately 450 square feet in area on a developed property and is consistent with other allowances through the Class 3 exemption. 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. 23-530-05 (Special Use Permit - Wireless), subject to certain findings and conditions



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Joe Pearson, Planning & Environmental Services Manager

DATE: July 17, 2025

SUBJECT: **Project Name: Wastewater Facility Building Addition;** Planning and Zoning Permit No. 24-400-01 (Coastal Development Permit), Property Located at 6001 Perkins Road, (APN 231-0-091-105)

1) Recommendation: That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15302 (Class 2, Replacement or Reconstruction); and
- b) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 24-400-01 (Coastal Development Permit), subject to certain findings and conditions.

2) Project Description and Applicant: A request to add a 14,510 square foot addition to the existing Maintenance Building at the Oxnard Wastewater Treatment Plant. The subject property is a 21.27 acre lot that is zoned Coastal Development Industry (CDI). The first floor with the proposed addition is 13,550 sf and includes maintenance shop space, offices, and locker rooms. A small (960 sf) second story accommodates mechanical and electrical equipment, allowing all equipment to be kept inside the building for avoidance of exposure to corrosive salt air. Site work includes repaving the existing parking lot and maintenance yard, and replacement of existing high-water-usage turf with native plants / low water use landscape and irrigation at the perimeter of existing parking lot and maintenance yard. Filed by designated agent Julie Jang - City of Oxnard Public Works, Tarah Brown - RNT Architects, 285 N. Ventura Ave., Suite 102, Ventura, CA 93001 on behalf of the property owner City of Oxnard.

3) Existing & Surrounding Land Uses: The project site is currently developed with a wastewater treatment plant for the City of Oxnard and associated utility equipment and structures. The area within the project site contains a number of structures that covers approximately a total of 21.27 acres..

The following table summarizes the land uses and zoning designation of the Project site and adjacent properties which are also illustrated on Attachment A.

PZ 24-400-01, Wastewater Facility Building Addition

Planning Commission Date: 7/17/25

Page 2

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industry Priority to Coastal Dependent (ICD)	Coastal Development Industry (CDI)	Wastewater Treatment Facility
North	Industry Priority to Coastal Dependent (ICD)	Coastal Development Industry (CDI)	Multi-tenant Industrial Building
South	Resource Protection (RP)	Coastal Visitor - Serving Commercial (CVC)	Vacant/undeveloped property
East	Industry Priority to Coastal Dependent (ICD)	Coastal Development Industry (CDI)	Recycling Facility
West	Easement (ESM) Industry Priority to Coastal Dependent (ICD) City of Port Hueneme (further to the West)	Easement/Right of Way (ESM-RW) City of Port Hueneme	Easement (Ventura County Flood Control District) Residential Development

4) Background Information:

- a) The project site was developed with the existing City Wastewater Treatment Facility in approximately 1958. The City Wastewater Treatment Facility opened in 1959. There are dozens of building permits dating beyond 1975 for the City Wastewater Treatment Plant and its ancillary structures.
- b) On October 1st, 1987, the Planning Commission approved Coastal Development Permit (CDP) No. 87-2 identifying the Wastewater Treatment Plant as a conditionally permitted use and to permit an expansion of the Wastewater Treatment Plant.

5) Environmental Determination: In accordance with Section 15302 (Class 2, Replacement or Reconstruction) of the State of California Environmental Quality Act (CEQA) Guidelines, “existing utility systems and/or facilities involving negligible or no expansion of capacity” may be found to be exempt from the requirements of CEQA. This proposal Project meets the requirements of a Class 2 Categorical Exemption because it consists of the replacement or reconstruction of existing and outdated structures and equipment for the City of Oxnard’s Wastewater Treatment Facility. 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 direct the Planning & Environmental Services Manager to file the Notice of Exemption (Attachment C) with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the project.

6) Analysis:

- a) **General Discussion:** The proposed project includes the removal and/or replacement of existing equipment and structures currently used by the City of Oxnard's wastewater treatment facility. The wastewater treatment facility is undergoing necessary changes to upgrade old and outdated equipment and buildings.

The project requests construction of a new maintenance building to be used by the City of Oxnard's Wastewater Treatment Plant. The new maintenance building will feature two stories while the existing maintenance building would maintain operations (without relocation) while the new maintenance building is constructed, and once the new maintenance building is operational would remain in use with similar but limited functions. The 14,510 square foot maintenance building will contain 13,550 square feet on the ground floor with a second floor area of 960 square feet dedicated for use as a mechanical room. The new maintenance building would include a kitchen/break room, conference/training room, men's and women's locker room, men's and women's restrooms, offices for maintenance staff, workstations, mechanical repair shop with a bridge crane, paint shop, electrical shop, bead blast room, tool storage room, and elevator. The new building will be approximately 23 feet in height and be located on the southwestern portion of the property and proposes drought tolerant landscaping and new light poles.

- b) **General Plan and Local Coastal Plan (LCP) Consistency:** The City's 2030 General Plan land use designation for the subject site is for Industry Priority to Coastal Dependent (ICD) uses which allows large electrical generating and transmission facilities. The proposed use of the site is the continued use of the Wastewater Treatment Facility; therefore, the project is consistent with the City's 2030 General Plan. Approval of this Coastal Development Permit has been determined to be consistent with the General Plan and the property's land use designation.

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).

PZ 24-400-01, Wastewater Facility Building Addition
 Planning Commission Date: 7/17/25
 Page 4

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
ER-2.4	I	Design Review Process Use the environmental and design review process to protect designated sensitive habitat, and promote open space	The project includes renovation and upgrade to vital utility equipment to ensure that the site continues to operate safely. Project includes minimal net size increases in structures and maintains the same operation
CD-1.6	I	Public Facilities Enhance resident quality of life by providing adequate space for schools, libraries, parks and recreation areas, as well as space for the expansion of public facilities to support the community's vision	The project includes replacement or reconstruction of existing and outdated structures and equipment for the City of Oxnard's wastewater treatment plant.
CD-8.2		Services Continue to ensure that public services and facilities are in place at the time of need or prior to the time new development occurs in order to avoid overloading existing urban service systems.	
ICS-1.1		Maintain Existing Service Levels Maintain the high priority of providing services to residents and visitors, and prevent deterioration of existing levels	

PZ 24-400-01, Wastewater Facility Building Addition
 Planning Commission Date: 7/17/25
 Page 5

ICS-12.2 ICS-12.3 ICS-12.4	I	Monitoring Plant Performance Continue to monitor the performance of the City wastewater treatment plant to determine when additional capacity will be required and plan for needed treatment capacity. Wastewater Discharge Monitoring Monitor and ensure that discharges comply with approved permits. Wastewater Discharge Treat all wastewater in compliance with approved discharge permits	The Wastewater Treatment Facility Improvements are being implemented to enhance performance and monitoring
CD-9.2 CD-16.5	II	Revitalization and Redevelopment Industrial and Commercial Development Standards	The project is subject to condition of approval that meet these Level II policies
All others	III	All policies not listed above	No or distant applicability to the proposed project.

In addition to being subject to the 2030 General Plan, the proposed development is subject to the Coastal Act and Local Coastal Plan. The applicable policies have been compared with the proposed project as follows:

PZ 24-400-01, Wastewater Facility Building Addition
 Planning Commission Date: 7/17/25
 Page 6

Coastal Act Policies (CA) and Local Coastal Plan (LCP) Policies

POLICY NO.	POLICY	EXPLANATION
CAP 30240a CAP 30240b	Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.	Project is designed to renovate and replace aging equipment and structures
CAP 30250 LCP 6(d)	New development shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it. New development adjacent to wetlands or resource protection areas shall be sited and designed to mitigate any adverse impacts to the wetlands or resource... When a development is proposed within an environmentally sensitive habitat or a resource protection area, or within 100 feet of such areas, a biological report shall be prepared which includes applicable topographic, vegetative and soils information. The information shall include physical and biological features existing in the habitat areas. The report shall be prepared by a qualified biologist, and shall recommend mitigation measures to protect any impacted resources. All recommendations shall be made in cooperation with the State Department of Fish and Game. When applicable restoration of damaged habitats shall be a condition of approval	Proposed equipment and storage will be located in the same location as the existing Wastewater Treatment Facility. Biological resources assessment was conducted - attachment D for the complete Biological Assessment.

PZ 24-400-01, Wastewater Facility Building Addition
Planning Commission Date: 7/17/25
Page 7

CAP 30251	Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas to minimize the alteration of natural landforms, and to be visually compatible with the character of the surrounding areas	Project includes removal and replacement of equipment and structures with similar structures that will not significantly impact any visual resources in the area
LCP 37	All new development in the coastal zone shall be designed to minimize impacts on the visual resources in the area.	
LCP 52	Industrial and energy-related development shall not be located in coastal resource areas, including sensitive habitats, recreational areas and archaeological sites. All development adjacent to these resource areas or agricultural areas shall be designed to mitigate any adverse impacts. All new industrial development shall be designed and screened to minimize aesthetic impacts. Screening shall be primarily vegetative.	Project development includes renovations and upgrades to an existing public utility site (Wastewater Treatment). All proposed structures will minimize aesthetic impacts by matching nearby structures.
LCP 54	All new industrial and energy-related development shall be located and designed to minimize adverse effects upon public access to the beach. Where appropriate, an access dedication shall be a condition of approval	Project activities will occur within the existing Wastewater Treatment Facility and will not create new adverse impacts to public access to the beach.
All others	III	All policies not listed above

The proposed Project complies with the above CAP and LCP policies and as shown below, the Project is fully consistent with the development standards of the Coastal Energy Facilities (EC) zone which implements the above LCP policies.

PZ 24-400-01, Wastewater Facility Building Addition

Planning Commission Date: 7/17/25

Page 8

- c) **Conformance with Zoning Development Standards:** The proposed development is located in the Coastal Development Industry (CDI) zone district. In accordance with the City Code, the proposed Wastewater Facility Building Addition may be permitted with an approved Coastal Development Permit. Applicable development standards of the CDI zone. Additionally, pursuant to Section 17-57(B)(B) (Coastal Permit Procedures) of the Coastal Zoning Code, the proposed project is appealable to the California Coastal Commission, and is thus subject to the Planning Commission's approval of a Coastal Development Permit. The proposed development has been reviewed for consistency with the development standards of the Coastal Zoning Code as follows:

7)

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. building height 17-19(D)(1)	55 feet	23 feet (addition to Wastewater Facility Building Addition)	YES
Front Yard Setback 17-19(D)(5)	10 feet (minor streets) 20 feet (thoroughfare)	Greater than 20 feet	YES
Rear Yard Setback 17-19(D)(6)	0 feet	10+ feet (new maintenance and electrical building)	YES
Side Yard Setback 17-13(D)(7)	0 feet	10+ feet (new maintenance and electrical building)	YES

As conditioned the Project is consistent with the Coastal Act policies and Local Coastal Plan policies that are applicable to development located within the Coastal Energy Facilities zone.

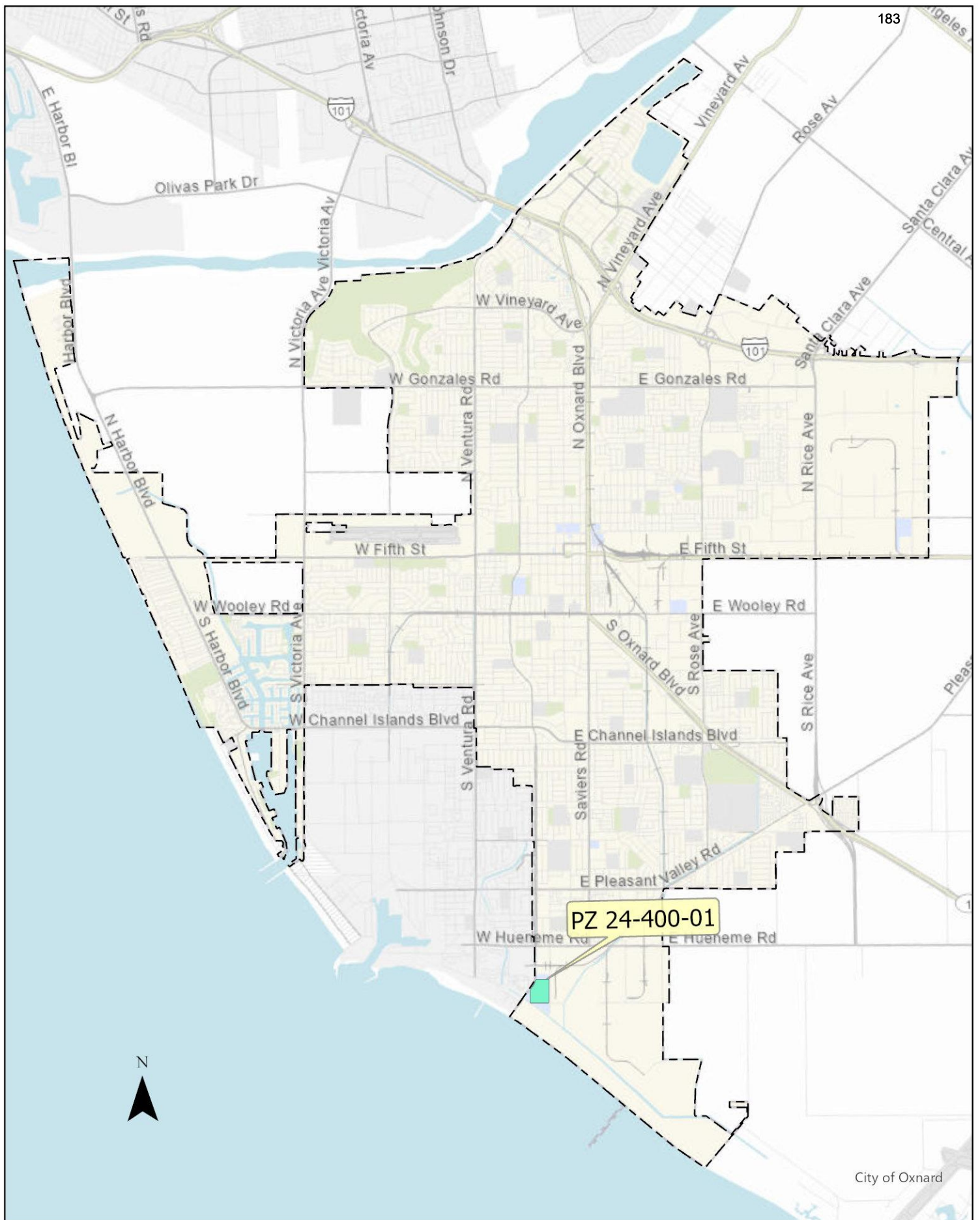
- a) **Site Design:** The project site is generally broken down into two (2) properties and both are located near the southern edge of the City, on the west side of Perkins Road. The main Wastewater Treatment Facility is located at 6001 Perkins Road and the Headworks Facility is located just north of that site, at 5751 Perkins Road. The main property consists of a variety of structures, including office buildings for Public Works Administration, maintenance buildings, operation buildings, electrical buildings, chemical buildings, digesters, solids processing buildings, primary sedimentation tanks, generator buildings, pump stations, aeration tanks, flow equalization basins etc. The addition to the Wastewater Treatment Facility building will take place entirely within the 6001 Perkins Road portion of the site.

- b) **Circulation and Parking:** Vehicular access to the main site is provided via five (5) separate paved driveways from Perkins Road. The paved driveways are currently used to access the site for employees and Public Works vehicles. It is important to have more than one point of access in case of emergency. Approved CDP No. 87-2 identified the Wastewater Treatment Plant does not require onsite parking to be provided, although there are approximately 81 parking spaces currently provided on-site. The project proposed eight additional parking spaces. The Wastewater Facility applicant has indicated that the new building addition will not result in changes to staffing but is being constructed due to the current facilities not meeting the operational needs of the site.
 - c) **Building Design:** The Wastewater Facility Building addition features gray and silver colored CMU walls, tahoe blue roll up doors, with the second story featuring angelus block - onyx burnished CMU blocks and an old zinc gray standing seam metal roof. Exterior trellis/deck and associated guardrails are made of golem rosewood with pedestrian scale lighting fixtures throughout the site. The addition is of similar height to the existing 8,907 square foot Wastewater Facility and is oriented to maximize natural lighting.
 - d) **Landscaping and Open Space:** The project replaces highwater usage turf with native plants using low water landscape and irrigation systems.
- 8) **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on July 24, 2024 and January 22, 2025. Recommendations of the DAC are included in the attached resolution(s).
- 9) **Community Workshop and Public Input:** Since the Project site is not located within a General Plan designated neighborhood, the project was not required to be presented to the community during a Community Workshop.
- 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 project site, and residents within 100 feet of the project site. To date, Planning Staff has not received any comments or inquiry from the public regarding the proposed project.
- 10) **Appeal Procedure:** In accordance with Section 17-58(J) of the City Code, the Planning Commission's action may be appealed to the City Council within 10 working 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. If an appeal to the City Council is not filed within 10 working days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final and a Notice of Final Action shall be filed on the 11th working day with the Coastal Commission

PZ 24-400-01, Wastewater Facility Building Addition
Planning Commission Date: 7/17/25
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Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Biological Resources Assessment
- E. Resolutions
- F. Presentation



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PZ 24-400-01

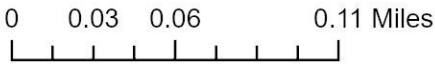
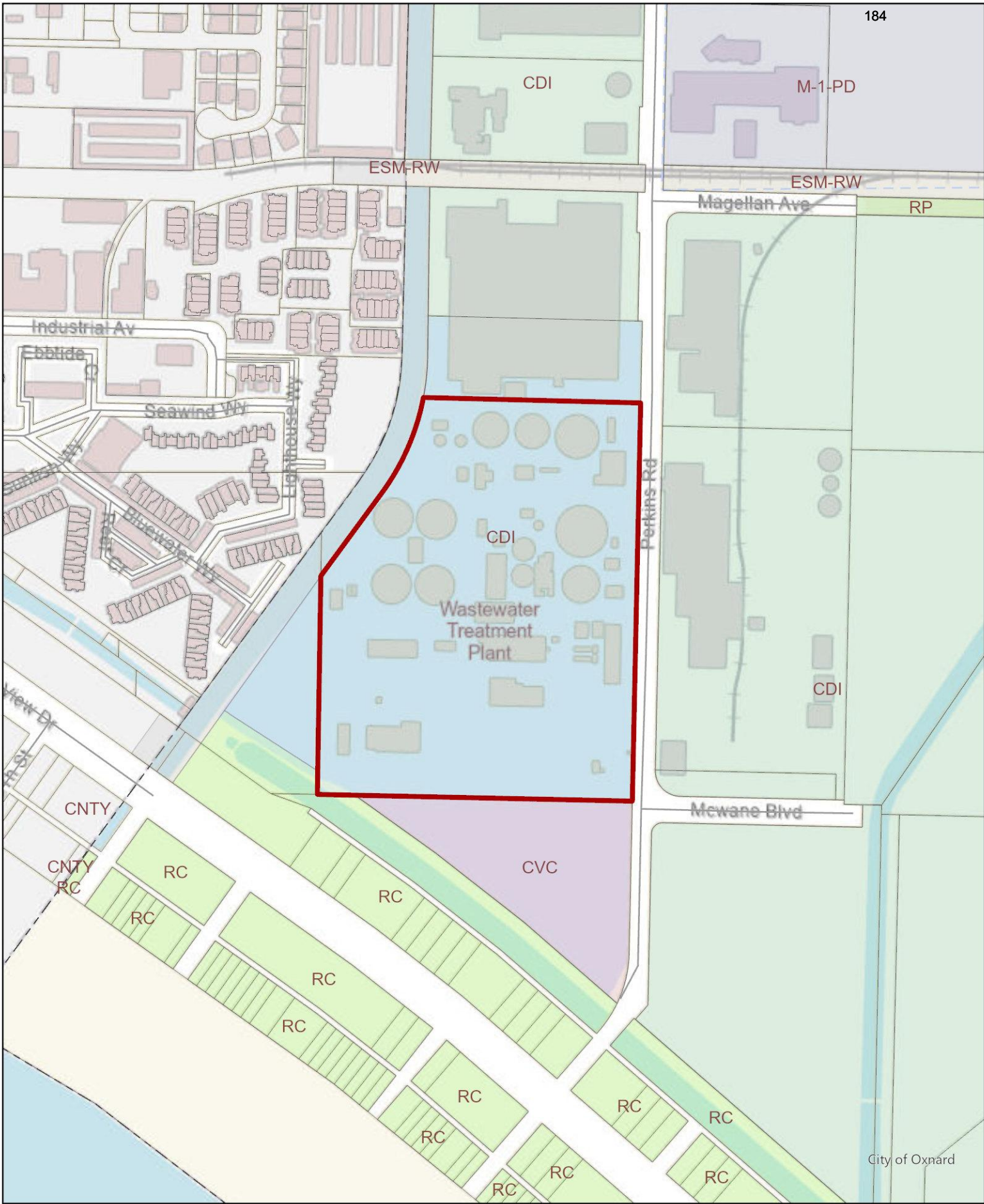
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0 0.5 1 2 Miles

City of Oxnard

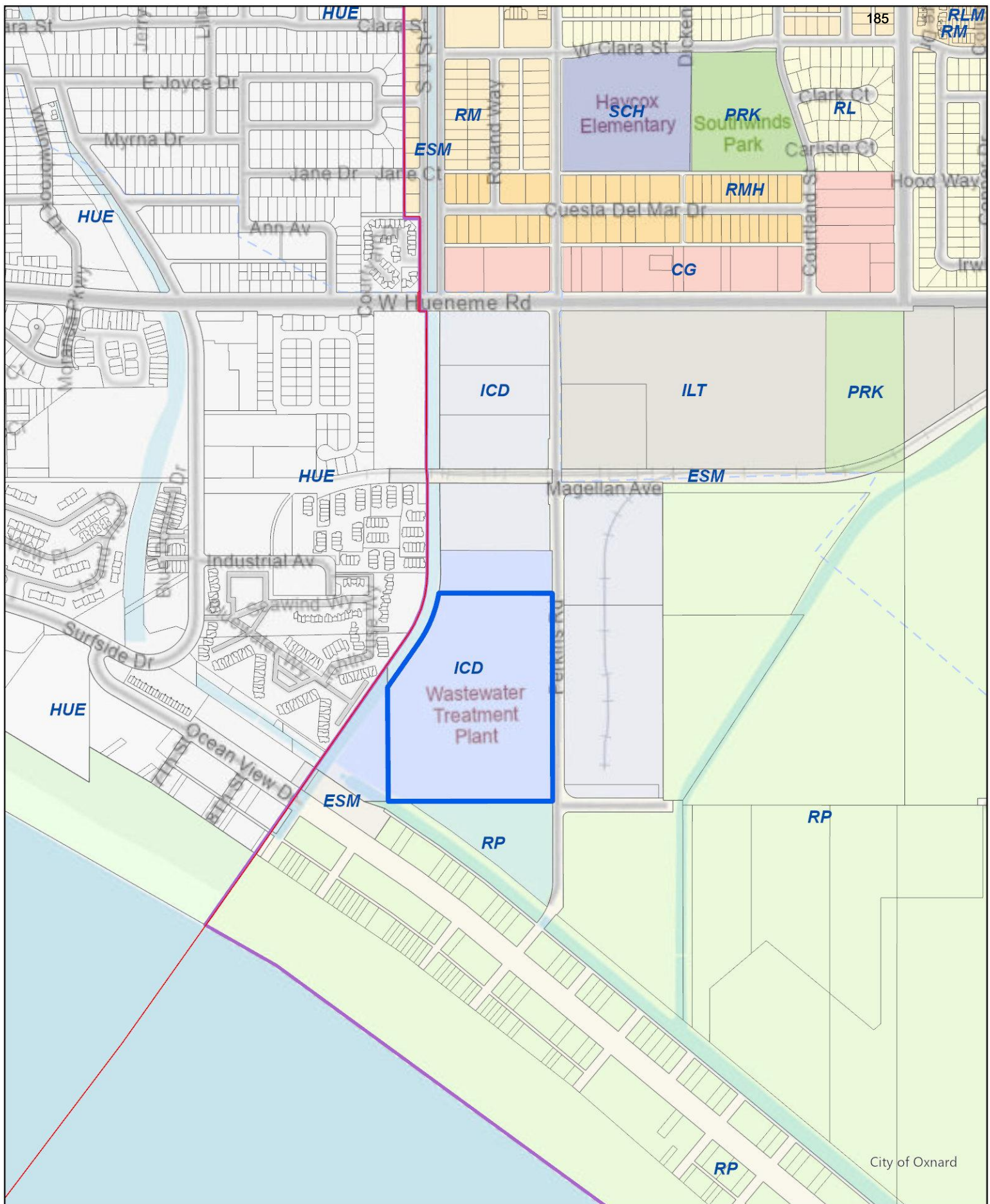
Vicinity Map

PZ 25-400-01



Zoning Map

PZ 24-400-01



0 0.05 0.1 0.2 Miles



General Plan 2030 Map

PZ 24-400-01



186

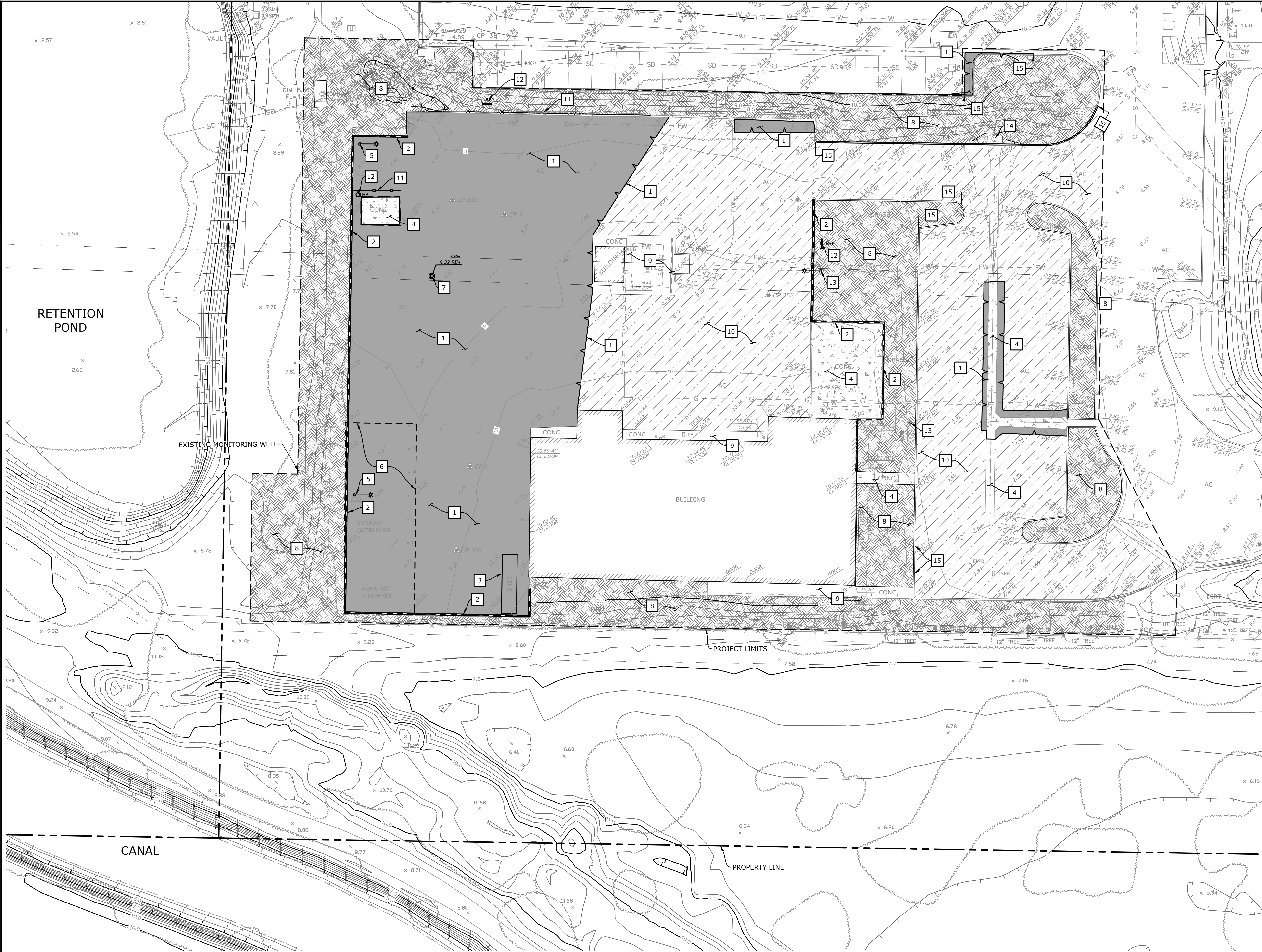
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City of Oxnard

0 135 270 540 Feet

Aerial Map

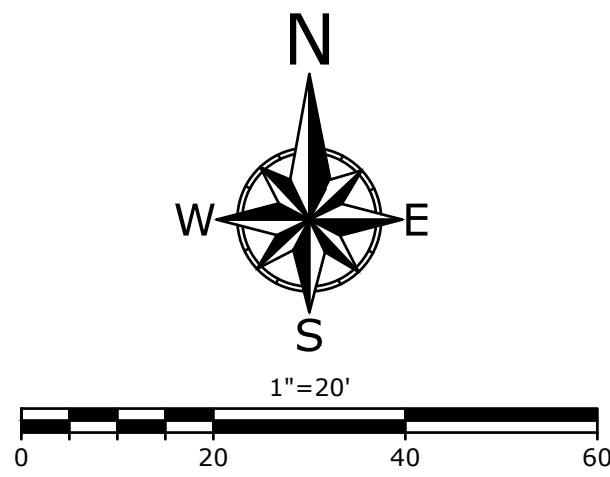
PZ 24-400-01



- DEMOLITION NOTES**
- 1 SAWCUT AND REMOVE EXISTING PAVEMENT TO LIMITS SHOWN.
 - 2 EXISTING WALL TO BE REMOVED.
 - 3 EXISTING SHED TO BE REMOVED.
 - 4 EXISTING CONCRETE TO BE REMOVED.
 - 5 EXISTING AREA LIGHT TO BE REMOVED.
 - 6 EXISTING STORAGE STRUCTURE TO BE REMOVED.
 - 7 EXISTING MANHOLE TO BE REMOVED.
 - 8 CLEAR GRUB AREA.
 - 9 EXISTING CONCRETE TO BE PROTECTED.
 - 10 EXISTING AC PAVEMENT TO RECEIVE 2" GRIND PRIOR TO OVERLAY.
 - 11 EXISTING FENCE TO BE REMOVED.
 - 12 RELOCATE BACKFLOW PREVENTER.
 - 13 RELOCATE STREET LIGHT.
 - 14 EXISTING CATCH BASIN TO BE REMOVED.
 - 15 EXITING CURB TO BE REMOVED.

- DEMOLITION LEGEND & ABBREVIATIONS**
- AC PAVEMENT TO BE REMOVED
 - LANDSCAPE TO BE REMOVED
 - AC PAVEMENT TO BE GRINDED
 - CONCRETE TO BE REMOVED
 - SAWCUT
 - EX GAS
 - EX SEWER
 - EX STORM DRAIN
 - EX ELECTRIC
 - EX WATER
 - EX FIRE WATER
 - EX FIBER OPTIC

SAVE DATE: 12/19/2024 9:41:02 AM PLOT BY: Rubalcaba



DESIGNED BY: RMR
CHECKED BY: GHP

REVISIONS		
MARK	DATE	DESCRIPTION

REVIEWED BY: _____

DATE _____

CITY OF
OXNARD
CALIFORNIA

PUBLIC WORKS DEPARTMENT 305 WEST 3RD STREET, OXNARD, CA 93000

OXNARD WTP MAINTENANCE BUILDING
DEMOLITION PLAN

APPROVED: _____
Acting City Engineer Michael Wolfe
R.C.E. 65623 Exp. 11-30-25

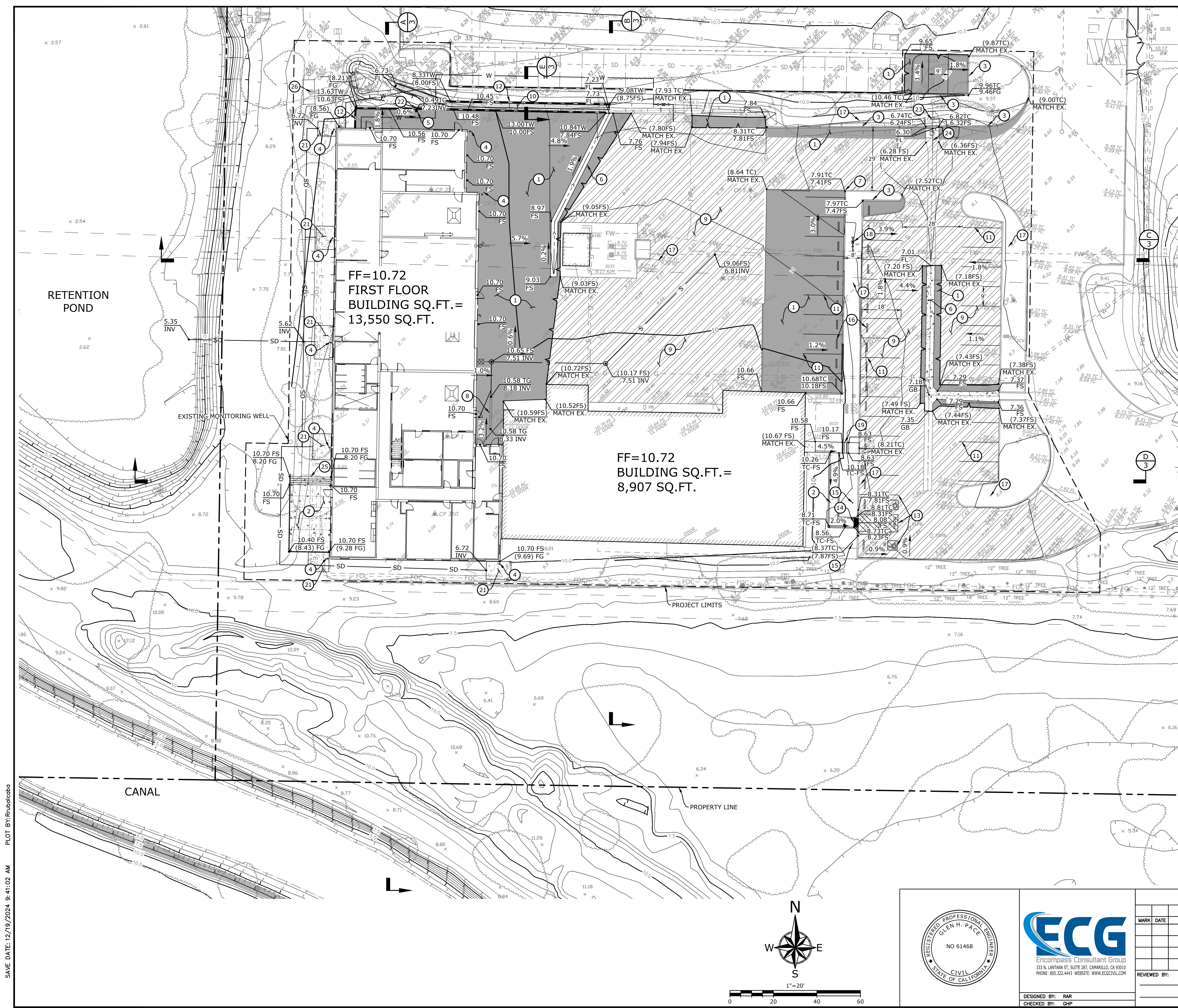
TASK NO.: _____

PROJECT NUMBER XXXXXX

SHEET REFERENCE
SHEET No. 1 of 5

DATE: 12/19/2024

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- ### CONSTRUCTION NOTES
1. CONSTRUCT ASPHALT CONCRETE PAVEMENT PER DETAIL "A" SHEET 4.
 2. CONSTRUCT PEDESTRIAN PCC CONCRETE PER DETAIL "B" SHEET 4.
 3. CONSTRUCT 6" HIGH CONCRETE CURB, TYPE A1-6 PER COX STANDARD PLATE 111.
 4. INSTALL SPLASH BLOCK AT DOWNSPOUT.
 5. INSTALL 12" CATCH BASIN WITH INSERT PER DETAIL "K" SHEET 4.
 6. INSTALL RIBBON GUTTER PER DETAIL "E" SHEET 4.
 7. CONSTRUCT 12" WIDE NOTCH IN CURB.
 8. INSTALL TRENCH DRAIN.
 9. CONSTRUCT AC PAVEMENT GRIND AND OVERLAY.
 10. CONSTRUCT VEGETATED SWALE PER DETAIL "J" SHEET 4.
 11. INSTALL PARKING STRIPING.
 12. CONSTRUCT BLOCK WALL.
 13. CONSTRUCT ADA STALL PER DETAIL "F" SHEET 4.
 14. CONSTRUCT ADA RAMP PER DETAIL "G" SHEET 4.
 15. INSTALL PARKING SIGN PER DETAIL "H" SHEET 4.
 16. INSTALL WHEEL STOP PER DETAIL "I" SHEET 4.
 17. INSTALL STREET LIGHT.
 18. RELOCATE BACKFLOW PREVENTER.
 19. CONSTRUCT 6" CONCRETE STEP PER SPPWC SECTION 600-3.
 20. CONSTRUCT 12" WIDE NOTCH IN CURB.
 21. INSTALL PLANTER BOX.
 22. OUTLET STORM DRAIN THROUGH WALL.
 23. INSTALL CONCRETE CATCH BASIN WITH INSERT.
 24. CONSTRUCT RIBBON GUTTER.
 25. CONSTRUCT STAIRS PER ARCHITECTS PLAN.
 26. INSTALL CONNECTER PIPE SCREEN.

GRADING LEGEND

	CONCRETE PCC PAVEMENT
	AC PAVEMENT
	AC PAVEMENT OVERLAY
	PLANTER

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DESIGNED BY: RAR
CHECKED BY: GHP

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____

DATE: _____

CITY OF
OXNARD
CALIFORNIA

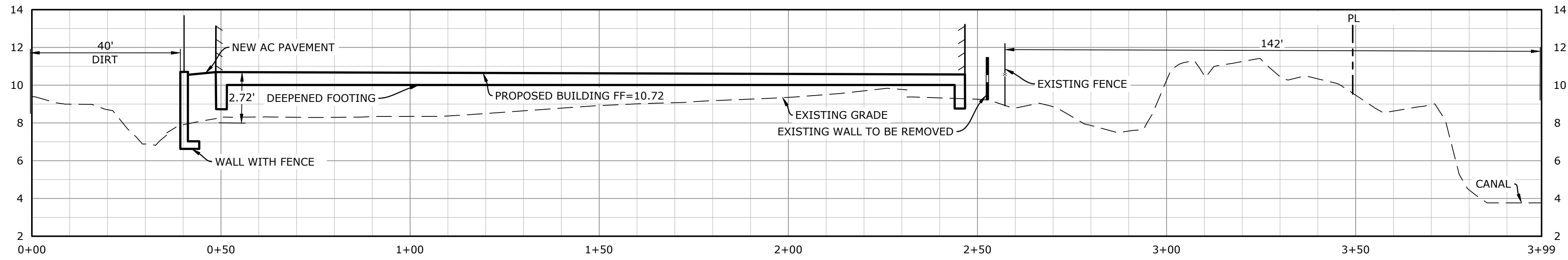
PUBLIC WORKS DEPARTMENT 305 WEST 3RD STREET, OXNARD, CA 93000

OXNARD WTP MAINTENANCE BUILDING
GRADING & DRAINAGE

APPROVED: _____
Acting City Engineer Michael Wolfe
R.C.E. 65623 Exp. 11-30-25 Date: _____

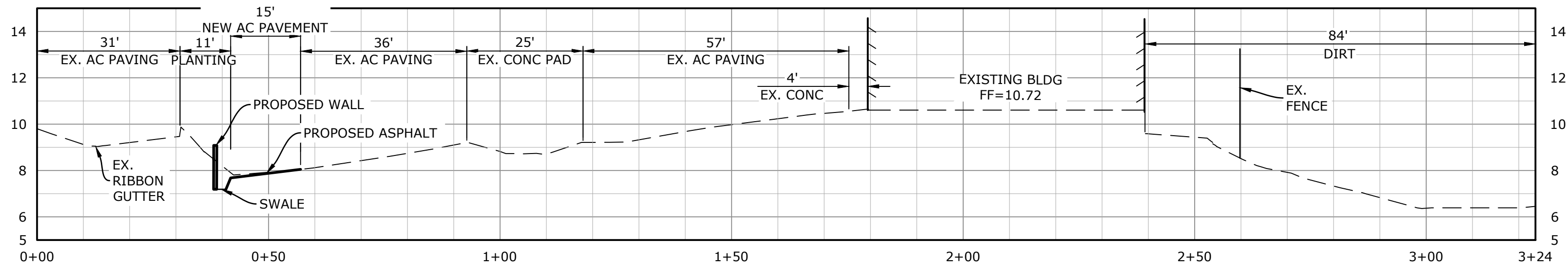
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PROJECT NUMBER XXXXXX	SHEET No. 2 of 5

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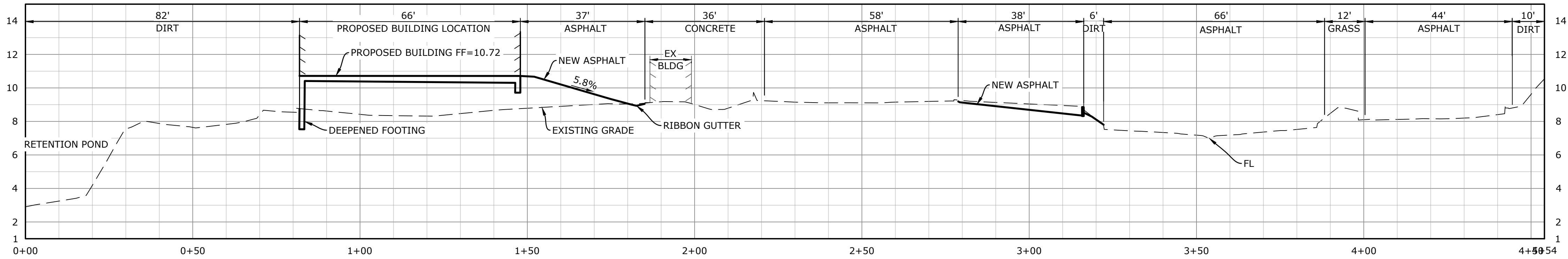
SECTION "A"

HORIZONTAL 1"=20'
VERTICAL 1"=4'



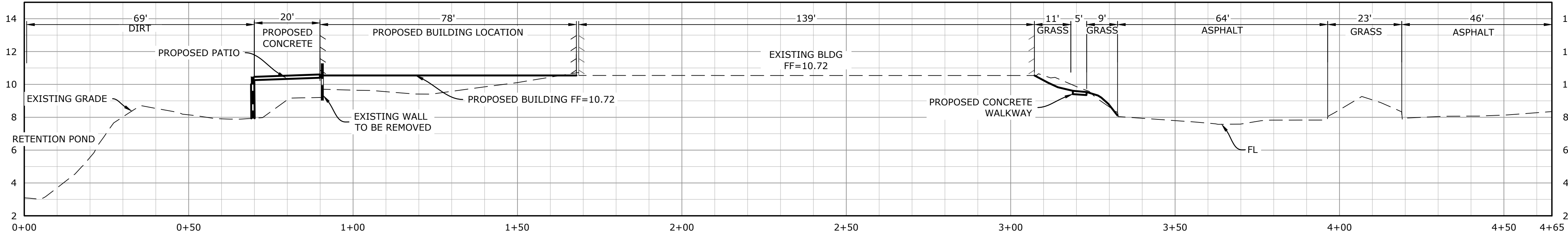
SECTION "B"

HORIZONTAL 1"=20'
VERTICAL 1"=4'



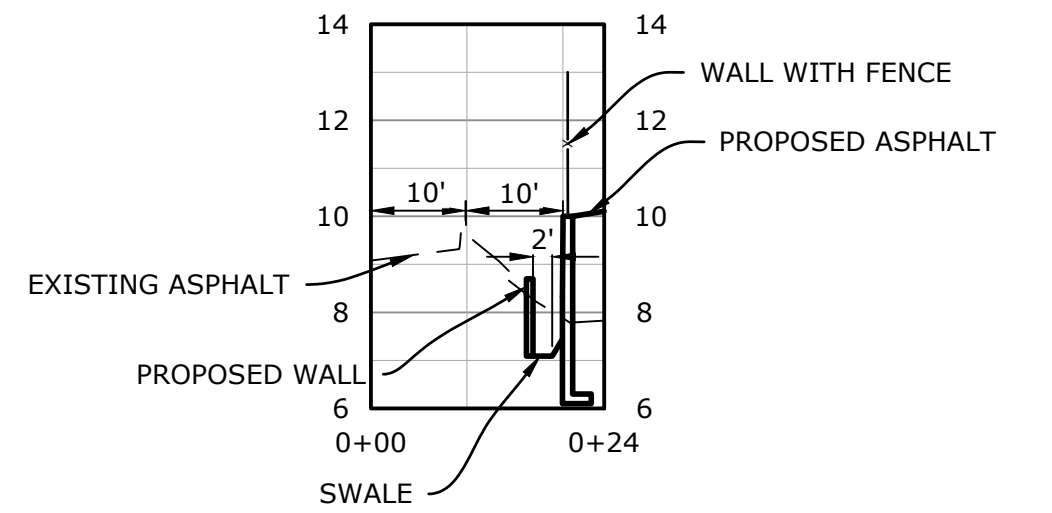
SECTION "C"

HORIZONTAL 1"=20'
VERTICAL 1"=4'



SECTION "D"

HORIZONTAL 1"=20'
VERTICAL 1"=4'



SECTION "E"

HORIZONTAL 1"=20'
VERTICAL 1"=4'

SAVE DATE: 12/19/2024 9:41:02 AM PLOT BY: Rubalcaba

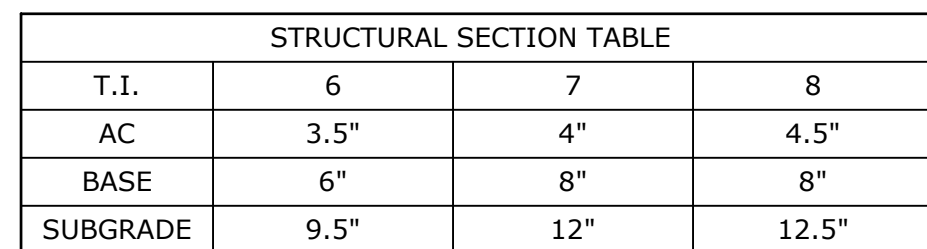


DESIGNED BY: RAR
CHECKED BY: GHP

REVISIONS			
MARK	DATE	DESCRIPTION	BY
REVIEWED BY:		DATE	
		DATE	

CITY OF OXNARD CALIFORNIA		DATE: 12/19/2024
PUBLIC WORKS DEPARTMENT 308 WEST 3RD STREET, OXNARD, CA 93000		
OXNARD WTP MAINTENANCE BUILDING SECTIONS		
APPROVED: _____ Acting City Engineer Michael Wolfe R.C.E. 65623 Exp. 11-30-25 Date		
TASK NO.: _____	SHEET REFERENCE	
PROJECT NUMBER XXXXXX	SHEET No. 3 of 5	

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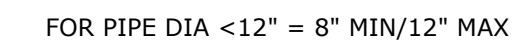
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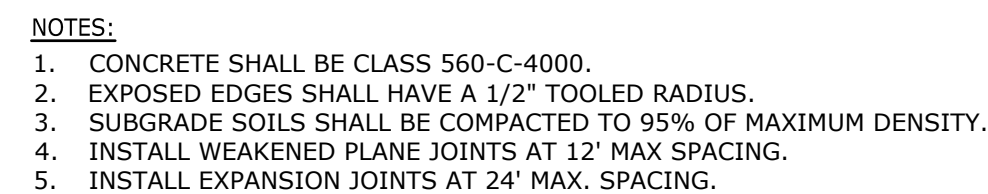
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SCALE: N.T.S.



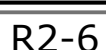
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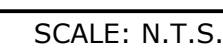
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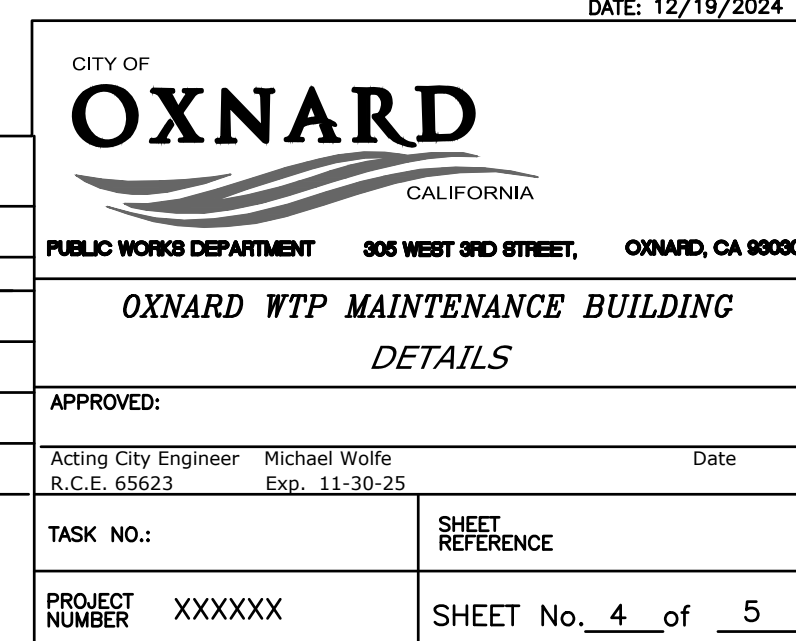
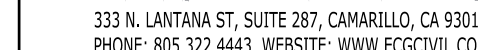
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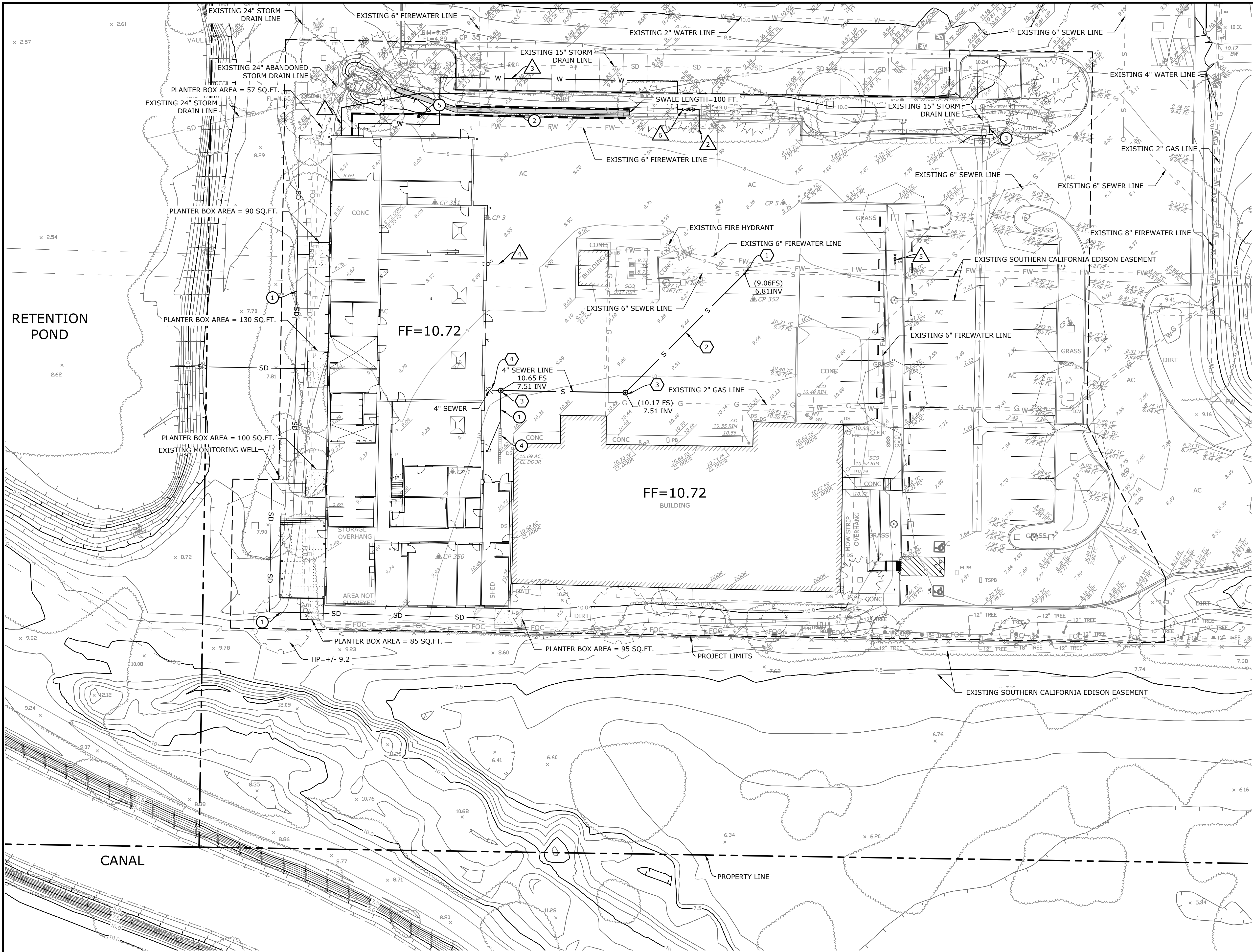


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SCALE: N.T.S.





WATER CONSTRUCTION NOTES

1. CONSTRUCT 6" SCH. 80 PVC WATER LATERAL.
2. CONNECT WATER LATERAL TO EXISTING FIRE WATER LINE.
3. CONSTRUCT 4" SCH. 80 PVC WATER LATERAL.
4. WATER SERVICE PER PLUMBING PLAN.
5. BACKFLOW PREVENTER TO BE RELOCATED.
6. INSTALL 4" BACKFLOW PREVENTER WITH A FIRE DEPARTMENT CONNECTION.

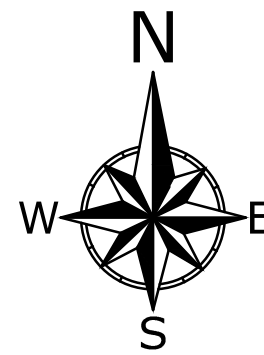
SEWER CONSTRUCTION NOTES

1. CONNECT SEWER LATERAL TO EXISTING SEWER PIPE.
2. CONSTRUCT 4" SDR 35 PVC SANITARY SEWER PIPE.
3. CONSTRUCT SANITARY SEWER CLEANOUT PER SPWW STANDARD PLAN 204-3.
4. 4" SEWER SERVICE PER PLUMBING PLAN.

STORM DRAIN CONSTRUCTION NOTES

1. CONSTRUCT 6" PVC STORM DRAIN PIPE.
2. VEGETATED SWALE.
3. INSTALL 18" CONCRETE CATCH BASIN WITH INSERT.
4. INSTALL 12" TRENCH DRAIN.
5. INSTALL 12" CATCH BASIN WITH INSERT.

