

Thursday, November 5, 2020
Planning Commission

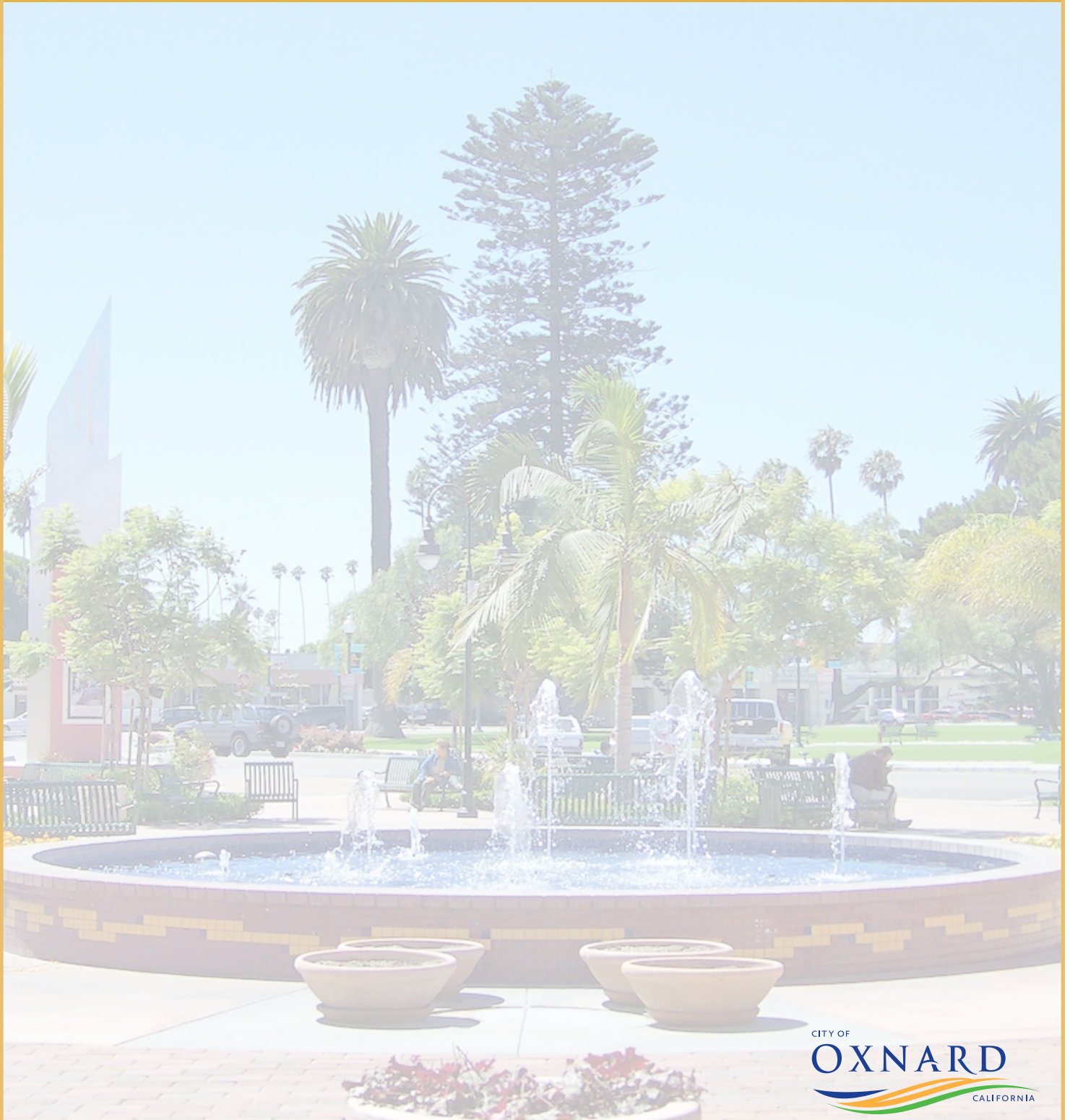
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Planning Commission
Agenda

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This meeting is held pursuant to the State Emergency Services Act, the Governor's Emergency Declaration, and Governor's Executive Order N-29- 20 to allow members of the City Council or staff to participate via teleconference.

Pursuant to the Ventura County Public Health Official's order and Governor's Executive Order N-33-20, all city buildings are temporarily closed to the public. The public is encouraged to view the meeting from home on the City's website at Oxnard.org/city-meetings, Spectrum channel 10, Frontier channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings are typically available online immediately following the meeting.

The public may provide comments to the Planning Commission via email at planning@oxnard.org no later than 3:00 p.m. on the day of the meeting. Please identify the meeting date and agenda item in the Subject line.

A telephone option for public comments is also available at this time due to the State of California "Stay At Home" order. Requests to speak must be submitted no later than 3:00 p.m. on the day of the meeting. Use the form on the city's website to submit your request: Oxnard.org/city-meetings, or call the Planning Division Office at (805) 385-7878, or email your request to planning@oxnard.org.

CONTINUED PUBLIC HEARINGS - The agenda item F-1, Verizon Danube - PLANNING AND ZONING PERMIT NO. 18-530-01 (Special Use Permit) was continued per the applicant's request from the Planning Commission's meeting on October 29, 2020 to November 5, 2020. The staff report and associated attachments which were distributed for the October 1 public hearings have not changed.

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING

Council Chambers, 305 West Third Street
Thursday, November 5, 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**
- E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS**
- F. CONTINUED PUBLIC HEARING**

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.

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 General Commercial, Planned Development Overlay (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). 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 an alternative version of the Project, located 50 feet northerly of the proposed location and with a maximum height of 57 feet, that may be increased subject to Planning Manager approval in consultation with a third party licensed subject matter expert, not to exceed a maximum of 69 feet, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303, and Approve Resolution 2020-XX for Planning and Zoning Permit No. 18-530-01, subject to certain findings and conditions.

G. STUDY SESSION/REPORTS**H. PLANNING COMMISSION BUSINESS****I. COMMUNITY DEVELOPMENT STAFF UPDATES****J. ADJOURNMENT****FUTURE MEETINGS**

Thursday, November 19, 2020, 6:00 p.m., City Council Chambers

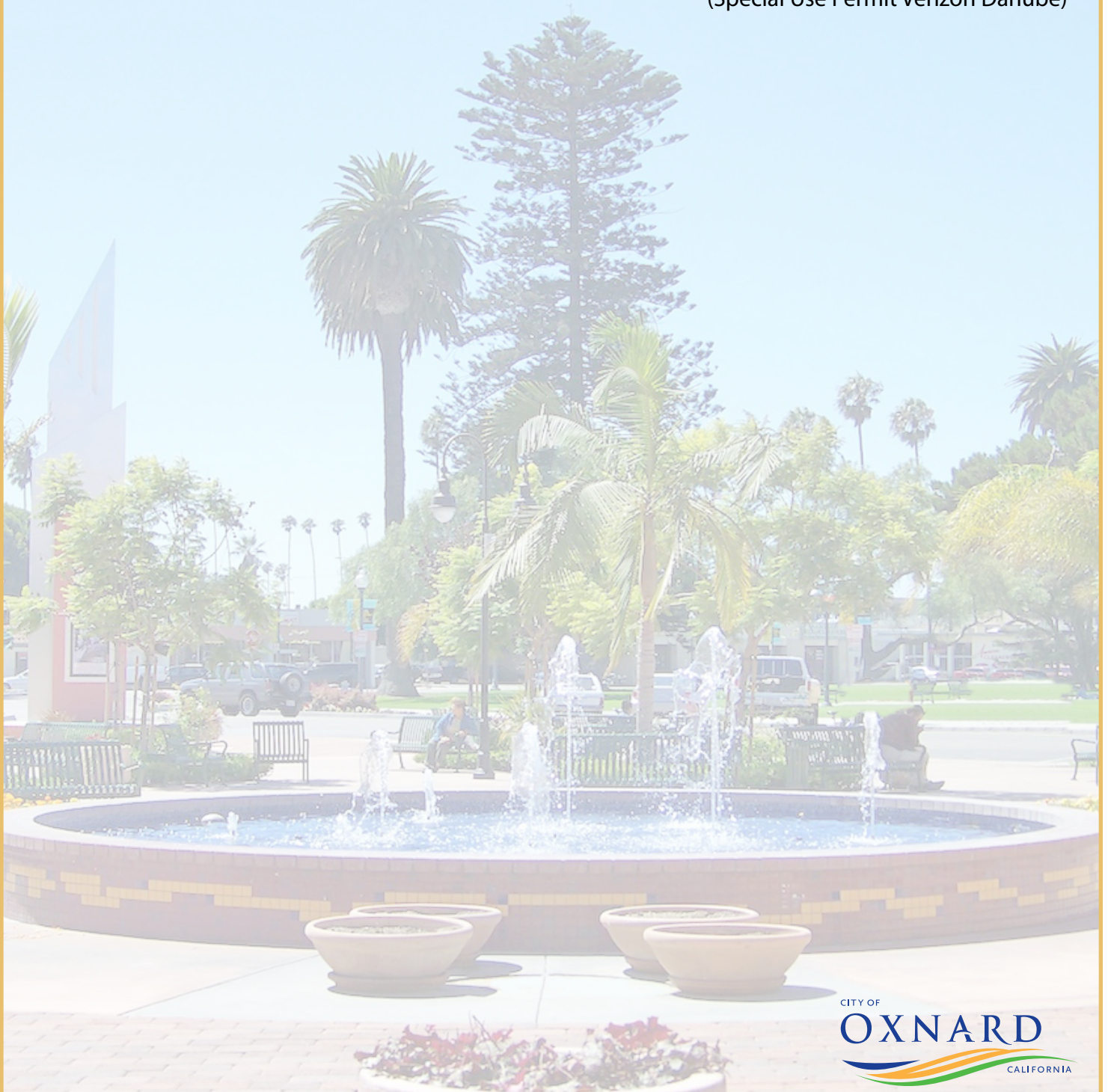
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Planning Commission
Staff Report

PLAN

PZ 18-530-01
(Special Use Permit Verizon Danube)



MEMO



DATE: October 29, 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 Ventura Boulevard

Recommendation:

That the Planning Commission continue the Project to a date certain meeting of November 5, 2020.

Background:

During the January 9, 2020 hearing, the applicant requested additional time to provide further details regarding the Planning Commission's 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 March 5, 2020. The applicant team requested to continue their project from the March 5, 2020 hearing to the April 16, 2020 hearing, and then from the April 16, 2020 hearing to the July 2, 2020 hearing, and then from the July 2, 2020 hearing to the September 17, 2020 hearing and then from the September 17, 2020 hearing to the October 1, 2020 hearing to allow the applicant more time to provide the requested information. The Planning Commission has continued the item five times to October 1, 2020 for a resolution of final action.

The item was on the October 1, 2020 agenda, but due to technical difficulties, all items on the October 1, 2020 agenda were continued to the October 15, 2020 hearing. On October 15, 2020, the Planning Commission did not have a quorum, so all items were moved to the October 29, 2020 hearing. The applicant team has informed staff that the full applicant team is not available for the October 29, 2020 hearing, and requests that the item be continued to the November 5, 2020 hearing. Staff supports the requested continuation. To date, the hearing documents that were prepared for the October 1, 2020 hearing have not changed.

MEMORANDUM

Agenda Item No.: F.2

Date: October 15, 2020

To: Planning Commission

From: Jay Dobrowalski, Senior Planner (805) 385-3948
Scott Kolwitz, Planning & Environmental Services Manager

Subject: Transmittal Memo No. 1 – 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 General Commercial, Planned Development Overlay (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). Filed by Scott Dunaway ("Applicant"), 1114 State Street, Suite 234, Santa Barbara, California, 93101

Subsequent to the release of the Staff Report, staff has received 2 communications from the applicant concerning the proposed project (attached). Staff has reviewed the letters and will provide a response as necessary.

Staff has discovered that the Staff Report (dated October 1, 2020) Attachment K (Radio Frequency Compliance Report dated August 28, 2020) inadvertently contains a previous version of the report (dated June 22, 2020). The correct version is attached. These documents do not change staff recommendations.

Attachment

- A. Email from Kevin P. Sullivan of Gatzke Dillon & Ballance, LLP, received October 1, 2020
- B. Letter from William C. Desmond of Delta Groups Engineering, Inc. received October 12, 2020
- C. Radio Frequency Report dated August 28, 2020



Dobrowalski, Jay <jay.dobrowalski@oxnard.org>

Verizon Danube project

Kevin P. Sullivan <KSullivan@gdandb.com>

Thu, Oct 1, 2020 at 4:24 PM

To: "jay.dobrowalski@oxnard.org" <jay.dobrowalski@oxnard.org>

Cc: "scott.kolwitz@oxnard.org" <scott.kolwitz@oxnard.org>, "Rozell, Kenneth" <kenneth.rozell@oxnard.org>

Mr. Dobrowalski:

This message is sent on behalf of Verizon Wireless regarding City Planning and Zoning Permit No. 18-530-01 for the proposed wireless telecommunications facility at [161 Ventura Boulevard](#) in the City of Oxnard. This message objects to the following proposed Conditions of Approval in the draft Resolution to be considered by the City Planning Commission at tonight's hearing on the Permit:

Condition No. 24 - Verizon objects to the maximum height limit of either 57 feet, or up to 69 feet under certain circumstances, for the wireless facility at the City's proposed alternative location at the property. As explained in the radio frequency (RF) justification letter dated July 20, 2020 from Verizon's RF engineer submitted to the City, a facility height of 77 feet (74 feet top of antennas) is required at the alternate location to achieve Verizon's coverage and capacity relief objectives for its area network. (See page 4 and Attachments 7-9 of that letter (Attachment L to the Staff Report), which letter was submitted to the City on August 3, 2020.) Additional information about the needed 77-foot height of Verizon's facility at the alternate location on the property was submitted to the City on September 9, 2020.

