

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

SPECIAL MEETING

Council Chambers, 305 West Third Street
Thursday, January 9, 2020, 6:00 p.m.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

C. PUBLIC COMMENTS - On Items Not On The Agenda

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES – December 5, 2019

E. CONTINUED PUBLIC HEARING

1. **Project Name: Verizon Danube** – PLANNING AND ZONING PERMIT NO. 18-530-01 (Special Use Permit) Request to construct a 47-foot tall wireless communications facility designed as a faux eucalyptus tree with an associated equipment enclosure within a 596 square-foot lease area adjacent to an existing three-story self-storage facility on a 1.02 acre lot in the C-2-PD zone. Pursuant to Oxnard City Code (OCC) Section 16-497, the request includes an increase in height from 35 feet to 47 feet and a reduction to the rear yard setback from 15 feet to 10 feet in the C-2-PD zone. The project is located adjacent to the southeastern corner of the Public Storage facility at 161 Ventura Boulevard (APN: 145-0-232-135). The project is exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Scott Dunaway (“Applicant”), 1114 State Street, Suite 234, Santa Barbara, California, 93101.

Project Planner: Jay Dobrowalski, Senior Planner

Recommendation:

That the Planning Commission continue item E-1 to date certain of March 5, 2020, as requested by the applicant.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.

F. PUBLIC HEARING

1. **Project Name: Verizon Rio Lindo – PLANNING AND ZONING PERMIT NO. 18-530-02** (Special Use Permit) Request to construct a 40-foot tall wireless communications facility designed as a faux eucalyptus tree with an associated equipment enclosure within a 540 square-foot lease area adjacent to an existing single-story warehouse building on a 1.0 acre lot in the Auto Sales and Service Area of the *Rose-Santa Clara Corridor Specific Plan* Area. Pursuant to Oxnard City Code (OCC) Section 16-497, the request includes an increase in height from 35 feet to 40 feet in the Auto Sales and Service Area. The project is located adjacent to the northeastern corner of the warehouse building at 1630 Ventura Boulevard (APN: 144-0-134-065). Filed by Scott Dunaway (“Applicant”), 1114 State Street, Suite 234, Santa Barbara, California, 93101.
Project Planner: Jay Dobrowalski, Senior Planner

Recommendation:

That the Planning Commission approve the Project, as conditioned, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures), and Approve Resolution 2019-XX for Planning and Zoning Permit No. 18-530-02 (Special Use Permit), subject to certain findings and conditions.

G. STUDY SESSION/REPORTS

1. **Project Name:** Overview of Development Projects in Oxnard
Project Planner: Jeff Lambert, Community Development Director
Scott Kolwitz, Planning and Environmental Services Manager

Recommendation: That the Planning Commission receive and file this report.

2. **Project Name:** Planning Commission Working Session
Project Planner: Jeff Lambert, Community Development Director
Scott Kolwitz, Planning and Environmental Services Manager

Recommendation: That the Planning Commission receive and file this report.

H. PLANNING COMMISSION BUSINESS

1. **Nomination and Election of the Planning Commission Chair and Vice Chair to Serve for Calendar Year 2020.**

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Recommendation: Nominate and Select Chair and Vice Chair.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Thursday, January 16, 2020, 6:00 p.m., City Council Chambers

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

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MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
December 5, 2019
DRAFT

A. ROLL CALL

At 6:08 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Frank (arrived at 6:23 p.m), Vice Chair Chua, Commissioners Chavez, Dozier, Meyer, and Sanchez were present. Commissioner Fuhring was absent. Staff members present were Scott Kolwitz, Planning & Environmental Services Manager; Jay Dobrowalski, Senior Planner; Ken Rozell, Chief Assistant City Attorney; Michelle Travis and Dee Lai, Recording Secretaries. Vice Chair Chua presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

Commissioner Meyer led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

None

D. CONSENT AGENDA

1. APPROVAL OF MINUTES – November 21, 2019

MOTION: Commissioner Chavez moved and Commissioner Meyer seconded a motion to approve the minutes of November 21, 2019 as submitted.

VOTE: Vice Chair Chua, Commissioners Chavez, Dozier, Meyer and Sanchez voted in favor. Commissioners Fuhring and Chair Frank were absent. The motion carried 5:0:2:0:0¹.

2. Adoption of the 2020 Planning Commission Meeting Calendar

MOTION: Commissioner Dozier moved and Commissioner Chavez seconded a motion to adopt the 2020 Planning Commission Meeting Calendar with the edit to cancel the January 2, 2020 meeting and schedule a special meeting on January 9, 2020.

VOTE: Vice Chair Chua, Commissioners Dozier, Chavez, Meyer and Sanchez voted in favor. Chair Frank and Commissioner Fuhring were absent. The motion carried: 5:0:2:0:0².

¹ In Favor: Against: Absent: Abstain: Recused

² In Favor: Against: Absent: Abstain: Recused

E. PUBLIC HEARING

1. **Project Name: Verizon Danube - PLANNING AND ZONING PERMIT NO. 18-530-01 (Special Use Permit)** Request to construct a 47-foot tall wireless communications facility designed as a faux eucalyptus tree with an associated equipment enclosure within a 596 square-foot lease area adjacent to an existing three-story self-storage facility on a 1.02 acre lot in the C-2-PD zone. Pursuant to Oxnard City Code (OCC) Section 16-497, the request includes an increase in height from 35 feet to 47 feet and a reduction to the rear yard setback from 15 feet to 10 feet in the C-2-PD zone. The project is located adjacent to the southeastern corner of the Public Storage facility at 161 Ventura Boulevard (APN: 145-0-232-135). The project is exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Scott Dunaway (“Applicant”), 1114 State Street, Suite 234, Santa Barbara, California, 93101.
Project Planner: Jay Dobrowalski, Senior Planner

Recommendation:

Approve the Project, as conditioned, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New construction or Conversion of Small Structures), and Approve Resolution 2019-XX for Planning and Zoning Permit No. 18-530-01 (Special Use Permit), subject to certain findings and conditions.

The Planning Commissioners did not have any ex parte communications to report for Item E-1.

Senior Planner, Jay Dobrowalski, provided a PowerPoint presentation outlining the request, and Jay Dobrowalski summarized Errata Memo No. 1 to Agenda Item E-1.

The applicant’s representative, Scott Dunaway (President at D4 Communications, LLC), provided a PowerPoint presentation.

Vice Chair Chua opened the public comments portion of the public hearing.

No public verbal or written comments were received for Item E-1.

Vice Chair Chua closed the public comments portion of the public hearing.

Discussion ensued among the Commissioners and staff.

- MOTION:** Chair Frank moved and Commissioner Dozier seconded a motion to continue the **Verizon Danube project** PZ No. 18-530-01 (Special Use Permit) to a date certain of January 9, 2020, with the application to provide details (site plan, elevations, renderings, replacement/supplemental landscaping, minimum heights to meet coverage objectives, propagation maps) regarding the following project alternatives:

1. Staff recommended location. Specifically, provide details regarding foundation, property line constraints and solutions, fencing around the

facility to prevent unauthorized access, potential Radio Frequency (RF) impacts to street light workers, and potential impacts to commercial trucks and other vehicles. Consider alternative faux-tree design.

2. Applicant proposed location. Specifically, address concerns regarding proximity to street lighting and RF-exposure to street lighting maintenance workers, and fencing around the facility to prevent unauthorized access. Consider alternative faux-tree design.
3. Facade modification with wireless antennas and RF-transparent materials being added to the building facade.
4. Confirm which alternative off-site locations were explored, such as the Mission Produce building, that are not current options.

VOTE: Chair Frank, Vice Chair Chua, and Commissioners Chavez, Dozier, Meyer, and Sanchez voted in favor. Commissioner Fuhring was absent. The motion carried 6:0:1:0:0³.

F. STUDY SESSION/REPORTS

None

G. PLANNING COMMISSION BUSINESS

None

H. PLANNING MANAGER COMMENTS

Scott Kolwitz, Planning & Environmental Services Manager, announced:

1. On December 3, 2019, the City Council:
 1. Approved a second first reading of the Short Term Rental (STR) Ordinance Amendments. The second reading of the Ordinance is scheduled for December 17, 2019. Staff is preparing the STR Coastal Commission application.
 2. Approved the Cannabis Retail Dispensaries as submitted to them (without a residential buffer).
 3. Continued the 2900 Saviers Road 7-Eleven project (PZ 18-500-12) to February 4, 2020, as requested by the applicant/appellant.
2. On December 17, 2019, the City Council will be hearing the Clinicas project that was appealed by the applicant. Clinicas is proposing to make the building smaller to be consistent with the City's parking regulations.
3. The December 19, 2019, Planning Commission meeting is cancelled. Per the Planning Commission's adopted 2020 calendar, the next meeting will be January 9, 2020.
4. There are two Planning Commissioner training opportunities in 2020:
 - a. The League of California Planning Academy held from March 4, 2020 through March 6, 2020 in Sacramento; and
 - b. The APA conference held from September 12, 2020 through September 15, 2020 in Riverside.Staff will be in contact with Planning Commissioners to gauge interest and availability.

³ In Favor: Against: Absent: Abstain: Recused

I. ADJOURNMENT

At 7:32 p.m., the Planning Commission concurred to adjourn.

Deirdre Frank, Chair

ATTEST:

Scott Kolwitz, Planning & Environmental Services Manager

MEMO



DATE: January 9, 2020

TO: Planning Commission

FROM: Jay Dobrowalski, Senior Planner

SUBJECT: Project Name: Verizon Danube; Planning and Zoning Permit No. 18-530-01
(Special Use Permit-Wireless); Property located at 1630 Venutra Boulevard

During the December 5, 2019 hearing, the Planning Commission expressed concerns regarding potential project-related impacts to the following: removal of existing landscaping, visual impacts including alternative stealth designs, security fencing, radio frequency impacts to street light workers, and impacts to commercial trucks and other vehicles. In order to allow the applicant time to provide further details regarding the Planning Commission's concerns, the Planning Commission continued the item to January 9, 2020.

The applicant has discussed the Planning Commission's concerns with Verizon, and requests additional time to provide further details regarding the Planning Commission's concerns. The applicant verbally requested that the item be continued to March 5, 2020.



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Jay Dobrowalski, Senior Planner

DATE: January 9, 2020

SUBJECT: Project Name: Verizon Rio Lindo; Planning and Zoning Permit No. 18-530-02 (Special Use Permit - Wireless); Property Located at 1630 Ventura Boulevard

- 1) **Recommendation:** That the Planning Commission approve Planning and Zoning Permit No. 18-530-02 (Special Use Permit - Wireless), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to construct a 40-foot tall wireless communications facility designed as a faux eucalyptus tree with an associated equipment enclosure within a 540 square-foot lease area adjacent to an existing single-story warehouse building on a 1.0 acre lot in the Auto Sales and Service Area of the *Rose-Santa Clara Corridor Specific Plan* Area. Pursuant to Oxnard City Code (OCC) Section 16-497, the request includes an increase in height from 35 feet to 40 feet in the Auto Sales and Service Area. The project is located adjacent to the northeastern corner of the warehouse building at 1630 Ventura Boulevard (APN: 144-0-134-065). Filed by Scott Dunaway ("Applicant"), 1114 State Street, Suite 234, Santa Barbara, California, 93101.
- 3) **Existing & Surrounding Land Uses:** The proposed project site is located next to an existing Frontier Communications warehouse building located at 1630 Ventura Boulevard (Attachment A), and is subject to the *Rose-Santa Clara Corridor Specific Plan*. The property where the wireless facility is proposed is adjacent to U.S. Highway 101, which is identified as a Scenic Highway in the City of Oxnard 2030 General Plan. The following table describes the General Plan Land Use Designations, Zoning Designations, and existing land uses immediately adjacent to the site:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial Regional (CR)	Auto Sales and Service (Specific Plan)	Frontier Communications Warehouse
North	Commercial Regional	Auto Sales and Service	Audi Car Dealership

	(CR)	(Specific Plan)	
South	Commercial Regional (CR) Highway 101	Auto Sales and Service (Specific Plan) Highway 101	Multi-tenant commercial parking lot Highway 101
East	Commercial Regional (CR)	Auto Sales and Service (Specific Plan)	Multi-tenant commercial
West	Commercial Regional (CR)	Auto Sales and Service (Specific Plan)	Audi car dealership

- 4) **Background Information:** The project site is currently developed with a 12,823 square-foot warehouse. The warehouse was constructed prior to the mid-1960's, when the lot was annexed into the City of Oxnard from the County of Ventura. The building has since been altered to accommodate minor improvements to the interior and the site. In 2003, the Planning Manager approved a Minor Modification (PZ 03-140-062) for the construction of an underground tank and generator.

On January 15, 2015, the Planning Commission granted a Special Use Permit (PZ 14-530-02) for the construction of a 40-foot tall wireless communications facility (five feet above the 35-foot height limit) designed as a faux eucalyptus tree with associated ground-mounted ancillary equipment. The communications facility was never constructed, and consequently, the Special Use Permit expired.

The proposed faux eucalyptus tree communications facility is a slight redesign of the previously approved communications facility.

- 5) **Environmental Determination:** In accordance with Section 15303, Class 3 of the State CEQA Guidelines, projects involving "New construction or Conversion of 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 within an approximately 540 square-foot lease area. The facility is designed as a faux eucalyptus tree and will not be prominently distinguishable from the surrounding development. 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 B).

6) Analysis:

- a) **General Discussion:** The proposed project includes the construction of a 40-foot tall wireless communications facility designed as a faux eucalyptus tree with associated equipment within an equipment enclosure. The faux eucalyptus tree and equipment enclosure will be located on the northeastern portion of the property within a 540 square-foot lease area. The proposed facility is setback approximately 205 feet from Highway 101 and 230 feet from Ventura Boulevard. The facility will be partially screened from view from Ventura Boulevard by a six-foot high block wall along the front property line. The facility will be partially screened from view of Highway 101 by the one-story warehouse building on-site and landscaping within the parking area of the adjacent multi-tenant shopping center.

Throughout 2019, the Planning Commission has requested Planning staff to critically examine alternatives to project designs when deviations from development standards are requested. The proposed project includes one modification to the Auto Sales and Service (Specific Plan) zone standards: an increase in maximum height. The proposed project would be directly visible from the Ventura Boulevard and Highway 101 public rights-of-way. The existing warehouse development on the project site includes a small landscaped area along the southwestern side of the building which consists primarily of shrubbery and one tree to soften the massing of the building facade. Since there are currently no trees taller than the existing building located on the project site, staff has identified opportunities to add landscaping on the project site adjacent to the proposed faux eucalyptus tree to minimize adverse visual impacts through careful design by creating a treescape the proposed facility could blend into instead of being viewed as a solitary faux tree (Section 16-485(B)(4)). Staff recommends that two 24-inch box size eucalyptus trees be installed onsite to provide landscape screening with the exact location to be determined by the Planning Manager pursuant to Condition No. 24.

The facility includes an equipment enclosure adjacent to the existing warehouse building to store the ancillary equipment. The ancillary equipment includes an emergency generator that will be used only when the facility loses power during emergencies. The facility will be unmanned, will operate 24 hours each day, and will require one vehicle trip per month for routine maintenance of the facility (Attachment C).

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is for Commercial Regional (CR) uses which allows major multi-tenant shopping centers that may include offices, hotels, and other services. The proposed wireless communications facility is a free-standing use located adjacent to an existing warehouse development. The facility is unmanned and is anticipated to have no adverse impact on surrounding land uses. Approval of this Special Use 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).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
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 Verizon's coverage area of the city.
ICS-18.3	I	Wireless Telecommunications Encourage wireless providers to incorporate well-designed stealth techniques that disguise the facility from the point of view of nearby residents.	The proposed facility is designed as a eucalyptus tree and has been conditioned to install and maintain additional eucalyptus trees allowing the wireless facility to blend in with the new on-site trees and existing adjacent trees to disguise the facility from the public right-of-way. The Applicant attempted but was unable to secure a location on an existing

			building / facility within the coverage area.
ICS-2.11	I	Scenic Highway Preservation Preserve and enhance the character of scenic highways, and publicly owned and utility rights-of-way.	The proposed facility is designed as a eucalyptus tree and has been conditioned to install and maintain additional eucalyptus trees allowing the wireless facility to blend in with the new on-site trees and existing adjacent trees to disguise the facility from the view of the scenic highway (101) located to the south of the project site.
ICS-11.7 ER-10.1	I	Water Wise Landscapes Promote use of Native and Water Wise Plants	The project is conditioned to install two eucalyptus trees to assist in screening the facility. Eucalyptus trees require very little watering once established.
CD-3.4 CD-4.4 CD-14.1 CD-14.3	II	Neighborhood Quality of Life Commercial Area Aesthetics Design Review Process Quality of Design	The application review process led to changes in the project and/or 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.

