

COMMUNITY WORKSHOP

Monday, June 15, 2026

The attached documents have been submitted by the applicant for the following item:

1. PROJECT NAME: AT&T Wireless; PLANNING AND ZONING PERMIT NO. 24-530-01 (Special Use Permit-Wireless); Five Points Northeast Neighborhood

A request to construct an 80-foot-high stealth wireless communications facility designed as a clock tower structure, including an associated equipment enclosure and ancillary equipment, within an approximately 466 square-foot lease area located at 1150 Commercial Avenue in the Heavy Manufacturing (M-2) Zone. The project is exempt from environmental review pursuant to Section 15303 Class 3 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: John McDonald
City Contact: J. Carlos Torres, Case Planner

Phone: (949) 994-0363
Phone: (805) 385-8156

For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

Para información en español, favor de llamar al (805) 385-7858

CODE COMPLIANCE

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

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

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

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

GENERAL NOTES

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

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

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

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

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

ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.

SITE NUMBER: CXL2890
IWM#: WSLOS0008346
FA#: 16155932
USID#: 329926
PZ 24-530-01



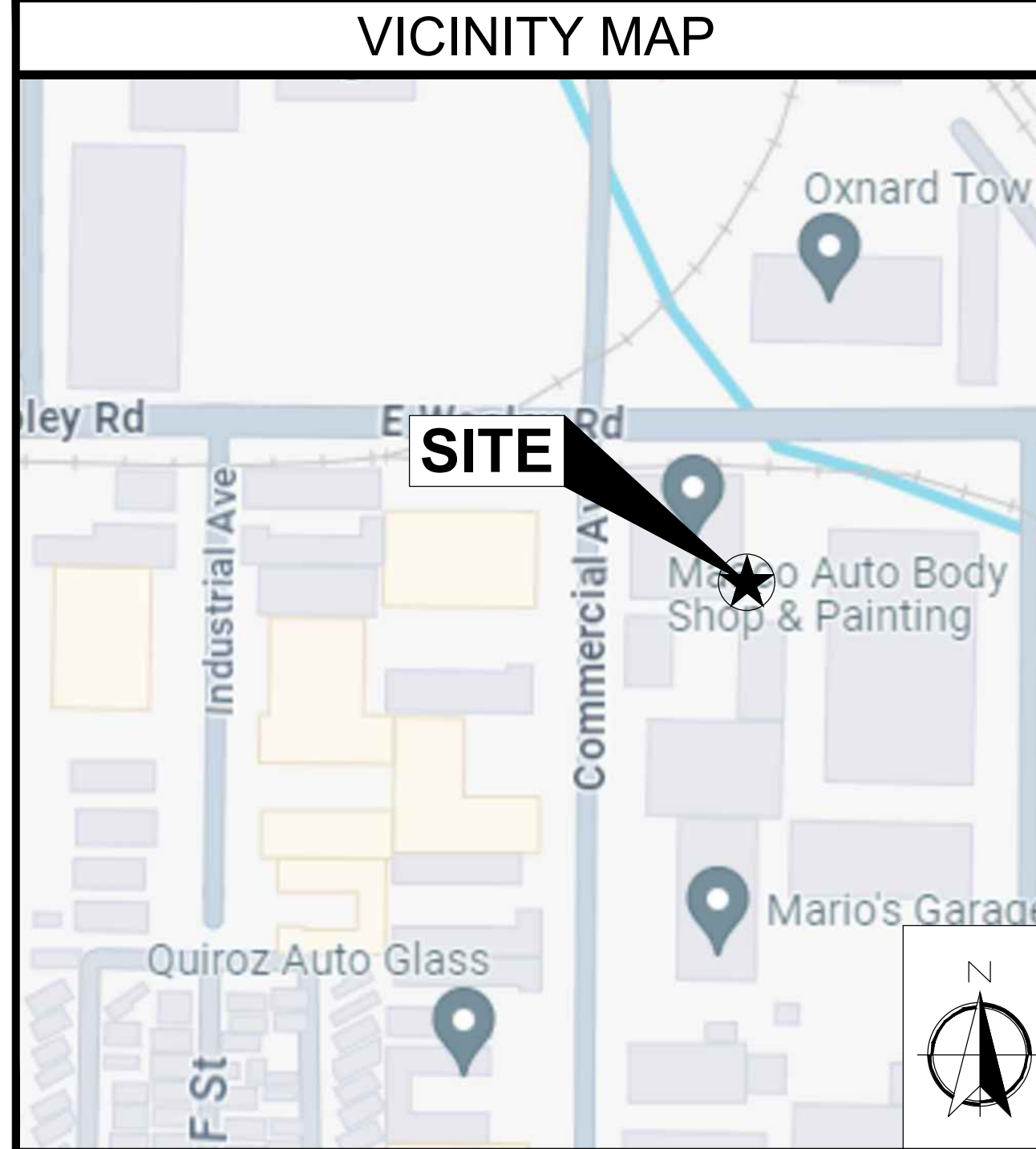
PROJECT: NSB
SITE TYPE: STEALTH TOWER
SITE ADDRESS: 1150 COMMERCIAL AVE.
OXNARD, CA 93030
SCE ADDRESS: 1150 COMMERCIAL AVE. CELL
OXNARD, CA 93030

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: MICHAEL VIOLA	TOWER OWNER: N/A
ADDRESS: 1150 COMMERCIAL AVE. OXNARD, CA 93030	TOWER CO SITE ID: N/A
CONTACT: P: 805-487-3877 E: mtv@violainc.com	TOWER APP NUMBER: N/A
COUNTY: VENTURA	LATITUDE (NAD 83): 34° 11' 21.96" 34.189433°
ZONING JURISDICTION: OXNARD	LONGITUDE (NAD 83): 119° 10' 13.53" 119.170425°
ZONING DISTRICT: M-2	LAND USE DESIGNATION: CENTRAL INDUSTRIAL AREA
PARCEL NUMBER: 2040-102-22	PAVED AREA TOTAL: ±61,859 S.F. (99%) LANDSCAPE AREA TOTAL: ±610 S.F. (1%) BUILDING GFA ON PARCEL: ±43,015 S.F. PARCEL: ±62,469 S.F. FLOOR AREA RATIO: 0.69 EXISTING APPROVED PARKING: 32 TOTAL EXISTING PARKING: 46 PROPOSED PARKING: 46
OCCUPANCY GROUP: U	
CONSTRUCTION TYPE: II-B	
POWER COMPANY: TBD	
TELEPHONE COMPANY: TBD	
LEASE AREA: 466 SQ. FT.	



DRIVING DIRECTIONS

- DIRECTIONS FROM AT&T OFFICE AT 1452 EDINGER AVE, TUSTIN, CA 92780
- DEPART 1452 EDINGER AVE AND HEAD SOUTH TOWARD AT&T.
 - TURN RIGHT ONTO AT&T.
 - TURN LEFT ONTO EDINGER AVE.
 - TURN LEFT ONTO DEL AMO AVE.
 - MERGE ON CA-55 N.
 - FOLLOW SIGNS I-5 N.
 - MERGE ONTO I-5 N.
 - CONTINUE ON I-5 N.
 - FOLLOW SIGNS FOR US-101 N.
 - MERGE ONTO US-101 N.
 - CONTINUE ON US-101
 - TAKE EXIT 60 FOR SANTA CLARA AVE.
 - USE LEFT 2 LANES TO TURN ONTO SANTA CLARA AVE.
 - TURN RIGHT ON TO WOOLEY RD.
 - TURN LEFT ONTO COMMERCIAL AVE.
 - ARRIVE AT 1150 COMMERCIAL AVE.

APPROVALS

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

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

PROJECT DESCRIPTION

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

- INSTALL (1) PROPOSED 80'-0" TALL STEALTH TOWER
- INSTALL (16) PROPOSED AT&T PANEL ANTENNAS
- INSTALL (12) PROPOSED AT&T RRUS
- INSTALL (4) PROPOSED AT&T DC9 SURGE SUPPRESSORS
- INSTALL (1) PROPOSED AT&T DC50 SURGE SUPPRESSORS
- INSTALL (2) PROPOSED AT&T GPS ANTENNAS
- INSTALL (1) PROPOSED AT&T POWER PLANT
- INSTALL (1) PROPOSED AT&T RAY-38 CABINET
- INSTALL (1) PROPOSED AT&T BATTERY CABINET
- INSTALL (1) PROPOSED PPC/ATS
- INSTALL (1) PROPOSED CAMLOCK
- INSTALL (2) PROPOSED UTILITY TRENCHES
- INSTALL (1) PROPOSED CIENA PANEL
- INSTALL (1) PROPOSED TELCO BOX
- INSTALL (1) PROPOSED ELECTRICAL METER PEDESTAL
- INSTALL (24) 1/2" Ø DC POWER CABLES
- INSTALL (8) 1" Ø FIBER TRUNKS

***PROJECT WILL REQUIRE A CUPA PERMIT AND ENTRY INTO CERS.

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	14
LS-1	SITE SURVEY	2
LS-1.1	PARKING STUDY	A
LS-2	SURVEY DETAIL	2
LS-3	NOTES	2
A-1	EXISTING SITE PLAN	14
A-1.1	PROPOSED SITE PLAN	14
A-1.2	ENLARGED SITE PLAN	14
A-2	EQUIPMENT PLAN	14
A-3	ANTENNA PLAN & SCHEDULE	14
A-4	ELEVATIONS	17
A-4.1	ELEVATIONS	17
E-1	ELECTRICAL SITE PLAN	14
E-2	SINGLE LINE DIAGRAM & PANEL SCHEDULE	14



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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

NOT FOR CONSTRUCTION

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

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	IB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
7	07/31/25	PLANNING COMMENTS
8	09/02/25	PLANNING COMMENTS
9	09/18/25	REVISED DESIGN
10	09/22/25	PLANNING COMMENTS
11	10/30/25	PLANNING COMMENTS
12	11/07/25	PLANNING COMMENTS
13	11/20/25	PLANNING COMMENTS
14	02/09/26	PLANNING COMMENTS
15	03/18/26	PLANNING COMMENTS
16	04/15/26	PLANNING COMMENTS
17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL02890

1150 COMMERCIAL AVE.
OXNARD, CA 93030

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

SURVEY DATE
11/16/2023

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 ZONE FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99997167

FLOOD_ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD_ZONE "X", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #0611C0910E, DATED 01/20/2010