If Verizon is not approved for a certain 77-foot tall facility (74 feet top of antennas) at the alternate location, Verizon will not be able to fill its significant gap in network coverage and capacity in the area network. This will result in an effective prohibition of wireless services, which is inconsistent with the requirements of the federal Telecommunications Act of 1996.

Condition No. 26 - Verizon objects to the requirement to install two box trees at the City's proposed alternative location at the property. This condition will also require installation of irrigation lines, and regular maintenance of the trees. These requirements have not been discussed with or approved by Verizon's landlord for the site, and may jeopardize Verizon's lease with the landlord. Further, this condition and the related obligations would not be required at Verizon's proposed location for the facility, where only one tree will be removed and replaced with the faux tree, but no other existing trees in that area will need to be removed, replaced and maintained.

Please include this email in the administrative record for this project. Thank you,

Kevin P. Sullivan

Partner

760.431.9501

www.gdandb.com

G | D | B **Gatzke Dillon & Ballance LLP**
L A W Y E R S

NOTICE: This communication and any attached document(s) are privileged and confidential. In addition, any disclosure of this transmission does not compromise or waive the attorney-client privilege or the work product doctrine. If you have received this communication in error, please delete it and contact me at ksullivan@gdandb.com.



Delta Groups Engineering, Inc.

2362 McGaw Avenue, Irvine, CA92614

Tel.: (949) 622-0333 Fax: (949) 622-0331

October 10, 2020

City of Oxnard
214 South 'C' Street
Oxnard, CA 93030

Subject: Proposed Verizon "Danube" Site
161 Ventura Boulevard
Oxnard, CA 93036

Re: Engineering Basis for Not Proceeding with Original Rooftop Installation Concept

To Whom It May Concern,

This letter is issued in response to a request for a background history and explanation as to the reasons why Verizon was unable to proceed with the originally proposed rooftop facility design at 161 Ventura Boulevard, Oxnard, together with why it became necessary to pursue an alternative design solution to satisfy the significant gap in coverage that exists in the vicinity of this proposed facility. That rooftop design was approved by the City in 2015.

Delta Groups Engineering (DGE) was engaged by Verizon to provide engineering services in connection with this facility following the City's land use permit approval of a rooftop antenna installation. In providing our services, we evaluated the proposed design and the existing building's structural systems in an effort to arrive at a viable structural engineering solution to realize the facility design as approved by the City of Oxnard. After extensive field investigation and engineering analysis, it became apparent that the existing building structure, which is a slab-on-grade with concrete tilt-up panel exterior wall and lightweight metal roof shell that was purpose-built as a Public Storage® facility, did not have the structural capacity or interior and roof framing layout to be able to support the additional loads that would be imposed upon the structure by the approved rooftop wireless facility. These loads were derived from 9' tall stucco finish antenna screening enclosures with decorative cornice treatments, together with an additional screening wall across the facade intended to tie the antenna screening enclosures together in a more architecturally cohesive design approach. These wireless facility structures would generate significant wind loads as well as seismic loads at the roof level, far in excess of the capacity of the building's structural system.

Once it was determined that the existing structure was incapable of supporting the approved rooftop facility design concept, DGE explored the potential to execute a structural retrofit of the existing building in an effort to salvage the approved design and these rooftop design elements. The result of these engineering retrofit design efforts revealed that not only would significant framing retrofit be needed at the roof structure for the rooftop wireless facility, but the support of these new framing members required extending new steel columns down through the multi-story structure, with new concrete pad footings being needed at each of these new columns to support the vertical loads. Given the interior layout of the building with storage units of varying configurations and floor plans varying from level to level, it was discovered that these columns would need to be dropped through existing storage units and extensive demolition would be needed to accommodate the required new pad footings. The extent of the work involved and the associated short-term as well as long-term impacts on the facility and its operations that the solution would impose proved practically infeasible due to the number of tenants that would need to be physically displaced, which in a public storage facility environment becomes highly disruptive and, in this instance, logistically impossible, making the retrofit solution non-viable from a constructability perspective. I understand that the owner of the building would not allow such changes to its building and disruption of its operations.

For the reasons set forth above, it became necessary to pursue an alternative design solution that did not entail antennas mounted above the roof of this building. After evaluation of all potential alternative design solutions, the development of the ground mounted equipment enclosure with faux monotree on this same property proved to be the most viable and was pursued instead. It is this alternative design that is now before the city for entitlement. It should be noted this pursuit of an alternative design comes at significant added cost, not to mention the lost revenues and customer service impacts to Verizon that have resulted from this delay in developing a facility, which further evidence that this alternative design was not an elective course of action, but one that stemmed from practical engineering necessity.

From my 29 years of wireless communications facility design experience, I can state unequivocally that no design ever meets with unanimous approval; however, from a design perspective, we have developed an alternative concept in this instance that remains harmonious with its surroundings, is the least visually intrusive design solution available to address the existing significant gap in coverage in the Verizon network, and would be well received and, typically, widely supported and approved in jurisdictions throughout California. Having designed numerous wireless facilities in Oxnard that have gone on to be constructed and are in operation today, we feel strongly that this facility design is equal to those other facilities in its sensitivity to the community aesthetic. As a result, we respectfully request that this design proposal receive due consideration, particularly in light of these facts, and be granted approval as the least intrusive means of filling this significant gap in coverage.

Verizon "Danube" Communications Facility

October 11, 2020

Page 3 of 3

Should you have any questions concerning this matter, please do not hesitate to contact us.
Thank you for your attention in this important matter. We greatly appreciate it.

Respectfully,

A handwritten signature in black ink, appearing to read "William C. Desmond". The signature is fluid and cursive, with a large, prominent loop at the end.

William C. Desmond

Vice President

Architectural and Engineering Services

**Verizon Wireless • Proposed Base Station (Site No. 279247 “Danube”)
161 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. 279247 “Danube”) proposed to be located at 161 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 pole to be sited next to the Public Storage facility located at 161 Ventura Boulevard in Oxnard. The proposed operation will, together with the existing base station nearby, comply with the FCC guidelines limiting public exposure to RF energy; certain measures are recommended to comply with FCC occupational guidelines.

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
CBRS (Citizens Broadband Radio)	3,550 MHz	1.0	5.0
BRS (Broadband Radio)	2,490	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
600 MHz	617	0.41	2.05
[most restrictive frequency range]	30–300	0.20	1.0



**Verizon Wireless • Proposed Base Station (Site No. 279247 “Danube”)
161 Ventura Boulevard • Oxnard, California**

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. 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 Delta Groups Engineering, Inc., dated May 21, 2020, it is proposed to install twelve CommScope Model NHH-65C directional panel antennas on a new pole, configured to resemble a eucalyptus tree, to be sited on the east side of the three-story Public Storage facility located at 161 Ventura Boulevard in Oxnard. The antennas would employ no downtilt and would be oriented in groups of four toward 30°T, 140°T, and 250°T. 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.



**Verizon Wireless • Proposed Base Station (Site No. 279247 “Danube”)
161 Ventura Boulevard • Oxnard, California**

Two options are proposed for siting location and pole height: Option A is a 44-foot steel pole^{*} sited at the southeast corner of the building with antennas at an effective height of about 40 feet above ground, and Option B is a 74-foot pole[†] at the east side of the building, about 49 feet north of the southeast corner, with antennas at an effective height of about 70 feet above ground.

Located within view screen enclosures high on the sides of the five-story office building at least 400 feet to the northwest are similar antennas for use by another wireless carrier, assumed for the limited purpose of this study to be AT&T Mobility, with transmitting facilities as follows:

Service	Maximum ERP	Antenna Model	Downtilt	Height
AWS	2,100 watts	Andrew SBNH-1D6565A	2°	50 ft
PCS	5,300	Andrew SBNH-1D6565A	2	50
Cellular	1,600	Andrew SBNH-1D6565A	4	50
700 MHz	1,000	Andrew SBNH-1D6565A	4	50

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself is calculated to be, for Option A, 0.11 mW/cm², which is 12% of the applicable public exposure limit, and for Option B, 0.033 mW/cm², which is 3.7% of the applicable public limit. The maximum calculated cumulative level at ground, for the simultaneous operation of both carriers, is 14% and 5.0% of the public limit, for Options A and B, respectively. The maximum calculated cumulative level on the roof of the nearby building exceeds the FCC limits under Option A, as shown in Figure 3; it does not exceed the limits under Option B. The maximum calculated cumulative level at the second-floor elevation of any nearby residence[‡] is 3.6% and 2.1% of the public exposure limit, for Options A and B, respectively. The maximum calculated cumulative level for a person standing on top of the 29-foot tall streetlight nearby, lower than the Verizon antennas at either effective height of 40 feet (Option A) or 70 feet (Option B), is 77% and 5.3% of the FCC public limit, respectively. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels.

^{*} Foliage atop the pole puts the overall height at 47 feet.

[†] Foliage atop the pole puts the overall height at 77 feet.

[‡] Located at least 130 feet to the east, based on photographs from Google Maps.



**Verizon Wireless • Proposed Base Station (Site No. 279247 “Danube”)
161 Ventura Boulevard • Oxnard, California**

Recommended Mitigation Measures

Option A

It is recommended that the roof access hatch of the Public Storage building be kept locked, so that the Verizon antennas cannot be approached by unauthorized persons. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of the information in Figure 3, review of personal monitor use, and review of lockout/tagout procedures, be provided to all authorized personnel who have access to the roof or to the antennas, including employees and contractors of Verizon and of the property owner. No access in the yellow-shaded area or within 21 feet directly in front of the antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that boundary lines be marked on the roof with blue and yellow paint to identify the area within which exposure levels are calculated to exceed the FCC public and occupational limits, respectively, as shown in Figure 3. It is recommended that explanatory signs[§] be posted at the roof access hatch, on the roof, at the boundary lines, and on the pole at or below the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

Option B

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.

Both Options

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. There are no restrictions for work being performed on the streetlight nearby and so no signage is required there.

[§] Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

**Verizon Wireless • Proposed Base Station (Site No. 279247 “Danube”)
161 Ventura Boulevard • Oxnard, California**

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 161 Ventura Boulevard in Oxnard, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. For Option A, locking the roof access hatch is recommended to establish compliance with public exposure limits, and training authorized personnel, marking roof areas, and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

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.



A handwritten signature in blue ink that reads "William F. Hammett". The signature is written over a horizontal line.

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

August 28, 2020

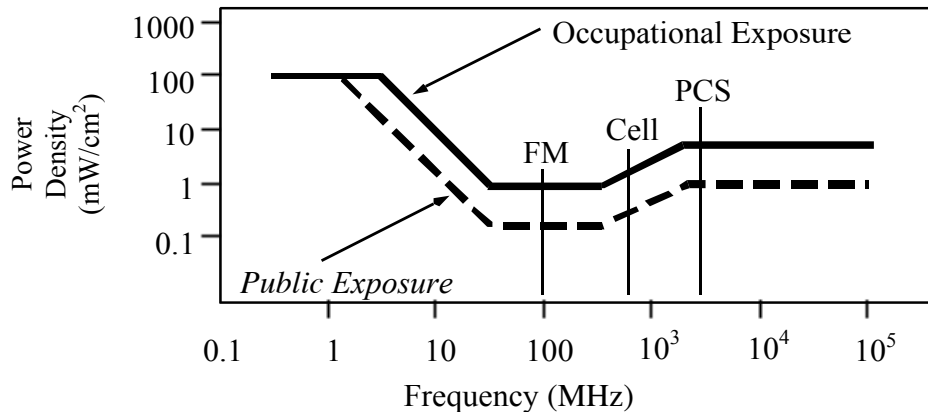


FCC Radio Frequency Protection Guide

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 incorporated those formulas 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 allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, 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 of varying heights, to obtain more accurate projections.