As conditioned, the project is consistent with 2030 General Plan land use designation and the Goals and Policies.

- c) **Conformance with Zoning Development Standards:** Pursuant to *Rose-Santa Clara Corridor Specific Plan*, the proposed development is located in the Auto Sales and Service development area. In accordance with the City Code, the proposed wireless communications facility may be permitted with an approved Special Use Permit. Applicable development standards of the Auto Sales and Service development area have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	AUTO SALES AND SERVICE STANDARD	PROPOSED	COMPLIES?
Maximum height	35 feet	40 feet	Yes, with SUP pursuant to §16-497
Front yard setback	30 feet	35 feet	Yes
Side yard setback	None	28 feet	Yes
Rear yard setback	20 feet	100 feet	Yes

In addition to being subject to the development standards of the Auto Sales and Service Area of the *Rose-Santa Clara Corridor Specific Plan* Area, 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	40 feet	Yes, with SUP approval pursuant to §16-497.
Setbacks (§16-492.B)	Shall comply with zone, unless specified by PC	Facility complies with zone (see above table)	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 require removal trees	Yes
Design (§16-492.F.1)	If within 500 ft of scenic highway, shall be stealth	Facility is 205 ft from Highway 101 and is stealth	Yes
Design (§16-492.F.3)	Equipment shall be located within enclosure	Equipment is located within enclosure	Yes (Condition #44)
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 #20 and #49)
Security (§16-492.H)	Emergency phone numbers shall be posted	Emergency phone numbers will be posted	Yes (Condition #47)
FCC Compliance (§16-492.I)	Radio Frequency emissions report required	Radio Frequency emissions report submitted	Yes, (Conditions #32, and #34)
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	N/A
Antennae Attached to Structures (§16-492.K)	Attached antennae shall be compatible with the structure, located to minimize their visibility.	Antennae is not attached to the structure	N/A

As conditioned, the project is consistent with the *Rose-Santa Clara Corridor Specific Plan* and the Wireless Communications Facilities development standards.

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 a eucalyptus tree. The eucalyptus tree leaves will extend from the trunk between the 15-foot height level and the 40-foot height level. At the 26-foot height level, a microwave antenna will protrude from the trunk. At the 33-foot height level, three arrays will protrude from the trunk. Each array will have four 8-foot long panel antennas, four radios, and one surge protector unit (for a total of 12 antennas and radios, and three surge protector units). The equipment will be disguised within the eucalyptus tree leaves. The ancillary equipment will be constructed within an equipment enclosure adjacent to the faux tree. The equipment enclosure will contain three equipment cabinets, an emergency generator, and other equipment. The equipment enclosure is contained within a six foot high block wall designed to match the existing warehouse building. The ancillary equipment enclosure will not be directly visible from Highway 101, as it will be screened by existing landscaping in the adjacent commercial lot. The ancillary equipment enclosure will not be directly visible from Ventura Boulevard, as it will be screened by a six foot high block wall along the front property line. As conditioned, the proposed development will not be prominently distinguishable from the surrounding development (Attachment C).

- e) **Circulation and Parking:** The existing warehouse building has driveway access from Ventura Boulevard. The proposed wireless communications facility will be accessed from the driveway from Ventura Boulevard. The facility operator (Verizon) will use the adjacent paved area for a monthly maintenance inspection of the facility. The proposed communications facility will not impact existing circulation or access to the project site.
- f) **Height:** The proposed facility is designed with a maximum height of 40 feet. The maximum height of 40 feet is 5 feet above the maximum allowed height (35 feet) within the Auto Sales and Service Area of the *Rose-Santa Clara Corridor Specific Plan*, and is a 14% increase in height. Per City Code (§16-497), the increase in maximum height must be approved by the Planning Commission.

The proposed facility requires a microwave dish to connect to the Verizon network. The adjacent warehouse building is 20 feet tall. Thus, the microwave dish will be located on the proposed facility at the 24 foot height level to allow an unobstructed path for the signal to connect to the network. The facility has been designed with panel antennas located with a center at the 33 foot height level so that the signal on the southeastern side can clear the adjacent building to the east, which has a height of 35 feet.

Currently the El Rio Neighborhood experiences a significant gap in cellular coverage. A tower with a broadcast center of 28 feet high would be ineffective as the signal would be blocked by the existing buildings to the northwest and the existing 35-foot commercial building to the southeast. At the proposed broadcast center height of 33 feet, the majority of the areas can be covered. Both a 38-foot and a 41-foot tall broadcast center would provide a negligible gain in coverage. Thus, the proposed height is recommended as the

minimum height required to provide coverage for the area. The applicant has submitted a series of propagation maps that demonstrate the performance of the proposed communications facility at different heights (Attachment E).

- g) **Landscaping and Open Space:** The existing warehouse development does not include landscaped areas. Thus, the construction of the proposed communications facility does not require the removal of any trees.

The existing landscape trees on the adjacent lot to the south are approximately 40 feet tall (Attachment A). There are several trees in the area (the adjacent car dealership, the adjacent commercial shopping center, and along Ventura Boulevard) that are over 45 feet in height.

Since there is currently no treescape located on the project site, staff recommends that two 24-inch box size eucalyptus trees, and associated irrigation, be installed on the project site to blend the proposed faux eucalyptus tree with the surrounding treescape (Condition No. 24). Heavily screened wireless communication facilities are allowed within the Auto Sales and Service Area of the *Rose-Santa Clara Corridor Specific Plan*, as well as within 500 feet of Scenic Highways with a Special Use Permit. Use of the eucalyptus tree design is appropriate as there are existing mature eucalyptus trees in the vicinity and the species is a tree permitted within the *Rose-Santa Clara Corridor Specific Plan*. Over time, these trees will mature and provide additional screening. Thus, the proposed 40-foot tall faux eucalyptus tree will be compatible with the surrounding landscaping.

The existing development includes a six-foot high block wall along the front property line that will screen the equipment area and the base of the faux tree from view from Ventura Boulevard.

- h) **Noise:** The proposed communications facility will generate noise from the equipment cabinet and the emergency generator both 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 emergency generator will generate noise at approximately 65 dBA. The emergency generator will be used only during emergencies, and will be tested once a month. The permit is conditioned to limit testing to daytime hours (Condition No. 32). Pursuant to City Code [§16-188(C)], the emergency generator is exempt from noise limitations. The nearest noise sensitive use to the communications facility is a residential development approximately 1,300 feet to the northwest, across Rose Avenue. Given typical sound attenuation levels, the noise from the equipment cabinet and generator at the nearest residence will be significantly below allowed noise levels (65 dBA, per City Code §7-184.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 Emissions Report (Attachment F) evaluating the emissions of the proposed communications facility. The report demonstrates that based on predictive modeling, at ground level the maximum radio frequency emission is estimated to be approximately 19% of the FCC general public exposure limit. Thus, the site is designed to be compliant with the FCC exposure guidelines.
- 7) **Community Workshop and Public Input:** The project site is not located within an established neighborhood or adjacent to any residential uses and therefore did not participate in a Community Workshop. Consistent with public noticing requirements, the Planning Commission hearing was advertised with an on-site posting and by mail to property owners within 300 feet of the subject property. To date, Planning Staff has not had any comments or inquiry from the public regarding the proposed project.
- 8) **Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Tree Height)
- B. Notice of Exemption
- C. Reduced Project Plans
- D. Resolution
- E. Propagation Maps
- F. Radio Frequency Compliance Report

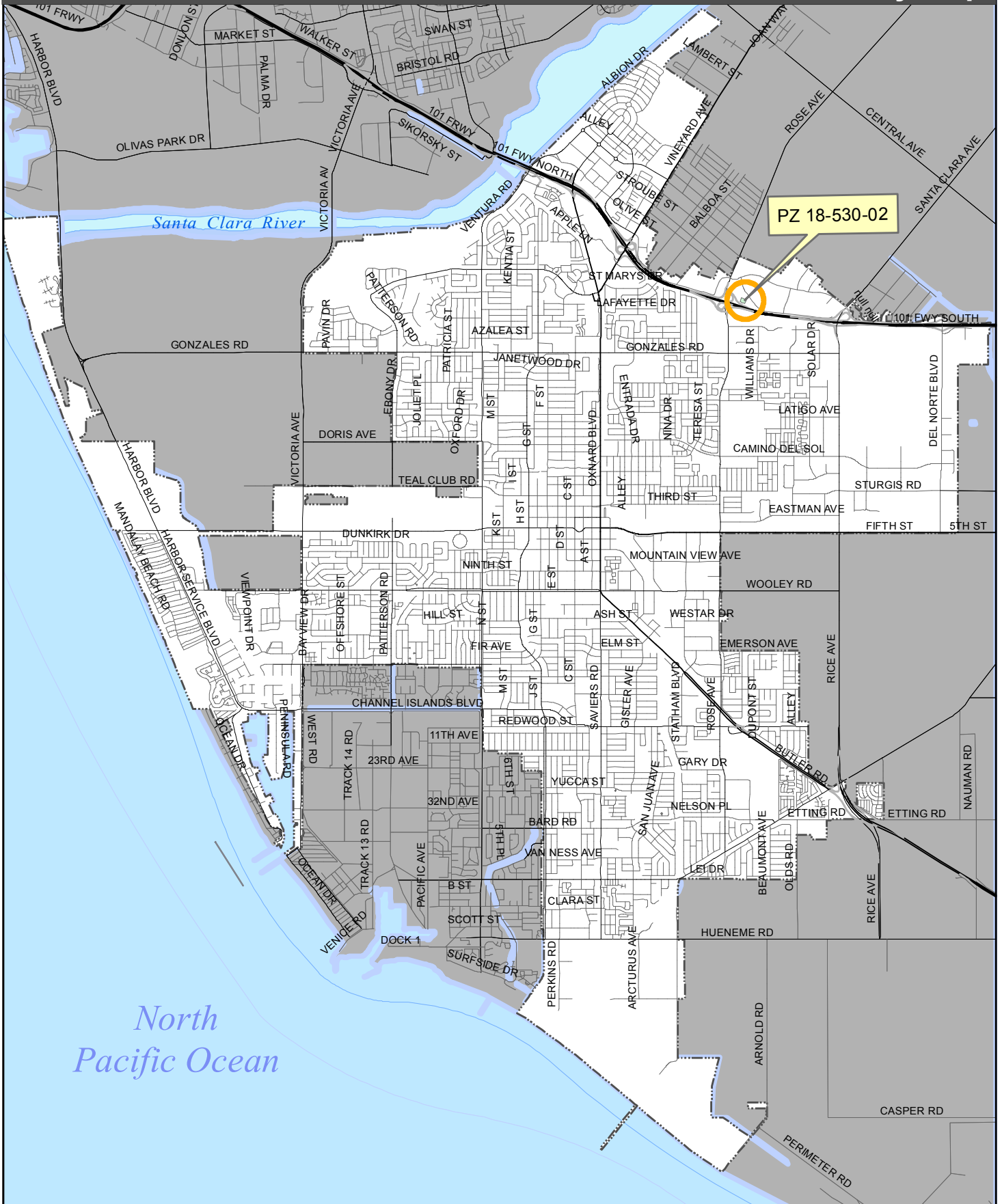
Prepared by _____

Reviewed by _____

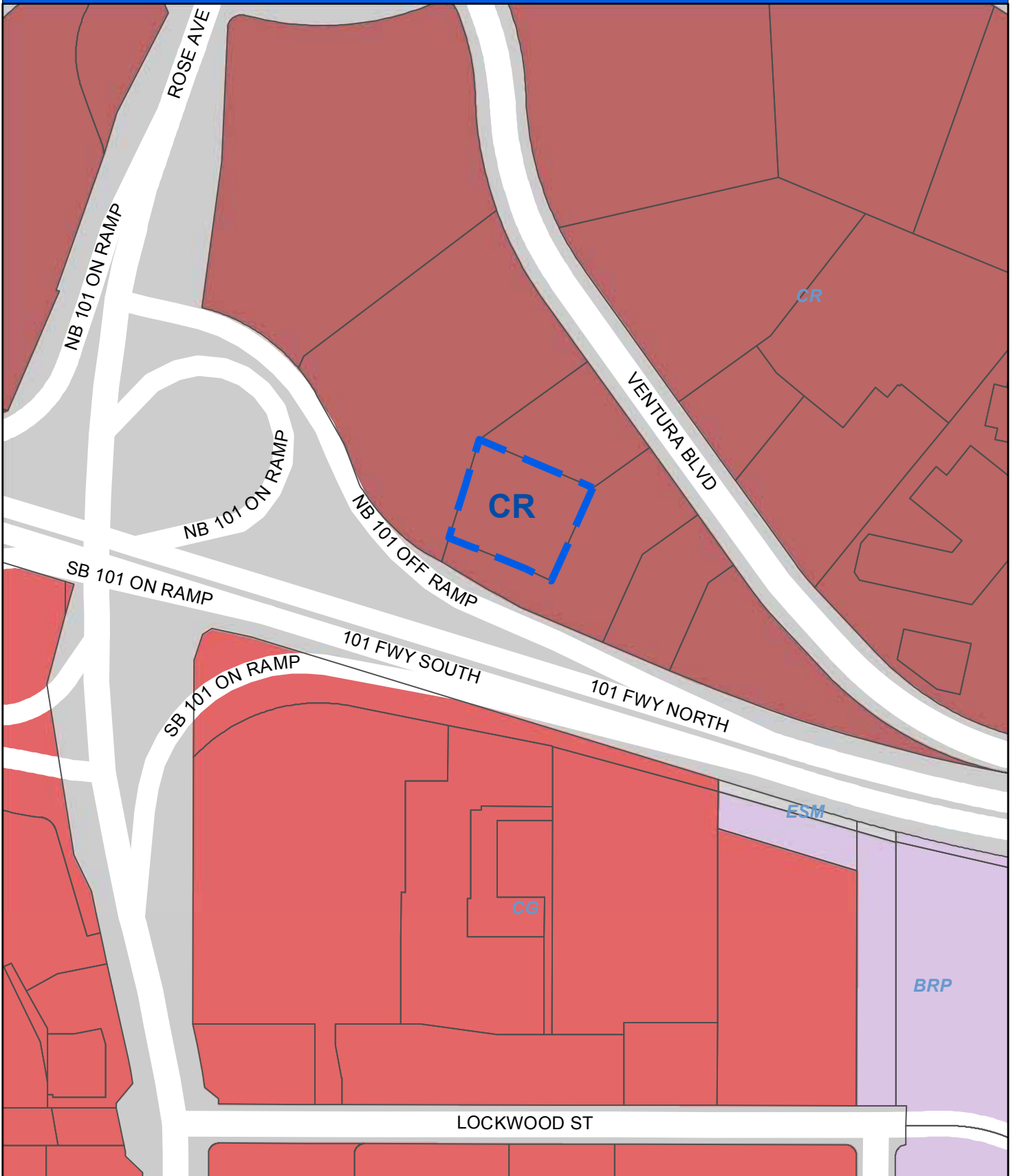
ATTACHMENT A

**MAPS
(VICINITY, GENERAL PLAN, ZONING, AERIAL, TREE HEIGHT)**

Vicinity Map



2030 General Plan Land Use Map



Oxnard Planning
April 15, 2019

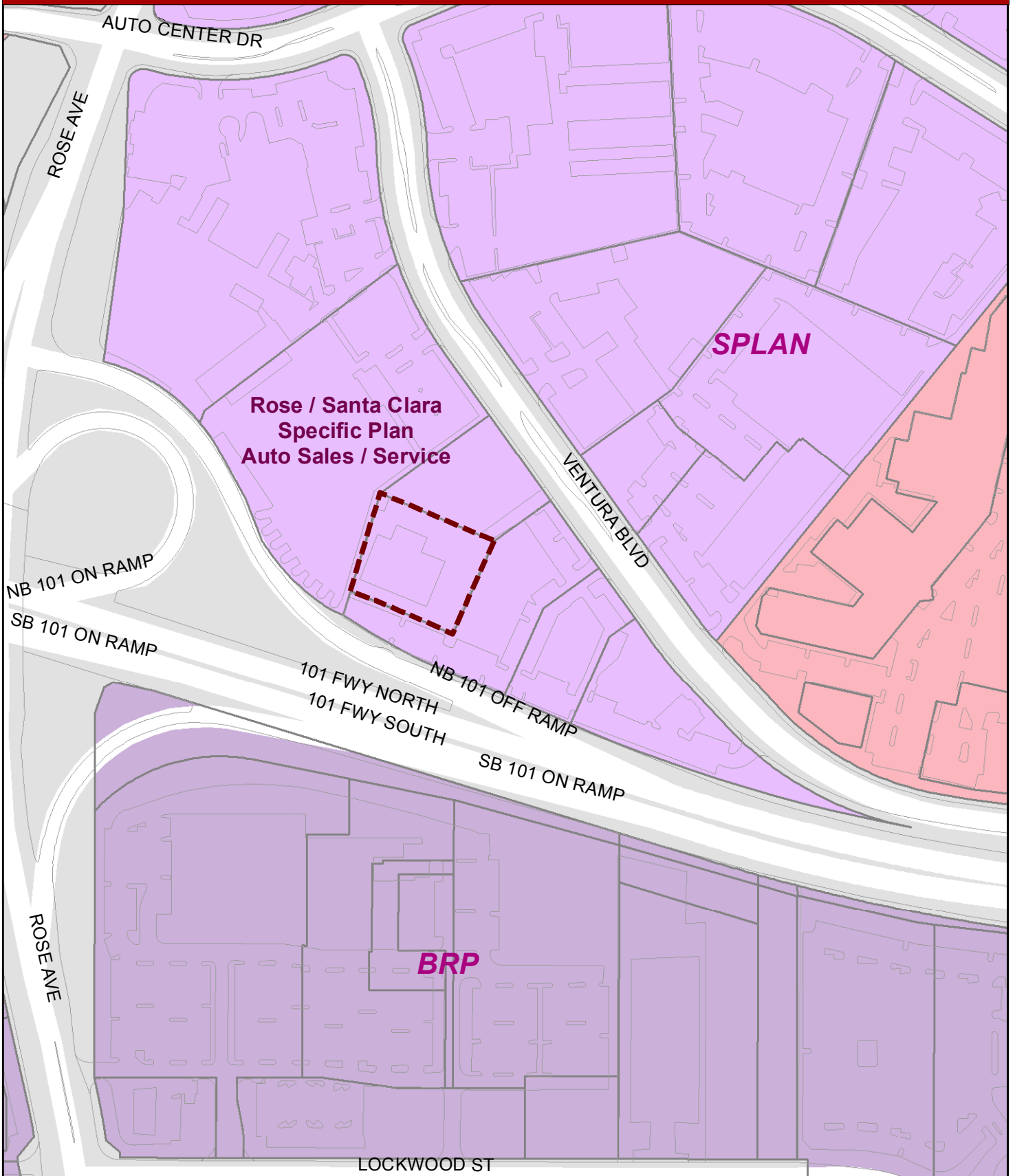
PZ 18-530-02
Location: 1630 E Ventura BLVD
APN: 1440134065
Verizon
0 75 150 300 Feet