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1"=20'



DESIGNED BY: RAR
CHECKED BY: GHP

REVISIONS			
MARK	DATE	DESCRIPTION	BY

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PUBLIC WORKS DEPARTMENT 305 WEST 3RD STREET, OXNARD, CA 93000

**OXNARD WTP MAINTENANCE BUILDING
UTILITY PLAN**

APPROVED: _____
Acting City Engineer Michael Wolfe
R.C.E. 65623 Exp. 11-30-25 Date _____

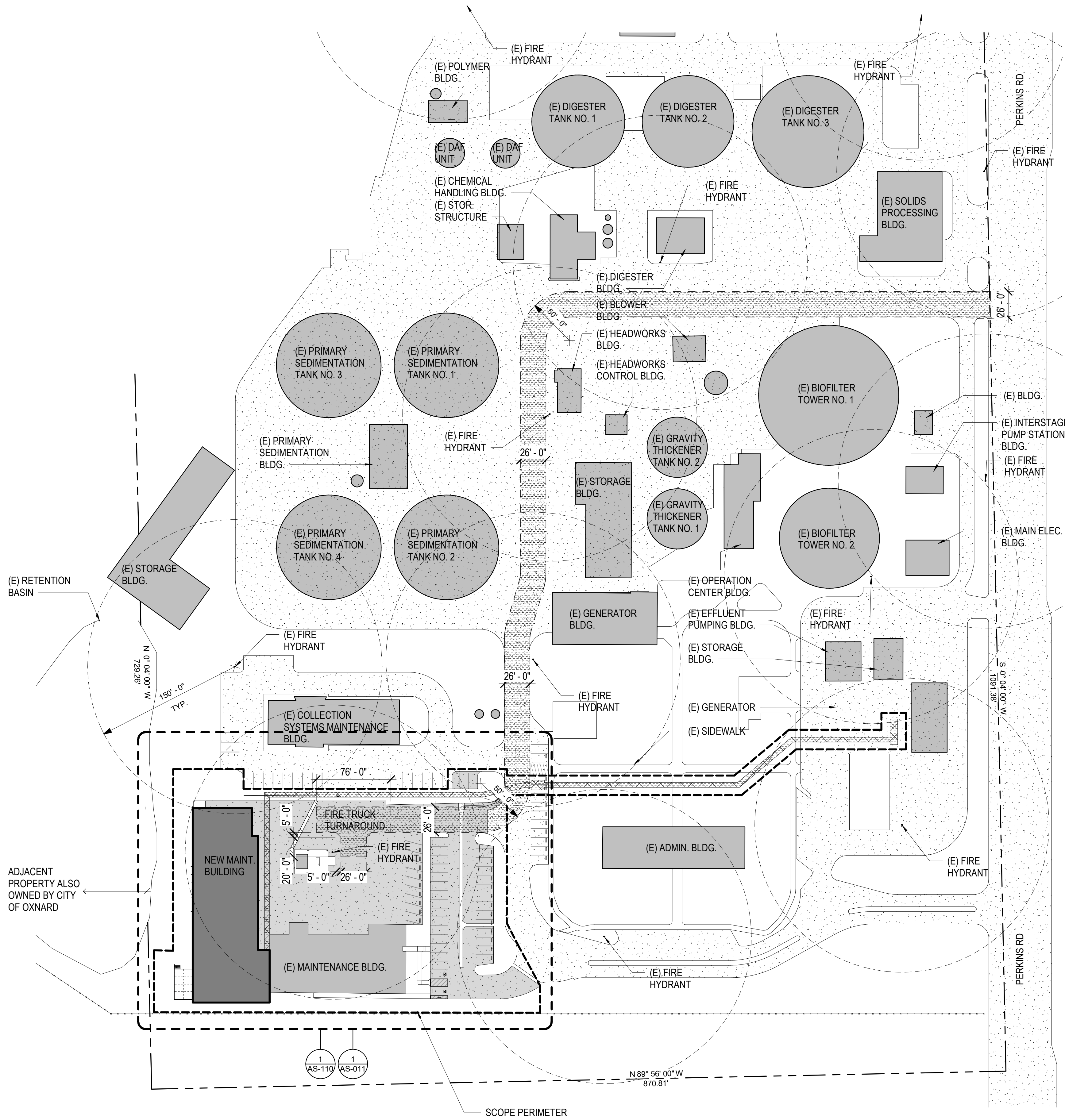
TASK NO.: _____
PROJECT NUMBER XXXXXX

SHEET REFERENCE
SHEET No. 5 of 5

DATE: 12/19/2024

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Autodesk Docs://1006 - Oxnard Wastewater Treatment Plant/1006 - OWTP Maint Bldg.rvt



1 OVERALL SITE PLAN
1" = 60'-0"

GENERAL NOTES

1. OVERALL SITE PLAN GENERAL NOTES

LEGEND

- (E) ASPHALT PAVEMENT, NOT IN SCOPE
- GRIND ASPHALT AT AREA OF OVERLAY, REFER TO CIVIL
- TRENCH EXCAVATION AS REQUIRED FOR ELECTRICAL WORK, REFER TO ELECTRICAL DRAWINGS. PATCH & REPAIR TO MATCH EXISTING ADJACENT SURFACES.
- EXISTING FIRE APPARATUS ACCESS PATH
- SCOPE PERIMETER
- PROPERTY LINE

KEYNOTES

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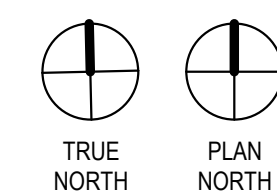
50% CONSTRUCTION
DOCUMENTS

No.	Description	Date

Sheet Name
OVERALL
SITE PLAN

1006
Date 03/17/2025
Drawn by EE
Checked by TB
Sheet Number

AS-010



① DEMOLITION
1" = 20'-0"

1. DEMOLITION SITE PLAN GENERAL NOTES.

	(E) ASPHALT PAVEMENT, NOT IN SCOPE
	GRIND EXISTING ASPHALT SURFACE AS REQUIRED FOR REPAVING, REFER TO CIVIL
	TRENCH EXCAVATION, REFER TO CIVIL
	DEMOLISH (E) ASPHALT
	P.I.P. (E) CONCRETE HARDSCAPE
	DEMOLISH (E) LANDSCAPE & IRRIGATION, REFER TO LANDSCAPE
	DEMOLISH (E) PLANTER AS REQUIRED FOR WIDENED DRIVE AISLE, REFER TO CIVIL
	DEMOLISH (E) CONCRETE DRAINAGE SWALE, REFER TO CIVIL

02010A	P.I.P. (E) CURB & PLANTER
02010B	P.I.P. (E) CONCRETE DRAINAGE SWALE
02010C	P.I.P. (E) WASH STATION BUILDING & RELATED INFRASTRUCTURE
02010D	P.I.P. (E) FIRE HYDRANT
02010H	P.I.P. (E) 84IN HIGH CHAINLINK FENCE
02010I	P.I.P. (E) 96IN HIGH CHAINLINK FENCE, HUNTER GREEN VINYL COATED MESH WITH 1FT TALL3-STRAND BARBED WIRE @ TOP
02010J	P.I.P. (E) MONITORING WELL
02010L	P.I.P. (E) CONCRETE SIDEWALK
02010M	P.I.P. (E) RETENTION BASIN PERIMETER
02410A	DEMOLISH, (E) SWING GATE
02410B	DEMOLISH, (E) WOOD FRAMED CANOPY & FOUNDATION
02410C	DEMOLISH, (E) C.M.U. WALL & FOOTING
02410E	DEMOLISH, (E) CONCRETE SIDEWALK
02410F	DEMOLISH, (E) CONCRETE PATIO
02410G	DEMOLISH, (E) LIGHT POLE
02410H	DEMOLISH, (E) UTILITY VALVE
02410I	DEMOLISH, (E) 84IN HIGH CHAINLINK FENCE
02410J	DEMOLISH, (E) CATCH BASIN
02410L	DEMOLISH, (E) CONCRETE DRAINAGE SWALE, REFER TO CIVIL
02430A	RELOCATE (E) MATERIALS SHED BY OWNER
32000A	SCOPE PERIMETER

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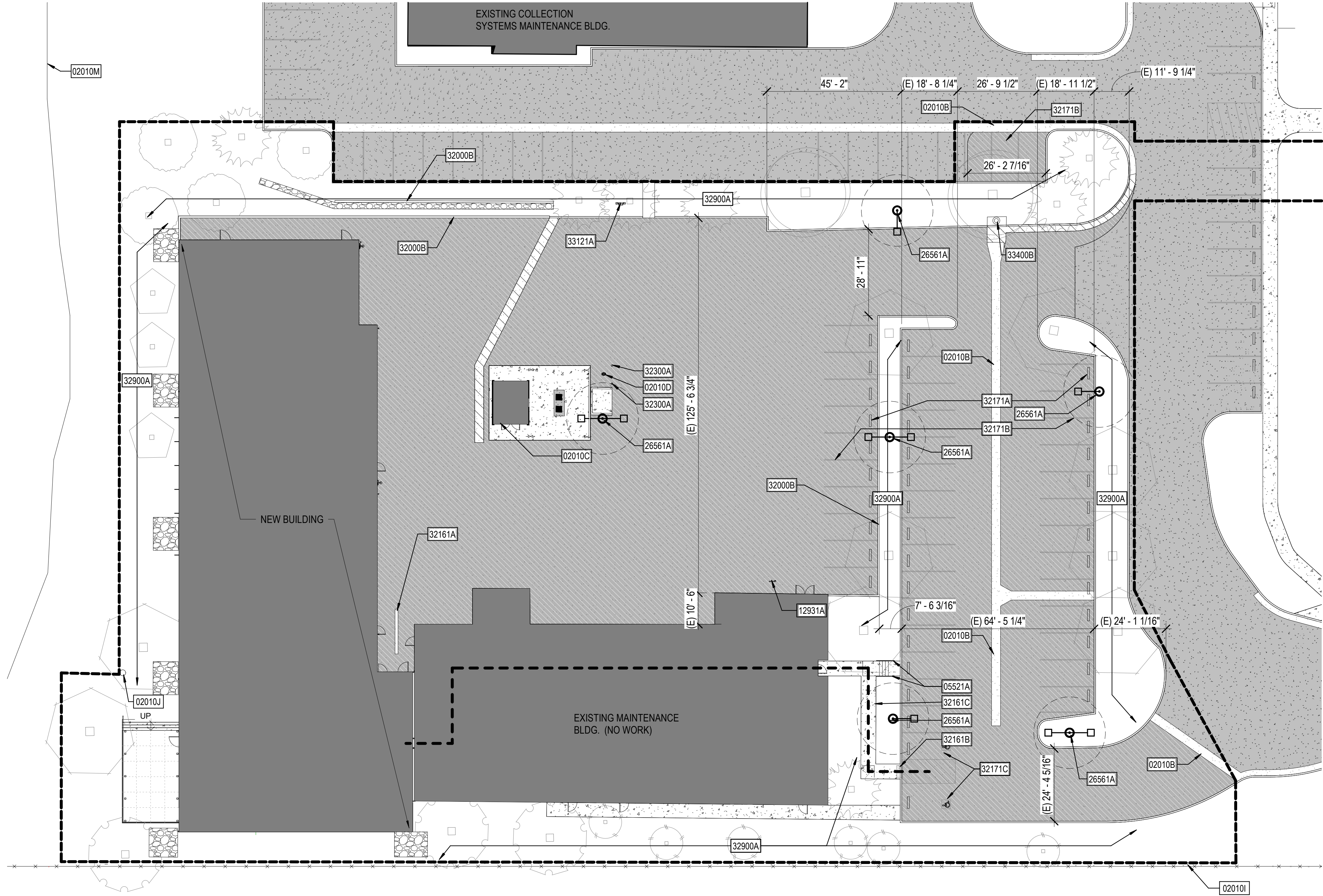
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**DEMOLITION
SITE PLAN**

	1006
Date	12/19/2024
Drawn by	Author
Checked by	Checker

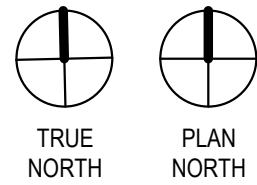
Sheet Number

AS-011

Autodesk Docs://1006 - Oxnard Wastewater Treatment Plant/1006 - OWTP Maint Bldg.rvt



1 SITE PLAN
1" = 20'-0"



GENERAL NOTES

1. REFER TO AS-010 FOR FIRE ACCESS ROUTE.
2. REFER TO LANDSCAPE FOR PLANTING & IRRIGATION.

LEGEND

- (E) ASPHALT PAVEMENT, NOT IN SCOPE
- ASPHALT REPAVING, REFER TO CIVIL
- P.I.P. (E) CONCRETE HARDSCAPE
- NEW CONCRETE DRAINAGE SWALE
- STORMWATER BMP, REFER TO CIVIL
- TREE, REFER TO LANDSCAPE
- SCOPE PERIMETER
- ACCESSIBLE PATH OF TRAVEL

KEYNOTES

- 02010B P.I.P. (E) CONCRETE DRAINAGE SWALE
- 02010C P.I.P. (E) WASH STATION BUILDING & RELATED INFRASTRUCTURE
- 02010D P.I.P. (E) FIRE HYDRANT
- 02010I P.I.P. (E) 96IN HIGH CHAINLINK FENCE, HUNTER GREEN VINYL COATED MESH WITH 1FT TALL 3-STRAND BARBED WIRE @ TOP
- 02010J P.I.P. (E) MONITORING WELL
- 02010M P.I.P. (E) RETENTION BASIN PERIMETER
- 05521A 36IN HIGH METAL RAILING
- 12931A U-SHAPE BICYCLE RACK, STAINLESS STEEL
- 26561A PARKING SITE LIGHTING, REFER TO ELECTRICAL
- 32000B SITE WALL, REFER TO CIVIL
- 32161A CONCRETE DRAINAGE AND TRENCH DRAIN, REFER TO CIVIL
- 32161B CURB RAMP, REFER TO CIVIL
- 32161C WALKWAY, REFER TO CIVIL
- 32171A WHEEL STOP, REFER TO CIVIL, TYP.
- 32171B PARKING LOT STRIPING, REFER TO CIVIL, TYP.
- 32171C STRIPE NEW ACCESSIBLE PARKING STALLS PER CIVIL.
- 32300A METAL BOLLARD
- 32900A PLANTED AREA, REFER TO LANDSCAPE
- 33121A BACKFLOW PREVENTER WITH FIRE DEPARTMENT CONNECTION, REFER TO CIVIL
- 33400B CATCH BASIN, REFER TO CIVIL

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APN 231-009-110

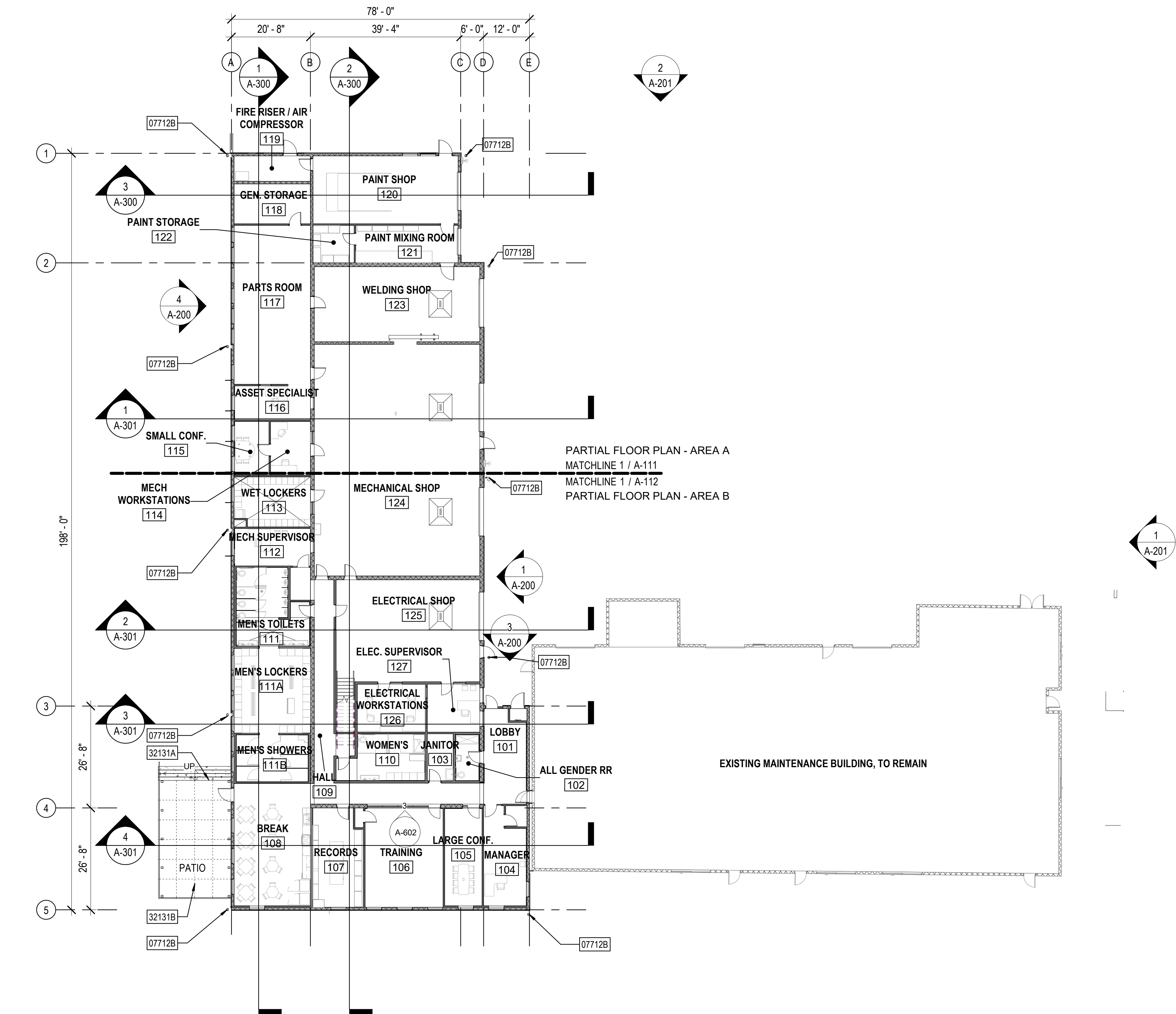
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No.	Description	Date

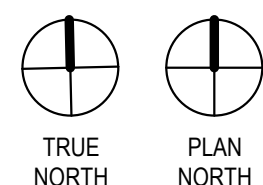
Sheet Name
PROPOSED
SITE PLAN

	1006
Date	12/19/2024
Drawn by	TDB
Checked by	TDB
Sheet Number	

AS-110



1 FLOOR PLAN
1/16" = 1'-0"



GENERAL NOTES

LEGEND

KEYNOTES

07712B	STAINLESS STEEL DOWNSPOUT WITH SPLASH BLOCK
32131A	CONCRETE PATIO
32131B	SAW CUT LINES AT CONCRETE SLAB, REFER TO DETAIL X/XX



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SCHEMATIC DESIGN

No.	Description	Date

Sheet Name

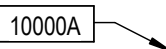
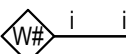
OVERALL FIRST FLOOR PLAN

	1006
Date	12/19/2024
Drawn by	EE
Checked by	Checker
Sheet Number	

A-110



LEGEND

- | | |
|---|---|
|  | 12" CMU WALL, REFER TO WALL TYPES & WALL FINISH ASSEMBLIES FOR ADDITIONAL INFORMATION |
|  | 8" CMU WALL, REFER TO WALL TYPES & WALL FINISH ASSEMBLIES FOR ADDITIONAL INFORMATION |
|  | 6" FRAMED WALL, REFER TO WALL TYPES & WALL FINISH ASSEMBLIES FOR ADDITIONAL INFORMATION |
|  | 4" FRAMED WALL, REFER TO WALL TYPES & WALL FINISH ASSEMBLIES FOR ADDITIONAL INFORMATION |
|  | ROOF LINE ABOVE |
|  | KEYNOTE |
|  | DOOR NUMBER REFERENCE, REFER TO DOOR SCHEDULE |
|  | WINDOW NUMBER REFERENCE, REFER TO WINDOW TYPES |
|  | COMPRESSED AIR |
|  | EQUIPMENT, REFER TO EQUIPMENT SCHEDULE ON A-605 |
|  | WALL TAG, REFER TO WALL TYPES & WALL FINISH ASSEMBLIES |

KEYNOTES

- | | |
|--------|---|
| 22000A | PLUMBING EQUIPMENT, REFER TO PLUMBING PLANS |
| 23000A | MECHANICAL EQUIPMENT, REFER TO MECHANICAL |
| 26260A | ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL |

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SCHEMATIC DESIGN

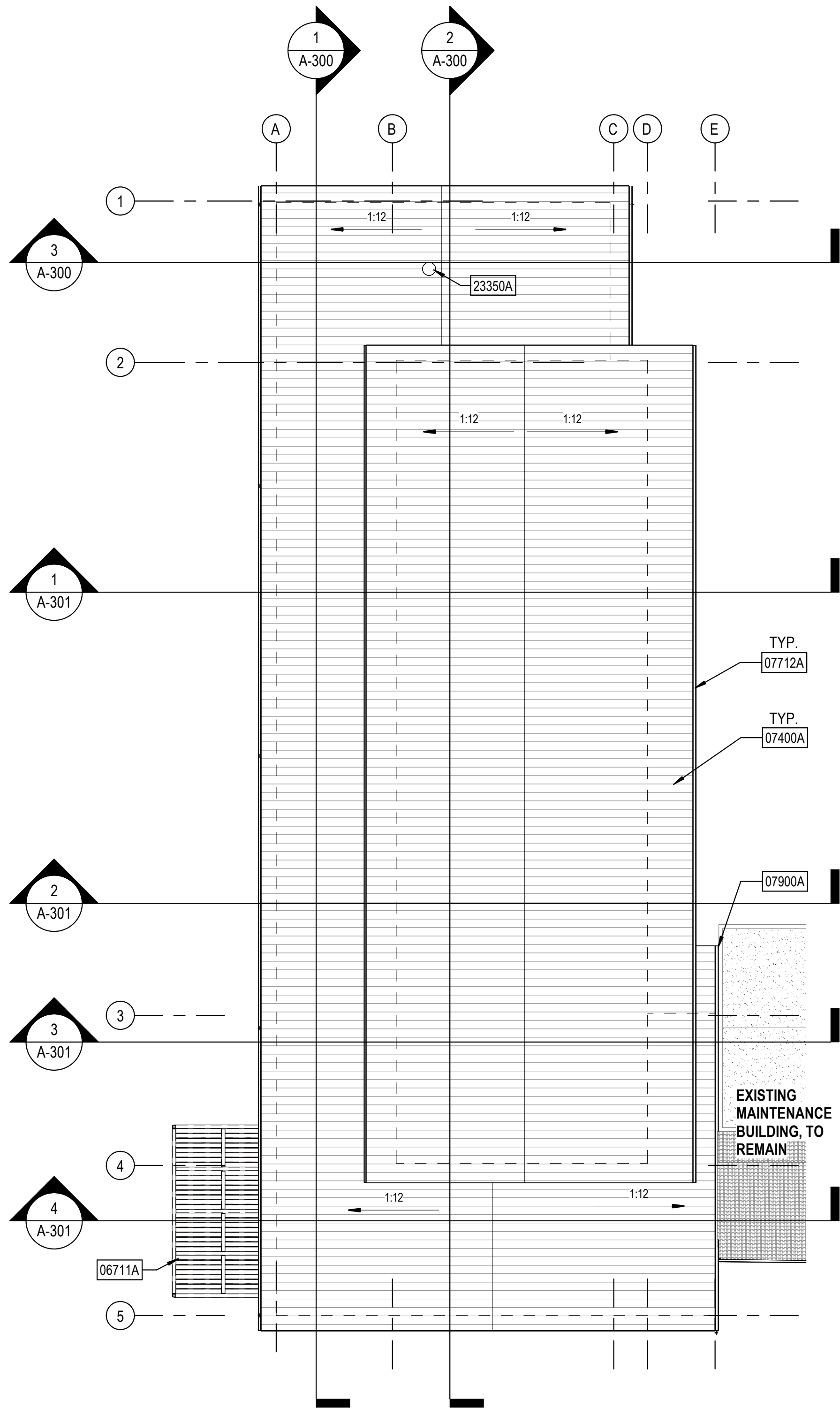
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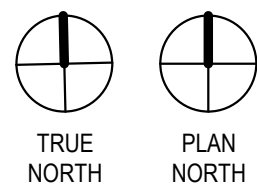
Sheet Name
EQUIPMENT
LOFT FLOOR
PLAN

	1006
Date	12/19/2024
Drawn by	Author
Checked by	Checker
Sheet Number	

A-120



1 (P) ROOF PLAN
1/16" = 1'-0"



GENERAL NOTES

- REFER TO FLOOR PLAN FOR DOWNSPOUT LOCATIONS. REFER TO CIVIL PLAN FOR CONNECTIONS TO STORM DRAIN.

LEGEND

KEYNOTES

06711A	PATIO TRELLIS, GEOLAM HYBRID ALUMINUM/WPC SYSTEM
07400A	STANDING SEAM METAL ROOF, 0.040 ON. THICK ALUMINUM W/ PVDF RESIN FINISH.
07712A	5IN X 5IN ALUMINUM BOX GUTTER.
07900A	SEISMIC JOINT COVER, REFER TO X/XX
23350A	PAINT BOOTH EXHAUST



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APN 231-009-110

SCHEMATIC DESIGN

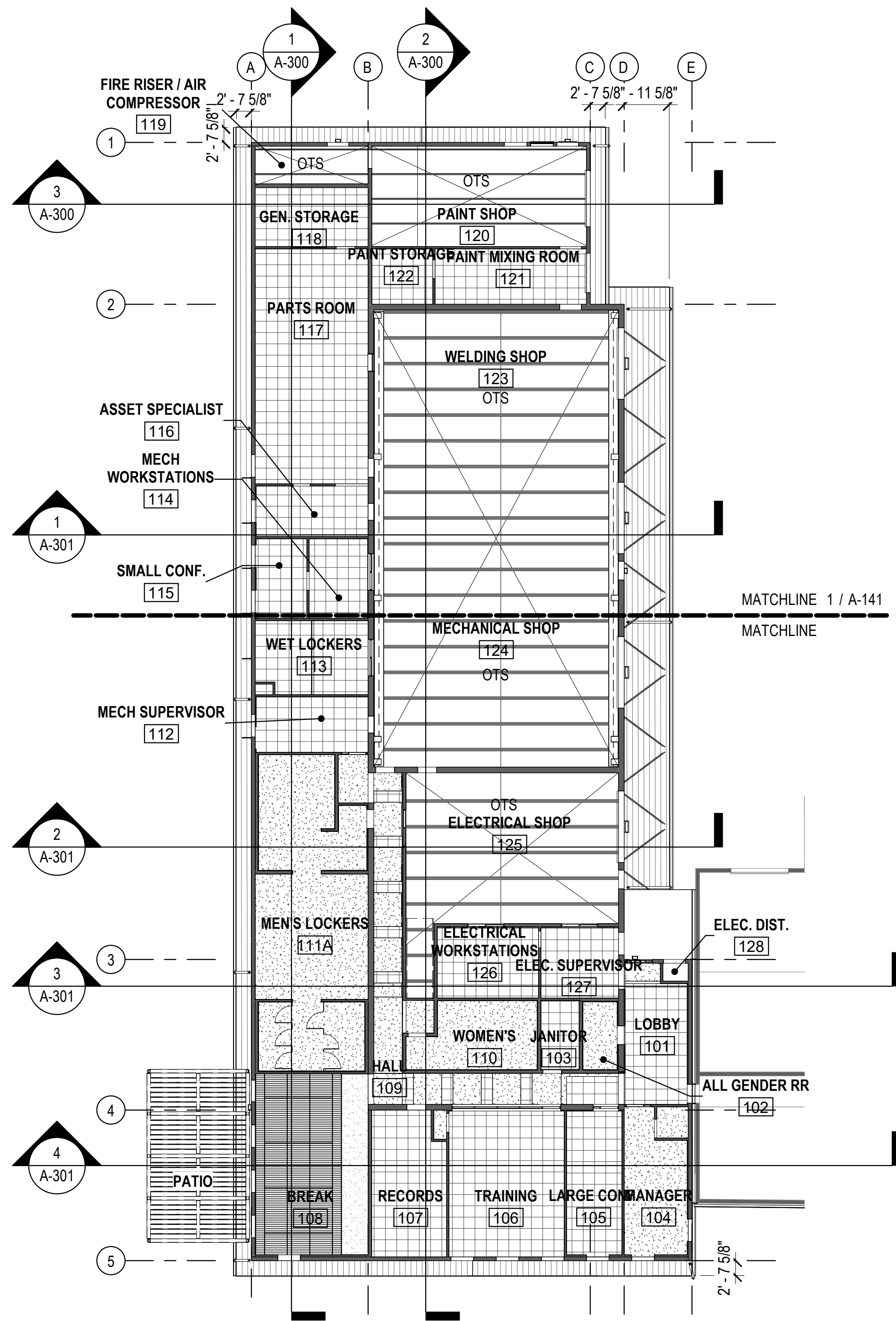
No.	Description	Date

Sheet Name

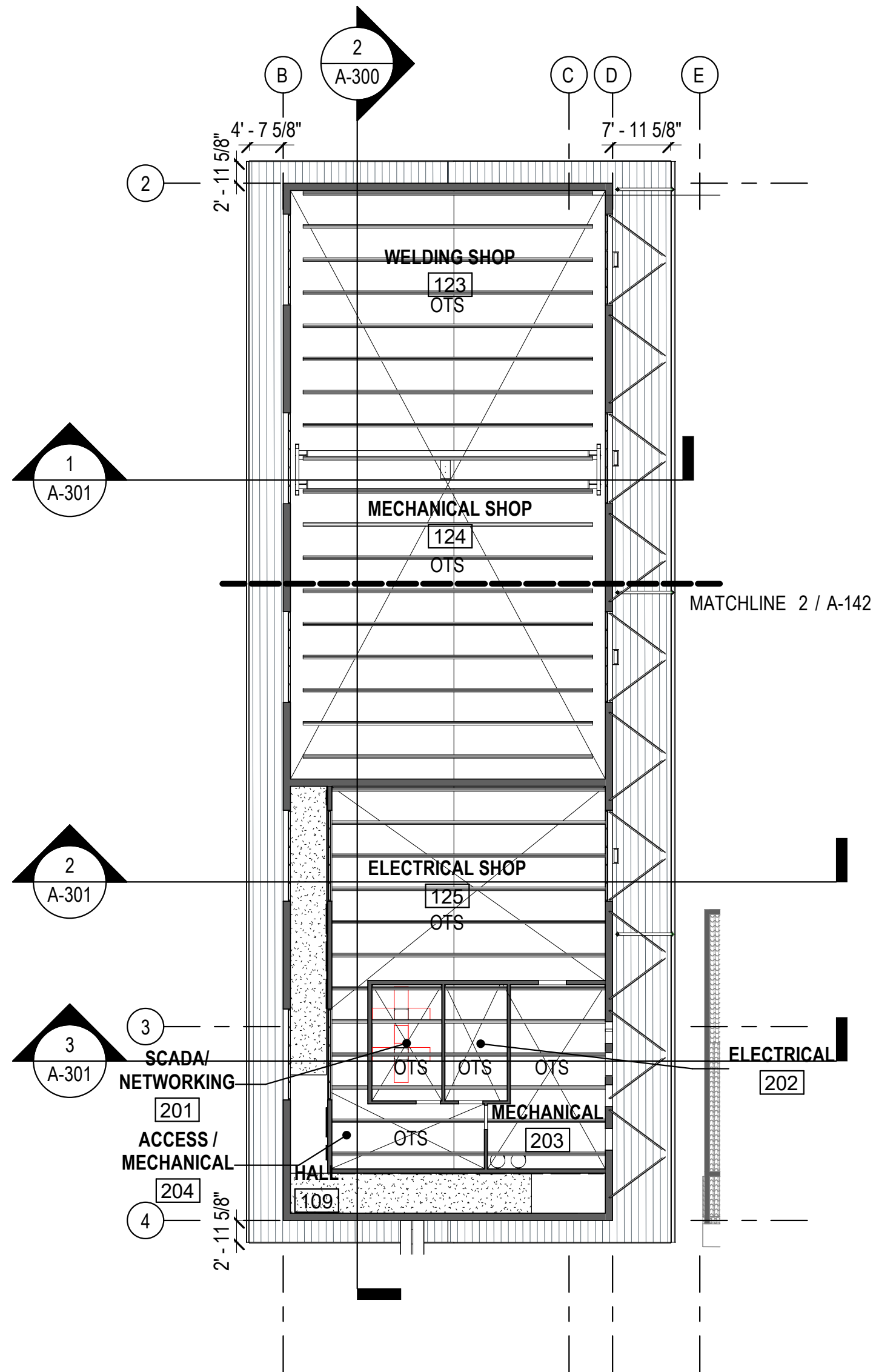
OVERALL
ROOF PLAN

	1006
Date	12/19/2024
Drawn by	Author
Checked by	Checker
Sheet Number	

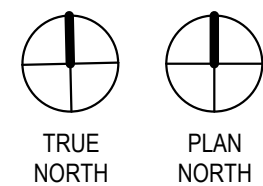
A-130



① FIRST FLOOR REFLECTED CEILING PLAN
1/16" = 1'-0"



② EQUIPMENT LOFT REFLECTED CEILING PLAN
1/16" = 1'-0"



GENERAL NOTES

LEGEND

- OTS OPEN TO STRUCTURE
- 2X2 SUSPENDED ACOUSTICAL PANEL CEILING, ARMSTRONG CALLA REGULAR
- ALUMINUM SOFFIT PANELS, PVDF RESINCOATED
- 5/8" GYP. BOARD, PAINT
- METAL PLANK SYSTEM ARMSTRONG METALWORKS IMMIX PERFORATED LA JOLLA OAK FINISH

KEYNOTES



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SCHEMATIC DESIGN

No.	Description	Date

Sheet Name

REFLECTED CEILING PLANS

	1006
Date	12/19/2024
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Sheet Number	

A-140



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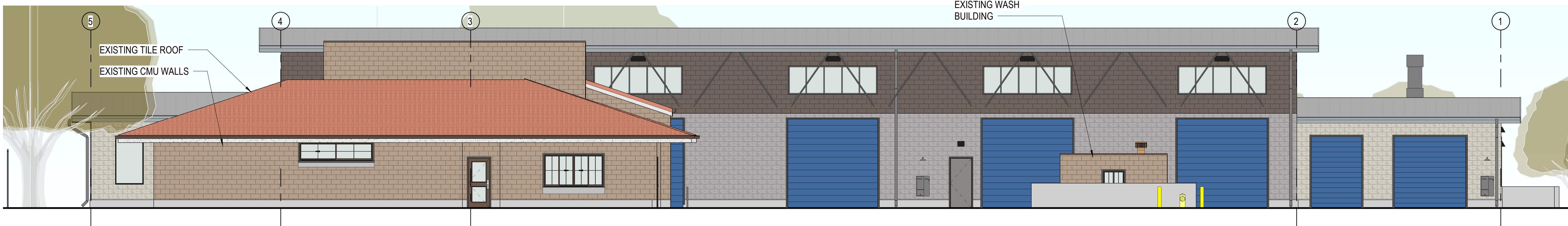
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No.	Description	Date

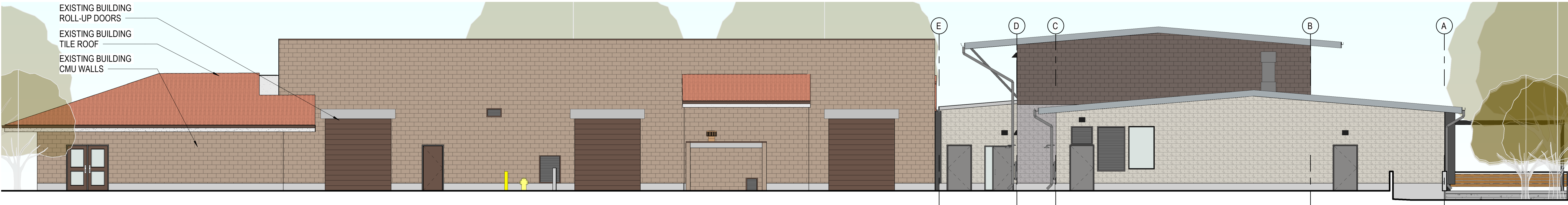
Sheet Name
**EXTERIOR
ELEVATIONS**

Date	12/19/2024
Drawn by	EE
Checked by	Checker
Sheet Number	

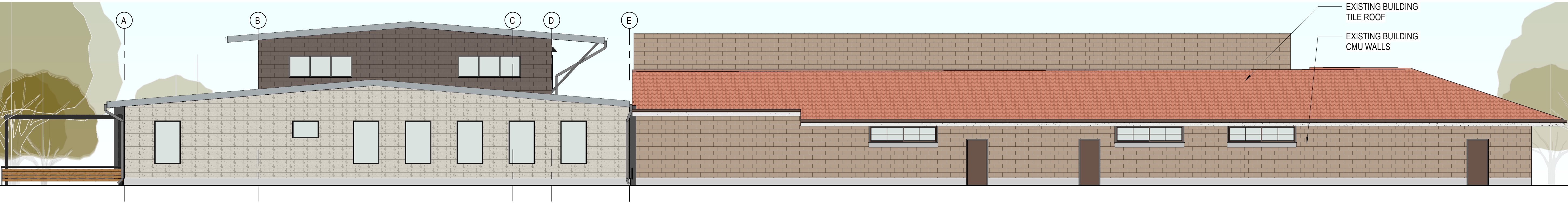
A-200



1 OVERALL EAST ELEVATION
1/8" = 1'-0"



2 OVERALL NORTH ELEVATION
1/8" = 1'-0"



3 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

LEGEND

	STANDING SEAM METAL ROOF & ROOF ACCESSORIES: METAL SALES - OLD ZINC GREY W29		CMU AT TOP PORTION OF HIGH BAY BUILDING: ANGELUS BLOCK - ONYX BURNISHED
	DOOR, WINDOW, & SCREEN TRIM/FRAME: DUNN EDWARDS - IRON FIXTURE 6384		CMU AT BOTTOM PORTION OF HIGH BAY BUILDING: ANGELUS BLOCK - SILVER SPLIT FACE, CASTLEROCK
	ROLL UP DOORS: METAL SALES - TAHOE BLUE W71		CMU AT LOW BUILDING: ANGELUS BLOCK - NATURAL GREY SPLIT FACE
			TRELLIS & GUARDRAIL ACCENT STRUCTURE: GEOLAM ROSEWOOD
			TRELLIS & GUARDRAIL STRUCTURE & SUN CONTROL FINS: BLACK POWDER COATED ALUMINUM

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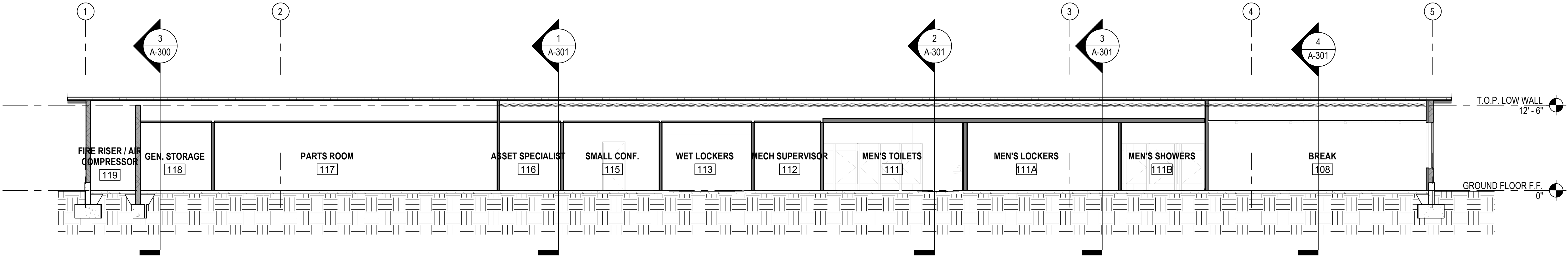
SCHEMATIC DESIGN

No.	Description	Date

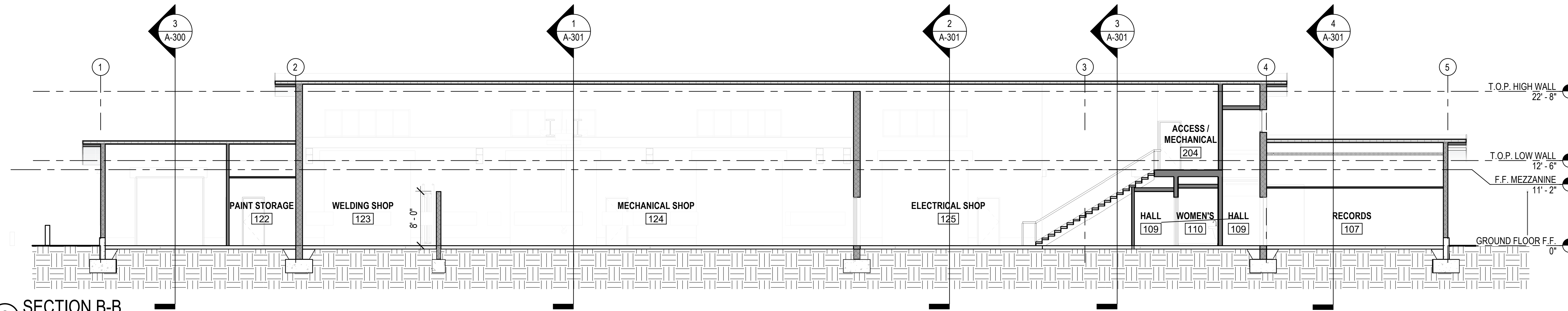
Sheet Name
OVERALL
EXTERIOR
ELEVATIONS

Date	12/19/2024
Drawn by	EE
Checked by	Checker
Sheet Number	1006

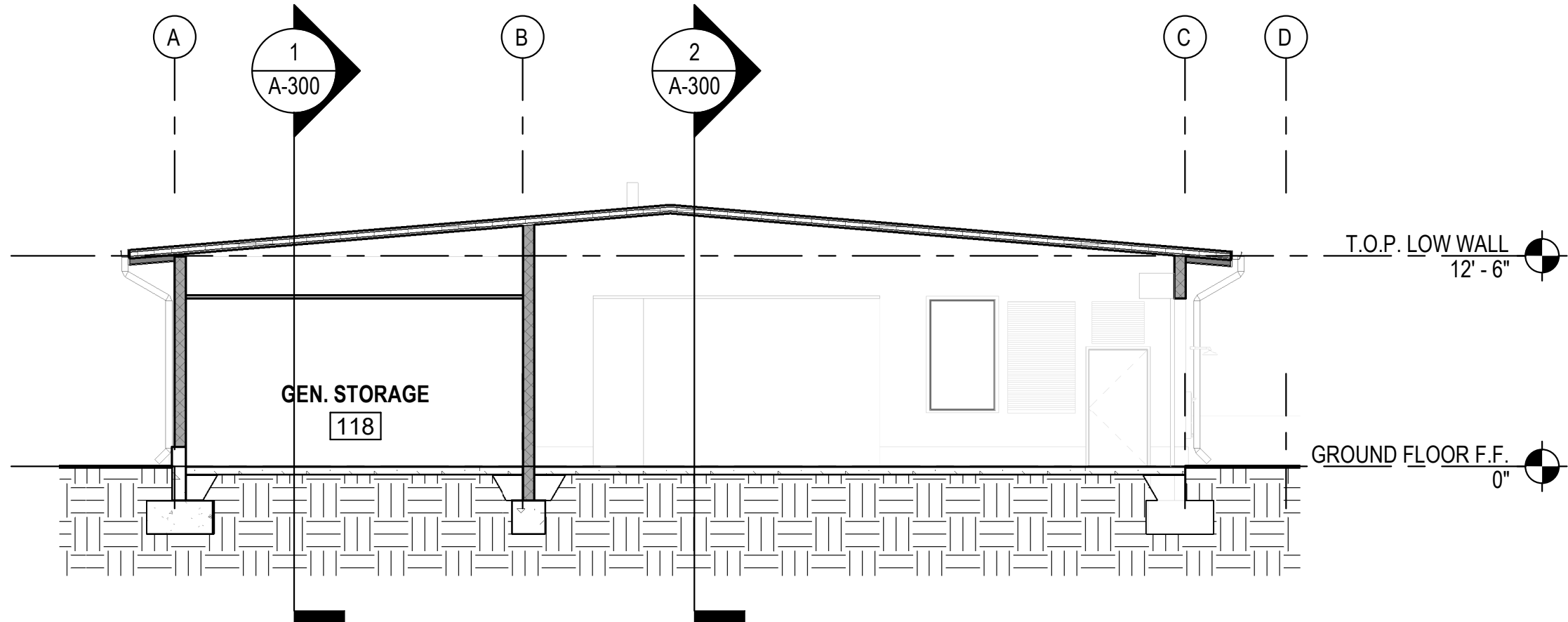
A-201



1 SECTION A-A
1/8" = 1'-0"



2 SECTION B-B
1/8" = 1'-0"



3 SECTION C-C
1/8" = 1'-0"

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SCHEMATIC DESIGN

No.	Description	Date

Sheet Name
BUILDING
SECTIONS

	1006
Date	12/19/2024
Drawn by	Author
Checked by	Checker
Sheet Number	

A-300

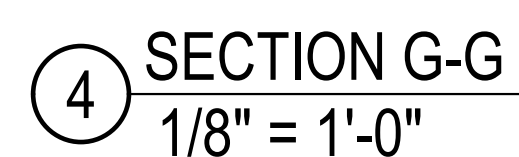
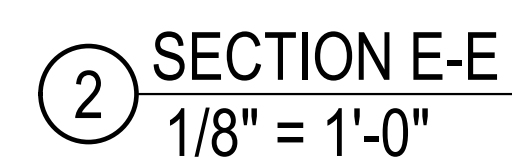
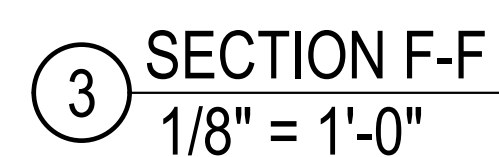
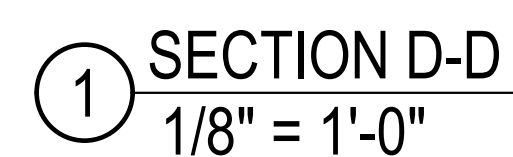


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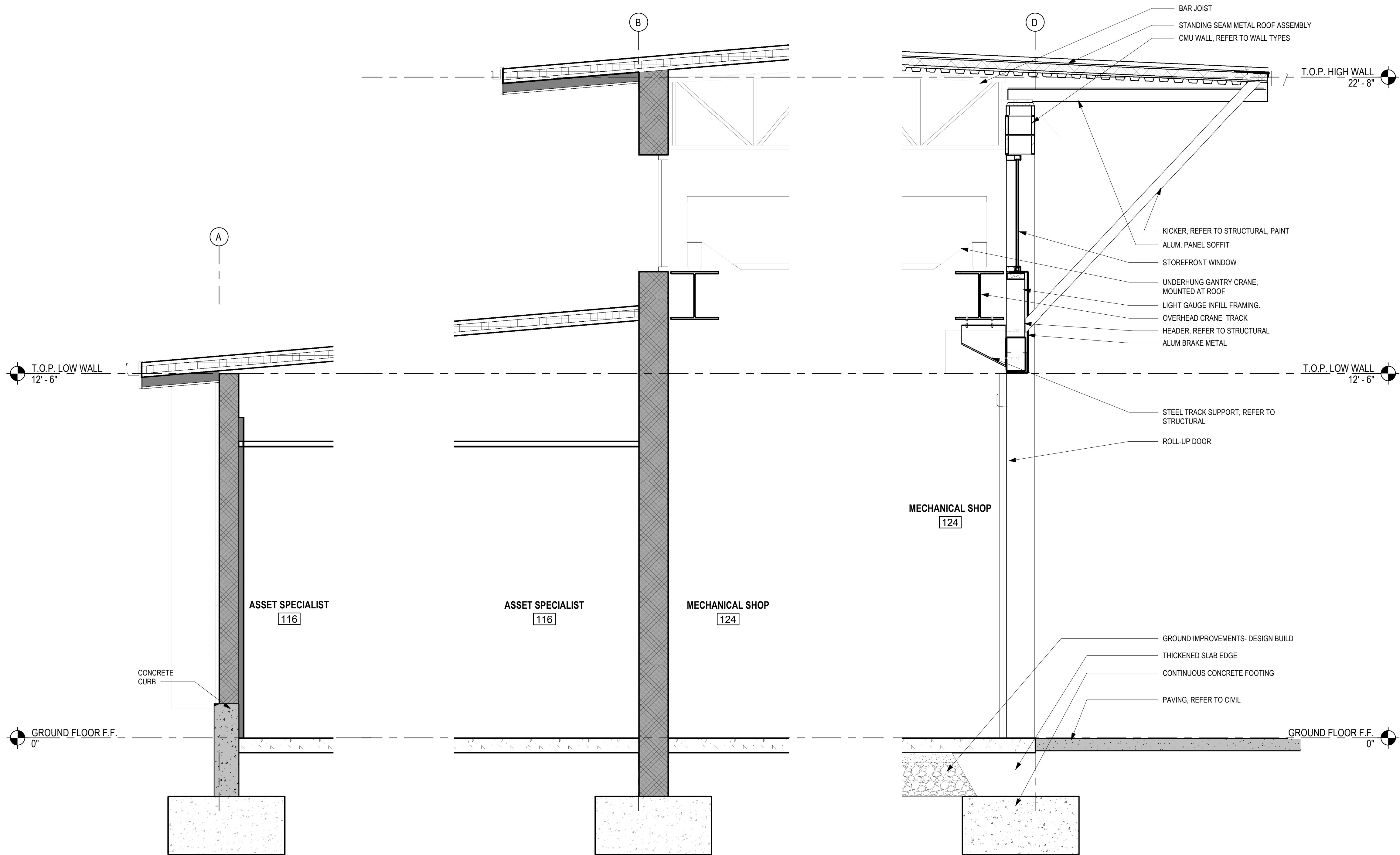
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Sheet Name

BUILDING SECTIONS

A-301

Autodesk Docs://1006 - Oxnard Wastewater Treatment Plant/1006 - OWTP Maint Bldg.rvt



① TYP. WALL SECTION @ LOW ROOF
1/2" = 1'-0"

② TYP. WALL SECTION @ HIGH BAY & LOW ROOF 1
1/2" = 1'-0"

③ TYPICAL WALL SECTION AT HIGH BAY ROLL UP
DOOR
1/2" = 1'-0"

GENERAL NOTES

LEGEND

KEYNOTES



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SCHEMATIC DESIGN

No.	Description	Date

Sheet Name

WALL SECTIONS

	1006
Date	12/19/2024
Drawn by	Author
Checked by	Checker
Sheet Number	

A-310

GENERAL NOTES

1. EXTERIOR DOORS ARE FRP
2. EXTERIOR ROLLUP DOORS AND FRAMES ARE STEEL, GALV & PAINTED U.N.O.
3. INTERIOR DOORS AT OFFICE SPACES ARE SOLID CORE WOOD WITH STAINED FINISH AND PAINTED STEEL FRAMES. STEEL DOORS AT SHOP SPACES U.N.O.