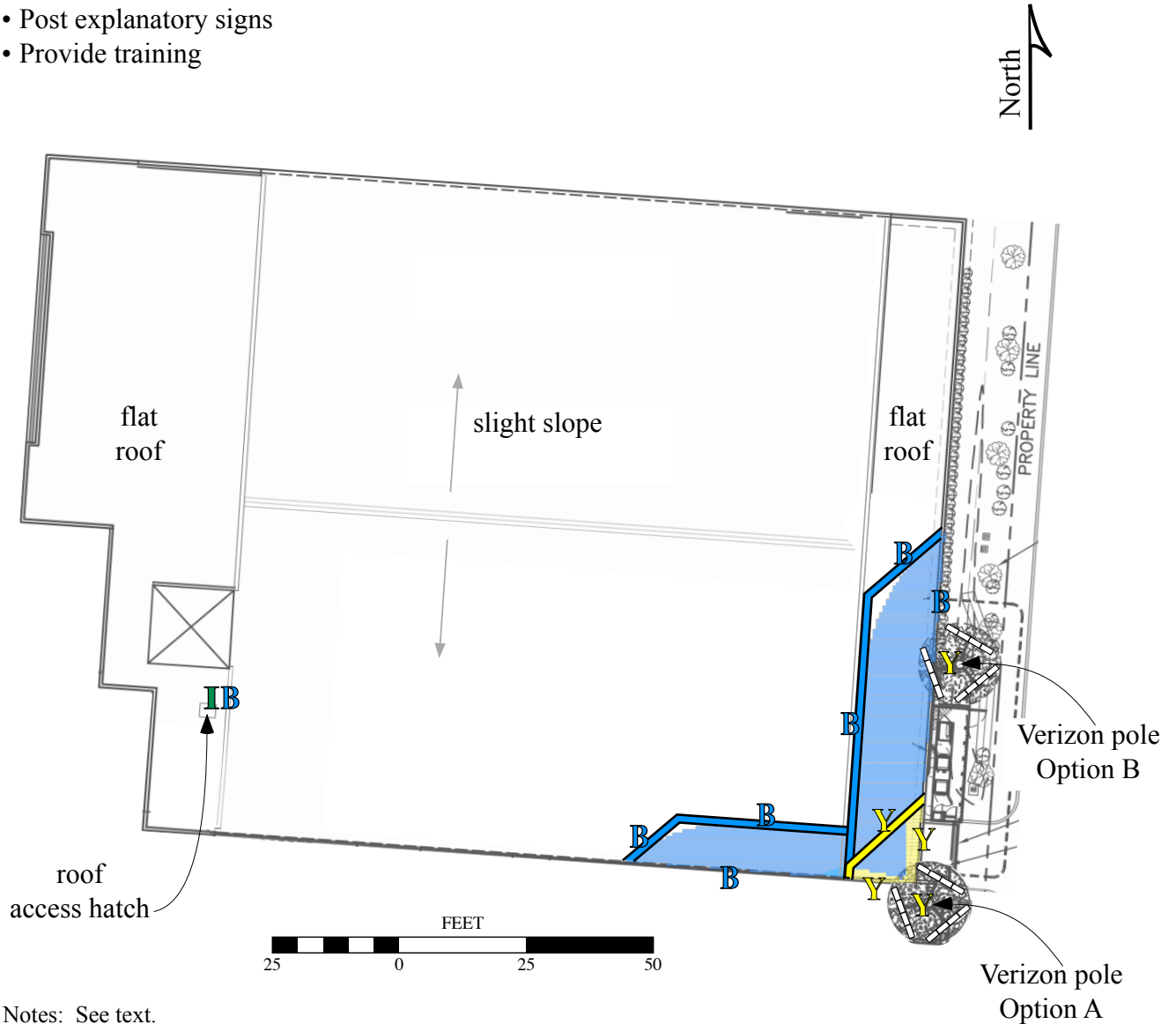


**Verizon Wireless • Proposed Base Station (Site No. 297247 “Danube”)
161 Ventura Boulevard • Oxnard, California**

**Calculated RF Exposure Levels for Option A
(All Levels Less Than FCC Public Limit for Option B)**

Recommended Compliance Measures for Option A

- Lock roof access hatch
- Mark boundaries as shown
- Post explanatory signs
- Provide training



Notes: See text.

Base drawings by Delta Groups Engineering, Inc., dated May 21, 2020.

Calculations performed according to OET Bulletin 65, August 1997.

Legend:	Less Than Public	Exceeds Public	Exceeds Occupational	Exceeds 10x Occupational
Shaded color	blank	■	■	■
Boundary marking	N/A	—	—	—
Sign type	I - Green INFORMATION	B - Blue NOTICE	Y - Yellow CAUTION	O - Orange WARNING



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Jay Dobrowalski, Senior Planner

DATE: October 1, 2020

SUBJECT: Project Name: Verizon Danube; Planning and Zoning Permit No. 18-530-01
(Special Use Permit); Property Located at 161 Ventura Boulevard

- 1) Recommendation:** That the Planning Commission approve an alternative version of the Project, Planning and Zoning Permit No. 18-530-01 (Special Use Permit - Wireless), located 50 feet northerly of the proposed location and with a maximum height of 57 feet, that may be increased subject to Planning Manager approval in consultation with a third party licensed subject matter expert, not to exceed a maximum of 69 feet, subject to certain findings and conditions.
- 2) Project Description and Applicant:** A 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). 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 Public Storage facility located at 161 Ventura Boulevard (Attachment A). The following table describes the General Plan Land Use Designations, Zoning Designations, and existing land uses immediately adjacent to the site:

LOCATIO N	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial General (CG)	General Commercial, Planned Development (C-2-PD)	Public Storage facility
North	Commercial General (CG)	General Commercial, Planned Development (C-2-PD)	Vallarta Supermarket shopping center

South	Commercial General (CG)	General Commercial, Planned Development (C-2-PD)	American Insurance and Clinicas medical facility
East	Commercial General (CG)	General Commercial, Planned Development (C-2-PD)	Condominiums
West	Commercial General (CG)	General Commercial, Planned Development (C-2-PD)	Mission Produce office building and Highway 101

- 4) Background Information:** The project site is currently developed with a Public Storage self-storage facility. On November 4, 2003, City Council granted a Special Use Permit (Permit No. PZ 03-500-04) for the construction of a three-story, 88,810 square-foot self-storage facility. To date, no changes have been made to the self-storage facility.

On February 5, 2015, the Planning Commission granted a Special Use Permit (Permit No. PZ 14-530-04) for the construction of a 44-foot tall wireless communications facility designed as an architectural feature on the roof of the existing self-storage building. The wireless communications facility was never constructed, and the Special Use Permit consequently expired.

The proposed faux eucalyptus tree wireless communications facility is a complete redesign in lieu of the previously approved architectural feature wireless communications facility.

On December 5, 2019, the Planning Commission reviewed the proposed project and 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 (Attachment B). 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.

On January 9, 2020, the applicant requested that the item be continued to March 5, 2020 to allow the applicant more time to provide further information to address the Planning Commission's concerns. The Planning Commission continued the item as requested.

On March 5, 2020, the applicant requested that the item be continued to April 16, 2020 to allow the applicant more time to provide further information to address the Planning Commission's concerns. The Planning Commission continued the item as requested.

On April 16, 2020, the applicant requested that the item be continued to July 2, 2020 to allow the applicant more time to provide further information to address the Planning Commission's concerns. The Planning Commission continued the item as requested..

On July 2, 2020, the applicant requested that the item be continued to September 17, 2020 to allow the applicant more time to provide further information to address the Planning

Commission's concerns. The Planning Commission continued the item as requested with a condition that if the Planning Commission requested items were not submitted by August 10, 2020, which would allow staff time to prepare for the September 17, 2020 hearing, then the item would be removed from the Planning Commission calendar and any future Planning Commission hearing would require a new public notice.

Prior to August 10, 2020, the applicant submitted materials; however, the submitted information did not include all of the necessary and adequate information to address the Planning Commission's requests. Staff has had continuous discussions with the applicant team, but staff was unable to reach resolution with the applicant team to provide final action documents in order to be ready for the September 17, 2020 hearing. The Planning Commission's motion of July 2, 2020, directed that if the requested information was not submitted by August 10, 2020, which would allow staff time to prepare for the September 17, 2020 hearing, then the item was to be removed from the Planning Commission calendar. As the applicant submitted additional materials, staff recommended, and the Planning Commission granted, one final request to continue the hearing to the October 1, 2020 Planning Commission meeting in order to prepare a resolution for final action on the wireless communications facility request. In total, this item has been continued six times to allow the applicant time to submit information to address the Planning Commission's comments related to the proposed project.

- 5) Environmental Determination:** In accordance with § 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 596 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 C).

6) Analysis:

- a) General Discussion:** The proposed project includes the construction of a 47-foot tall wireless communications facility designed as a faux eucalyptus tree and associated equipment within an equipment enclosure (Attachment D). The faux eucalyptus tree will be located on the southeastern corner of the property within a 380 square-foot lease area, and the equipment enclosure will be located on the southeastern side of the property adjacent to the Public Storage building within a 216 square-foot lease area (for a total of

596 square-feet of lease area).

Throughout 2019, the Planning Commission requested Planning staff to critically examine alternatives to project designs when deviations from development standards are requested. The proposed project includes two modifications to the C-2 zone standards: 1) an increase in maximum height and 2) a reduction of the rear setback. The proposed project is located adjacent to the Financial Square public right-of-way, and would be directly visible from the public street (Attachment E). The applicant could potentially shift the faux eucalyptus tree 10 feet west, away from the rear property line, to become fully compliant with the rear yard setback standard; however, the wireless facility would be more visible to the general public. Making the facility more visible to the general public would conflict 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)).

To minimize public visibility of the proposed development, staff recommends that the proposed development be located along the rear of the building, in a location approximately 50 feet further to the north of the original proposed location. In the originally proposed location, the proposed development would be directly visible along the entire length of Financial Square. In the recommended location, the proposed development would be directly visible from the public right-of-way for a much smaller portion (the easternmost 70 feet) of Financial Square. If the proposed development is located in the recommended location, then when it is viewed from some locations along Financial Square, the proposed faux eucalyptus tree would be better screened by the existing building, landscape trees along Financial Square, and the existing trash enclosure and landscaping along the rear of the building, adjacent to the private drive.

The proposed project includes an increase in height (from 35 feet to 47 feet) and a reduction of the required rear yard setback (from 15 feet to 10 feet). Pursuant to the City Code (§16-492 and §16-497), the Planning Commission may adjust the numerical standards of the C-2-PD zone by more than 25 percent. Thus, the Planning Commission may increase the height from 35 feet to 47 feet (34 percent adjustment) and reduce the required rear yard setback from 15 feet to 10 feet (33 percent adjustment). The applicant has submitted a letter from an engineering firm (Attachment F) stating that the construction of the proposed wireless communications facility requires a caisson with a diameter of at least 5 feet and 6 inches. In order to not undermine or interfere with the foundation of the existing self storage building, the caisson must be constructed at least 1 foot and 5 inches from the exterior wall of the building. Thus, the proposed wireless communications facility must be located at least 3 feet and 2 inches from the existing building. The applicant is unable to meet both the coverage objectives of the facility and the height restrictions of the C-2 zone at any location on the subject lot.

The proposed location of the faux eucalyptus tree is prominently visible from the Financial Square public right-of-way, and requires the removal of an existing landscape tree, which is approximately 30 feet tall, and replacement of the landscape tree with the proposed faux eucalyptus tree.

Planning staff, however, has identified an alternate location for the proposed facility that is located on the same project site but in a less prominently visible location and would also minimize the disturbance to the row of landscape trees along the Financial Square public right-of-way frontage (to avoid introducing one tree of another species) while meeting project coverage objectives.

The recommended location would be visible from the private easement in the rear of the building which leads to the adjacent parking area of the shopping center, but the recommended location would not be as prominently visible as the proposed location from the Financial Square public right-of-way (Attachment G). The recommended location would still require the removal of landscaping and a reduction to the rear yard setback requirement. The applicant team has informed staff that a faux-tree could be placed in the alternate location; however, the faux-tree would need to be taller than the proposed 47-foot tree. City staff has requested the applicant team to identify the minimum height required to meet coverage objectives of the facility and comply with the FCC exposure limits, but straightforward, internally consistent answers have not been provided by the applicant team as described below in this staff report. Based on Radio Frequency (RF) coverage maps submitted by the applicant, it appears that a broadcast height of 50 feet would achieve coverage (Attachment H). A broadcast center height of 50 feet would require the faux tree to be a maximum height of 57 feet (a 50 foot height broadcast center with additional height to allow for faux branches on the tops of the antennae).

Staff recommends that the Planning Commission approve a wireless communications facility with a maximum height of 57 feet, that may be increased subject to Planning Manager approval in consultation with a third party licensed subject matter expert, not to exceed a maximum of 69 feet. The approval document has been written for the Planning Commission to be able to approve the proposed wireless communications facility in the staff recommended “stealthier” location along the eastern side of the building, with the exact location and height, not to exceed 69 feet, to be determined by the Planning Manager pursuant to Condition of Approval No. 24, for the height of the wireless facility to be as low as possible without exceeding the maximum FCC general and occupational public exposure limits on the roof of the adjacent self storage building as determined by the Planning Manager pursuant to Condition of Approval No. 25, and additional landscaping to be installed to screen the facility as determined by the Planning Manager and City’s Landscape Architect pursuant to Condition of Approval No. 26.

The wireless communications facility includes an equipment enclosure adjacent to the existing self storage building to store the ancillary equipment. The ancillary equipment includes an emergency generator that will be used only when the wireless communications facility loses power during emergencies. The wireless communications 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 I).

- b) General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is for Commercial General (CG) uses which allows retail centers and free-standing commercial uses along arterials. The proposed wireless communications facility is a free-standing commercial use located along Ventura Boulevard, which is an arterial roadway. 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 located behind an existing three-story building to minimize visibility from the public right-of-way. The facility is designed as a eucalyptus tree to blend in with the nearby trees and disguise the facility from

			the view of the nearby condos located to the southeast of the site.
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

- c) Conformance with Zoning Development Standards:** The proposed development is located in the General Commercial, Planned Development (C-2-PD) zone district. 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 C-2-PD zone have been compared with the proposed project and with the staff recommended project, as follows:

DEVELOPMENT STANDARD	C-2-PD ZONE STANDARD	APPLICANT PROPOSED	STAFF RECOMMEND	COMPLIES?
Maximum height	35 feet	47 feet	57 feet	Yes, with SUP approval pursuant to §16-497.
Front yard setback	10 feet	260 feet	260 feet	Yes
Side yard setback	5 feet	60 feet	60 feet	Yes
Rear yard setback	15 feet	10 feet	8 feet	Yes, with SUP approval pursuant to §16-497

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

DEVELOPMENT STANDARD	WIRELESS STANDARD	APPLICANT PROPOSED	STAFF RECOMMEND	COMPLIES?
Maximum height (§16-492.A)	35 feet, unless otherwise specified by PC	47 feet	57 feet	Yes, with SUP approval pursuant to §16-497.
Setbacks (§16-492.B)	Shall comply with C-2 zone, unless specified by PC	Rear yard setback reduced from 15 ft to 10 ft	Rear yard setback reduced from 15 ft to 8 ft	Yes, with SUP approval pursuant to §16-497.
Separation (§16-492.C)	None required for stealth facilities	Facility is stealth	Facility is stealth	Yes
Location (§16-492.D)	No restrictions for stealth facilities	Facility is stealth	Facility is stealth	Yes
Landscaping and Screening (§16-492.E)	Existing trees shall be preserved to the extent feasible	Project requires removal of existing, mature tree	Project requires removal of existing, mature tree	Yes, (not feasible to avoid tree removal)
Design (§16-492.F.1)	If within 500 ft of scenic highway, shall be stealth	Facility is 381 ft from Highway 101 and is stealth	Facility is 381 ft from Highway 101 and is stealth	Yes
Design (§16-492.F.3)	Equipment shall be located within enclosure	Equipment is located within enclosure	Equipment is located within enclosure	Yes (Condition #42)
Lights (§16-492.G)	Facility shall not be lighted	Facility is not lighted except	Facility is not lighted except	Yes (Conditions #20

	unless required by the FAA or for security and safety lighting	for maintenance and security lighting	for maintenance and security lighting	and #51)
Security (§16-492.H)	Emergency phone numbers shall be posted	Emergency phone numbers will be posted	Emergency phone numbers will be posted	Yes (Condition #38)
FCC Compliance (§16-492.I)	Radio Frequency emissions report required	Radio Frequency emissions report submitted	Radio Frequency emissions report submitted	Yes, (Conditions #34, and #36)
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	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	Antennae is not attached to the structure	N/A

d) Site Design: The applicant proposed wireless communications facility is designed as follows: the facility will be constructed on an engineered foundation adjacent to the

existing self storage building, generally located on the side of the building. 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 47-foot height level. At the 40-foot height level, three arrays will protrude from the trunk. Each array will have four 8-foot long panel antennas and four radios (for a total of 12 antennas and 12 radios). The equipment will be disguised within the eucalyptus tree leaves (Attachment D).