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

LESSOR'S LEGAL DESCRIPTION (PER TITLE)
SEE SHEET LS-3

NOTES CORRESPONDING TO RECORDS MATTERS
SEE SHEET LS-3

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

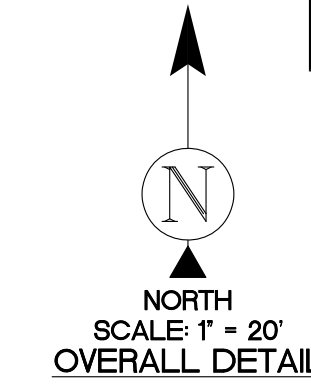
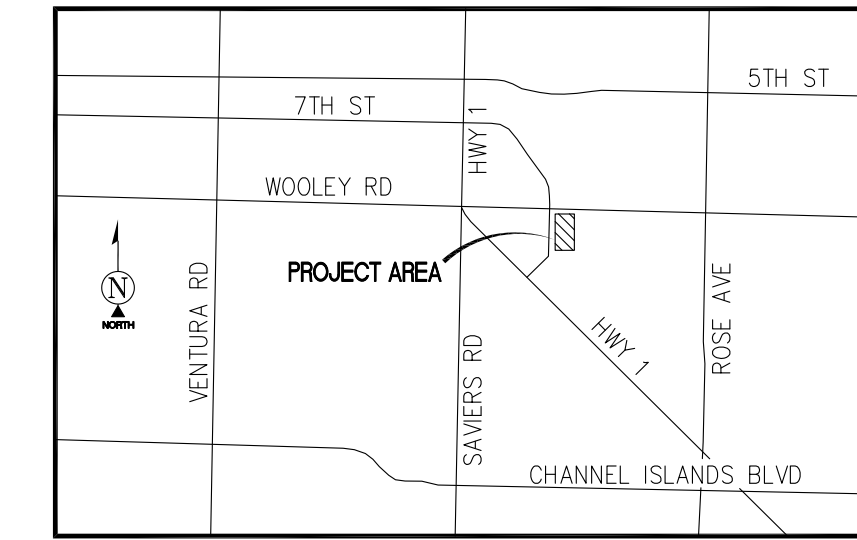
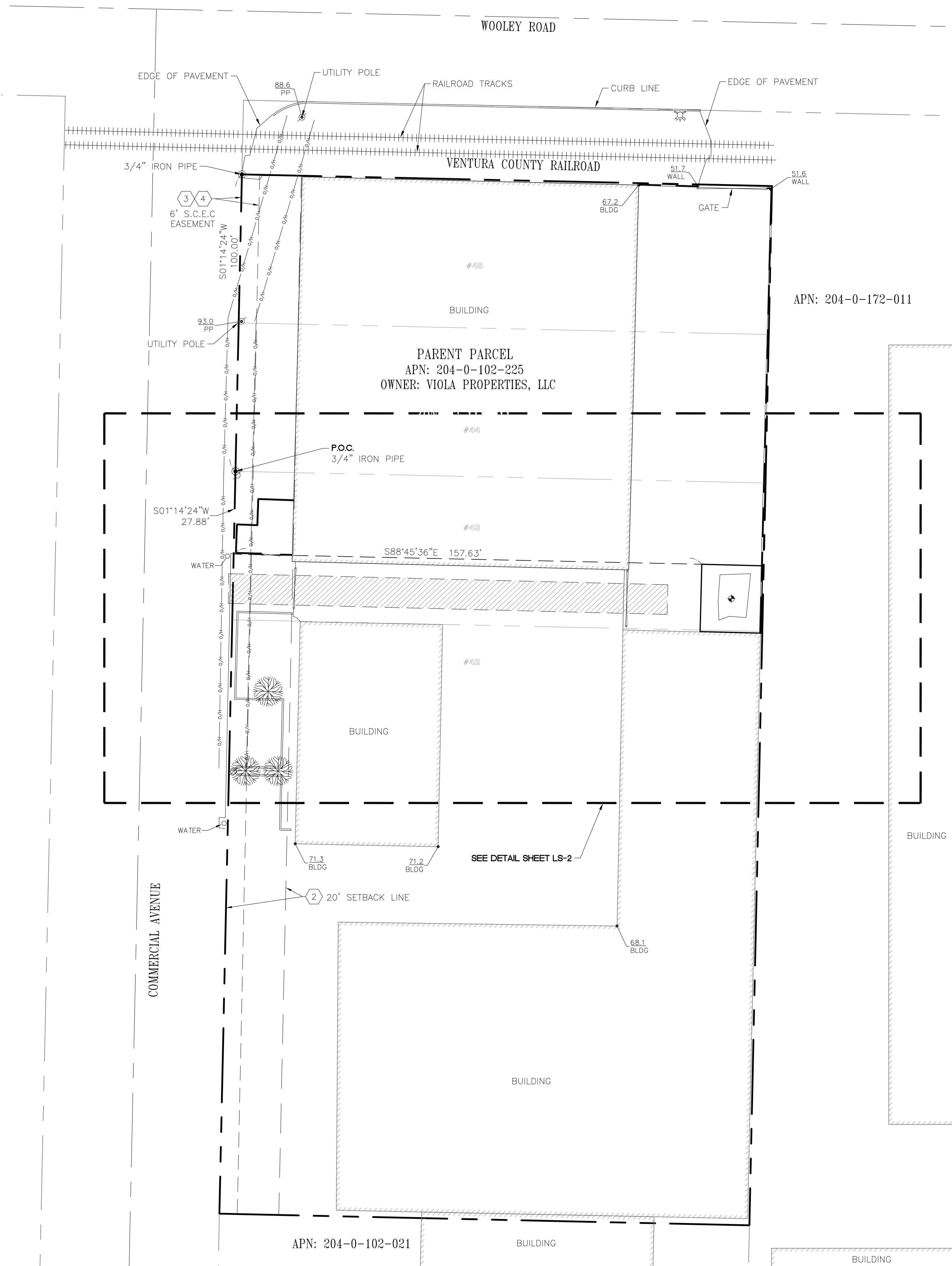
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

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° 11' 21.95" (34.189431°) NORTH (NAD83)
LONGITUDE 119° 10' 13.52" (119.170422°) WEST (NAD83)
GROUND ELEVATION @ 46.5' (NAVD88)

LEGEND			
AP	ASPHALT	○ ^{xxxx}	UTILITY METER
BLDG	TOP OF BUILDING	⊗	FIRE HYDRANT
CMU	CONCRETE MASONRY UNIT	○	UTILITY POLE
CONC	CONCRETE	⊕	POSITION OF GEODETIC COORDINATES
EP	EDGE OF PAVEMENT	⊗	SPOT ELEVATION
FC	FACE OF CURB	⊗	TREES
NG	NATURAL GRADE	⊗	
WALL	TOP OF WALL	⊗	
P.O.B.	POINT OF BEGINNING	⊗	
P.O.C.	POINT OF COMMENCEMENT	⊗	
P.O.T.	POINT OF TERMINUS	⊗	
—	CMU WALLS		
—	WROUGHT IRON FENCE		
—	CURBLINES		
—	EXISTING BUILDINGS		
—	OVERHEAD LINES		
—	STREET CENTERLINES		
—	RIGHT OF WAY LINES		
—	SUBJECT PROPERTY LINE		
—	ADJACENT PROPERTY LINE		
—	EASEMENT LINES		
—	SETBACK LINES		
—	TIE LINES		
—	LEASE AREA LIMITS		
—	MAJOR CONTOUR INTERVAL		
—	MINOR CONTOUR INTERVAL		



APPLICANT:

The new **at&t**
1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

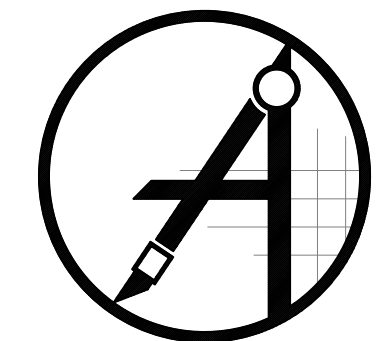
ENGINEER:

Eukon
an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: _____ PD
CHECKED BY: _____ NS

REVISIONS:

REV	DATE	DESCRIPTION
3	05/13/26	UPDATE DESIGN (C) (CK)
2	10/30/25	UPDATE DESIGN (C) (PD)
1	04/05/24	DESIGN, LEGAL (RR)
0	04/02/24	TITLE (RR)
A	11/28/23	PRELIMINARY (PD)



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

ambit consulting

PROJECT INFORMATION:

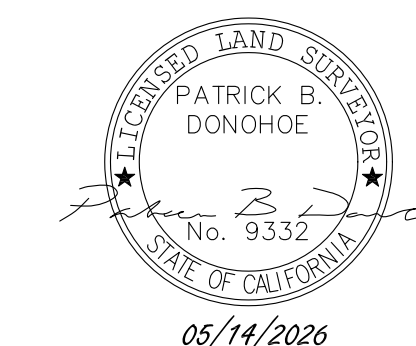
CXLO2890
1150 COMMERCIAL AVE.
OXNARD, CA 93030
VENTURA COUNTY

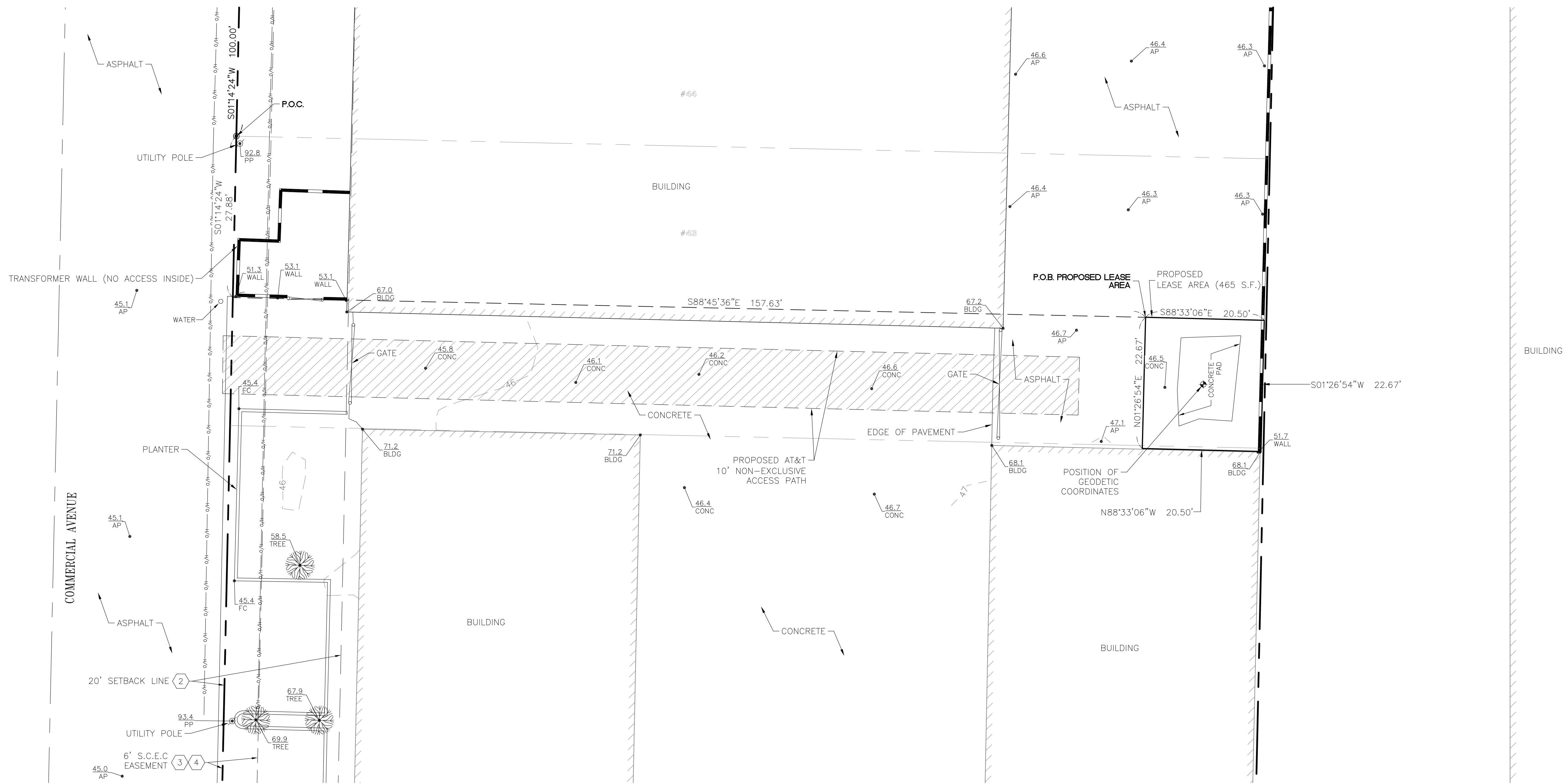
SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1





LEGEND

AP	ASPHALT	○ ^{xxxx}	UTILITY METER
BLDG	TOP OF BUILDING	⊗	FIRE HYDRANT
CMU	CONCRETE MASONRY UNIT	○	UTILITY POLE
CONC	CONCRETE	⊙	POSITION OF GEODETIC COORDINATES
EP	EDGE OF PAVEMENT	⊙	SPOT ELEVATION
FC	FACE OF CURB	⊙	TREES
NG	NATURAL GRADE	⊙	
WALL	TOP OF WALL	⊙	
P.O.B.	POINT OF BEGINNING	⊙	
P.O.C.	POINT OF COMMENCEMENT	⊙	
P.O.T.	POINT OF TERMINUS	⊙	