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HM	HOLLOW METAL
STL	STEEL
TG	TEMPERED GLASS
WD	SOLID CORE WOOD
FRP	FIBER-REINFORCED POLYMER

PT PAINT
FF FACTORY FINISH

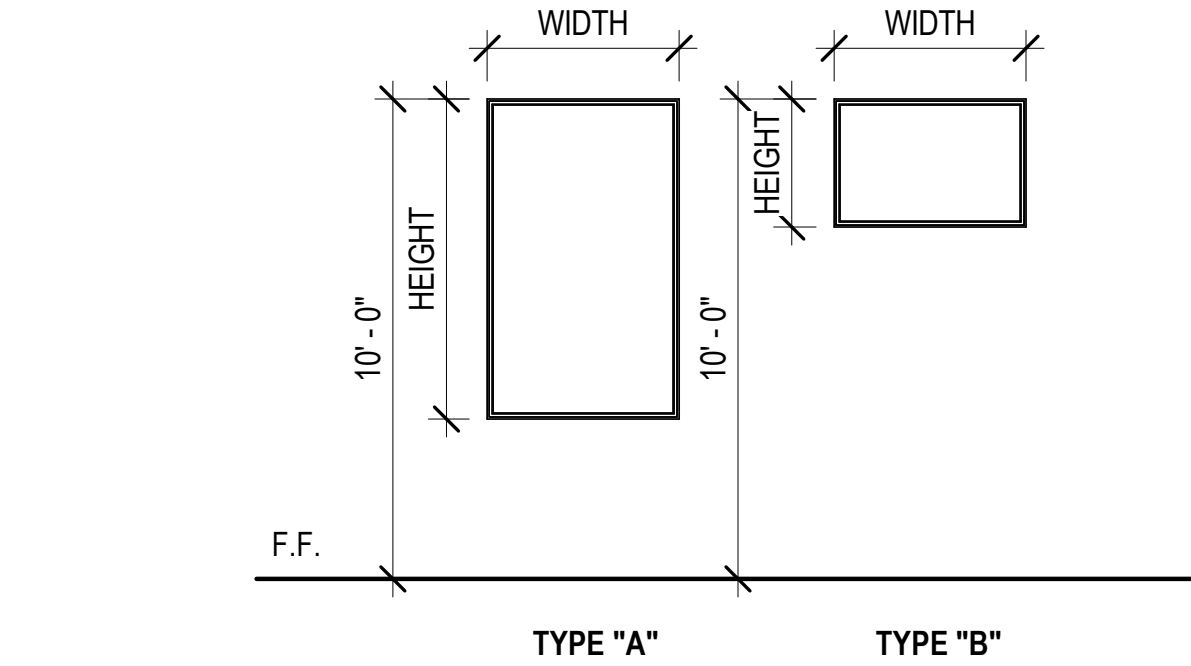
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DOOR SCHEDULE

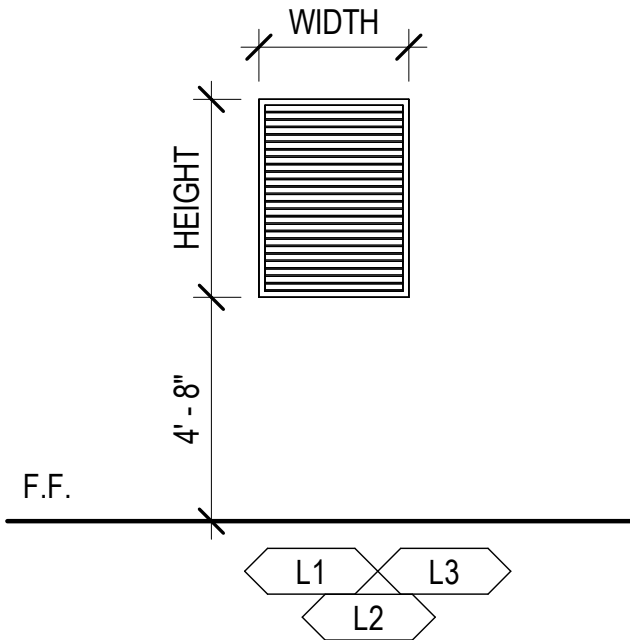
Checked by	Checker
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A-601

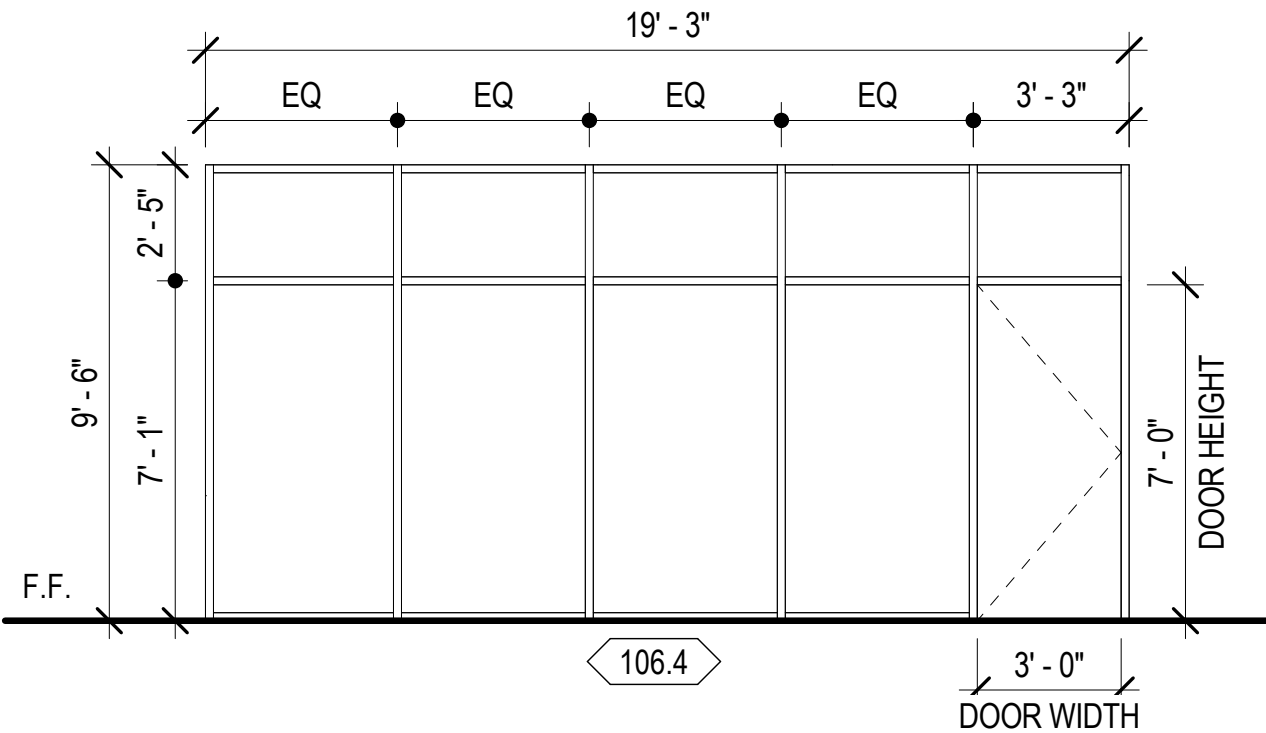
Window Schedule				
MARK-TYPE	WIDTH	HEIGHT	HEAD HEIGHT	REMARKS
104.1A	4' - 0"	6' - 8"	10' - 0"	
104.2A	4' - 0"	6' - 8"	10' - 0"	
105.1A	4' - 0"	6' - 8"	10' - 0"	
106.1A	4' - 0"	6' - 8"	10' - 0"	
106.2A	4' - 0"	6' - 8"	10' - 0"	
106.3A	4' - 0"	6' - 8"	10' - 0"	
107.1A	4' - 0"	2' - 8"	10' - 0"	
108.1A	4' - 0"	6' - 8"	10' - 0"	
108.2A	4' - 0"	6' - 8"	10' - 0"	
108.3A	4' - 0"	6' - 8"	10' - 0"	
108.4A	4' - 0"	6' - 8"	10' - 0"	
111.1B	4' - 0"	2' - 8"	10' - 0"	
111.2B	4' - 0"	2' - 8"	10' - 0"	
111.3B	4' - 0"	2' - 8"	10' - 0"	
111.4B	4' - 0"	2' - 8"	10' - 0"	
111.5B	4' - 0"	2' - 8"	10' - 0"	
111.6B	4' - 0"	2' - 8"	10' - 0"	
112.1A	4' - 0"	6' - 8"	10' - 0"	
112.2A	3' - 0"	4' - 0"	7' - 4"	
113.1B	4' - 0"	2' - 8"	10' - 0"	
114.4	3' - 0"	4' - 0"	5' - 3"	
115.1A	4' - 0"	6' - 8"	10' - 0"	
115.2A	4' - 0"	6' - 8"	10' - 0"	
116.1A	4' - 0"	6' - 8"	10' - 0"	
116.2A	3' - 0"	4' - 0"	7' - 4"	
116.3A	3' - 0"	4' - 0"	7' - 4"	
117.1B	4' - 0"	2' - 8"	10' - 0"	
117.2B	4' - 0"	2' - 8"	10' - 0"	
117.3B	4' - 0"	2' - 8"	10' - 0"	
117.4B	4' - 0"	2' - 8"	10' - 0"	
117.5B	4' - 0"	2' - 8"	10' - 0"	
117.6B	4' - 0"	2' - 8"	10' - 0"	
117.7A	4' - 0"	6' - 8"	10' - 0"	
120.1A	4' - 0"	6' - 8"	10' - 0"	
127.1A	4' - 0"	3' - 6"	6' - 10"	
127.2A	4' - 0"	3' - 6"	6' - 10"	
127.3A	3' - 0"	4' - 0"	7' - 4"	



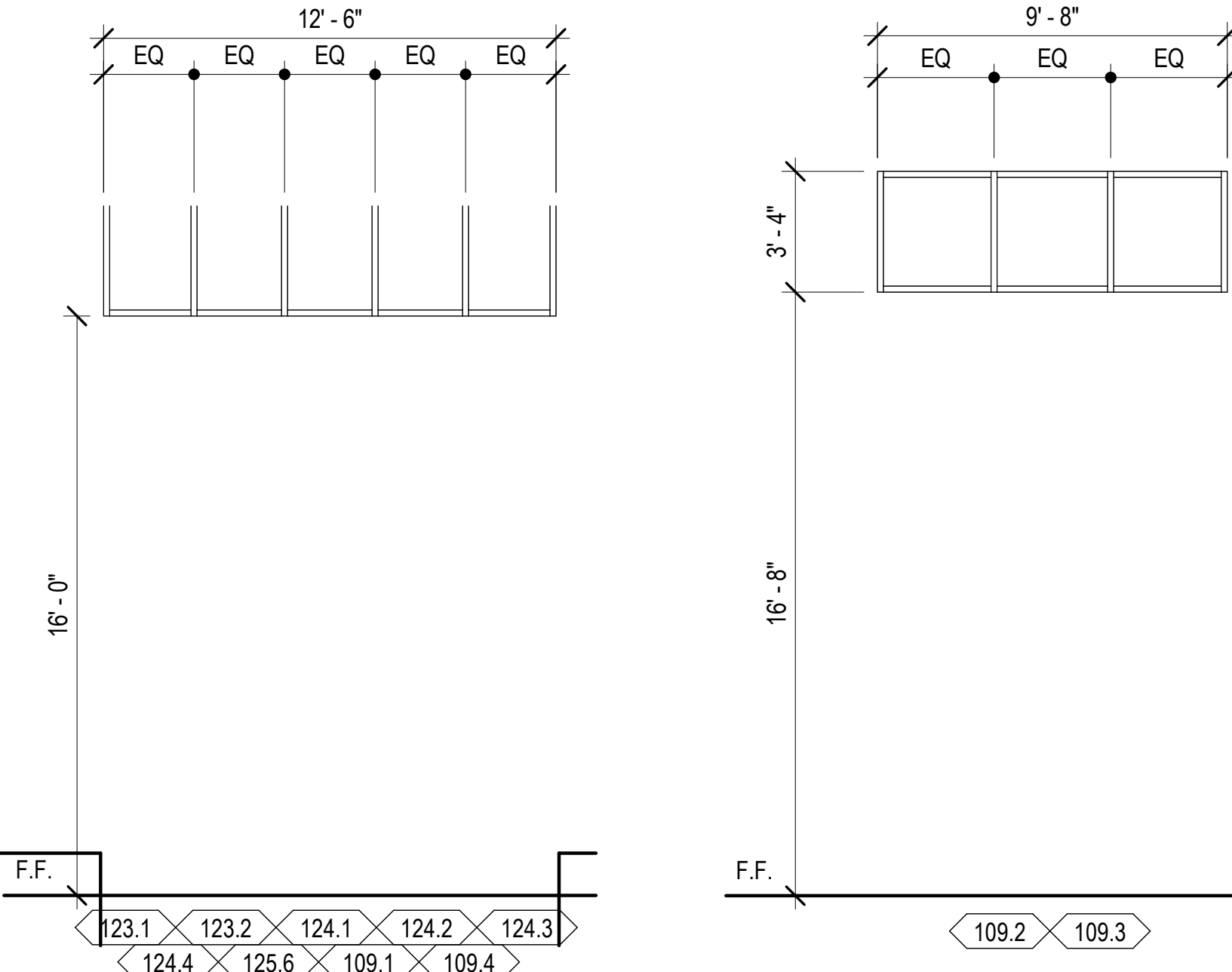
FIXED WINDOW ELEVATIONS



LOUVER ELEVATIONS



ALUMINUM STOREFRONT CURTAIN WALL ELEVATION



ALUMINUM STOREFRONT RIBBON WINDOW ELEVATIONS

NOTES:

1. WINDOWS ARE DUAL PANE THERMALLY BROKEN ALUMINUM WITH PVDF RESIN FINISH AND LOW-E GLASS U.N.O.
2. OFFICE WINDOWS ARE FIXED PANEL ABOVE OPERABLE AWNING PANEL U.N.O.
3. CLERESTORY WINDOWS ARE FIXED TYPE U.N.O.

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SCHEMATIC DESIGN

No.	Description	Date

Sheet Name
WINDOW &
STOREFRONT
SCHEDULE

	1006
Date	12/19/2024
Drawn by	Author
Checked by	Checker
Sheet Number	

A-602

INTERIOR FINISH SCHEDULE																			
LEVEL	ROOM NUMBER	ROOM NAME	FLOOR		BASE		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		CASE- WORK	COUNTERTOP & BACKSPLASH	COMMENTS
			MAT	FINISH	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH			
GROUND FLOOR F.F.	101	LOBBY	RTF-1	FF	RB	FF	GB	PE	GB	PS	GB	PE	GB	PE	ACT-1	FF			
GROUND FLOOR F.F.	102	ALL GENDER RR	E-1	FF	E-1	FF	WCT-1	FF	WCT-1	FF	WCT-1	FF	WCT-1	FF	WCT-1	FF			
GROUND FLOOR F.F.	103	JANITOR	E-1	FF	E-1	FF	GB/ FRP	PS	GB/ FRP	PS	GB/ FRP	PS	GB/ FRP	PS	GB	PS			FRP to 4'-0"
GROUND FLOOR F.F.	104	MANAGER	RTF-1	FF	RB	FF	GBA	PE	GB	PS	GB	PS	GBA	PE	ACT-1	FF			
GROUND FLOOR F.F.	105	LARGE CONF.	RTF-1	FF	RB	FF	GBA	PE	GB	PE	GB	PS	GBA	PE	ACT-1	FF			
GROUND FLOOR F.F.	106	TRAINING	RTF-1	FF	RB	FF	GBA	PS	GB	PE	CMU	PS	GBA	PE	ACT-1	FF			
GROUND FLOOR F.F.	107	RECORDS	RTF-1	FF	RB	FF	CMU	PS	GB	PE	CMU	PS	GB	PE	ACT-1	FF			
GROUND FLOOR F.F.	108	BREAK	RTF-1	FF	RB	FF	GB	PE	GB	PE	GB	PS	CMU	PS	SC	FF	P-LAM	SOLID SURFACE	
GROUND FLOOR F.F.	109	HALL	RTF-2	FF	RB	FF	GB	PE	GB	PE	CMU	PS	CMU	PS	GB / ACT-1	PE / FF			
GROUND FLOOR F.F.	110	WOMEN'S	E-1	FF	E-1	FF	WCT-1	FF	WCT-1	FF	WCT-1	FF	WCT-1	FF	GB	PS			
GROUND FLOOR F.F.	111	MEN'S TOILETS	E-1	FF	E-1	FF	WCT-1	FF	WCT-1	FF	WCT-1	FF	WCT-1	FF	GB	PS			
GROUND FLOOR F.F.	111A	MEN'S LOCKERS	E-1	FF	E-1	FF	GBM	PS	CMU	PS	GBM	PS	CMU	PS	GB	PS			
GROUND FLOOR F.F.	111B	MEN'S SHOWERS	E-1	FF	E-1	FF	WCT-1	FF	WCT-1	FF	WCT-1	FF	WCT-1	FF	GB	PS			
GROUND FLOOR F.F.	112	MECH SUPERVISOR	RTF-1	FF	RB	FF	GBA	PE	CMU	PS	GBA	PE	CMU	PS	ACT-1	FF			
GROUND FLOOR F.F.	113	WET LOCKERS	CN-1	FF	RB	FF	GBM	PE	CMU	PS	GBM	PE	CMU	PS	GB	PS			
GROUND FLOOR F.F.	114	MECH WORKSTATIONS	RTF-1	FF	RB	FF	GBA	PE	CMU	PS	GB	PE	GB	PE	ACT-1	FF			
GROUND FLOOR F.F.	115	SMALL CONF.	RTF-1	FF	RB	FF	GBA	PE	GBA	PE	GB	PE	GB	PS	ACT-1	FF			
GROUND FLOOR F.F.	116	ASSET SPECIALIST	RTF-1	FF	RB	FF	GB	PE	CMU	PS	GB	PE	GB	PS	ACT-1	FF			
GROUND FLOOR F.F.	117	PARTS ROOM	CN-1	SL	RB	FF	GB	PS	CMU	PS	GB	PS	CMU	PS	ACT-1	FF			
GROUND FLOOR F.F.	118	GEN. STORAGE	CN-1	SL	RB	FF	CMU	PS	CMU	PS	GB	PS	CMU	PS	ACT-1	FF			
GROUND FLOOR F.F.	119	FIRE RISER / AIR COMPRESSOR	CN-1	SL	--	--	CMU	PS	CMU	PS	CMU	PS	CMU	PS	OTS	FF			
GROUND FLOOR F.F.	122	PAINT STORAGE	CN-1	SL	RB	FF	GB	PS	GB	PS	CMU	PS	CMU	PS	OTS	FF			
GROUND FLOOR F.F.	123	WELDING SHOP	CN-2	SL	--	--	CMU	HPC/PS	CMU	HPC/PS	CMU	HPC/PS	CMU	HPC/PS	OTS	FF			HPC to 8'-0"
GROUND FLOOR F.F.	124	MECHANICAL SHOP	CN-2	SL	--	--	CMU	HPC/PS	CMU	HPC/PS	CMU	HPC/PS	CMU	HPC/PS	OTS	FF			HPC to 8'-0"
GROUND FLOOR F.F.	125	ELECTRICAL SHOP	CN-2	SL	RB	FF	CMU	HPC/PS	CMU	HPC/PS	GB	HPC/PS	GB	HPC/PS	OTS	FF			HPC to 8'-0"
GROUND FLOOR F.F.	126	ELECTRICAL WORKSTATIONS	RTF-1	FF	RB	FF	GB	PE	GB	PE	GB	PE	GB	PE	ACT-1	FF			
GROUND FLOOR F.F.	127	ELEC. SUPERVISOR	RTF-1	FF	RB	FF	GB	PE	CMU	PS	GB	PE	GB	PE	ACT-1	FF			
GROUND FLOOR F.F.	128	ELEC. DIST.	CN-1	SL	RB	FF	CMU	PS	CMU	PS	GB	PE	GB	PE	OTS	FF			
F.F. MEZZANINE	201	SCADA/ NETWORKING	RTF-3	FF	RB	FF	GB/PW	PS	GB/PW	PS	GB	PS	GB/PW	PS	OTS	FF			PLYWOOD FROM 2'-0" TO 6'-0"
F.F. MEZZANINE	202	ELECTRICAL	RTF-1	FF	RB	FF	GB	PS	GB	PS	GB	PS	GB	PS	OTS	FF			
F.F. MEZZANINE	203	MECHANICAL	RTF-1	FF	RB	FF	GB	PS	CMU	PS	GB	PS	GB	PS	OTS	FF			
F.F. MEZZANINE	204	ACCESS / MECHANICAL	RTF-1	FF	RB	FF	GB	PS	GB	PS	GB	PS	GB	PS	OTS	FF			

LEGEND		
FLOORS		
CPT-1	CARPET TILE BY INTERFACE	
CT-1	FULL BODY 2X2 PORCELAIN TILE	
RTF-1	RUBBER TILE FLOORING BY NORA - 6525 OCEAN AIR	
RTF-2	RUBBER TILE FLOORING BY NORA - 6526 MOUNTAIN AIR	
RTF-3	RUBBER TILE- ELECTROSTATIC DISCHARGE	
CN-2	CONCRETE WITH INTEGRAL BLACK COLOR AND SMOOTH TROWELED FINISH	
CN-1	CONCRETE, SMOOTH TROWELED FINISH	
E-1	POURED EPOXY FLOOR WITH INTEGRAL TEXTURED QUARTZ SURFACE	
INTERIOR WALLS		
AWT-1	SOUND ABSORBING ACOUSTIC WALL PANEL, TYPE 1	
CTB	CERAMIC TILE, BASE	
GB	GYPSUM BOARD, 5/8" TYPE 'X'	
GB2	IMPACT RESISTANT GYPSUM BOARD, 5/8" TYPE 'X'	
GBA	ACOUSTICAL GYPSUM BOARD, 5/8" TYPE 'X'	
GBM	MOISTURE RESISTANT GYPSUM BOARD, 5/8" TYPE 'X'	
FRP	FIBERGLASS-REINFORCED PLASTIC TO 8 FT AFF	
RB	RESILIENT BASE	
PW	FIRE RETARDANT TREATED PLYWOOD	
WCT-1	WALL CERAMIC TILE, FULL BODY PORCELAIN, 4X4	
CEILINGS		
ACT-1	2X2 CALLA TEGULAR ACOUSTICAL CEILING TILE BY ARMSTRONG	
SC	SPECIALTY CEILING (CLOUD OR SIMILAR)	
GB	GYPSUM BOARD, 5/8" TYPE 'X',	
OTS	OPEN TO STRUCTURE	
INTERIOR FINSHES		
FF	FACTORY FINISH	
PE	PAINT - EGGSHELL	
PS	PAINT - SEMI GLOSS	
PG	PAINT - GLOSS	
HPC	HIGH PERFORMANCE EPOXY COATING	
SL	SEALED	

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SCHEMATIC DESIGN

No.	Description	Date

Sheet Name	
INTERIOR FINISH SCHEDULE	
1006	
Date	12/19/2024
Drawn by	Author
Checked by	Checker
Sheet Number	

A-603

EQUIPMENT SCHEDULE														
MARK	NAME	MANUFACTURER	MODEL	QUANTITY	WIDTH	DEPTH	HEIGHT	WEIGHT	CONNECTION TYPE	POWER	COMPRESSED AIR	EXHAUST	PROVIDED BY	COMMENTS
E-1	Band Chop Saw	JET Elite	EHB-1018VM		7' - 0"	4' - 0"			Hard Wired	230v/6A/3Phase 20 Amp Breaker			OFCI	
E-2	Iron Worker	Piranha	P-50 Ironworker		2' - 0"	6' - 0"		1,700 lbs	Hard Wired	480v/30A/3Phase 40 Amp Breaker			OFCI	
E-3	Lathe	JET	GH-2280ZX		4' - 0"	12' - 0"			Hard Wired	480v/30A/3Phase 40 Amp Breaker			OFCI	
E-4	Mill	JET	JMD-40GH		3' - 0"	5' - 0"			20A/250V L6-20 Outlet/Plug	230v/12A/1Phase 20 Amp Breaker			OFCI	
E-5	Press	Nugier			3' - 0"	5' - 0"				Manual			OFCI	EXISTING BUILDING
E-6	Drill Press	JET	JDP-20EVST-460		3' - 0"	4' - 0"			Hard Wired	480v/3.5A/3Phase 15 Amp Breaker			OFCI	
E-7	Press	Nugier	H-100 MD		4' - 0"	8' - 0"			Hard Wired	480v/15A/3Phase 20 Amp Breaker			OFCI	
E-8	Grinder	Baldor	532		2' - 0"	2' - 0"			Hard Wired	230v/2A/3Phase 20 Amp Breaker			OFCI	
E-9	Grinder	Baldor	1217W		2' - 0"	2' - 0"			15A/120V Outlet/Plug	110v/20A/1Phase 20 Amp Breaker			OFCI	
E-10	Pipe Threader	Rigid	535 Series		4' - 0"	3' - 0"			15A/120V Outlet/Plug	110v/20A/1Phase 20 Amp Breaker			OFCI	
E-11	Steel Roller	Enco			2' - 0"	6' - 0"				Manual			OFCI	REMIANS IN EXISTING BUILDING
E-12	Band Saw (might get replaced with bigger model)	DoAll	M-L		4' - 0"	4' - 0"			Hard Wired	110v/20A/1Phase 20 Amp Breaker			OFCI	
E-13	Welder MIG	Miller Electric Mfg.	Millermatic 255		2' - 0"	5' - 0"			30A/250V L6-30 Outlet/Plug	350A/32V			OFCI	
E-14	Welder TIG	Miller Electric Mfg.	Syncrowave 250DX		4' - 0"	4' - 0"			50A Twist-Lock Plug 2P-3W 600VAC/250VDC	310A/17V			OFCI	
E-15	Plasma Cutter	Miller Electric Mfg.	Spectrum 875		2' - 0"	5' - 0"			30A/250V L15-30 Outlet/Plug	230v/3Phase 30 Amp Breaker			OFCI	
E-16	Belt Sander	Multi Tool	DK-7300 Jelling		2' - 0"	4' - 0"			IEC 60309	230v/20A/3Phase			OFCI	
E-17	Grinder	JET	IBG-12		3' - 0"	3' - 0"			20A/250V L6-20 Outlet/Plug	230v/12A/1Phase 20 Amp Breaker			OFCI	
E-18	Welding Table				5' - 0"	10' - 0"	7' - 0"						OFCI	
E-19	Work Table				7' - 0"	14' - 0"	0' - 0"						OFCI	
E-20	Work Table				5' - 0"	10' - 0"	0' - 0"						OFCI	
E-21	Work Table				6' - 0"	4' - 0"	0' - 0"						OFCI	
E-22	Rolling Work Table				4' - 0"	4' - 0"	0' - 0"						OFCI	
E-23	Rolling Work Table				4' - 0"	3' - 0"	0' - 0"						OFCI	
E-24	Bridge Crane	R&M MATERIALS HANDLING INC	QXSka5-TONX45 FT hOL:19.0FT							460v/ 53.1 A/ 3 PHASE			CFCI	5 TON, 8.8 HP
E-25	Paint Booth	Marathon Finishing Systems	OF-101410-2LED	1	10' - 0"	17' - 0"	10' - 2"						CFCI	
E-26	Range Hood	Broan	BCD1136SS F403004 125-150CFM preferred, 300 max	1	3' - 0"	1' - 7 3/4"	0' - 6"						CFCI	
E-27	Electric Range	Frigidaire	PCF13670AF	1	3' - 0"	2' - 3"	3' - 0"	223 lbs					CFCI	
E-28	Refrigerator	Miele MasterCool	KF 2912 SF	2	3' - 0"	2' - 1"	7' - 1"	494 lbs					CFCI	
E-30	Stacked Washer/Dryer	LG	WKEX200H_A / WKGX201H_A	1	2' - 3"	6' - 3"	2' - 7"	657 lbs					CFCI	
E-31	Microwave	Frigidaire	GMBS3068AF	3	2' - 1"	1' - 8"	1' - 2"						CFCI	
E-32	Ice Maker	KitchenAid	KUID308H	1	1' - 6"	2' - 2"	2' - 10 1/2"						CFCI	
E-33	Compressor	Atlas Copco	G11FF	1	3' - 6"	2' - 4"	3' - 11"	798 lbs		310A/17V			OFCI	

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CITY OF
OXNARD

NEW
MAINTENANCE
BUILDING AT
OXNARD
WASTEWATER
TREATMENT
PLANT
6001 PERKINS RD
OXNARD, CA 93033
APN 231-009-110

SCHEMATIC DESIGN

No.	Description	Date

Sheet Name
EQUIPMENT
SCHEDULE

1006

Date12/19/2024

Drawn byEE

Checked byChecker

Sheet Number

A-604



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	1006
Date	12/19/2024
Drawn by	Author
Checked by	Checker
Sheet Number	

AD-002

Statistics

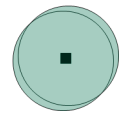
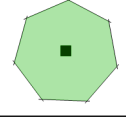
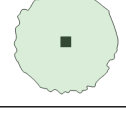
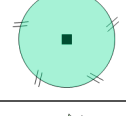
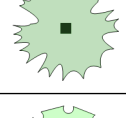
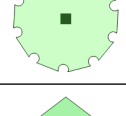
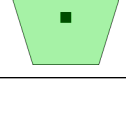
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EXISTING COLLECTION
SYSTEMS MAINTENANCE BLDG.

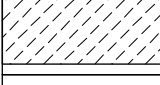
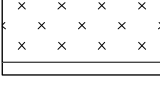
NEW BUILDING

Schedule	Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number	Lamp	LLF	Input	Power
	S1			11	Lithonia Lighting	WIDE2 LED P4 40K 80CRI v1	WIDE2 LED WITH P4 - PERFORMANCE 8000K - 4000K, 4000K, 4000K, 4000K COMFORT FORWARD OPTIC	1	1420	0.95	17	Max: 13075cd
	S2			2	BRGK Converted by LUMICA v. 01.05.2017 / H.R.	13081764		1	1420	0.95	17	Max: 13075cd
	S3			6	BRGK Converted by LUMICA v. 01.05.2017 / H.R.	29409 44		1	957	0.95	12	Max: 12700cd
	S4			3	Lithonia Lighting	RSX1 LED P2 40K R3	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution	1	9843	0.95	72.95	Max: 7096cd
	S4-2			2	Lithonia Lighting	RSX1 LED P2 40K R3	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution	1	9843	0.95	145.9	Max: 7096cd
					Lithonia Lighting	RSX1 LED P2 40K R3	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution	1	9843	0.95	72.95	Max: 7096cd
					Lithonia Lighting	RSX1 LED P2 40K R3	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution	1	9843	0.95	72.95	Max: 7096cd
	S5-2			1	Lithonia Lighting	RSX1 LED P2 40K R4	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution	1	9972	0.95	145.9	Max: 7096cd
					Lithonia Lighting	RSX1 LED P2 40K R4	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution	1	9972	0.95	72.95	Max: 5881cd
					Lithonia Lighting	RSX1 LED P2 40K R4	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution	1	9972	0.95	72.95	Max: 5881cd

MASTER PLANT SCHEDULE-ONSITE

SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	WUCOLS	MATURE HEIGHT	BOTTOM OF CANOPY	MATURE SPREAD	INSTALL SPACING
TREES									
	2	<i>Aesculus californica</i> (Multi-Trunk)	California Buckeye	24" Box	VL	30 ft	4-6 ft	25 - 30 ft	30' O.C.
	9	<i>Arbutus</i> x ' <i>Marina</i> ' (Single Trunk)	Marina Strawberry Tree	24" Box	L	40 ft	7-12 ft	30 ft	30' O.C.
	4	<i>Eucalyptus spathulata</i> (Single Trunk)	Swamp Mallee	24" Box	L	40 ft	20 ft	20 ft	20' O.C.
	6	<i>Garrya elliptica</i> (Multi-Trunk)	Coast Silk Tassel	24" Box	L	15 ft	4 ft	8-12 ft	12' O.C.
	7	<i>Geijera parviflora</i> (Single Trunk)	Australian Willow	24" Box	L	45 ft	7-12 ft	12 - 20 ft	20' O.C.
	3	<i>Lophostemon confertus</i> (Single Trunk)	Brisbane Box	24" Box	M	50 ft	20 ft	10-25 ft	25' O.C.
	3	<i>Prunus ilicifolia</i> ssp. <i>lyonii</i> (Single Trunk)	Catalina Cherry	24" Box	L	40 ft	4-6 ft	10-20 ft	20' O.C.

MASTER PLANT SCHEDULE-ONSITE

SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	WUCOLS	SPACING
SHRUBS						
	109	<i>Calylophus drummondii</i>	Sundrops	1 Gal	VL	3' O.C.
	56	<i>Cistus ladanifer</i>	Crimson Spot Rockrose	1 Gal	L	5' O.C.
	75	<i>Gambelia speciosa</i> (previously <i>Galvezia speciosa</i>)	Island Bush Snapdragon	1 Gal	VL	5' O.C.
	24	<i>Lepechinia fragrans</i>	Pitcher Sage	1 Gal	L	5' O.C.
	20	<i>Monardella villosa</i> ssp. <i>franciscana</i> 'Russian River'	'Russian River' Coyote Mint	1 Gal	VL	3' O.C.
	159	<i>Muhlenbergia dubia</i>	Pine Muhly	1 Gal	L	3' O.C.
	22	<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly	1 Gal	L	4' O.C.
	32	<i>Muhlenbergia rigens</i>	Deer Grass	1 Gal	L	4' O.C.
	20	<i>Rhamnus californica</i> 'Mound San Bruno'	San Bruno Coffeeberry	5 Gal	VL	10' O.C.
	11	<i>Romneya coulteri</i>	Matilija Poppy	5 Gal	VL	10' O.C.
	69	<i>Salvia</i> 'Bee's Bliss'	Bee's Bliss Sage	1 Gal	L	6' O.C.
	33	<i>Salvia clevelandii</i>	Cleveland Sage	5 Gal	VL	8' O.C.
GROUNDCOVERS AND TURF						
	1,628 SF	<i>Achillea millefolium</i>	Common Yarrow	1 Gal	L	18" O.C.
	715 SF	<i>Juncus patens</i> 'Elk Blue'	Elk Blue California Gray Rush	1 Gal	L	24" O.C.

AMENITIES SCHEDULE

ID#	ITEM	DESCRIPTION	DETAIL
A-1	LANDSCAPE BOULDER	'DESERT TAN GRANITE' COLOR BOULDERS WITH SMOOTH ROUNDED FACES AND NO SHARP FRACTURES, FROM LOCAL SOURCE. SIZE PER PLAN. 18" DIA. MIN AND 48" DIA. MAX. INSTALL PER DETAIL.	A/LC-2.01

BY OTHERS SCHEDULE

ID#	DESCRIPTION
1	CONCRETE PATIO PER ARCH
2	SWALE PER CIVIL
3	BMP PLANTER BOXES PER CIVIL

PLANTING NOTES

1. ALL PLANTED AREAS SHALL BE THOROUGHLY RIPPED TO A DEPTH OF 8". USING RIPPER WITH TEETH NO WIDER THAN 12" O.C.. WHERE POSSIBLE, THE RIPPING SHOULD BE DONE IN TWO DIRECTIONS TO REDUCE THE COMPACTION WHICH OCCURS AS A RESULT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COLLECT A MINIMUM OF TWO SOIL SAMPLES FROM NEW PLANTING AREAS FOR AGRONOMIC TESTING & AMENDMENT RECOMMENDATIONS FROM FRUIT GROWERS LAB @ (805) 392-2000. RESULTS SHALL BE TRANSMITTED TO CLIENT AND LANDSCAPE ARCHITECT OF RECORD. SOIL MANAGEMENT REPORT RECOMMENDATIONS SHALL ADDRESS THE FOLLOWING: AT A MINIMUM: SOIL TEXTURE, SOIL INFILTRATION RATE, SOIL PH, AND SUGGESTED AMENDMENTS BASED UPON PROPOSED PLANTING PALETTE. SEE SPECIFICATIONS.
3. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OR PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL
4. ALL AMENDMENTS TO BE APPLIED PER SOIL MANAGEMENT REPORT, OR IF NO TECHNIQUE IS SPECIFIED, THEN MIXED TOGETHER AND ROTOTILLED INTO PLANTING AREAS TO A DEPTH OF 6". (UNTIL RESULTS OF SOIL MANAGEMENT REPORT ARE OBTAINED, THE FOLLOWING AMENDMENTS MAY BE USED FOR BID PURPOSES ONLY. RESULTS OF SOILS ANALYSIS SUPERSEDE THESE QUANTITIES):

5 LBS/1000 SF POTASSIUM SULFATE

5 LBS/1000 SF AMMONIUM SULFATE

5 LBS/1000 SF SINGLE SUPERPHOSPHATE OR EQ.

80 LBS/1000 SF AGRICULTURAL GYPSUM

6 CY GENERAL PURPOSE SOIL AMENDMENT
5. BACKFILL PER CY FOR CONTAINER PLANTS (BACKFILL MIX PROVIDED FOR BID PURPOSES ONLY. RESULTS OF SOILS ANALYSIS SUPERSEDE THESE QUANTITIES):

1/4 LB POTASSIUM SULPHATE

1/4 LB AMMONIUM SULPHATE

1/5 LB SINGLE SUPERPHOSPHATE OR EQ.

4 LBS AGRICULTURAL GYPSUM

5 PARTS BY VOLUME NATIVE SOIL

1 PART BY VOLUME AQUINAGA TURF PLUS
6. GRO-POWER 12-8-8, 7-GRAM TABLET, ORGANIC-BASED, 12-MONTH SLOW RELEASE SHALL BE PLACED 2 INCHES DEEP AND 2 INCHES OUTSIDE ROOTBALL: (3) PER 1-GAL; (8) PER 5-GAL; (14) PER 15-GAL; (16) PER 24" BOX AND (18) PER 36" BOX.
7. ALL TREES WITHIN 5 FT. OF PAVEMENT TO HAVE CENTURY PRODUCTS LINEAR CP 2420 'POLYETHYLENE' ROOT BARRIERS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS 1 1/2" OFF BACK OF CURB OR EDGE OF PAVEMENT. ROOT BARRIER TO BE INSTALLED AT BACK OF HARDSCAPE, IN 10 FOOT PANELS CENTERED ON THE TREE TRUNK. (NOT IN CIRCLE AROUND ROOT BALL).
8. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
9. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRADICTORY.
- 10.CONTRACTOR SHALL PROVIDE ES-2 MULCH FROM AGROMIN PREMIUM SOIL PRODUCTS (805) 482.8749. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL.
11. SEE SHEET, LC-2.01 FOR ALL PLANTING DETAILS
- 12.LANDSCAPING AND IRRIGATION WILL COMPLY WITH THE CITY OF OXNARD WATER EFFICIENT LANDSCAPE ORDINANCE (CITY COUNCIL ORDINANCE NO. 2822) AND LANDSCAPE WATER CONSERVATION STANDARDS.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL COORDINATE INSTALLATION OF ELECTRICAL CONDUIT, IRRIGATION PIPE, AND UTILITY BOXES TO AVOID CONFLICTS WITH FOOTING, DRAINAGE AREAS, OR INSTALLATION OF AMENITIES SUCH AS BOULDERS.
2. FINISH GRADE IN PLANTER AREAS IS 3" BELOW ADJACENT FINISH SURFACE, TYPICAL.
3. SEE 'LANDSCAPE CONSTRUCTION PLAN', SHEETS LC-1.01 FOR LAYOUT OF HARDSCAPE ELEMENTS & AMENITIES.

DEMOLITION NOTES

1. ALL DEMOLITION MATERIALS, INCLUDING SOIL, THAT ARE TO BE REMOVED FROM THE SITE SHALL BE LEGALLY DISPOSED OF DAILY AT A LOCATION APPROVED BY THE CITY REPRESENTATIVE. DISPOSAL SHALL CONFORM TO ALL COUNTY CONSTRUCTION AND DEMOLITION (C&D) ORDINANCE(S). CONCRETE SHALL BE RECYCLED.
2. PRESERVE AND PROTECT ALL EXISTING CURB AND GUTTER TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING ELEMENTS NOT CALLED OUT FOR REMOVAL. IF THEY ARE DAMAGED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY ITEM AT CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL CLEAR & GRUB ALL SHRUBS AND ABOVE GROUND IRRIGATION PIPE.
4. ALL AT AND ABOVE GRADE EXISTING NON-PRESSURIZED IRRIGATION PIPE, HEADS, AND RISERS SHALL BE REMOVED. ABANDON IN-PLACE EXISTING SLEEVED PRESSURIZED IRRIGATION UNDER PAVING. DEMOLISH VALVES AND BRASS APPURTENANCES AND RECYCLE AS DIRECTED BY THE OWNER'S REPRESENTATIVE. EXISTING LATERALS MUST BE CUT AND DISPOSED OF.
5. SAW CUTS OF EXISTING PAVEMENT SHALL BE STRAIGHT AND TRUE. CHIPS AND SPALLS TO BE REPAIRED AT CONTRACTORS EXPENSE.
6. EXISTING UTILITIES AND SIGNAGE SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED PER PLAN.
7. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENTS AND POLLUTANTS.
8. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE, USING STRUCTURAL DRAINAGE CONTROLS TO THE MAXIMUM EXTENT PRACTICAL. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
9. REPORT ANY PLAN DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO ALTERING THE CONDITION.
- 10.SEE IRRIGATION PLANS FOR BORING, POTHOLING, AND SAWCUTTING FOR IRRIGATION PURPOSES.

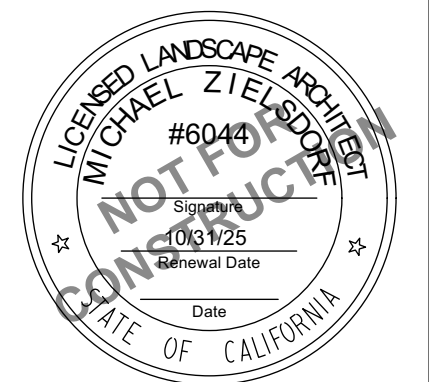
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CITY OF OXNARD

NEW
MAINTENANCE
BUILDING AT
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WASTEWATER
TREATMENT
PLANT

SCHEMATIC DESIGN		
No.	Description	Date

Sheet Name

CONSTRUCTION NOTES + SCHEDULES

1006

Date12/17/2024

Drawn byEEB

Checked byBM, EB

Sheet Number

LC-0.01

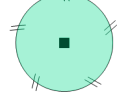
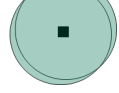
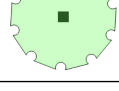
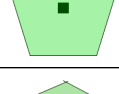
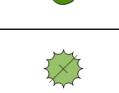
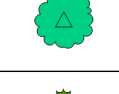
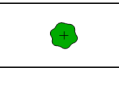
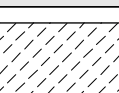
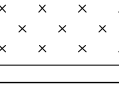
CONSTRUCTION NOTES

1. SEE SHEET LC-0.01 FOR DETAILED CONSTRUCTION NOTES.
2. SEE SHEET LC-0.01 FOR DETAILED PLANTING SCHEDULES AND NOTES.
3. SEE SHEET LC-0.01 FOR DETAILED TREE INFORMATION

CONSTRUCTION SCHEDULE (THIS SHEET)

ID#	DESCRIPTION
AMENITIES	
A-1	LANDSCAPE BOULDER
BY OTHERS	
1	CONCRETE PATIO PER ARCH
2	SWALE PER CIVIL
3	BMP PLANTER BOXES PER CIVIL

PLANTING SCHEDULE PER (THIS SHEET)

SYMBOL	LATIN NAME	COMMON NAME
TREES		
	<i>Garrya elliptica</i> (Multi-Trunk)	Coast Silk Tassel
	<i>Aesculus californica</i> (Multi-Trunk)	California Buckeye
	<i>Eucalyptus spathulata</i> (Single Trunk)	Swamp Mallee
	<i>Lophostemon confertus</i> (Single Trunk)	Brisbane Box
	<i>Geijera parviflora</i> (Single Trunk)	Australian Willow
	<i>Prunus ilicifolia</i> ssp. <i>lyonii</i> (Single Trunk)	Catalina Cherry
	<i>Arbutus</i> x ' <i>Marina</i> ' (Single Trunk)	Marina Strawberry Tree
SHRUBS		
	<i>Romneya coulteri</i>	Matilija Poppy
	<i>Lepechinia fragrans</i>	Pitcher Sage
	<i>Cistus ladanifer</i>	Crimson Spot Rockrose
	<i>Muhlenbergia rigens</i>	Deer Grass
	<i>Salvia</i> 'Bee's Bliss'	Bee's Bliss Sage
	<i>Muhlenbergia dubia</i>	Pine Muhly
	<i>Salvia clevelandii</i>	Cleveland Sage
	<i>Rhamnus californica</i> 'Mound San Bruno'	San Bruno Coffeeberry
	<i>Calyophus drummondii</i>	Sundrops
	<i>Monardella villosa</i> ssp. <i>franciscana</i> 'Russian River'	'Russian River' Coyote Mint
	<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly
	<i>Gambelia speciosa</i> (previously <i>Galvezia speciosa</i>)	Island Bush Snapdragon
GROUND COVER		
	<i>Achillea millefolium</i>	Common Yarrow
	<i>Juncus patens</i> 'Elk Blue'	Elk Blue California Gray Rush

CITY OF
OXNARD

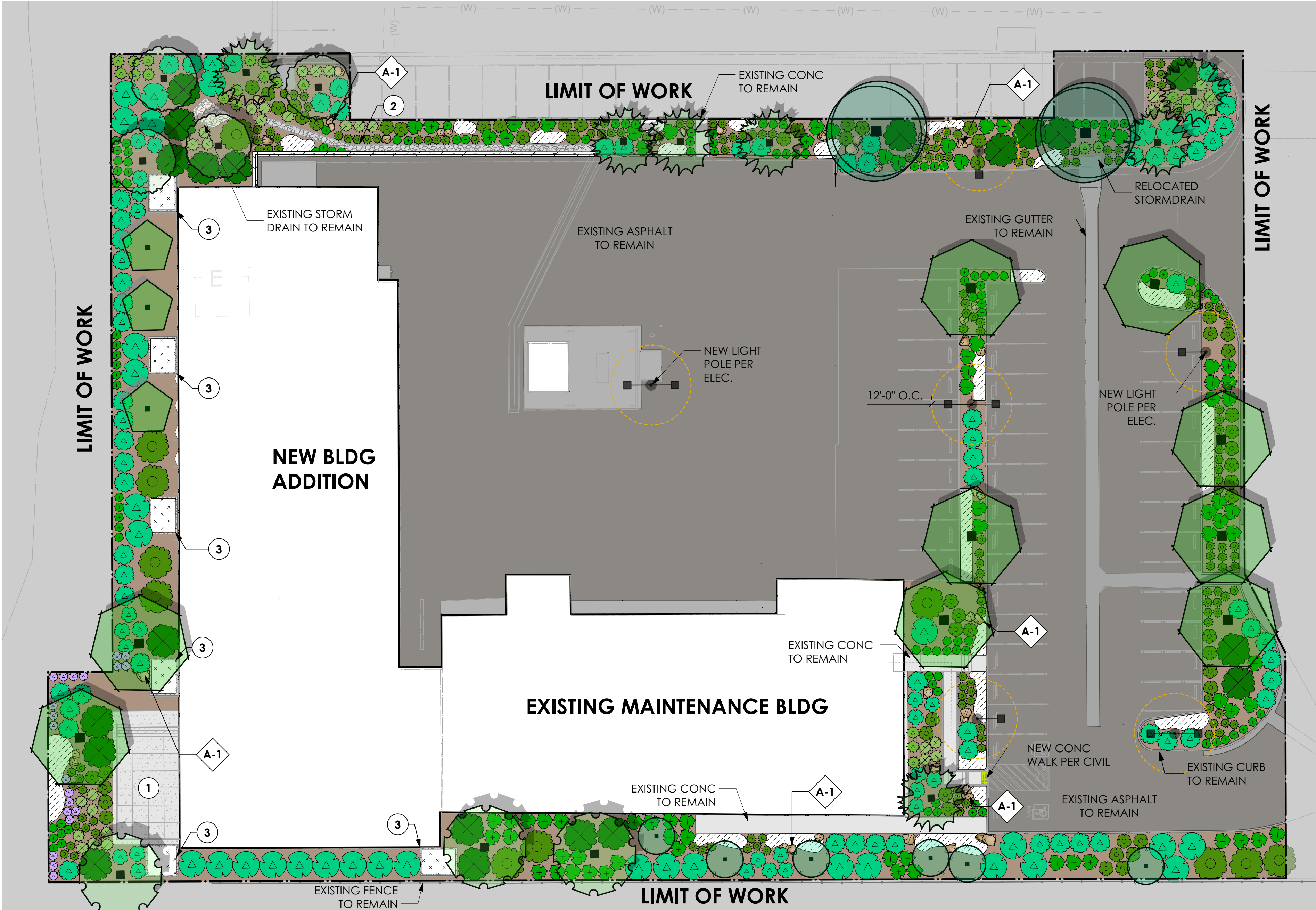
NEW
MAINTENANCE
BUILDING AT
OXNARD
WASTEWATER
TREATMENT
PLANT

SCHEMATIC DESIGN

No.	Description	Date

Sheet Name
LANDSCAPE
CONSTRUCTION
PLAN

Date	12/17/2024
Drawn by	EEB
Checked by	BM, EB
Sheet Number	LC-1.01



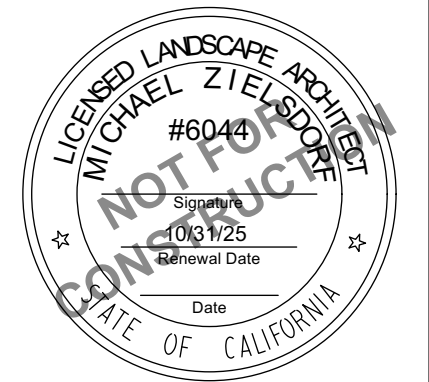
LANDSCAPE CONSTRUCTION PLAN

NOTES:

1. TREE CANOPIES ILLUSTRATED ON PLAN REPRESENT A 20-YEAR MATURITY.

BOULDER LEGEND

Qty	Description	Volume	Mass (Tons)
49	BOULDER. PLACE PER PLAN W/DIRECTION OF LANDSCAPE ARCH. BOULDERS TO BE 'DESERT TAN GRANITE' SELECTED FROM LOCALLY AVAILABLE SOURCE.	285.48 CF	21.4 TON



NEW
MAINTENANCE
BUILDING AT
OXNARD
WASTEWATER
TREATMENT
PLANT

[illegible]

	1006
Date	12/17/2024
Drawn by	EEB
Checked by	BM, EB
Sheet Number	

LC-2.01



NEW
MAINTENANCE
BUILDING AT
OXNARD
WASTEWATER
TREATMENT
PLANT

[illegible]

SCHEMATIC IRRIGATION CONCEPT

Sheet Number

LI-1.01

DATE _____



SHRUB BUBBLERS

22.THE EXISTING 2" BACKFLOW DEVICE TO REMAIN. CONTRACTOR SHALL INSTALL NEW IRRIGATION SUBMETER, FLOW SENSOR, MASTER VALVE, CONTROLLER AND WIRELESS WEATHER STATION PER IRRIGATION SCHEDULE.

2.2	2.5	3.2	3.7	4.4	4.8	5.4
-----	-----	------------	-----	-----	-----	------------

SLA = Portion of Landscape Area identified as Special Landscape Area - see Definitions (square feet)

0	Portion of Landscape Area identified as Special Landscape Area (square feet)
---	--

SLA - Portion of Landscape Area identified as Special Landscape Area - see Definitions (square feet)

Average ETAF meets requirement for this site type.

*note: adjustment can be made based on exact type of equipment, see irrigation legend

1. THIS SYSTEM SHALL MEET THE FOLLOWING REQUIREMENTS FOR USE OF RECYCLED WATER. THE CONSTRUCTED SYSTEM SHALL ALSO MEET ALL STATE REQUIREMENTS FOR THE USE OF RECYCLED WATER.
2. ALL RECYCLED WATER PIPING SHALL USE PURPLE COLORED AND STENCILED PIPE, PURPLE RECYCLED WATER WARNING TAPE CONTINUOUSLY APPLIED TO THE PIPE, OR MARKED PLASTIC ENCASEMENT. ALL MARKING SHALL INCLUDE THE FOLLOWING OR SIMILAR WORDS: "CAUTION: RECYCLED WATER DO NOT DRINK."
3. WARNING TAPE OR PIPE ENCASEMENT INSTALLED SHALL BE AS MANUFACTURED BY T. CHRISTY ENTERPRISES, RENCOR OR EQUAL.
4. INSTALL VALVES, METERS AND APPURTENANCES IN PURPLE COLORED VALVE BOXES WITH PURPLE LIDS. THE VALVE BOX LID SHALL HAVE THE FOLLOWING WARNINGS MOLDED OR HOT-STAMPED UPON IT: "RECYCLED WATER," OR USE WARNING LABEL BY T. CHRISTY ENTERPRISES 3800 OR EQUAL.
5. ALL STATION VALVES SHALL BE APPROVED FOR RECYCLED WATER. ALL BUBBLERS SHALL HAVE AN EXPOSED SURFACE COLORED PURPLE TO ASSOCIATE THEM WITH RECYCLED WATER USE. THE EXPOSED SURFACE MAY BE COLORED PURPLE THROUGH THE USE OF: (1) DYED PLASTIC OR RUBBER, OR (2) WEATHERPROOF PAINT.
6. INSTALL WARNING TAGS AS MANUFACTURED BY T. CHRISTY ENTERPRISES 3150 OR EQUIVALENT TO ALL SUCH CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROLLERS, METERS, ETC. TAGS SHALL BE WEATHERPROOF PLASTIC, 3-INCH BY 4-INCH, PURPLE COLOR WITH THE WORDS "WARNING: RECYCLED WATER- DO NOT DRINK" IMPRINTED ON ONE SIDE AND "AVISO: AGUA IMPURA-NO TOMAR" ON THE OTHER SIDE, OR SIMILAR AS APPROVED BY THE CITY REPRESENTATIVE. IMPRINTING SHALL BE PERMANENT AND BLACK IN COLOR.
7. EXISTING MAINLINE AT BACKFLOW PREVENTER, IF IT IS SIZED PER PLAN AND PASSES PRESSURE TESTING, NEED NOT BE REPLACED. HOWEVER, TAGS SHALL BE PLACED AT EACH END OF THE PIPE WITH THE FOLLOWING INSCRIPTION: "THIS PIPE, ALTHOUGH NOT COLORED PURPLE, IS PART OF A RECYCLED WATER IRRIGATION SYSTEM. ALL WHITE PVC PIPE IS HIDDEN UNDER PAVED SURFACES AND COMPLETELY OUT OF PUBLIC VIEW."

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: Wastewater Facility Building Addition

Project Applicant: Julie Jang/City of Oxnard; Tarah Brown/RNT Architects

Project Location - Specific: 6001 Perkins Road, APN 231-0-091-105

Description of Nature, Purpose and Beneficiaries of Project: A request to add a 14,510 square foot addition to the existing Maintenance Building at the Oxnard Wastewater Treatment Plant. The subject property is a 21.27 acre lot that is zoned Coastal Development Industry (CDI). The first floor with the proposed addition is 13,550 sf and includes maintenance shop space, offices, and locker rooms. A small (960 sf) second story accommodates mechanical and electrical equipment, allowing all equipment to be kept inside the building for avoidance of exposure to corrosive salt air. Site work includes repaving the existing parking lot and maintenance yard, and replacement of existing high-water-usage turf with native plants / low water use landscape and irrigation at the perimeter of existing parking lot and maintenance yard. Filed by designated agent Julie Jang - City of Oxnard Public Works, Tarah Brown - RNT Architects, 285 N. Ventura Ave., Suite 102, Ventura, CA 93001 on behalf of the property owner City of Oxnard.

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

Name of Person or Agency Carrying Out Project (Applicant): Julie Jang - City of Oxnard Public Works, Tarah Brown - RNT Architects

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. State type and section number: Section 15302 (Class 2)**
- ☐ Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: This proposal Project meets the requirements of a Class 2 Categorical

Exemption because it consists of the replacement or reconstruction of existing and outdated structures and equipment for the City of Oxnard's Wastewater Treatment Facility. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. 217

Lead Agency Contact Person: Joe Pearson, Planning & Environmental Services Manager, 805-385-8272

Joe Pearson II, AICP

Planning & 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.

BIOLOGICAL RESOURCES ASSESSMENT

**OXNARD WASTEWATER TREATMENT PLANT NEW MAINTENANCE
BUILDING PROJECT**

OXNARD, VENTURA COUNTY, CALIFORNIA

(APN 231-009-110)



June 2024

BIOLOGICAL RESOURCES ASSESSMENT

OXNARD WASTEWATER TREATMENT PLANT NEW MAINTENANCE BUILDING PROJECT

OXNARD, VENTURA COUNTY, CALIFORNIA

(APN 231-009-110)

Submitted to:
Chris Bradbury
RNT Architects
285 North Ventura Avenue, Suite 102
Ventura, California 93001

Prepared by:

LSA
1500 Iowa Avenue, Suite 200
Riverside, California 92507
(951) 781-9310

Project No. 20241742



June 2024

EXECUTIVE SUMMARY

LSA was retained by RNT Architects to conduct a Biological Resources Assessment (BRA) for the Oxnard Wastewater Treatment Plant (OWTP) New Maintenance Building (project) on Assessor's Parcel Number 231-009-110 in Oxnard, Ventura County, California. The project would result in the construction of a new Leadership in Energy and Environmental Design (LEED)-certified maintenance building adjacent to the existing maintenance building at the OWTP. The new maintenance building would be two-story and include a kitchen/break room, conference/training room, men's and women's locker rooms, men's and women's restrooms, offices for maintenance staff, workstations, mechanical repair shop with a bridge crane, paint shop, electrical shop, bead blast room, tool storage room, and elevator. The existing maintenance building would maintain operations (without relocation) while the new maintenance building is constructed, and once the new maintenance building is operational would remain in use with similar but limited functions. The assessment included a review of SMB Environmental's BRA that was prepared in October 2019 for the City's Wastewater System Improvements Project, which overlaps with the project as well as a literature review, field survey, and this report.

The results of the general biological survey are summarized below:

- The project would have no effects on critical habitats.
- The Biological Study Area (BSA) does not contain wildlife corridors, nursery sites, or natural communities of concern. While Environmental Sensitive Habitat Areas (ESHAs) occur within the BSA, no impacts to ESHAs are proposed.
- The BSA is within the range of the following federally listed and State-listed endangered plant, salt marsh bird's beak (*Cordylanthus maritimus* ssp. *maritimus*). Suitable habitat for the species is absent within the project area but is present within the 500-foot (ft) survey buffer area. The project is not anticipated to impact salt marsh bird's beak. Therefore, pre-construction rare plant surveys are not recommended.
- The BSA is within the range of a federally and State-listed endangered bird, California least tern (*Sterna antillarum browni*), and the 500 ft buffer area overlaps with a California Natural Diversity Database (CNDDDB) record and contains marshland and southern foredune supporting suitable foraging and nesting habitat; however, neither the suitable habitat, nor the CNDDDB record overlap with the project site. Because suitable foraging and nesting habitat is present within the 500 ft buffer, focused California least tern surveys are recommended during the breeding season (April 1–August 31).
- The BSA is within the range of the federally listed as threatened and State species of special concern Western snowy plover (*Charadrius alexandrinus nivosus*). A portion of the 500 ft buffer area outside of the project site overlaps with a CNDDDB record. Suitable foraging and nesting habitat for western snowy plover is present within the buffer in the area mapped as southern foredune. Therefore, focused Western snowy plover surveys are recommended during the breeding season (March 1–September 31).