2030 General Plan Land Use Map



1:3,000

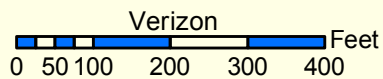
Zoning/Specific Plan Map



Oxnard Planning

April 15, 2019

PZ 18-530-02
Location: 1630 E Ventura BLVD
APN: 1440134065

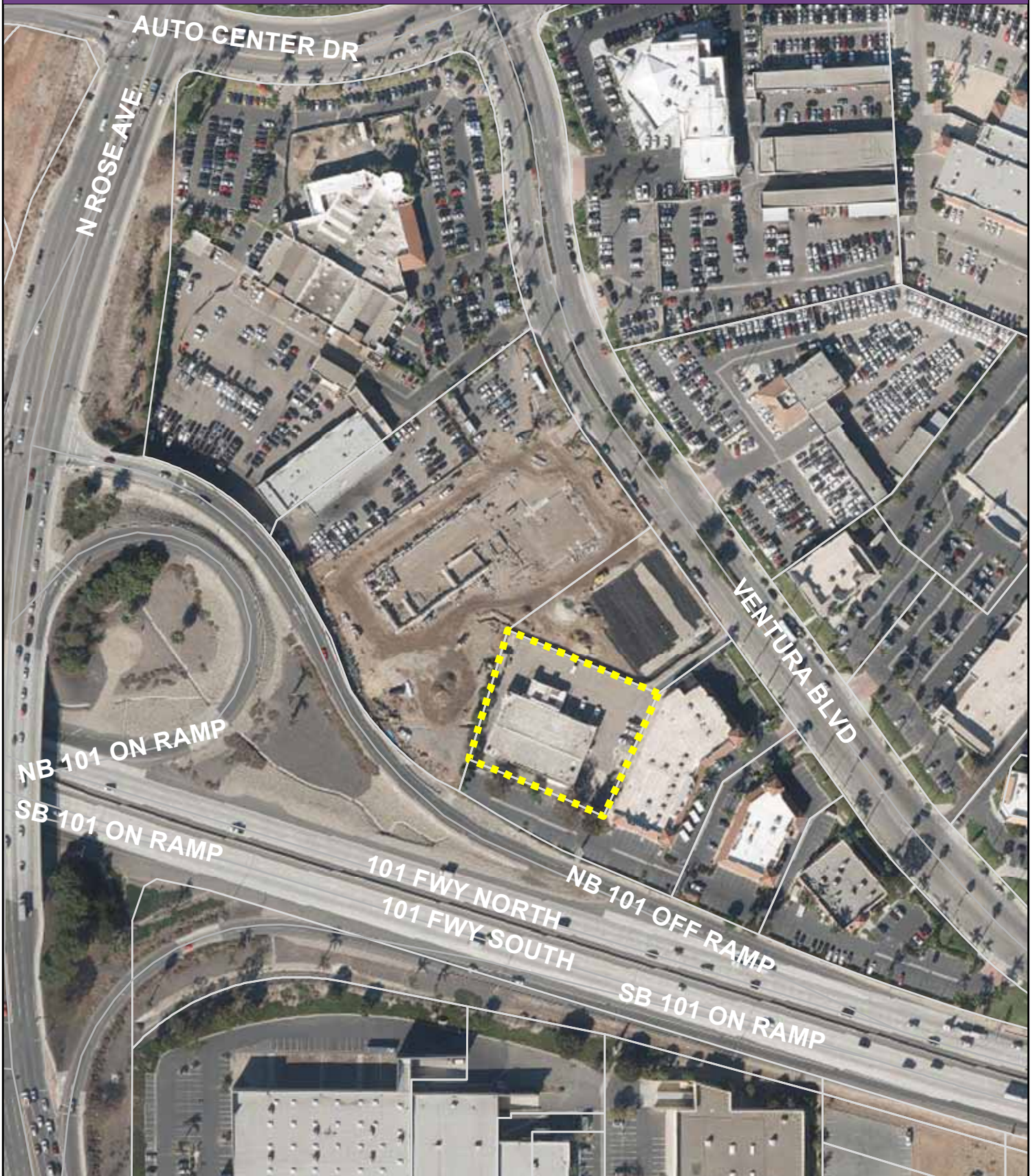


Zoning/Specific Plan Map



1:3,000

Aerial Map



Oxnard Planning
April 15, 2019

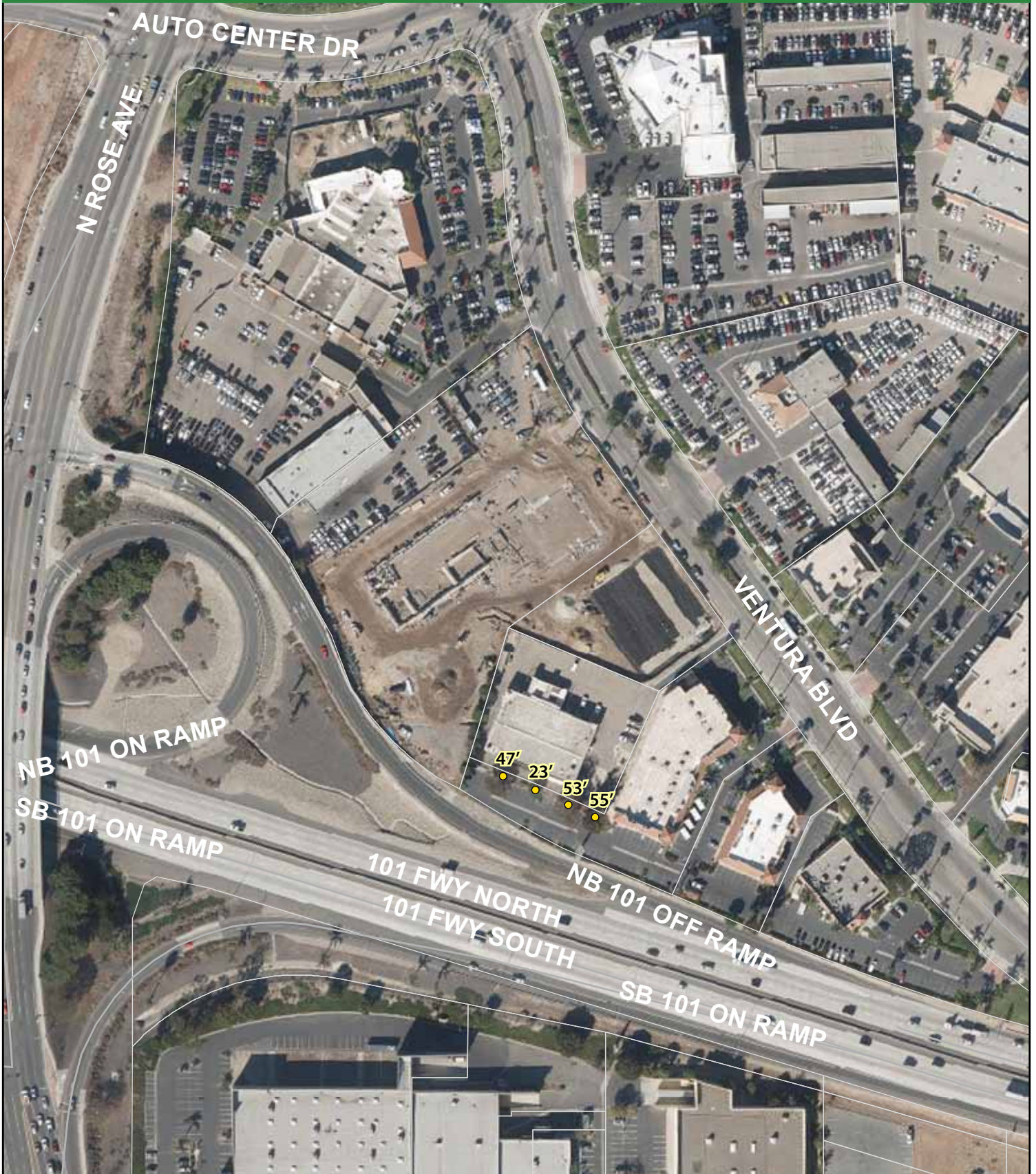
PZ 18-530-02
Location: 1630 E Ventura BLVD
APN: 1440134065
Verizon

0 50 100 200 300 400 Feet

Aerial Map

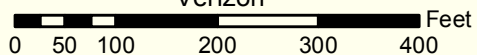


Tree Map



Oxnard Planning
April 15, 2019

PZ 18-530-02
Location: 1630 E Ventura BLVD
APN: 1440134065
Verizon



Tree Map

● Tree Heights



**ATTACHMENT
B**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION**

NOTICE OF EXEMPTION

Project Description: PZ No. 18-530-02 (Special Use Permit - Wireless) A request to construct a 40-foot tall wireless communications facility designed as a faux eucalyptus tree with an associated equipment enclosure within a 540 square-foot lease area adjacent to an existing single-story warehouse building on a 1.0-acre lot in the Auto Sales and Service Area of the Rose-Santa Clara Corridor Specific Plan. Pursuant to Oxnard City Code (OCC) Section 16-497, the request includes an increase in height from 35 feet to 40 within the Auto Sales and Service Area of the Rose-Santa Clara Corridor Specific Plan. The project is located adjacent to the northeastern corner of the warehouse building at 1630 Ventura Boulevard (APN: 144-0-134-065). Filed by Scott Dunaway (“Applicant”), 1114 State Street, Suite 234, Santa Barbara, California, 93101

Finding: The Planning Division of the Community Development 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 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 a stealth wireless communications facility within an approximately 540 square-foot lease area, which represents a small structure. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

(Date)

Scott Kolwitz
Planning and Environmental Services
Manager

ATTACHMENT C

REDUCED PROJECT PLANS

NOTES:

OWNER(S): GENERAL TELEPHONE CO.

APN(S): 144-0-134-065

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 25935579, DATED SEPTEMBER 21, 2017. WITHIN SAID TITLE REPORT THERE ARE SIXTEEN (16) EXCEPTIONS LISTED, TWO (2) OF WHICH ARE EASEMENTS AND ONE (1) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 061112, PANEL NO. 0910E, DATED JANUARY 20, 2010 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

LAT. 34° 13' 31.08" N. NAD 83
LONG. 119° 09' 21.17" W. NAD 83
ELEV. 88.7' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.190 for 1-A accuracy ($\pm 20'$ horizontally and $\pm 3'$ vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

A PORTION OF LOT 89 OF THE RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3 PAGE 26 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE 80 FOOT STRIP DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED IN BOOK 303 PAGE 306 OF OFFICIAL RECORDS, AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO JAMES R. LAGOMARSINO ET UX. BY DEED RECORDED AUGUST 1, 1952 AS DOCUMENT NO. 17599 IN BOOK 1081 PAGE 67 OF OFFICIAL RECORDS; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID

NORTHERLY LINE,
1ST: - NORTH 67° 03' 37" WEST 92.43 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 3040.00 FEET; THENCE ALONG SAID CURVE,
2ND: - NORTHWESTERLY AN ARC DISTANCE OF 116.91 FEET ALONG SAID CURVE CONCAVE TO THE LEFT HAVING A CENTRAL ANGLE OF 2° 12' 12"; THENCE LEAVING SAID NORTHERLY LINE,
3RD: - NORTH 17° 27' 15" EAST 200 FEET; THENCE,
4TH: - SOUTH 66° 38' 46" EAST 234.19 FEET TO A POINT IN THE WESTERLY LINE OF SAID LAND AS CONVEYED TO JAMES R. LAGOMARSINO ET UX.; THENCE ALONG SAID WESTERLY LINE,
5TH: - SOUTH 24° 37' 52" WEST 195.23 FEET TO THE POINT OF BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION FROM JOHN A. LAGOMARSINO AND IDA CLARE LAGOMARSINO BY GRANT DEED DATED JANUARY 22, 1962 AND RECORDED FEBRUARY 12, 1962 IN DEED BOOK 2106, PAGE 560.

TAX PARCEL NO. 144-0-134-065

EASEMENT(S) PER TITLE REPORT:

9. GRANT OF EASEMENT
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
RECORDED ON: 05/05/1988
RECORDED IN: INSTRUMENT NO. 88-061747
*** NOT PLOTTABLE - EXACT LOCATION CANNOT BE DETERMINED FROM REFERENCE DOCUMENT ***

10. EASEMENT AGREEMENT
IN FAVOR OF: CTE CALIFORNIA INCORPORATED, A CALIFORNIA CORPORATION
RECORDED ON: 10/13/1988
RECORDED IN: INSTRUMENT NO. 88-151949
*** PLOTTED AS SHOWN HEREON ***