—	CMU WALLS
—	WROUGHT IRON FENCE
—	CURBLINES
—	EXISTING BUILDINGS
—	OVERHEAD LINES
—	STREET CENTERLINES
—	RIGHT OF WAY LINES
—	SUBJECT PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	EASEMENT LINES
—	SETBACK LINES
—	TIE LINES
—	LEASE AREA LIMITS
—	MAJOR CONTOUR INTERVAL
—	MINOR CONTOUR INTERVAL

LEASE AREA LEGAL DESCRIPTION

THAT PORTION OF LOT 3 OF TRACT 1104, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 27 M.R. 55, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE (60 FEET WIDE), BEING THE SOUTHWEST CORNER OF LOT 2, AS SHOWN IN SAID TRACT MAP 1104, SAID MONUMENT BEING SOUTH 01°14'24" WEST, 100.00 FEET FROM A MONUMENT FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF VENTURA COUNTY RAILROAD, SAID MONUMENT ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF SAID TRACT MAP 1104;

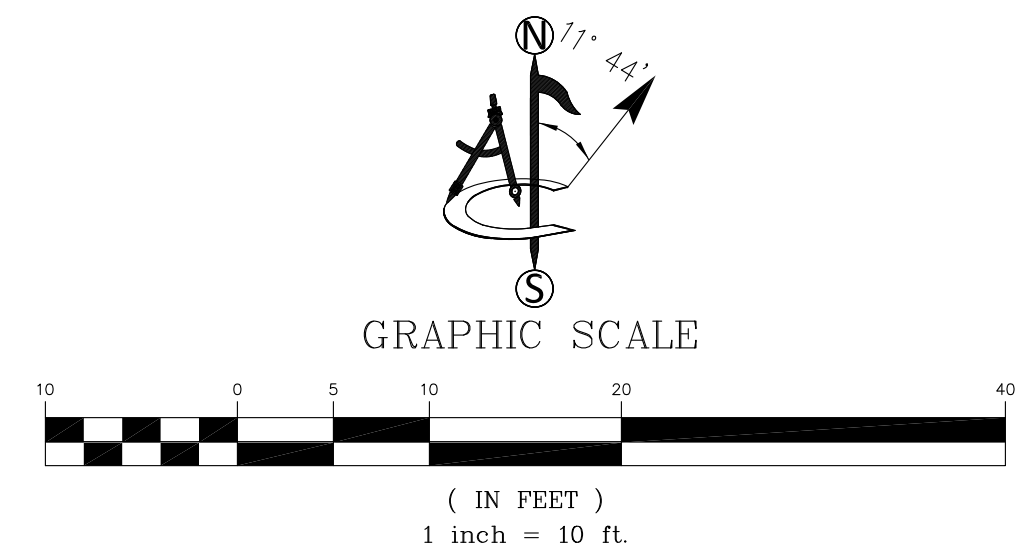
THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE EAST RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE, SOUTH 01°14'24" WEST, 27.88 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 88°45'36" EAST, 157.63 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°33'06" EAST, 20.50 FEET; THENCE SOUTH 01°26'54" WEST, 22.67 FEET; THENCE NORTH 88°33'06" WEST, 20.50 FEET; THENCE NORTH 01°26'54" EAST, 22.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 465 SQUARE FEET (0.011 ACRES) OF LAND, MORE OR LESS.

ACCESS NOTE

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



APPLICANT:

The new at&t

1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

Eukon
an SFC Communications, Inc. Company

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

DRAWN BY: PD
CHECKED BY: NS

REVISIONS:

REV	DATE	DESCRIPTION
3	05/13/26	UPDATE DESIGN (C) (CK)
2	10/30/25	UPDATE DESIGN (C) (PD)
1	04/05/24	DESIGN, LEGAL (RR)
0	04/02/24	TITLE (RR)
A	11/28/23	PRELIMINARY (PD)

ambit consulting

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

PROJECT INFORMATION:

CXLO2890

1150 COMMERCIAL AVE.
OXNARD, CA 93030
VENTURA COUNTY

SHEET TITLE:

SURVEY DETAIL

SHEET NUMBER:

LS-2

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OXNARD, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, AND 7 OF TRACT NO.1104, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 26 PAGES 67 and 68 OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDER OF VENTURA COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT RIGHTS OF SURFACE ENTRY TO THE SURFACE AS RESERVED BY AMERICAN CRYSTAL SUGAR COMPANY, FORMERLY AMERICAN BEET SUGAR COMPANY, A CORPORATION, IN DEED RECORDED DECEMBER 31, 1958 IN BOOK 1688 PAGE 317 OF OFFICIAL RECORDS.

SAID LOTS 1, 2 AND 3 OF TRACT NO.1104, DESCRIBED ABOVE IS ALSO SHOWN AS PARCEL A OF PARCEL MAP NO. 78-20, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 26 PAGES 67 AND 68 OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDER OF VENTURA COUNTY.

SAID LOTS 6 AND 7 OF TRACT NO.1104, DESCRIBED ABOVE IS ALSO SHOWN AS PARCEL A OF PARCEL MAP NO. 76-6 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 22 PAGES 31 AND 32 OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDER OF VENTURA COUNTY.

APN: 204-0-102-225

SCHEDULE "B" NOTE

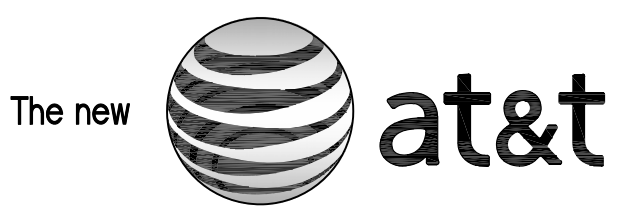
REFERENCE IS MADE TO THE TITLE REPORT ORDER #ORDER NO.: 92022218-920-DNE-DNO, GUARANTEE NO.: CA-SFXFC-IMP-81G28-1-23-92022218, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED SEPTEMBER 26, 2023. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
2. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.
RECORDING DATE: OCTOBER 19, 1959
RECORDING NO: BOOK 1788, PAGE 506, OF OFFICIAL RECORDS
(AS SHOWN ON SURVEY)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 6, 1959
RECORDING NO: BOOK 1794, PAGE 355, OF OFFICIAL RECORDS
AFFECTS: THE WESTERLY 6 FEET
(AS SHOWN ON SURVEY)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 18, 1960
RECORDING NO: BOOK 1818, PAGE 498, OF OFFICIAL RECORDS
AFFECTS: THE WESTERLY 6 FEET
(AS SHOWN ON SURVEY)
5. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$160,000.00
DATED: OCTOBER 26, 1983
TRUSTOR/GRANTOR RALPH T. VIOLA, A MARRIED MAN
TRUSTEE: CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION
RECORDING DATE: NOVEMBER 15, 1983
RECORDING NO: 130060, OF OFFICIAL RECORDS
AFFECTS: LOTS 6 AND 7
(NOT A SURVEY MATTER - NOT SHOWN)
6. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$300,000.00
DATED: FEBRUARY 4, 1987
TRUSTOR/GRANTOR RALPH T. VIOLA, A MARRIED MAN
TRUSTEE: CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION
RECORDING DATE: FEBRUARY 4, 1987
RECORDING NO: 87-016879, OF OFFICIAL RECORDS
AFFECTS: LOTS 4 AND 5
(NOT A SURVEY MATTER - NOT SHOWN)
7. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
REDEVELOPMENT AGENCY: MERGED DOWNTOWN RENEWAL (R-108) AND CENTRAL CITY REVITALIZATION PROJECT AREA
RECORDING DATE: JULY 20, 2007
RECORDING NO: 20070720-00143714, OF OFFICIAL RECORDS
(BLANKET IN NATURE)
8. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)



APPLICANT:



1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:



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

DRAWN BY:	PD
CHECKED BY:	NS

REVISIONS:		
REV	DATE	DESCRIPTION
3	05/13/26	UPDATE DESIGN (C) (CK)
2	10/30/25	UPDATE DESIGN (C) (PD)
1	04/05/24	DESIGN, LEGAL (RR)
0	04/02/24	TITLE (RR)
A	11/28/23	PRELIMINARY (PD)
REV	DATE	DESCRIPTION



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

PROJECT INFORMATION:

CXLO2890

1150 COMMERCIAL AVE.
OXNARD, CA 93030
VENTURA COUNTY

SHEET TITLE:

NOTES

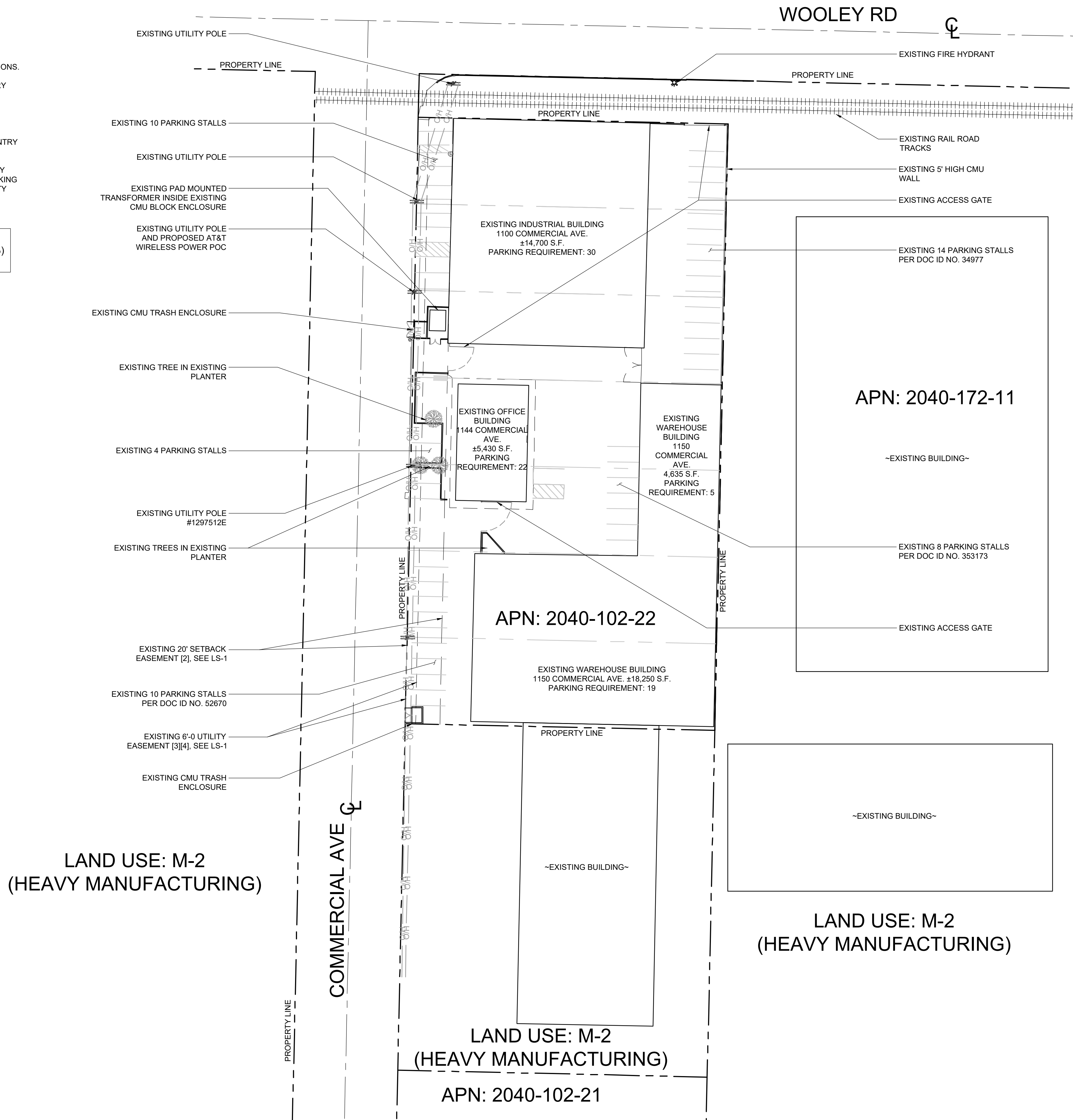
SHEET NUMBER:

LS-3

NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.
5. PROJECT WILL REQUIRE A CUPA PERMIT AND ENTRY INTO CERS.
6. ALL PARKING SHALL BE STRIPED AS PREVIOUSLY APPROVED EXCEPT FOR THE REMOVAL OF PARKING SPACES FOR THE PROPOSED WIRELESS FACILITY LOCATION.