- The BSA provides suitable habitat for nesting birds protected under the California Fish and Game Code and the Migratory Bird Treaty Act. A pre-construction survey is recommended to avoid project effects on nesting birds should project activities commence or materially change during the primary bird nesting season between February 1 and August 31.
- The project site does not contain any jurisdictional areas. However, potential jurisdictional features that may be subject to the regulatory authority of the United States Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), or Regional Water Quality Control Board (RWQCB) occur to the west and south of the site. Regulatory permits and approvals related to aquatic resources are not expected to be required as these features are located outside of the project site. Therefore, regulatory permits issued under Sections 401 and 404 of the Clean Water Act and Section 1602 of the California Fish and Game Code are not required.
- The project will not conflict with any local policies or ordinances and is not within an adopted habitat conservation plan area.

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LIST OF ABBREVIATIONS AND ACRONYMS

°F	degrees Fahrenheit
amsl	above mean sea level
APN	Assessor's Parcel Number
BIOS	Biogeographic Information and Observation System
BRA	Biological Resources Assessment
BSA	Biological Study Area
CCC	California Coastal Commission
CDFW	California Department of Fish and Wildlife
CDP	Coastal Development Permit
CESA	California Endangered Species Act
City	City of Oxnard
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
County	County of Ventura
CWA	Clean Water Act
CZO	Coastal Zoning Ordinance
ESHA	Environmentally Sensitive Habitat Areas
ESU	evolutionarily significant unit
FESA	Federal Endangered Species Act
ft	foot/feet
LCP	Local Coastal Program
LEED	Leadership in Energy and Environmental Design

NRCS	Natural Resources Conservation Service
OWTP	Oxnard Wastewater Treatment Plant
project	Oxnard Wastewater Treatment Plant Maintenance Building Project
RWQCB	Regional Water Quality Control Board
SWRCB	State Water Resources Control Board
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WRCC	Western Regional Climate Center

BIOLOGICAL RESOURCES ASSESSMENT OXNARD WASTEWATER TREATMENT PLANT MAINTENANCE BUILDING PROJECT

INTRODUCTION

RNT Architects retained LSA to conduct a Biological Resources Assessment (BRA) for the Oxnard Wastewater Treatment Plant (OWTP) Maintenance Building Project (project) on Assessor's Parcel Numbers (APN) 231-009-110. The 1.91-acre project site is located at 6001 Perkins Road in Oxnard, California. The project would result in the construction of a new Leadership in Energy and Environmental Design (LEED)-certified maintenance building adjacent to the existing maintenance building at the OWTP. The new maintenance building would be two-story and include a kitchen/break room, conference/training room, men's and women's locker rooms, men's and women's restrooms, offices for maintenance staff, workstations, mechanical repair shop with a bridge crane, paint shop, electrical shop, bead blast room, tool storage room, and elevator. The existing maintenance building would maintain operations (without relocation) while the new maintenance building is constructed, and once the new maintenance building is operational would remain in use with similar but limited functions (Figure 1; all figures are provided in Appendix A).

Site Description

The Biological Study Area (BSA) is west of Perkins Road towards the coastline in Oxnard, Ventura County, California, as depicted on the United States Geological Survey (USGS) *Oxnard, California* 7.5-minute series topographic quadrangle (USGS 1967) (Figure 1). Specifically, the BSA is located on Township 1 North, Range 22 West, Section 28 and is within the coastal zone. The site is bordered to the north and east by commercial development, to the west by a freshwater marsh, Hueneme Drain, and residential development, and to the south by undeveloped land, Perkins drainage, and undeveloped wetland that is adjacent to Ormond Lagoon. The area surrounding the project site is encompassed by some developed lands, consisting of residential and commercial uses.

Due to previous development, the BSA's topography is relatively flat. The site elevation ranges from approximately 9 feet (ft) above mean sea level (amsl) to 13 ft amsl. Climate conditions are typical for a Mediterranean zone with hot, dry summers and mild, wet winters. Average temperatures typically range between 50 degrees Fahrenheit (°F) and 70.1°F.

METHODS

Literature Review

LSA conducted a literature review to assist in determining the existence or potential occurrence of special-status plant and animal species within a three-quadrangle search of the project site. Database records for the *Oxnard*, *Camarillo*, and *Saticoy*, *California* USGS 7.5-minute quadrangles were searched on May 7 and May 21, 2024 (USGS 1967). Rare plant and animal data were reviewed in the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB) application RareFind 5, online edition (version 5.3.0) (CDFW 2024a). Habitat connectivity and wildlife corridors were determined using the CDFW Biogeographic Information and Observation

System (BIOS) application online (version 6) (CDFW 2024b). The United States Fish and Wildlife Service (USFWS) listed species and designated critical habitat information were searched using the USFWS Information for Planning and Consultation system (USFWS 2024a). The California Native Plant Society (CNPS) Rare Plant Program, online edition (CNPS 2024), Rare Plant Inventory was searched to determine the probability of additional listed plant species. Aerial photographs (Google Earth 2024) were also reviewed. Wetland resources, including riparian corridors, were determined using the USFWS Wetlands Mapper, online edition (USFWS 2024b). Soil types were determined using the Natural Resources Conservation Service (NRCS) Web Soil Survey (NRCS n.d.).

Reconnaissance Field Survey

LSA Biologists Carla Cervantes and Chrissy Kent conducted a general biological reconnaissance-level, pedestrian field survey on May 8, 2024, between the hours of 8:00 a.m. and 11:30 a.m. Weather conditions during the survey consisted of clear, sunny skies, with a temperature of 57–64°F and a light breeze of 1–5 miles per hour. Ms. Cervantes and Ms. Kent recorded observations on general site conditions, vegetation, and suitability of habitat for various special-status elements. Plant and animal species observed or otherwise detected are listed in Appendix B.

The BSA is composed of the 1.91-acre project site plus a 500 ft buffer around the parcel. The 500 ft buffer was used to map vegetation/land cover using public access points and/or advantageous viewpoints. Access to adjacent private parcels within the 500 ft buffer was restricted due to a lack of permission to enter.

RESULTS

Existing Site Conditions

The project site is bordered to the north and east by commercial development, to the west by a freshwater marsh, Hueneme Drain, and residential development, and to the south by undeveloped land, Perkins drainage, and undeveloped wetland that is adjacent to Ormond Lagoon. The area surrounding the project site is encompassed by some developed lands consisting of residential and commercial uses.

The following discusses topography and soils, vegetation, and wildlife within the project site.

Topography and Soils

The topography of the project site contains relatively flat lands. The site elevation ranges from 9.1 to 12.7 ft amsl.

One soil type is mapped on the project site and is consistent with Camarillo sandy loam, 0 to 2 percent slopes (USDA 2024b) (see Table A and Figure 3). The mapped soils are not considered hydric soil and have a drainage class of somewhat poorly drained (NRCS n.d.).

The existing soils of the project site are compacted, which is consistent with previous and current land uses.

Table A: Mapped Soils Classifications

Soil	Drainage Class	Frequency of Flooding	Frequency of Ponding	Hydric Soil Rating
Camarillo sandy loam, 0 to 2 percent slopes	Somewhat poorly drained	None	None	No

Source: Web Soil Survey (United States Department of Agriculture 2024b).

Vegetation and Land Cover

The vegetation communities were classified using *A Manual of California Vegetation*, Second Edition (Sawyer et al. 2009). The project site is largely developed with small areas of land that are disturbed. However, due to the project site being within proximity of a wetland habitat near Ormond Lagoon, this section will focus on the BSA. Nine types of vegetation/land cover classifications were mapped within the BSA and are discussed below (Table B). The dominant vegetation community within the BSA is coastal brackish marsh, with a total of 3.35 acres.

Table B: Vegetation and Land Cover Classifications and Impacts

Vegetation/Land Cover	Total Acres within BSA	Total Acres within Project Limits	Total Impact Acreage	
			Temporary	Permanent
Coastal Brackish Marsh	3.35	--	--	--
Developed	15.08	1.86	1.86	0.00
Disturbed	1.68	0.07	0.07	0.00
Freshwater Marsh	1.02	--	--	--
Mixed Scrub	0.14	--	--	--
Ornamental	0.29	--	--	--
Ruderal	4.60	--	--	--
Southern Coastal Salt Marsh - Disturbed	2.59	0.17	0.00	0.00
Southern Foredune	0.94	--	--	--
Total	31.82	2.10	1.93	0.00

Source: LSA compiled field surveys conducted by LSA on May 8, 2024.

BSA = Biological Survey Area

Coastal brackish marsh is dominated by the following plant species: hardstem bulrush (*Schoenoplectus acutus*), narrowleaf cattail* (*Typha angustifolia*)¹, giant reed* (*Arundo donax*), European sea-rocket* (*Cakile maritima*), annual yellow sweetclover* (*Melilotus indicus*), coyote brush (*Baccharis pilularis*), and saltgrass (*Distichlis spicata*).

A total of 1.02 acres of freshwater marsh occurs within the BSA that is adjacent to the project site and is dominated by the following plant species: hardstem bulrush (*Schoenoplectus acutus*).

Mixed scrub encompasses 0.14 acre of the BSA land cover and consists of the following plant species: coyote brush (*Baccharis pilularis*), California sagebrush (*Artemisia californica*), black sage

¹ * Introduced species not native to California.

(*Salvia mellifera*), lemonade berry (*Rhus integrifolia*), California brittlebush (*Encelia californica*), giant wild rye (*Leymus condensatus*), and sea lavender* (*Limonium perezii*).

A total of 2.59 acres of southern coastal salt marsh – disturbed resides within the BSA and is dominated by the following plant species: hardstem bulrush (*Schoenoplectus acutus*), devil's thorn* (*Rumex spinosus*), saltgrass (*Distichlis spicata*), Italian rye grass (*Lolium multiflorum*), annual rabbit's foot grass (*Polypogon monspeliensis*), pickleweed (*Salicornia pacifica*), spreading alkali weed (*Cressa truxillensis*), eveltdgrass (*Ehrharta* sp.), and common brassbuttons (*Cotula coronopifolia*). Approximately 0.17 acre within the project site may be impacted by proposed grading. However, these are considered temporary impacts.

Southern foredune makes up 0.94 acre of the BSA and is mainly composed of sparse sand. The few species of plants observed within this area are beach primrose (*Camissoniopsis cheiranthifolia*) and European sea-rocket* (*Cakile maritima*).

A total of 0.29 acre of ornamental land cover occurs within the BSA. Ornamental land cover was dominated by iceplant* (*Carpobrotus chilensi*) and golden wattle (*Acacia longifolia*).

Ruderal land cover consists of bare ground and non-native plant species such as ripgut brome* (*Bromus diandrus*), wild radish* (*Raphanus raphanistrum*), annual yellow sweetclover* (*Melilotus indicus*), and western ragweed (*Ambrosia psilostachya*).

Areas mapped as disturbed generally lacked vegetation as a result of recent and ongoing disking. Disturbed land cover makes up 0.07 acre of the project site and 1.68 acres of the BSA. None of the disturbed land cover within the project site is expected to be impacted. Areas mapped as developed consist of lawn, areas containing manmade structures, paved roads, and well-traveled dirt roads that do not allow for the establishment of vegetation. This land cover encompasses 1.86 acres of the project site and approximately 15.08 acres of the northern, northeast, northwest, and a small area of the southeast portions of the BSA. Approximately 1.86 acres of developed land will be permanently impacted by this project.

A complete plant list of the project site can be found in Appendix B. Figure 4 shows vegetation/land cover, and Figure 5 provides site photographs.

Wildlife

One federally and State listed species, the California least tern [(*Sterna antillarum browni*), federally and State endangered] was observed foraging in the 500 ft buffer area during the general biological field surveys on May 8, 2024. No other federally listed, State-listed, or other special-status species were observed during the field surveys. Wildlife species observed during the surveys were species common to the region. A list of the species observed is included in Appendix B.

Other common wildlife species can be expected to use habitats at the project site for cover, foraging, and reproduction.

Special-Status Species

This section discusses special-status species observed or potentially occurring within the limits of the project site. Legal protection for special-status species varies widely, from the comprehensive protection extended to listed threatened/endangered species to no legal status at present. The CDFW, USFWS, local agencies, and special-status groups publish watch lists of declining species.

Species that are candidates for State and/or federal listing, which are considered locally sensitive by the City of Oxnard (City) and the County of Ventura (County), and the species on watch lists are also included in the special-status species analysis (Table C). Inclusion of species described in the special-status species analysis is based on the following criteria:

- Direct observation of the species or its sign on the project site or immediate vicinity during previous biological studies
- Sighting by other qualified observers

Table C: Special-Status Species Occurrence Probability

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
Plants				
<i>Astragalus brauntonii</i> Braunton's milk-vetch	US: FE CA: SP CRPR: 1B.1	Generally shallow calcium carbonate soils derived from marine substrates; although it is occasionally found downstream of known occurrences on non-carbonate soils where survivorship of plants may be reduced. Usually on sandstone with carbonate layers following fire but may follow other disturbance and occur on stiff gravelly clay soils over granite. Typically associated with the fire-dependent chaparral habitat on limestone and on down-wash sites below 640 meters (2,100 feet) elevation. Known only from Los Angeles, Orange, Riverside, and Ventura Counties.	Blooms January through August (perennial herb).	Absent: Suitable habitat not present in the BSA.
<i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i> Ventura marsh milk-vetch	US: FE CA: SE CRPR: 1B.1	Coastal salt marsh within reach of high tide or protected by barrier beaches, or more rarely near seeps on sandy bluffs, below 35 meters (120 feet) elevation. Known only from Santa Barbara and Ventura Counties. Believed extirpated from Los Angeles and Orange Counties.	Blooms June through October (perennial herb).	Not expected: Some poor-quality habitat exists in the BSA, but no records are present within vicinity.
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i> Salt marsh bird's-beak	US: FE CA: SE CRPR: 1B.2	Coastal dunes and salt marshes. In California, known from Los Angeles, Orange, Santa Barbara, San Bernardino, San Diego, San Luis Obispo, and Ventura Counties. Historical collections referred to this taxon from alkaline meadow in vicinity of San Bernardino Valley and from interior San Diego County are intermediate to <i>C. maritimum</i> ssp. <i>canescens</i> . Also occurs in Mexico.	Blooms May through October (annual herb).	Moderate: The southeastern section of the BSA overlaps with a CNDDDB record from 1980. However, a 2016 survey found no members of this species in the area, and this species may be possibly extirpated.
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i> Blochman's dudleya	US: – CA: SP CRPR: 1B.1	Dry rocky places, often on clay or serpentine, in chaparral, coastal sage scrub, or grassland, below 450 meters (1,500 feet) elevation. In California, known only from Los Angeles, Orange, Santa Barbara, San Diego, San Luis Obispo, and Ventura Counties. Also occurs in Mexico.	Blooms May through June (perennial herb).	Low: No suitable habitat in the BSA.

Table C: Special-Status Species Occurrence Probability

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's goldfields	US: – CA: SP CRPR: 1B.1	Vernal pools and alkaline soils in marshes, playas, and similar habitats below 1,220 meters (4,000 feet) elevation. Known from Colusa, Merced, Tulare, Orange, Riverside, Santa Barbara, San Diego, San Luis Obispo, Tehama, Ventura, and Yolo Counties. Believed extirpated from Kern, Los Angeles, and San Bernardino Counties, and possibly also from Tulare County. Also occurs in Mexico.	Blooms February through June (annual herb).	Low: The most recent observation was in 2015, approximately 0.3 mile away from the southeastern edge of the BSA.
<i>Pseudognaphalium leucocephalum</i> White rabbit-tobacco	US: – CA: SP CRPR: 2B.2	Sand and gravel at the edges of washes or mouths of steep canyons at 0 to 2,100 meters (0 to 7,000 feet) elevation. In California, known from Los Angeles, Orange, Riverside, Santa Barbara, San Diego, San Luis Obispo, and Ventura Counties. Also occurs in Arizona, New Mexico, Texas, and Mexico.	Blooms usually August through November (perennial herb).	Not expected: No suitable habitat on the BSA.
Invertebrates				
<i>Bombus crotchii</i> Crotch bumble bee	US: – CA: CE	Inhabits open scrub (including chaparral) and grassland from coastal California to crest of Sierra-Cascade and in desert edge areas, south into Mexico. Primarily nests underground. Suitable bumble bee habitat requires the continuous availability of flowers on which to forage throughout the duration of the colony (spring through fall), colony nest sites, and overwintering sites for the queens.	Spring and summer.	Not expected: Suitable habitat not present in the BSA.
<i>Cicindela hirticollis gravida</i> Sandy beach tiger beetle	US: – CA: SA	Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco Bay to northern Mexico. Clean, dry, light-colored sand in the upper zone. Subterranean larvae prefer moist sand not affected by wave action.	Spring through fall.	Absent: No suitable habitat on project site.
<i>Coelus globosus</i> Globose dune beetle	US: – CA: SA	Inhabitant of coastal sand dune habitat, from Bodega Head in Sonoma County south to Ensenada, Mexico. Inhabits foredunes and sand hummocks; it burrows beneath the sand surface and is most common beneath dune vegetation.	Year-round, adults often nocturnal.	Absent: No suitable habitat on project site.

Table C: Special-Status Species Occurrence Probability

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
<i>Danaus plexippus</i> (wintering sites) Monarch butterfly	US: CE CA: SA	Winter roosts are located in wind-protected tree groves (Eucalyptus, Monterey Pine, Cypress) with nectar and water sources nearby.	September through March.	Not expected: No suitable habitat on project site.
<i>Tryonia imitator</i> Mimic tryonia (=California brackishwater snail)	US: - CA: SA	Inhabits coastal lagoons, estuaries and salt marshes, from Sonoma County south to San Diego County. Found only in permanently submerged areas in a variety of sediment types; able to withstand a wide range of salinities.	Presumed year-round.	Absent: No suitable habitat on project site.
Fish				
<i>Catostomus santaanae</i> Santa Ana sucker	US: FT CA: SSC	The Santa Ana sucker's historical range includes the Los Angeles, San Gabriel, and Santa Ana River drainage systems located in Southern California. An introduced population also occurs in the Santa Clara River drainage system in southern California. Found in shallow, cool, running water.	Year-round.	Low: Freshwater marsh is outside of the project site.
<i>Eucyclogobius newberryi</i> Tidewater goby	US: FE CA: SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon (San Diego County) to the mouth of the Smith River (Del Norte County). Found in shallow lagoons and lower stream reaches.	Year-round.	Low: Freshwater marsh is outside of the project site.
<i>Gasterosteus aculeatus williamsoni</i> Unarmored threespine stickleback	US: FE CA: SE	Inhabits cool (<24° C/75° F) clear water with abundant vegetation, such as weedy pools, backwaters, and in emergent vegetation along stream edges where water velocity is low. Known from the upper Santa Clara River drainage in Los Angeles, Ventura, and San Obispo Counties, and the San Antonio Vandenberg Air Force Base in Santa Barbara County. An introduced population also occurs in San Felipe Creek in San Diego County. A population of stickleback in the Baldwin Lake area of San Bernardino County ("Shay Creek stickleback") is genetically distinct.	Year-round.	Low: Freshwater marsh is outside of the project site.
<i>Gila orcuttii</i> Arroyo chub	US: – CA: SSC	Perennial streams or intermittent streams with permanent pools; slow water sections of streams with mud or sand substrates; spawning occurs in pools. Native to Los Angeles, San Gabriel, San Luis Rey, Santa Ana, and Santa Margarita River systems; introduced in	Year-round.	Low: Freshwater marsh is outside of the project site.

Table C: Special-Status Species Occurrence Probability

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
		Santa Ynez, Santa Maria, Cuyama, and Mojave River systems and smaller coastal streams.		
Amphibians				
<i>Rana boylei</i> Foothill yellow-legged frog (south coast DPS)	US: SE CA: FE	Partly-shaded, shallow streams and riffles with a rocky (at least some cobble-sized) substrate for egg-laying, and with water for at least 15 weeks until metamorphosis. Historically occurred in much of northern and central California, south along the western foothills of the Sierra Nevada to the edge of the Tehachapi Mountains, and south along the coast ranges to the San Gabriel Mountains (south to the San Gabriel River) in Los Angeles County.	Active year-round in warm climates, and may hibernate in colder climates.	Absent: Project site is not within historical range.
Reptiles				
<i>Anniella stebbinsi</i> Southern California legless lizard	US: – CA: SSC	Inhabits sandy or loose loamy soils with high moisture content under sparse vegetation in Southern California.	Nearly year round, at least in southern areas	Absent: No suitable habitat in BSA.
<i>Aspidoscelis tigris stejnegeri</i> Coastal western whiptail	US: – CA: SSC	Woodlands, riparian areas, and sparsely vegetated areas in a wide variety of habitats including coastal sage scrub and sparse grassland. Occurs in valleys and foothills from Ventura County to Baja California.	April through August	Absent: No suitable habitat in BSA.
<i>Emys marmorata</i> Western pond turtle	US: PT CA: SSC	Inhabits permanent or nearly permanent water. Absent from desert regions, except in the Mojave Desert along the Mojave River and its tributaries. Requires basking sites such as partially submerged logs, rocks, or open mud banks.	Year-round with reduced activity November through March	Not expected: No suitable habitat in BSA.
<i>Phrynosoma blainvillii (coronatum)</i> Coast horned lizard	US: – CA: SSC	Primarily in sandy soil in open areas, especially washes and floodplains, in many plant communities. Requires open areas for sunning, bushes for cover, patches of loose soil for burial, and an abundant supply of ants or other insects. Occurs west of the deserts from northern Baja California north to Shasta County below 2,400 meters (8,000 feet) elevation.	April through July with reduced activity August through October	Absent: No suitable habitat in BSA.

Table C: Special-Status Species Occurrence Probability

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
<i>Thamnophis hammondi</i> Two-striped garter snake	US: – CA: SSC	Highly aquatic. Only in or near permanent sources of water. Streams with rocky beds supporting willows or other riparian vegetation. From Monterey County to northwest Baja California.	Diurnal Year-round	Low: Freshwater marsh adjacent to BSA.
Birds				
<i>Agelaius tricolor</i> (nesting colony) Tricolored blackbird	US: – CA: ST (breeding)	Open country. Forages in grassland and cropland habitats. Nests in large groups near fresh water, preferably in emergent wetland with tall, dense cattails or tules, but also in thickets of willow, blackberry, wild rose, or tall herbs. Seeks cover for roosting in emergent wetland vegetation, especially cattails and tules, and also in trees and shrubs. Occurs in western Oregon, California, and northwestern Baja California.	Year-round	Not expected: No open grasslands nearby, freshwater wetland is adjacent to the BSA.
<i>Athene cunicularia</i> (burrow sites) Burrowing owl	US: – CA: SSC (breeding)	Open country in much of North and South America. Usually occupies ground squirrel burrows in open, dry grasslands, agricultural and range lands, railroad rights-of-way, and margins of highways, golf courses, and airports. Often utilizes man-made structures, such as earthen berms, cement culverts, cement, asphalt, rock, or wood debris piles. They avoid thick, tall vegetation, brush, and trees, but may occur in areas where brush or tree cover is less than 30 percent.	Year-round	Absent: No suitable habitat in the BSA.
<i>Charadrius alexandrinus nivosus</i> (nesting) Western snowy plover	US: FT (coastal population) CA: SSC	Sandy coastal beaches, lakes, alkaline playas. Scattered locations along coastal California and Channel Islands, inland at Salton Sea and at various alkaline lakes.	Coast: Year-round Inland lakes: April through September	Moderate: Suitable habitat is present adjacent to the BSA. The CNDDB identified several breeding individuals on the beach across from the BSA in 2012.
<i>Coccyzus americanus occidentalis</i> (nesting) Western yellow-billed cuckoo	US: FT CA: SE	Breeds and nests in extensive stands of dense cottonwood/willow riparian forest along broad, lower flood bottoms of larger river systems at scattered locales in western North America; winters in South America.	June through September	Not expected: No suitable habitat in BSA. CNDDB records show the last observation in 1936.

Table C: Special-Status Species Occurrence Probability

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
<i>Elanus leucurus</i> (nesting) White-tailed kite	US: – CA: SA	Typically nests in riparian trees such as oaks, willows, and cottonwoods at low elevations. Forages in open country. Found in South America and in southern areas and along the western coast of North America.	Year-round	Absent: No suitable habitat in BSA.
<i>Eremophila alpestris actia</i> California horned lark	US: – CA: SA	Open grasslands and fields, agricultural area, open montane grasslands. This subspecies is resident from northern Baja California northward throughout non-desert areas to Humboldt County, including the San Joaquin Valley and the western foothills of the Sierra Nevada (north to Calaveras County). Prefers bare ground such as plowed or fall-planted fields for nesting, but may also nest in marshy soil. During the breeding season, this is the only subspecies of horned lark in non-desert southern California; however, from September through April or early May, other subspecies visit the area.	Year-round interior (inland areas)	Absent: No suitable habitat in BSA.
<i>Falco peregrinus anatum</i> (nesting) American peregrine falcon	US: – (delisted) CA: SA (delisted)	Widespread, but scarce and local throughout North America. Wetlands near high cliffs; few known to nest in urban settings on tall buildings.	Year-round	Low: Freshwater wetlands are adjacent to the BSA.
<i>Laterallus jamaicensis coturniculus</i> California black rail	US: – CA: ST	Requires shallow water in salt marshes, freshwater marshes, wet meadows, or flooded grassy vegetation. Prefers areas of moist soil vegetated by fine-stemmed emergent plants, rushes, grasses, or sedges, with scattered small pools. Known from coastal California, northwestern Baja California, the lower Imperial Valley, and the lower Colorado River of Arizona and California. Now extirpated from virtually all of coastal Southern California.	Year-round	Not expected: CNDDDB records show the last observation from 1936 approximately 0.12 mile northwest of the BSA.

Table C: Special-Status Species Occurrence Probability

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
<i>Passerculus sandwichensis beldingi</i> Belding's Savannah sparrow	US: – CA: SE	Resident in salt marshes, with rare exception (e.g., Islas Todos Santos, Baja California), of Pacific Coast from Santa Barbara County to Baja California.	Year-round	Low: CNDDDB records shows several observations from 2006 approximately 0.3 mile away from the southeastern section of the BSA. This species was not observed during the general biological resources survey.
<i>Polioptila californica californica</i> Coastal California gnatcatcher	US: FT CA: SSC	Inhabits coastal sage scrub in low-lying foothills and valleys up to about 500 meters (1,640 feet) elevation in cismontane southwestern California and Baja California.	Year-round	Not expected: No suitable habitat in the BSA.
<i>Riparia riparia</i> (nesting) Bank swallow	US: – CA: ST	Nesting habitat is vertical banks of fine textured soils, most commonly along streams and rivers. In Southern California, fairly common spring and fall transient in interior; very uncommon spring transient and rare fall transient along coast. Casual in winter.	Variable Year-round	Not expected: No suitable habitat in the BSA.
<i>Setophagia petechia</i> (nesting) Yellow warbler	US: – CA: SSC (breeding)	Riparian woodland while nesting in the western U.S. and northwestern Baja California; more widespread in brushy areas and woodlands during migration. Occurs from western Mexico to northern South America in winter. Migrants are widespread and common. Three subspecies breed in California: <i>morcomi</i> , <i>brewsteri</i> , and <i>sonorana</i> . (Sonoran yellow warbler nests along the Colorado River.)	Summer, winter, or Year-round, depending on locale	Not expected: No suitable habitat in the BSA.
<i>Sternula antillarum browni</i> (nesting colony) California least tern	US: FE CA: SE	Nests along the coast from San Francisco Bay south to northern Baja California. Forages in shallow water. Colonial breeder on bare or sparsely vegetated, flat substrates, sand beaches, alkali flats, landfills, or paved areas.	April through October	Present: This species has been observed on Ormond Beach near Perkins Road, directly adjacent to the BSA. Suitable habitat does occur within the BSA; and this species was observed during the general Biological resources survey in the 500-foot buffer area.

Table C: Special-Status Species Occurrence Probability

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
<i>Vireo bellii pusillus</i> Least Bell's vireo	US: FE CA: SE	Riparian forests and willow thickets. The most critical structural component of Least Bell's Vireo habitat in California is a dense shrub layer 2 to 10 feet (0.6–3.0 meters) above ground. Willows usually dominant. Nests from central California to northern Baja California. Winters in southern Baja California.	April through September	Absent: No suitable habitat in the BSA.

Source: Compiled by LSA (2024).

US: Federal Classifications

- FE Listed as Endangered.
- FT Federally Threatened
- PT Proposed Threatened
- CE Candidate Endangered

CA: State Classifications

- SE State-listing as Endangered.
- ST State-listing as Threatened.
- SCE Candidate for State-listing as Endangered.
- SCT Candidate for State-listing as Threatened.
- SSC Species of Special Concern. Refers to animals with vulnerable or seriously declining populations.
- SA Special Animal. Refers to any other animal monitored by the CNDDB, regardless of its legal or rarity status.
- SP Special Plant. Refers to any other plant monitored by the CNDDB, regardless of its legal or rarity status.
- 1B California Native Plant Society Rare Plant Rank 1B – Rare, threatened or endangered in California and elsewhere.

CNDDB = California Natural Diversity Database

ESU = evolutionarily significant unit

- Records reported by the CNDDDB and published by the CDFW,
- Presence or location information for specific species provided by private groups, and
- Project site lies within known distribution of a given species and contains appropriate habitat.

Table C summarizes special-status species that are known to occur in the region and that have CNDDDB records within a three-quadrangle search of the project site or were otherwise identified during the literature review, along with their status, habitat, and distribution, activity/bloom period, and probability of occurrence at the project site.

Species excluded from Table C were precluded from occurring at the site for a variety of reasons, including absence of suitable habitat, the site being outside of the species' known range, soil type and composition, microclimate, aquatic sources, and other requirements determined to be absent. A list of these species is included in Appendix C.

Threatened and Endangered Species

Under provisions of Section 7(a)(2) of the Federal Endangered Species Act (FESA), a federal agency that permits, licenses, funds, or otherwise authorizes a project activity must consult with the USFWS to ensure that its actions would not jeopardize the continued existence of any listed threatened or endangered species or destroy or adversely modify critical habitat. The USFWS designates as threatened or endangered species that is at risk of extinction and may also adopt recovery plans that identify specific areas that are essential to the conservation of a listed species. Critical habitat areas that may require special management considerations or protections can also be designated.

The California Endangered Species Act (CESA) is administered by the CDFW and prohibits the "take" of plant and animal species identified as either threatened or endangered in the State of California by the Fish and Game Commission (Fish and Game Code Sections 2050 to 2097). "Take" is defined as to hunt, pursue, catch, capture, or kill. Sections 2091 and 2081 of CESA allow the CDFW to authorize exceptions to the prohibition of "take" of State-listed threatened or endangered plant and animal species for purposes such as public and private development. The CDFW requires formal consultation to ensure that a proposed project's actions would not jeopardize the continued existence of any listed species or destroy or adversely affect listed species' habitats.

As identified in Table C, two special-status wildlife species [California least tern (*Sterna antillarum browni*) and Western snowy plover (*Charadrius alexandrinus nivosus*)] and one special-status plant species [salt marsh bird's beak (*Cordylanthus maritimus* ssp. *maritimus*)] have a moderate or higher chance of occurrence within the BSA and vicinity.

Both the California least tern (federally endangered, State endangered) and Western snowy plover (federally threatened) have overlapping habitats along the beach abutting the BSA and the Pacific Ocean. A small section of the BSA overlaps with a documented breeding range for these species. Additionally, California least terns were observed foraging within the 500 ft buffer area. To avoid potential effects to these species, implementation of the following measure is recommended.

No direct take of California least tern or Western snowy plover is expected, and critical habitat has not been designated for California least tern; therefore, specific compensatory mitigation is not

warranted. If California least tern or Western snowy plover are found during pre-construction surveys or project monitoring and work cannot be completed without avoiding take, Section 7 consultation with the USFWS is required and a CDFW Section 2081 permit may also be required. While not anticipated, compensatory mitigation may be developed in consultation with the USFWS and the CDFW, if necessary.

- Avoidance of Breeding Season and Nesting Bird Surveys:** Project activities that will remove, trees, shrubs, or other potential nesting substrates (including bare ground and sand) should be conducted outside the primary nesting season for birds. The nesting season is generally from January through September but may start as early as December for great blue herons (*Ardea Herodias*) in the area. Focused California least tern surveys are recommended during the breeding season from April 1–August 31, and focused Western snowy plover surveys are recommended during the breeding season from March 1–September 31. Additionally, it is recommended that a biologist conduct two pre-construction nesting bird surveys within 15 days prior to the beginning of construction activities with the last survey being conducted within 3 days prior to the start of construction, regardless of construction activities that take place outside of the nesting season. This will avoid potential impacts to nests that have been active within the past five years. Trees and shrubs are especially useful for nesting birds; therefore, it is recommended that any necessary vegetation removal be completed during the autumn and winter months (i.e., October through January), if feasible. If a nest(s) with eggs or young of any species covered under the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code is found within the Biological Study Area, a buffer will be installed around the nest. The size of the buffer will be determined by a qualified biologist using their knowledge of the species and considering the nature of the construction activities near the nest(s).

A section of the southeastern area of the BSA overlaps with a CNDDDB record for salt marsh bird's beak, a federally- and State-endangered plant species. Although likely extirpated due to habitat modification, some marshland habitat does remain within the 500 ft buffer zone but not in the project site. No direct or indirect impacts to salt marsh bird's beak are anticipated as a result of project activities.

No USFWS designated critical habitat is present on the project site. Therefore, the project would have no effects on designated critical habitat.

Nonlisted Special-Status Species

A complete list of nonlisted special-status species is documented in Table C. No nonlisted special-status species have a moderate or higher probability of occurrence within the BSA.

The project site contains suitable habitat for nesting bird species. Nesting birds are protected by California Fish and Game Code Sections 3503, 3503.5, and 3800, and by the Migratory Bird Treaty Act (MBTA) (16 United States Code 703–711). These laws regulate the take, possession, or destruction of the nest or eggs of any migratory bird or bird of prey.

To avoid potential effects to nesting birds, implementation of the following measure is recommended:

- **Construction Activity:** If possible, vegetation removal should be avoided during the nesting bird season (February 1–August 31). If the nesting bird season is unavoidable, a pre-construction nesting bird survey will be conducted by a qualified biologist no more than 3 days (72 hours) prior to any construction activities and vegetation removal. Should nesting birds be found, an exclusionary buffer will be established by the qualified biologist. The buffer will be clearly marked in the field by construction personnel under the guidance of the qualified biologist. No construction activities will be allowed within this zone until the qualified biologist determines that the young have fledged or the nest is no longer active.
- **Night Work Lighting:** If possible, night work should be avoided during the nesting bird season (February 1–August 31). If night work (i.e., between dusk and dawn) is anticipated within 100 ft of an active bird nest and/or nest exclusionary buffer, night lighting will be used only in areas of active work and focused on the direct area(s) of work and away from nesting locations to the greatest extent practicable. The qualified biologist may adjust the exclusionary buffer size to decrease the possibility of disturbance by night work, if warranted. This measure would minimize disturbance and prevent nest failure. If birds are showing signs of distress, such as flushing from their nests, work activities shall be modified to prevent the nest from being abandoned.

Jurisdictional Waters

The USACE regulates discharges of dredged or fill material into waters of the United States. These waters include wetlands and non-wetland bodies of water that meet specific criteria, including a direct or indirect connection to interstate commerce. The USACE regulatory jurisdiction, pursuant to Section 404 of the federal Clean Water Act (CWA), is founded on a connection, or nexus, between the water body in question and interstate commerce. This connection may be direct (through a tributary system linking a stream channel with traditional navigable waters used in interstate or foreign commerce) or indirect (through a nexus identified in the USACE regulations). To be considered a jurisdictional wetland under Section 404, an area must possess three wetland characteristics, each with its unique set of mandatory wetland criteria: hydrophytic vegetation, hydric soils, and wetland hydrology.

The CDFW, under Sections 1600 through 1616 of the California Fish and Game Code, regulates alterations to lakes, rivers, and streams (defined by the presence of a channel bed and banks, and at least an intermittent flow of water) where fish or wildlife resources may be adversely affected.

The Regional Water Quality Control Board (RWQCB) is responsible for the administration of Section 401 of the CWA. Typically, the areas subject to jurisdiction of the RWQCB coincide with those of the USACE (i.e., waters of the United States, including any wetlands). The RWQCB may also assert authority over “waters of the State” under waste discharge requirements pursuant to the Porter-Cologne Water Quality Control Act.

An official jurisdictional delineation was not conducted as part of the biological resources assessment for this project and no drainage features, ponded areas, wetlands, or riparian habitat subject to jurisdiction of the CDFW, the USACE, and/or the RWQCB were found within the project site. Potentially jurisdictional features that may be subject to the regulatory authority of the USACE,

CDFW, or RWQCB occur to the west and south of the project site. However, permits and approvals related to aquatic resources are not expected to be required as these features are located outside of the project site.

Wildlife Movement, Corridors, and Nursery Sites

Movement of wildlife can occur daily for foraging or during seasonal migration through corridors. Larger mammals like mountain lion (*Puma concolor*) or coyote (*Canis latrans*) can freely move through areas known as migration corridors. Riparian corridors provide cover for migrating birds, routes between breeding waters, and upland habitat for amphibians, and nursery sites provide habitat used by juveniles of aquatic species.

Wildlife movement of species such as coyotes is expected within the undeveloped portions of the project site and within the undeveloped portions of the 500 ft buffer. Ormond Beach Lagoon and Ormond Beach, which occur to the south and west of the project site, are natural areas under the Ventura County General Plan. These coastal areas are known to provide habitat for migratory birds such as western snowy plover, California least tern, and killdeer (*Charadrius vociferus*). Additionally, the lagoon may function as a corridor for sensitive species such as the federally endangered tidewater goby (*Eucyclogobius newberryi*). While these natural areas occur in close proximity to the project site, they are not expected to be impacted with project implementation. This is due to the majority of the project site being situated within existing development to the north and east. The project site is also surrounded by a chain-link fence which we will be altered to accommodate minor impacts to disturbed areas. Due to the amount of developed areas surrounding the project site and presence of perimeter fencing, wildlife movement is generally diminished and restricted within the project site.

The project site does not contain any essential connectivity areas or significant riparian connections as documented in the California Essential Habitat Connectivity Project (Spencer et al. 2010). Therefore, the project site is not considered a wildlife movement corridor. The project would not impact wildlife movement corridors or substantially limit wildlife movement.

Natural Communities of Concern

The CNDDB database search lists riparian habitats as a community of concern. However, since no riparian habitat occurs within the project site and only within the 500 ft buffer, there are no natural communities of concern impacted by this project. This was verified by the field visit conducted on May 8, 2024, and moreover, there are no State-ranked S1–S3 communities of concern.

The 500-ft buffer of the project site contains ESHAs, areas within the Coastal Zone of Ventura County where plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and could be easily disturbed or harmed by development (County of Ventura 2024b). No impacts would occur to ESHAs.

Local Policies and Ordinances

City and County general plans and development ordinances may include regulations or policies governing biological resources. For example, policies may require tree preservation or designate local species survey areas, species of interest, or significant ecological areas.

Protected Trees

The City of Oxnard does not have a tree protection ordinance; thus, the area is governed by the Ventura County Tree Protection Ordinance, specifically the Ventura County Coastal Zoning Ordinance (CZO). Under the Ventura County CZO, trees within areas considered Environmentally Sensitive Habitat Areas, native trees, historic trees, and heritage trees require a permit for removal. This includes a permit for non-native trees as long as they meet one of the requirements.

There are no trees within the project site; therefore, the project would not conflict with the County's tree ordinance or any ordinances applicable to biological resources.

Adopted Habitat Conservation Plans, Natural Community Conservation Plans and Other Local, Regional or State Plans

The California Coastal Act is the only biological resource protection plan that overlaps with the BSA and is discussed below. There are no adopted habitat conservation plans (HCP), natural community conservation plans (NCCP) or other local, regional or State plans that overlap with the BSA.

California Coastal Act

According to California Public Resources Code, Division 20, California Coastal Act, Section 30107.5, ESHAs are designated areas in the Coastal Zone of Ventura County, in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and could be easily disturbed or harmed by development (County of Ventura 2024b). The project site is entirely located within the California Coastal Zone and the activities proposed are anticipated to constitute "coastal development" that would require a Coastal Development Permit (CDP) or authorization under a Local Coastal Program (LCP). While ESHAs occur within the BSA, no impacts to ESHAs are proposed. Consultation with the California Coastal Commission (CCC) for compensatory mitigation for impacts to ESHAs is not expected.

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APPENDIX A

FIGURES

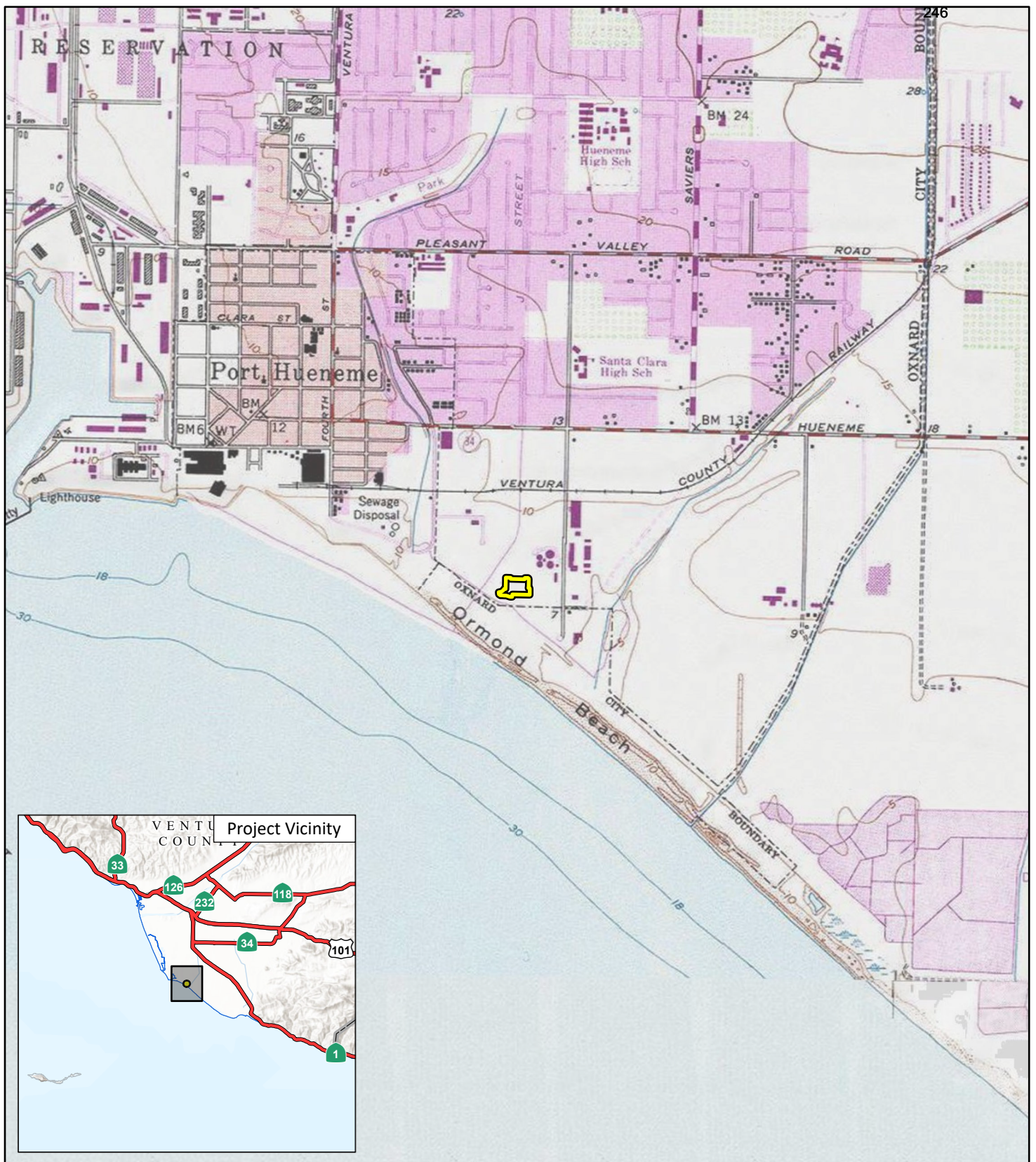
Figure 1: Regional and Project Location

Figure 2: Site Plan

Figure 3: Soils

Figure 4: Vegetation, Land Use, and Photo Locations

Figure 5: Site Photographs



LSA

 Project Location

FIGURE 1

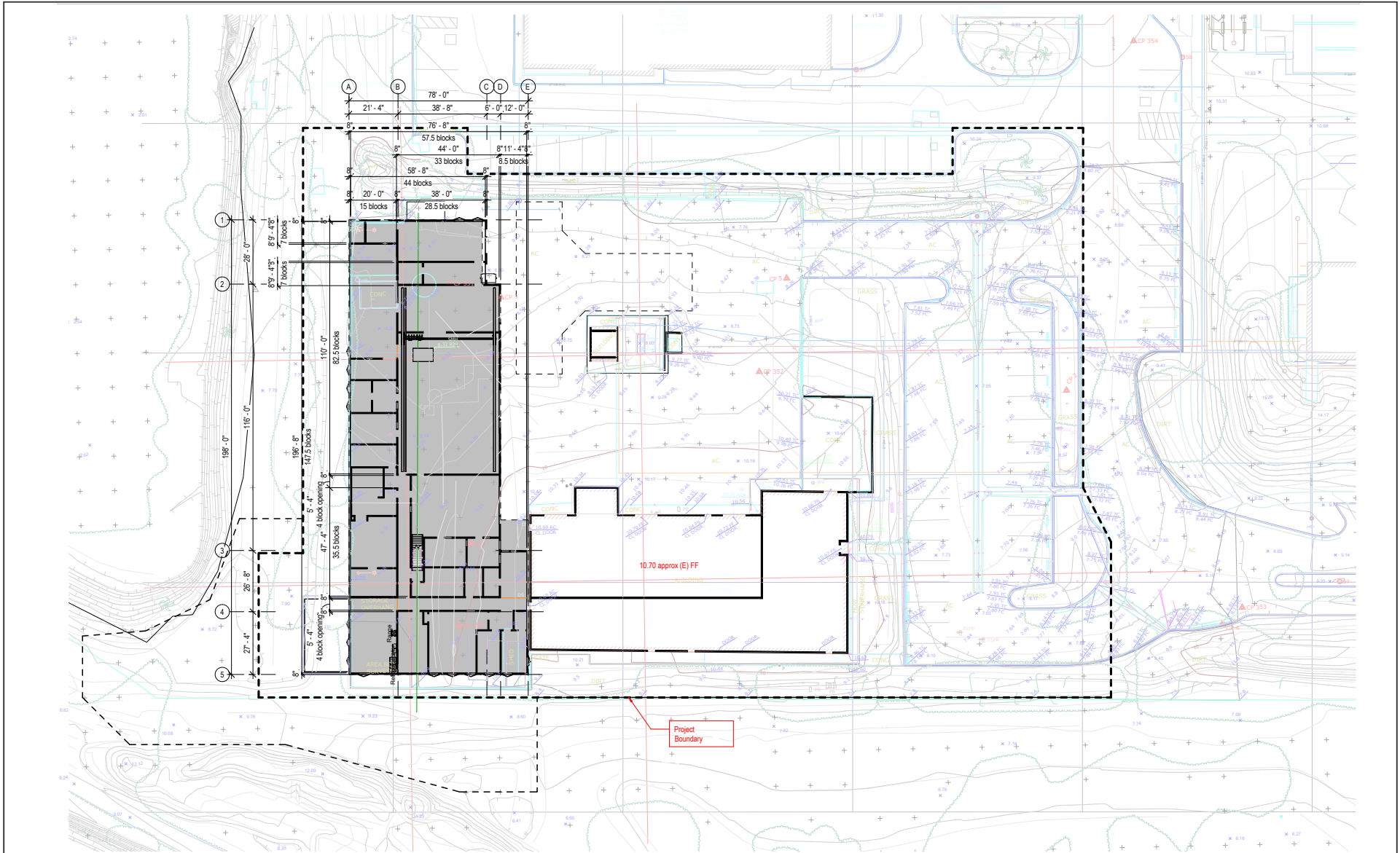


0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - Oxnard (1967), CA

I:\20241742\GIS\Pro\Oxnard Wastewater Treatment\Oxnard Wastewater Treatment.aprx (6/6/2024)

*Oxnard Wastewater Treatment Plant
New Maintenance Building Project
Regional and Project Location*



LSA

FIGURE 2



0 35 70
FEET

SOURCE: Roesling Nakamura Terada Architects

I:\20241742\G\Site_Plan.ai (5/16/2024)

Oxnard Wastewater Treatment Plant New Maintenance Building Project
Site Plan



LSA



0 125 250
FEET

SOURCE: Google Maps (2023)

- Project Location
- Biological Study Area (500-ft Buffer)
- Soils
 - Cc - Camarillo sandy loam, 0 to 2 percent slopes

- Cd - Camarillo loam, 0 to 2 percent slopes
- CnB - Coastal beaches
- PxG - Pits and dumps

FIGURE 3

*Oxnard Wastewater Treatment Plant
New Maintenance Building Project
Soils*



LSA



0 125 250
FEET

SOURCE: Google Maps (2023)

- Project Location
- Biological Study Area (500-ft Buffer)
- Photo Locations
- Vegetation Community/Land Use Type**
- Coastal Brackish Marsh

- Developed
- Disturbed
- Freshwater Marsh
- Mixed scrub
- Open Water
- Ornamental

- Ruderal
- Southern Coastal Salt Marsh - Disturbed
- Southern Fore dune

FIGURE 4

*Oxnard Wastewater Treatment Plant
New Maintenance Building Project*
Vegetation, Land Use, and Photo Locations



Photo 1: View looking south towards adjacent undeveloped land.



Photo 2: View looking northwest towards adjacent freshwater marsh.



Photo 3: View looking north of project site towards developed land.



Photo 4: View looking east towards the western project boundary and proposed grading area.

LSA

FIGURE 5
Page 2 of 5

*Oxnard Wastewater Treatment Plant
New Maintenance Building Project
Site Photographs*



Photo 5: View looking southeast towards western project boundary.



Photo 6: View looking east along southern project boundary.



Photo 7.1: View looking west towards proposed grading area.



Photo 7.2: View looking west towards proposed grading area.



Photo 8: View looking south towards adjacent undeveloped land.



Photo 9: View looking south in developed project area for proposed maintenance building.

APPENDIX B

PLANT AND ANIMAL SPECIES OBSERVED

VASCULAR PLANT SPECIES OBSERVED

The following vascular plant species were observed within the specified project site by LSA Biologists Carla Cervantes and Chrissy Kent on May 8, 2024.

* Introduced species not native to California.

MONOCOT FLOWERING PLANTS

Geraniaceae

Erodium brachycarpum or *botrys**

Geranium family

Storksbill

Poaceae

*Avena barbata**

*Bromus diandrus**

Grass family

Slender wild oat

Ripgut brome

Taxonomy and scientific nomenclature generally conform to Baldwin, B.G., D.H. Goldman et al., eds. (2012; *The Jepson Manual: Vascular Plants of California*, Second Edition; University of California Press, Berkeley and Los Angeles, California). Common names for each taxa generally conform to Roberts, F.M., Jr. (2008; *The Vascular Plants of Orange County, California: An Annotated Checklist*; F.M. Roberts Publications, San Luis Rey, California)

ANIMAL SPECIES OBSERVED

The following animal species were observed in the specified study area by LSA Biologists Carla Cervantes and Chrissy Kent on May 8, 2024.

* Introduced species not native to California.

BIRDS

Trochilidae

Selasphorus sasin

Rallidae

Fulica americana

Charadriidae

Charadrius vociferus

Laridae

Larus sp.

Sterna forsteri

Tyrannidae

Sayornis nigricans

Corvidae

Corvus brachyrhynchos

Hirundinidae

Stelgidopteryx serripennis

Petrochelidon pyrrhonota

Aegithalidae

Psaltiriparus minimus

Mimidae

Mimus polyglottos

Sturnidae

*Sturnus vulgaris**

Passeridae

*Passer domesticus**

Fringillidae

Haemorhous mexicanus

Passerellidae

Melospiza crissalis

Melospiza melodia

Icteridae

Icterus cucullatus

Hummingbirds

Allen's hummingbird

Rails and Gallinules

American coot

Plovers and Lapwings

Killdeer

Skuas, Gulls, Terns, Skimmers

Gull

Forster's tern

Tyrant Flycatchers

Black phoebe

Crows and Ravens

American crow

Swallows

Northern rough-winged swallow

Cliff swallow

Bushtits

Bushtit

Mockingbirds and Thrashers

Northern mockingbird

Starlings

European starling

Old World Sparrows

House sparrow

Finches

House finch

New World Sparrows

California towhee

Song sparrow

Blackbirds, Orioles and Allies

Hooded oriole

Parulidae

Geothlypis trichas

Wood Warblers

Common yellowthroat

Taxonomy and nomenclature are based primarily on the following:

- **Birds:** Chesser, R.T., et al. 2021. Checklist of North American Birds (online), American Ornithological Society, <http://checklist.aou.org/taxa>.

APPENDIX C

PLANT SPECIES EXCLUDED

VASCULAR PLANT SPECIES EXCLUDED

The following vascular plant species were excluded from further analysis within the specified study area due to unsuitable habitat, microclimate, soil conditions, aquatic resources, or other requirements determined to be absent.

State and Federal Status Codes

CE – State-listed, endangered

CR – State-listed, rare

SP – State-listed, special plant

FE – Federally listed, endangered

FT – Federally listed, threatened

California Rare Plant Ranks

List 1B – Plants Rare, Threatened, or Endangered in California and Elsewhere

List 2 – Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere

List 3 – Plants about Which We Need More Information – A Review List

List 4 – Plants of Limited Distribution – A Watch List

EUDICOTS

Asteraceae

Senecio aphanactis

Chenopodiaceae

Atriplex serenana var. *davidsonii*

Liliaceae

Calochortus clavatus var. *gracilis*

Calochortus plummerae

Sunflower family

Chaparral ragwort

Saltbush family

Davidson's saltscale

Lily family

Slender mariposa-lily

Plummer's mariposa-lily

Taxonomy and scientific nomenclature generally conform to Baldwin, B.G., D.H. Goldman et al., eds. (2012; *The Jepson Manual: Vascular Plants of California*, Second Edition; University of California Press, Berkeley and Los Angeles, California). Common names for each taxa generally conform to Roberts, F.M., Jr. (2008; *The Vascular Plants of Orange County, California: An Annotated Checklist*; F.M. Roberts Publications, San Luis Rey, California).

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 24-400-01 (COASTAL DEVELOPMENT PERMIT), TO REPLACE AND OR UPGRADE VITAL STRUCTURES, EQUIPMENT AND SITE IMPROVEMENTS CONSISTING PRIMARILY OF A TWO STORY 14,510 SQUARE FOOT ADDITION TO A WASTEWATER MAINTENANCE BUILDING WITHIN THE EXISTING CITY OF OXNARD WASTEWATER TREATMENT PLANT ON A 21.28 ACRE SITE LOCATED AT 6001 PERKINS ROAD (APN: 231-0-091-105) IN THE COASTAL DEVELOPMENT INDUSTRY (CDI) ZONE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS FILED BY JULIE JANG, CITY OF OXNARD PUBLIC WORKS, 305 W THIRD STREET, OXNARD CALIFORNIA 93030 AND TARAH BROWN, RNT ARCHITECTS 285 NORTH VENTURA AVENUE SUITE 102, VENTURA, CALIFORNIA 93001.