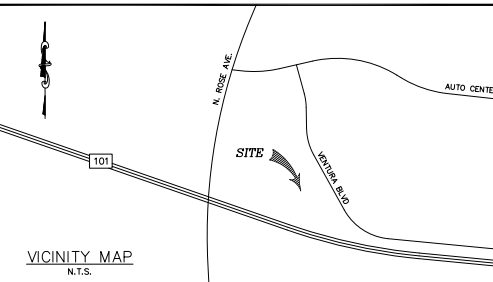
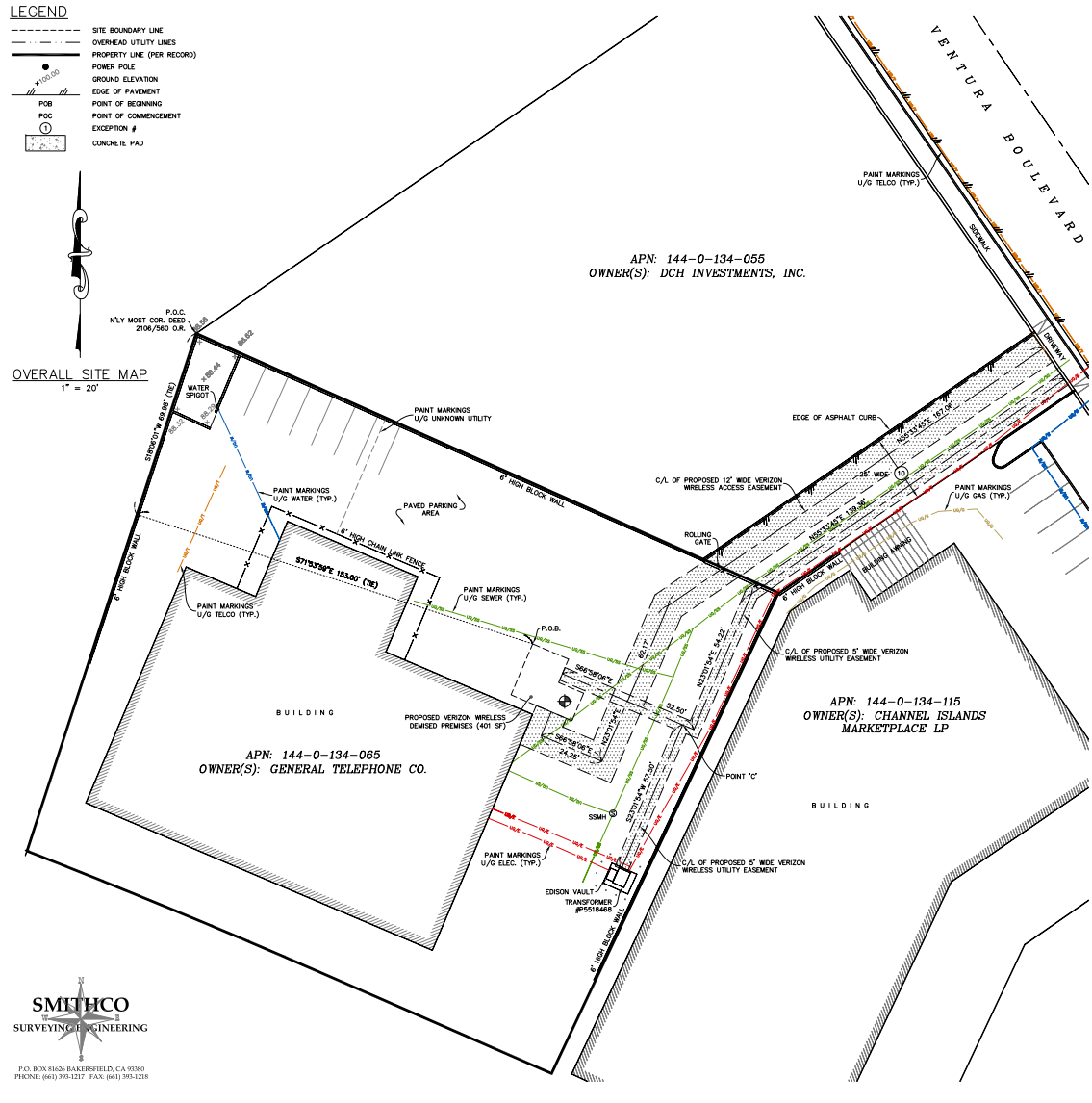
LEGEND

--- SITE BOUNDARY LINE
--- OVERHEAD UTILITY LINES
--- PROPERTY LINE (PER RECORD)
--- POWER POLE
--- GROUND ELEVATION
--- EDGE OF PAVEMENT
--- POINT OF BEGINNING
--- POINT OF COMMENCEMENT
--- EXCEPTION #
--- CONCRETE PAD



OVERALL SITE MAP

1" = 20'



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/19/17	PRELIMINARY	DA
1	09/28/17	TITLE REVIEW	SL
2	10/05/17	ADD LEASE & ESMNTS	DA
3	03/16/18	REV. LEASE & ESMNTS	SL
4	10/17/18	REV. LEASE & ESMNTS	DA

SMITHCO JOB NO.: 82-866



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



436421
RIO LINDO

1630 EAST VENTURA
BLVD.
OXNARD, CA 93030
VENTURA COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA BY GRANT DEED RECORDED FEBRUARY 12, 1962 IN DEED BOOK 2106, PAGE 560, OFFICIAL RECORDS OF VENTURA COUNTY, AND ALSO BEING A PORTION OF LOT 19 OF TRACT NO. 4169 AS SHOWN ON MAP RECORDED IN BOOK 109, PAGE 27, MISCELLANEOUS RECORDS (MAPS) OF VENTURA COUNTY, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST CORNER OF SAID DEED, THENCE ALONG THE WEST LINE OF SAID DEED S 18°06'01" W (DESCRIBED IN DEED AS NORTH 17°27'15" EAST), A DISTANCE OF 69.98 FEET, THENCE LEAVING SAID WEST LINE S 71°53'59" E, A DISTANCE OF 153.00 FEET TO THE TRUE POINT OF BEGINNING;

- COURSE 1) THENCE S 66°58'06" E, A DISTANCE OF 14.33 FEET;
COURSE 2) THENCE S 23°01'54" W, A DISTANCE OF 5.83 FEET TO POINT 'A';
COURSE 3) THENCE CONTINUING S 23°01'54" W, A DISTANCE OF 3.50 FEET
COURSE 4) THENCE S 66°58'06" E, A DISTANCE OF 10.00 FEET;
COURSE 5) THENCE S 23°01'54" W, A DISTANCE OF 11.00 FEET;
COURSE 6) THENCE N 66°58'06" W, A DISTANCE OF 8.25 FEET TO POINT 'B';
COURSE 7) THENCE CONTINUING N 66°58'06" W, A DISTANCE OF 16.08 FEET;
COURSE 8) THENCE N 23°01'54" E, A DISTANCE OF 20.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 401 SQUARE FEET, MORE OR LESS.

LESSEE PROPOSED UTILITY EASEMENT DESCRIPTION:

A 5.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

- COURSE 1) THENCE S 66°58'06" E, A DISTANCE OF 48.00 FEET TO POINT 'C';
COURSE 2) THENCE CONTINUING S 66°58'06" E, A DISTANCE OF 4.50 FEET;
COURSE 3) THENCE N 23°01'54" E, A DISTANCE OF 54.22 FEET;
COURSE 4) THENCE N 55°33'45" E, A DISTANCE OF 139.36 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF VENTURA BOULEVARD AND THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 5.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'C';

- COURSE 1) THENCE S 23°01'54" W, A DISTANCE OF 57.50 FEET TO THE TERMINUS OF THE DESCRIPTION.

LESSEE PROPOSED ACCESS EASEMENT DESCRIPTION:

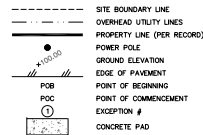
A 12.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'B';

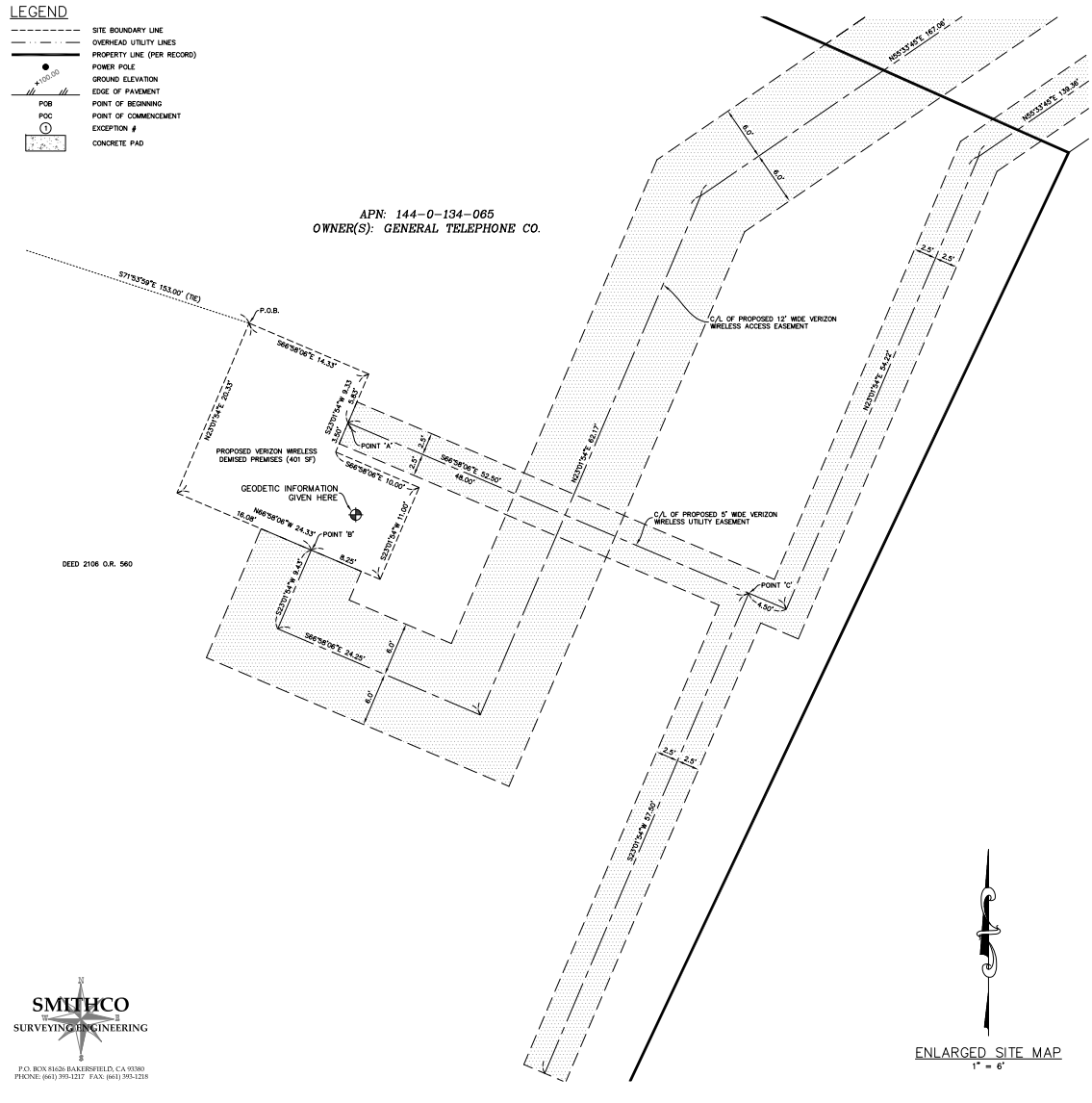
- COURSE 1) THENCE S 23°01'54" W, A DISTANCE OF 9.43 FEET;
COURSE 2) THENCE S 66°58'06" E, A DISTANCE OF 24.25 FEET;
COURSE 3) THENCE N 23°01'54" E, A DISTANCE OF 62.17 FEET;
COURSE 4) THENCE N 55°33'45" E, A DISTANCE OF 167.06 TO THE SOUTHWESTERLY RIGHT-OF-WAY OF VENTURA BOULEVARD AND THE TERMINUS OF THIS DESCRIPTION.

THE SIDELINES OF SAID EASEMENT SHALL BE SHORTENED OR LENGTHENED TO INTERSECT WITH THE SOUTHWEST LINE OF VERIZON WIRELESS' DEMISED PREMISES AND THE SOUTHWESTERLY RIGHT-OF-WAY OF VENTURA BOULEVARD.

LEGEND



APN: 144-0-134-065
OWNER(S): GENERAL TELEPHONE CO.



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/19/17	PRELIMINARY	DA
1	09/28/17	TITLE REVIEW	SL
2	10/05/17	ADD LEASE & ESMNTS	DA
3	03/16/18	REV. LEASE & ESMNTS	SL
4	10/17/18	REV. LEASE & ESMNTS	DA

SMITHCO JOB NO.: 82-866



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



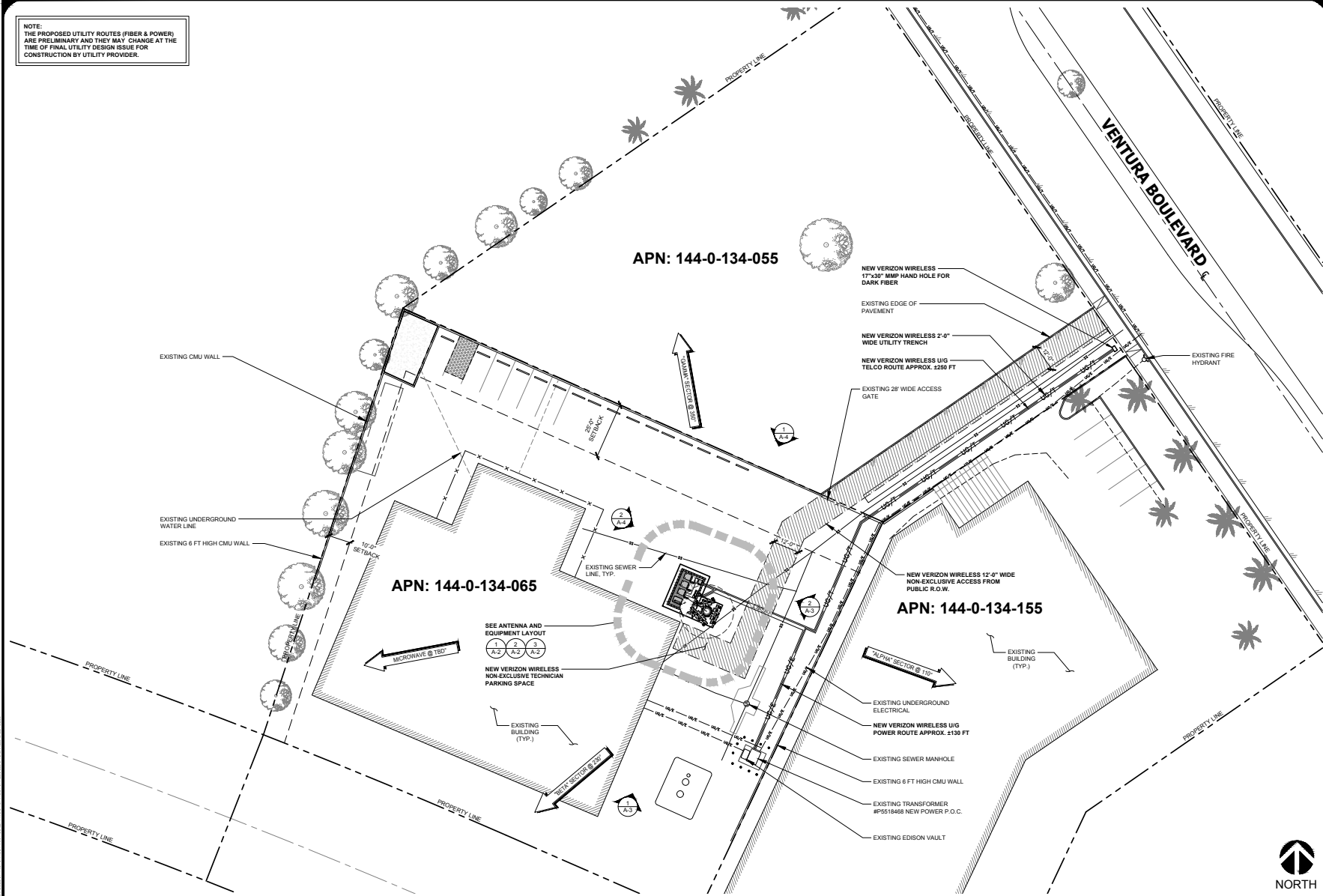
436421
RIO LINDO

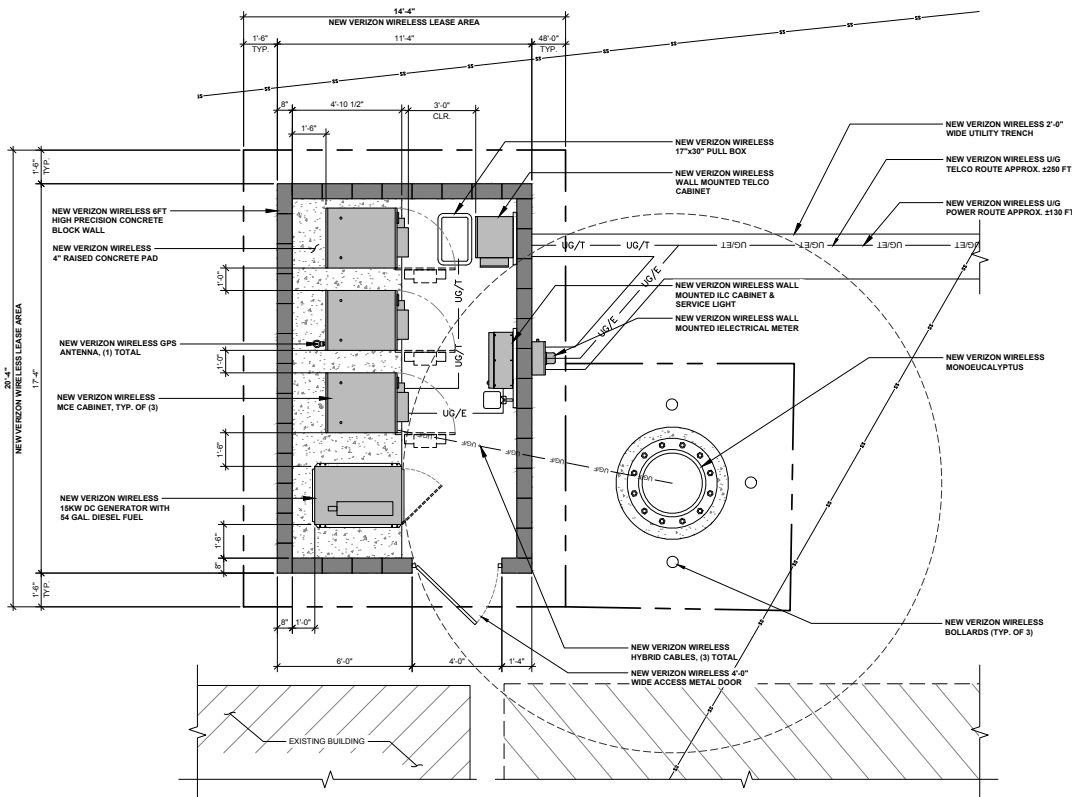
1630 EAST VENTURA
BLVD.
OXNARD, CA 93030
VENTURA COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2

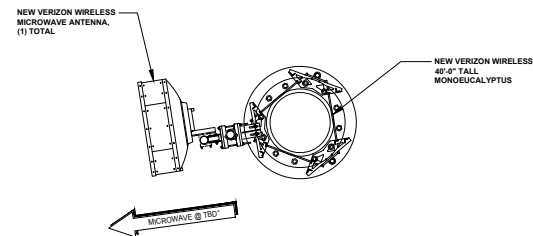
NOTE:
THE PROPOSED UTILITY ROUTES (FIBER & POWER)
ARE PRELIMINARY AND THEY MAY CHANGE AT THE
TIME OF FINAL UTILITY DESIGN ISSUE FOR
CONSTRUCTION BY UTILITY PROVIDER.