PAVED AREA TOTAL: 61,859 S.F. (99%)
 LANDSCAPE AREA TOTAL: 610 S.F. (1%)
 PARCEL: 62,469 S.F.



1452 EDINGER AVE.
 3RD FLOOR
 TUSTIN, CA 92780



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

NOT FOR CONSTRUCTION

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

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	IB

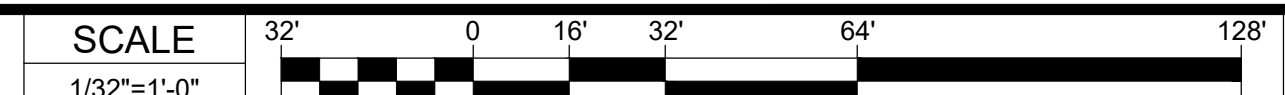
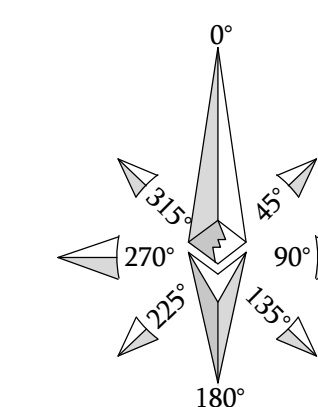
ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
7	07/31/25	PLANNING COMMENTS
8	09/02/25	PLANNING COMMENTS
9	09/18/25	REVISED DESIGN
10	09/22/25	PLANNING COMMENTS
11	10/30/25	PLANNING COMMENTS
12	11/07/25	PLANNING COMMENTS
13	11/20/25	PLANNING COMMENTS
14	02/09/26	PLANNING COMMENTS
15	03/18/26	PLANNING COMMENTS
16	04/15/26	PLANNING COMMENTS
17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION
CXL02890
 1150 COMMERCIAL AVE.
 OXNARD, CA 93030

SHEET TITLE
EXISTING SITE PLAN

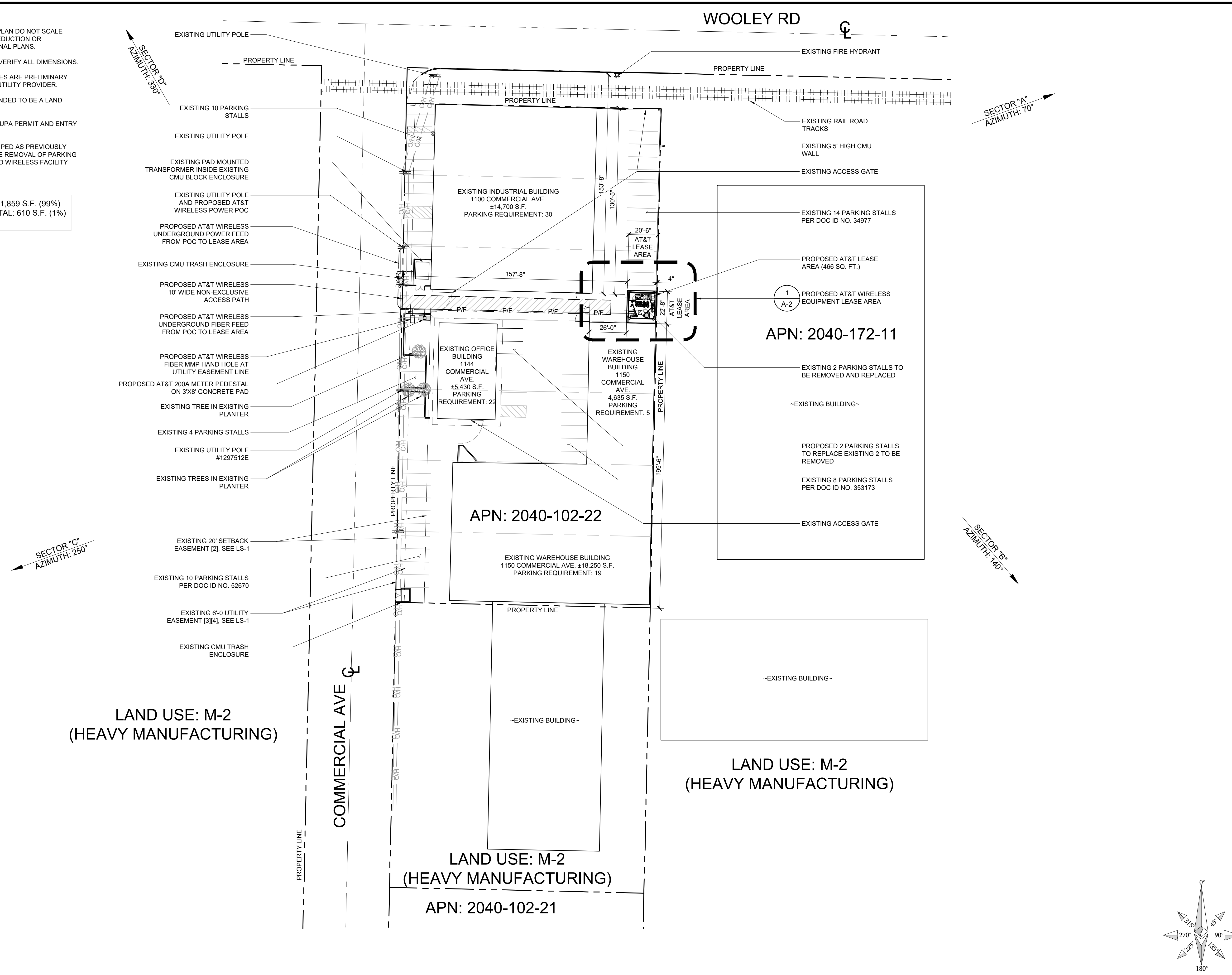
SHEET NUMBER
A-1



NOTES:

- IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
- UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
- THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.
- PROJECT WILL REQUIRE A CUPA PERMIT AND ENTRY INTO CERS.
- ALL PARKING SHALL BE STRIPED AS PREVIOUSLY APPROVED EXCEPT FOR THE REMOVAL OF PARKING SPACES FOR THE PROPOSED WIRELESS FACILITY LOCATION.

PAVED AREA TOTAL: 61,859 S.F. (99%)
 LANDSCAPE AREA TOTAL: 610 S.F. (1%)
 PARCEL: 62,469 S.F.



LAND USE: M-2
(HEAVY MANUFACTURING)

LAND USE: M-2
(HEAVY MANUFACTURING)

LAND USE: M-2
(HEAVY MANUFACTURING)



1452 EDINGER AVE.
 3RD FLOOR
 TUSTIN, CA 92780



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

**NOT FOR
 CONSTRUCTION**

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

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	IB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
7	07/31/25	PLANNING COMMENTS
8	09/02/25	PLANNING COMMENTS
9	09/18/25	REVISED DESIGN
10	09/22/25	PLANNING COMMENTS
11	10/30/25	PLANNING COMMENTS
12	11/07/25	PLANNING COMMENTS
13	11/20/25	PLANNING COMMENTS
14	02/09/26	PLANNING COMMENTS
15	03/18/26	PLANNING COMMENTS
16	04/15/26	PLANNING COMMENTS
17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL02890
 1150 COMMERCIAL AVE.
 OXNARD, CA 93030

SHEET TITLE

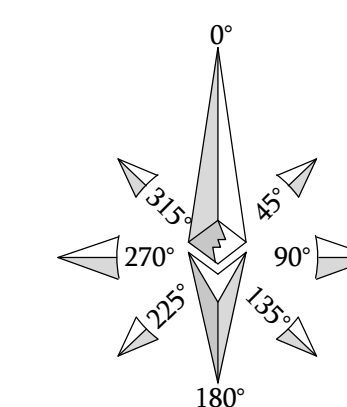
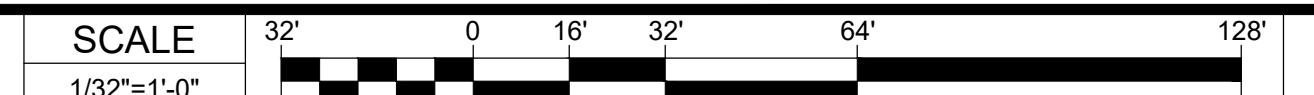
PROPOSED SITE PLAN

SHEET NUMBER

A-1.1

EUKON_AT&T_90CD_MONOPINE_TEMPLATE_V2_11-18-22

PROPOSED SITE PLAN



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. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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

NOT FOR CONSTRUCTION

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

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	IB

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
7	07/31/25	PLANNING COMMENTS
8	09/02/25	PLANNING COMMENTS
9	09/18/25	REVISED DESIGN
10	09/22/25	PLANNING COMMENTS
11	10/30/25	PLANNING COMMENTS
12	11/07/25	PLANNING COMMENTS
13	11/20/25	PLANNING COMMENTS
14	02/09/26	PLANNING COMMENTS
15	03/18/26	PLANNING COMMENTS
16	04/15/26	PLANNING COMMENTS
17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL02890

1150 COMMERCIAL AVE.
OXNARD, CA 93030

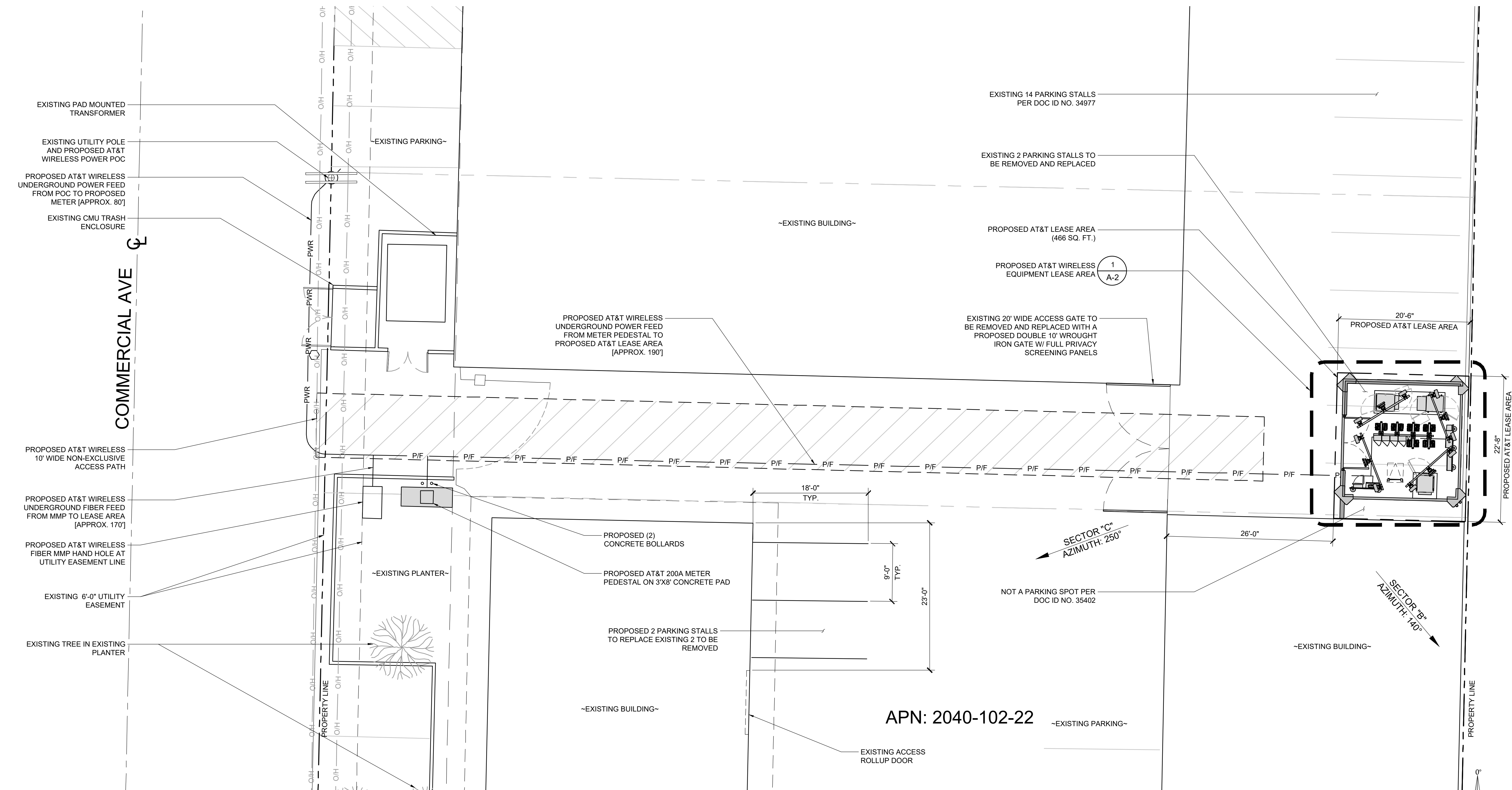
SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