WHEREAS, on June 30, 2024, Julie Jang, on behalf of the City of Oxnard Public Works Department (the “**Applicant**” and/or “**Developer**”) submitted a request for a Coastal Development Permit, pursuant to Oxnard City Code Section 17-57 through 17-58, to upgrade vital structures, equipment and site improvements primarily consisting of a 14,510 square foot addition to the existing wastewater maintenance building and site improvements associated with the existing City Wastewater Treatment Facility on approximately 21.28 acres, located at 6001 Perkins Road; and

WHEREAS, on July 17, 2025, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to upgrade vital structures, equipment and site improvements primarily consisting of a 14,510 square foot addition to the existing wastewater maintenance building and site improvements associated with the existing City Wastewater Treatment Facility on approximately 21.28 acres, located at 6001 Perkins Road; 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 2 Categorical Exemption (Section 15302). 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 has a 2030 General Plan/Local Coastal Plan land use designation of Industry Priority to Coastal Dependent and a Coastal Zoning designation of Coastal Development Industry (CDI). The Project site is surrounded by industrial development to the north and east, a Ventura County Flood Control development to the west, residential development further to the west, and undeveloped property to the south, which potentially could contain sensitive habitats. A preliminary biological assessment was conducted and found there would be no impact to the habitat areas. The Project is not proposed on the adjacent properties nor is it anticipated to disrupt or degrade adjacent properties with a Resource Protection land use designation. The project improvements primarily consist of a 14,510 square foot addition to the existing wastewater maintenance building and associated site improvements. Therefore, the project will have no significant 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 Coastal Development Permit request for the upgrade of vital structures, equipment and site improvements associated with the Oxnard Wastewater Treatment Facility addition of 14,510 square feet will result in more efficient operations on-site associated with the Wastewater Treatment Facility. The use of the Wastewater Treatment Facility is consistent with the 2030 General Plan, Local Coastal Plan and the Oxnard City Code and is compatible with the physical scale and character of other energy' facility' development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General, Local Coastal Plan and the Oxnard City' 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 Coastal Development Permit request for the upgrade of vital structures, equipment and site improvements associated with the Oxnard Wastewater Treatment Facility addition will authorize utility activities within an area that has been previously developed with utilities. The upgrade of equipment will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the Wastewater Treatment Facility character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded by industrial development to the north and east, a Ventura County Flood Control development to the west, residential development further to the west, and undeveloped property to the south which potentially could contain sensitive habitats. The Project is not proposed on the adjacent properties nor is it anticipated to disrupt or degrade adjacent properties with a Resource

Projection land use designation. 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 not located in or adjacent to a state designated scenic highway.

- (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 as confirmed by staff on March 20, 2025.

- (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 site was developed with the existing Wastewater Treatment Facility in approximately 1958. The existing Wastewater Treatment Facility does not have the potential to be considered eligible for the California Register of Historical Resources (CRHR) and is not considered historical, contains an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. 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 conditionally permitted within the subject (CDIF) sub-zone and conforms with all of the applicable provisions of this chapter.**

On October 1st, 1987, the Planning Commission approved Coastal Development Permit (CDP) No. 87-2 identifying the Wastewater Treatment Plant as a conditionally permitted use and to permit an expansion of the Wastewater Treatment Plant. The proposed project to replace, and/or upgrade vital structures, equipment and site improvements associated with the existing City of Oxnard Wastewater Treatment Plant is subject to the policies of the Coastal Development

Industry (CDI) zone. Pursuant to Section 17-57 (Coastal Permit Procedures) the project requires the Planning Commission's approval of a Coastal Development Permit. Additionally, pursuant to Section 17-57(B)(5) (Coastal Permit Procedures) of the Coastal Zoning Code, the proposed project is appealable to the California Coastal Commission, and is thus subject to the Planning Commission's approval of a Coastal Development Permit. The project site has a General Plan and Local Coastal Plan land use designation of Coastal Development Industry (CDI). As discussed in the staff report, the proposed Project complies with all the standards of the CDI subzone, and applicable provisions of Chapter 17 of the Oxnard City Code.

(2) The proposed use will not impair the integrity and character of the subject sub-zone.

The Project design and use complies with the development standards of the CDI zone related to setbacks, building height and parking. As outlined in the staff report, the Project also complies with the Coastal Act and Local Coastal Plan. As proposed and conditioned, the Project is not expected to negatively affect the integrity or character of the CDI sub-zone or immediate vicinity.

(3) The location and intensity of use of the subject site would be physically suitable and would protect and maintain adjacent coastal resources for the land use being proposed.

The Project site is generally surrounded by industrial development to the north and east, a Ventura County' Flood Control development to the west, residential development further to the west, and undeveloped property to the south which potentially could contain sensitive habitats. The Project is not proposed on the adjacent properties nor is it anticipated to disrupt or degrade adjacent properties with a Resource Projection land use designation. The Local Coastal Program planned for this lot to continue to operate as a Wastewater Treatment Facility. The lot is not adjacent to a beach public access way and the proposed upgrade of equipment will not further prevent beach access.

As discussed in the staff report, the proposed Project and use are consistent with uses considered and permitted by the Coastal Development Industry (CDI) zone, including the zone standards. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building and Fire Codes. The proposed use is a continuation of an existing use and is compatible with the existing surrounding uses and future development of the area. Therefore, the location and proposed intensity of the Project is suitable for the site and implementation would not significantly impact coastal resources.

(4) The proposed use would be compatible with the land uses presently on the subject site.

The Project site is developed with the City's Wastewater Treatment Facility. On October 1st. 1987, the Planning Commission approved Coastal Development

Permit (CDP) No. 87-2 identifying the Wastewater Treatment Plant as a conditionally permitted use and to permit an expansion of the Wastewater Treatment Plant. The upgrade of vital structures, equipment and site improvements associated with the existing Wastewater Treatment Facility is consistent with the CDI zone requirements. Therefore, the proposed changes for the existing Wastewater Treatment Facility would be compatible with the land use presently on, and anticipated for the subject property.

- (5) The proposed use would be compatible with existing and future land uses within the sub-zone and the general area in which the proposed use would be located.**

On October 1st, 1987, the Planning Commission approved Coastal Development Permit (CDP) No. 87-2 identifying the Wastewater Treatment Plant as a conditionally permitted use and to permit an expansion of the Wastewater Treatment Plant. The Project site is generally surrounded by industrial development to the north and east, a Ventura County Flood Control development to the west, residential development further to the west, and undeveloped property to the south which potentially could contain sensitive habitats. The Project is not proposed on the adjacent properties nor is it anticipated to disrupt or degrade adjacent properties with a Resource Projection land use designation.

As proposed and conditioned, the Project will meet the development standards of the Coastal Development Industry (CDI) zone. The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the CDI zone requirements. The Project includes renovation and upgrades to vital utility equipment to ensure that the site continues to operate safely.

Therefore, the proposed modification to the existing Wastewater Treatment Facility will be compatible with the existing surrounding industrial development, utility facilities, residential development and undeveloped property and future land uses within the subzone and general area in which the proposed project would be located

- (6) There are adequate public services for the proposed use, including, but not limited to fire and police protection, water, sanitation and public utilities and services to ensure that the proposed use will not be detrimental to public health and safety.**

The Project has access to existing public services and is currently a public service. The Project site has access to existing water and sewer mains along Perkins Road. The surrounding development has adequate fire, police, water, sanitation and utility services. The Project has been reviewed by the City of Oxnard's technical staff, which include the Oxnard Police and Fire Departments: staff has determined that the Project would have no significant impact on the public health, safety, or welfare. Additionally, and in accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's

municipal separate storm sewer system ("MS4") permit. Therefore, as proposed and as conditioned, there are adequate public services for the proposed use to ensure that the Project will not be detrimental to public health and safety.

- (7) **The Proposed use will provide a type and level of public access consistent with the access policies and standards of the certified Oxnard Coastal Land Use Plan.**

Implementation of the proposed Project will not affect existing public access to the beach as the subject site is not located adjacent to a beach public access way, and the activities within the existing public facility will not further prevent beach access. Therefore, present public access to the beach would remain unchanged by this Project.

- (8) **The proposed use will be appropriate in light of an established need, based upon the underlying goals and objectives of specific Oxnard Coastal Land Use Plan policies, applicable to the proposed location.**

The proposed Project would provide the City with required wastewater treatment services in the Coastal Zone. As indicated in Map No. 15 of the Oxnard Local Coastal Plan (LCP), the subject site is in the Coastal Development Industry area, which is one of the Coastal Zone areas planned for public facilities. The Project site is identified in both the LCP and the General Plan with a designation of Industry Priority to Coastal Dependent (ICD). Therefore, the proposed use is appropriate in light of established need, based upon the goals and objectives in the LCP.

- (9) **The proposed use would be consistent with all the applicable policies of the certified Oxnard Coastal Land Use Plan.**

The project site contains an existing Wastewater Treatment Facility surrounded by existing industrial development to the north and east, a Ventura County' Flood Control development to the west, residential development further to the west, and undeveloped property to the south which potentially could contain sensitive habitats. The Project is not proposed on the adjacent properties nor is it anticipated to disrupt or degrade adjacent properties with a Resource Projection land use designation. The proposed Project includes replacement, and/or upgrades of vital structures, equipment and site improvements associated with the existing Wastewater Treatment Facility. The Project would not impact public access to the beach. As discussed in the staff report, the Project complies with the zoning standards and adheres to both General Plan and certified LCP policies for utilities.

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, Section 15302 (Replacement or Reconstruction) of the State CEQA Guidelines. The Project proposes to upgrade vital structures, equipment and site improvements associated with the existing City Wastewater Treatment Facility by the addition of a new structure on the existing

21.28 acre site. The Project consists of the replacement or reconstruction of existing and outdated structures and equipment for the City of Oxnard's Wastewater Treatment Maintenance Building. The project includes a kitchen/break room, conference/training room, men's and women's locker rooms, men's and women's restrooms, offices for maintenance staff, workstations, mechanical repair shop with a bridge crane, paint shop, electrical shop, bead blast room, tool storage room, and elevator. The existing maintenance building would maintain operations without relocation. There is no substantial evidence that the Project will have a significant effect on the environment, and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEA Guidelines within (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 No. 24-400-01 (Coastal Development Permit), 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 17-58 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-I*) 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	Public Works, 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-I*).

2. This permit is granted for the plans approved July 17, 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 24 months from the date of its issuance, unless Permittee has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit. (PL, G-3)
4. All required off-site and on-site improvements for the project, as outlined for each phase, including structures, paving, and landscaping, shall be completed prior to final inspection unless the Community Development Director allows for the improvements to be deferred.
5. Permittee 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, Permittee shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
6. Permittee shall provide off-street parking for the Project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
7. Before placing or constructing any signs on the project property, Permittee shall obtain a sign permit from the City. Except as provided in the sign permit, Permittee may not change any signs on the project property.
8. Permittee shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
9. Permittee shall not permit any combustible refuse or other flammable materials to be burned on the Project property, unless allowed in writing by the Fire Chief. (FD, G-12)

10. Permittee 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)
11. The subject Coastal Development Permit shall not become effective until 20 working days have elapsed without appeal to the Coastal Commission following the proper receipt by the Coastal Commission's Executive Director of the notice of permit issuance pursuant to Section 13316 of the Coastal Commission Code of Regulations. Such notice to the Coastal Commission shall be given by Planning Division staff as described by Sections 17-58 H through J of the Oxnard City Code. (PL, G-17)

LANDSCAPE STANDARD CONDITIONS

12. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Permittee 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)
13. Prior to issuance of a certificate of occupancy, Permittee shall install landscape and automatic irrigation systems that have been approved by the City's Landscape Architect.
14. Permittee shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Permittee to do so may result in the revocation of this permit and initiation of legal proceedings against Permittee to ensure compliance (PK, PK-4)
15. Prior to the issuance of a certificate of occupancy, Permittee shall provide a watering schedule to the building owner or manager and to the 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)
16. All trees planted or placed on the property by Permittee 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)
17. 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)
18. Permittee shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall

include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the City's Landscape Architect shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, PK-11)

19. Permittee shall install an irrigation system that includes a water sensor shut off device as a water conservation measure.

20. At time of submittal to the Building and Engineering Division for plan check, Permittee's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements.

21. Permittee shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California".

PLANNING DIVISION STANDARD CONDITIONS

22. Plans submitted by Permittee 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)

23. Before the City issues building permits, Permittee shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Manager in all sets of construction documents and specifications for the project. (PL, PL-3)

24. Permittee may not modify any use approved by this permit unless the Planning Division Manager determines that Permittee has provided the parking required by the City Code for the modified use. (PL, PL-7)

Exterior Lighting

25. Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted.

26. During the plan check review process, the Permittee shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
27. Prior to issuance of building permits, Permittee shall demonstrate that light standards illustrated on conceptual lighting plans do not conflict with tree locations. Permittee shall submit a plan showing both the lighting and landscape on the same sheet.
28. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Permittee shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Permittee shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, PL-8)
29. In order to minimize light and glare on the project property, all parking lot and 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)
30. During construction, Permittee shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, PL-12)
31. Permittee shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)

32. During construction, Permittee shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)
33. Prior to issuance of building permits, Permittee 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*).
34. Permittee shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including placement inside building elements and matching adjacent building colors as closely as possible. Permittee shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)
35. Permittee shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Permittee shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)
36. For any exterior utility meter panels, Permittee shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)
37. For any exterior utility meter panels, Permittee shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

PLANNING DIVISION SPECIAL CONDITIONS

38. Permittee shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, 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)

39. All construction activities shall occur only between the hours of 7:00am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.
40. Permittee shall not obstruct pedestrian or vehicular traffic on adjacent roadways or the associated sidewalk during construction and maintenance activities. (PL)
41. Permittee shall maintain the construction site free of litter and the accumulation of construction debris. (PL)
42. During all phases of construction beginning with grading, Applicant shall post a noise complaint sign with a contact name and phone number to be prominently placed on the construction site in an area visible from the public street of a minimum size of 3 feet by 3 feet. [PL] The contact person shall be the general contractor, Project architect, or the Applicant. The sign shall note the days and times during which construction is allowed by Oxnard City Code (OCC) Chapter 7, Article XI "Sound Regulation" and specifically OCC Section 7-188(D), and the sign shall include language that directs a person who is not satisfied by whatever action is taken by the Project to contact the Code Compliance Division at (805) 385-7940. (PL)
43. Permittee shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications.
44. At all times during construction activities, Permittee shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
45. During construction, Permittee shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities.)
46. During construction, Permittee shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials,

and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.

c. During construction, Permittee shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.

d. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Permittee shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.

e. Sweeping streets adjacent to the construction site to remove dust caused by the construction

f. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations).

g. Signs displaying the APCD Complaint Line Telephone number for public complaints shall be posted in a prominent location visible to the public off the site: (805) 645-1400 during business hours and (805) 654-2797 after hours.

h. Prior to grading permit approval, Permittee shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

47. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. An archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Permittee or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.
48. Construction Activity: If possible, vegetation removal should be avoided during the nesting bird season (February 1–August 31). If the nesting bird season is unavoidable, a pre-construction nesting bird survey will be conducted by a qualified biologist no more than 3 days (72 hours) prior to any construction activities and vegetation removal. Should nesting birds be found, an exclusionary buffer will be established by the qualified biologist. The buffer will be clearly marked in the field by construction personnel under the guidance of the qualified biologist. No construction activities will be allowed within this zone until the qualified biologist determines that the young have fledged or the nest is no longer active.

49. Night Work Lighting: If possible, night work should be avoided during the nesting bird season (February 1–August 31). If night work (i.e., between dusk and dawn) is anticipated within 100 ft of an active bird nest and/or nest exclusionary buffer, night lighting will be used only in areas of active work and focused on the direct area(s) of work and away from nesting locations to the greatest extent practicable. The qualified biologist may adjust the exclusionary buffer size to decrease the possibility of disturbance by night work, if warranted. This measure would minimize disturbance and prevent nest failure. If birds are showing signs of distress, such as flushing from their nests, work activities shall be modified to prevent the nest from being abandoned.

FIRE DEPARTMENT CONDITIONS

50. Permittee shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Permittee shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Permittee shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)
51. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, F-2)
52. Before the City issues building permits, Permittee 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)
53. At Permittee's expense, Permittee shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Permittee shall obtain permits for the tests from the Engineering Division. Permittee shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)
54. 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)
55. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
56. At all times during construction, Permittee 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)

57. Permittee shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
58. Permittee shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, F-9)
59. Permittee shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
60. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, F-11)
61. Permittee shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, F-12)
62. Permittee shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, F-13)
63. Permittee 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, Permittee shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)

FIRE DEPARTMENT - SPECIAL CONDITIONS

64. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
65. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 15 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.

66. The Permittee shall install a Knox key vault at a location to be determined by the Fire Department.

ENVIRONMENTAL RESOURCES DIVISION

67. A Construction and Demolition Waste Management Plan (“C&D Plan”) (ERDC-1) must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Permittee shall use the Plan form.
68. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report (“C&D Report”) and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.
69. An Occupancy Plan (“Occupancy Plan”) must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, including food waste, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383) and any subsequent legislation adopted in the future, will be managed on site in perpetuity; how property management staff will participate in the program; and how residents will be educated about the program and encouraged to participate. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities.
70. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. self-haul or third party private hauler), the landscape service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.
71. Any new or renovated waste enclosures must be sized so that they can accommodate all three waste streams and meet minimum safety and operational requirements, including vehicle path of travel, employee access, and prevention of illegal dumping and/or vandalism. Use the City’s approved Standard Plates, but modify dimensions accordingly.

72. Permittee shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Permittee shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

SPECIAL CONDITIONS:

73. All grading shall conform to City's standard grading notes, City Code, and recommendations of Permittee's soils engineer as approved by the City Engineer. (DS)
74. All plan check and processing fees in effect at the time of construction plan submittal and development fees, encroachment permit fees, and other applicable fees in effect shall be paid prior to permit issuance. (DS)
75. All slopes steeper than 5 (horizontal) to 1 (vertical) shall have a minimum 18-inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS)
76. The design of the parking lot structural sections shall be designed based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. (DS)
77. All easements affected by the proposed building shall be shown on the improvement plans to be vacated/quitclaimed. A recorded document or similar instrument shall be submitted to the City Engineer/Building Official before building permit issuance. (DS)
78. The project shall be designed to comply with the latest applicable edition of the Building Standards Code for accessibility and electric vehicle (EV) parking requirements at the time of building and site grading plan check permit application submittal. (DS)
79. Designated accessible and EV parking stalls shall be 19-feet deep or 18-feet. If wheel stops are used, they shall be placed at the 17-foot mark and the stalls shall be 19-feet deep. (DS)
80. Standard parking spaces shall be 9'x19' or 9'x17' plus two-feet of overhang. Compact parking is not allowed. The sidewalk affected by the overhang shall maintain a 4-foot unobstructed sidewalk. (DS)
81. Standard parking spaces shall be delineated with a double 3" stripe per City Code. (DS)

82. Identify any existing or recently demolished monitoring wells located within the project area on the improvement plans, unless directed otherwise by the City Engineer. (DS)

Utilities

83. A water system hydraulic analysis report with actual fire flow data shall be submitted for review by the City Engineer and the Fire Department to demonstrate that the site fire hydrants will provide adequate flow and pressure for the project. The design of the water system shall include a second connection to the public water main in the public street. Unless approved otherwise by the Fire Department, the system shall achieve the onsite flow and pressure for the site hydrants near the project site to no less than 3,500 gallons per minute at 20 psi minimum residual pressure. The project improvement plans shall show the required construction upgrades necessary for the onsite water system to achieve the required flowrate and pressure. (DS)
84. The improvement plans shall demonstrate all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. (DS)
85. The building/improvement plans shall show accurately the slope and size of the existing sewer lateral from a field survey. Sizing calculations shall be provided to demonstrate the lateral is sufficiently sized to serve the project along with the existing building. The information shall be provided on the building improvement plans. (DS)

Stormwater

86. The building shall be designed and constructed to be outside of FEMA Special Flood Hazard Area (SFHA). The building finished floor shall be designed to be elevated at least above the base flood elevation projecting laterally to the project area from the nearby SFHA consistent with Chapter 18 of the City Code as directed by the City Engineer. The design of the building shall demonstrate to protect the building pads from inundation during a 1% chance (100 year) storm. (DS)
87. The onsite drain inlets shall be designed with a 50% clogging factor at depressed locations. (DS)
88. Permittee shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") at each drainage inlet or at a main outlet structure east of the existing pond. The device shall be designed to filter trash for the 1-year 1-hr

storm event. (DS)

89. For land disturbance less than 1-acre: Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Permittee shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP"). The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Permittee shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS)
90. For land disturbance 1-acre or more: Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Permittee shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Permittee in accordance with the NPDES Construction General Permit. Permittee shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Permittee shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS)
91. The project drainage system shall be designed to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Permittee shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS)
92. Stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project

plans shall implement approved design recommendations. (DS)

93. Unless directed otherwise by the Public Works Technical Services Division, a stormwater quality control measures maintenance and operations plan ("the Plan") shall be submitted for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, proof of a contract with an entity qualified to provide such periodic maintenance may be required. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by the City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the City Engineer approves the Plan and Permittee provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS)

94. The stormwater quality control measures maintenance and operations plan shall include:
1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Permittee shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Permittee may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS)

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[signatures on following page]

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 17th day of July 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 this 17th day of July 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 Wastewater Facility Building Addition 5751 - 6001 Perkins Road (PZ 24-400-01)

Applicant: Julie Jang, on behalf of:
City of Oxnard Public Works Department
Tarah brown RNT Architects

Joe Pearson, Planning & Environmental Services Manager

Planning Commission
July 17, 2025

PROJECT DESCRIPTION

282

- A request to add a 14,510 square foot addition to the existing Maintenance Building at the Oxnard Wastewater Treatment Plant.
- The first floor with the proposed addition is 13,550 sf and includes maintenance shop space, offices, and locker rooms. A small (960 sf) second story accommodates mechanical and electrical equipment.
- Repaving the existing parking lot and maintenance yard
- Landscaping
- Parcels totaling 21.27 acres



- The project site was developed with the existing City Wastewater Treatment Facility in the 1950s.
 - Dozens of building permits dating beyond 1975 for the City Wastewater Treatment Plant and its ancillary structures.
- On October 1st, 1987, the Planning Commission approved Coastal Development Permit (CDP) No. 87-2 identifying the Wastewater Treatment Plant as a conditionally permitted use and to permit an expansion of the Wastewater Treatment Plant.

Subject Sites: 5751 Perkins Road and 6001 Perkins Road.

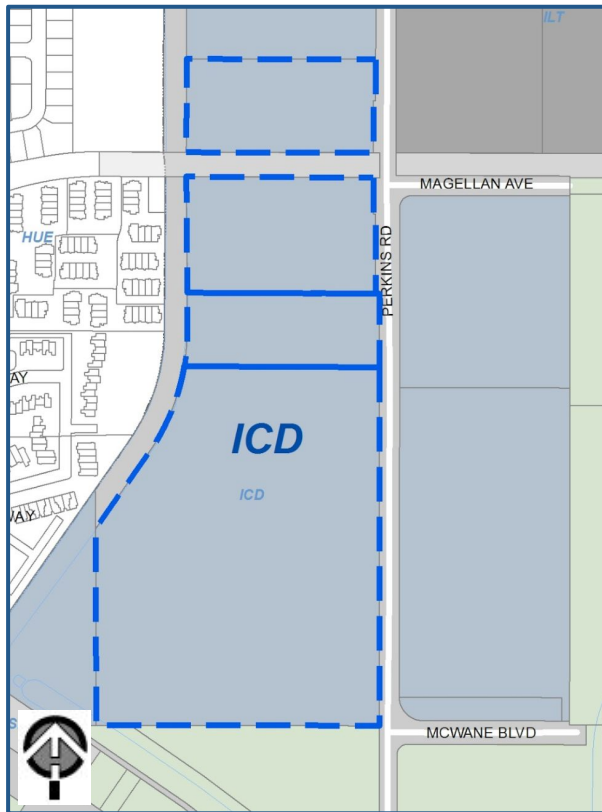


Subject Site: 5751 Perkins Street through 6001 Perkins Street

Surrounding Uses:

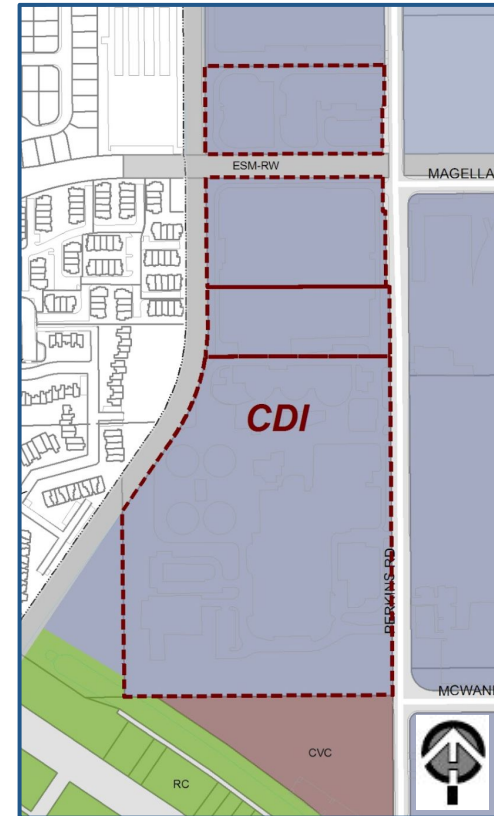
LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industry Priority to Coastal Dependent (ICD)	Coastal Development Industry (CDI)	Wastewater Treatment Facility
North	Industry Priority to Coastal Dependent (ICD)	Coastal Development Industry (CDI)	Multi-tenant Industrial building
South	Resource Protection (RP)	Coastal Visitor - Serving Commercial (CVC)	Vacant/ undeveloped property
East	Industry Priority to Coastal Dependent (ICD)	Coastal Development Industry (CDI)	Recycling Facility
West	Easement (ESM) Industry Priority to Coastal Dependent (ICD) City of Port Hueneme	Easement/ Right-of-way (ESM-RW) City of Port Hueneme	Easement (Ventura County Flood Control District) Residential Development

General Plan Land Use Designation

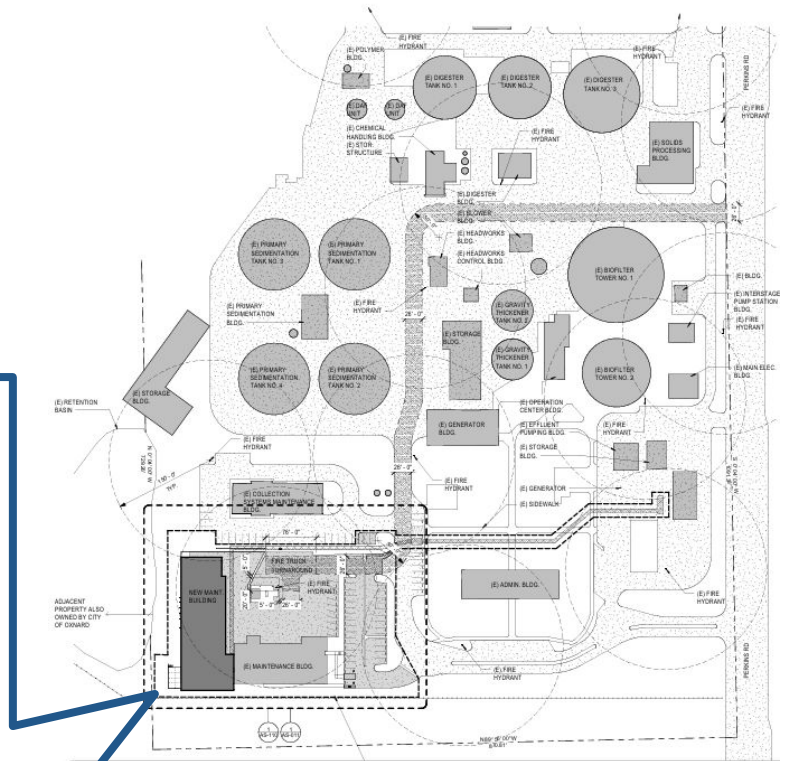
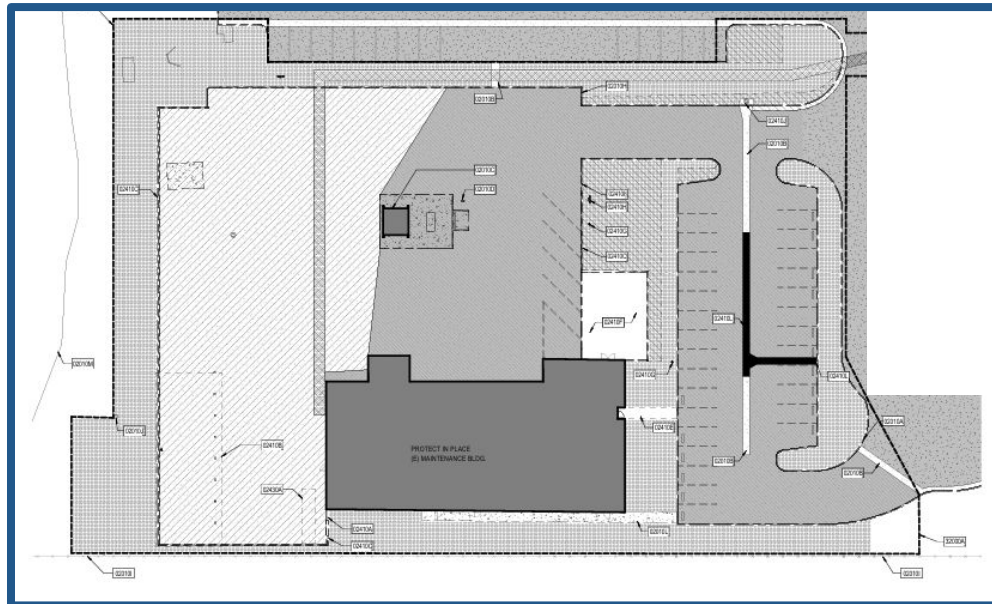


Industry Priority to Coastal Dependent (ICD)

Zoning Designation



Coastal Development Industry (CDI)



- The project is consistent with all applicable standards:
 - General Plan
 - Local Coastal Program
 - Coastal Development Industry (CDI) zone

- The Development Advisory Committee (DAC) reviewed this project on July 24, 2024 and January 22, 2025. Recommendations of the DAC are included in the attached resolution
- The Project site is not located within a General Plan designated neighborhood.
 - Not required to be presented at a Community Workshop
- Public notices sent for the Planning Commission hearing.
 - To date, staff has not received any comments or inquiry from the public

- Condition No. 3:
Up to 36-months to start construction if CDP is approved.
- Condition No. 39:
Construction Days & Time: Construction activities to occur between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday.
- Conditions No. 86-94:
Stormwater Quality Conditions

Environmental Determination

In accordance with Section 15302 (Class 2, Replacement or Reconstruction) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving “replacement or reconstruction of existing facilities” including the “existing utility systems and/or facilities involving negligible or no expansion of capacity” may be found to be exempt from the requirements of CEQA. This proposed Project meets the requirements of a Class 2 Categorical Exemption because it consists of the replacement or reconstruction of existing and outdated structures and equipment for the City of Oxnard’s Wastewater Treatment Facility.

Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment.

That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement or Reconstruction); and
- b) Adopt Resolution 2025-XX for Planning and Zoning Permit No. 24-400-01 (Coastal Development Permit), subject to certain findings and conditions.



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Joe Pearson II, Planning and Environmental Services Manager

DATE: July 17, 2025

SUBJECT: **Project Name: Mandalay Generating Station Monitoring Well Decommissioning;** Planning and Zoning Permit No. 25-400-01 (Coastal Development Permit); Located at former Southern California Edison (SCE) Mandalay Generating Station site located at 393 North Harbor Boulevard approximately 0.75 miles south of Gonzales Road (APNs: 183-0-022-025; 183-0-023-015)

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

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15302 (Class 2, Replacement or Reconstruction); and
- b) Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 25-400-01 (Coastal Development Permit), subject to certain findings and conditions.

2) Project Description and Applicant: A request to authorize the abandonment and decommissioning of 18 monitoring wells at the former Southern California Edison (SCE) Mandalay Generating Station site located at the Mandalay Generating Station.

The project is located within the City of Oxnard (City), at 393 North Harbor Boulevard (Blvd), also known as the Mandalay Generating Station (APN 183-0-022-025) within the Coastal Energy Facilities (EC) zone. The entire project is within the Coastal Zone.

For the purposes of this Staff Report, the foregoing project description shall be referred to as the “**Project.**” Filed by Xinling Ouyang (Southern California Edison), Walnut Grove Ave, GO 1-Q 2c, Rosemead, California 91770 (the “**Applicant**”).

Please see the Project Application with associated Plans (Attachment B-D) for more details.

3) Existing & Surrounding Land Uses: The project site is currently developed with an electrical substation and associated utility equipment. The Project is situated on private lands adjacent to and within the Mandalay Generating Station. The project area includes various surrounding land cover including asphalt, gravel, ornamental vegetation, and iceplant.

The following table summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated on Attachment A.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Public Utility Energy Facility (PUE)	Coastal Energy Facilities (EC)	Energy facilities (Mandalay Generating Station and Mandalay 220 kV)
North	Agriculture (AG), Resource Protection (RP)	County	Oil and gas facilities, agriculture
South	Resource Protection (RP), Residential Existing (REX)	Coastal Resource Protection (RP), Coastal Recreation (RC), Easement Right-of-Way (ESM-RW)	Mandalay State Beach, oil and gas facilities
East	Agriculture (AG), Easement (ESM)	County, Coastal Resource Protection (RP)	Oil and gas facilities, agriculture
West	Recreation Area (REC), Resource Protection (RP)	Coastal Recreation (RC), Easement Right-of-Way (ESM-RW)	Mandalay State Beach, Pacific Ocean

4) Background Information:

- a) The project site was developed with the existing Mandalay 220 kV Substation in approximately 1958. The Mandalay Generating Facility opened in 1959 with two steam powered generation units, one jet engine powered unit was added in 1970. There are dozens of building permits dating back to 1963 for the Mandalay Power Plant and its ancillary uses.
- b) The site has few Planning entitlements.
 - i) Permits for a storage tank and a pipeline were approved by the Planning Director in 2000 and 2001, respectively.
 - ii) On August 17, 2000, the Planning Commission approved Coastal Development Permit 00-5-41 to allow Southern California Edison to decommission and remove four oil storage tanks located adjacent to the Mandalay Bay Generating Station.
 - iii) On October 4, 2001, the Planning Commission approved Coastal Development Permit 01-5-24 to permit the Southern California Edison Mandalay Marine Terminal Decommissioning Program.
 - iv) Two Coastal Administrative Modification permits (PZ 04-420-01 & PZ 04-420-02) were approved by the Planning Director in 2004 for different aspects of a project to dredge and remove dredged material for a canal on the site.
 - v) Additionally, a lot line adjustment was made in preparation for SCE divestiture (PZ 97-5-28 and 04-420-01).
 - vi) On June 17, 2021, the Planning Commission approved Coastal Development Permit 20-400-04 to remove Southern California Edison equipment associated with the Mandalay 220 kV Substation and replace with limited backfill materials.
 - vii) On October 7, 2021, the Planning Commission approved Coastal Development Permit 21-400-02 to remove 402 feet of a 20 inch natural gas transmission pipeline associated with the decommissioning of the Mandalay 220 kV Substation.

- c) The wells to be removed were installed between 1996 and 2013. The percolation and extraction wells were used to monitor the Generating Station's adjacent retention basins. The monitoring wells being decommissioned are shallow, polyvinyl chloride (PVC) completed groundwater monitoring wells ranging in total depth from 13 to 36 feet below ground surface with diameters of the wells ranging from 2 to 4 inches. These basins are no longer in operation. Fifteen of the wells are located at the former SCE Mandalay Generating Station and 3 wells located in undeveloped areas. Out of the 18 wells, two wells (MW-42 and MW-43) are located on the beach. Groundwater is shallow at these locations ranging from approximately 3 to 12 feet below ground surface (BGS).
- d) The Department of Toxic Substances Control (DTSC) reviewed and approved the Work Plan for Well Decommissioning on May 16, 2024.

5) Environmental Determination: In accordance with Section 15302 (Class 2, Replacement or Reconstruction) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving "replacement or reconstruction of existing facilities" may be found to be exempt from the requirements of CEQA. This proposed Project meets the requirements of a Class 2 Categorical Exemption because it consists of the removal and decommissioning of exiting wells from an energy generation facility that involves no expansion of capacity, and replacement with limited backfill materials to ensure that the site is able to be set up for a return to its original condition. As directed by a qualified biologist, this project does not include restoration work because replanting or seed-broadcasting of native vegetation is not proposed at this time due to the small size and non-native species of dominance of the affected areas. 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 direct the Planning & Environmental Services Manager to file the Notice of Exemption (Attachment E) with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the project.

6) Analysis:

a) General Discussion: The project proposes to decommission 18 groundwater monitoring wells, located adjacent to the Mandalay Generating Station structure. Prior to work occurring, a qualified biologist will conduct a preconstruction survey of the work area and an appropriate buffer (based on the habitat and the nature of the proposed work). Project work areas shall be surveyed by a qualified biologist within 48 hours prior to starting work. Executing on the detailed "Work Description" and "Work Avoidance and Minimization Measures" as well as other measures included within Attachment B-D will enable the onsite biological monitor to temporarily halt work to prevent any impacts. Per the biology report no critical habitat or environmentally sensitive habitat is expected to be affected by the Project.

The work may be halted to when special status species and/or other sensitive resources may be impacted by the proposed work. If a sensitive resource is observed or determined to be likely to occur in the work area based on the results of the survey, the biologist will develop resource- and site-specific avoidance measures to avoid adverse effects.

The project does not include activities that would result in additions, enlargements, or expansions of existing facilities.

b) General Plan and Local Coastal Program (LCP) Consistency: The project site has a 2030 General Plan land use designation of Energy Facility (PUE) which allows large electrical generating and transmission facilities. The proposed project will not alter the use of the site, and only involves the removal of abandoned equipment; therefore, the project is consistent with the City's 2030 General Plan and complies with all applicable Coastal Land Use Plan Policies (see below consistency tables).

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
ER-1.1	I	Protect Oxnard's Natural and Cultural Resources Protect the City's natural resource areas, fish and wildlife habitat, scenic areas, open space areas, parks, and cultural and historic resources from unnecessary encroachment or harm and if encroachment or harm is necessary, fully mitigate the impacts to the maximum extent feasible.	Project includes minimally invasive activities to ensure that the site is restored to the maximum extent feasible, and improve upon the existing conditions.

ER-2.4	I	Design Review Process Use the environmental and design review process to protect designated sensitive habitat, and promote open space.	Project includes minimized ground disturbance, fencing, and restoration activities to ensure that the site is restored to maximum extent feasible, and improve upon the existing conditions.
ER-4.1	I	Encourage Protection of Sensitive Habitat Identify and encourage protection of sensitive habitat areas, with attention to habitat that may span small parcels.	Project site includes sensitive habitat and the project is designed to minimize disturbance and restoration activities to ensure that the site is restored to maximum extent feasible, and improve upon the existing conditions.
ER-4.5	I	Planning in Sensitive Areas Require careful planning of new development in or near areas that are known to have particular value for biological resources to maintain sensitive vegetation and wildlife habitat.	Project includes removal of existing wells to ensure that the site is restored to maximum extent feasible, and improve upon the existing conditions.
CD-9.2 CD-16.5 CD-17.1	II	Revitalization and Redevelopment Industrial and Commercial Development Standards Electric Facilities	The project is subject to conditions of approval that meet these Level II policies.
All others	III	All policies not listed above	No or distant applicability to the proposed project.

In addition to being subject to the 2030 General Plan, the proposed development is subject to the Coastal Act and Local Coastal Plan. The applicable policies have been compared with the proposed project as follows:

Coastal Act Policies (CA) and Local Coastal Plan (LCP) Policies

POLICY NO.	POLICY	EXPLANATION
CAP 30240a	Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.	Project is designed to minimize ground and vegetation disturbance and includes restoration activities to ensure that the site is restored to maximum extent feasible, and improve upon the existing conditions.
CAP 30240b	Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.	
CAP 30250	New development shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it.	Project site is located within a previously disturbed area developed with the existing substation. Project was developed with a biological report and recommendations have been incorporated into the project description and conditions or approval. Activities are included to ensure that the site is able to be restored to the maximum extent feasible, and improve upon the existing conditions.
LCP 6(d)	New development adjacent to wetlands or resource protection areas shall be sited and designed to mitigate any adverse impacts to the wetlands or resource...When a development is proposed within an environmentally sensitive habitat or a resource procession area, or within 100 feet of such areas, a biological report shall be prepared within includes applicable topographic, vegetative and soils information. The information shall include physical and biological features existing in the habitat areas. The report shall be prepared by a qualified biologist, and shall recommend mitigation measures to protect any impacted resources. All	

	recommendations shall be made in cooperation with the State Department of Fish and Game. When applicable restoration of damaged habitats shall be a condition of approval.	
CAP 30251	Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas to minimize the alteration of natural landforms, and to be visually compatible with the character of the surrounding areas.	The project includes removal of unneeded monitoring wells and the site will be restored which will enhance views.
LCP 37	All new development in the coastal zone shall be designed to minimize impacts on the visual resources in the area.	
LCP 52	Industrial and energy-related development shall not be located in coastal resource areas, including sensitive habitats, recreational areas and archaeological sites. All development adjacent to these resource areas or agricultural areas shall be designed to mitigate any adverse impacts. All new industrial development shall be designed and screened to minimize aesthetic impacts. Screening shall be primarily vegetative.	Project development includes backfilled to within 3 feet of surface and topped with two feet of bentonite chips resulting in minimized disturbances. The last foot will be paved with concrete in existing paved areas or smoothed over with sand or adjacent native materials.
LCP 54	All new industrial and energy-related development shall be located and designed to minimize adverse effects upon public access to the beach. Where appropriate, an access dedication shall be a condition of approval.	Project activities will occur within the existing Mandalay Generating Station and will not create new adverse impacts to public access to the beach.
LCP 63	Except for oil and gas wells and accessory structures, all energy	The existing substation is located within an area designated “Energy Development Areas” on the land use map. The project

	facilities proposed for the coastal zone shall be permitted uses only in the areas designated “Energy Development Areas” on the land use map. The concentration of these uses in the industrial development in the Ormond Beach area is in conformance with coastal policies requiring the concentration of development and facility consolidation (Sections 30260 and 30261).	includes the removal of utility equipment.
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The proposed Project complies with the above CAP and LCP policies and, as shown below, the Project is fully consistent with the development standards of the Coastal Energy Facilities (EC) zone which implements the above LCP policies.

- c) Conformance with Zoning Development Standards:** The proposed removal of existing energy substation equipment is subject to the policies of the Coastal Energy Facilities (EC) zone. Pursuant to Section 17-20(B)(2) and (3) (Coastal Energy Facilities Zone) of the Coastal Zoning Code, an electrical power generating plant and accessory uses normally associated with said power generating facilities and electrical substations are subject to the Planning Commission’s approval of a Coastal Development Permit. Additionally, pursuant to Section 17-57(B)(5) (Coastal Permit Procedures) of the Coastal Zoning Code, the proposed project is appealable to the California Coastal Commission, and is thus subject to the Planning Commission’s approval of a Coastal Development Permit. The proposed development has been reviewed for consistency with the development standards of the Coastal Zoning Code as follows:

Coastal Act Policies (CA) and Local Coastal Plan (LCP) Policies Applicable to Development Within the Coastal Energy Facilities Zone

POLICY NO.	POLICY	EXPLANATION
CAP 30260	Coastal dependent energy facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth, where consistent with this article.	Project site is located within an area previously developed with the existing energy station. The project includes the decommissioning of 18 groundwater monitoring wells.
LCP	All new energy related development shall conform to the air quality	Project development will be subject to required air quality

29	regulations set forth by the Ventura County Air Pollution Control District, the air quality management plan and new source review rule 26.	review and approval by the Ventura County Air Pollution Control District. The project includes the removal of monitoring wells.
LCP 30	Energy related development shall not be located in coastal resource areas including sensitive habitats, recreational areas and archaeological sites. All development adjacent to these resource areas or agricultural areas shall be designed to mitigate any adverse impacts.	Project development includes the removal of monitoring wells that are located within a coastal resource area and designed to minimize disturbances.
LCP 54	All new energy related development shall be located and designed to minimize adverse effects upon public access to the beach.	Project development includes the removal of equipment from an existing facility that will not create adverse impacts to public access to the beach.
LCP 56	No energy related development shall be located seaward of the 100 year flood/wave run-up line as designated by the U.S. Department of Housing Insurance Program Administration and the land use map of the Oxnard coastal land use plan.	Project development includes the removal of/decommissioning of monitoring wells from an existing facility.
LCP 64	Wastewater from any energy related facilities shall be treated as necessary and put to reuse including, but not limited to the following: (a) Re-injection into the aquifer or ground water recharge system; and (b) Recycling for industrial, agricultural or urban use.	Project development does not include any changes to wastewater from the existing facility.

As conditioned, the Project is consistent with the Coastal Act policies and Local Coastal Plan policies that are applicable to development located within the Coastal Energy Facilities zone.

- d) Site Design:** The project site is generally situated on lands adjacent to and within the Mandalay Generating Station located on the west side of North Harbor Blvd. The abandoned

wells used for groundwater monitoring will be removed with the final three feet topped with bentonite chips. The project site includes trees, ornamental vegetation, and native vegetation.

f) Circulation and Parking: Vehicular access to the site is provided directly from North Harbor Blvd and via a gravel access road accessed via a paved driveway from North Harbor Blvd. The equipment used for the project will primarily be a limited access rig which was chosen due to its compact footprint requiring at most two feet of iceplant. The project will require approximately 550 feet of travel over beach sand and iceplant vegetation. Additionally, a small staging area will be located within the Mandalay site for roll-offs, storage of overdrilled materials and well boxes/monuments and casings.

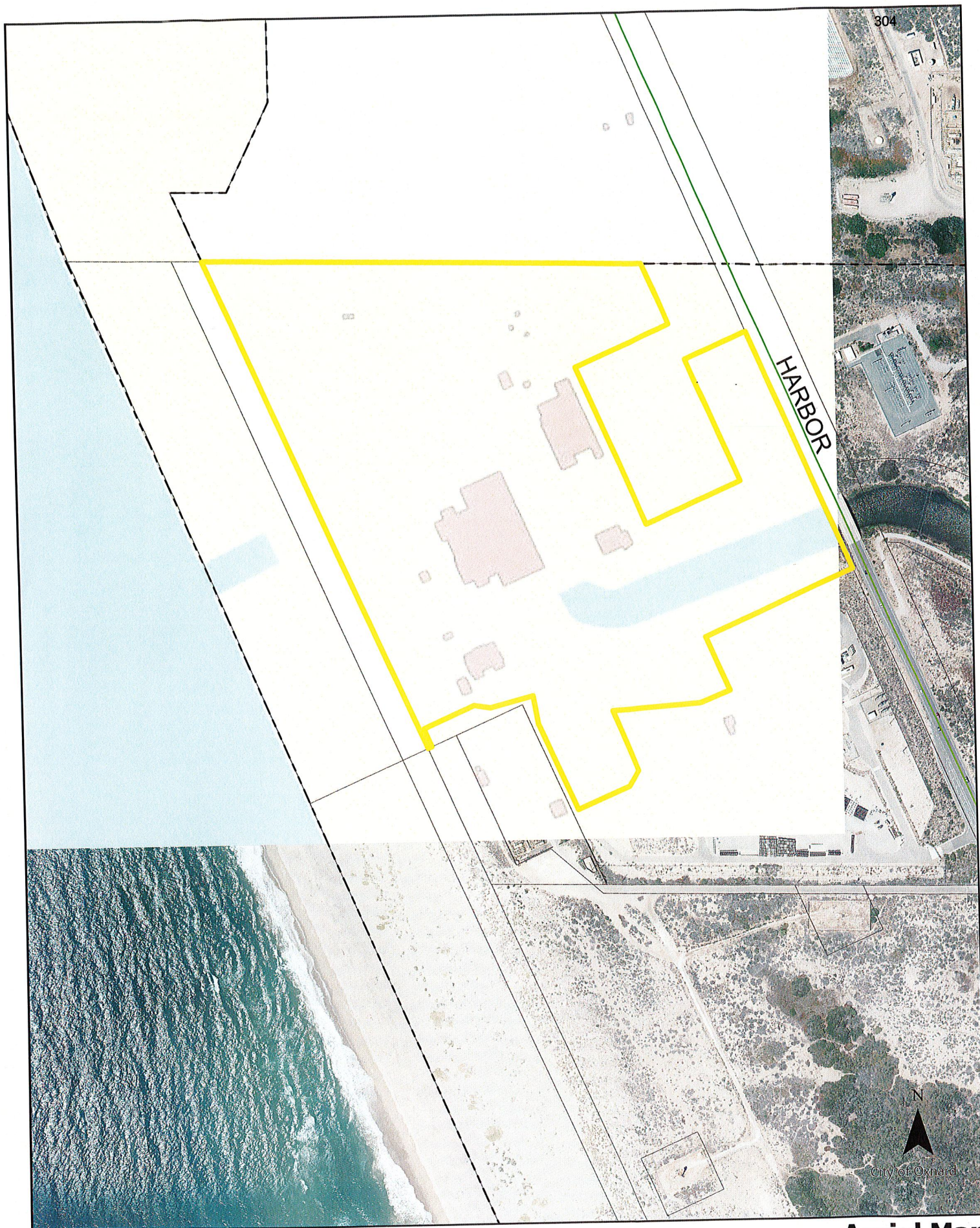
7) Community Workshop and Public Input: Since the Project site is not located within a General Plan designated neighborhood, the project was not required to be presented to the community during a Community Workshop.

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 project site, and residents within 100 feet of the project site. To date, Planning Staff has not received any comments or inquiry from the public regarding the proposed project.

8) Appeal Procedure: In accordance with Section 17-58(J) of the City Code, the Planning Commission's action may be appealed to the City Council within 10 working days after the decision is made. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 10 working days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final and a Notice of Final Action shall be filed on the 11th working day with the Coastal Commission.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Project Work Description
- C. DTSC Approval of Work Plan
- D. Habitat and Resource Assessment
- E. Notice of Exemption
- F. Resolution (Coastal Development Permit)
- G. Staff Presentation



304

HARBOR

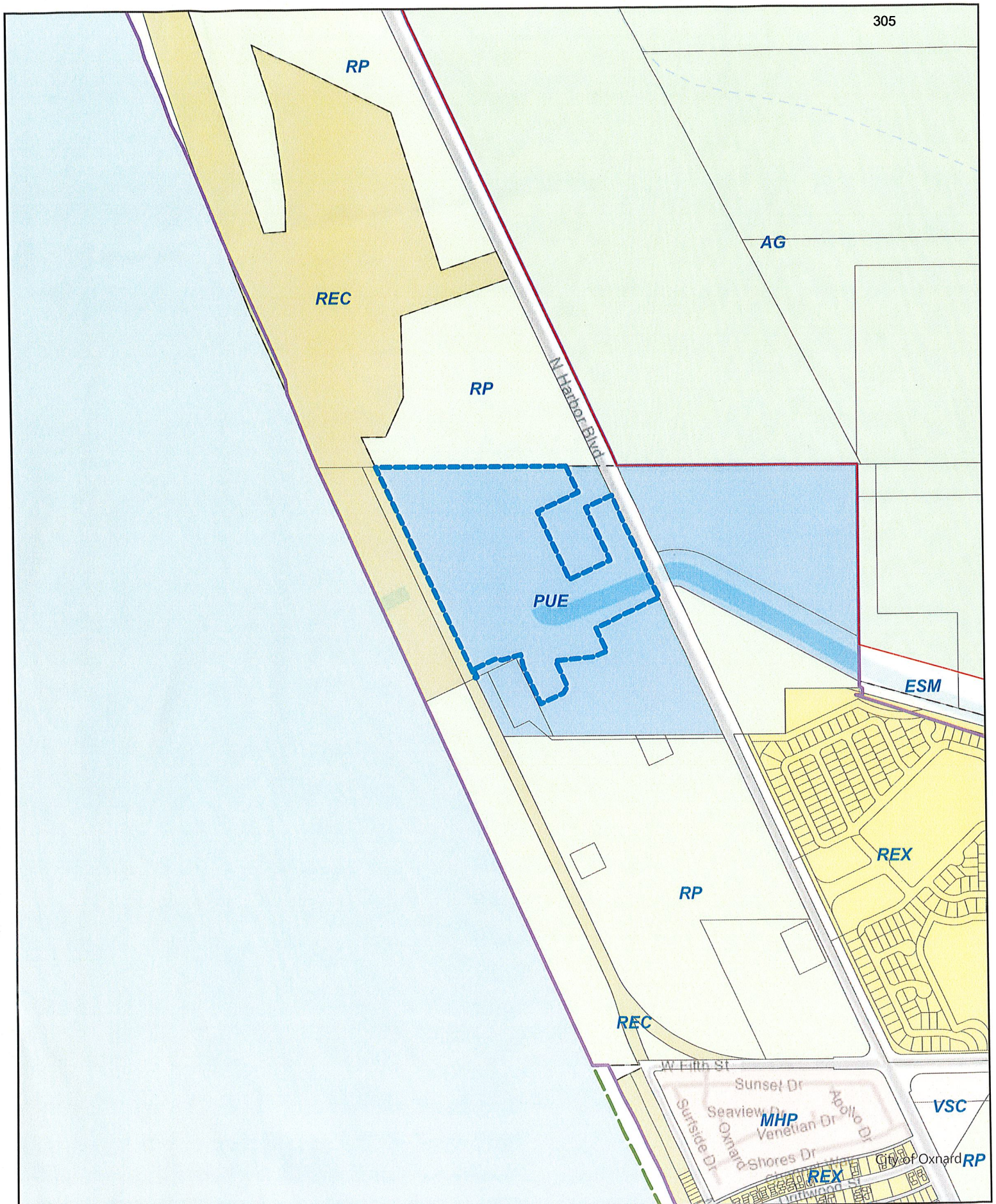
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City of Oxnard

0 170 340 680 Feet

Aerial Map

PZ 24-530-05

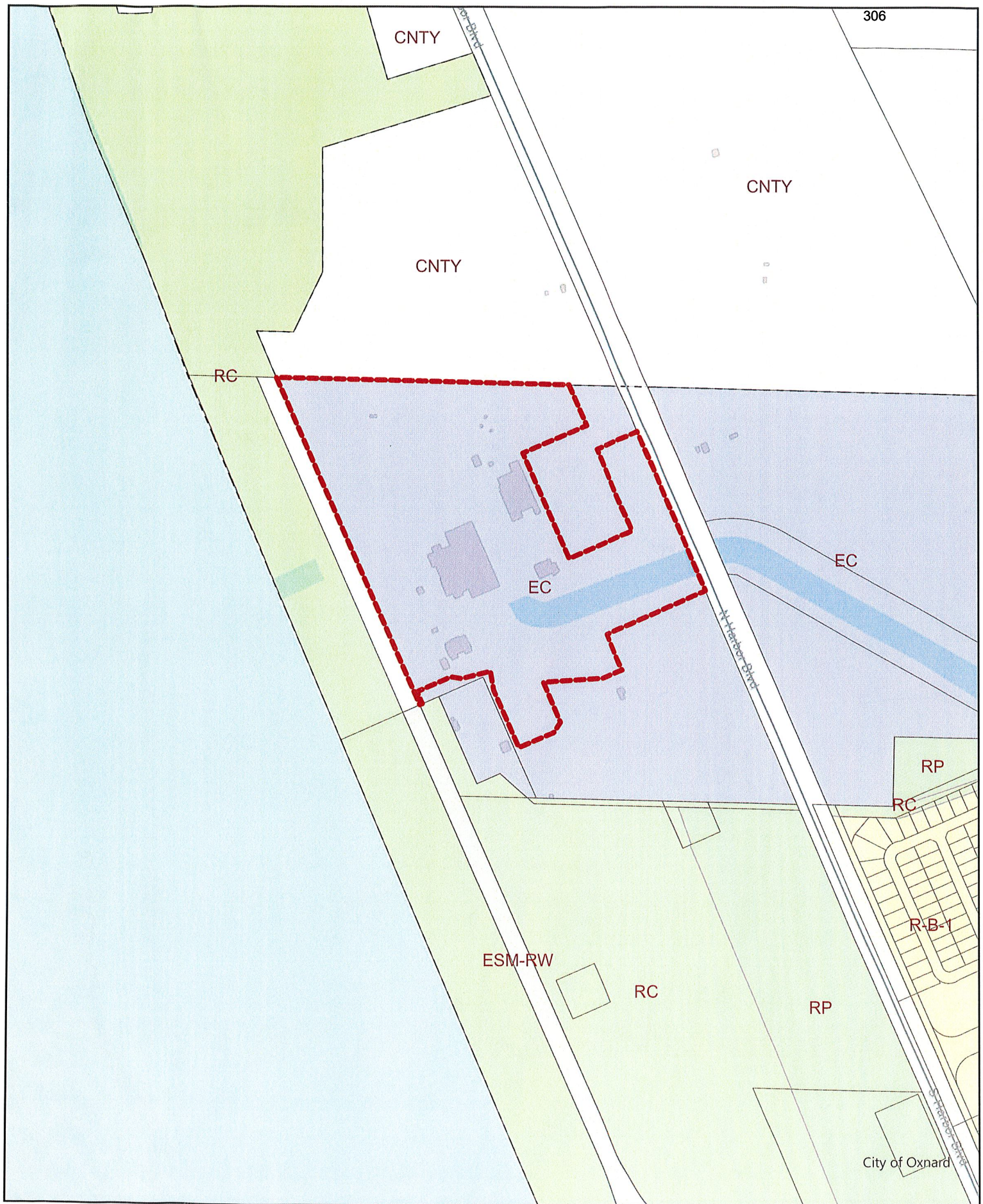


0 0.05 0.1 0.2 Miles



General Plan 2030 Map

PZ 25-400-01



306

CNTY

CNTY

CNTY

RC

EC

EC

RP

RC

R-B-1

ESM-RW

RC

RP

City of Oxnard

0 0.04 0.09 0.18 Miles

N

Zoning Map

PZ 24-530-05

Southern California Edison
Well Decommissioning – Former SCE Mandalay Generating Station
Oxnard Local Coastal Program – Ventura County

Work Description

Southern California Edison (SCE) proposes to decommission 18 groundwater monitoring wells that were installed between 1996 and 2013 at the former SCE Mandalay Generating Station (Generating Station). The Generating Station is located at 393 North Harbor Boulevard in Oxnard, California. It encompasses approximately 45 acres of the Pacific Ocean coastline between McGrath Lake and the canal located near the southeast side of the property referred to as the Cooling Canal or SCE Canal. Three retention basins were installed in 1977 for collecting and storing nonhazardous wastewater from the facility: North Basin, South Basin, and Boiler Chemical Cleaning Basin (BCCB). The basins continued to be operated until plant deactivation in 2018 by the previous owner, GenOn. The property is currently owned by Mandalay Solvere, LLC. The purpose of the work is to reduce/consolidate the number of wells on-site that will continue to be monitored.