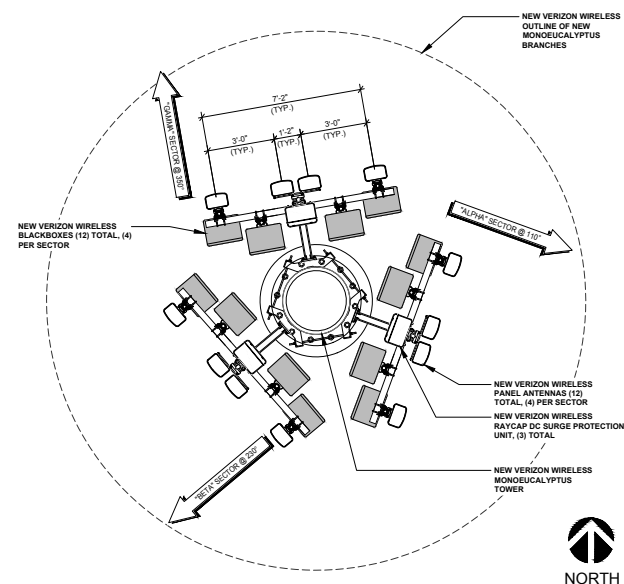
EQUIPMENT LAYOUT

SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17) **3**



MICROWAVE ANTENNA LAYOUT

SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17) **2**



PANEL ANTENNA LAYOUT

SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17) **1**

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/14/18	100% ZONING	JL
1	05/21/18	REVISED 100% ZD	JL
2	09/10/18	SITE RELOCATION	JL
3	12/03/18	VERIZON COMMENTS	LD
4	01/10/19	VERIZON COMMENTS	JL
5	03/08/19	HEIGHT ADJUSTMENT	LD



SDC WIRELESS
AEC DESIGN GROUP, INC.
5015 SHOREHAM PLACE STE. 100
SAN DIEGO, CA 92122
www.sdcwireless.com
619.736.3766

PROPRIETARY INFORMATION
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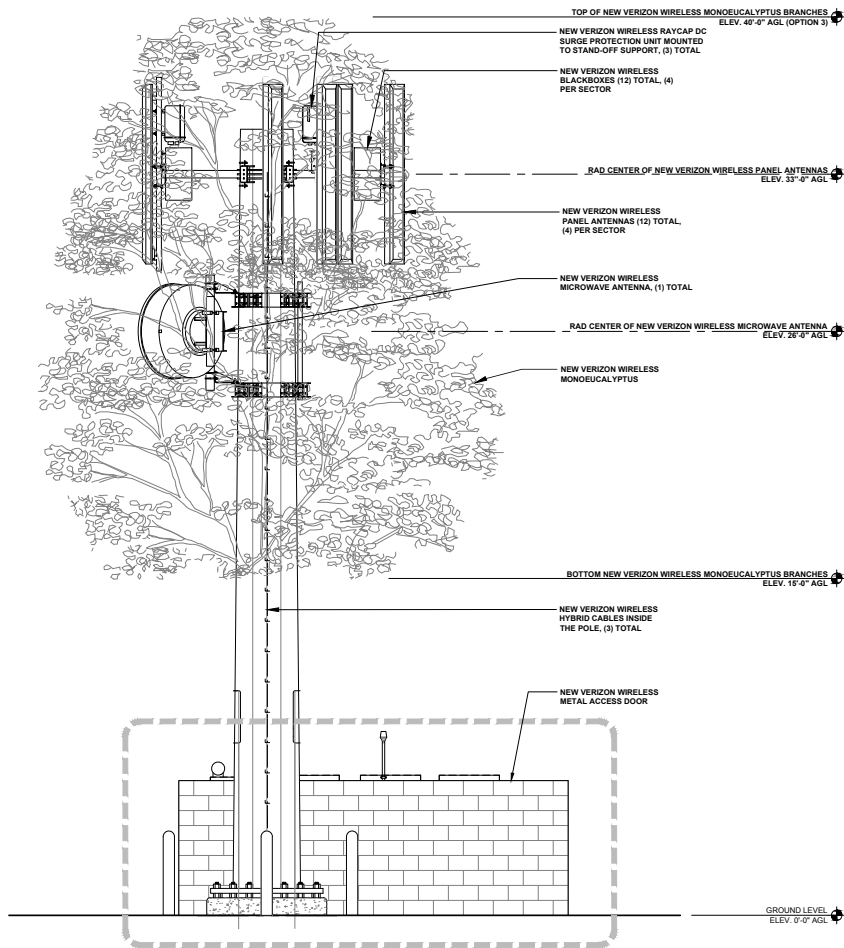
15505 SAND CANYON AVENUE
IRVINE, CA 92618

RIO LINDO
1630 EAST VENTURA BLVD.
OXNARD, CA 93030

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUT

A-2

NOTE:
1. POLE SHALL HAVE FAUX BARK TO 8FT ABOVE LOWEST
BRANCH.



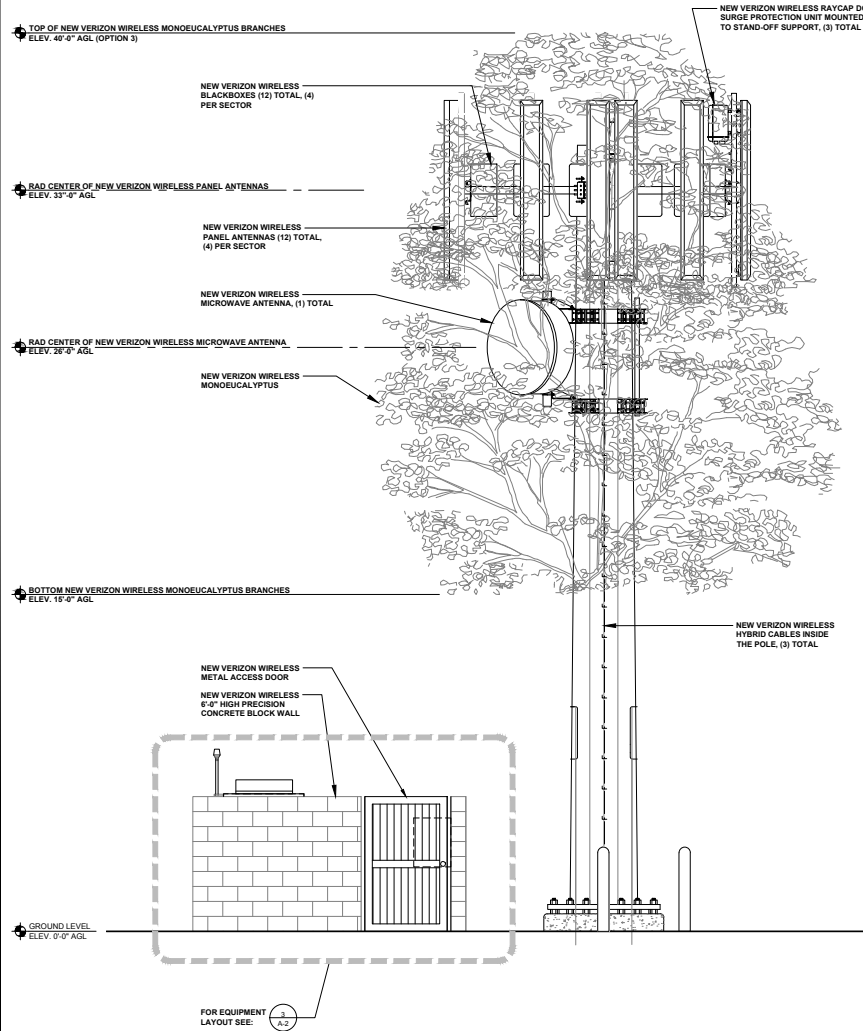
EAST ELEVATION

0 1' 2' 4'

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

2

SOUTH ELEVATION



0 1' 2' 3'

SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/14/18	100% ZONING	JL
1	05/21/18	REVISED 100% ZD	JL
2	09/10/18	SITE RELOCATION	JL
3	12/03/18	VERIZON COMMENTS	LD
4	01/10/19	VERIZON COMMENTS	JL
5	03/08/19	HEIGHT ADJUSTMENT	LD



PROPRIETARY INFORMATION
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DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

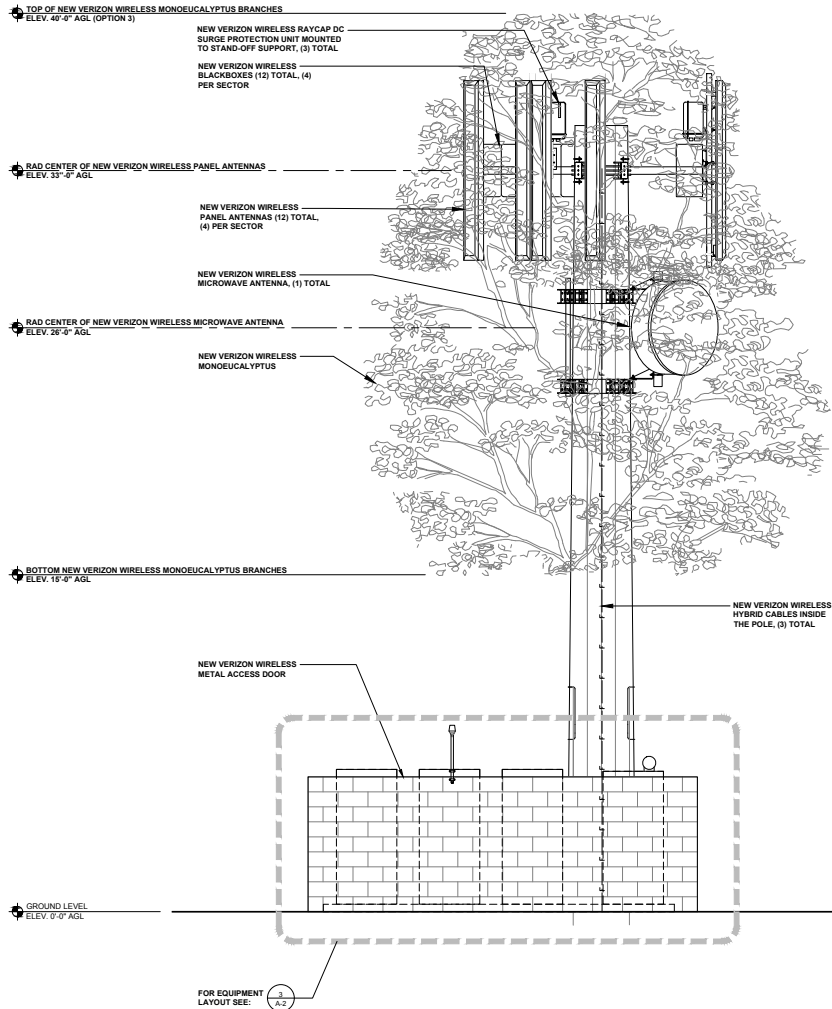


RIO LINDO
1630 EAST VENTURA BLVD.
OXNARD, CA 93030

SHEET TITLE:
**EAST & SOUTH
ELEVATION**

A-3

NOTE:
1. POLE SHALL HAVE FAUX BARK TO 8FT ABOVE LOWEST
BRANCH.

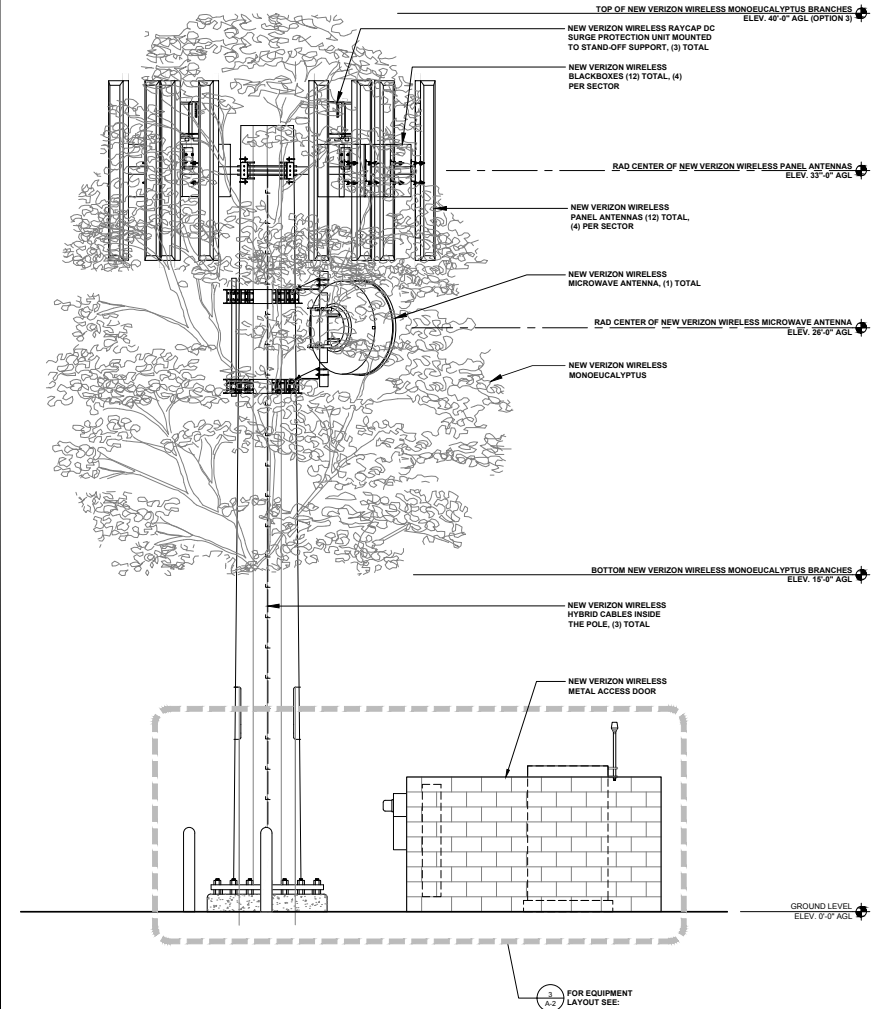


WEST ELEVATION

0' 1' 2' 4'

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

2



NORTH ELEVATION

0' 1' 2' 4'

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/14/18	100% DOWNG	Jb
1	05/21/18	REVISED 100% 2D	Jb
2	09/10/18	SITE RELOCATION	Jb
3	12/03/18	VERIZON COMMENTS	LD
4	01/10/19	VERIZON COMMENTS	Jb
5	03/08/19	HEIGHT ADJUSTMENT	LD



ASE DESIGN GROUP, INC.
5015 SHOREHAM PLACE STE. 180
SAN DIEGO, CA 92122
WWW.ASDG.COM
619.726.3766

PROPRIETARY INFORMATION

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DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED



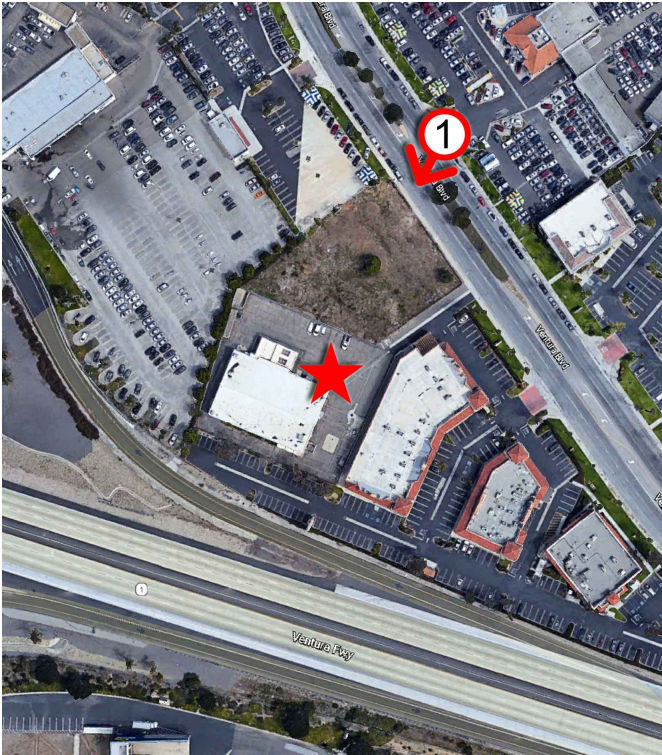
15505 SAND CANYON AVENUE
IRVINE, CA 92618

RIO LINDO
1630 EAST VENTURA BLVD.
OXNARD, CA 93030

SHEET TITLE:
NORTH & WEST
ELEVATIONS

A-4

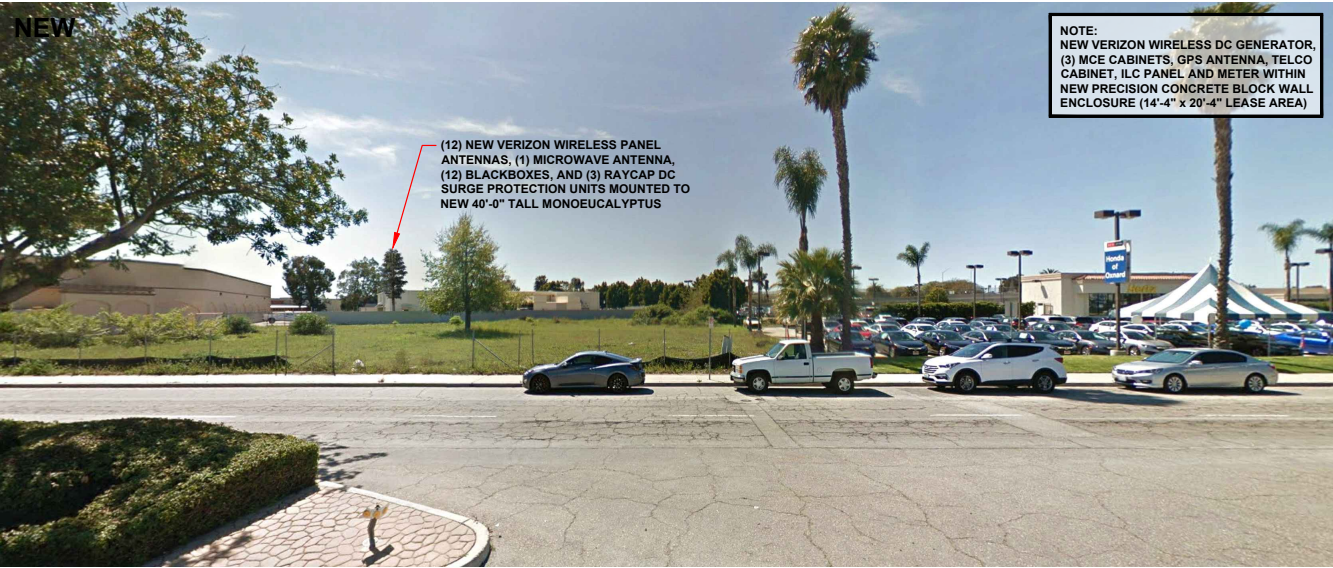
PHOTOSIMULATION VIEWPOINT 1



RIO LINDO
MCE
MTX 41 / BSC 3
1630 EAST VENTURA BLVD.
OXNARD, CA 93030



NEW

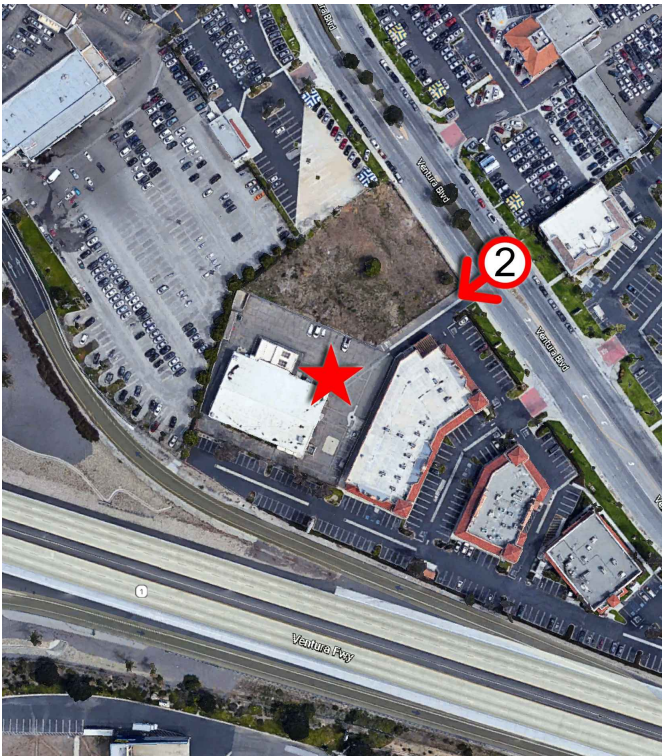


EXISTING



DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

PHOTOSIMULATION VIEWPOINT 2



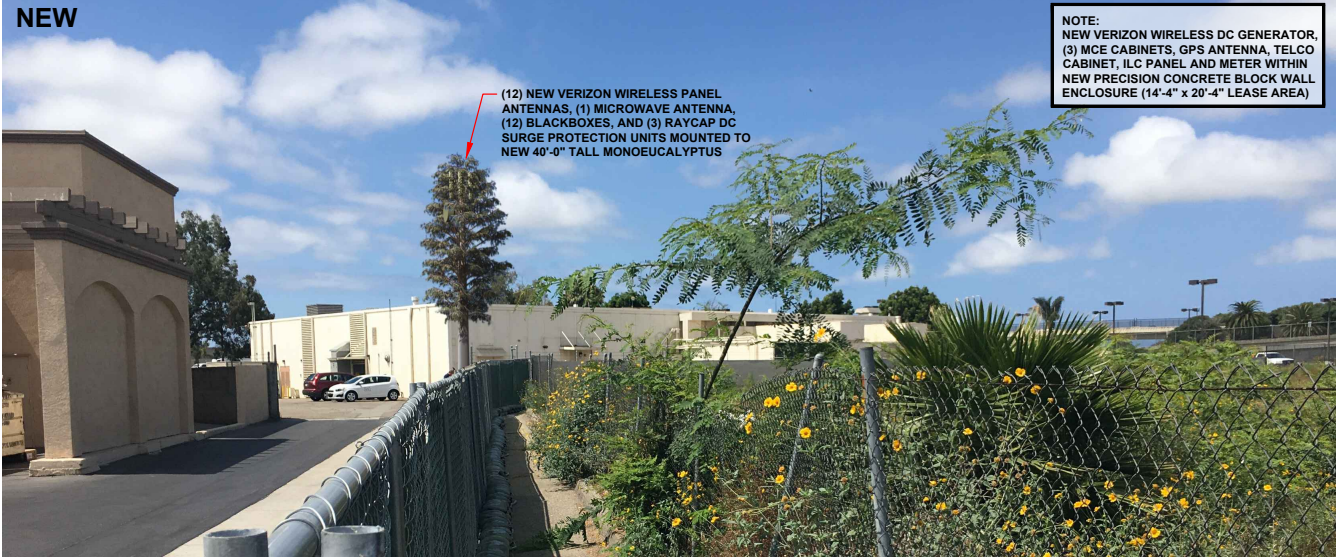
DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



RIO LINDO
MCE
MTX 41 / BSC 3
1630 EAST VENTURA BLVD.
OXNARD, CA 93030



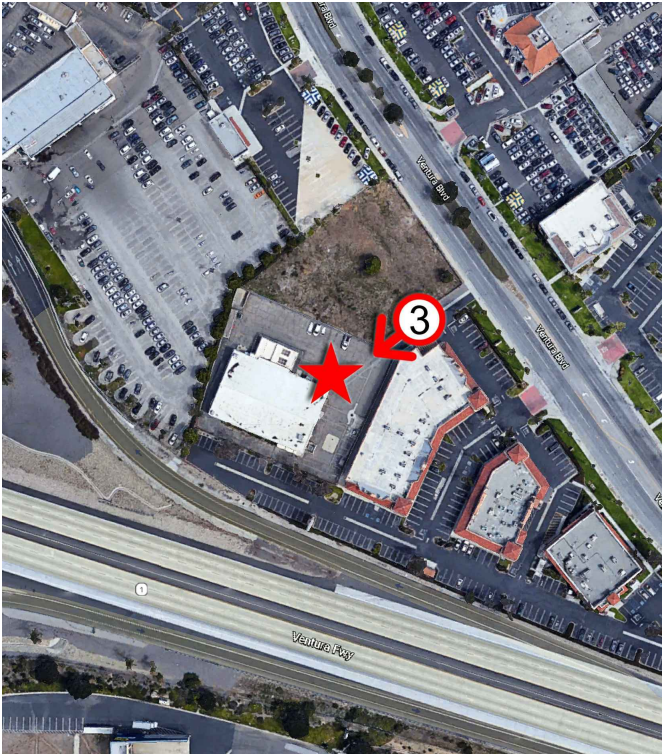
NEW



EXISTING



PHOTOSIMULATION VIEWPOINT 3



DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



RIO LINDO
MCE
MTX 41 / BSC 3
1630 EAST VENTURA BLVD.
OXNARD, CA 93030



NEW



EXISTING



ATTACHMENT D

RESOLUTION (SPECIAL USE PERMIT)

RESOLUTION NO. 2020 – XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 18-530-02 (SPECIAL USE PERMIT - WIRELESS) FOR CONSTRUCTION OF A 40-FOOT TALL COMMUNICATIONS FACILITY DESIGNED AS A FAUX EUCALYPTUS TREE AND ASSOCIATED EQUIPMENT ENCLOSURE WITH AN INCREASE IN HEIGHT FROM 35 FEET TO 40 FEET LOCATED AT 1630 VENTURA BOULEVARD (APN: 144-0-134-065), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY SCOTT DUNAWAY ON BEHALF OF VERIZON, 1114 STATE STREET, SUITE 234, SANTA BARBARA, CALIFORNIA, 93101.

WHEREAS, on April 23, 2018, Verizon (the “**Applicant**” and/or “**Permittee**”) submitted a request to allow the construction a 40-foot tall wireless communications facility designed as a faux eucalyptus tree with an associated equipment enclosure, located at 1630 Ventura Boulevard (APN: 144-0-134-065); and

WHEREAS, on January 9, 2020, 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. 18-530-02 (Special Use Permit - Wireless) to authorize the construction of a 40-foot tall communications facility designed as a faux eucalyptus tree with an associated equipment enclosure, located at 1630 Ventura Boulevard (APN: 144-0-134-065) (the “**Project**”) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, Section 16-488 of the Oxnard City Code authorizes the City to approve communications facilities that do not comply with all of the development standards of the zone in which the facility is to be located, but that can be conditioned to eliminate potential impacts or reduce potential impacts to an acceptable level through the issuance of a Special Use Permit, and Section 16-497 of the Oxnard City Code authorizes the Planning Commission to approve wireless facilities with an increase in height from 35 feet to 40 feet with 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 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 General Plan land use designation of Commercial Regional and is in the Auto Sales and Service Area of the *Rose-Santa Clara Corridor Specific Plan* Area. The project is surrounded on all sides by commercial development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. 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 wireless communications facility is consistent with the General Plan and Oxnard City Code and is compatible with the physical scale and character of other commercial development in the project area. Any projects requiring discretionary approval would be analyzed with the General 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 wireless communications facility 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 commercial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by commercial development.

The transmission of wireless radio signals are governed by operating standards of the Federal Communications Commission (FCC). The applicant submitted a Radio Frequency Emissions Report evaluating the emissions of the proposed communications facility. The report demonstrates that based on predictive modeling, at ground level the maximum radio frequency emission is estimated to be approximately 19% of the FCC general public exposure limit. Thus, the site is designed to be compliant with the FCC exposure guidelines.

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; however, the property where the wireless facility is proposed is adjacent to U.S. Highway 101, which is identified as a Scenic Highway in the City of Oxnard 2030 General Plan. The proposed facility is designed as a eucalyptus tree and has been conditioned to install and maintain additional eucalyptus trees allowing the wireless facility to blend in with the new on-site trees and existing adjacent trees to disguise the facility from the view of the highway located to the south of the project site. Therefore, the project will preserve and enhance the character of scenic highways, and publicly owned and utility rights-of-way.

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

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

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

The project site 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. 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 City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.**

The proposed use is located on property with a General Plan designation of Commercial Regional, which allows major multi-tenant shopping centers that

may include offices, hotels, and other services. The proposed use involves the construction of a stealth communications facility on a lot adjacent to a multi-tenant shopping center. The proposed communications facility, as conditioned to provide additional landscaping to screen the facility, is consistent with applicable General Plan policies (see Staff Report Section 6.b). Allowing a single wireless communication faux eucalyptus tree with an increase in height from 35 feet to 40 feet will decrease the need for additional wireless communication facilities in more objectionable areas. Furthermore, the additional height will increase the quality of wireless coverage, providing a benefit to customers and emergency personnel in the vicinity. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.

- (2) **The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed special use permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

The proposed communications facility is designed as a 40-foot tall faux eucalyptus tree. The faux tree will be located in an area that is mostly surrounded by existing buildings and trees of similar height. Thus, the proposed facility, as conditioned to provide additional landscaping to screen the facility, is designed to be compatible with surrounding uses. The construction and operation of the facility is required to comply with all applicable laws, including radio frequency (RF) emissions. Thus, the proposed communications facility will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures or to the public health, safety or general welfare.

- (3) **The site that is subject to the special use permit shall be adequate in size and shape to accommodate the yards, walls, fencing, parking and loading facilities, landscaping, items which may be required by Section 16-532.**

The proposed communications facility will be located within a 540 square-foot lease area of the 1.0-acre lot, which represents 1.2% lot coverage. The proposed facility is consistent with applicable City standards (see Staff Report Section 6.a through and 6.i).

The proposed faux eucalyptus tree would be visible from Ventura Boulevard and U.S. Highway 101. The faux tree will be subject to conditions of approval to include the installation of two eucalyptus trees and for the continued maintenance of the stealth design to minimize the public's view of the wireless facility consistent with the purpose of the wireless communication facilities ordinance, which seeks to minimize adverse visual impacts through careful design (such as the use of stealth facilities), siting, landscape screening, and other camouflaging

techniques (Section 16-485(B)(4)). The surrounding landscaping, including the staff recommended two eucalyptus trees, will blend the proposed tree into the treescape such that the proposed faux tree will not be prominently distinguishable. As conditioned, the faux tree will not be prominently visible from Ventura Boulevard and Highway 101.

The project includes an increase in height (from 35 feet to 40 feet, which represents a 14% increase) to allow the facility to connect to the Verizon network and to project signals over the adjacent buildings. Pursuant to the City Code, (Section 16-497), the Planning Commission may modify numerical standards of the zone in which the communications facility is proposed to be located by a maximum of 25%, if the commission finds that such modifications are consistent with the goals, principles and standards of the general plan and other adopted city policies and with the public welfare. The requested increase in height is consistent with the 2030 General Plan (outlined in the Staff Report dated January 9, 2020) and the public welfare, as the increased coverage provides a greater public safety benefit for customers and emergency services personnel.

Thus, the site for the proposed communications facility is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

- (4) **The site that is subject to the special use permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.**

The proposed communications facility site is located on a developed lot that has adequate vehicle access from Ventura Boulevard. The facility will be unmanned and will require one vehicle trip per month for routine maintenance. The facility will have the use of an easement area for a parking space within the existing parking area of the warehouse building. The required one vehicle trip per month represents a negligible impact to the roadway network. Thus, the proposed use will be served by adequate streets for the project-generated traffic.

- (5) **The site that is subject to the special use permit shall be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

The project site is located on a lot that has been developed with a warehouse building. The subject lot is currently served by utilities. The proposed project is an unmanned communications facility that does not require expansion of existing utilities. Thus, the proposed use will be provided with adequate sewerage, water, fire protection 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, Section 15303 (Class 3) of the State CEQA Guidelines. This section pertains 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 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. 18-530-02 (Special Use Permit - Wireless), subject to the attached conditions of approval.