A-1.2

EUKON AT&T_90CD_MONOPINE_TEMPLATE_V2_11-18-22



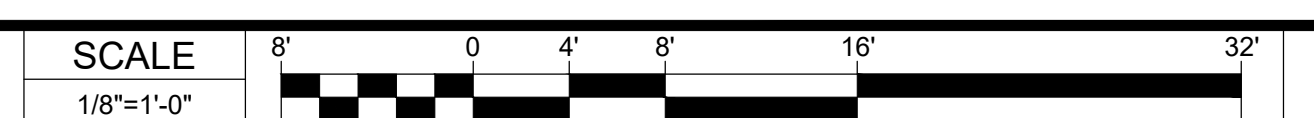
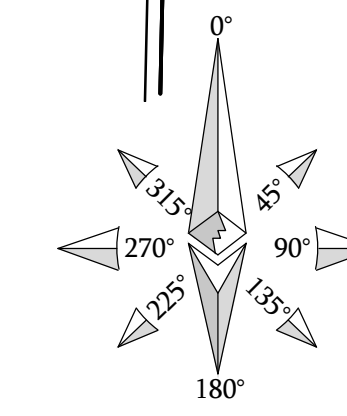
APN: 2040-102-22

SECTOR "D"
AZIMUTH: 330°

SECTOR "A"
AZIMUTH: 70°

SECTOR "C"
AZIMUTH: 250°

SECTOR "B"
AZIMUTH: 140°



NOTE:

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



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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

NOT FOR CONSTRUCTION

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

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	IB

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
7	07/31/25	PLANNING COMMENTS
8	09/02/25	PLANNING COMMENTS
9	09/18/25	REVISED DESIGN
10	09/22/25	PLANNING COMMENTS
11	10/30/25	PLANNING COMMENTS
12	11/07/25	PLANNING COMMENTS
13	11/20/25	PLANNING COMMENTS
14	02/09/26	PLANNING COMMENTS
15	03/18/26	PLANNING COMMENTS
16	04/15/26	PLANNING COMMENTS
17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL02890

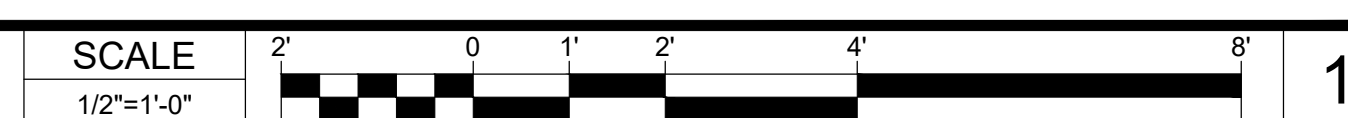
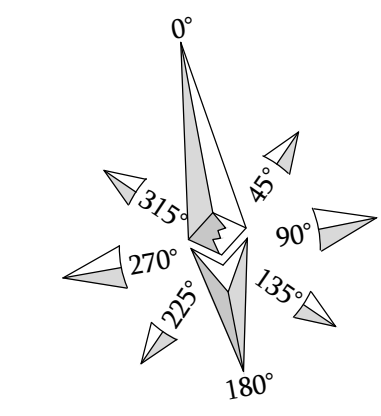
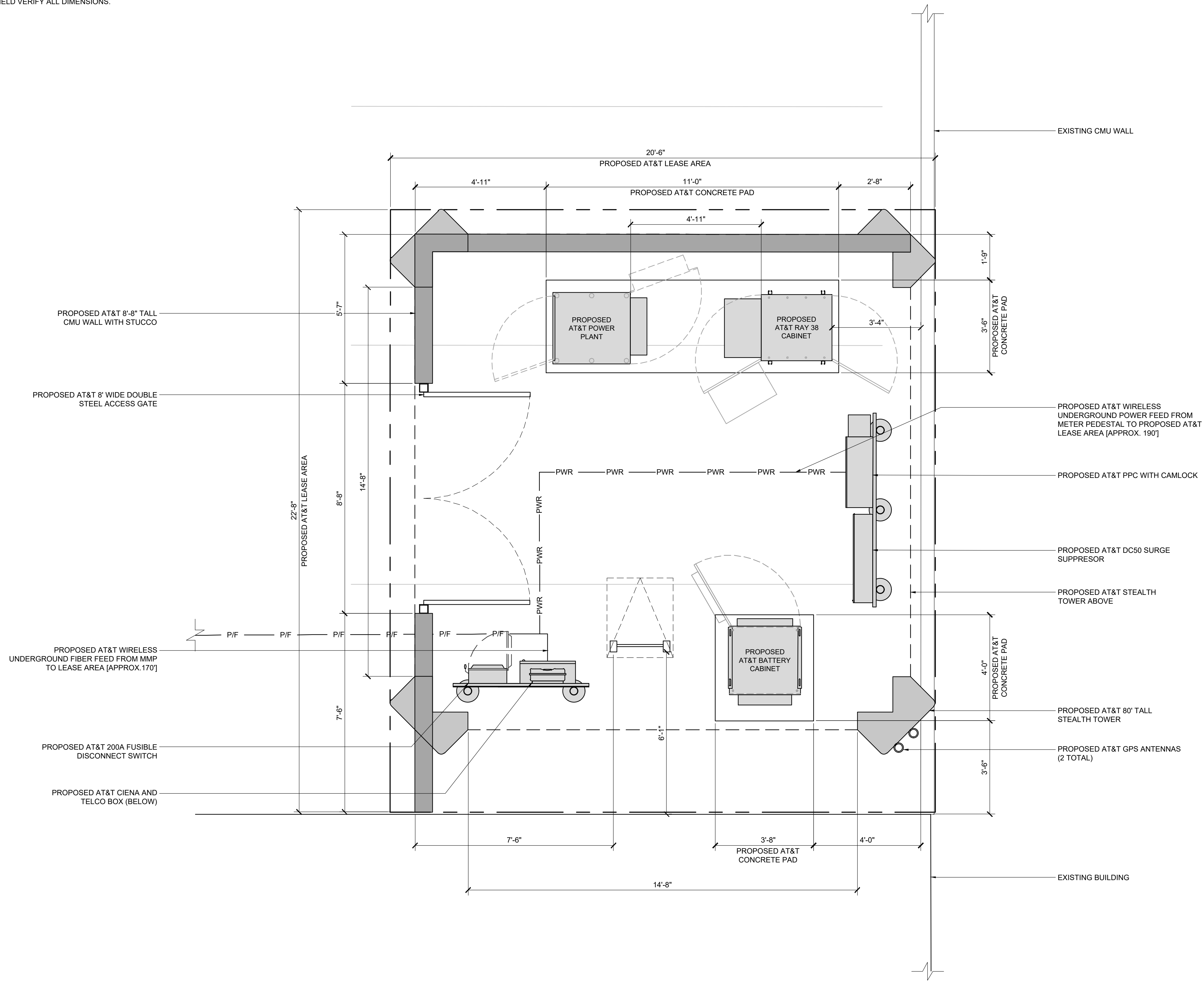
1150 COMMERCIAL AVE.
OXNARD, CA 93030

SHEET TITLE

EQUIPMENT PLAN

SHEET NUMBER

A-2



EUKON AT&T_90CD_MONOPINE_TEMPLATE_V2_11-18-22

EQUIPMENT PLAN



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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

NOT FOR CONSTRUCTION

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

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	IB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
7	07/31/25	PLANNING COMMENTS
8	09/02/25	PLANNING COMMENTS
9	09/18/25	REVISED DESIGN
10	09/22/25	PLANNING COMMENTS
11	10/30/25	PLANNING COMMENTS
12	11/07/25	PLANNING COMMENTS
13	11/20/25	PLANNING COMMENTS
14	02/09/26	PLANNING COMMENTS
15	03/18/26	PLANNING COMMENTS
16	04/15/26	PLANNING COMMENTS
17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL02890