The staff recommended wireless communications facility is designed as follows: the facility will be constructed on an engineered foundation adjacent to the existing self storage building, generally located behind the building. 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 57-foot height level. At the 50-foot height level, three arrays will protrude from the trunk. Each array will have four 8-foot long panel antennas and four radios (for a total of 12 antennas and 12 radios). The equipment will be disguised within the eucalyptus tree leaves (Attachment I).

Both designs include ancillary equipment. The ancillary equipment will be constructed within an equipment enclosure designed to resemble the existing trash enclosure located behind the self storage building. The equipment enclosure will contain two equipment cabinets, an emergency generator, and other equipment. The equipment enclosure is designed with a chainlink fence as a roof to prevent unauthorized access. The ancillary equipment will not be directly visible from the street, as it will be screened by a stucco wall and corrugated metal gate designed to match the existing building. As conditioned, the proposed development will not be prominently distinguishable from the surrounding development.

- e) Circulation and Parking (including impacts to commercial trucks and other vehicles):** The existing Public Storage building has driveway access from Ventura Boulevard, Financial Square Road, and Danube Way. The proposed wireless communications facility will be accessed from Financial Square Road and a private easement in the rear of the building.

Per the revised plans, the branches of the faux tree do not extend over the sidewalk or in the case of the staff recommended location, over the curb along the adjacent driveway (Attachment I). Thus, there will be no impact to commercial vehicles travelling along Financial Square or the adjacent driveway located at the rear of the building.

The facility operator (Verizon) will use a designated parking space within the existing parking lot 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 (including visual impacts and alternative stealth designs):** The facility proposed by the applicant is designed with a maximum height of 47 feet. The maximum height of 47 feet is 12 feet above the maximum allowed height within the C-2-PD zone district (35 feet), and is a 34 percent increase in height. Per City Code (§16-497), the increase in maximum height must be approved by the Planning Commission. The applicant has submitted a series of propagation maps that demonstrate the performance of the proposed wireless communications facility at different heights (Attachment H). Currently the area around the Highway 101 and Vineyard intersection experiences a significant gap in cellular coverage. A tower with a broadcast center (also known as a RAD center) of 35 feet high would be ineffective as the signal would be blocked by the existing 35-foot high Public Storage building. At the proposed broadcast center height of 40 feet, the majority of the areas, but not all areas, can be covered. A 45-foot tall broadcast center would provide a negligible gain in coverage. Thus, the applicant settled upon a proposed 40-foot broadcast center height as the minimum height required to provide coverage for the area (Attachment J); however, at this height, the maximum emission level on the roof of the adjacent self storage building exceeds the FCC exposure limits (Attachment K).

The applicant has provided additional materials depicting a faux eucalyptus tree in the staff recommended location. The applicant team has consistently stated that the overall height of the wireless communication facility in the staff recommended location would need to be taller than 47 feet to avoid interference from the roof; however, the applicant team has not identified the minimum height required to meet coverage objectives of the facility and provide adequate distance above the roof of the adjacent self storage building to be compliant with the FCC exposure limits.

As it relates to the staff recommended location, the applicant has submitted a letter from an RF Design Engineer (Attachment L), additional propagation coverage maps, diagrams (Attachment H), and an unsigned narrative (Attachment M) claiming the need for the staff recommended design to be 77 feet tall, but these materials do not demonstrate why the 77-foot height is required. Staff has found the materials to be internally inconsistent.

- The supporting propagation coverage maps demonstrate that a 62-foot height or 50-foot height facility would provide comparable coverage and meet coverage objectives.
- The diagrams attempt to demonstrate required heights of a wireless facility based on line-of-sight and fresnel zones to provide service at a fixed location at the intersection of East Ventura Boulevard and Financial Square. These diagrams show coverage at various heights is available, albeit, with varying degrees of interference based on the adjacent building. These diagrams do not acknowledge that any antenna array placed at a single fixed location on the project site will experience interference with the building (while antennas installed as an

architectural feature behind a RF-transparent material, such as the project approved on this site in 2015, will not experience this interference). These diagrams do not account for the mobility of wireless devices traveling along East Ventura Boulevard, Financial Square, or other transportation routes, nor did these diagrams provide information regarding the interconnected network of cellular signals from other antennas as indicated by the RF coverage maps.

- The unsigned narrative briefly discusses that a 77-foot tall facility could provide opportunities for another wireless provider to co-locate on the facility. Generally speaking, co-located facilities require a separation distance of 10 feet from the bottom of one antenna to the top of the next antenna. The lower antenna would need to be located a sufficient distance from the ground, roof and streetlight and be compliant with FCC exposure limits. As antennas are typically 8 feet tall, the potential height of the faux tree proposed at the staff recommended location could potentially be 18+ feet lower (separation distance + antenna + FCC compliant distance) than the proposed 77-foot facility. This could potentially render the maximum height of the wireless telecommunications facility to be 59 feet or less.

In short, the application has failed to demonstrate the need for the 77-foot height at the staff recommended location.

The applicant team provided simulations depicting a 77-foot tall faux tree in the staff recommended location as seen from East Ventura Boulevard and also from the southern terminus of Financial Square (Attachment G). When viewed from East Ventura Boulevard, the faux tree is largely screened by the existing self storage building. The top portion of the faux tree is visible above the building. When viewed from Financial Square, the 77-foot tall tree appears disproportionately taller than the adjacent existing landscape trees. Thus, as described in the Landscaping and Open Space section below, the installation of trees with a comparable height and canopy to blend with the faux tree is recommended.

Staff asked the applicant about other possible designs such as a smokestack chimney or other architectural elements which could be integrated with the self storage building. The applicant's response indicates that no tall smokestacks or other architectural features that could be used as a basis for a design were observed. Per the applicant, the best visual integration with the surroundings is a faux tree.

Given the above considerations, the staff recommended wireless communications facility is designed with a maximum height of 57 feet (as measured to the top of the faux tree's canopy) with a 50 foot broadcast center height. The maximum height of 57 feet is 22 feet above the maximum height allowed within the C-2-PD zone district (35 feet), and is a 63% increase in height. As conditioned, the height of the wireless communications facility may be increased to a maximum of 69 feet, subject to the Planning Manager's discretion subject to a third party licensed subject matter expert review of further

information demonstrating the need for a taller height. A wireless communications facility with a maximum height of 69 feet (as measured to the top of the faux tree's canopy) would have a 62 foot broadcast center height. The maximum height of 69 feet is 34 feet above the maximum height allowed within the C-2-PD zone district (35 feet), and is a 97% increase in height.

Per City Code (§16-497), the increase in maximum height must be approved by the Planning Commission. The applicant has submitted a series of propagation maps that demonstrate the performance of the proposed communications facility at different heights (Attachment H). Staff acknowledges that currently the area around the Highway 101 and Vineyard intersection experiences a gap in cellular coverage. Staff also recognizes a tower with a broadcast center of 35 feet high would be ineffective as the signal would experience interference as the signal from the antennae would bounce off the adjacent building and back into its own projection. The applicant has demonstrated the majority of the areas can be covered at a broadcast center height of 40 feet, but the maximum emission level on the roof of the adjacent self storage building exceeds the FCC exposure limits. A 70-foot tall (or taller) broadcast center would provide an increase in coverage (e.g., the taller the broadcast center, the greater the coverage) and not exceed FCC exposure limits. However, the applicant team does not identify the minimum height to be compliant with FCC exposure limits while also meeting project objectives. Thus, Planning Staff recommends that the Planning Commission approve the proposed wireless communications facility in the staff recommended "stealthier" location along the eastern side of the building, with the exact location and height, not to exceed 69 feet, to be determined by the Planning Manager pursuant to Condition of Approval No. 24, for the height of the wireless facility to be as low as possible without exceeding the maximum FCC exposure limits as determined by the Planning Manager pursuant to Condition of Approval No. 25, and additional landscaping to be installed to screen the facility as determined by the Planning Manager and City's Landscape Architect pursuant to Condition of Approval No. 26.

g) Landscaping and Open Space (including removal of existing landscaping):

The existing Public Storage building features landscaping along all four sides of the building. As proposed, the construction of the proposed communications facility requires the removal of a tree along the southeastern corner of the building (almost the exact same location as the proposed facility), which will be replaced by the faux eucalyptus tree.

Planning Staff recommends that the wireless communications facility be located along the eastern side of the existing building, approximately 50 feet northerly of the proposed location. The recommended location is less prominently visible from the Financial Square right-of-way, and would retain the existing landscape trees along the Financial Square frontage. The recommended location would require the removal of 2-4 existing landscaping trees located behind the building (along the private drive) for the installation

of the faux eucalyptus tree and the two live eucalyptus-like trees.

As a result of comments expressed by the Planning Commission regarding screening the proposed wireless communications facility, the proposed project was reviewed by the Planning Division's contract landscape architect. The City's contract landscape architect suggested that a live evergreen tree be installed adjacent to the applicant proposed faux eucalyptus tree to blend the faux tree with the existing vegetation, which includes Mangolia and Pines. Specifically, the landscape architect recommended a Brisbane Box (*Lopostemon conferta*) tree, as it is a eucalyptus-like species with smooth bark, is drought tolerant, and can grow a large canopy. Staff recommends the project include the installation of one to two eucalyptus-like trees, such as Brisbane Box, to blend the faux eucalyptus with the surrounding deciduous trees so the faux tree is not prominently above the existing landscaping tree line. The installation of the faux tree and the live trees likely requires the removal of 2-4 existing landscaping trees due to the proximity of the existing landscaping. As conditioned, the exact number, location, and species of live trees to be installed will be determined by the Planning Manager in consultation with the City's Contract Landscape Architect.

The proposed equipment enclosure will be constructed along the eastern side of, and adjacent to, the building, and does not require the removal of landscape trees as the trees are located closer to the property line, and the equipment area will be located abutting the building between the building and the trees. However, staff recommends the installation of two live evergreen trees to blend the faux eucalyptus tree, and those trees will also partly screen the equipment area. The installation of the two evergreen trees requires the removal of landscape trees. Thus, the combination of existing and proposed landscaping along the eastern side of the building will partly screen the proposed equipment enclosure.

The existing landscape trees along Financial Square are approximately 35 feet tall. There are several trees in the area (e.g., across the Financial Square roadway, the adjacent condominium complex to the east, and across Ventura Boulevard to the north) that are 33, 62, 74, 81 and 85 feet in height (Attachment A). Thus, a 57-foot to 69-foot tall faux eucalyptus tree will be compatible with the surrounding landscaping.

- h) Noise:** The proposed wireless 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 a sound level of 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 (Attachment N). Pursuant to City Code [§16-188(C)], the emergency generator is exempt from noise limitations. The noise

from the equipment will be softened by the enclosure surrounding the equipment. The nearest noise sensitive use to the wireless communications facility is a residential condominium development approximately 140 feet to the east. Given typical sound attenuation levels, the noise from the equipment cabinet and generator will be significantly below allowed noise levels (65dBA, per City Code §7-185.A). Thus, the proposed wireless communications facility will not create significant noise impacts.

- i) **Health and Safety (including security fencing and radio frequency impacts to street light workers):** The transmission of wireless radio signals are governed by operating standards of the Federal Communications Commission (FCC). The applicant submitted a Radio Frequency Compliance Report (Attachment K) evaluating the emissions of the proposed wireless communications facility and the staff recommended location.

As it relates to the security fencing, per the revised Radio Frequency Compliance Report, the staff recommended location would not be accessible to unauthorized persons. The applicant has not stated if the original design (47 feet tall) is similarly inaccessible to unauthorized persons.

The report demonstrates that based on predictive modeling, at ground level the maximum radio frequency emission of the applicant proposed design is estimated to be approximately 12% of the FCC general public exposure limit. The maximum emission level on the roof of the adjacent self storage building exceeds the FCC exposure limits. Thus, the Radio Frequency Compliance Report recommends the project be subject to a condition of approval to prevent unauthorized access to the roof areas, and to require the installation of warning signage near the roof area. The proposed facility is located approximately 21 feet from a 29-foot tall street light. The maximum exposure level for a person standing on top of the adjacent street light is 77% of the FCC limit.