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

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

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-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	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 dated January 9, 2020, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Modification to the plans is approved by the Planning

and Environmental Services Manager (“Planning Manager”) or a Major Modification to the plans is approved by the Planning Commission. A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A Major Modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. 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*)
5. Developer agrees, as a condition of adoption of this resolution, at Developer’s own expense, to indemnify, defend 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*)
6. 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*)
7. 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*)
8. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)
9. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)
10. 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*)

11. 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*)
12. 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

13. Prior to issuance of building permits, the Applicant shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Planning Division for review and approval.
14. 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)

PLANNING DIVISION STANDARD CONDITIONS

15. 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)
16. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)
17. 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*)
18. 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*)
19. 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*)

20. 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*)
21. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
22. 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*).
23. 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

24. In order to be less prominently distinguishable from the existing treescape in the vicinity, the proposed facility shall include the installation of two 24-inch box size eucalyptus trees near the proposed faux eucalyptus tree. The exact location of the two 24-inch box size eucalyptus trees shall be determined by the Planning Manager in consultation with the City's Landscape Architect. Prior to issuance of a building permit for the wireless communications facility, the Applicant shall obtain approval of a landscape and irrigation plan for the two 24-inch box size eucalyptus trees.
25. Prior to issuance of a building permit, Applicant shall submit specification sheets for the product to be used to create the stealth tree and will provide samples of the materials for review and approval by the Planning Manager.
26. 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)
27. Pursuant to City Code Section 16-493, a wireless communications facility that has not operated for six continuous months shall be considered abandoned, 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 of notification, the City may remove such facility at the owner's expense. If there are two or more users of a single wireless facility, this provision shall not become effective until all users cease using such facility for six continuous months. (PL/CA)
28. For the life of the permit, the operator of the facility shall ensure that screening elements are maintained and replaced as necessary to ensure the faux eucalyptus remains properly 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 screening and camouflage standards of the original approval. (PL)

29. Prior to issuance of a building permit, applicant shall submit plans to include notes stating the colors of all equipment (panel antennas, remote radio units, etc.) and conduit mounted on the communications facility. The colors shall mimic those of a eucalyptus tree, subject to the approval of the Planning Manager.
30. Operator shall remove any and all graffiti from the facility (including faux tree, equipment enclosure and related equipment) within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in the underlying colors and/or design, and shall not look like a paint patch.
31. The subject permit shall be for a 10 year time period from the date of its 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.
32. 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.
33. The emergency generator shall be tested only during the hours of 7:00 a.m. to 6:00 p.m. and the days Monday through Saturday. The emergency generator shall not be tested on Sunday.
34. Within 6 months of final inspection, the carrier shall provide a third party report confirming that the site is in compliance with all FCC regulations.
35. Existing vegetation, including trees, shrubs, grass and other ground cover, that is removed or damaged during construction shall be replaced.
36. Entry-deterrent measures incorporated into the facility design to reduce the potential for trespass and injury shall be maintained throughout the life of the project.
37. No storage of mobile or immobile equipment not used in direct support of the wireless telecommunications facility shall be stored on the site unless repairs to the facility are being made.
38. 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.

39. All cables, wires, sweeps, jumpers and other connectors shall be installed inside the mono-eucalyptus to the maximum extent feasible. All utilities servicing the facility shall be placed underground.
40. All externally mounted equipment and appurtenances shall be painted and textured to match and mimic natural eucalyptus tree colors. Applicant shall maintain all painted surfaces in good condition at all times. The project shall only use non-reflective materials and finishes.
41. The entire mono-eucalyptus shall be covered with three dimensional faux eucalyptus tree bark cladding and painted an appropriate bark color to resemble a live eucalyptus which shall be maintained in good condition at all times.
42. The mono-eucalyptus branch and leaf density and design shall properly camouflage the proposed antennas. Branches and leaves shall be placed to extend above, between and below antennas and appurtenances. Branch length shall vary as need to provide maximum camouflage of antennas and appurtenances. The antenna arrays shall be painted to camouflage them using a color mix (shade/light) given off by the leaves in daylight hours. Applicant shall maintain the leaves and camouflage paint in good condition at all times.
43. The mono-eucalyptus and other ground mounted equipment (to the extent technically feasible) shall be enclosed within an enclosure. The concrete walled enclosure shall be designed and painted to match the existing architectural style of the adjacent building exterior wall. This condition does not require the applicant to install electric meters, emergency shut-off switches or connectors for emergency backup power within the equipment enclosure.
44. The applicant shall install all ground-mounted equipment (other than the mono-eucalyptus) so that no portion protrudes above the equipment enclosure.
45. Applicant shall install and at all times maintain in good condition a “Network Operations Information” sign at all access points to the equipment area. 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.
46. The Applicant shall install and at all times maintain in good condition an “RF Notice” and “Network Operations Information” sign on the base of the tower structure. Signs required under this condition shall be installed so that a person can clearly see the sign as he or she approaches the tower.
47. The applicant shall ensure that all signage complies 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 its network operations center that reaches a

live person who can exert transmitter power-down control over this site as required by the FCC.

48. No signs, other than required by the FCC or other regulatory agencies, are approved as part of this action. Signs or advertising is prohibited, unless it is part of the camouflage design or primary structure upon which the Wireless Telecommunications Facility is affixed.
49. 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 as to minimize the amount of light that falls onto nearby properties, particularly residences.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 9th day of January, 2020.

Diedre Frank, 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 9th day of January, 2020, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Scott Kolwitz, Secretary

ATTACHMENT E

PROPAGATION MAPS

Low Band (700 MHz) Frequency Propagation Maps



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Existing Verizon Coverage on Low Band



With Rio Lindo at 28' RAD Center



With Rio Lindo at 33' - Proposed RAD Center

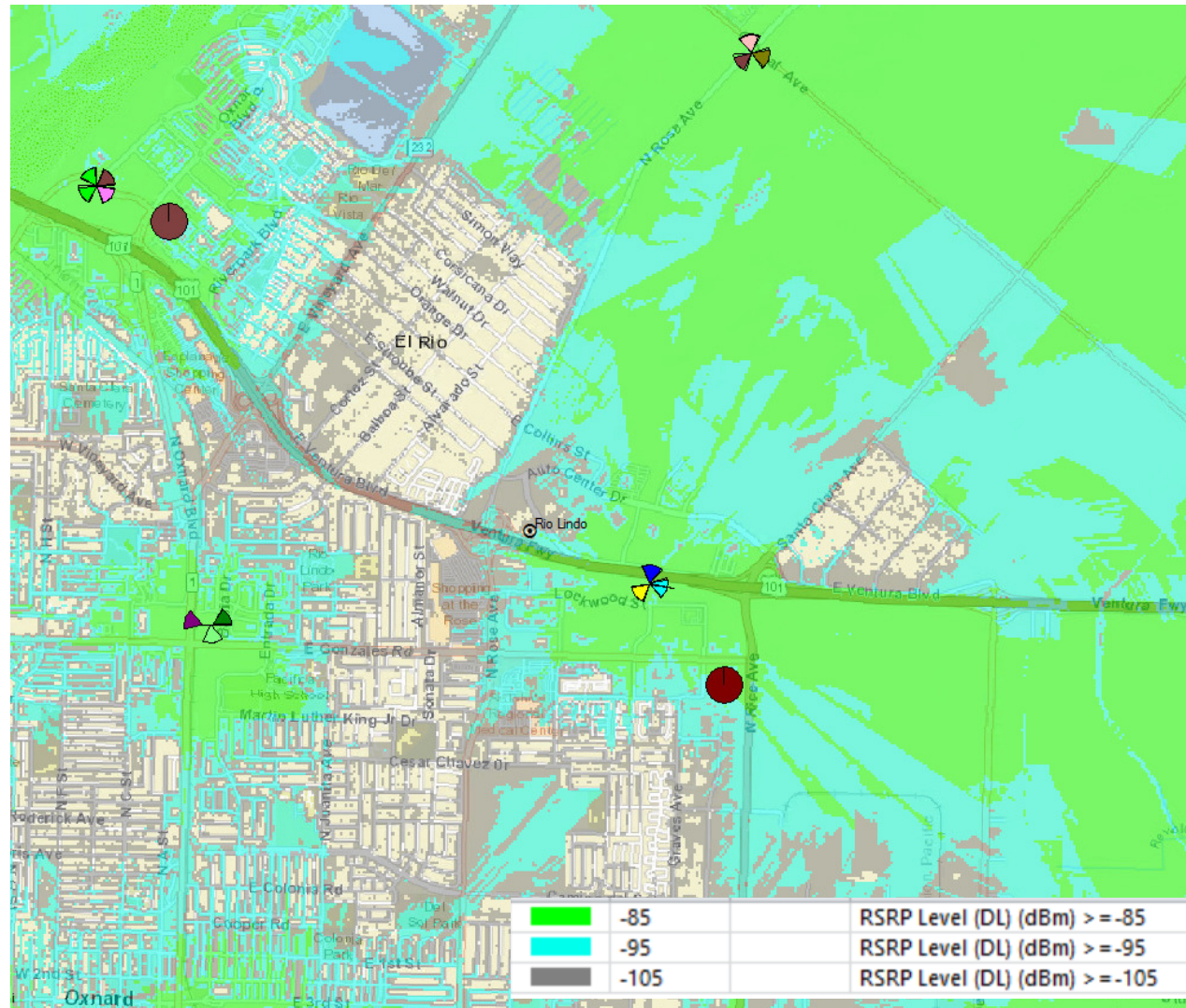


With Rio Lindo at 38' RAD Center



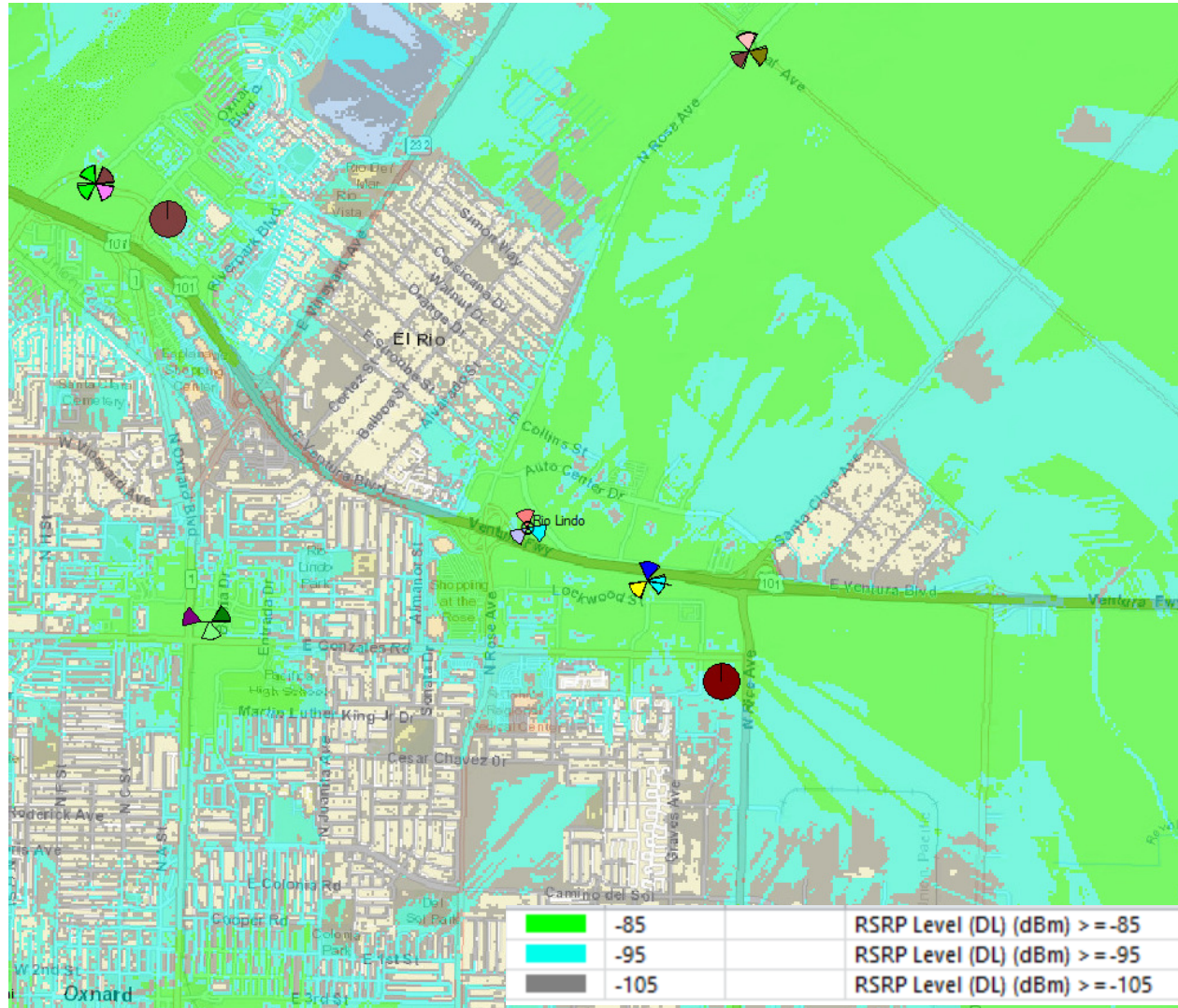
High Band (2100 MHz) Frequency Propagation Maps