Eighteen monitoring wells will be decommissioned (Table 1). The monitoring wells being decommissioned are shallow, polyvinyl chloride (PVC) completed groundwater monitoring wells ranging in total depth from 13 to 36 feet below ground surface (bgs). Groundwater is shallow at these locations, ranging from approximately 3 to 12 feet bgs. Based on the most current groundwater monitoring data, the wells have low detections of metals in groundwater, with no free product in any of the wells.

SCE has retained Northgate Environmental Management, Inc. (Northgate) to supervise and perform the work. Northgate will coordinate with the drilling contractor, ABC Liovin Drilling (ABC), a C-57 licensed (#422904) California well drilling contractor.

The well locations will be marked with white paint for utility clearance. Underground Service Alert (USA) will be notified a minimum of 48 hours prior to commencement of the field activities. In addition, on the first day of Site field activities, a 5-foot by 5-foot square will be cleared for utilities and underground objects around each monitoring well location by Ground Penetrating Radar Systems (GPRS) or other utility locating company.

Field activities are anticipated to require at least five days. A Northgate California Professional Geologist will generally oversee the well decommissioning and a Northgate geologist will be onsite to direct and document all decommissioning activities. All field activities will be documented by the onsite geologist.

ABC will bring all equipment to the worksite in clean, operating order and will have performed decontamination procedures on the equipment prior to arriving onsite. At each location, ABC will place protective plastic on the ground in the vicinity of work activities. Northgate and ABC will establish a contaminant reduction exclusion zone and support zones in the work area. These zones will be clearly marked using delineators and/or plastic tape as well as the positioning of the contractor vehicles.

The wells will be decommissioned by overdrilling and backfilling with neat cement grout using the following steps:

- Breakout and remove any existing well boxes or monuments.
- Dig out and remove concrete & annular materials to 5 feet bgs.
- Pull the PVC casing from the well, if possible.
- Overdrill each well to total depth with a hollow stem auger of sufficient diameter to remove all annular materials.

- Backfill overdrilled well with neat cement grout (ratio of 94 pounds of Portland cement, 4.7 pounds of bentonite [or five percent by weight], and not more than six gallons of water) and let settle. Repeat step as necessary until well is grouted to within three feet of the surface. Overnight settling of neat cement grout may be required.
- Provide one to two feet of bentonite chips above the neat cement grout to mushroom out into the void of the removed well box or monument.
- Backfill the upper foot with concrete or clean backfill as requested by owner and patch surface with color matched concrete (or similar surrounding material).
- Provide roll-off bins for the storage and disposal of overdrilled materials in addition to well boxes/monuments and casings.

ABC will use a Limited Access Rig (LAR) to abandon the wells in place. The LAR is a 14,000-lb tracked vehicle with a width of 6.5 feet and a low mast height of 12 feet. It has compact outriggers that stay within the vehicle footprint. Vegetation (such as ice plant) located within 1–2 feet of the wellhead may be removed for better access to the well. Generated waste (soil, casing parts, groundwater) is contained at each well site temporarily during the abandonment, removed by a small front-end loader that will enter and exit along the same access route, and placed in bins positioned in a nearby staging area (see below). Equipment used in addition to the LAR and front-end loader will include a small support pickup truck at each site.

Access to the sites will be via the existing road or pavement, with the exception of Wells MW-43 and MW-44, which will require overland travel of approximately 550 feet over iceplant habitat.

TABLE 1. SUMMARY OF MONITORING WELLS TO BE ABANDONED AT THE FORMER SCE MANDALAY GENERATING STATION

Monitoring Well ID	Well Diameter (inches)	Screened Interval (feet bgs) ¹	Total Well Depth (feet bgs) ¹	Total Borehole Depth	Surrounding Land Cover
MW-2	4	6-26	26	27	iceplant
MW-3	4	3-22	22	25	gravel
MW-5A	2	6-26	26	28	asphalt
MW-9	4	5-20	20	22	asphalt
MW-10	4	5-20	20	22	asphalt
MW-11	4	5-20	20	22	ornamental vegetation
MW-29	4	33-36	36	36	asphalt
MW-36	4	8-18	18	19	asphalt
MW-38	4	27-30	30	31	asphalt
MW-40	4	4-19	19	22	asphalt
MW-42	4	10-25	25	25	iceplant
MW-43	4	10-25	25	25	iceplant
MW-44	4	5-20	20	20	gravel
MW-45	4	5-20	20	20	gravel
MW-48	2	27-30	30	32	asphalt
MW-51	2	27-30	30	32	asphalt
MW-52	2	10-13	13	15	asphalt
MW-54	2	27-30	30	32	asphalt

¹bgs = below ground surface

Work Avoidance and Minimization Measures

1. Avoid Wildlife Entrapment

Trenches and other excavations not filled by the end of the workday shall be completely and securely covered, or a ramp with a slope not greater than 2:1 shall be installed to allow wildlife to escape. All containers such as water buffalos, water tanks, slurry dumpsters, or buckets shall be covered or otherwise put in a position (e.g., tipped on side) to prevent wildlife from becoming trapped, and all materials (e.g., pipes or conduit) with an opening diameter of 1.5-inch or greater shall be covered with netting, capped, or otherwise enclosed at the end of the workday. Prior to the start of each workday, crews shall check the workspace for trapped wildlife. If any are found they shall contact a biological monitor with the proper handling permits to safely remove the species.

2. Reduce Impacts to Wildlife

Crew members shall not touch or feed any wildlife. All trash (including project-related material) shall be disposed of in appropriate containers and regularly removed from the project site. Vehicle speed on access routes shall be limited to 15 mph, unless otherwise posted. Disturbance of downed logs and leaf litter shall be avoided to the extent feasible. Check beneath and around vehicles for wildlife before driving.

3. Minimize Work Area

The work area shall be minimized to the smallest area necessary to complete the work. The approved work area shall be identified and clearly delineated prior to beginning work.

4. Weed Prevention

Infestations of non-native plant species (i.e., weeds) in the work area(s) shall be flagged and avoided. Staging areas and access routes shall avoid weed infestations. To avoid introducing or spreading weeds, all vehicles and any ground or vegetation disturbing equipment/tools shall be cleaned and free of mud, soil, and plant material prior to entering the work area. Certified weed-free materials (e.g., gravel, straw, and fill) shall be used in the work areas.

5. Avoid impacts to Waters and Wetlands

No work shall occur in jurisdictional waters, wetlands, or riparian vegetation unless all necessary permits have been issued. A biological monitor shall be present for any work that occurs in waters, wetlands, or riparian vegetation. BMPs shall be implemented to reduce/control sedimentation/erosion near waters, wetlands, and storm drains. Vehicles and equipment shall be inspected for leaks (e.g., fuel, oil, hydraulic fluids) and any leaks shall be repaired prior to work. Storing, fueling, and maintenance of vehicles and equipment shall not occur near waters or wetlands. Spill kits/absorbent clean-up materials shall be available at the project site and disposed of properly if used.

6. General Pre-activity Survey

Prior to work occurring, a qualified (and, if required by a project permit, agency-approved) biologist will conduct a preconstruction survey of the work area and an appropriate buffer (based on the habitat and the nature of the proposed work). The purpose of the survey is to identify special-status species and other sensitive biological resources (e.g., legless lizards) that may be impacted by the proposed work. If a sensitive resource is observed or determined to be likely to occur in the work area based on the results of the survey, the biologist will develop resource- and site-specific avoidance measures to avoid adverse effects.

7. Nesting Bird Survey

A preconstruction survey for biological resources that includes a survey for nesting birds in areas of suitable habitat must be conducted for activities scheduled between February 1 and August 31. A visual/binocular survey shall be conducted within 300 feet of line of site of the work area (500 feet for raptors). The survey shall last at least one hour to ensure no active nests are present and shall be

conducted within 7 days of the start of vegetation trimming and/or construction. On the first day of construction and for each day during construction during the nesting season, the biological monitor must perform daily sweeps to look for resources, including nesting birds. The daily sweeps must be conducted to identify new nests (partially built, active, or inactive) not detected during the preconstruction survey or clearance sweep and to also document the status (active or inactive) of known nests in a construction area.

8. California Legless Lizard

Project work areas shall be surveyed by a qualified biologist within 48 hours prior to starting work. Any loose substrate where lizards could bury themselves shall be gently raked with hand tools (e.g. garden rake) to a depth of approximately two inches to locate any lizards under the surface. If legless lizards are found in the work areas and may be impacted by project activities, they will be captured by a qualified biologist and relocated out of harm's way to the nearest suitable habitat that does not require the individual to cross paved or high traffic roads.

9. General Biological/Waters Monitor

The qualified biological monitor will sweep the work area for sensitive biological resources prior to ground and/or vegetation-disturbing activities and will be present with the crews when these activities occur. Important wildlife/botany habitat features that should be flagged for avoidance include: wet seeps, ephemeral drainage features, riparian/aquatic areas, rock outcrops, downed logs, brush piles, active nests/dens/burrows, areas of heavy duff, etc. If sensitive (non-listed) wildlife species are found in the work areas, work must stop until the individual(s) move out of the work area on their own volition or, if necessary, be captured and relocated by the biologist safely outside the work area. Alternatively, the location of the sensitive species (wildlife or plants) may be flagged and watched to ensure avoidance during the activities. Any flagging used must be removed after work is completed. The crews must attend a pre-construction tailboard meeting with the biological monitor, which will cover any sensitive biological resources that may occur in the work area and the appropriate measures to avoid and minimize impacts to these resources. The monitor will have the authority to temporarily halt work to prevent impacts.



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
9211 Oakdale Avenue
Chatsworth, California 91311



Gavin Newsom
Governor

May 16, 2024

SENT VIA ELECTRONIC MAIL

Mr. John R. Johnsen, REHS
Senior Environmental Science Advisor
Southern California Edison
2244 Walnut Grove Avenue, Quad 2C
Rosemead, California 91770
John.Johnsen@sce.com

APPROVAL OF WORK PLAN FOR WELL DECOMMISSIONING, SOUTHERN CALIFORNIA EDISON – MANDALAY GENERATING STATION, 393 NORTH HARBOR BOULEVARD, OXNARD (SITE CODE 400439)

Dear Mr. Johnsen:

The Department of Toxic Substances Control (DTSC) has reviewed and is approving the revised version of the "Work Plan for Well Decommissioning" (Work Plan), prepared by Northgate Environmental Management, Inc. (Northgate; February 23, 2024), for the Southern California Edison (SCE) Mandalay Generating Station, located at 393 North Harbor Boulevard, Oxnard (Facility). The Work Plan was originally submitted on October 13, 2023, and the revised version addresses DTSC's Geological Services Branch (GSB) comments provided to SCE on November 22, 2023. DTSC reviewed the subject revised version of the Work Plan pursuant to the Final Judgement Pursuant to Stipulation (Stipulation; No. BC 121219), filed on February 1, 1995, with the Superior Court of the State of California for the County of Los Angeles, after it determined that SCE violated provisions of the Hazardous Waste Control Law at eleven facilities, including the subject Facility.

In compliance with the Stipulation and Article 6 of Chapter 15, in Title 22 of the California Code of Regulations, the Facility is implementing an Evaluation Monitoring Program, to characterize the nature and extent of groundwater impacts associated with

Mr. John Johnsen
May 16, 2024
Page 2

historical operation at the Facility. The Work Plan proposes to abandon 18 groundwater monitoring wells at the Facility, in accordance with the "Proposal for Reduction in the Quarterly Groundwater Evaluation Monitoring Program" (Northgate, August 3, 2022), approved by DTSC on September 15, 2022. The revised version of the Work Plan provides a rationale for the decommissioning of the groundwater monitoring wells and updates a figure to provide context for the rationale. The reduction is proposed to reduce/consolidate water quality sampling from groundwater monitoring wells in close proximity to each other; and to focus on locations where contaminants of concern were historically observed above applicable regulatory screening levels or demonstrated increases in concentrations of contaminants of concern.

Based on the review, DTSC concludes that the revisions adequately addressed the comments provided in the DTSC's GSB memorandum and approves the Work Plan. Please provide DTSC with two weeks' notification, prior to the implementation of the planned decommissioning activities.

If you have any questions regarding this letter, please contact Antonio Sandoval, Project Manager, at (818) 717-6530 or e-mail at Antonio.Sandoval@dtsc.ca.gov.

Sincerely,



Mr. Antonio Sandoval
Project Manager
DTSC/Site Mitigation and Restoration Program – Chatsworth

Enclosure

(See next page)

Mr. John Johnsen
May 16, 2024
Page 3

cc: (Via e-mail)

Ms. Lee Paprocki, P.G.
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Ms. Dina Kourda, P.G., CEG, CHg
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DTSC/Geological Services Branch
Dina.Kourda@dtsc.ca.gov

Mr. Vu Nguyen
Unit Chief
DTSC/Site Mitigation and Restoration Program – Chatsworth
Vu.Nguyen@dtsc.ca.gov



February 23, 2024
Via E-mail
JRJ20240223-1

Mr. Antonio Sandoval
Engineering Geologist
Department of Toxic Substances Control
9211 Oakdale Street
Chatsworth, California 91311

**SUBJECT: Updated Work Plan for Well Decommissioning and Response to Comments
Former SCE Mandalay Generating Station
Southern California Edison**

Dear Mr. Sandoval:

A revised electronic copy of the Work Plan for Well Decommissioning (Work Plan) and response to comments table for the former SCE Mandalay Generating Station has been prepared by Northgate and is attached for your review. This Work Plan details the procedures for decommissioning the 18 monitoring wells in accordance with the DTSC-approved Proposal for Reduction in the Quarterly Groundwater Evaluation Monitoring Program and addresses DTSC's comments on the original Work Plan. Your approval would be greatly appreciated.

If you have any questions regarding this submittal, please contact me at 626.756.6403.

Respectfully yours,

A handwritten signature in black ink, appearing to read "John R. Johnsen", is written over a horizontal line.

John R. Johnsen
Senior Environmental Science Advisor
Operational Services, Environmental
Services Department

**Tabular Summary of DTSC Comments on the Work Plan for Well Decommissioning,
Former Mandalay Generating Station, Oxnard, California**

SCE Work Plan for Well Decommissioning located at 393 North Harbor Boulevard in Oxnard, California prepared by Northgate Environmental Management, Inc., dated October 13, 2023.	
DTSC Comments from Dina Kourda, CEG, CHg, Engineering Geologist of the Geological Services Branch (GSB), dated November 7, 2023 (Comments were forwarded to Northgate on November 22, 2023)	Northgate/SCE Response
1. <u>Workplan Rationale:</u> While the objective is described in Section 1.1 to abandon 18 groundwater monitoring wells, GSB recommends the Workplan be revised to include a rationale for the decommissioning of the groundwater monitoring wells.	Work Plan rationale has been added to the introduction, as requested.
2. <u>Figure 3:</u> The figure entitled, "Location of Groundwater Monitoring Wells to be Abandoned," shows all 18 groundwater monitoring wells proposed for decommissioning. GSB recommends it be revised to also include the remaining wells to be left onsite for continued groundwater monitoring. Please also differentiate all wells by the groundwater zone in which they are screened.	The figure has been updated, as requested.



WORK PLAN FOR WELL DECOMMISSIONING

Former SCE Mandalay Generating Station

393 North Harbor Boulevard

Oxnard, California

Prepared For:

**Southern California Edison
2244 Walnut Grove Avenue, GO-1, Quad 2C
Rosemead, California 91770**

Prepared By:

**Northgate Environmental Management, Inc.
92 Argonaut, Suite 100
Aliso Viejo, California 92656**

October 13, 2023, Updated February 23, 2024

Project No. 02169.06

Work Plan for Well Decommissioning

Former SCE Mandalay Generating Station
393 North Harbor Boulevard
Oxnard, California

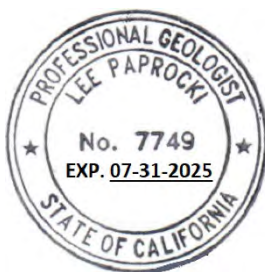
October 13, 2023, Updated February 23, 2024

Prepared For:
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Authorized By:
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Contract Work Authorization No. 13, Purchase Order No. 8500168080
Accounting Number 600512

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A handwritten signature in blue ink that reads "Lee Paprocki". The signature is written in a cursive style and is positioned above a horizontal line.

Lee Paprocki, PG, CHg
Program Manager



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- 3 Location of Groundwater Monitoring Wells

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LIST OF ABBREVIATIONS AND ACRONYMS

ABC	ABC Liovin Drilling
ANSI	American National Standards Institute
bgs	below ground surface
BCCB	Boiler Chemical Cleaning Basin
Cal/OSHA	California Division of Occupational Safety and Health
cm/sec	centimeters per second
DTSC	Department of Toxic Substances Control
GPRS	Ground Penetrating Radar Systems
HASP	Health and Safety Plan
IDW	investigation derived waste
JSA	job safety analysis
Northgate	Northgate Environmental Management, Inc.
PPE	personal protection equipment
PVC	polyvinyl chloride
Site	Mandalay Generating Station
SCE	Southern California Edison
USA	Underground Service Alert
Work Plan	Work Plan for Well Decommissioning



1.0 INTRODUCTION

This *Work Plan for Well Decommissioning* (Work Plan) describes the activities associated with the abandonment of 18 monitoring wells at the former Southern California Edison (SCE) Mandalay Generating Station (Site) in accordance with the Department of Toxic Substances Control (DTSC)-approved *Proposal for Reduction in the Quarterly Groundwater Evaluation Monitoring Program* dated August 3, 2022 (Northgate, 2022). This Work Plan was updated to address DTSC comments, which were received on November 22, 2023. Based on a thorough review of the long-term record of well monitoring data it was determined that 18 monitoring wells no longer needed to be sampled and could therefore be abandoned.

The well modifications were based on:

- Regulatory requirements.
- Focusing the sampling program on locations that historically have COCs in groundwater with regulatory exceedances or that have observed historical demonstrated increases in concentrations of contaminants of concern.
- Focusing on wells that have limited monitoring data such as MW-32U, MW-32M, and MW-55 through MW-64.
- Reducing or consolidating water quality sampling from monitoring wells that are in close proximity to each other.

Additional details regarding the well minimization evaluation are described in the *Proposal for Reduction in the Quarterly Groundwater Evaluation Monitoring Program*.

Mandalay Solvere, LLC. currently owns the Site. A Geographic Location Map is provided in Figure 1, and an expanded scale Geographic Location Map is provided in Figure 2. A figure showing the location of the groundwater monitoring wells to be abandoned and the remaining monitoring wells is presented in Figure 3.

SCE has retained Northgate Environmental Management, Inc. (Northgate) to supervise and perform the work described below. This work plan provides the approach and protocols for conducting the well abandonment project.

1.1 Objective

The objectives of this project are:



- Safely, with minimal disturbance to ongoing Site activities and minimal generation of waste material, abandon 18 groundwater monitoring wells installed between 1996 and 2013 in the vicinity of the retention basins on the Site (Figure 3).
- Provide a final report and documentation of project activities.



2.0 SITE CONDITIONS

2.1 Site Location and Description

The Site is located at 393 North Harbor Boulevard in Oxnard, California. It encompasses approximately 45 acres located along the Pacific Ocean coastline between McGrath Lake and the canal located near the southeast side of the property frequently referred to as the Cooling Canal (Figures 2 and 3). The Site included three retention basins including a North Basin, South Basin, and Boiler Chemical Cleaning Basin (BCCB) in addition to associated pipelines and appurtenances (Figure 3).

In 1996, SCE agreed to close surface impoundments and associated sumps according to Title 22, California Code of Regulations, Chapter 15 at 11 sites included in a legal action. The former SCE Mandalay Generating Station is one of the 11 sites.

The three basins were installed in 1977. The retention basins were used to collect and store non-hazardous wastewater from the facility. The wastewater, containing minor amounts of oil, grease, and suspended solids, was systematically discharged to the ocean under the provisions of a National Pollutant Discharge Elimination System permit. Refer to Figure 3 for basin locations as well as the locations of the groundwater monitoring wells to be abandoned.

The basins were not closed by SCE when the property was sold as they were necessary for continued operations of the plant under prior ownership by Reliant Energy, NRG, and GenOn. GenOn reports that following plant deactivation in 2018, discharge from the plant into the basins ceased and the basins were emptied and cleaned. GenOn also reported that stormwater that collected in the basins was applied to ground within the property boundary. In early Spring of 2022, GenOn sold the property to Mandalay Solvere, LLC. Groundwater monitoring has been conducted since 1996.

2.2 Geology and Hydrogeology

The Site is situated near the northwest margin of the Oxnard Plain groundwater basin. The plain is bounded by the Santa Monica Mountains, Transverse Range, and Pacific Ocean. The strata in the Oxnard Plain comprise several thousand feet of marine and continental sediments of Tertiary and Quaternary age which were deposited on a pre-Cretaceous basement of igneous and metamorphic rocks (Hamilton, 2013).

The Mandalay Site is directly underlain by the following sequence: Perched aquifer, clay aquitard, and Oxnard aquifer. Information from onsite foundation borings indicates that the Perched aquifer is 110 feet thick. The upper 80 feet consist of fine to medium sand with local



interbeds of gravel, silt, and clays. The basal 30 feet of the aquifer is predominantly medium sand and gravel. The Perched aquifer rests on a 20 to 25-foot thick clay unit locally referred to as the “clay cap” aquitard. The clay unit separates the Perched aquifer from the Oxnard aquifer. The foundation borings for the facilities penetrated the upper 30 feet of this aquifer and found it to be composed of medium sand (Hamilton, 2013).

The Ventura County Department of Water Resources has related that no water wells are screened in the Perched aquifer. The groundwater contained in this aquifer is considered non-potable because of possible sea-water intrusion (Hamilton, 2013).

Site-specific lithologic data was gathered during the installation of the groundwater monitoring wells and the collection of soil samples from beneath and adjacent to the basins and pipelines. The lithologic information shows a simple beach depositional environment beneath the facility. This has been complicated by ground modification for the construction of the generating facility and retention basins (Hamilton, 2013). The location of the groundwater monitoring wells and retention basins is shown on Figure 3.

The subsurface data collected north and west of the basins are believed to display undisturbed lithologic conditions. These areas show a one to seven-foot layer of silty sand over typical beach sand. The silty sand layer thickens towards the south of the basins. The silty sand is tan to brown in color, predominantly medium grained, with increasing gravel content toward the south. This layer was absent in the area of the construction activities. Instead, a consistent four foot layer of brown, silty sand was encountered. This silty sand differed from the native silty sand in the greater gravel content and the higher density. It most likely represents ground modification to create a firm foundation for the generating facility. Construction debris (wood, nails, glass) was encountered in this layer (Hamilton, 2013).

The native and modified silty sand is resting on native sand deposits over the investigated area. The sand is predominantly tan to brown in color with a medium grain texture. Interfingering layers of black and gray sand were encountered in numerous borings adjacent to and below the basins. The black layers occurred in various thicknesses from thin lenses causing streaks on the sample to over three feet in background borings. The separation and accumulation of heavier sand grains from accessory minerals is typically observed in a beach depositional environment. Some of the dark layers reacted to a magnet indicating the presence of either iron or magnetite minerals (Hamilton, 2013).

The soil boring logs show that the color of some of silty sand and sand encountered beneath the North and South basins had been altered. In numerous borings, the natural tan or brown color had been changed to red, orange, or orange-brown. This was caused by the percolation of



wastewater through the vadose zone sediments. The wastewater oxidizes the iron rich sediments creating the altered color. It should be noted that no discoloration was observed in the borehole cuttings from below the BCCB, outside the basin footprints, or the pipelines (Hamilton, 2013).

From soil tests performed for the Hydrologic Assessment Report (Dames & Moore, 1986), the hydraulic conductivity value ranged from 5.5 to 5.7×10^{-2} centimeters per second (cm/sec). The porosity of the material below the basins was determined to be 43.2 to 46.7 percent. The approximate flow velocity below the basins was from 1 to 2×10^{-4} cm/sec or 0.3 to 0.6 feet per day.

2.3 Monitoring Wells

Eighteen monitoring wells will be decommissioned (Table 1 and Figure 3). The monitoring wells being decommissioned are shallow, polyvinyl chloride (PVC) completed groundwater monitoring wells ranging in total depth from 13 to 36 feet below ground surface (bgs). Table 1 summarizes the well construction information.

Based on review of the monitoring well logs (Appendix A), the monitoring wells at the Site appear to have been constructed in general accordance with the California Water Well Standards.

Groundwater is shallow at these locations ranging from approximately 3 to 12 feet bgs. Based on the most current groundwater monitoring data, the wells have low detections of metals in groundwater, with no free product in any of the wells.



3.0 PROJECT ACTIVITIES

3.1 Pre-Field Activities

Northgate will coordinate scheduling with Mandalay Solvere, LLC for Site access and in cooperation with SCE will arrange and confirm authority for Northgate workers and their contractors to access and work on the Site. Northgate will provide Mandalay Solvere, LLC with any requested documentation regarding the contractor's licenses and insurances, health and safety documentation and project documentation.

Mr. Steve Rounds and Ms. Dina Kourda of the DTSC will be notified of the timing for the field activity once it is scheduled in the event they wish to observe. DTSC notification will be provided at least two weeks prior to decommissioning activities.

A permit will be obtained from the City of Oxnard Community Development Department for the abandonment/decommissioning of 18 wells at the Site. The permit application will be prepared using the guidance for proper abandonment of monitoring wells as described under Sections 16 through 19 of the California Water Well Standards (Bulletin 74-81 [California Department of Water Resources, 1981] and 74-90 [California Department of Water Resources, 1991] combined) which are inclusive of Section 23 of the California Water Well Standards. In addition, two wells (MW-42 and MW-43) are located on the beach and may require a permit from the California Coastal Commission and additional mitigation measures to abandon these wells.

The well locations will be marked with white paint for utility clearance. Underground Service Alert (USA) will be notified a minimum of 48 hours prior to commencement of the field activities. In addition, on the first day of Site field activities, a 5-foot by 5-foot square will be cleared for utilities and underground objects around each monitoring well location by Ground Penetrating Radar Systems (GPRS) or other utility locating company.

Northgate will coordinate schedule and discuss details of the activity with the drilling company, ABC Liovin Drilling (ABC), a C-57 licensed (#422904) California well drilling contractor who will perform the Site work described.

The City of Oxnard Community Development Department will be notified of the scheduled Site activities at least 5 business days prior to the activities.



3.2 Field Activities

Field activities are anticipated to require at least five days. A Northgate California Professional Geologist will generally oversee the well decommissioning and a Northgate geologist will be onsite to direct and document all decommissioning activities. All field activities will be documented by the onsite geologist.

Each workday will begin with a tailgate health and safety meeting going over the activities of the day, the health and safety requirements (Appendix B), and the job safety analysis (JSA) requirements. Northgate and their contractors maintain a strict stop-work policy. Any Site worker has the responsibility to stop the job if unsafe activities are observed.

GPRS (or other utility locating company) will begin clearing the monitoring well locations working in an order specified by Northgate. To the extent possible and to minimize equipment moves, if it can be accommodated, the project activities will proceed either from north to south or in a reverse direction.

ABC will bring all equipment to the Site in clean, operating order and will have performed decontamination procedures on the equipment prior to arriving onsite. At each location, ABC will place protective plastic on the ground in the vicinity of work activities. Northgate and ABC will establish a contaminant reduction exclusion zone and support zones in the work area. These zones will be clearly marked using delineators and/or plastic tape as well as the positioning of the contractor vehicles.

The wells will be decommissioned by overdrilling and backfilling with neat cement grout using the following steps:

- Breakout and remove any existing well boxes or monuments.
- Dig out and remove concrete & annular materials to 5 feet bgs.
- Pull the PVC casing from the well, if possible.
- Overdrill each well to total depth with a hollow stem auger of sufficient diameter to remove all annular materials.
- Backfill overdrilled well with neat cement grout (ratio of 94 pounds of Portland cement, 4.7 pounds of bentonite [or five percent by weight], and not more than six gallons of water) and let settle. Repeat step as necessary until well is grouted to within three feet of the surface. Overnight settling of neat cement grout may be required.
- Provide one to two feet of bentonite chips above the neat cement grout to mushroom out into the void of the removed well box or monument.



- Backfill the upper foot with concrete or clean backfill as requested by owner and patch surface with color matched concrete (or similar surrounding material).
- Provide roll-off bins for the storage and disposal of overdrilled materials in addition to well boxes/monuments and casings.

Decontamination procedures are described in Section 3.4 below. Investigation derived waste (IDW) handling procedures are described in Section 3.5 below.

On the last day of Site activities, Mandalay Solvere, LLC's representative will be notified and asked to visit each location to ensure that the completed work is satisfactory and meets their requirements.

Upon completion of monitoring well decommissioning, IDW will be disposed of according to SCE directions.

3.3 Post-Field Activities

An abandonment report along with abandonment diagrams will be submitted within 14 days of completion of field activities to SCE for review. Once reviewed, the well abandonment diagrams and report will be submitted to the City of Oxnard Community Development Department to close out the permits, and to DTSC.

3.4 Decontamination Procedures

The drill rig and tools will be pre-cleaned prior to arrival at the Site. Decontamination of any equipment coming in contact with the soil or groundwater will be conducted between monitoring well locations to prevent cross-contamination of wells. Decontamination will occur in a self-contained pressure cleaner and water will be collected, placed in drums and disposed of according to SCE directions.

3.5 Investigation Derived Waste

Soil removed during decommissioning will be placed in soil bins and disposed of according to SCE directions.

Decontamination water will be contained in a drum with a lid and labeled appropriately with the location, collection date and analysis pending. The drum contents will be disposed of according to SCE directions.



4.0 HEALTH AND SAFETY

In accordance with the Health and Safety Plan (HASP; Appendix B), Northgate will conduct a tail board safety meeting with all onsite personnel prior to the start of field activities each day. Personal protection equipment (PPE), as referenced in the HASP, shall be worn on during sampling activities. Required PPE includes:

- Work uniform (long pants and work shirt or coveralls);
- Hard hat (compliant with California Division of Occupational Safety and Health's [Cal/OSHA's] General Industry Safety Order Title 8 CCR Section 3381 by having the label on the inside, American National Standards Institute (ANSI) Z89.1-1997, or later edition);
- Eye protection;
- Hearing protection;
- Approved footwear (steel-toed work boot); and
- Gloves (nitrile for handling soil and decontamination materials).

If visible dust is found to be present in the work area (possibly due to wind or soil handling), disposable particulate dust masks such as N95 filtering face masks should be worn as a precautionary measure while the visible dust is present.

Northgate personnel will have the following items at the Site:

- Drinking water for personal hydration;
- Source of shade (easy up); and
- First aid kit.

In the event of an emergency, Northgate or any other available personnel will call 911. If calling 911 from a cell phone, be sure to provide location and phone number. Do not hang up on the 911 operator until all questions are answered. Additional information is provided in the attached HASP in Appendix B along with directions to the nearest Hospital.



5.0 REPORTING AND SCHEDULE

A well abandonment report along with abandonment diagrams will be submitted within 30 days of completion of field activities to SCE for review. Once reviewed, the well abandonment diagrams and report will be submitted to the City of Oxnard Community Development Department to close out the permits and to DTSC.

The report will include tables, figures, and appendices including field notes, photo documentation, and laboratory analytical results. Any deviation from the planned protocol will be noted.

Field activities are scheduled to be conducted within 21 business days following approval for access from Mandalay Solvere, LLC and SCE and subject to drilling contractor availability.



6.0 REFERENCES

California Department of Water Resources, 1981. *Water Well Standards: State of California Bulletin 74-81.* December 1981, pp 92.

California Department of Water Resources, 1991. *California Well Standards Bulletin 74-90 Supplement to Bulletin 74-81.* June 1991, pp 82.

Dames & Moore, 1986. *Hydrogeologic Assessment Report – Mandalay Generating Station.* Dated January 27, 1986.

Hamilton, P., 2013. *Mandalay Generating Station Sampling and Analysis Plan, Wastewater Basin Closure Project, Southern California Edison Company.* Report dated August 2013.

Northgate Environmental Management, 2022. *Proposal for Reduction in the Quarterly Groundwater Evaluation Monitoring Program, Mandalay Generating Station, 393 North Harbor Boulevard, Oxnard, California.* August 3, 2022



TABLES

Table 1
Summary of Monitoring Wells to be Abandoned
Former SCE Mandalay Generating Station

Monitoring Well ID	Well Diameter (inches)	Screened Interval (feet bgs)	Total Well Depth (feet bgs)	Total Borehole Depth (feet bgs)
MW-2	4	6-26	26	27
MW-3	4	3-22	22	25
MW-5A	2	6-26	26	28
MW-9	4	5-20	20	22
MW-10	4	5-20	20	22
MW-11	4	5-20	20	22
MW-29	4	33-36	36	36
MW-36	4	8-18	18	19
MW-38	4	27-30	30	31
MW-40	4	4-19	19	22
MW-42	4	10-25	25	25
MW-43	4	10-25	25	25
MW-44	4	5-20	20	20
MW-45	4	5-20	20	20
MW-48	2	27-30	30	32
MW-51	2	27-30	30	32
MW-52	2	10-13	13	15
MW-54	2	27-30	30	32

Notes:

bgs - below ground surface

FIGURES



Mandalay Generating Station

Figure 1

Geographic Location Map

Mandalay Generating Station
Oxnard, California

Photo Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

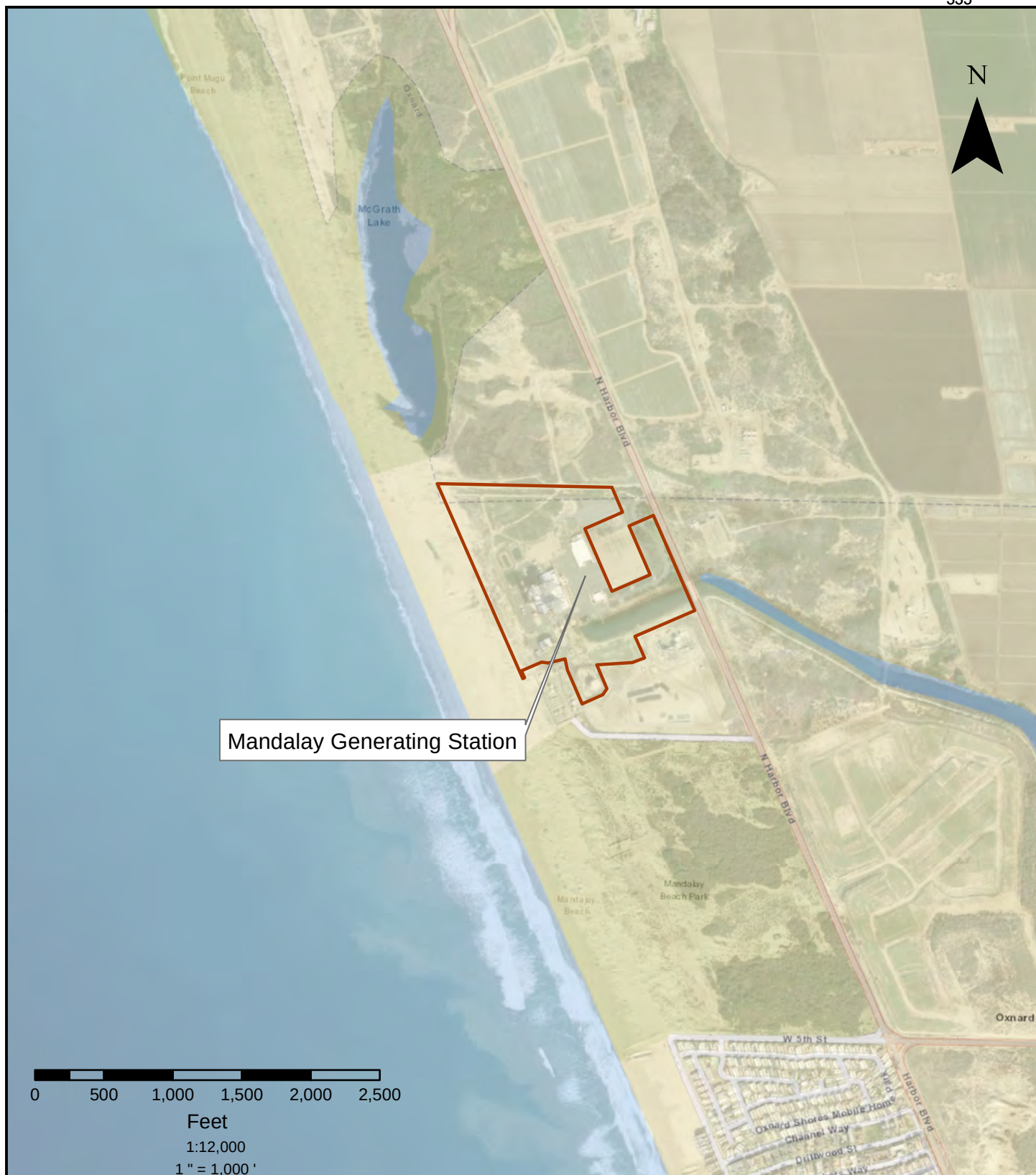
DATE

09/14/2020

PROJECT NUMBER

2169.06





Legend

 nrgParcel

Photo Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Figure 2

Geographic Location Map (Expanded Scale)

Mandalay Generating Station
Oxnard, California

DATE

9/14/2020

PROJECT NUMBER

2169.06

 northgate
environmental management, inc.



Photo Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend

Existing Groundwater Monitoring Location.
Monitoring Schedule and Wells to be Abandoned
Noted by Color Code Below:

- ▲ Blue Colored Wells Sampled in Quarters 1, 2, 3, and 4
- ▲ Green Colored Wells Sampled in Quarter 1 and 3
- ▲ Purple Colored Wells Sampled in Quarter 3
- ▲ Brown Colored Wells to be Abandoned
- ▲ Red Colored Wells Monitored Each Quarter for Groundwater Level Only
- ◎ Previously Abandoned Well Shown in Gray

Notes:
Multiple Well Numbers at a Single Location Indicates a Well Cluster.
One Monitoring Well Per Sampling Cluster to be Measured for Groundwater Level Each Quarter.
Wells MW-32U and MW-32M are a Single Well With Pumps Set at Two Depths.

Well Naming Convention:
Suffix 'U' Screened in upper zone
Suffix 'M' Screened in middle zone
Suffix 'L' Screened in lower zone

FIGURE 3

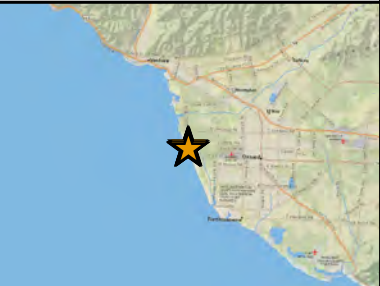
Location of Groundwater Monitoring Wells

Mandalay Generating Station
Oxnard, California

DATE	PROJECT NUMBER	
2/14/2024	2169.06	

Mandalay Generating Station
Well Decommissioning Project
in Oxnard, Ventura, Ca
TD1954163

- Well Location
- Overhead to Underground
- 500ft Buffer
- Assessors Parcels

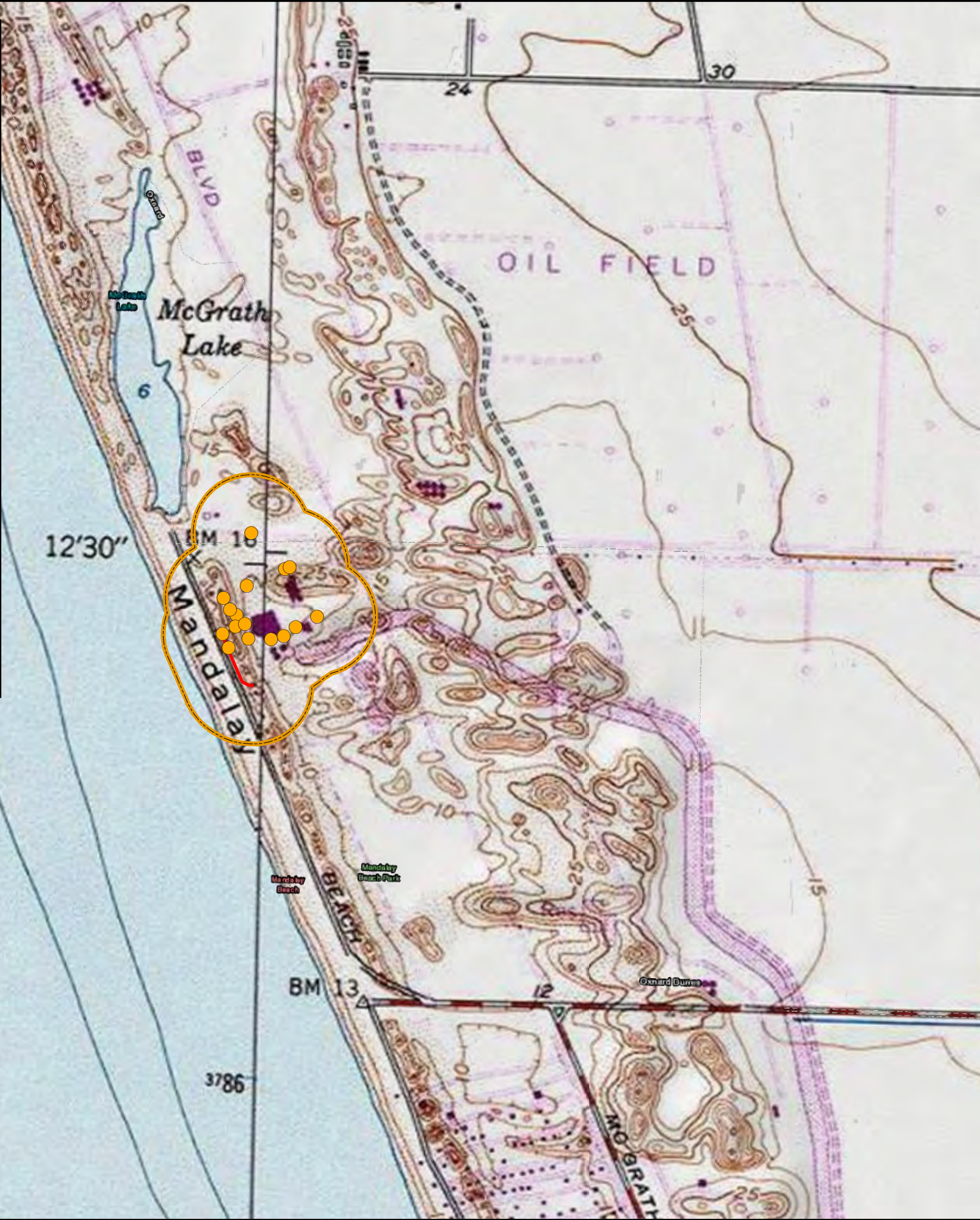
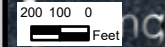


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Environmental Intelligence

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**HABITAT AND RESOURCE ASSESSMENT
AND
CONSTRAINTS ANALYSIS**

**SOUTHERN CALIFORNIA EDISON
MANDALAY GENERATING STATION WELL DECOMMISSIONING
PROJECT**

**OXNARD LOCAL COASTAL PROGRAM
VENTURA COUNTY, CALIFORNIA**

Southern California Edison
IO # 600516

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November 2024

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 - 3. Biological Resources
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- C. Special-Status Biological Resources Occurring or Potentially Occurring on or in the Vicinity of the Mandalay Generating Station Well Abandonment Project
- D. Floral Compendium



EXECUTIVE SUMMARY

Environmental Intelligence, LLC (EI) was retained by Southern California Edison (SCE) to conduct a Habitat and Resource Assessment (HRA) for the Mandalay Generating Station Well Decommissioning Project (Project) located in the City of Oxnard, Ventura County, California. EI conducted a general habitat and resource assessment in July 2024 to (1) document existing site conditions; (2) identify vegetation/habitat communities; and (3) identify suitable habitat for sensitive species. Based on the HRA, EI conducted an analysis to determine potential impacts on biological resources and, if necessary, additional survey requirements and/or avoidance and minimization measures.

The Project is located in the City of Oxnard at 393 North Harbor Boulevard. Eighteen monitoring wells will be decommissioned during an expected Project duration of at least 5 days. A contractor will use a Limited Access Rig (LAR) to abandon the wells in place. Access to the sites will be via the existing road or pavement, except Wells MW-43 and MW-44, which will require overland travel of approximately 550 feet over beach sand and iceplant vegetation.

One special-status wildlife species, southern California legless lizard (*Anniella stebbinsi*) is considered likely to occur based on the presence of suitable habitat and/or nearby documented occurrences. Project activities will avoid this species through avoidance and minimization measures, including the use of a biological monitor.

Four (4) non-sensitive vegetation communities and two land cover types were identified within the survey area during the field survey. Overland travel and well-removal activities will result in temporary damage to 0.147 acre of non-native Ice Plant Mats. Including Developed areas, the total Project impact area is 0.195 acre. With implementation of the Avoidance and Minimization Measures, no impacts to rare, sensitive, or protected species or habitats are expected.



1.0 INTRODUCTION

Environmental Intelligence, LLC (EI) was retained by Southern California Edison (SCE) to conduct a Habitat and Resource Assessment (HRA) for the Mandalay Generating Station Well Decommissioning Project (Project) located in the City of Oxnard, California. EI conducted a general habitat and resource assessment in July 2024 to (1) document existing site conditions; (2) identify vegetation/habitat communities; (3) identify suitable habitat for sensitive species. Based on the HRA, EI conducted an analysis to determine potential impacts on biological resources and, if necessary, additional survey requirements and/or avoidance and minimization measures.

1.1 Work Location and Description

SCE proposes to decommission 18 groundwater monitoring wells that were installed between 1996 and 2013 at the former SCE Mandalay Generating Station (Generating Station). The Generating Station is located at 393 North Harbor Boulevard in Oxnard, California. It encompasses approximately 45 acres of the Pacific Ocean coastline between McGrath Lake and the canal located near the southeast side of the property referred to as the Cooling Canal or SCE Canal. Three retention basins were installed in 1977 for collecting and storing nonhazardous wastewater from the facility: North Basin, South Basin, and Boiler Chemical Cleaning Basin (BCCB). The basins continued to be operated until plant deactivation in 2018 by the previous owner, GenOn. The property is currently owned by Mandalay Solvere, LLC. The purpose of the work is to reduce/consolidate the number of wells on-site that will continue to be monitored.

Eighteen monitoring wells will be decommissioned (Table 1). The monitoring wells being decommissioned are shallow, polyvinyl chloride (PVC) completed groundwater monitoring wells ranging in total depth from 13 to 36 feet below ground surface (bgs). Groundwater is shallow at these locations, ranging from approximately 3 to 12 feet bgs. Based on the most current groundwater monitoring data, the wells have low detections of metals in groundwater, with no free product in any of the wells.

SCE has retained Northgate Environmental Management, Inc. (Northgate) to supervise and perform the work. Northgate will coordinate with the drilling contractor, ABC Liovin Drilling (ABC), a C-57 licensed (#422904) California well drilling contractor.

The well locations will be marked with white paint for utility clearance. Underground Service Alert (USA) will be notified a minimum of 48 hours prior to commencement of the field activities. In addition, on the first day of Site field activities, a 5-foot by 5-foot square will be cleared for utilities and underground objects around each monitoring well location by Ground Penetrating Radar Systems (GPRS) or other utility locating company.

Field activities are anticipated to require at least five days. A Northgate California Professional Geologist will generally oversee the well decommissioning and a Northgate geologist will be onsite to direct and document all decommissioning activities. All field activities will be documented by the onsite geologist.

ABC will bring all equipment to the worksite in clean, operating order and will have performed decontamination procedures on the equipment prior to arriving onsite. At each location, ABC will place protective plastic on the ground in the vicinity of work activities. Northgate and ABC will establish a contaminant reduction exclusion zone and support zones in the work area. These zones will be clearly marked using delineators and/or plastic tape as well as the positioning of the contractor vehicles.

The wells will be decommissioned by overdrilling and backfilling with neat cement grout using the following steps:

- Breakout and remove any existing well boxes or monuments.
- Dig out and remove concrete & annular materials to 5 feet bgs.
- Pull the PVC casing from the well, if possible.



- Overdrill each well to total depth with a hollow stem auger of sufficient diameter to remove all annular materials.
- Backfill overdrilled well with neat cement grout (ratio of 94 pounds of Portland cement, 4.7 pounds of bentonite [or five percent by weight], and not more than six gallons of water) and let settle. Repeat step as necessary until well is grouted to within three feet of the surface. Overnight settling of neat cement grout may be required.
- Provide one to two feet of bentonite chips above the neat cement grout to mushroom out into the void of the removed well box or monument.
- Backfill the upper foot with concrete or clean backfill as requested by owner and patch surface with color matched concrete (or similar surrounding material).
- Provide roll-off bins for the storage and disposal of overdrilled materials in addition to well boxes/monuments and casings.

ABC will use a Limited Access Rig (LAR) to abandon the wells in place. The LAR is a 14,000-lb tracked vehicle with a width of 6.5 feet and a low mast height of 12 feet. It has compact outriggers that stay within the vehicle footprint. Vegetation (such as ice plant) located within 1–2 feet of the wellhead may be removed for better access to the well. Generated waste (soil, casing parts, groundwater) is contained at each well site temporarily during the abandonment, removed by a small front-end loader that will enter and exit along the same access route, and placed in bins positioned in a nearby staging area (see below). Equipment used in addition to the LAR and front-end loader will include a small support pickup truck at each site.

Access to the sites will be via the existing road or pavement, except Wells MW-43 and MW-44, which will require overland travel of approximately 550 feet over beach sand and iceplant vegetation.

TABLE 1. SUMMARY OF MONITORING WELLS TO BE ABANDONED AT THE FORMER SCE MANDALAY GENERATING STATION

Monitoring Well ID	Well Diameter (inches)	Screened Interval (feet bgs) ¹	Total Well Depth (feet bgs) ¹	Total Borehole Depth	Surrounding Land Cover
MW-2	4	6-26	26	27	iceplant
MW-3	4	3-22	22	25	gravel
MW-5A	2	6-26	26	28	asphalt
MW-9	4	5-20	20	22	asphalt
MW-10	4	5-20	20	22	asphalt
MW-11	4	5-20	20	22	ornamental vegetation
MW-29	4	33-36	36	36	asphalt
MW-36	4	8-18	18	19	asphalt
MW-38	4	27-30	30	31	asphalt
MW-40	4	4-19	19	22	asphalt
MW-42	4	10-25	25	25	iceplant/beach dune
MW-43	4	10-25	25	25	iceplant/beach dune
MW-44	4	5-20	20	20	gravel
MW-45	4	5-20	20	20	gravel
MW-48	2	27-30	30	32	asphalt
MW-51	2	27-30	30	32	asphalt
MW-52	2	10-13	13	15	asphalt
MW-54	2	27-30	30	32	asphalt

¹bgs = below ground surface

2.0 REGULATORY FRAMEWORK

The Project will comply with applicable federal, state, and local laws, ordinances, regulations, and standards (LORS) throughout Project construction. Potentially applicable LORS are discussed below.