The Radio Frequency Compliance Report concludes that at ground level, the maximum exposure of a 77-foot tall facility at the staff recommended location is approximately 3.7% of the public exposure limit. The maximum exposure level on the roof of the adjacent self storage building does not exceed the FCC exposure limits. The staff recommended location is located approximately 70 feet from the nearby street light. The maximum exposure level for a person standing on top of the nearby street light is 5.3% of the FCC exposure limit.

Thus, the staff recommended project is designed and conditioned to be compliant with the FCC exposure limits while the applicant requested project is not compliant with the FCC exposure limits.

- 7) Community Workshop and Public Input:** The project site is located within the El Rio Neighborhood. Thus, the proposed project was presented to the neighborhood for public comment during a Community Workshop meeting. On April 4, 2019, the applicant mailed 1,210 notices of the Community Workshop meeting to all property owners within the El Rio Neighborhood. A notice of this meeting was posted on the project site with a brief description and contact information. The Community Workshop was conducted on April 15, 2019. The Community Workshop meeting was not attended by any members of the public. To date, staff has not received public comments regarding the proposed project.
- 8) Appeal Procedure:** Pursuant to § 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Tree Height)
- B. Planning Commission Minutes from December 5, 2019
- C. Notice of Exemption
- D. Reduced Plans for Applicant Proposed Project
- E. Visual Simulations for Applicant Proposed Project
- F. Letter from Delta Groups Engineering dated February 14, 2019
- G. Visual Simulations for Staff Recommended Project
- H. Radio Frequency Coverage Maps
- I. Reduced Plans for Staff Recommended Project
- J. Letter from Verizon dated March 6, 2019
- K. Radio Frequency Compliance Report dated August 28, 2020
- L. Letter from Verizon dated July 20, 2020
- M. Unsigned and Undated Narrative
- N. Resolution for Project No. 18-530-01

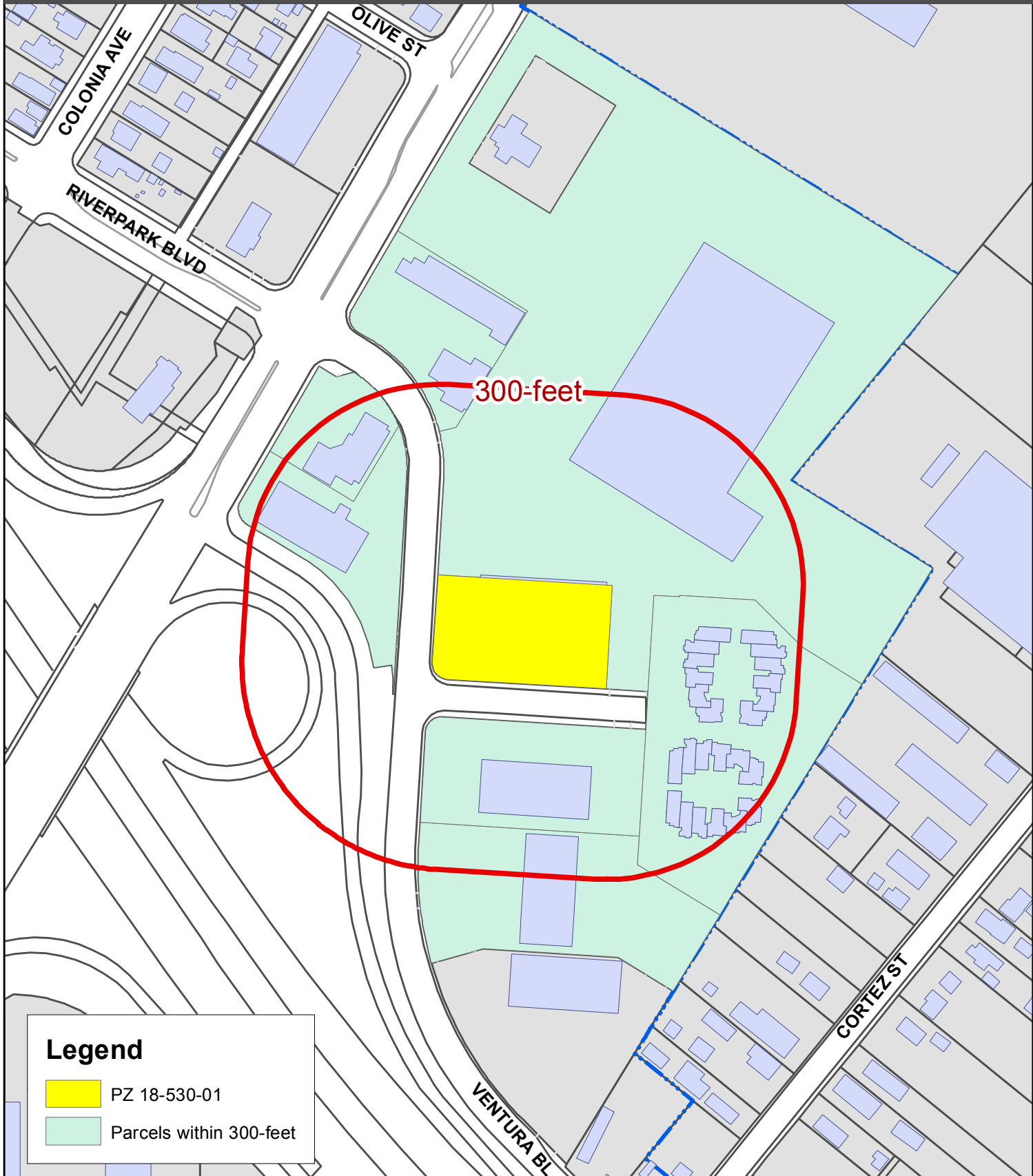
ATTACHMENT

A

MAPS

(VICINITY, GENERAL PLAN, ZONING, AERIAL, TREES)

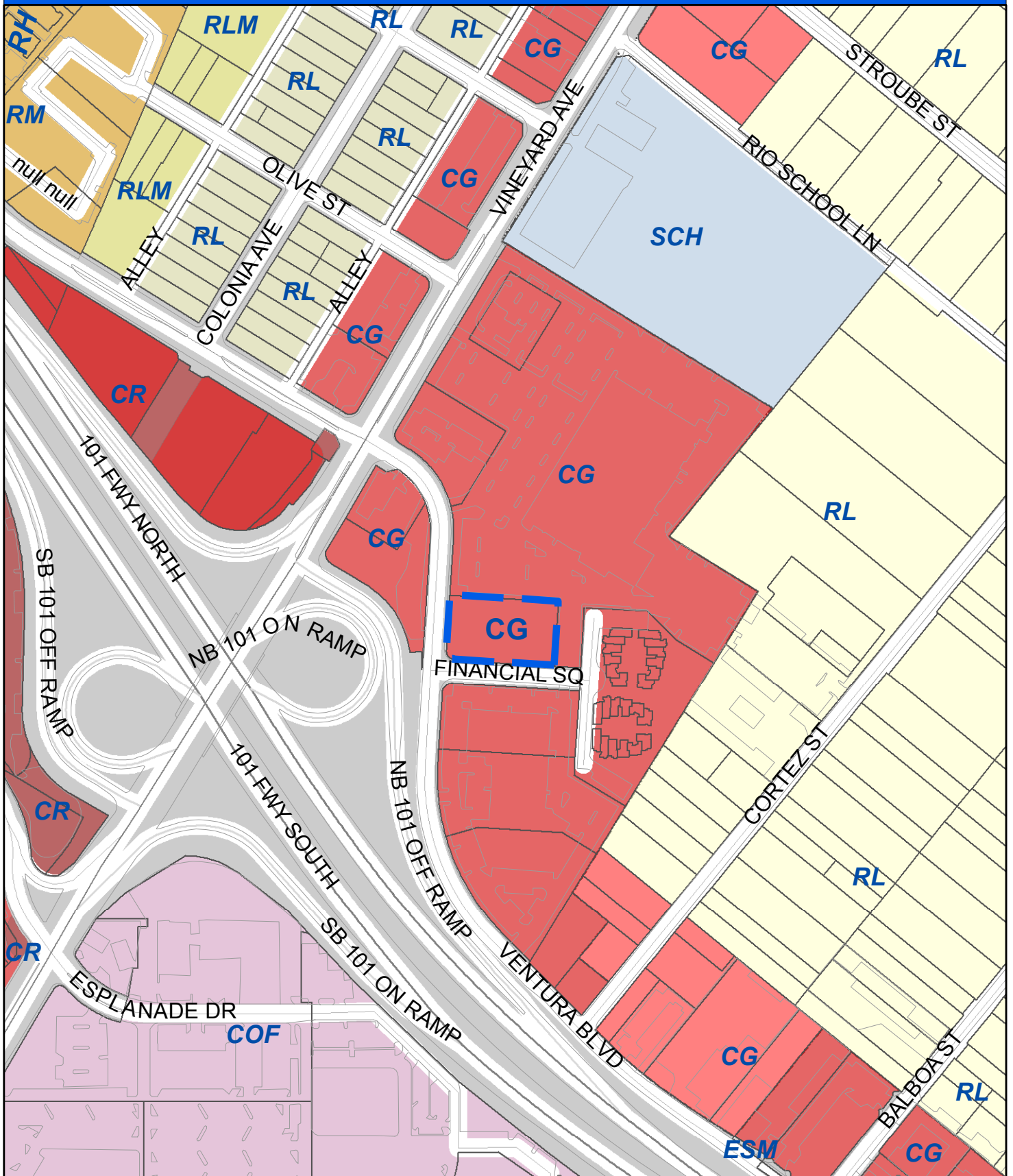
Radius Map



Legend

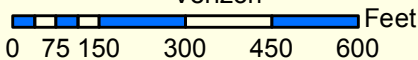
- PZ 18-530-01
- Parcels within 300-feet

2030 General Plan Land Use Map



Oxnard Planning
October 10, 2018

PZ 18-530-01
Location: 161 Ventura Blvd
APN: 1450232135
Verizon



2030 General Plan Land Use Map



1:4,000

Vicinity Map





ATTACHMENT B

**PLANNING COMMISSION MINUTES
(DECEMBER 5, 2019)**

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
December 5, 2019

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 Categorical 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

ATTACHMENT C

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

Project Description: PZ No. 18-530-01 (Special Use Permit - Wireless) A request to construct a wireless communications facility with a maximum height of 57 feet, that may be increased subject to Planning Manager approval in consultation with a third party licensed subject matter expert, not to exceed a maximum of 69 feet, 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 57 feet and a reduction to the rear yard setback from 15 feet to 8 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). 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 596 square-foot lease area, which represents a small structure. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

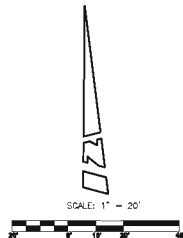
(Date)

Scott Kolwitz
Planning and Environmental Services Manager

ATTACHMENT D

REDUCED PLANS FOR APPLICANT PROJECT

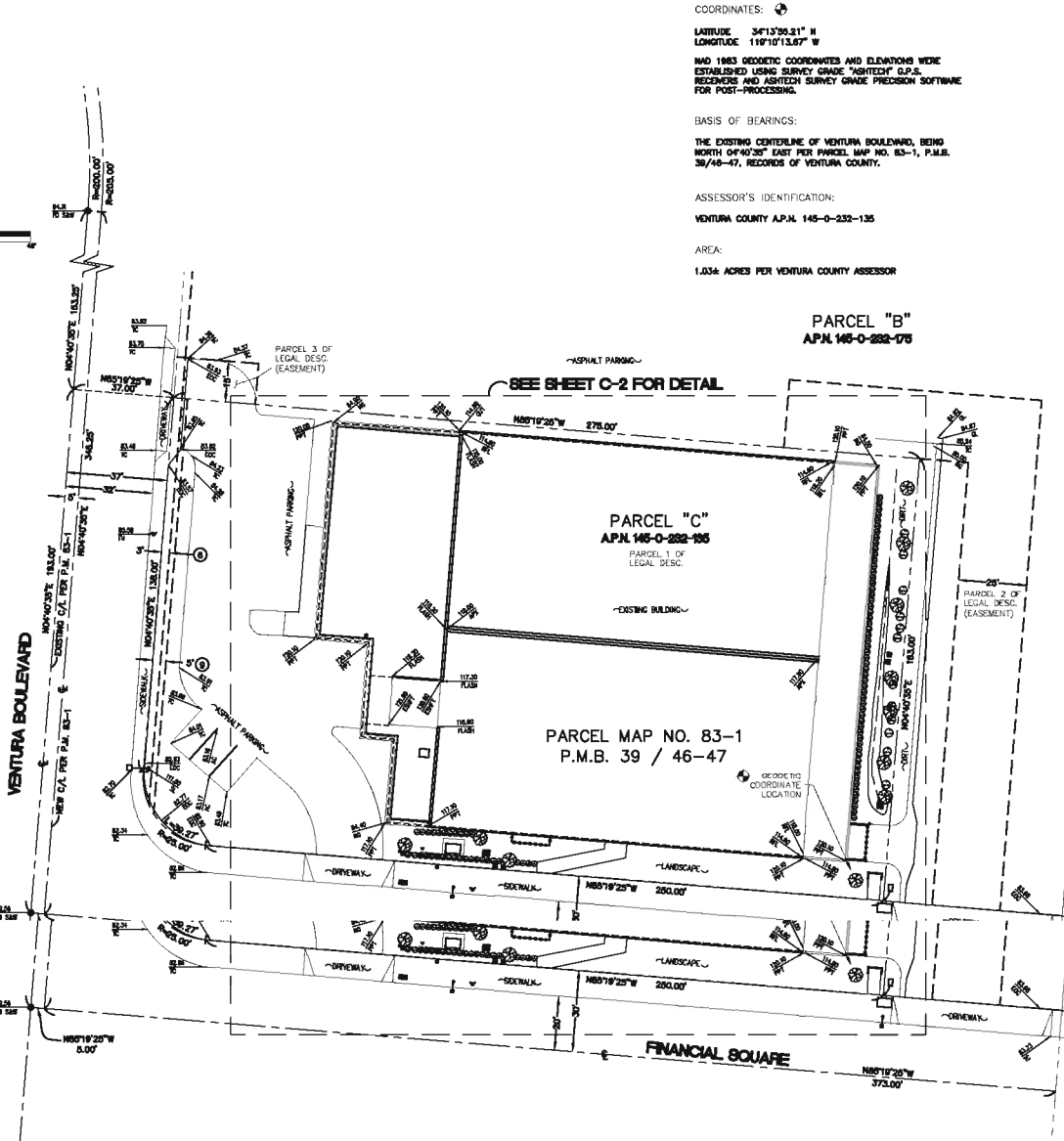
T-1



LEGEND:

- AC ASPHALT CONCRETE
- APX APEX
- BSH BUSH
- BSR BUSH ROW
- CPD CONCRETE PAD
- DK DECK
- DGL DECK LINE
- EDC EDGE OF CONCRETE
- ESWFT ELEVATOR SHWFT
- FD FOUN
- FF FINISHED FLOOR
- FL FIRE HYDRANT
- FL FLOW LINE
- FLASH ROOF FLASHING
- FS FINISHED SURFACE
- FSR FIRE SERVICE
- GL GUTTER LINE
- GTP GATE POST
- GUT GUTTER
- GV GAS VENT
- ICV IRRIGATION CONTROL VALVE
- NG NATURAL GROUND
- PB PULL BOX
- PPT PARAPET
- RFL ROOF LINE
- RH ROOF HATCH
- SWH SPRINKLER AND WASH
- SL STREET LIGHT
- TC TOP OF CURB
- TE TRASH ENCLOSURE
- TO TOP OF CRATE
- T TOP
- TR TRANSFORMER
- TW TOP OF WALL
- WT WALK
- WC WATER CAN
- WF WOODEN FENCE
- WM WATER METER
- WV WATER VALVE

- BLOCK WALL
- CENTERLINE
- ▽ FIRE HYDRANT
- ▽ FIRE SERVICE
- FOUND MONUMENT
- GAS VENT
- GRATE
- IRRIGATION CONTROL VALVE
- STREET LIGHT
- FIRE SERVICE
- FOUND MONUMENT
- GAS VENT
- GRATE
- IRRIGATION CONTROL VALVE
- STREET LIGHT
- NEW
- WATER CAN
- WATER METER
- WOODEN FENCE



COORDINATES:

LATITUDE 34°13'38.31" N
 LONGITUDE 119°10'13.67" W

HAD 1983 GEODETIC COORDINATES AND ELEVATIONS WERE
 ESTABLISHED USING SURVEY GRADE "ASITECH" G.P.S.
 RECEIVERS AND ASITECH SURVEY GRADE PRECISION SOFTWARE
 FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE EXISTING CENTERLINE OF VENTURA BOULEVARD, BEING
 NORTH 04°40'28" EAST FOR PARCEL MAP NO. 83-1, P.L.B.
 36/46-47, RECORDS OF VENTURA COUNTY.

ASSESSOR'S IDENTIFICATION:

VENTURA COUNTY A.P.N. 145-0-232-135

AREA:

1.034 ACRES PER VENTURA COUNTY ASSESSOR

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BM 77"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 77" AS
 SHOWN ON THE "CORNER" 7.5 MINUTE QUADRANGLE MAP.
 ELEVATION: 79.5 FEET A.M.S.L. (NAVD83) (DATA VERIFIED IN
 FIELD TO BE WITHIN 1-4 ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:

FIDELITY NATIONAL TITLE INSURANCE COMPANY, REPORT OF
 TITLE NO. 26362852, DATED AS OF 12/16/2017.

EASEMENT NOTES:

EASEMENT(S) SHOWN HEREON ARE PER FIDELITY NATIONAL TITLE
 INSURANCE COMPANY, REPORT OF TITLE NO. 26362852, DATED AS OF
 12/16/2017.

- ① GRANT OF EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison
COMPANY, RECORDED ON 01/15/1982, AS INSTRUMENT NO. 004228.
- ② GRANT OF EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison
COMPANY, RECORDED ON 07/25/1985, AS INSTRUMENT NO. 070121.
- 14 NOTICE OF LAND USE RESTRICTIONS AND CONDITIONS, RECORDED AS
INSTRUMENT NO. 20150427-0002821-0. (NO FURTHER EASEMENTS.)

○ DENOTES ITEM PLOTTED HEREON

LEGAL DESCRIPTION:

PARCEL 1:

PARCEL "C", IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE
 OF CALIFORNIA, AS SHOWN ON PARCEL MAP 83-1, FILED IN BOOK
 36, PAGE 46 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID VENTURA COUNTY.

EXCEPT FROM A PORTION OF SAID LAND THE PROPORTIONATE SHARE
 OF ONE-HALF OF THE MINERALS, OIL, AND OTHER HYDROCARBON
 SUBSTANCES IN AND UNDER SAID LAND, WITHOUT, HOWEVER, ANY
 RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE AND TO A
 DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE OF
 SAID REAL PROPERTY AS RESERVED BY HUNLEY & CITRON AND HERBERT
 R. CITRON, TRUSTEES OF THE CITRON FAMILY TRUST IN DEED
 RECORDED AUGUST 31, 1973 IN BOOK 4180, PAGE 976 OF OFFICIAL
 RECORDS AND AS RESERVED BY HUNLEY & CITRON AND HERBERT
 R. CITRON, TRUSTEES OF THE CITRON FAMILY TRUST IN DEED
 RECORDED AUGUST 31, 1973 IN BOOK 4180, PAGE 976 OF OFFICIAL
 RECORDS.

PARCEL 2:

AN EASEMENT OVER A PORTION OF PARCEL "B", IN THE CITY OF
 OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON
 PARCEL MAP 83-1, FILED IN BOOK 36, PAGE 46 OF PARCEL MAPS,
 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR
 RIGHT-OF-WAY AND INGRESS AND EGRESS PURPOSES OVER A STRIP
 OR PARCEL OF LAND 25 FEET WIDE, THE CENTERLINE OF SAID
 EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF FINANCIAL
 SQUARE AS SHOWN ON SAID PARCEL MAP FROM WHICH THE
 SOUTHEASTERLY CORNER OF PARCEL "B" BEARS SOUTH 88° 18' 28"
 EAST 35.50 FEET DISTANCE THENCE FROM SAID POINT OF BEGINNING
 AND LEAVING SAID NORTHERLY LINE 151' NORTH 40° 40' 38" EAST
 175.00 FEET THENCE, 2ND: NORTH 88° 18' 28" WEST 80.00 FEET
 ALONG THE LINE PARALLEL WITH AND DISTANT NORTHERLY 12.50
 FEET FROM THE NORTHERLY LINE OF PARCEL "C" AS SHOWN ON
 SAID PARCEL MAP 83-1.

PARCEL 3:

AN EASEMENT OVER A PORTION OF PARCEL "B", IN THE CITY OF
 OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON
 PARCEL MAP 83-1, FILED IN BOOK 36, PAGE 46 OF PARCEL MAPS,
 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR
 RIGHT-OF-WAY AND INGRESS AND EGRESS PURPOSES OVER A STRIP
 OR PARCEL OF LAND 15 FEET WIDE LYING ADJACENT TO AND
 IMMEDIATELY NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THAT PORTION OF
 PARCEL "B", ADJACENT TO VENTURA BOULEVARD, THENCE ALONG
 THE SOUTHERLY LINE OF SAID PARCEL "B" BEING THE NORTHERLY
 LINE OF PARCEL "C" AS SHOWN ON SAID PARCEL MAP, 151' NORTH
 40° 40' 38" EAST 175.00 FEET THENCE, 2ND: NORTH 88° 18' 28"
 WEST 80.00 FEET THENCE, 3RD: SOUTH 88° 18' 28" EAST 35.50
 FEET THENCE, 4TH: SOUTH 88° 18' 28" WEST 80.00 FEET THENCE, 5TH:
 THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR
 RIGHT-OF-WAY AND INGRESS AND EGRESS PURPOSES OVER A STRIP
 OR PARCEL OF LAND 15 FEET WIDE LYING ADJACENT TO AND
 IMMEDIATELY NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THAT PORTION OF
 PARCEL "B", ADJACENT TO VENTURA BOULEVARD, THENCE ALONG
 THE SOUTHERLY LINE OF SAID PARCEL "B" BEING THE NORTHERLY
 LINE OF PARCEL "C" AS SHOWN ON SAID PARCEL MAP, 151' NORTH
 40° 40' 38" EAST 175.00 FEET THENCE, 2ND: SOUTH 88° 18' 28"
 WEST 80.00 FEET THENCE, 3RD: SOUTH 88° 18' 28" EAST 35.50
 FEET THENCE, 4TH: SOUTH 88° 18' 28" WEST 80.00 FEET THENCE, 5TH:
 THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR
 RIGHT-OF-WAY AND INGRESS AND EGRESS PURPOSES OVER A STRIP
 OR PARCEL OF LAND 15 FEET WIDE LYING ADJACENT TO AND
 IMMEDIATELY NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

AND BEING THE SAME PROPERTY CONVEYED TO PUBLIC STORAGE,
 A MARYLAND REAL ESTATE INVESTMENT TRUST FROM OXNARD SELF
 STORAGE ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 BY GRANT DEED DATED DECEMBER 14, 2012 AND RECORDED
 DECEMBER 24, 2012 IN INSTRUMENT NO. 20121224-00230118.

DATE OF SURVEY:

JUNE 04, 2014

LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER
 LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED
 APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS
 SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND
 SHOULD NOT BE USED FOR DESIGN PURPOSES.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/04/14	ISSUED FOR REVIEW	JA
0	06/06/14	ADDED TITLE INFO.	JA
1	12/06/17	REV. GEO. COORD. LOC. DATA	JA
2	12/12/17	REVISED TITLE INFO.	JA

BERT HAKE
 AND ASSOCIATES, INC.
 LAND SURVEYING & MAPPING
 3100 AIRWAY AVENUE, SUITE 11
 COSTA MESA, CALIFORNIA 92628
 714 557-1567 OFFICE
 JA 909.672

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF
 DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
 VENTURA COUNTY.

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
 TO VENTURA COUNTY IS STRICTLY PROHIBITED.



15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618



DANUBE UBE
 161 VENTURA BLVD.
 OXNARD, CA 93036

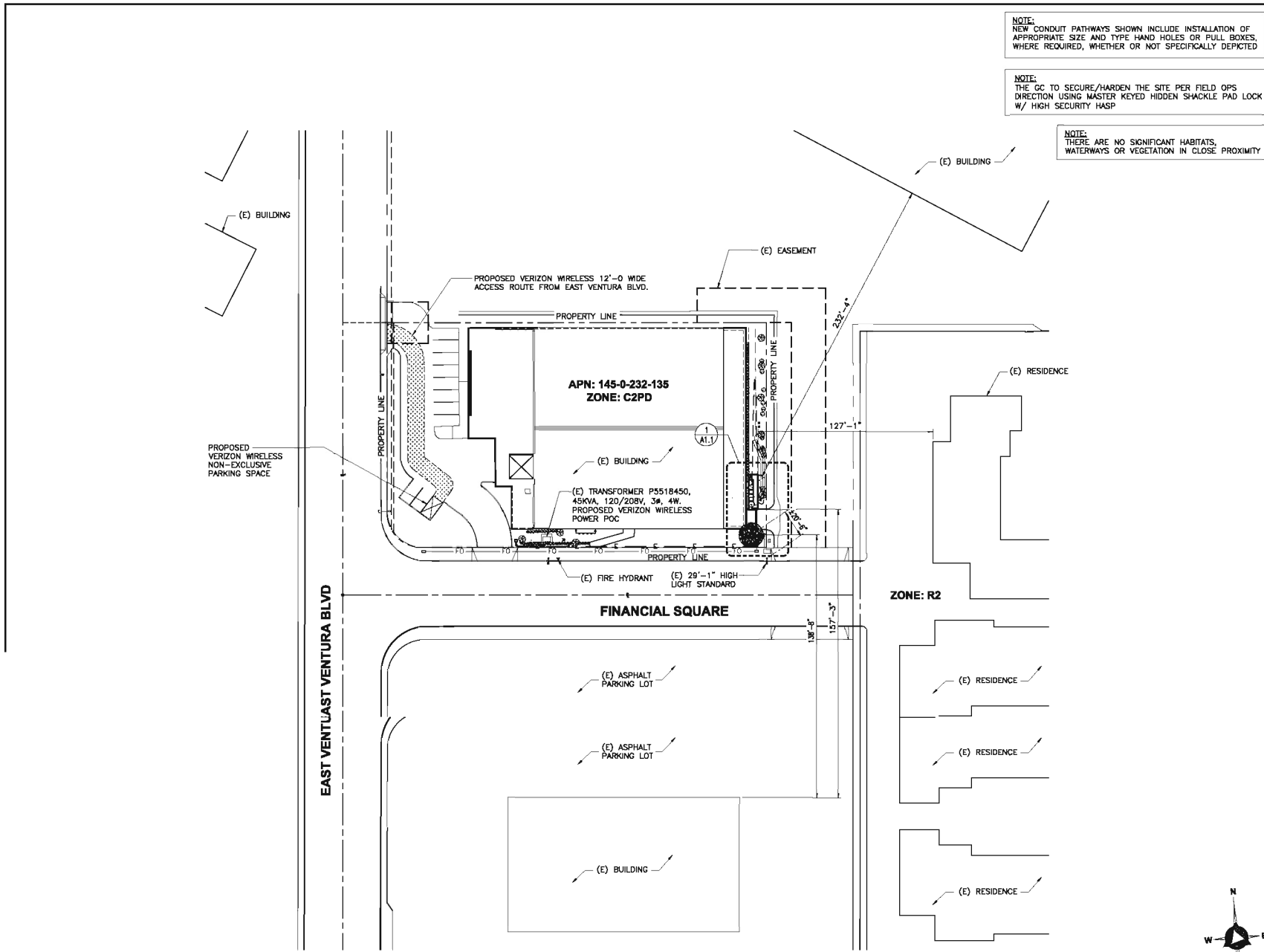
JRA BLVD.
 CA 93036

SHEET TITLE:

TOPOGRAPHIC SURVEY

C-1

SEE SHEET C-2 FOR SITE DETAILS



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
2	13/05/17	80% ZONING	TB
1	13/05/17	100% ZONING	JD
2	10/10/18	100% ZONING	JD
3	01/02/19	80% ZONING	JD
4	02/05/19	100% ZONING	JD
5	05/11/19	100% ZONING	TT
6	06/06/20	100% ZONING	TT

DELTA GROUPS ENGINEERING, INC.
CORPORATE OFFICES

2382 MAGAWAY AVE. IRVINE, CA 92614
TEL: 949-822-0333 FAX: 949-417-2983
DOE JOB # 18HVV041A

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



verizon

15505 SAND CANYON AVENUE D1
IRVINE, CA 92618

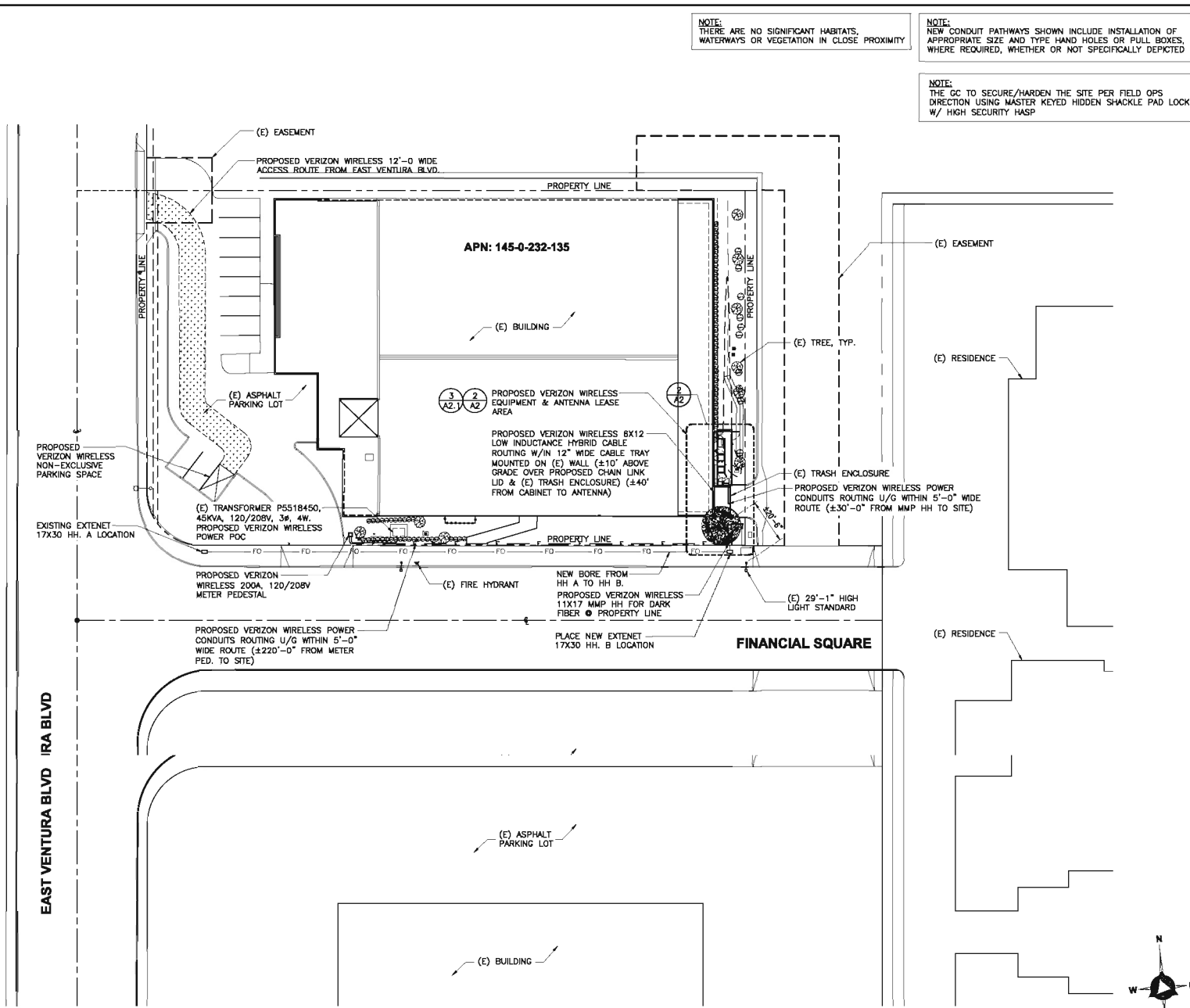
DANUBE UBE

161 VENTURA BLVD. JRA BLVD.
OXNARD, CA 93036 , CA 93036

SHEET TITLE:

OVERALL SITE PLAN

A-1



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	13/05/17	80% ZONING	TB
2	13/05/18	100% ZONING	JD
3	01/02/19	80% ZONING	JD
4	02/05/19	100% ZONING	JD
5	05/11/19	100% ZONING	TT
6	06/06/20	100% ZONING	TT

**DELTA GROUPS
ENGINEERING, INC.**
CORPORATE OFFICES

2382 MAGAWAY AVE. IRVINE, CA 92614
TEL: 949-822-0333 FAX: 949-417-2883
DOE JOB # 188VW041A

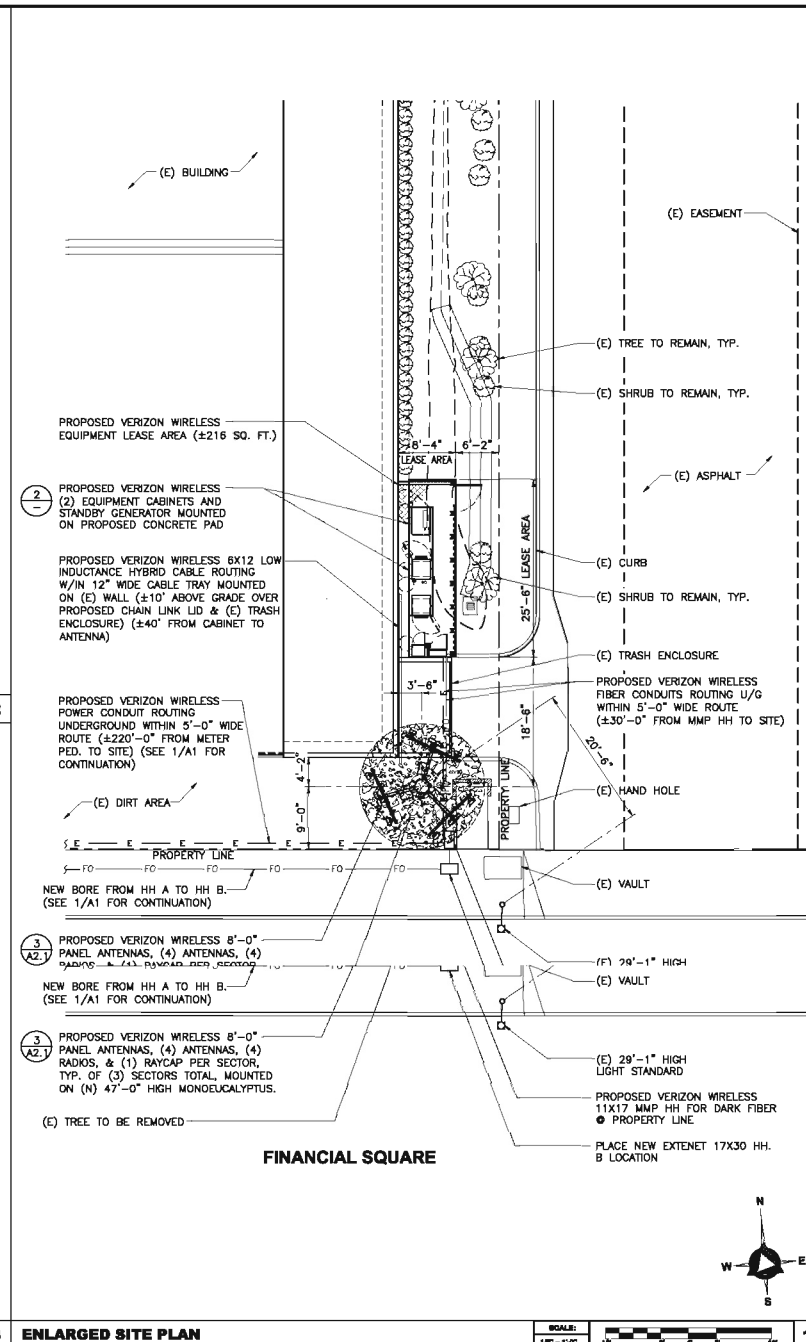
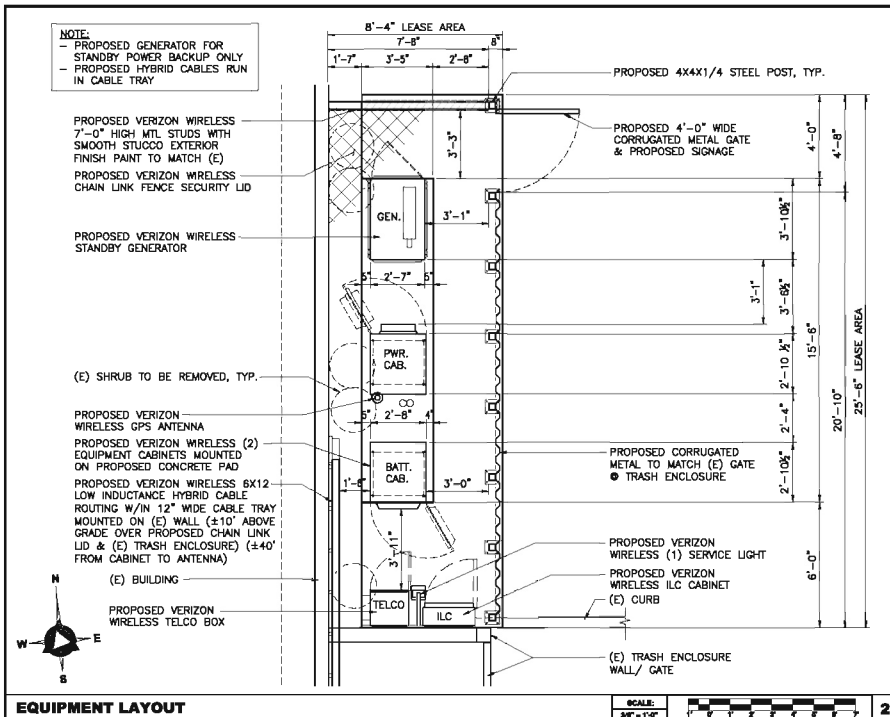
PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
15505 SAND CANYON AVENUE D1
IRVINE, CA 92618

DANUBE UBE
161 VENTURA BLVD. JRA BLVD.
OXNARD, CA 93036 , CA 93036

SHEET TITLE:
SITE PLAN

A-1.1



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	1/26/17	80% ZONING	JL
1	1/26/17	100% ZONING	JL
2	1/26/17	100% ZONING	JL
3	1/26/17	80% ZONING	JL
4	1/26/17	100% ZONING	JL
5	1/26/17	100% ZONING	JL
6	1/26/17	100% ZONING	JL

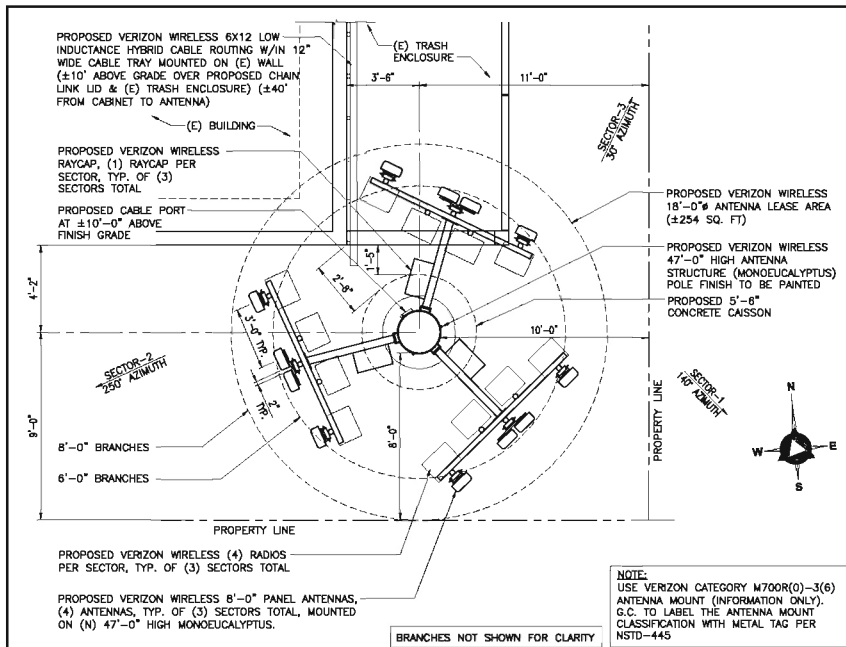
DELTA GROUPS
ENGINEERING, INC.
COMMERCIAL DIVISION
2222 MAGAWAY AVE. IRVINE, CA 92614
TEL: 949-422-0333 FAX: 949-417-2653
DGE JOB #118VW041A