1150 COMMERCIAL AVE.
OXNARD, CA 93030

SHEET TITLE

ANTENNA PLAN & SCHEDULE

SHEET NUMBER

A-3

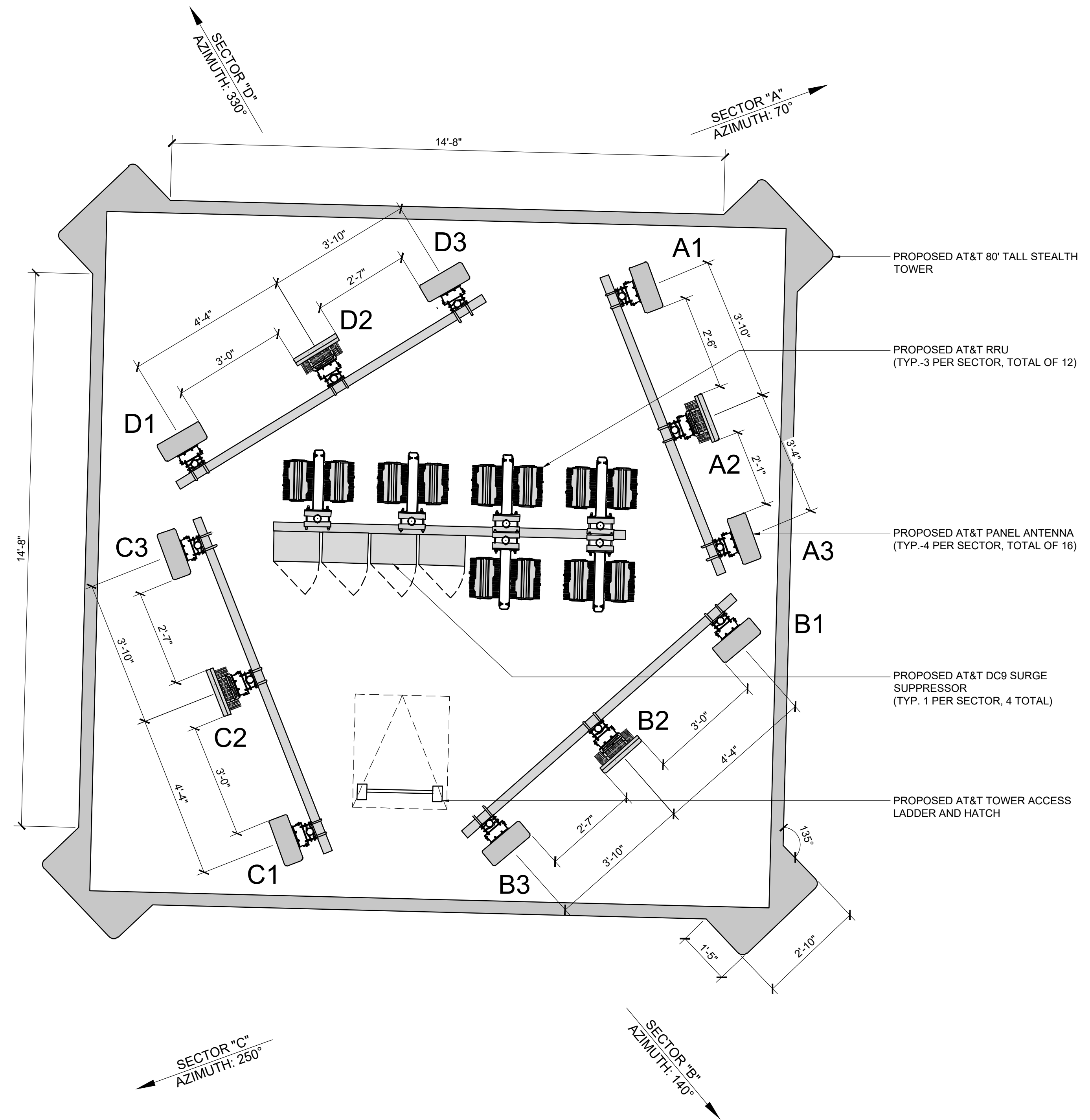
ANTENNA SCHEDULE (VERIFY WITH CURRENT RFDS)								
SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE		
						LENGTH	QTY.	
ALPHA SECTOR	A1	LTE	CCI TPA45R-KU8A	8'-0"	71°	71'-0"	105'	2 FIBER + 6 DC POWER
	A2	C-BAND	ERICSSON AIR6419 B77D	2'-7"	70°	73'-9"		
		C-BAND	ERICSSON AIR6419 B77G	2'-7"	70°	70'-3"		
A3	LTE	CCI TPA45R-KU8A	8'-0"	70°	71'-0"			
BETA SECTOR	B1	LTE	CCI TPA45R-KU8A	8'-0"	140°	71'-0"	105'	2 FIBER + 6 DC POWER
	B2	C-BAND	ERICSSON AIR6419 B77D	2'-7"	140°	73'-9"		
		C-BAND	ERICSSON AIR6419 B77G	2'-7"	140°	70'-3"		
B3	LTE	CCI TPA45R-KU8A	8'-0"	140°	71'-0"			
GAMMA SECTOR	C1	LTE	CCI TPA45R-KU8A	8'-0"	250°	71'-0"	105'	2 FIBER + 6 DC POWER
	C2	C-BAND	ERICSSON AIR6419 B77D	2'-7"	250°	73'-9"		
		C-BAND	ERICSSON AIR6419 B77G	2'-7"	250°	70'-3"		
C3	LTE	CCI TPA45R-KU8A	8'-0"	250°	71'-0"			
DELTA SECTOR	D1	LTE	CCI TPA45R-KU8A	8'-0"	330°	71'-0"	105'	2 FIBER + 6 DC POWER
	D2	C-BAND	ERICSSON AIR6419 B77D	2'-7"	330°	73'-9"		
		C-BAND	ERICSSON AIR6419 B77G	2'-7"	330°	70'-3"		
D3	LTE	CCI TPA45R-KU8A	8'-0"	330°	71'-0"			

NOTES TO CONTRACTOR:

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

NOTE:

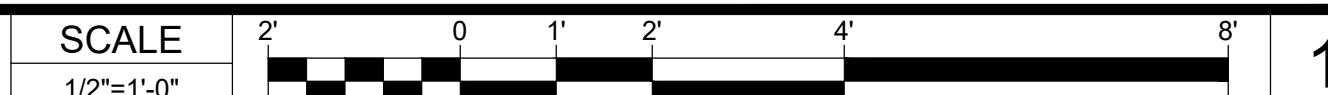
- IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
- ANTENNA AND MW AT&T SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.



REMOTE RADIO UNIT SCHEDULE					
SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
			ABOVE	BELOW	SIDES
ALPHA SECTOR	A1	ERICSSON 4890 B25/B66	±15'	16"	8" 0"
	A1	ERICSSON 4490 B5/B12A	±15'	16"	8" 0"
	A2				
	A3	ERICSSON 4478 B14	±15'	16"	8" 0"
BETA SECTOR	B1	ERICSSON 4478 B14	±15'	16"	8" 0"
	B1				
	B2				
	B3	ERICSSON 4890 B25/B66	±15'	16"	8" 0"
GAMMA SECTOR	C1	ERICSSON 4890 B25/B66	±15'	16"	8" 0"
	C1	ERICSSON 4490 B5/B12A	±15'	16"	8" 0"
	C2				
	C3	ERICSSON 4478 B14	±15'	16"	8" 0"
DELTA SECTOR	D1	ERICSSON 4478 B14	±15'	16"	8" 0"
	D1				
	D2				
	D3	ERICSSON 4890 B25/B66	±15'	16"	8" 0"
D3	ERICSSON 4490 B5/B12A	±15'	16"	8" 0"	
D4					

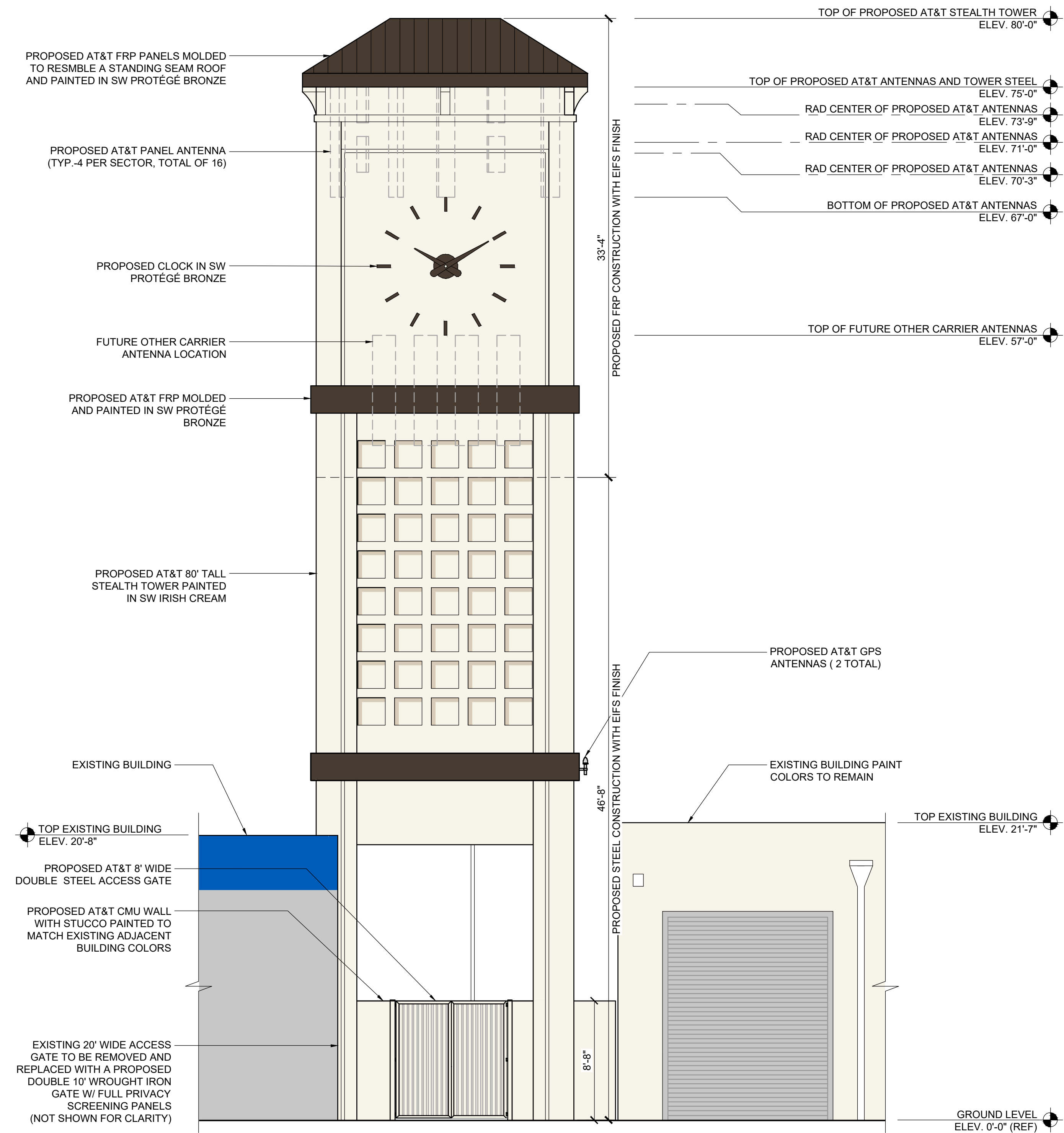
SURGE SUPPRESSION SYSTEM SCHEDULE				
SYSTEM	MFR.	PART NUMBER	QTY	LOCATION
	RAYCAP	DC50-48-60-96-50F	1	MOUNTED NEAR PROPOSED EQUIPMENT AT GRADE
	RAYCAP	DC9-48-60-24-8C-EV	4	MOUNTED IN PROPOSED STEALTH TOWER