2.1 Federal

2.1.1 ENDANGERED SPECIES ACT (ESA)

This 1973 law, administered by the United States Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS), is designed to minimize impacts to imperiled plants and animals, as well as facilitate recovery of such species. Declining plant and animal species are listed as *endangered* or *threatened* based on a variety of factors. Applicants for projects requiring federal agency action that could adversely affect listed species are required to consult with and mitigate impacts in consultation with the USFWS and NMFS. Adverse impacts are defined as *take* (defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in such conduct”), which is prohibited except as authorized through consultation under Section 7 or through issuance of an Incidental Take Permit under Section 10. For some species, USFWS and NMFS designate critical habitat that contains the physical or biological features essential to the conservation of the species. Under Section 7, destruction or adverse modification of suitable habitat within the critical habitat area must be avoided if there is a federal nexus, which is when the action is taken either directly by federal agencies or indirectly through federal funding or authorization to other entities. The Ventura Fish and Wildlife Office (Region 8) and the Long Beach West Coast Region office for NMFS oversee permitting actions relative to the ESA in the Project vicinity.

2.1.2 MIGRATORY BIRDS

The protection of birds is regulated by the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA). Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the USFWS (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). The Ventura Fish and Wildlife Office oversees actions relative to migratory birds and eagles in the Project vicinity.

The MBTA makes it illegal for anyone to take, possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, any migratory bird, or the parts, nests, or eggs of such a bird except under the terms of a valid permit issued pursuant to Federal regulations. The migratory bird species protected by the MBTA are listed in 50 CFR 10.13.

2.1.3 BALD AND GOLDEN EAGLE PROTECTION ACT

The BGEPA (16 U.S.C. 668-668c), enacted in 1940, and amended several times since then, prohibits anyone, without a permit issued by the Secretary of the Interior, from *take* of Bald and Golden Eagles, including their parts, nests, or eggs. The BGEPA provides criminal penalties for persons who “take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle...or any golden eagle, alive or dead, or any part, nest, or egg thereof.” The BGEPA defines *take* as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb.” Disturb is defined under the BGEPA as to agitate or bother an eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle; (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior; or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior (Pagel *et al.* 2010).

2.1.4 CLEAN WATER ACT

Section 404 of the Clean Water Act (CWA, 33 USC 1251 *et seq.*) regulates the discharge of dredged or filled material into Waters of the U.S. (WoUS), including wetlands. WoUS include navigable coastal and inland waters, lakes, rivers, streams, and their tributaries; interstate waters and their tributaries; wetlands adjacent to such waters; intermittent streams; and other waters that could affect interstate commerce. The U.S. Army Corps of Engineers (USACE) is the designated regulatory agency responsible for administering

the Section 404 permit program and for making jurisdictional determinations. This permitting authority applies to all WoUS where the material has the effect of (1) replacing any portion of WoUS with dry land or (2) changing the bottom elevation of any portion of WoUS. These fill materials would include sand, rock, clay, construction debris, wood chips, and materials used to create any structure or infrastructure in WoUS. Dredge and fill activities are typically associated with development projects; water-resource related projects; infrastructure development and wetland conversion to farming; forestry; and urban development.

Under Section 401 of the CWA, an activity requiring a USACE Section 404 permit must obtain a State Water Quality Certification (or waiver thereof) to ensure that the activity will not violate established State water quality standards. The U.S. Environmental Protection Agency (USEPA) is the federal regulatory agency responsible for implementing the CWA. However, the State Water Resources Control Board (SWRCB), in conjunction with the nine California Regional Water Quality Control Boards (RWQCBs), has been delegated the responsibility for administering the Section 401 water quality certification program.

2.2 State

2.2.1 CALIFORNIA ENDANGERED SPECIES ACT (CESA)

The California Endangered Species Act (CESA) states that all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected or preserved. This state law prohibits the *take* (defined as to hunt, pursue, catch, capture, or kill) of state-listed species except as otherwise provided in state law. CESA, administered by the California Department of Fish and Wildlife (CDFW), is similar to the federal ESA, although unlike the federal law, CESA applies incidental take prohibitions to species currently petitioned for state-listing status (i.e., candidate species). State lead agencies are required to consult with the CDFW to ensure that their authorized actions are not likely to jeopardize the continued existence of any state-listed species or result in the degradation of occupied habitat. Under Section 2081, CDFW authorizes take of state-listed endangered, threatened, or candidate species through incidental take permits or memoranda of understanding. These acts, which are otherwise prohibited, may be authorized through permits or memoranda of understanding if (1) the take is incidental to otherwise lawful activities, (2) impacts of the take are minimized and fully mitigated, (3) the permit is consistent with regulations adopted in accordance with any recovery plan for the species in question, and (4) the applicant ensures suitable funding to implement the measures required by the CDFW. Should a species be both federally and state-listed, and if the federal ESA authorization fulfills CESA requirements, CDFW may streamline the CESA permitting process by adopting a Consistency Determination (Section 2081.1), that concurs with the federal authorization. The CDFW South Coast Region oversees actions relative to CESA in the Project vicinity.

2.2.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA applies to projects proposed to be undertaken or requiring approval by state and/or local governmental agencies. *Projects* are activities that have the potential to have a physical impact on the environment. The purpose of CEQA is to (1) disclose to the public the significant environmental effects of a proposed discretionary project, through the preparation of an Initial Study (IS), Negative Declaration (ND), or Environmental Impact Report (EIR); (2) prevent or minimize damage to the environment through development of project alternatives, mitigation measures, and mitigation monitoring; (3) disclose to the public the agency decision-making process utilized to approve discretionary projects through findings and statements of overriding consideration; (4) enhance public participation in the environmental review process through scoping meetings, public notice, public review, hearings, and the judicial process; and (5) improve interagency coordination through early consultations, scoping meetings, notices of preparation, and State Clearinghouse review. Most SCE routine maintenance and pole-replacement work is CEQA-exempted as a Class 1 (Existing Facilities) or Class 2 (Replacement or Reconstruction) Categorical Exemption.

2.2.3 FISH AND GAME CODE AND TITLE 14 LAWS AND REGULATIONS

Fish and Game Code (FGC) Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the Code or any associated regulation. Section 3503.5 makes it unlawful to take, possess, or destroy birds of prey. It also prohibits the take, possession, or destruction of nests or eggs of any bird of prey. Section 3511 describes bird species, primarily raptors that are *fully protected*. Fully protected species may not be taken or possessed, except under specific permit requirements. An incidental take permit cannot be issued for a fully protected species.

Sections 4700, 5050, and 5515 list mammal, reptile and amphibian, and fish species, respectively, that are classified as fully protected in California.

Section 1900 *et seq.* describes the Native Plant Protection Act (NPPA). The NPPA was enacted in 1977 and allows the Fish and Game Commission to designate plants as rare or endangered. There are 64 species, subspecies, and varieties of plants that are protected as rare under the NPPA. The NPPA prohibits take of endangered or rare native plants, but includes some exceptions for agricultural and nursery operations, emergencies, and after properly notifying CDFW, for vegetation removal from canals, roads, and other sites, changes in land use, and in certain other situations.

Title 14, California Code of Regulations (CCR) lists plant and animal species designated as threatened and endangered in California. California Species of Special Concern (SSC) is a category applied by CDFW to those species that are indicators of regional habitat changes or are considered potential future protected species. SSCs do not have any special legal status, but are intended by CDFW for use as a management tool to take these species into special consideration when decisions are made concerning the future of any land parcel.

Pursuant to Sections 1600 through 1616 of the California Fish and Game Code, all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake in California that support wildlife resources and/or riparian vegetation are subject to CDFW regulations. Under Section 1602, it is unlawful for any person to substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by CDFW as waters within their jurisdiction without first notifying CDFW of such activity. Additionally, a person cannot use any material from the streambeds without first notifying the CDFW of such activity. For a project that may affect stream channels and/or riparian vegetation regulated under Sections 1600 through 1616 of the California Fish and Game Code, CDFW authorization is required in the form of a Streambed Alteration Agreement.

2.2.4 STATE WATER RESOURCES CONTROL BOARD (SWRCB)

The State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCBs) protect the water quality of Waters of the State, which includes the coastline, bays, estuaries, rivers, intermittent streams, groundwater. Waters of the State includes all WoUS plus additional types of waters features beyond federal jurisdiction. Under the Federal Clean Water Act (CWA) Section 401 and California's Porter-Cologne Water Quality Control Act, the RWQCBs regulate wastewater discharges to surface water and groundwater, stormwater discharges from construction, industrial, and municipal activities; discharges from irrigated agriculture; dredge and fill activities; and the alteration of federally regulated water bodies by issuing CWA Section 401 Water quality Certifications.

2.2.5 CALIFORNIA COASTAL COMMISSION

In partnership with coastal cities and counties, the California Coastal Commission plans and regulates the use of land and water in the coastal zone. Development activities, which are broadly defined by the Coastal Act to include, among others, construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters, generally require a coastal permit from either the Coastal Commission or the local government. The Coastal Act includes specific policies that address issues such as shoreline public access and recreation, lower-cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, agricultural lands, commercial fisheries, industrial

uses, water quality, offshore oil and gas development, transportation, development design, power plants, ports, and public works. The policies of the Coastal Act constitute the statutory standards applied to planning and regulatory decisions made by the Commission and by local governments, pursuant to the Coastal Act.

Local Coastal Programs (LCPs) are basic planning tools used by local governments to guide development in the coastal zone, in partnership with the Coastal Commission. LCPs contain the ground rules for future development and protection of coastal resources in the 76 coastal cities and counties. The LCPs specify the appropriate location, type, and scale of new or changed uses of land and water. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances). Prepared by local government, these programs govern decisions that determine the short- and long-term conservation and use of coastal resources.

The work locations are within the boundary of the Oxnard Local Coastal Program. As an approved LCP, the Commission has given permitting authority over most new development to the City of Oxnard, which includes the requirements for reviewing proposed new developments. The Commission retains permanent coastal permit jurisdiction over development proposed on tidelands, submerged lands, and public trust lands, and the Commission also acts on appeals from certain local government coastal permit decisions.



3.0 METHODS

3.1 Database Search and Literature Review

Prior to the initiation of field work, a review of pertinent databases and literature was conducted to determine which species/habitats identified as special-status by state, federal, and local resources agencies have the potential to occur within the Project area or immediate vicinity (within 5 miles).

In this report, special-status plants were defined as those listed in *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2024b), which includes all plants with a California Rare Plant Rank (CRPR) designation, including those listed under the ESA, CESA, and NPPA (see Section 3). Special-status wildlife species were defined as those listed as threatened/endangered/candidate, fully protected, or California Species of Special Concern in CDFW's *Special Animals List* (CDFW 2024a).

The review included the following databases and documents:

- CDFW's *Special Animals List* (CDFW 2024a) and *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2024b)
- *California Natural Diversity Database* (CNDDDB 2024)
- Botanical literature and online botanical and wildlife occurrence databases (e.g., CalFlora 2024, CCH 2024, CNPS 2024b, eBird 2024, iNaturalist 2024)
- USFWS critical habitat documents and online resources (USFWS 2024a)
- USFWS *GIS Species Occurrence Data* (USFWS 2024b)
- USFWS *National Wetlands Inventory Mapper* (USFWS 2024c)
- Biological reports for other projects in the work vicinity

Special-status species with the potential to occur within the Survey Area (defined below) were evaluated based on SCE's *Species Determination Decision Key*, incorporating the results of the desktop review and field survey:

- Occurs – The species occurs in the work area (observed by qualified biologist or area is known to be occupied).
- Likely – All site features indicate this species is likely present and should be expected, based on the results of the field survey and habitat assessment, and the distance to locally documented populations.
- Unlikely – Possibly occurs but would not be expected to occur or be encountered based on the results of the field survey and habitat assessment, and the distance to any locally occurring populations.
- Does Not Occur – Would not occur (or very unlikely) because site is outside known/current range, lacks habitat or suitable conditions, and/or there is reasonable certainty to assume absence.
- Absent – The species was determined to be absent in the work area upon completion of a seasonally appropriate survey when the species would be identifiable (such as for plants) or resident within the area (such as for migratory birds or seasonally dormant terrestrial wildlife).

Sensitive vegetation communities are plant associations sometimes afforded special legislative protection. Such vegetation communities are normally considered a management priority because of their rarity or imperilment, the sensitivity of the species that they support, or because these areas serve multiple functions, as is often the case with wetlands. On a statewide level, sensitive vegetation communities are tracked by CDFW's Vegetation Classification and Mapping Program (VegCAMP) and described in *A Manual of California Vegetation* (MCV; Sawyer et al. 2009, CNPS 2024a). Native vegetation communities are assigned a state (S) and global (G) rarity rank of 1 through 5: 1 through 3 is considered rare or threatened statewide (S) or worldwide (G). Regional or local management plans may also highlight vegetation

communities or habitats as locally sensitive. In this report, vegetation communities were identified as MCV alliances and refined to the MCV association level as appropriate.

3.2 Field Survey

EI Senior Biologist Scott Werner conducted a habitat assessment and rare plant evaluation of the work areas and the surrounding 100 feet (collectively, the Survey Area) on July 19, 2024. The survey took place from 1030 to 1400 hours, under mostly cloudy skies with temperatures of 70–75°F and a variable breeze of 4–12 mph. The purpose of the survey was to document existing site conditions and identify special-status species, vegetation communities, and any other sensitive habitats regulated under the Oxnard LCP.

All identifiable plant and wildlife species observed during the survey were recorded. Vegetation communities were described to the alliance and/or association level, where applicable, in accordance with *A Manual of California Vegetation* (Sawyer et al. 2009, CNPS 2024a). Scientific nomenclature for native species followed *The Jepson Manual, Second Edition* (Baldwin et al. 2012). Calflora (Calflora 2024) and the Plants Database (NRCS 2024a) were consulted for additional non-native species identification and nomenclature. Vegetation communities, habitat features, and special-status species were mapped at an appropriate scale to determine avoidance and/or minimization measures to implement during construction.

Biological resources were documented using handheld Global Positioning System (GPS) units, smartphones/tablets with Geographic Information System (GIS) software, binoculars, digital cameras, and field forms/notes. All flora observed were recorded on field forms or in personal field notes. Incidentally observed wildlife species were also recorded.

It should be noted that short-term inventories of this nature are limited in their scope by the seasonality, timing and duration of surveys, plant blooming periods, and yearly rainfall variability. Conclusions about the presence or absence of rare plant species, especially those listed under the Federal and California Endangered Species Acts, were reached with a reasonable amount of certainty given these variables.



4.0 RESULTS

4.1 Physical Environment

Most of the monitoring wells are located on developed sections of the Mandalay Generating Station site, a recently decommissioned power plant closed to the public. The Generating Station was in operation from 1959 to 2018. It is located between Harbor Boulevard to the east and the Pacific Ocean with a 500-foot wide beach to the west. McGrath State Beach is located directly north of the property. The McGrath Generating Station, a gas-powered peaker plant, is located to the south.

The Mandalay Generating Station is located on the *Oxnard* USGS 7.5-minute quadrangle map. It is within the Southern California Coast ecological section referenced in the MCV (Sawyer et al. 2009, CNPS 2024a), and within the South Coast geographic subdivision as defined in *The Jepson Manual* (Baldwin et al. 2012). The well-site elevations are between 11 and 18 feet (3–5 meters) above mean sea level (amsl).

Oxnard has a moderate, Mediterranean climate (i.e., mild, wet winters and warm, dry summers), with average minimum and maximum temperatures of 52°F and 73°F, respectively. Mean annual precipitation is 14.7 inches. Ninety-six percent of the mean annual precipitation is received during the months of October through April (NOAA 2024).

Underlying soils have been mapped as Coastal Beaches (NRCS 2024). The soil profile consists of fine sands in the upper 6-inch stratum and coarse sands below 6 inches, from beach-sand parent material. A detailed description of the geology and underlying aquifers at the site are provide in the work plan (Northgate 2024).

According to the California Department of Forest and Fire Protection’s fire perimeter database (CAL FIRE 2024a), the Project area is not located within any historical fire perimeters. Oxnard is not located within any state-designated Fire Hazard Severity Zones (FHSZ; CAL FIRE 2024a).

4.2 Waters and Wetlands

No naturally occurring waters or wetland features were observed in the survey area. There are three lined evaporation basins near several of the monitoring wells that do not generally support native habitats. Approximately 50 scattered young cattails (*Typha* sp.) were observed in one of the basins, but such vegetation is regularly removed. The ponds are completely contained within the developed footprint of the Generating Station. Beyond the survey area, the Pacific Ocean is located approximately 500 feet west of the property. A manmade canal (“SCE Canal”) that was constructed as a source of cooling water for the Generating Station is located southeast of the inactive plant and connects to Channel Islands Harbor to the south.

4.3 Vegetation Communities and Land Cover Types

Four vegetation communities and two land cover types were identified within the survey area during the field survey (Table 2, Exhibit 3). Descriptions of the vegetation communities are based on the MCV and discussed below. For Global (G) and State (S) Rarity Ranks, 1 through 3 is considered rare or threatened worldwide (G) or statewide (S).

TABLE 2. VEGETATION COMMUNITY / LAND COVER TYPE

Vegetation Community Alliance (CDFW Code)	Association / Common Name	Rarity Ranking ¹	Mapped Acreage (100-ft buffer)
Native Dominant			
<i>Baccharis pilularis</i> Shrubland Alliance (32.060.00)	<i>Baccharis pilularis</i> – <i>Artemisia californica</i> (Coyote Brush)	S5 / G5	0.099
<i>Salix lasiolepis</i> Shrubland Alliance (61.201.00)	<i>Salix lasiolepis</i> (Arroyo Willow Thickets)	S4 / G4	0.181
Non-native/Invasive Dominant			
<i>Bromus rubens</i> – <i>Schismus (arabicus, barbatus)</i> Herbaceous Semi-Natural Alliance (42.024.00)	<i>Bromus rubens</i> Red Brome Grasslands	--	0.136
<i>Mesembryanthemum spp.</i> – <i>Carpobrotus spp.</i> Herbaceous Semi-Natural Alliance (21.200.00)	<i>Carpobrotus (edulis)</i> (Ice Plant Mats)	--	4.102
Land Cover			
Disturbed	--	--	0.102
Developed	--	--	5.392
Open Water	--	--	0.685

¹ Global and State Ranks:

- G1 S1: Critically imperiled worldwide/ statewide
- G2 S2: Imperiled worldwide/ statewide
- G3 S3: Vulnerable worldwide/ statewide
- G4 S4: Apparently secure worldwide/ statewide
- G5 S5: Demonstrably secure because of its worldwide/ statewide abundance

4.3.1 NATIVE-DOMINANT VEGETATION COMMUNITIES

Baccharis pilularis Shrubland Alliance (Coyote Brush Scrub; S5/G5)

Coyote Brush Scrub occurs throughout the western half of California at elevations below 5,000 feet (1,500 meters). It is found on coastal bluffs, terraces, stabilized dunes of coastal bars, spits along the coastline, river mouths, stream sides, open exposed slopes, ridges, and gaps in forest stands on soils ranging from sandy to relatively heavy clay. *Acmispon glaber*, *Baccharis pilularis*, *Frangula californica* and/or *Garrya elliptica* is dominant to co-dominant in the shrub canopy with *Artemisia californica*, *Ceanothus thyrsiflorus*, *Corylus cornuta*, *Diplacus aurantiacus*, *Eriogonum fasciculatum*, *Eriophyllum staechadifolium*, *Gaultheria shallon*, *Holodiscus discolor*, *Lupinus arboreus*, *Morella californica*, *Rubus ursinus*, *Salvia apiana*, *Salvia leucophylla* and *Toxicodendron diversilobum*. Emergent trees may be present at low cover including *Pinus muricata*, *Pseudotsuga menziesii*, *Quercus agrifolia* or *Umbellularia californica*. Stands in Southern California tend to be more disturbance-related than those on the Central Coast, although stands in both regions tend to be largely seral to other scrub and woodland types.

Coyote Brush Scrub stands were observed in the vicinity of MW-2, within the Generating Station property and just beyond the fence in McGrath State Beach. This area of the Generating Station has a history of development and disturbance, with several unpaved roads and elevated berms with rocks/riprap. A 1970 aerial photo shows light road and infrastructure development within remnant dune habitats. Aerials from 2003 show substantial soil displacement and/or reclamation activity occurring. Presently, the Coyote Brush Scrub within this previously disturbed area consists of a canopy of *Baccharis pilularis* with associated *Bromus ssp.*, *Carduus pycnocephalus*, *Carpobrotus edulis*, *Polypogon monspeliensis*, *Pseudognaphalium ramosissimum*, and other annuals. The Coyote Brush Scrub beyond the fence on McGrath State Beach property has greater native plant cover, consisting of *Baccharis pilularis* with *Artemisia douglasiana*,

Foeniculum vulgare, *Hirschfeldia incana*, *Pseudognaphalium ramosissimum*, *Salix lasiolepis*, *S. exigua*, *Toxicodendron diversilobum*, and others.

Salix lasiolepis Shrubland Alliance (Arroyo Willow Thickets; S4/G4)

Arroyo Willow Thickets is a vegetation community that occurs along stream banks and terraces, slope seeps, and in minor drainages, at elevations below 7,000 ft (2170 m). In Southern California, stands are dominated by *Salix lasiolepis*, which forms a tall shrub or low tree canopy with *Baccharis pilularis*, *Baccharis salicifolia*, *Platanus racemosa*, *Populus fremontii*, *Sambucus mexicana*, and other species of *Salix*.

This vegetation community was observed within the 100-foot survey buffer of MW-2 but is located on McGrath State Beach property. It is a thicket dominated by *Salix lasiolepis* with a minor component of *Salix exigua*.

4.3.2 NON-NATIVE/INVASIVE DOMINANT VEGETATION COMMUNITIES

Mesembryanthemum spp.–*Carpobrotus* spp. Herbaceous Semi-Natural Alliance (Ice Plant Mats)

Ice Plant Mats occur on bluffs, disturbed land, and sand dunes of the immediate coastline at elevations below 330 feet (100 meters). *Carpobrotus chilensis*, *C. edulis*, *Mesembryanthemum crystallinum* or other ice plant taxa are dominant in the herbaceous layer, which has continuous to intermittent cover. Emergent trees and shrubs may be present at low cover.

Ice Plant Mats are the most commonly occurring vegetation community on-site. *Carpobrotus edulis* is the sole iceplant species in the dune areas, while *Mesembryanthemum nodiflorum* co-occurs in the more developed and disturbed areas to the north. Ice Plant Mats were mapped at MW-42, MW-43, and along the access route to these wells. Absolute vegetative cover in this area varies (10–90%), with a large amount of open sand along the route. Relative cover of *Carpobrotus edulis* is greater than 80% throughout. Scattered native species include *Abronia umbellata* var. *umbellata*, *Ambrosia chamissonis*, *Ammophila arenaria*, *Calystegia soldanella*, *Cuscuta* sp., *Ericameria ericoides*, *Eriogonum parvum*, *Heterotheca grandiflora*, *Isocoma menziesii vernonioides*, *Lupinus chamissonis*, and *Pseudognaphalium bioletti*. Non-natives include *Bromus diandrus*, *Cakile maritima*, *Cynodon dactylon*, *Sisymbrium irio*, *Verbesina encelioides* ssp. *exauriculata*. Unidentifiable, desiccated annuals were observed in the area as well.

The Ice Plant Mats at MW-2 and elsewhere on the property have greater absolute vegetative cover than at MW-42/43 (typically greater than 70%) and a similar relative dominance of *Carpobrotus edulis* of 80% or greater. These areas have more upland/inland-associated species. Patchy natives in these areas include *Acmispon glaber*, *Baccharis pilularis*, *Corethrogyne filaginifolia*, *Ericameria ericoides*, *Erigeron canadensis*, *Heterotheca grandiflora*, *Plantago erecta*, and *Pseudognaphalium ramosissimum*. Non-natives include *Atriplex semibaccata*, *Bromus diandrus*, *B. hordeaceus*, *B. rubens*, *Carduus pycnocephalus*, *Erigeron bonariensis*, *Erodium cicutarium*, *Foeniculum vulgare*, *Melilotus indicus*, *Mesembryanthemum nodiflorum*, *Polypogon monspeliensis*, and *Salsola tragus*.

Bromus rubens–*Schismus* (*arabicus*, *barbatus*) Herbaceous Semi-Natural Alliance (Red Brome Grasslands)

This alliance occurs in diverse topographic settings and soils, at elevations below 7,200 ft (2,200 m). In Southern California, *Bromus rubens*, *Schismus arabicus*, or *Schismus barbatus* are dominant or codominant with native annuals also present such as *Camissoniopsis* spp., *Croton setiger*, *Cryptantha* spp., *Erodium* spp., *Lupinus* spp., *Pectocarya* spp., *Phacelia* spp., and *Plagiobothrys* spp. Perennial species, such as *Corethrogyne filaginifolia* and *Datura wrightii* are sometimes present, and scattered native shrubs are sometimes present at low cover.

A disturbed area near MW-45 was classified as Red Brome Grasslands, with dominant *Bromus rubens* and patchy natives including *Camissoniopsis cheiranthifolia* ssp. *suffruticosa*, *Ericameria ericoides*, *Heliotropium curassavicum* var. *oculatum*, *Heterotheca grandiflora*, and *Phacelia ramosissima*.

4.3.3 LAND COVER TYPES

Developed

Developed lands have been permanently removed from being native plant communities given the presence of houses and yards, streets (paved or unpaved), road shoulders, medians lacking native vegetation, buildings and planters, power lines and substations, or other form of development. Areas supporting ornamental vegetation maintained by humans (such as planters, lawns, landscaped areas around houses and buildings) are also considered Developed. Naturalized stands of trees or shrubs associated with residential or commercial development may be classifiable as one of the semi-natural communities listed in the MCV. Distinctions between ornamental (i.e., Developed) and semi-natural stands are often subject to interpretation by the biologist on a case-by-case basis.

Most of the land cover at the Generating Station consists of asphalt, buildings, gravel yards, and ornamental vegetation, collectively classified as Developed.

Disturbed

Disturbed areas are typically otherwise undefinable natural areas that have been temporarily removed from being a native plant community and are subjected to regular modification such as brush-clearance or maintenance of foot trails and unpaved roads that may become temporarily recolonized by weedy species.

An area near MW-3 was mapped as Disturbed, consisting of gravel and mulch adjacent to the Generating Station grounds, and associated infrastructure.

Open Water

These areas are covered by water for a significant portion of the year. On-site, the lined evaporation basins were mapped as Open Water (the basins could also be considered Developed). These are manmade features not connected to any natural water bodies.

4.4 General Plants and Wildlife

Observed plant species are discussed above with the vegetation communities in Section 5.3 and are shown in the floral compendium provided in Appendix D. Nineteen incidentally observed wildlife species were observed, including western tiger swallowtail (*Papilio rutulus*), California harvester ant (*Pogonomyrmex californicus*), common side-blotched lizard (*Uta stansburiana*), red-tailed hawk (*Buteo jamaicensis*), wrentit (*Chamaea fasciata*), rock pigeon (*Columba livia*), common raven (*Corvus corax*), downy woodpecker (*Dryobates pubescens*), house finch (*Haemorhous mexicanus*), western gull (*Larus occidentalis*), California towhee (*Melospiza crissalis*), brown pelican (*Pelecanus occidentalis*), double-crested cormorant (*Phalacrocorax auritus*), black phoebe (*Sayornis nigricans*), Say's phoebe (*Sayornis saya*), northern rough-winged swallow (*Stelgidopteryx serripennis*), California ground squirrel (*Otospermophilus beecheyi*), desert cottontail (*Sylvilagus audubonii*), Botta's pocket gopher (*Thomomys bottae*; burrows).

4.5 Special-Status Biological Resources

The database search and literature review described in Section 4.1 identified special-status biological resources occurring or having the potential to occur in the vicinity (within five miles) of the alignment. Appendix C provides a complete list of these special-status biological resources, their respective conservation status, and occurrence potential in the work areas. The following sections describe the special-status vegetation communities and special-status plant and wildlife species occurring or potentially occurring in or in the immediate vicinity of the work areas. Potential impacts and avoidance measures for affected species are discussed in Section 6 and 7.

4.5.1 SENSITIVE VEGETATION COMMUNITIES

No rare or sensitive vegetation communities were identified in the Project area. The affected dune formations are dominated by freeway iceplant with low relative cover of native species.

4.5.2 SPECIAL-STATUS PLANT SPECIES

Eleven special-status plant species are known to occur within five miles of the work locations (Appendix C).

4.5.2.1 Federal/State Listed Plant Species Observed

No federally or state-listed plant species were observed.

4.5.2.2 Federal/State-Listed Plant Species Likely to Occur

No federally or state-listed plant species are likely to occur.

4.5.2.3 CRPR-Listed Plant Species Observed

No CRPR-listed plant species were observed.

4.5.2.4 CRPR-Listed Plant Species Likely to Occur

No CRPR-listed plant species are considered likely to occur.

4.5.3 SPECIAL-STATUS WILDLIFE SPECIES

Based upon the literature search and habitat assessment, 20 special-status wildlife species are known to occur within 5 miles of the work locations (Appendix C). Two taxa have a high potential to occur ('likely') within the work area due to the presence of suitable habitat and recent nearby observational records.

4.5.3.1 Federal/State Listed Wildlife Species Observed

No federally or state-listed wildlife species were observed.

4.5.3.2 Federal/State Listed Wildlife Species Likely to Occur

No federally or state-listed wildlife species are likely to occur.

4.5.3.3 Special-Status (Non-Listed) Wildlife Species Observed

No special-status (non-listed) wildlife species were observed.

4.5.3.4 Special-Status (Non-Listed) Wildlife Species Likely to Occur

California legless lizard (*Anniella* spp.) and Southern California legless lizard (*Anniella stebbinsi*); CDFW Special Concern Species)

Southern California legless lizard occurs within a variety of open habitats in moist loose soil, sand, and leaf litter. This subterranean species is rarely detected on the surface and can be found in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks.

This species has undergone recent taxonomic changes based on genetic and morphological studies (Papenfuss and Parham 2013). The Project area is located at the northern limit of the newly characterized *A. stebbinsi*, beyond which is a potential intergrade zone with *A. pulchra*, from which it was split. Both species are listed as Special Concern Species, and habitat differences, if any, are not well defined.

There are five CNDDDB Occurrences (#4, 5, 100, 101, 414) of *Anniella* within 1 mile of the Project area, including a 2005 occurrence which overlaps the southern end of the alignment. SCE will implement standard avoidance and biological monitoring measures to avoid impacts.

4.6 Designated Critical Habitat and Conservation Lands

In the northwestern Oxnard area, critical habitat has been designated for several species listed under the Federal Endangered Species Act, including Ventura marsh milk-vetch (*Astragalus pycnostachyus* var. *lanosissimus*), western snowy plover (*Anarhynchus alexandrinus nivosus*), tidewater goby (*Eucyclogobius*

newberryi), Southern California steelhead (*Oncorhynchus mykiss irideus* pop. 10), and southwestern willow flycatcher (*Empidonax traillii extimus*).

The Project area is not located within any critical habitat. Wells MW-42 and MW-43 are located approximately 10 feet east of the Generating Station's property boundary and fence line, beyond which (to the west) is a critical habitat unit (CA 38 - Mandalay Beach to Santa Clara River) for western snowy plover.

4.7 Environmentally Sensitive Habitat Areas (ESHA)

The open-space areas directly west and north of the Generating Station are within the Oxnard ESHA overlay zone. None of the wells are located within the ESHA overlay zone, but nine wells are located within the 200-foot ESHA buffer: MW-2, MW-5A, MW-9, MW-10, MW-29, MW-36, MW-40, MW-42, and MW-43. No sensitive areas that could be considered ESHA were identified within the Project footprint.



5.0 IMPACT ANALYSIS

This section describes all of the direct, indirect, and cumulative impacts/effects (impacts and effects are used synonymously) to biological resources associated with the implementation of the Project. All of the expected impacts to vegetation and ground-cover will be temporary. Driving and crushing activity by the LAR, supporting pickup truck, and the front-end loader over vegetation such as Ice Plant Mats will result in temporary damage to this vegetation. Well-abandonment activities such as maneuvering the LAR around each well hole will be a relatively brief impact, occurring during a few hours. Vegetation that is damaged by drive-and-crush is expected to regenerate naturally within one growing season.

5.1 Waters and Wetlands

There are no naturally occurring waters or wetlands in the Project footprint. No impacts to waters or wetlands are expected.

5.2 Vegetation Communities

Area calculations of potential impacts to vegetation communities or land-cover types were derived from the 6-foot radius disturbance zone around each well and the overland travel route (Table 3). All of the wells except for MW-43 and MW-44 are accessible via roads or pavement. All vegetation impacts will be to non-native Ice Plant Mats (0.147 acre), although absolute cover along the overland travel route is low (See Section 5.3). Including Developed areas, the total Project impact area is 0.195 acre.

Damaged vegetation is expected to naturally regenerate. Replanting or seed-broadcasting of native vegetation is not proposed at this time due to the small size and non-native species dominance of the affected areas.

TABLE 3. POTENTIAL IMPACTS TO VEGETATION COMMUNITIES / LAND COVER TYPES

Vegetation Community	Rarity Rank	Permanent Impacts / Area Within 6-ft (Acres)
Native Dominant		
Coyote Brush Scrub <i>Baccharis pilularis</i> Shrubland	S5/G5	0.000
Arroyo Willow Thickets <i>Salix lasiolepis</i> Shrubland	S4/G4	0.000
Total		0.000
Non-native/Invasive Dominant		
Red Brome Grasslands <i>Bromus rubens</i> - <i>Schismus (arabicus, barbatus)</i> Herbaceous Semi-Natural Alliance	--	0.000
Ice Plant Mats <i>Mesembryanthemum spp.</i> - <i>Carpobrotus spp.</i> Herbaceous Semi-Natural Alliance	--	0.147
Total		0.147
Other Land Cover		
Developed	--	0.048

5.3 Special-Status Plant Species

No special-status plant species were observed or are expected in the Project area. Therefore, no impacts are expected.

5.4 Special-Status Wildlife Species

Potential direct impacts to special-status species during construction activities include mortality or injury due to collision with construction-related equipment or due to vegetation removal, and temporary or

permanent displacement due to increased noise, vibration, lighting, fugitive dust, and other Project-related activities. When wildlife species are forced to relocate, they may suffer lower rates of reproductive success and/or a decrease in fitness, as they may be forced to compete with wildlife already occupying the area.

California legless lizard (*Anniella* spp.) and Southern California legless lizard (*Anniella stebbinsi*); CDFW Special Concern Species)

Overland travel and drilling could result in injury or mortality to legless lizards if they occur on-site. A pre-construction biological survey for legless lizard will be conducted at all wells located in suitable sandy soils (MW-2, MW-42, MW-43) and at other sites with potentially suitable loose soils or accumulated duff (MW-3, MW-11, MW-44, MW-45). Vegetation removal and excavation work will be closely monitored by a biological monitor after a pre-construction survey is conducted. The survey will include gently raking any loose substrate where lizards could bury themselves with hand tools (e.g. garden rake) to a depth of approximately two inches to locate any lizards under the surface. Any legless lizards found during excavation will be relocated to the nearest suitable habitat outside of the immediate work area. No adverse effects to legless lizard are expected.

5.5 Critical Habitat and ESH

No work will occur in critical habitat or within designated ESH areas. Potential noise or vibration effects from Project activities located near the western snowy plover habitat unit are not expected to impact any nesting snowy plovers or their habitat, because all Project activities will be taking place outside of the nesting bird season. No critical habitat or ESH is expected to be affected by the Project.

5.6 Wildlife Corridors and Habitat Connectivity

A Project would impact habitat connectivity if it were to: (a) remove habitat within a wildlife movement corridor; (b) isolate habitat; (c) construct or create barriers that impede fish and/or wildlife movement, migration or long-term connectivity; or (d) intimidate fish or wildlife via the introduction of noise, light, development or increased human presence.

No impacts to habitat connectivity and wildlife movement are expected. The work will not involve erecting any barriers or long-term setup of new equipment. Wildlife species in the area may experience temporary disturbances in the form of loud noises/vibrations and visual disturbances from equipment noise and general crew activity. Such effects will be relatively short in duration and will occur during daylight hours when many wildlife species may not be active.

6.0 RECOMMENDATIONS

Project avoidance and minimization measures offset potential impacts to the habitats and plant and wildlife species that will be displaced or otherwise affected by the Project. These measures focus on specific actions that will reduce or otherwise minimize Project impacts prior to, during, or following construction, thus avoiding significant adverse impacts. Avoidance will be implemented for all species where there is a take potential.

6.1 Avoidance And Minimization Measures

Recommended avoidance and minimization measures for the Project include:

1. Avoid Wildlife Entrapment

Trenches and other excavations not filled by the end of the workday shall be completely and securely covered, or a ramp with a slope not greater than 2:1 shall be installed to allow wildlife to escape. All containers such as water buffalos, water tanks, slurry dumpsters, or buckets shall be covered or otherwise put in a position (e.g., tipped on side) to prevent wildlife from becoming trapped, and all materials (e.g., pipes or conduit) with an opening diameter of 1.5-inch or greater shall be covered with netting, capped, or otherwise enclosed at the end of the workday. Prior to the start of each workday, crews shall check the workspace for trapped wildlife. If any are found they shall contact a biological monitor with the proper handling permits to safely remove the species.

2. Reduce Impacts to Wildlife

Crew members shall not touch or feed any wildlife. All trash (including Project-related material) shall be disposed of in appropriate containers and regularly removed from the Project site. Vehicle speed on access routes shall be limited to 15 mph, unless otherwise posted. Disturbance of downed logs and leaf litter shall be avoided to the extent feasible. Check beneath and around vehicles for wildlife before driving.

3. Minimize Work Area

The work area shall be minimized to the smallest area necessary to complete the work. The approved work area shall be identified and clearly delineated prior to beginning work.

4. Weed Prevention

Infestations of non-native plant species (i.e., weeds) in the work area(s) shall be flagged and avoided. Staging areas and access routes shall avoid weed infestations. To avoid introducing or spreading weeds, all vehicles and any ground or vegetation disturbing equipment/tools shall be cleaned and free of mud, soil, and plant material prior to entering the work area. Certified weed-free materials (e.g., gravel, straw, and fill) shall be used in the work areas.

5. Avoid impacts to Waters and Wetlands

No work shall occur in jurisdictional waters, wetlands, or riparian vegetation unless all necessary permits have been issued. A biological monitor shall be present for any work that occurs in waters, wetlands, or riparian vegetation. BMPs shall be implemented to reduce/control sedimentation/erosion near waters, wetlands, and storm drains. Vehicles and equipment shall be inspected for leaks (e.g., fuel, oil, hydraulic fluids) and any leaks shall be repaired prior to work. Storing, fueling, and maintenance of vehicles and equipment shall not occur near waters or wetlands. Spill kits/absorbent clean-up materials shall be available at the Project site and disposed of properly if used.

6. General Pre-activity Survey

Prior to work occurring, a qualified (and, if required by a Project permit, agency-approved) biologist will conduct a preconstruction survey of the work area and an appropriate buffer (based on the habitat and the nature of the proposed work). The purpose of the survey is to identify special-

status species and other sensitive biological resources (e.g., legless lizards) that may be impacted by the proposed work. If a sensitive resource is observed or determined to be likely to occur in the work area based on the results of the survey, the biologist will develop resource- and site-specific avoidance measures to avoid adverse effects.

7. Nesting Bird Survey

A preconstruction survey for biological resources that includes a survey for nesting birds in areas of suitable habitat must be conducted for activities scheduled between February 1 and August 31. A visual/binocular survey shall be conducted within 300 feet of line of site of the work area (500 feet for raptors). The survey shall last at least one hour to ensure no active nests are present and shall be conducted within 7 days of the start of vegetation trimming and/or construction.

8. California Legless Lizard

Project work areas shall be surveyed by a qualified biologist within 48 hours prior to starting work. Any loose substrate where lizards could bury themselves shall be gently raked with hand tools (e.g. garden rake) to a depth of approximately two inches to locate any lizards under the surface. If legless lizards are found in the work areas and may be impacted by project activities, they will be captured by a qualified biologist and relocated out of harm's way to the nearest suitable habitat that does not require the individual to cross paved or high traffic roads.

9. General Biological/Waters Monitor

The qualified biological monitor will sweep the work area for sensitive biological resources prior to ground and/or vegetation-disturbing activities and will be present with the crews when these activities occur. Important wildlife/botany habitat features that should be flagged for avoidance include: wet seeps, ephemeral drainage features, riparian/aquatic areas, rock outcrops, downed logs, brush piles, active nests/dens/burrows, areas of heavy duff, etc. If sensitive (non-listed) wildlife species are found in the work areas, work must stop until the individual(s) move out of the work area on their own volition or, if necessary, be captured and relocated by the biologist safely outside the work area. Alternatively, the location of the sensitive species (wildlife or plants) may be flagged and watched to ensure avoidance during the activities. Any flagging used must be removed after work is completed. The crews must attend a pre-construction tailboard meeting with the biological monitor, which will cover any sensitive biological resources that may occur in the work area and the appropriate measures to avoid and minimize impacts to these resources. The monitor will have the authority to temporarily halt work to prevent impacts.



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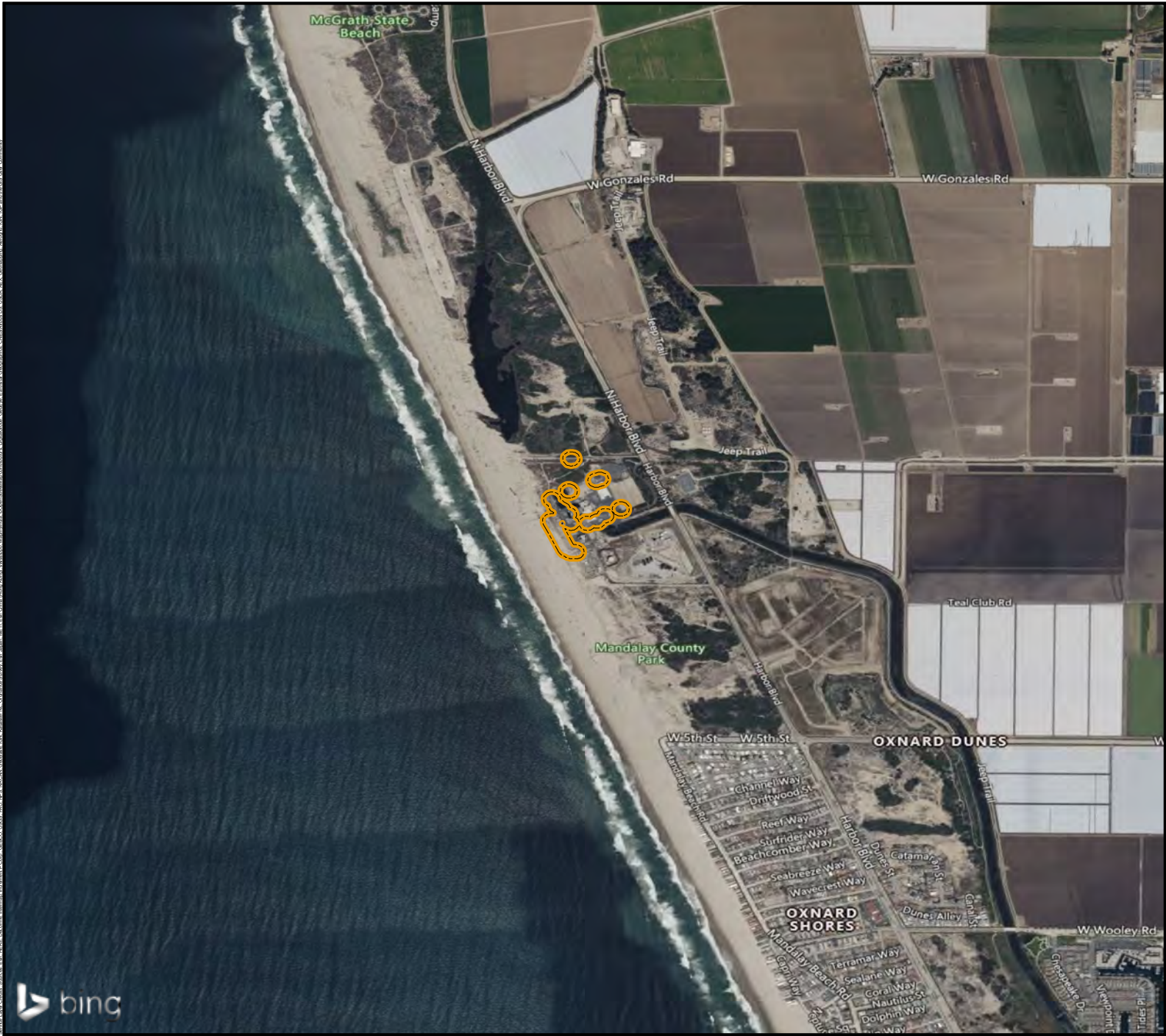


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Appendix A:
EXHIBITS





Legend

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Project/Survey Area

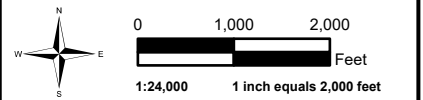
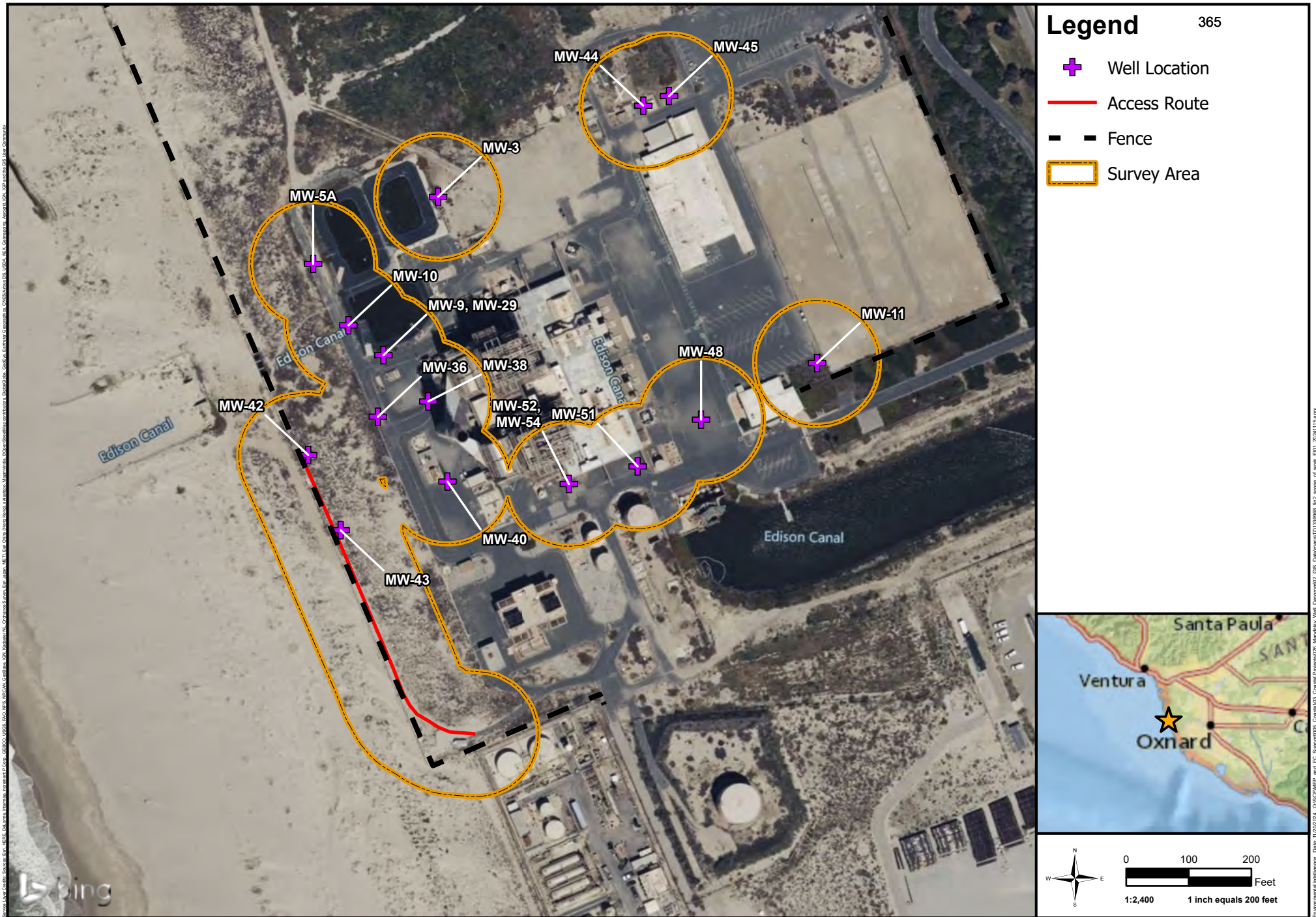


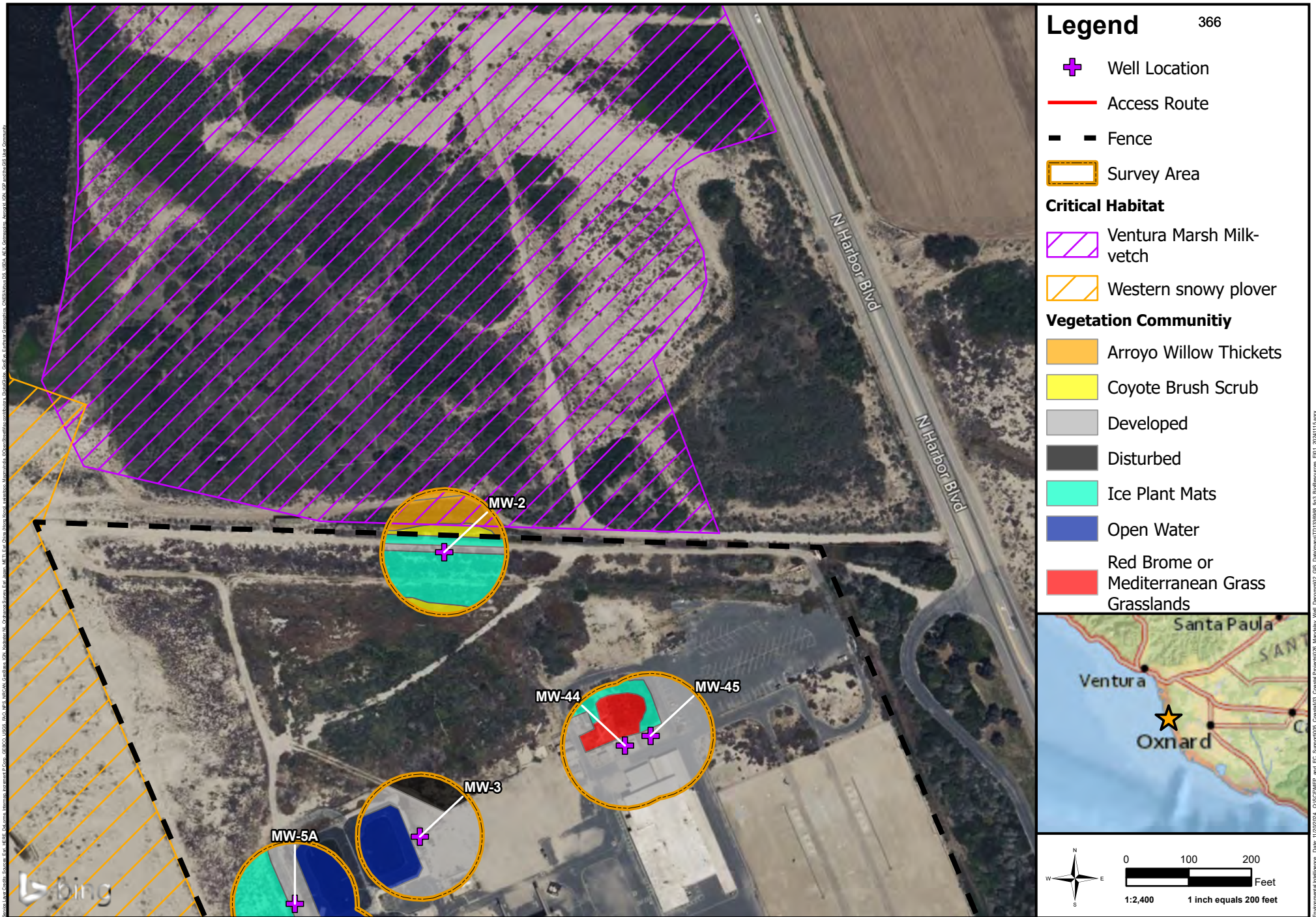
EXHIBIT 1. REGIONAL SETTING | CITY OF OXNARD, VENTURA COUNTY, CALIFORNIA

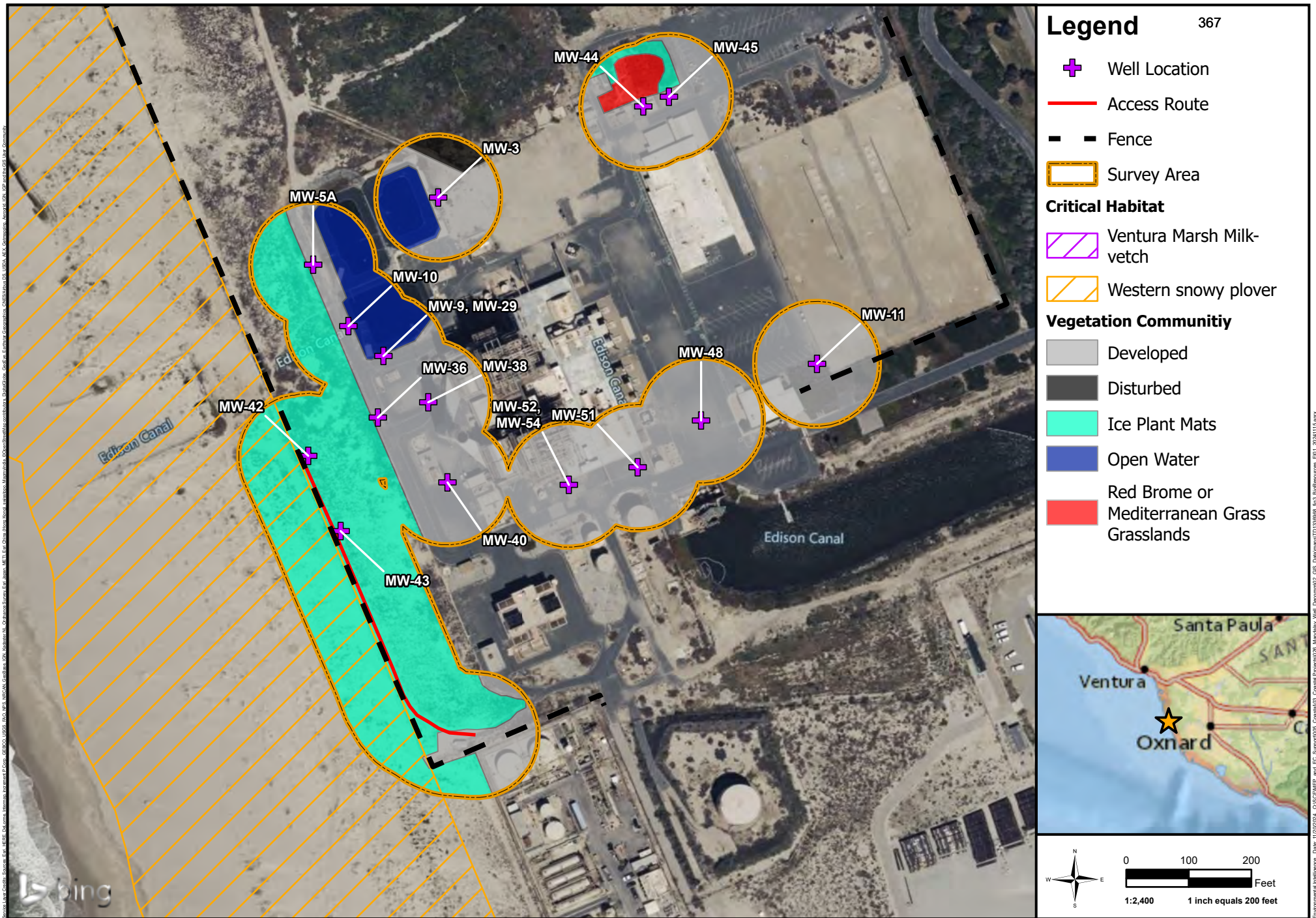
MANDALAY GENERATING STATION WELL DECOMMISSIONING PROJECT

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Environmental Impact Study - Date: 11/20/2024 - C:\GCMAP_mpl\ES_Superior_Coastal_Proposal\02_Maps\Map1\Map1_024115.apx











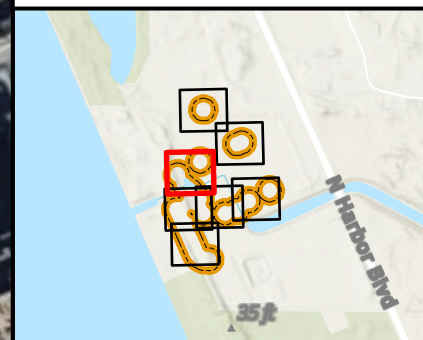
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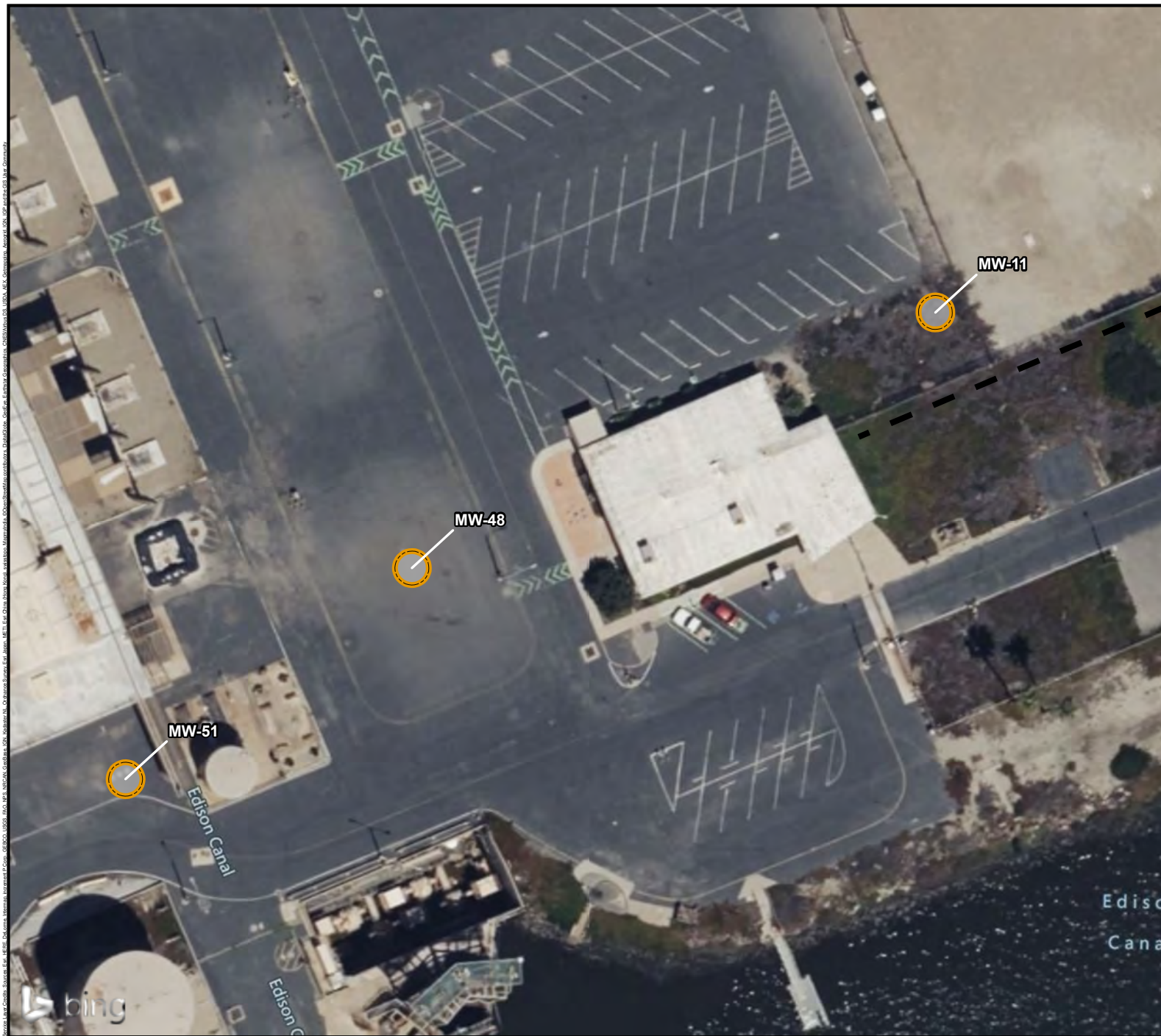
Impacts Area/Well Location

Fence

Vegetation Community

Developed (0.05 ac.)