Existing Verizon Coverage on High Band

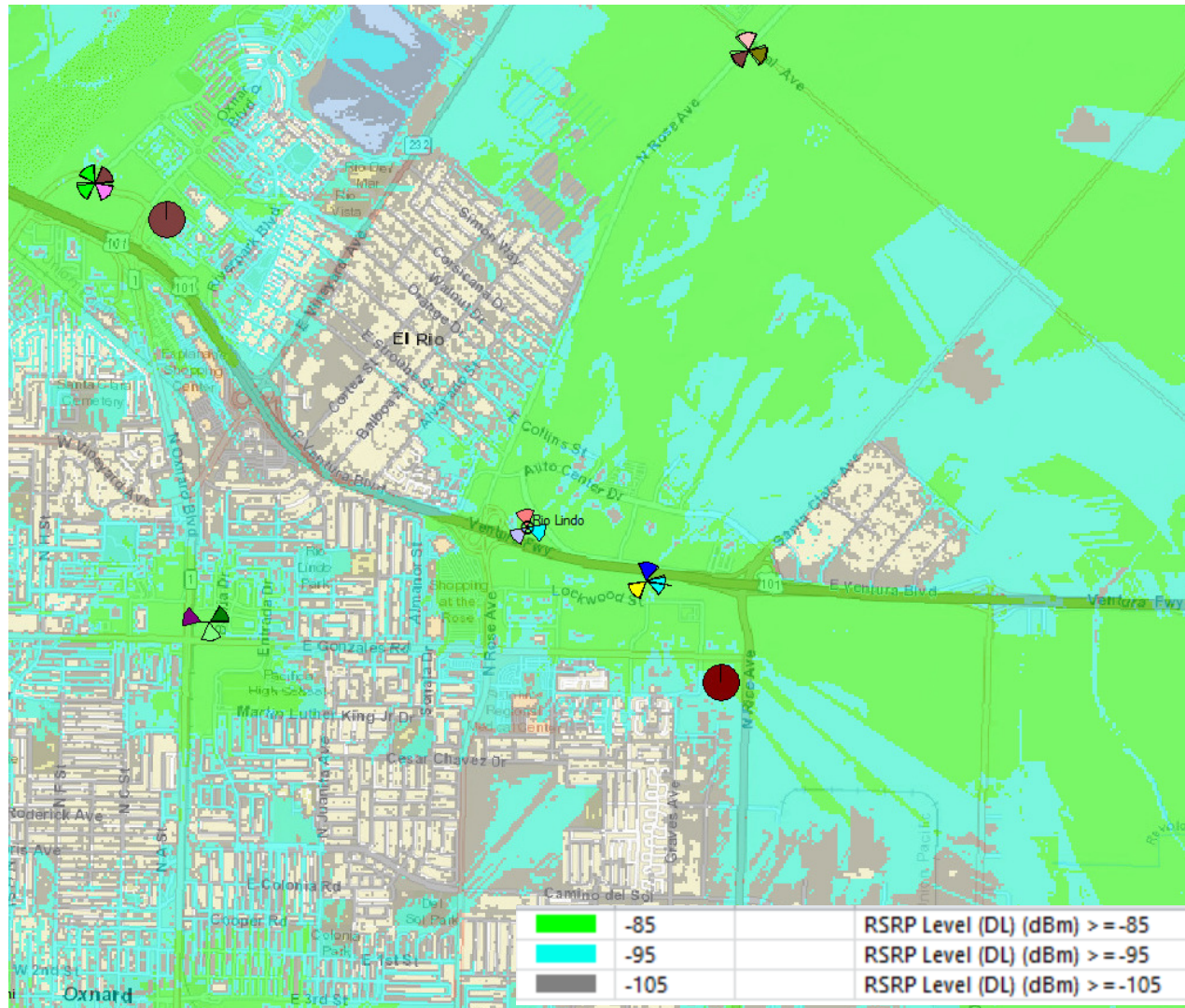


Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

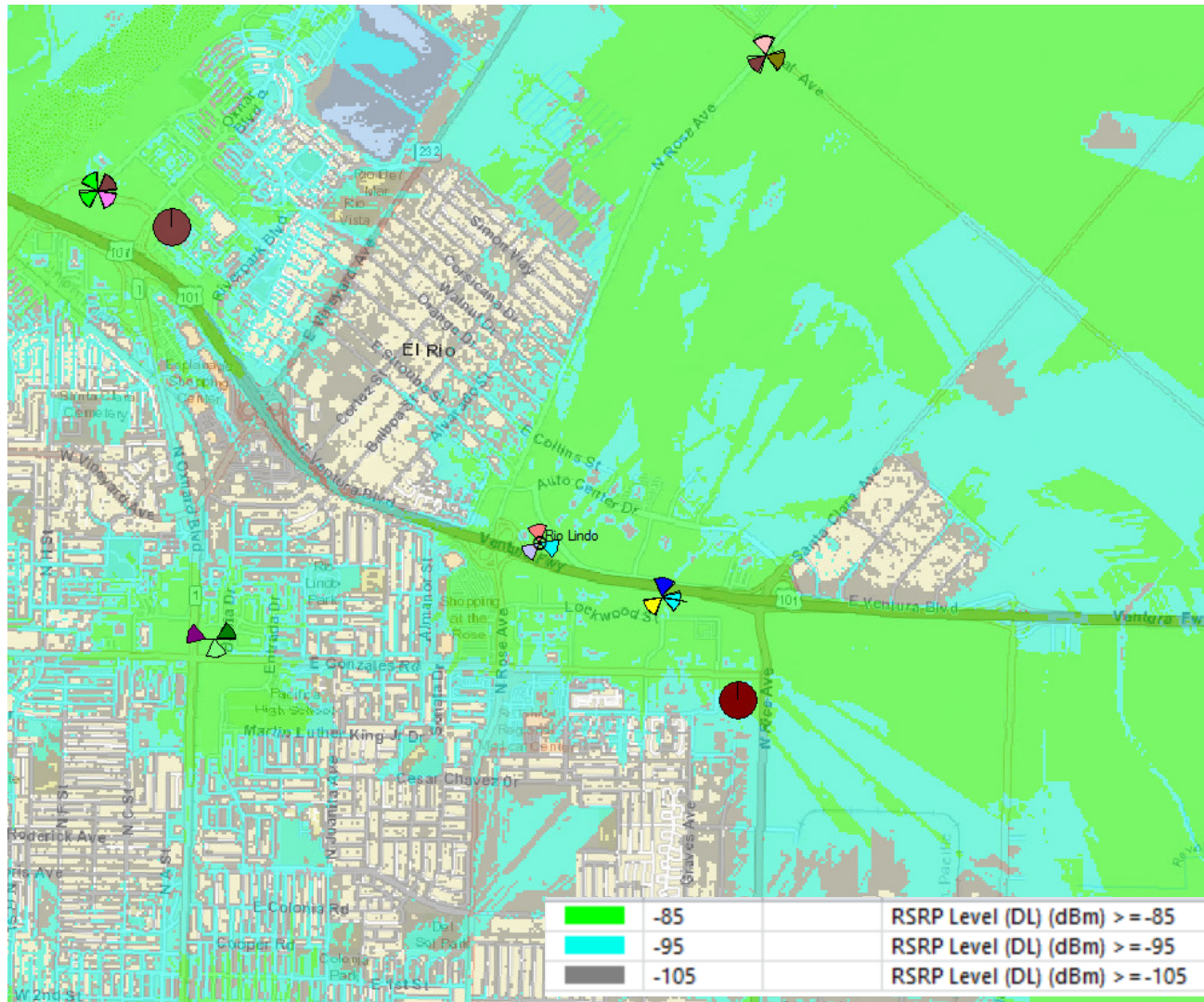
With Rio Lindo at 28' RAD Center



With Rio Lindo at 33' - Proposed RAD Center



With Rio Lindo at 38' RAD Center



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Santa Barbara, CA 93101
Tel (805) 637-0339
Scott@D4communications.com



November 8, 2019

Jay Dobrowalski
Associate Planner
City of Oxnard
214 South C Street
Oxnard, California 93030

RF Supplemental

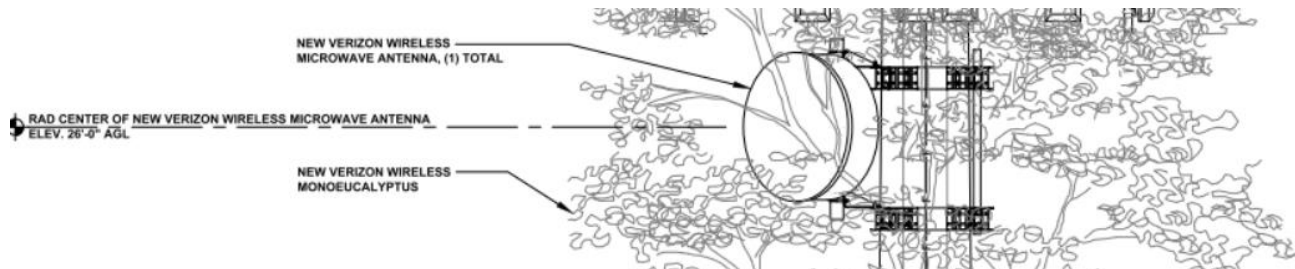
**Site Number: Rio Lindo – Verizon,
1630 East Ventura Blvd., Oxnard CA 930030**

Please find the enclosed additional information regarding the height proposed for the Verizon wireless facility. The Verizon project was approved by the planning commission on January 15th, 2015 at the elevation of 40' under Permit No. 14-530-02. Subsequently the planning approval has lapsed. Verizon is proposing a 40' Mono-eucalyptus facility in the same location at the same height of the previous approval.

The additional height of five feet above the zone height is needed for the following reasons.

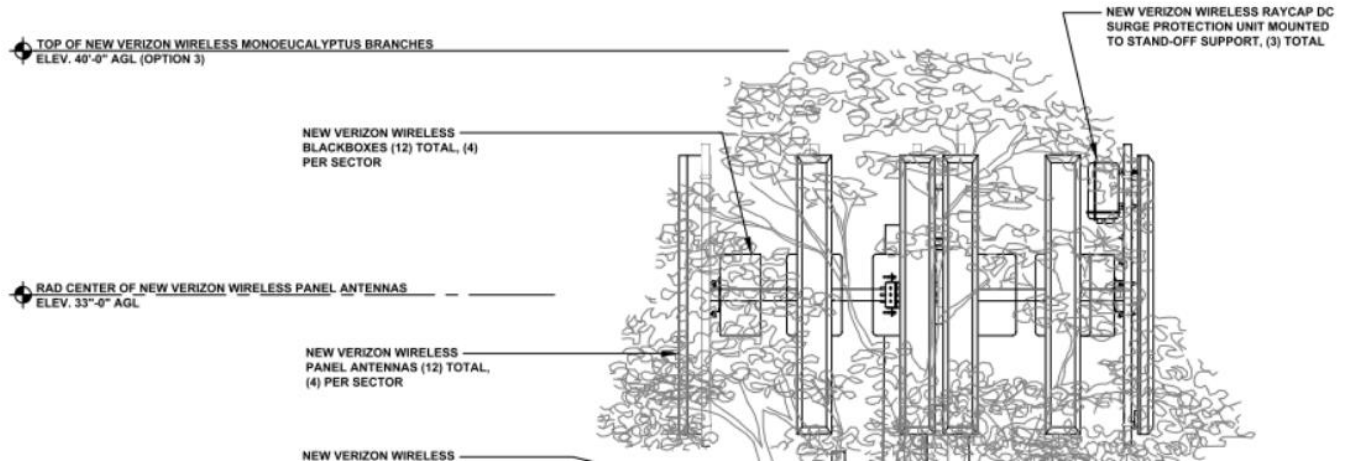
1. Verizon is proposing a 4' microwave dish to connect the new facility to the network. The microwave dish is proposed to be installed with RAD center of 26', with the bottom of the microwave dish to be located at 24'. The existing Frontier building is approximately 20' in height. The Microwave dish requires a clear uninterrupted path to allow for the facility to properly function. The 24' bottom of dish allows for this clear path over the existing building.





2. The Verizon facility has antennas proposed with the lowest portion at 29', one foot above the proposed microwave dish. The antennas are 8' in length and have the following azimuths 310, 110, and 230 for a 360-degree propagation. The antennas also require a clear path for the facility to accurately provide the necessary service. The azimuth of 110 will need to clear the adjacent building to the east. The existing building has a height of 25' with façade parapet extensions reaching heights of 35'. The Verizon project has been designed to clear the adjacent building. The tip height of the antennas extends to a height of 37'. The additional three feet is necessary for design aesthetics to allow for the tree top foliage. This provides for a 40' total height of the proposed project.





3. The Verizon facility will be appropriate in size to the existing eucalyptus trees that line the rear of the property.



Please let me know if we can address any additional concerns that staff may have regarding the project.

Sincerely,

Scott Dunaway

D4 Communications, LLC

ATTACHMENT F

RADIO FREQUENCY COMPLIANCE REPORT

**Verizon Wireless • Proposed Base Station (Site No. 436421 “Rio Lindo”)
1630 East Ventura Boulevard • Oxnard, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 436421 “Rio Lindo”) proposed to be located at 1630 East Ventura Boulevard in Oxnard, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall steel pole to be sited next to the commercial building located at 1630 East Ventura Boulevard in Oxnard. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive limit for exposures of unlimited duration at several wireless service bands are as follows:

Wireless Service Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
BRS (Broadband Radio)	2,490 MHz	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
[most restrictive frequency range]	30–300	0.20	1.0

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.



**Verizon Wireless • Proposed Base Station (Site No. 436421 “Rio Lindo”)
1630 East Ventura Boulevard • Oxnard, California**

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by SAC AE Design Group, Inc., dated March 8, 2019, it is proposed to install twelve CommScope Model NHH-65C directional panel antennas on a new 35-foot steel pole, configured to resemble a eucalyptus tree,^{*} to be sited in the parking lot for the two-story telephone switch building located at 1630 East Ventura Boulevard in Oxnard. The antennas would employ no downtilt, would be mounted at an effective height of about 33 feet above ground, and would be oriented in groups of four toward 110°T, 230°T, and 350°T, to provide service in all directions. The maximum effective radiated power in any direction would be 18,000 watts, representing simultaneous operation at 5,790 watts for AWS, 5,070 watts for PCS, 3,600 watts for cellular, and 3,540 watts for 700 MHz service. Also proposed to be located on the same pole is a microwave dish antenna, for interconnection of this site with others in the Verizon network. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation, including the contribution of the microwave dish, is calculated to be 0.16 mW/cm², which is 19% of the applicable public exposure limit. The maximum calculated level on the roof of the adjacent building is 87% of the public exposure limit. The maximum calculated level at the

^{*} Foliage located atop the pole puts the overall height at 40 feet.

**Verizon Wireless • Proposed Base Station (Site No. 436421 “Rio Lindo”)
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second-floor elevation of any nearby residence[†] is 0.52% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Compliance Measures

Due to their mounting location and height, the Verizon antennas would not be accessible to unauthorized persons, and so no measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

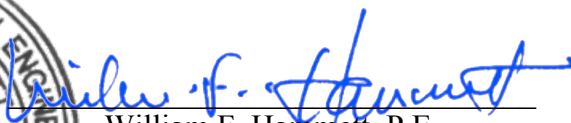
Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 1630 East Ventura Boulevard in Oxnard, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2021. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.




William F. Hammett, P.E.
707/996-5200

June 28, 2019

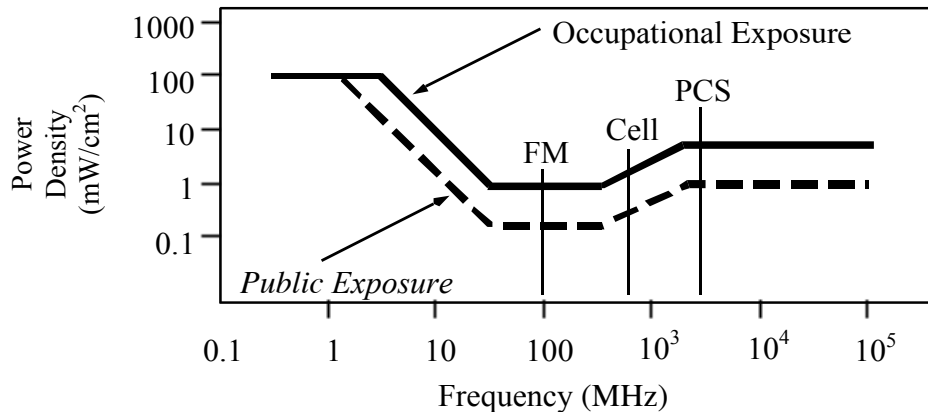
[†] Located at least 1,250 feet away, based on photographs from Google Maps.

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of antenna, in degrees,

P_{net} = net power input to antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = three-dimensional relative field factor toward point of calculation, and

D = distance from antenna effective height to point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula is used in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program also allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings, to obtain more accurate projections.



MEMO



DATE: January 9, 2020

TO: Planning Commission

FROM: Scott Kolwitz, Planning Manager
Jeffrey Lambert, AICP, Community Development Director

SUBJECT: Overview of Development Projects in Oxnard Agenda Item No: G-1

Staff is recommending the Planning Commission receive a presentation regarding development projects that are proposed, approved, and / or under construction within Oxnard as of January 2020.

As part of this presentation, staff will inform the Planning Commission of what is generally envisioned. No specific action is needed by the Planning Commission, but the Planning Commission may ask general questions or provide general comments. However, to ensure compliance with due process and the Brown Act, the Planning Commission, individually or as a whole, is reminded not to pre-commit to a decision for or against an individual application and to avoid indications of support or opposition for individual applications.

MEMO



DATE: January 2, 2020

TO: Planning Commission

FROM: Scott Kolwitz, Planning Manager
Jeffrey Lambert, AICP, Community Development Director

SUBJECT: Planning Commission Working Session Agenda Item No: G-2

This Planning Commission working session is intended as a check-in between the Planning Commission and staff on how the process and procedures are working in the City's development review process. Ideas below are intended to stimulate thoughts and dialog for an open, constructive discussion of the process and where improvements (or alternatives) can be explored. This session will address the following two topics, and members of the public are welcome to provide comments on these two topics as part of this agenda item.

1. Discussion about Staff Report Format, Presentations, and Etcetera

Is the information within the staff reports and the PowerPoint Presentations on point and assisting the Planning Commissioners with their decision-making? Does the information in any one section need to be reduced or expanded and / or is a new section needed or to be eliminated? Does the organization of information make sense, or does it need to be modified?

2. Discussion about Code Deviations

From time to time, the Planning Commission is requested to review and act upon applicant requests for code deviations to development standards as authorized in the Oxnard City Code. Typically, these require substantial deliberations by the Planning Commission as evidence is carefully considered to make the necessary findings to authorize a deviation. Prior to presenting the request to the Planning Commission, staff evaluates the request in the context of how much of a deviation from City Code standards is being requested, surrounding development characteristics, and public health, safety and general welfare.

MEMO



DATE: January 2, 2020

TO: Planning Commission

FROM: Scott Kolwitz, Planning Manager
Jeffrey Lambert, AICP, Community Development Director

SUBJECT: Nomination and Election of the Planning Commission Chair and Vice Chair to
Serve for Calendar Year 2020 Agenda Item No: H-1

The Planning Commission is asked to nominate and elect a Chair and Vice Chair to serve for calendar year 2020 at its January 9, 2020 meeting. This memorandum is provided to outline the procedure for the nomination and election procedures.

1. Nominations

The current Chair opens nominations for the position of Chair and will call upon Commissioners to make a nomination. Any Commissioner may nominate any other Commissioner including themselves. A second is not necessary for a nomination. Nominations stay open until there are no more nominations. The current Chair will entertain a motion to close the nominations.

2. Vote

The current Chair calls a vote of each nominated Commissioner for Chair in the same sequence the nominations were received, and all Commissioners will be asked to vote for each nomination until a Commissioner receives a simple majority vote of all members present. For example, if Commissioner "A" nominates Commissioner "C" and then Commissioner "D" nominates Commissioner "B," the vote will first be called for the election of Commissioner "C." If Commissioner "C" does not receive a simple majority vote, then a vote will be called for the election of Commissioner "B."

3. New Chair Immediately Assumes Responsibilities

Once the new Chair is elected, the new Chair will call for nominations of the Vice Chair following the same procedure outlined above in this memorandum.