EUKON_AT&T_90CD_MONOPINE_TEMPLATE_V2_11-18-22



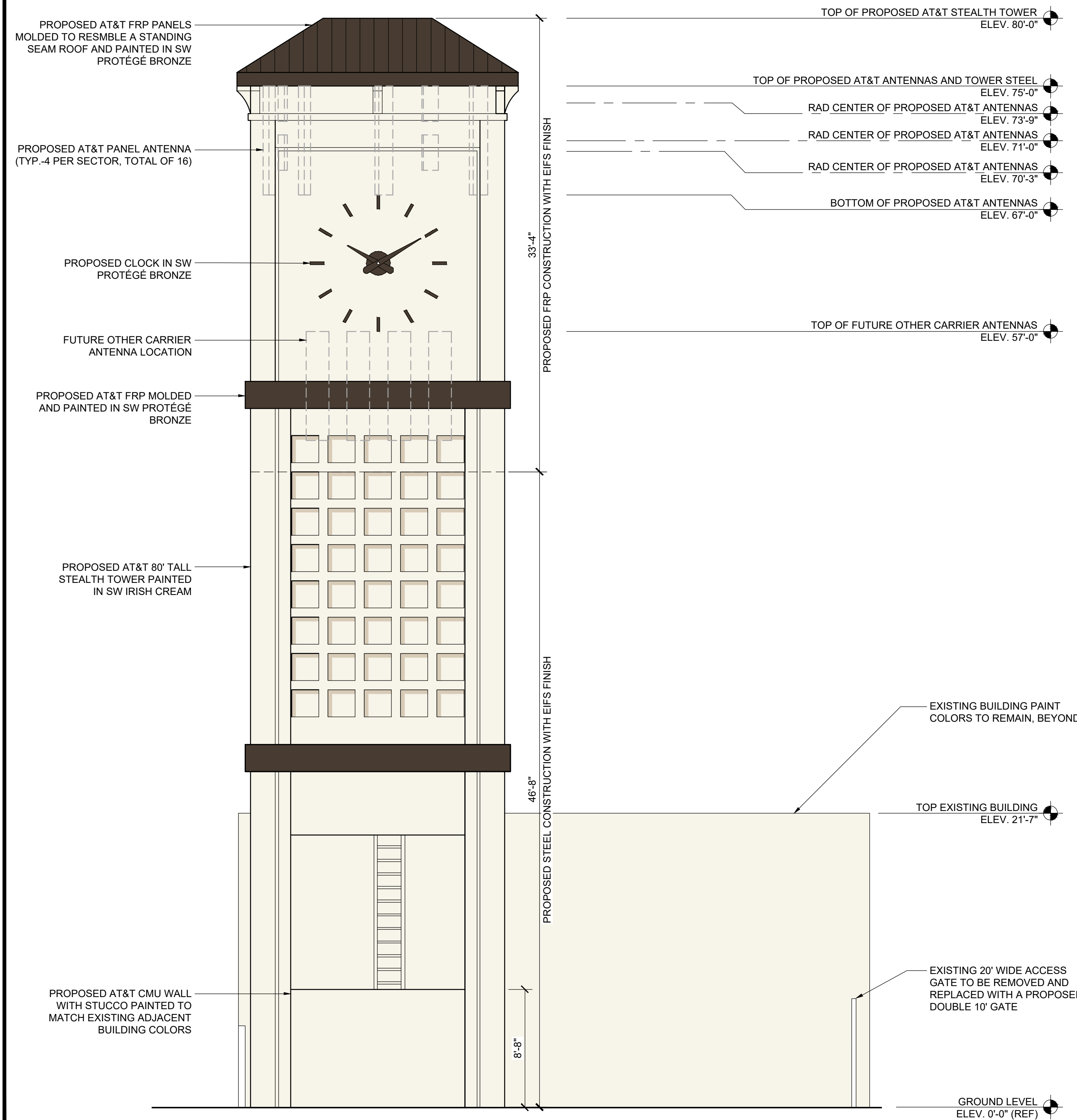
NOTE:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. FRP PORTION OF TOWER TO BE CONSTRUCTED OF FIBER-REINFORCED POLYMER FRAMING AND FIBER-REINFORCED POLYMER PANELS MOLDED AND COLORED AS NOTED.
4. THE TOP PORTION OF THE TOWER TO BE CONSTRUCTED OF FIBER-REINFORCED POLYMER (FRP) FRAMING WITH EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) TO RESEMBLE STUCCO FOR A UNIFORM LOOK.
5. THE BOTTOM PORTION OF THE TOWER TO BE CONSTRUCTED OF STEEL FRAMING WITH EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) TO RESEMBLE STUCCO FOR A UNIFORM LOOK.



PROPOSED WEST ELEVATION

SCALE 3/16"=1'-0" 2



PROPOSED NORTH ELEVATION

SCALE 3/16"=1'-0" 1



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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

NOT FOR CONSTRUCTION

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

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	IB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
7	07/31/25	PLANNING COMMENTS
8	09/02/25	PLANNING COMMENTS
9	09/18/25	REVISED DESIGN
10	09/22/25	PLANNING COMMENTS
11	10/30/25	PLANNING COMMENTS
12	11/07/25	PLANNING COMMENTS
13	11/20/25	PLANNING COMMENTS
14	02/09/26	PLANNING COMMENTS
15	03/18/26	PLANNING COMMENTS
16	04/15/26	PLANNING COMMENTS
17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL02890
1150 COMMERCIAL AVE.
OXNARD, CA 93030

SHEET TITLE

ELEVATIONS

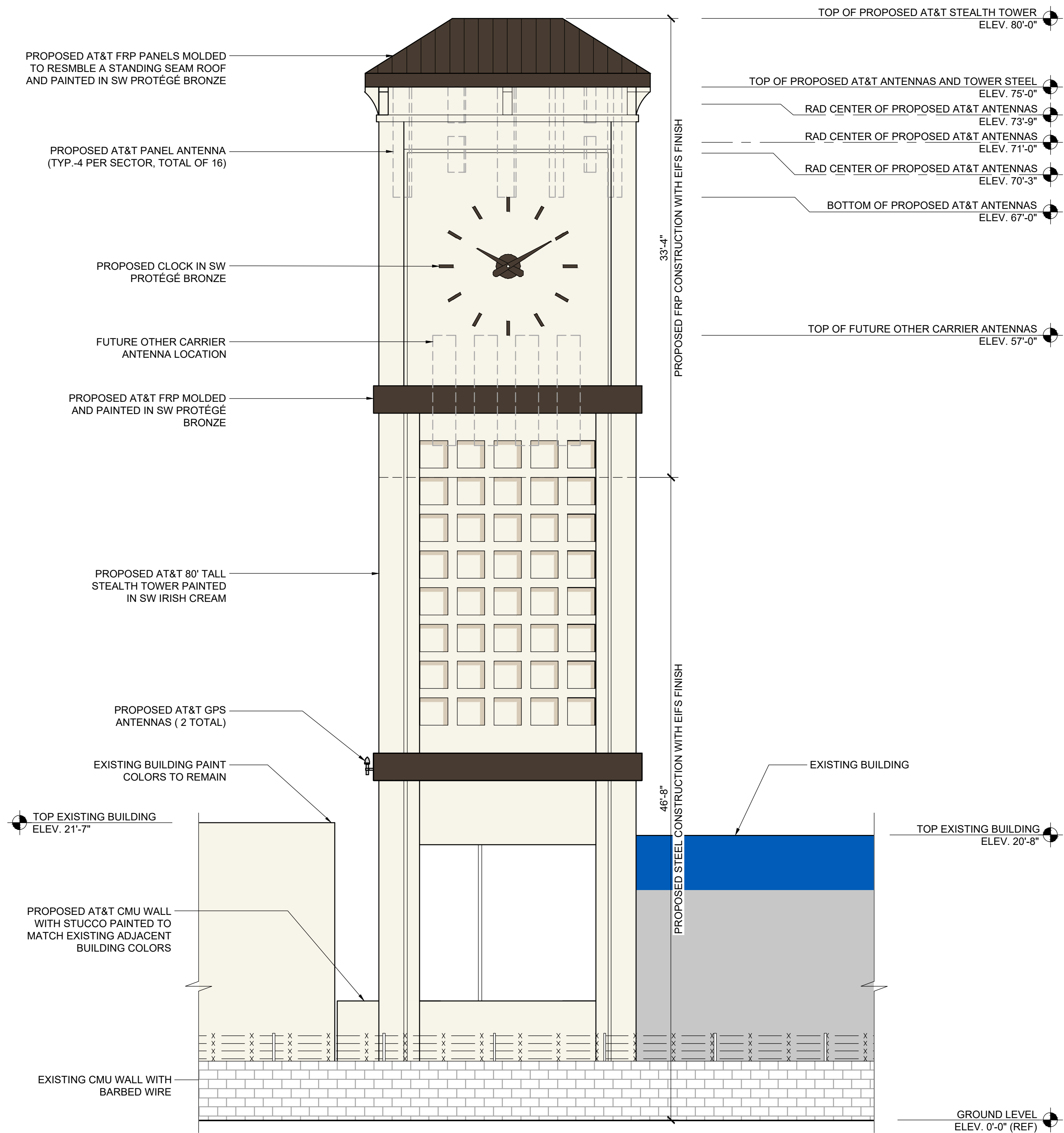
SHEET NUMBER

A-4

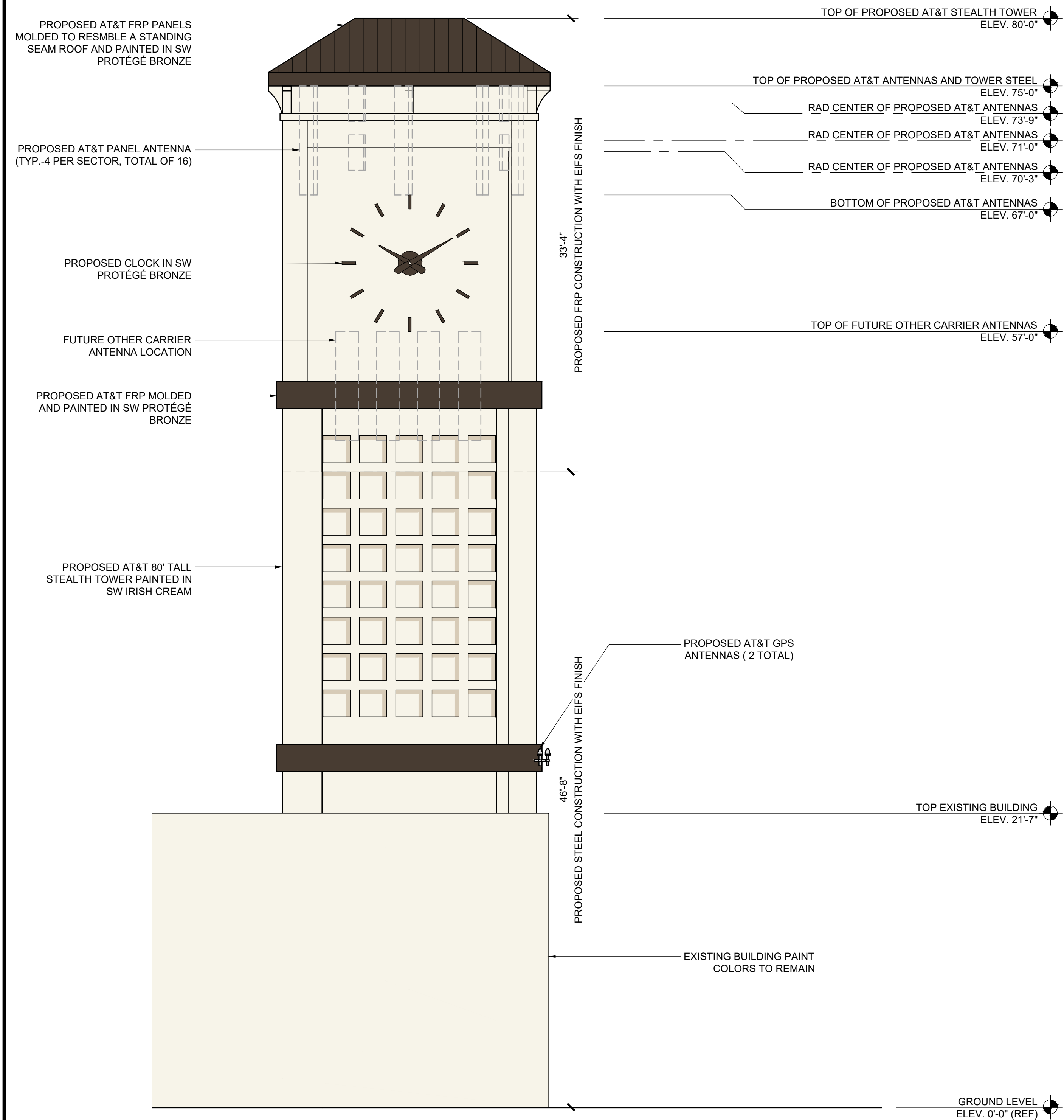
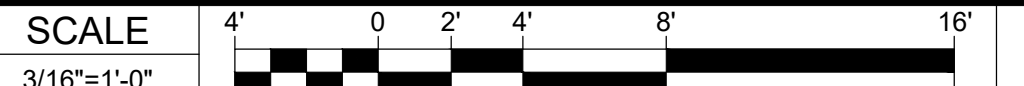
EUKON AT&T_90CD_MONOPINE_TEMPLATE_V2_11-18-22

NOTE:

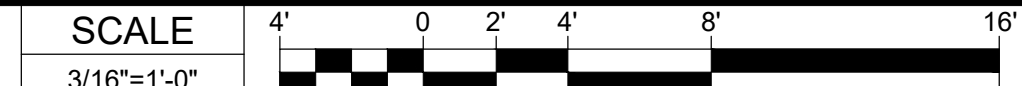
1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. FRP PORTION OF TOWER TO BE CONSTRUCTED OF FIBER-REINFORCED POLYMER FRAMING AND FIBER-REINFORCED POLYMER PANELS MOLDED AND COLORED AS NOTED.
4. THE TOP PORTION OF THE TOWER TO BE CONSTRUCTED OF FIBER-REINFORCED POLYMER (FRP) FRAMING WITH EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) TO RESEMBLE STUCCO FOR A UNIFORM LOOK.
5. THE BOTTOM PORTION OF THE TOWER TO BE CONSTRUCTED OF STEEL FRAMING WITH EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) TO RESEMBLE STUCCO FOR A UNIFORM LOOK.