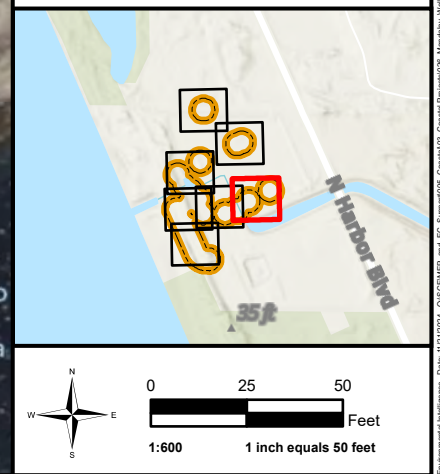
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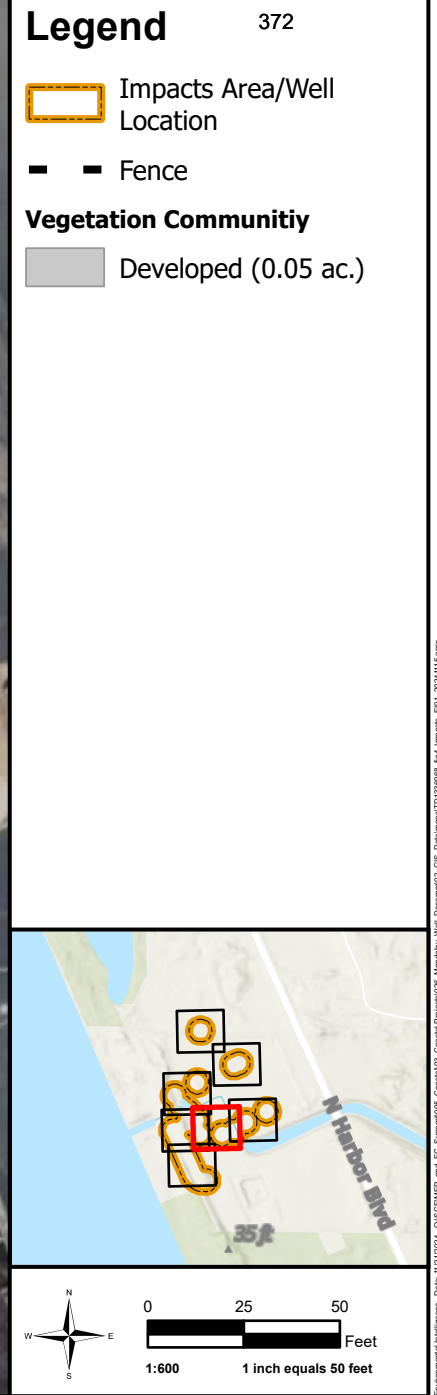
Impacts Area/Well Location

Fence

Vegetation Community

Developed (0.05 ac.)







Appendix B:
SITE PHOTOGRAPHS





Photograph 1: Overview of MW-2, looking west (7/18/2024).



Photograph 2: Overview of MW-5A, looking northeast (7/18/2024).



Photograph 3: Overview of MW-10, looking northeast (7/18/2024).



Photograph 4: Overview of MW-11, looking southeast (7/18/2024).



Photograph 5: Overview of MW-36, looking south (7/18/2024).



Photograph 6: Overview of well MW-42 and access route at right, looking southeast (7/18/2024).



Photograph 7: Overview of well MW-43 and access route at right, looking southeast (7/18/2024).



Photograph 8: View of southern end of access route to wells MW-42 and MW-43, looking southeast (7/18/2024).



Photograph 9: View of access route to wells MW-42 and MW-43, looking northwest (7/18/2024).



Photograph 11: Overview of well MW-45, looking northeast (7/18/2024).



Photograph 10: Overview of well MW-44, looking north (7/18/2024).

Appendix C:

**SPECIAL-STATUS BIOLOGICAL RESOURCES OCCURRING OR POTENTIALLY OCCURRING ON OR
IN THE VICINITY (WITHIN 5 MILES) OF THE MANDALAY GENERATING STATION WELL DECOMMISSIONING PROJECT**



Scientific Name	Common Name	Regulatory Status ¹	Habitat, Distribution, Survey Results	Blooming/ Breeding/ Active Season	Occurrence Potential ²
PLANTS					
<i>Abronia maritima</i>	red-sand verbena	4.2	Perennial herb; coastal dunes; 0–330 ft (0–100 m). Suitable habitat present; species not observed.	Feb–Nov	Absent
<i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i>	Ventura marsh milk-vetch	FE SE 1B.1	Perennial herb; salt-marsh and coastal habitats, in coastal salt marsh and wetland-riparian communities; 0–330 ft (0–100 m). Only known wild occurrence is located 600 feet east of alignment, beyond the adjacent development. No suitable habitat present; species not observed.	Jun–Oct	Absent
<i>Atriplex serenana</i> var. <i>davidsonii</i>	Davidson's saltscale	1B.2	Annual herb; alkaline soils; coastal scrub, coastal bluff scrub; 35–655 ft (10–200 m). Suitable habitat likely not present; species not observed.	Apr–Oct	Absent
<i>Calochortus catalinae</i>	Catalina mariposa lily	4.2	Perennial bulbiferous herb; chaparral, cismontane woodland, coastal scrub, grassland; 50–2,295 ft (15–700 m). Suitable habitat likely not present; species not observed.	Mar–Jun	Absent
<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	1B.1	Annual herb; sandy soils; coastal dunes, coastal bluff scrub; 0–330 ft (0–100 m). Potentially suitable habitat present; species not observed.	Jan–Aug	Absent
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	salt marsh bird's-beak	FE SE 1B.2	Annual herb (hemiparasitic; uses host plants for uptake of water and dissolved nutrients); host plants include <i>Distichlis spicata</i> , <i>Frankenia salina</i> , <i>Scirpus robustus</i> , <i>Typha latifolia</i> ; coastal salt marsh complexes (usually upper/drier zones, dunes, freshwater seeps); 0–33 ft (0–10 m). No suitable habitat present; species not observed.	May–Oct	Absent
<i>Eleocharis parvula</i>	small spikerush	4.3	Perennial herb; coastal salt marsh; 5–9,910 ft (1–3,020 m). No suitable habitat present; species not observed.	Jun–Aug	Absent

Scientific Name	Common Name	Regulatory Status ¹	Habitat, Distribution, Survey Results	Blooming/ Breeding/ Active Season	Occurrence Potential ²
<i>Juglans californica</i>	Southern California black walnut	4.2	Perennial deciduous tree; alluvial soils; chaparral, cismontane woodland, coastal scrub, riparian woodland; 165–2,955 ft (50–900) m. Suitable habitat likely not present; species not observed.	Mar–Aug	Absent
<i>Juncus acutus</i> ssp. <i>leopoldii</i>	southwestern spiny rush	4.2	Perennial rhizomatous herb; coastal dunes (mesic), coastal scrub, meadows and seeps (alkaline seeps), marshes and swamps (coastal salt); 10–2,955 ft (3–900 m). No suitable habitat present; species not observed.	May–Jun	Does Not Occur
<i>Pseudognaphalium leucocephalum</i>	white rabbit-tobacco	2B.2	Perennial herb; gravelly sandy soils; riparian woodland/scrub, coastal scrub, chaparral, cismontane woodland; 0–6,890 ft (0–2,100 m). Suitable habitat present; species not observed.	Aug–Nov	Absent
<i>Suaeda taxifolia</i>	woolly seablite	4.2	Perennial evergreen shrub; coastal bluff scrub, coastal dunes; 0–165 ft (0–50 m). Known from vicinity of decommissioned Mandalay Generating Station to the north. Potentially suitable habitat present; species not observed.	Jan–Dec	Absent
INVERTEBRATES					
<i>Bombus crotchii</i>	Crotch bumble bee	SCE	Coastal California; food plant genera include <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eschscholzia</i> , and <i>Eriogonum</i> . CNDDDB Occurrence from 2012 at nearby McGrath State Beach. No bumblebees incidentally observed during July survey. <i>Phacelia</i> and <i>Eriogonum</i> species occur low numbers at site.	--	Unlikely
<i>Danaus plexippus</i> <i>plexippus</i> pop. 1	monarch - California overwintering population	FC	Winter roost sites located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby. No roosting habitat on-site. No known roosts in Harbor Blvd area. No monarchs observed.	Oct–Feb	Does Not Occur



Scientific Name	Common Name	Regulatory Status ¹	Habitat, Distribution, Survey Results	Blooming/ Breeding/ Active Season	Occurrence Potential ²
FISH					
<i>Catostomus santaanae</i>	Santa Ana sucker	FT* SSC	*Nearby Santa Clara River population is considered introduced and excluded from Threatened listing. Small and shallow streams with cool, clear, unpolluted water. Feed mostly on algae, diatoms, and detritus scraped from rocks and other substrates. Threatened status applies to native range in Los Angeles River, San Gabriel River, and Santa Ana River systems. There are no waters or wetland features in the work areas; no suitable habitat present.	--	Does Not Occur
<i>Eucyclogobius newberryi</i>	tidewater goby	FE SSC	Shallow brackish lagoons and lower stream reaches with still but not stagnant water. Populations known from Santa Clara River Estuary and Point Mugu Lagoon. There are no waters or wetland features in the work areas; no suitable habitat present.	--	Does Not Occur
<i>Oncorhynchus mykiss irideus</i> pop. 10	steelhead – Southern California DPS	FE SCE	Spawning requires relatively cool water with shaded areas and clean gravel accumulation. Rearing and shelter habitat consist of deeper pools with submerged logs and other complex debris. Migration during rainy season (December to April). Critical Habitat in Santa Clara River. There are no waters or wetland features in the work areas; no suitable habitat present.	Dec–Apr (migration)	Does Not Occur
AMPHIBIANS					
(none)					



Scientific Name	Common Name	Regulatory Status ¹	Habitat, Distribution, Survey Results	Blooming/ Breeding/ Active Season	Occurrence Potential ²
REPTILES					
<i>Actinemys marmorata</i>	southwestern pond turtle	FPT SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation. Need basking sites and suitable upland habitat (sandy banks or grassy open fields) up to 0.3 mi over accessible terrain from water for egg-laying. Proposed Threatened status by USFWS on 10/3/2023. No suitable habitat present; species not observed.	--	Does Not Occur
<i>Anniella</i> spp.	California legless lizard	SSC	Occurs within a variety of open habitats in moist loose soil, sand, and leaf litter. Rarely detected on the surface. Occurs in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. (Project is in intergrade zone of recent taxonomic changes in <i>Anniella</i> .) Suitable habitat present and nearby occurrences; species not observed.	--	Likely
<i>Anniella stebbinsi</i>	Southern California legless lizard	SSC	Occurs within a variety of open habitats in moist loose soil, sand, and leaf litter. Occurs in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. (Project is in intergrade zone of recent taxonomic changes in <i>Anniella</i> .) Suitable habitat present and nearby occurrences; species not observed.	--	Likely



Scientific Name	Common Name	Regulatory Status ¹	Habitat, Distribution, Survey Results	Blooming/ Breeding/ Active Season	Occurrence Potential ²
<i>Phrynosoma blainvillii</i>	coast horned lizard	SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects. Habitat on-site has low suitability due to high degree of disturbance from high non-native plant cover, vehicle/pedestrian traffic, and adjacent developments. Species was not observed.	--	Does Not Occur
BIRDS					
<i>Anarhynchus nivosus nivosus</i>	western snowy plover	FT SSC (nesting)	Breeds above the high tide line on coastal beaches, dune-backed beaches, sand spits, sparsely-vegetated sand beaches, beaches at creek and river mouths, and salt pans at lagoons and estuaries. Requires sandy, gravelly, or friable soils for nesting. Several eBird observations at local beaches. Site does not support suitable coastal beach/dune/tidal flat habitats for foraging and nesting.	Mar–Aug	Does Not Occur
<i>Athene cunicularia</i>	burrowing owl	SC SSC (burrow sites and some wintering sites)	Inhabits relatively flat open areas such as grasslands, coastal dunes, and agricultural areas; requires the presence of burrows for nesting and roosting activities. On 10/10/2024 the California Fish and Game Commission approved Candidate for Threatened or Endangered status under CESA while CDFW undertakes a 12–18 month status review. The site lacks suitable burrowing habitat and has high levels of vehicle/pedestrian traffic.	Year-round Breeding: Feb–Aug	Does Not Occur
<i>Coccyzus americanus occidentalis</i>	western yellow-billed cuckoo	FT SE (nesting)	Formerly more common but now extremely rare in coastal California. Prefers relatively large patches of willow/cottonwood riparian woodland, often with dense vegetation in the lower strata. No suitable nesting habitat; species not observed.	May–Sept	Does Not Occur



Scientific Name	Common Name	Regulatory Status ¹	Habitat, Distribution, Survey Results	Blooming/ Breeding/ Active Season	Occurrence Potential ²
<i>Laterallus jamaicensis coturniculus</i>	California black rail	FP, ST	Freshwater marshes, wet meadows, margins of saltwater marshes bordering larger bays. Needs year-round water depths of about one inch and dense vegetation for nesting. No suitable habitat present; species not observed.	Mar–Sept	Does Not Occur
<i>Passerculus sandwichensis beldingi</i>	Belding's savannah sparrow	SE	Coastal salt marshes, from Santa Barbara south through San Diego County. Nests in <i>Salicornia</i> on and about margins of tidal flats. No suitable habitat present; species not observed.	Apr–Jul	Does Not Occur
<i>Poliophtila californica californica</i>	coastal California gnatcatcher	FT SSC	Obligate, permanent resident of coastal sage scrub below 2,500 ft in Southern California. Low, coastal sage scrub in arid washes, on mesas and slopes. <i>Artemisia californica</i> is often the dominant or codominant scrub species in occupied areas. No suitable habitat present; species not observed.	Feb–Aug	Does Not Occur
<i>Riparia riparia</i>	bank swallow	ST	Riparian colonial nester; requires vertical banks/cliffs with fine-textured/sandy soils for nesting. Largely extirpated from Central and Southern California. No suitable habitat present; species not observed.	Apr–Aug	Does Not Occur
<i>Setophaga petechia</i>	yellow warbler	SSC (nesting)	Riparian plant associations in close proximity to water. Nests in willow shrubs/trees, cottonwoods, sycamores, ash, and alders. No suitable nesting habitat. Species not observed.	Apr–July	Does Not Occur
<i>Sternula antillarum browni</i>	California least tern	FE SE, FP (nesting colony)	Nests in colonies on open, flat beaches along lagoon or estuary margins; sometimes on mud or sand flats a distance from the ocean or on artificial islands created from dredge spoils. Winters in Central and South America. No suitable nesting habitat; species not observed.	Apr–Aug	Does Not Occur



Scientific Name	Common Name	Regulatory Status ¹	Habitat, Distribution, Survey Results	Blooming/ Breeding/ Active Season	Occurrence Potential ²
<i>Vireo bellii pusillus</i>	least Bell's vireo	FE, SE	Summer resident of Southern California in low riparian in vicinity of water or dry river bottoms below 2,000 ft. Nests placed along margins of bushes or on twigs projecting into pathways: usually willow, mule fat, or mesquite. No suitable nesting habitat; species not observed.	Mar-Sep	Does Not Occur
MAMMALS					
<i>Antrozous pallida</i>	pallid bat	SSC	Most common in open, dry habitats with rocky areas for roosting. Day roosts are in caves, crevices, mines, and occasionally in hollow trees and buildings. No suitable roosting habitat on-site. Potential roosting habitat in extensive utility infrastructure less than 0.5 mi north. Species could forage on-site but would not be expected during work hours.	--	Does Not Occur



¹Regulatory Status

FE: Federally Endangered

FT: Federally Threatened

FC: Federal Candidate for listing

FPE: Federally Proposed Endangered

FPT: Federally Proposed Threatened

SE: State Endangered

ST: State Threatened

SR: State Rare

FP: California Fully Protected

SC: State Candidate for listing

SSC: California Species of Special Concern

SA: CNDDDB-designated Special Animal

Vegetation Communities: Ranks are based on a one to five scale, ranging from critically imperiled (S1) to demonstrably secure (S5). S1-S3 communities considered rare.

California Rare Plant Ranks

1A: Plants presumed extirpated in California and either rare or extinct elsewhere

1B: Plants rare, threatened, or endangered in California and elsewhere

2A: Plants presumed extirpated in California, but more common elsewhere

2B: Plants rare, threatened, or endangered in California, but more common elsewhere

0.1: Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)

0.2: Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)

0.3: Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

²Occurrence Potential**Occurs:** the species and/or positive sign was observed on-site during site visit or field survey.**Absent:** the species and/or positive sign was not observed on-site during focused survey(s) during the appropriate blooming/activity period.**Likely:** all site features indicate this species is very likely present and should be expected. Criteria include:

- Project site within geographic range;
- Suitable habitat present (e.g., soils, vegetation communities, elevation, roost sites, leaf litter/debris, water, host plants, etc.); and
- Distance to nearby record is less than 5 miles for amphibians/reptiles/mammals/birds), less than 2 miles for plants, less than 1 mile for all other taxa.

Unlikely: species could occur, but records of the species are not locally known. Criteria include:

- Project site within geographic range;
- Suitable habitat present (e.g., soils, vegetation communities, elevation, roost sites, leaf litter/debris, water, host plants, etc.); and
- Distance to nearby record is greater than 5 miles for amphibians/reptiles/ mammals/birds, greater than 2 miles for plants, greater than 1 mile for all other taxa).

Does Not Occur: species would not occur because the Project Area is outside known or current geographic/elevation range, lacks habitat or suitable conditions, and/or there is reasonable certainty to assume absent based on historical records.

Appendix D:
FLORAL COMPENDIUM



Scientific Name (* introduced/non-native species)	Common Name	Special Status
Aizoaceae – Iceplant Family		
<i>Carpobrotus edulis*</i>	freeway iceplant	--
<i>Mesembryanthemum nodiflorum</i>	slender-leaved iceplant	--
Anacardiaceae – Sumac Family		
<i>Toxicodendron diversilobum</i>	poison oak	--
Apiaceae – Carrot Family		
<i>Foeniculum vulgare*</i>	fennel	--
Asteraceae – Sunflower Family		
<i>Ambrosia chamissonis</i>	beach bur-sage	--
<i>Artemisia douglasiana</i>	California mugwort	--
<i>Baccharis pilularis</i>	coyote bush	--
<i>Baccharis salicifolia</i>	mule fat	--
<i>Carduus pycnocephalus*</i>	Italian thistle	--
<i>Corethrogyne filaginifolia</i>	common sandaster	--
<i>Ericameria ericoides</i>	mock heather	--
<i>Erigeron bonariensis*</i>	flax-leaved horseweed	--
<i>Erigeron canadensis</i>	horseweed	--
<i>Heterotheca grandiflora</i>	telegraph weed	--
<i>Isocoma menziesii vernonioides</i>	coastal goldenbush	--
<i>Pseudognaphalium bioletti</i>	two-color rabbit-tobacco	--
<i>Pseudognaphalium ramosissimum</i>	pink cudweed	--
Brassicaceae – Mustard Family		
<i>Cakile maritima*</i>	sea rocket	--
<i>Hirschfeldia incana*</i>	summer mustard	--
<i>Sisymbrium irio*</i>	London rocket	--
Chenopodiaceae – Goosefoot Family		
<i>Atriplex semibaccata*</i>	Australian saltbush	--
<i>Salsola tragus*</i>	Russian thistle	--
Convulvaceae – Morning-Glory Family		
<i>Calystegia soldanella</i>	beach morning glory	--
<i>Cuscuta sp.</i>	dodder	--
Fabaceae (Leguminosae) – Legume Family		
<i>Acemisson glaber</i>	deerweed	--
<i>Lupinus chamissonis</i>	dune bush lupine	--
<i>Melilotus indicus*</i>	sourclover	--
Geraniaceae		
<i>Erodium cicutarium*</i>	redstem filaree	--
Heliotropiaceae – Heliotrope Family		



Scientific Name (* introduced/non-native species)	Common Name	Special Status
<i>Heliotropium curassavicum</i> var. <i>oculatum</i>	alkali heliotrope	--
Hydrophyllaceae – Waterleaf Family		
<i>Phacelia ramosissima</i>	branching phacelia	--
Myrsinaceae – Myrsine Family		
<i>Lysimachia arvensis</i>	scarlet pimpernel	--
Nyctaginaceae – Four O'clock Family		
<i>Abronia umbellata</i> var. <i>umbellata</i>	beach sand verbena	--
Onagraceae – Evening-Primrose Family		
<i>Camissoniopsis cheiranthifolia</i> ssp. <i>suffruticosa</i>	beach evening-primrose	--
Plantaginaceae – Plantago Family		
<i>Plantago erecta</i>	California plantain	--
Poaceae – Grass Family		
<i>Ammophila arenaria</i> *	European beachgrass	--
<i>Avena barbata</i> *	slender oat, slender wild oat	--
<i>Bromus diandrus</i> *	ripgut grass	--
<i>Bromus hordeaceus</i> *	soft brome	--
<i>Bromus rubens</i> *	red brome	--
<i>Cynodon dactylon</i> *	Bermuda grass	--
<i>Polypogon monspeliensis</i> *	rabbitfoot grass	--
Polygonaceae – Buckwheat Family		
<i>Eriogonum parvifolium</i>	seacliff buckwheat	--
Salicaceae – Willow Family		
<i>Salix exigua</i>	sandbar willow	--
<i>Salix lasiolepis</i>	arroyo willow	--
Scrophulariaceae – Figwort Family		
<i>Myoporum laetum</i> *	myoporum	--
<i>Myoporum parvifolium</i>	slender myoporum	--
Typhaceae – Cattail Family		
<i>Typha</i> sp.	cattail	--



NOTICE OF EXEMPTION

Project Description: PZ No. 25-400-01 (Coastal Development Permit): A request to remove and decommission 18 groundwater monitoring wells of an existing abandoned Southern California Gas Company adjacent to and within the Mandalay Generating Station. The project is in part located within the City of Oxnard (City), at 205 and 393 North Harbor Boulevard, also known as the Mandalay Generating Station (APNs 183-0-022-015 and 183-0-022-025) within the Coastal Energy Facilities (EC) zone. The percolation and extraction wells were used to monitor the Generating Station's adjacent retention basins. The monitoring wells being decommissioned are shallow, polyvinyl chloride (PVC) completed groundwater monitoring wells ranging in total depth from 13 to 36 feet below ground surface with diameters of the wells ranging from 2 to 4 inches.

The portion within the County of Ventura is being separately reviewed by the County of Ventura. Filed by Xinling Ouyang, Southern California Edison, 2244 Walnut Grove, GO 1-Q 2c, Los Angeles, California 91770.

Finding: The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- ☐ Ministerial Project
- ☒ Categorical Exemption
- ☐ Statutory Exemption
- ☐ Emergency Project
- ☐ Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- ☐ No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons: In accordance with Section 15302 (Class 2, Replacement or Reconstruction) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving "replacement or reconstruction of existing facilities" including the "existing utility systems and/or facilities involving negligible or no expansion of capacity" may be found to be exempt from the requirements of CEQA. This proposed Project meets the requirements of a Class 2 Categorical Exemption because it consists of the removal and decommissioning of 18 groundwater monitoring wells from an energy generation facility that involves no expansion of capacity, and replacement with cement and bentonite backfill or other native materials to ensure that the site is restored as directed by a qualified on site biologist. 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 direct the Planning & Environmental Services Manager to file the Notice of Exemption with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the project.

(Date)

Joe Pearson, Planning & Environmental
Services Manager, City of Oxnard

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 25-400-01 (COASTAL DEVELOPMENT PERMIT) TO AUTHORIZE THE ABANDONMENT AND DECOMMISSIONING OF 18 MONITORING WELLS LOCATED AT 393 NORTH HARBOR BOULEVARD (APNS: 183-0-022-015 AND 183-0-022-025) IN THE COASTAL ENERGY FACILITIES (EC) ZONE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY FILED BY XINLING OUYANG (SOUTHERN CALIFORNIA EDISON), WALNUT GROVE AVE, GO 1-Q 2C, ROSEMEAD, CALIFORNIA 91770.

WHEREAS, on May 16, 2024, Xinling Ouyang, on behalf of property owner Mandalay Solvere LLC (the “**Applicant**” and/or “**Developer**”), submitted a request for a Coastal Development Permit, pursuant to Oxnard City Code Section 17-57 through 17-58, to authorize the abandonment and decommissioning of 18 monitoring wells at the former Southern California Edison (SCE) Mandalay Generating Station site located at 393 North Harbor Boulevard; and

WHEREAS, the portion within the County of Ventura is outside the City of Oxnard’s municipal boundaries and that portion of the project is being separately reviewed by the County of Ventura; and

WHEREAS, on July 17, 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. 25-400-01 (Coastal Development Permit) to authorize the abandonment and decommissioning of 18 monitoring wells located at 393 North Harbor Boulevard within the City of Oxnard’s municipal boundaries; 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 2 Categorical Exemption (Section 15302). 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 has a 2030 General Plan/Local Coastal Plan land use designation of Public Utility Energy Facility (PUE) and a Coastal Zoning designation of Coastal Energy Facilities (EC). The Project site is located within a mapped energy facility area, which is adjacent to sensitive habitats. The project includes the removal of 18 monitoring wells which are no longer needed due to the site no longer being in operation. The wells will be decommissioned then backfilled materials to ensure that the site is restored to maximum extent feasible, and improve upon the existing conditions. The project includes limit intrusion into vegetated areas which will require monitoring by a qualified biologist in the areas of ground or vegetation disturbance. Therefore, the project will have no significant 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 Coastal Development Permit request for removal of 18 monitoring wells will result in less equipment on-site associated with the energy facilities. Removed equipment will be replaced with limited backfill materials to ensure that the site is restored. The project includes limit intrusion into vegetated areas which will require monitoring by a qualified biologist in the areas of ground or vegetation disturbance. Any projects requiring discretionary approval would be analyzed with the 2030 General, Local Coastal Plan and the Oxnard City 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 Coastal Development Permit request for removal of 18 monitoring wells will result in less equipment on-site associated with the energy facilities. Removed equipment will be replaced with limited backfill materials to ensure that the site is restored to its original condition prior to the installation of the equipment will authorize development activities within an area that has been previously developed with energy facilities. The removal of equipment will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the energy facility character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded by existing energy facilities and native vegetation. 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 not located in or adjacent to a state designated scenic highway.

- (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 as confirmed by staff on June 9, 2024.

- (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 site was developed with the existing Mandalay 220 kV Substation in approximately 1958 and the Mandalay Generating Facility opened in 1959. The existing facility does not have the potential to be considered eligible for the California Register of Historical Resources (CRHR) and is not considered historical, 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. 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 conditionally permitted within the subject (EC) subzone and conforms with all of the applicable provisions of this chapter.**

The proposed removal of existing the 18 monitoring wells, replacement with limited backfill materials to ensure that the site is returned to its original condition. The work is subject to the policies of the Coastal Energy Facilities (EC) zone. Pursuant to Section 17-20(B)(2) and (3) (Coastal Energy Facilities Zone) of the Coastal Zoning Code, an electrical power generating plant and

accessory uses normally associated with said power generating facilities and electrical substations are subject to the Planning Commission's approval of a Coastal Development Permit. Additionally, pursuant to Section 17-57(B)(5) (Coastal Permit Procedures) of the Coastal Zoning Code, the proposed project is appealable to the California Coastal Commission, and is thus subject to the Planning Commission's approval of a Coastal Development Permit. The project site has a General Plan and Local Coastal Plan land use designation of Coastal Energy Facilities (EC). As discussed in the staff report, the proposed Project complies with all the standards of the EC subzone, and applicable provisions of Chapter 17 of the Oxnard City Code.

(2) The proposed use will not impair the integrity and character of the subject sub-zone.

The Project includes the removal of existing energy facility equipment that complies with the standards of the EC sub-zone related to facility expansion, air quality, coastal resource areas, beach access, flooding, and wastewater. As outlined in the staff report, the Project also complies with the Coastal Act and Local Coastal Plan. Similar coastal energy facility development exists adjacent to the substation. As proposed and conditioned, the Project is not expected to negatively affect the integrity or character of the EC sub-zone or immediate vicinity.

(3) The location and intensity of use of the subject site would be physically suitable and would protect and maintain adjacent coastal resources.

The Project site is generally surrounded by existing energy facilities and native vegetation. The Local Coastal Program planned for this lot to be developed with coastal energy facility uses. The lot is not adjacent to a beach public access way and the proposed removal of equipment will not further prevent beach access.

As discussed in the staff report, the proposed Project and use are consistent with uses considered and permitted by the Coastal Energy Facilities (EC) zone, including the zone standards. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building and Fire Codes. Removed wells will be replaced with limited backfill materials to ensure that the site is returned to its original condition prior to the installation of the equipment. The project includes monitoring and potential restoration work by a qualified biologist in the areas of ground or vegetation disturbance. The proposed removal of the wells is compatible with the existing surrounding uses and future development of the area. Therefore, the location and proposed intensity of the Project is suitable for the site and implementation would not significantly impact coastal resources.

- (4) The proposed use would be compatible with the land uses presently on the subject site.**

The Project site is developed with energy facilities and the proposed project will not alter the existing use of the site. The Project only involves the removal of abandoned wells and restoration of the site.

- (5) The proposed use would be compatible with existing and future land uses within the sub-zone and the general area in which the proposed use would be located.**

Energy facilities are allowed in the EC subzone. The surrounding lots are developed with utility facilities and open space, and future uses on the adjacent ESM parcels include utilities, and adjacent RP and RC parcels include open space.

As proposed and conditioned, the Project will meet the development standards of the Coastal Energy Facilities (EC). The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the EC zone requirements.

Therefore, the proposed removal of existing abandoned wells, replacement with limited backfill materials to ensure that the site is returned to its original condition, and monitoring and potential restoration work as designed and directed by a qualified biologist in the areas of ground or vegetation disturbance will be compatible with the surrounding utility facilities and open space and future land uses within the subzone and general area in which the proposed project would be located.

- (6) There are adequate public services for the proposed use, including, but not limited to fire and police protection, water, sanitation and public utilities and services to ensure that the proposed use will not be detrimental to public health and safety.**

The Project has access to existing public services. The Project site has access to existing water and sewer mains along North Harbor Boulevard. The surrounding development has adequate fire, police, water, sanitation, and utility services. The Project has been reviewed by the City of Oxnard's technical staff, which include the Oxnard Police and Fire Departments; staff has determined that the Project would have no significant impact on the public health, safety, or welfare. Additionally, and in accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit. Therefore, as proposed and as conditioned, there are adequate public services for the proposed use to ensure that

the Project will not be detrimental to public health and safety.

- (7) **The Proposed use will provide a type and level of public access consistent with the access policies and standards of the certified Oxnard Coastal Land Use Plan.**

Implementation of the proposed Project will not affect existing public access to the beach as the subject site is not located adjacent to a beach public access way, and the activities within the existing energy facilities will not further prevent beach access. Therefore, present public access to the beach would remain unchanged by this Project.

- (8) **The proposed use will be appropriate in light of an established need, based upon the underlying goals and objectives of specific Oxnard Coastal Land Use Plan policies, applicable to the proposed location.**

The proposed Project would provide the City with consolidated energy facilities in the Coastal Zone. As indicated in Map No. 2 of the Oxnard Local Coastal Plan (LCP), the subject site is in the Coastal Energy Facilities area, which is one of the Coastal Zone areas planned for energy facilities. The Project site is identified in both the LCP and the General Plan with a designation of Public Utility Energy Facility (PUE). Therefore, the proposed use is appropriate in light of established need, based upon the goals and objectives in the LCP.

- (9) **The proposed use would be consistent with all the applicable policies of the certified Oxnard Coastal Land Use Plan.**

The project site is an existing energy substation surrounded by existing energy facility equipment and native vegetation. The proposed Project includes removal of existing abandoned wells, replacement with limited backfill materials to ensure that the site is returned to its original condition, and monitoring and potential restoration work as designed and directed by a qualified biologist in the areas of ground or vegetation disturbance. The Project would not impact public access to the beach. As discussed in the staff report, the Project complies with the zoning standards and adheres to both General Plan and certified LCP policies for coastal energy facilities uses.

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, Section 15302 (Replacement or Reconstruction) of the State CEQA Guidelines. The Project consists of the removal of an existing abandoned wells that involves no expansion of capacity, and replacement of with limited backfill materials to ensure that the site is returned to its original condition prior to the installation of the equipment. There is no substantial evidence that the Project will have a significant effect on the environment, and no Exceptions to the Exemptions

(Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 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 No. 25-400-01 (Coastal Development Permit), 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 17-58 of the Oxnard City Code.

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

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

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
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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 July 17, 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 24 months from the date of its issuance, unless the 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. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit. (PL, G-3)
4. All required off-site and on-site improvements for the project, as outlined for each phase, including structures, paving, and landscaping, shall be completed prior to final inspection unless the Community Development Director allows for 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. Developer 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, Developer 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. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Project property, unless allowed in writing by the Fire Chief. (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 execute an agreement, in a form approved by the City Attorney, to hold harmless, indemnify and defend the City, its City Council, and each member thereof, and every officer, employee, representative or agent of City, from any and all liability, claims, demands, actions, damages (whether in contract or tort, including personal injury, death at any time, or property damage), costs and financial loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from the City's approval of this permit or other permits; from construction of the Project or any part thereof approved herein; and from land failure, erosion, inundation, or wave attacks on the subject property or on any property near or adjacent thereto, arising out of or resulting from or caused by work performed or authorized by Developer. (PL/CA, G-16)
15. The subject Coastal Development Permit shall become effective after 10 working days have elapsed without appeal to the Coastal Commission following the proper receipt by the Coastal Commission's Executive Director of the notice of permit issuance pursuant to Section 13316 of the Coastal Commission Code of Regulations or after 21 calendar days following the final city action. Notice to the Coastal Commission shall be given by Planning Division staff as described by Sections 17-58 H through J of the Oxnard City Code. (PL, G-17)

PLANNING DIVISION STANDARD CONDITIONS

16. Before the City issues building permits, Developer 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)
17. 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).
18. All construction activities shall occur only between the hours of 7:00am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

PLANNING DIVISION SPECIAL CONDITION

19. Developer shall limit outdoor storage of construction related materials to the paved park lot and gravel area adjacent to North Harbor Boulevard as shown on the project plans during the construction period of the project. Outdoor storage of materials shall be prohibited after final inspection of the project by Building & Engineering staff.
20. Developer shall maintain the construction site free of litter and the accumulation of construction debris. Prior to final inspection (PL)
21. Developer shall ensure that all construction equipment is maintained and tuned to manufacturer's recommended specifications. (MND, C-1)
22. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)
23. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (MND, C-3)
24. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (MND, C-4)

25. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (MND, C-5)
26. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (MND, C-6)
27. Prior to permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)
28. The Developer shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). (PL)
29. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APCD regularities regarding Asbestos (Rule 63.7). (MND, C-8)
30. In the event that any historic or prehistoric cultural resources are discovered on-site, work in the vicinity of the find shall be halted immediately and the Developer shall obtain a contract with a qualified archaeologist for the review and remediation of the site. The contract shall be submitted to the Planning Division for review and approval. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any archaeologist or other consultants and future mitigation resulting from the survey. (MND, E-1)
31. Prior to issuance of a grading or building permit, the Developer shall finalize the pre-construction Protection plan to the satisfaction of the Community Development Director. The intent of the protection plan is to minimize disturbances to the sensitive habitat adjacent to the project site, Developer shall comply with the following avoidance and minimization measures:
 - a. Worker Environmental Awareness Program: Prior to initiation of all construction activities (including staging and mobilization), all personnel associated with project construction shall attend a Worker Environmental Awareness Program (WEAP) training, conducted by a qualified biologist, to assist workers in recognizing special status biological resources with the potential to occur in the project area. This training will include information about California legless lizard, American peregrine falcon, burrowing owl, protected nesting birds, sensitive habitats, as well as other special status species potentially occurring in the project area.

The specifics of this program will include identification of special status species and habitats, a description of the regulatory status and general ecological characteristics of special status resources, and review of the limits of construction and measures required to avoid and minimize impacts to biological resources within the project area. A fact sheet conveying this information will also be prepared for distribution to all contractors, their employees, and other personnel involved with construction of the project. All employees will sign a form provided by the trainer documenting they attended the WEAP and understand the information presented. The crew foreman will be responsible for ensuring crew members adhere to the guidelines and restrictions designed to avoid impacts to special status species. If new construction personnel are added to the project, the crew foreman will ensure the new personnel receive the WEAP training before starting work.

- b. General Best Management Practices: The following general requirements shall be followed by all construction personnel:
- i. The contractor shall clearly delineate the construction limits and prohibit any construction related traffic outside those boundaries.
 - ii. Project related vehicles shall observe a 5 mile per hour speed limit within the unpaved limits of construction.
 - iii. All open trenches Shall be fenced and sloped to prevent entrapment of wildlife species.
 - iv. All food related trash items such as wrappers, cans, bottles, and food scraps generated during proposed project construction Shall be disposed of in closed containers only and removed daily from the project area.
 - v. No deliberate feeding of wildlife shall be allowed.
 - vi. No pets shall be allowed on the project area.
 - vii. No firearms shall be allowed on the project area.
 - viii. If vehicle or equipment maintenance is necessary, it must be performed in the designated staging areas.
 - ix. During construction, heavy equipment shall be operated in accordance with standard Best Management Practices (BMPs). All equipment used on site shall be properly maintained to avoid leaks of oil, fuel, or residues. Provisions shall be in place to remediate any accidental spills.
 - x. While encounters with special status species are not likely or anticipated, any worker who inadvertently injures or kills a special status species or finds one dead, injured, or entrapped shall immediately report the incident to the construction foreman or biological monitor.

- xi. The construction foreman or biological monitor shall immediately notify the applicant and the City. The Applicant shall follow up with written notification to USFWS and/or CDFW within five working days of the incident.
- c. Biological Monitor: A qualified biological monitor familiar with special status plant and wildlife species with potential to occur in the project area will be present during initial ground disturbance or vegetation removal activities. Once initial ground disturbance and vegetation removal is complete, monitoring frequency may be reduced to a minimum of weekly at that location while active construction work is occurring. The monitor will recommend measures to ensure compliance with all avoidance and minimization measures, applicable permit conditions, and any conditions required by Southern California Gas. When the biological monitor is present on site, he/she will be responsible for:
 - i. Ensuring procedures for verifying compliance with environmental mitigation are followed,
 - ii. Lines of communication and reporting methods,
 - iii. Daily and weekly reporting of compliance,
 - iv. Construction crew WEAP training,
 - v. Authority to stop work, and
 - vi. Action to be taken in the event of non compliance.

Furthermore, prior to ground disturbing or vegetation removal activities at the project area, the biological monitor will conduct a survey to ensure there are no special status plant and wildlife species in or adjacent to the project area. The survey will include all components within the project area including access roads, staging areas, and a 100-foot buffer. The survey will be conducted on the first day of the start of construction or initial ground disturbing activities. If special status wildlife species are observed within the project area and cannot be avoided by the project (e.g., unable to safely move out of the project area on its own, nests or roosts are observed within the project area), the biologist Shall notify the City and appropriate agency (e.g., USFWS or CDFW) staff within one work day of the detection and further consultation with the agencies will be conducted to determine the course of action before proceeding with work.

- d. Avoidance: During construction, the project areas shall be clearly delineated in the field to prevent direct impacts outside of the designated project areas. All sensitive species and sensitive species' habitats, including ESHA, located within 100 feet of construction activities shall be delineated with specific sensitive species labeling (e.g., signage stating, "No Entry - Environmentally Sensitive Habitat" attached to temporary construction fencing). Since the project is temporary, orange snow fencing would be sufficient for the duration of

construction. Areas that are separated by existing chain link fencing, signage will be secured to the existing fencing.

- e. **Avoid Drainages:** All debris (i.e., spoils, cut vegetation, clipping etc.), vehicles and equipment, and construction materials must be kept from entering drainage features.
- f. **Overland Driving:** Crews will maximize the use of existing access roads or disturbed/developed areas to stage materials and equipment. Crews can drive on designated roads / driveways and in areas protected with required mats. Removing, blading, grubbing, or cutting of vegetation is not allowed. Enter and exit the project site on the same path to the extent practicable.
- g. **Pre-construction Briefing:** The Environmental Requirements document must be kept on site. The Environmental Requirements will be read to the construction personnel to ensure requirements and the following processes are understood by all construction personnel prior to starting work. If construction personnel finds any requirements within this document are infeasible given a safety or scope concern, construction personnel shall contact the qualified biologist to review the requirements and project implementation. If unexpected problems develop in the field or modifications are proposed during project implementation that would result in a different or larger footprint, construction personnel will stop work and contact the qualified biologist. Any modifications to the protection plan must be reviewed and approved by City staff to the satisfaction of the Community Development Director.
- h. **Work Areas:** Vehicles and equipment must remain on the existing access routes and immediate vicinity of roads/work areas identified in the project scope. If any work needs to be conducted outside these access routes or work areas, personnel shall contact the qualified biologist and City staff to review the requirements and project implementation.
- i. **Injured/Trapped Special Status Wildlife:** Prior to the start of work, the qualified biologist will inspect workspaces for any injured or dead special status wildlife. The qualified biologist will look in holes and trenches, construction material, and equipment for any trapped special status wildlife. During construction, construction personnel shall contact the biological monitor if any dead, injured, or trapped special status wildlife is observed in the work area, and the qualified biologist shall coordinate the care and / or removal of injured or dead special status wildlife in the project area.
- j. **Weed Maintenance and Prevention:** Maintain facilities and infrastructure to limit the introduction and spread of weeds. To avoid introducing or spreading weeds, all vehicles and any ground or vegetation disturbing equipment/tools shall be cleaned and free of mud, soil, and plant material prior to entering the work area. Certified weedfree materials (e.g., gravel, straw, and fill) shall be used in the work areas.

- k. **Spill Release/Prevention:** Vehicles/equipment must be inspected for leaks (e.g., fuel, oil, hydraulic fluids, etc.) and repaired prior to work. Fueling shall not be conducted near a drainage feature. Spill kits/absorbent clean-up materials shall be available on-site and if used, disposed of properly. Contact 1-844-GOT-SPIL for any potential hazardous material or spills that cannot be cleaned up by spill kits alone.
 - l. **California Legless Lizard:** Project work areas shall be surveyed by a qualified biologist within 48 hours prior to starting work. Any loose substrate where lizards could bury themselves shall be gently raked with hand tools (e.g. garden rake) to a depth of approximately two inches to locate any lizards under the surface. If legless lizards are found in the work areas and may be impacted by project activities, they will be captured by a qualified biologist and relocated out of harm's way to the nearest suitable habitat that does not require the individual to cross paved or high traffic roads.
32. **Nesting Bird Survey:** To avoid disturbance of nesting and special status birds, including raptor species protected by the MBTA and CFGC 3503, activities related to the project including, but not limited to, vegetation removal, ground disturbance, and construction should occur outside of the bird breeding season for migratory birds (generally February 1 through August 31), as feasible. If construction must begin during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of ground disturbance and vegetation removal activities and shall be provided to the City for review. The nesting bird pre construction survey shall be conducted on foot inside the project footprint, including a 100-foot buffer (300-foot for raptors), and using binoculars to the extent practicable. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California. If nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and shall not enter the buffer zone during the nesting season. No ground disturbing activities shall occur inside this buffer until the avian biologist has confirmed breeding/ nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.
33. Prior to final inspection of the project by Building & Engineering staff, the Developer shall finalize the post-construction restoration plan to the satisfaction of the Community Development Director, if any native vegetation is damaged in the course of construction. Upon completion of removal of equipment from the project site and prior to final inspection of the project by Building & Engineering staff, the on-site biologist shall submit findings and recommendations for any additional restoration work (including but not limited to reseeding or replanting and monitoring and associated source of funding) to the Planning Division for review and approval.

34. If the post-construction restoration plan determines that post-construction monitoring of the site is required, the Developer shall deposit \$5,000 with the City prior to final inspection of the project by Building & Engineering staff for condition compliance and reporting associated with development project, PZ 25-400-01. If additional funds are required throughout the post-construction monitoring phase, they shall be deposited in increments of \$1,000 or as may be mutually agreed upon by the Developer and the Community Development Director to cover City staff monitoring costs.

BUILDING AND ENGINEERING DIVISION STANDARD CONDITIONS

35. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

BUILDING AND ENGINEERING DIVISION SPECIAL CONDITIONS

36. Developer shall apply for and acquire all well-related engineering permits from the City prior to commencing any construction and land disturbance activities. (DS)
37. Once the wells are fully decommissioned and prior to permit final sign-off, Developer shall compile and provide to the City of Oxnard Building and Engineering Division a project completion report that has all of the documents and permit records generated during the course of the well decommissioning activities. (DS)
38. Developer shall pay plan check and processing fees in effect at the time of permit application submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS)
39. Developer shall submit written approval of relevant regional, state, and federal agencies having jurisdiction relating to the proposed well decommissioning. (DS)
40. Prior to issuance of any well permits and prior to commencement of any land disturbance or excavation, Developer shall submit Stormwater Pollution Prevention Plan (SWPPP) or erosion control plan, depending on the amount of land disturbance, showing erosion control, sediment, dust, and other best management practices to prevent potential construction pollutants from entering into the waterways. The SWPPP or erosion control plans shall also show the protective fencing for sensitive habitat areas. (DS)

[signatures on following page]

Resolution No. 2025-XX (PZ 25-400-01 (CDP) Well Decommissioning Project)
Planning Commission Hearing Date: July 17, 2025
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PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 17th day of July 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 this 17th day of July 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

Mandalay Generating Station Monitoring Well Decommissioning 393 North Harbor Boulevard (PZ 25-400-01)

Applicant: Xinling Ouyang (Southern California Edison)

Joe Pearson, Planning & Environmental Services Manager

Planning Commission
July 17, 2025

- A request to authorize the abandonment and decommissioning of 18 monitoring wells at the former Southern California Edison (SCE) Mandalay Generating Station site located at the Mandalay Generating Station.
- Backfill materials to return the site to its original condition prior to the installation of the equipment
- Monitoring by a qualified biologist in the in the areas of ground or vegetation disturbance



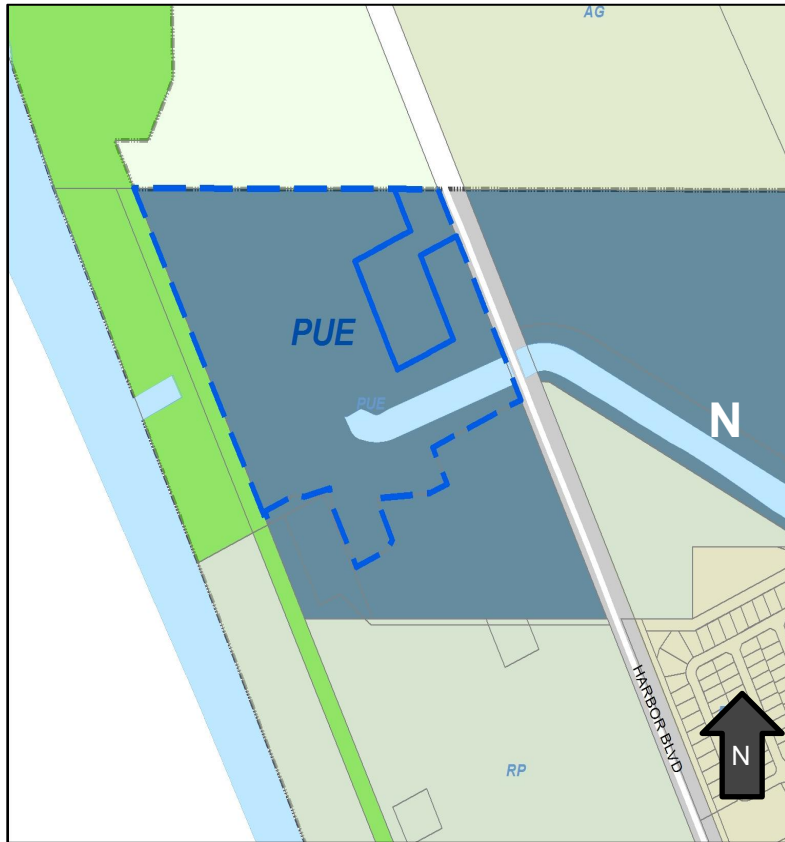
- The project site was developed with the existing Mandalay 220 kV Substation in approximately 1958. The Mandalay Generating Facility opened in 1959 with two steam powered generation units, one jet engine powered unit was added in 1970. There are dozens of building permits dating back to 1963 for the Mandalay Power Plant and its ancillary uses.
- The wells to be removed were installed between 1996 and 2013 to monitor the Generating Station's adjacent retention basins.
- The Department of Toxic Substances Control (DTSC) reviewed and approved the Work Plan for Well Decommissioning on May 16, 2024.

Subject Sites: 393 North Harbor Boulevard.



- **North:** Oil and gas facilities, agriculture
- **East:** Oil and gas facilities, agriculture
- **South:** Mandalay State Beach, oil and gas facilities, graded building pads
- **West:** Mandalay State Beach, Pacific Ocean





General Plan: Public Utility Energy Facility (PUE)



Coastal Land Use Plan and Zoning:
Coastal Energy Facilities (EC)

Site Plan with Well locations

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- The project is consistent with all applicable standards:
 - General Plan
 - Local Coastal Program
 - Coastal Energy Facilities (EC) zone

- The Project site is not located within a General Plan designated neighborhood.
 - Not required to be presented at a Community Workshop
- Public notices sent for the Planning Commission hearing.
 - To date, staff has not received any comments or inquiry from the public

- Condition No. 3:
Up to 36-months to start construction if CDP is approved.
- Condition No. 18:
Construction Days & Time: Construction activities to occur between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday.
- Conditions No. 31:
Pre-construction protection plan

Environmental Determination

In accordance with Section 15302 (Class 2, Replacement or Reconstruction) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving “replacement or reconstruction of existing facilities” including the “existing utility systems and/or facilities involving negligible or no expansion of capacity” may be found to be exempt from the requirements of CEQA. This proposed Project meets the requirements of a Class 2 Categorical Exemption because it consists of the removal of existing equipment and replacement with limited backfill materials to ensure that the site is returned to its original condition. The project includes monitoring by a qualified biologist in the areas of ground or vegetation disturbance to prevent impacts to adjacent protected areas.

Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment.

That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement or Reconstruction); and
- b) Adopt Resolution 2025-XX for Planning and Zoning Permit No. 25-400-01 (Coastal Development Permit), subject to certain findings and conditions.