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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

NOT FOR
CONSTRUCTION

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

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	IB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
7	07/31/25	PLANNING COMMENTS
8	09/02/25	PLANNING COMMENTS
9	09/18/25	REVISED DESIGN
10	09/22/25	PLANNING COMMENTS
11	10/30/25	PLANNING COMMENTS
12	11/07/25	PLANNING COMMENTS
13	11/20/25	PLANNING COMMENTS
14	02/09/26	PLANNING COMMENTS
15	03/18/26	PLANNING COMMENTS
16	04/15/26	PLANNING COMMENTS
17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL02890

1150 COMMERCIAL AVE.
OXNARD, CA 93030

SHEET TITLE

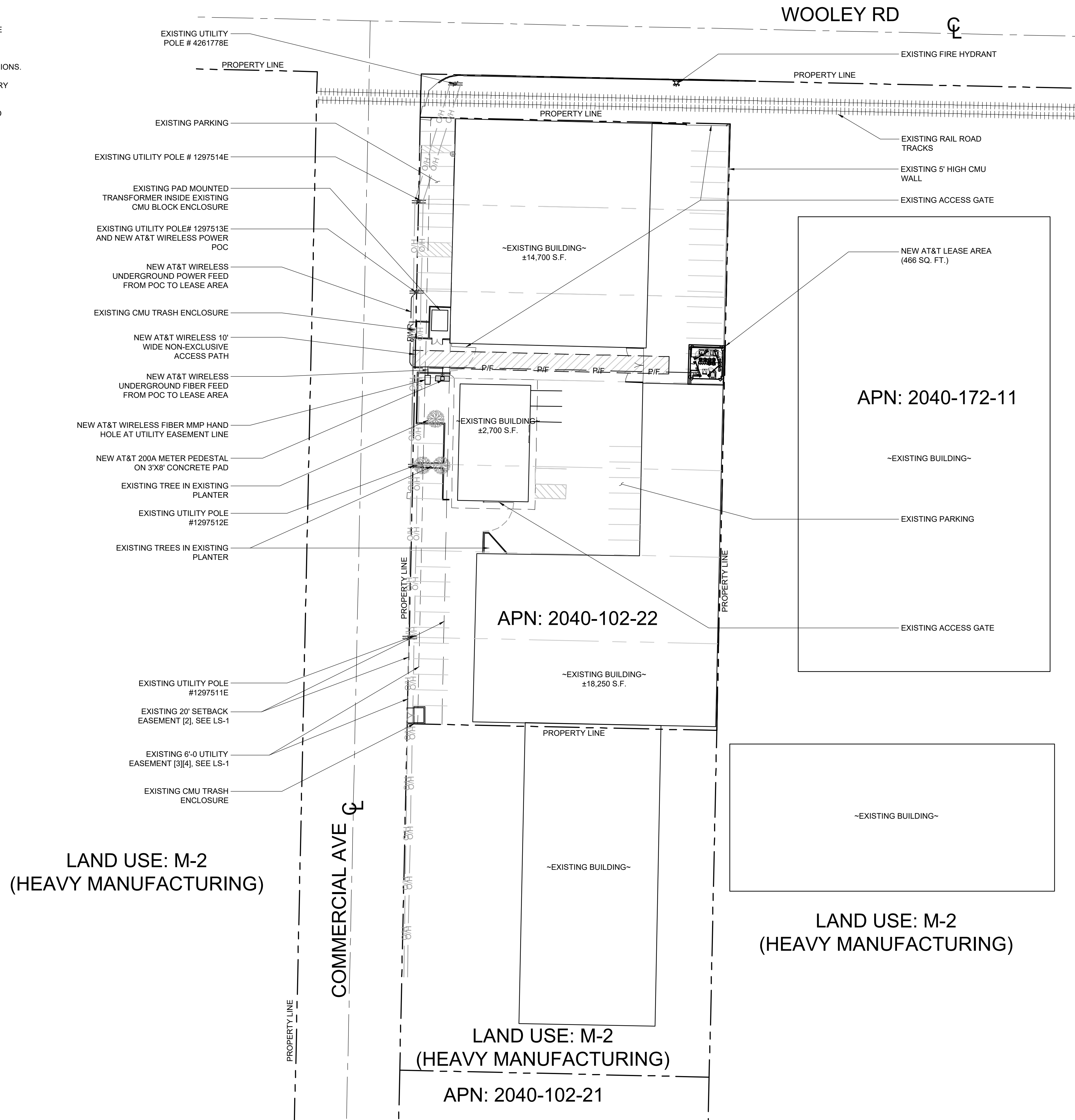
ELEVATIONS

SHEET NUMBER

A-4.1

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.



LAND USE: M-2
(HEAVY MANUFACTURING)

LAND USE: M-2
(HEAVY MANUFACTURING)

LAND USE: M-2
(HEAVY MANUFACTURING)



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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

NOT FOR
CONSTRUCTION

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

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	IB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
7	07/31/25	PLANNING COMMENTS
8	09/02/25	PLANNING COMMENTS
9	09/18/25	REVISED DESIGN
10	09/22/25	PLANNING COMMENTS
11	10/30/25	PLANNING COMMENTS
12	11/07/25	PLANNING COMMENTS
13	11/20/25	PLANNING COMMENTS
14	02/09/26	PLANNING COMMENTS
15	03/18/26	PLANNING COMMENTS
16	04/15/26	PLANNING COMMENTS
17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL02890

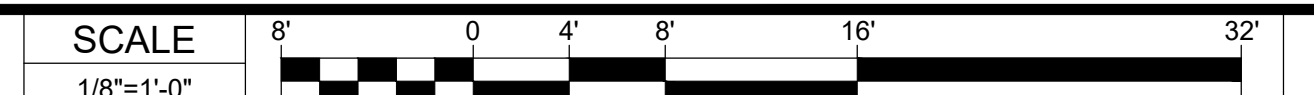
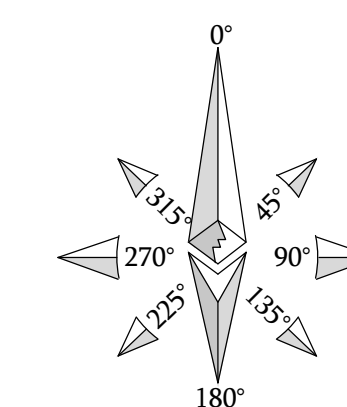
1150 COMMERCIAL AVE.
OXNARD, CA 93030

SHEET TITLE

ELECTRICAL SITE PLAN

SHEET NUMBER

E-1





1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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

NOT FOR
CONSTRUCTION

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

DRAWN BY: UTILITIES CHECKED BY: A&E CHECKED BY:
BA/PG GD IB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
7	07/31/25	PLANNING COMMENTS
8	09/02/25	PLANNING COMMENTS
9	09/18/25	REVISED DESIGN
10	09/22/25	PLANNING COMMENTS
11	10/30/25	PLANNING COMMENTS
12	11/07/25	PLANNING COMMENTS
13	11/20/25	PLANNING COMMENTS
14	02/09/26	PLANNING COMMENTS
15	03/19/26	PLANNING COMMENTS
16	04/15/26	PLANNING COMMENTS
17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL02890

1150 COMMERCIAL AVE.
OXNARD, CA 93030

SHEET TITLE

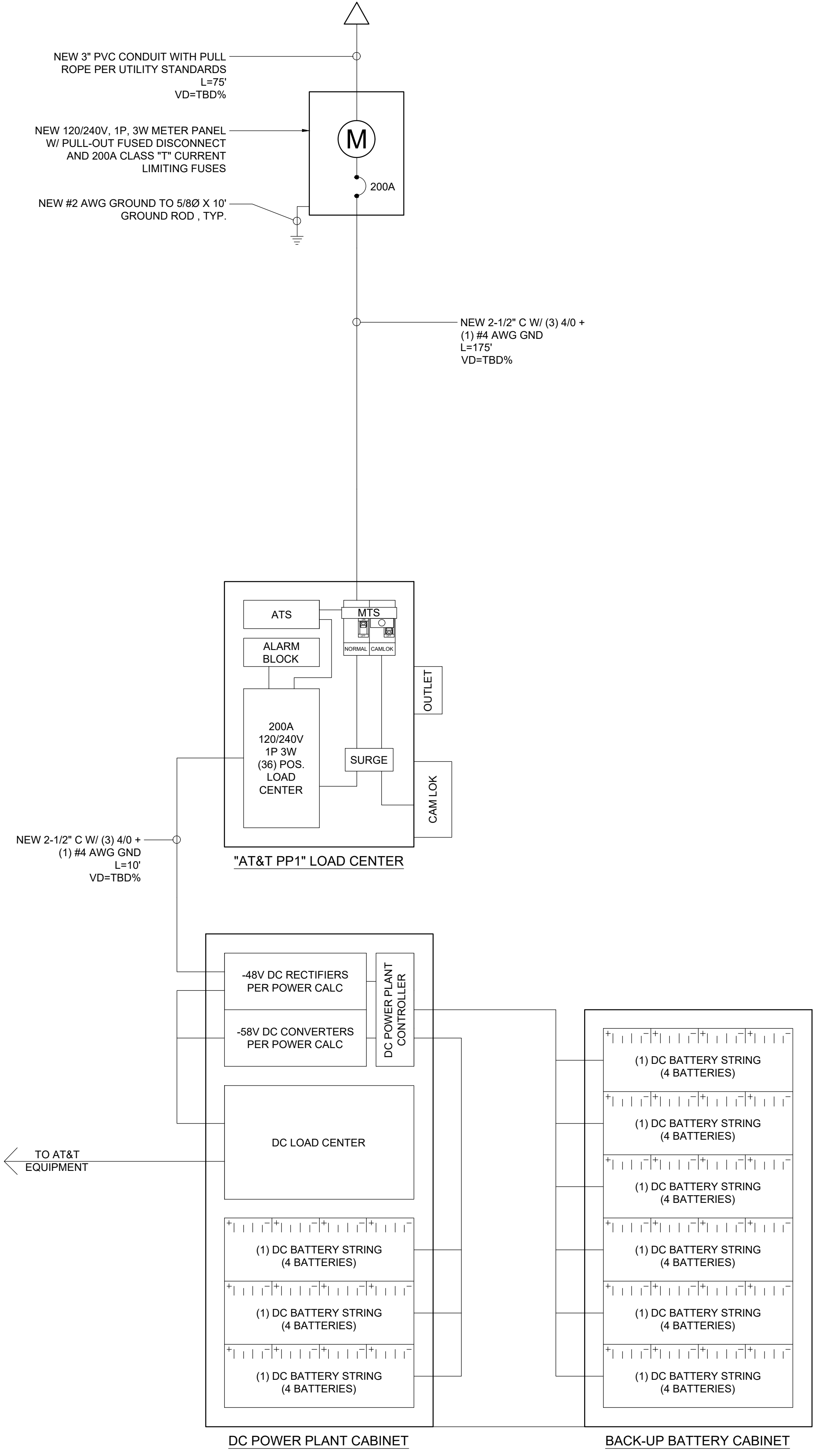
SINGLE LINE DIAGRAM & PANEL SCHEDULE

SHEET NUMBER

E-2

ELECTRICAL POC

EXISTING UTILITY POLE W/ 50 KVA 120/240V TRANSFORMER



NOT USED

2

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

SINGLE LINE DIAGRAM

3 PANEL SCHEDULE

1

EUKON_AT&T_90CD_MONOPINE_TEMPLATE_V2_11-18-22