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

verizon
15505 SAND CANYON AVENUE D1
IRVINE, CA 92618

DANUBE UBE
161 VENTURA BLVD. JRA BLVD.
OXNARD, CA 93036 , CA 93036

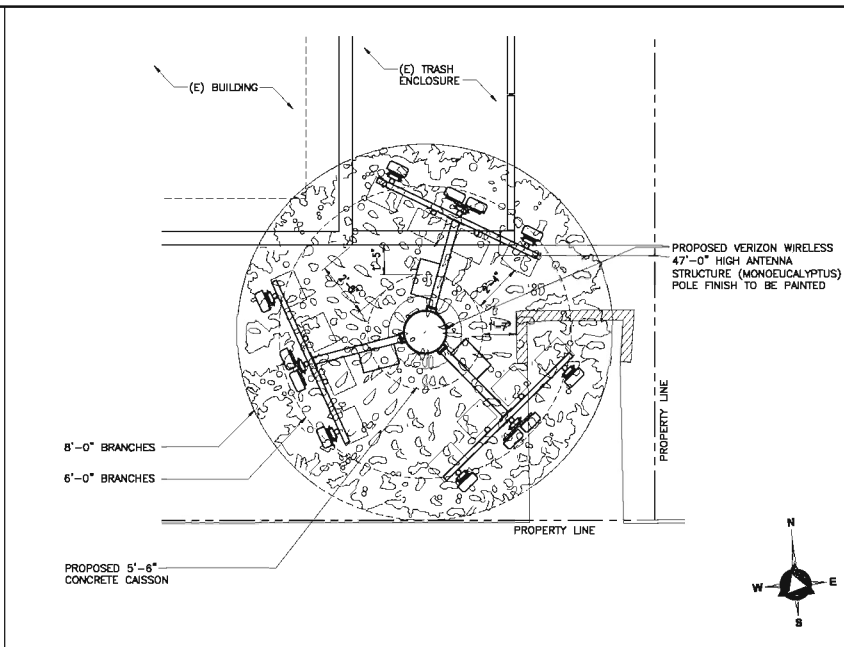
SHEET TITLE:
ENLARGED
SITE PLAN,
EQUIPMENT LAYOUT
A-2



ANTENNA LAYOUT



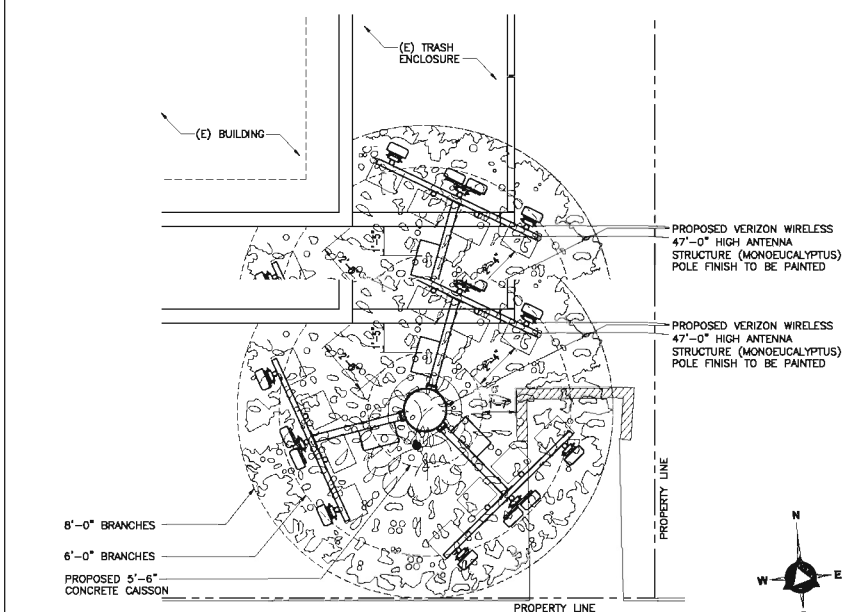
3



BRANCHES LAYOUT AT ANTENNAS LEVEL



1



BRANCHES LAYOUT AT BUILDING LEVEL



2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	11/05/17	80% ZONING	TB
2	10/10/18	100% ZONING	JD
3	01/22/19	80% ZONING	JD
4	02/05/19	100% ZONING	JD
5	06/21/20	100% ZONING	TT
6	06/29/20	100% ZONING	TT

DELTA GROUPS ENGINEERING, INC.
CORPORATE ENGINEERS

2382 MAGAWAY AVE. IRVINE, CA 92614
TEL: 949-822-0333 FAX: 949-417-2893
DGE JOB # 118VW041A

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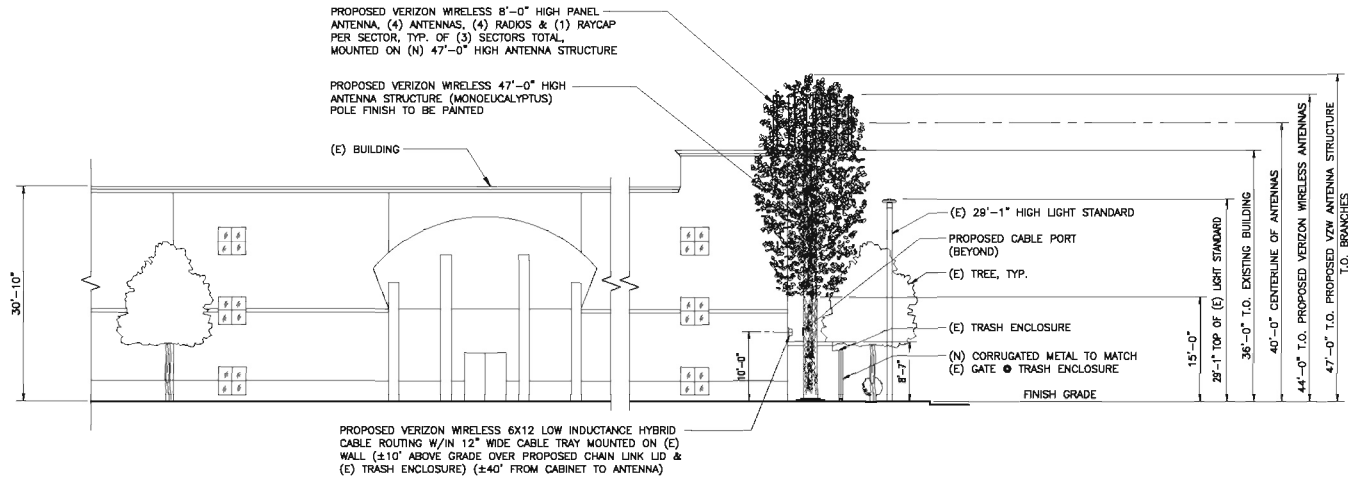
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IRVINE, CA 92618

DANUBE UBE
161 VENTURA BLVD. JRA BLVD.
OXNARD, CA 93036 , CA 93036

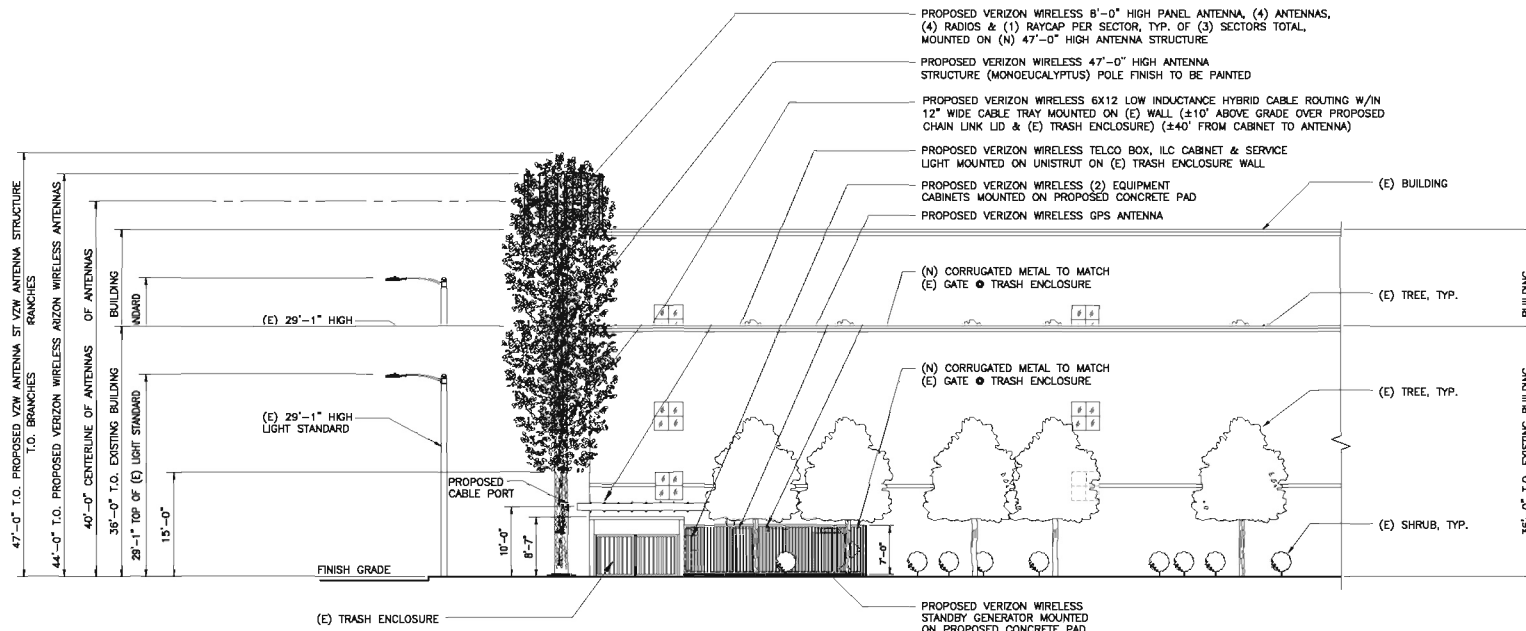
SHEET TITLE:
BRANCHES AND ANTENNA LAYOUT

A-2.1



SOUTH ELEVATION

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



EAST ELEVATION

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

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	11/05/17	80% ZONING	TD
2	10/10/18	100% ZONING	JD
3	01/22/19	80% ZONING	JD
4	02/05/19	100% ZONING	TD
5	06/27/19	100% ZONING	TD
6	06/29/20	100% ZONING	TD

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ENGINEERING, INC.
CORPORATE OFFICE
2382 MAGAW AVE. IRVINE, CA 92614
TEL: 949-822-0333 FAX: 949-417-2883
DOE JOB # 188VW041A

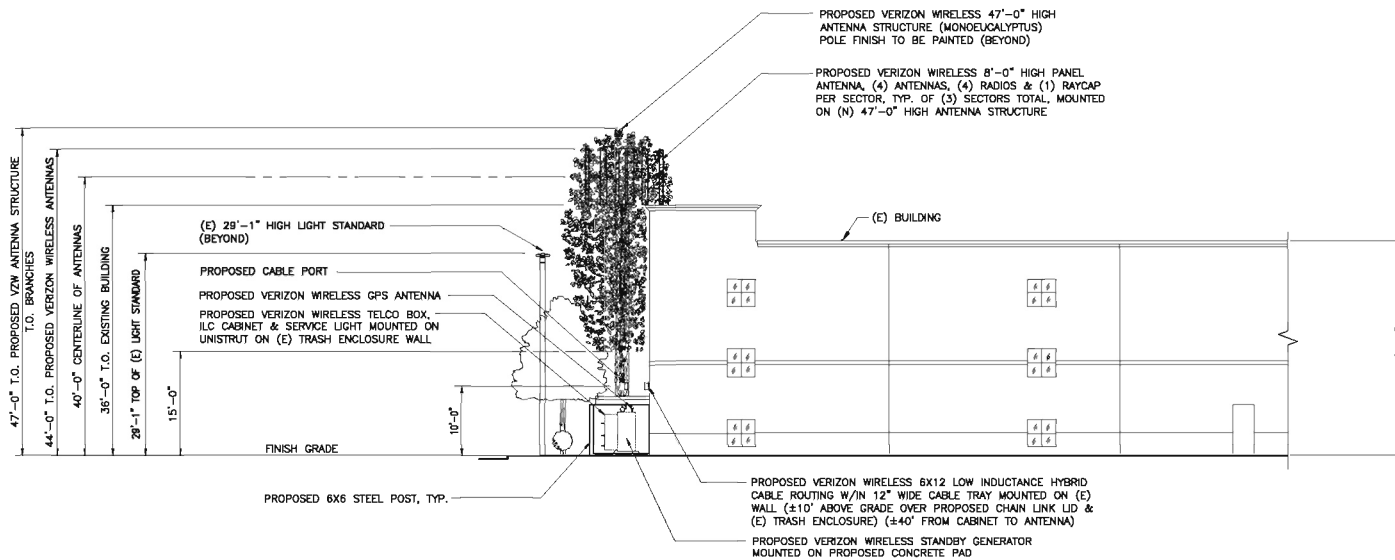
PROPRIETARY INFORMATION
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161 VENTURA BLVD. JRA BLVD.
OXNARD, CA 93036 , CA 93036

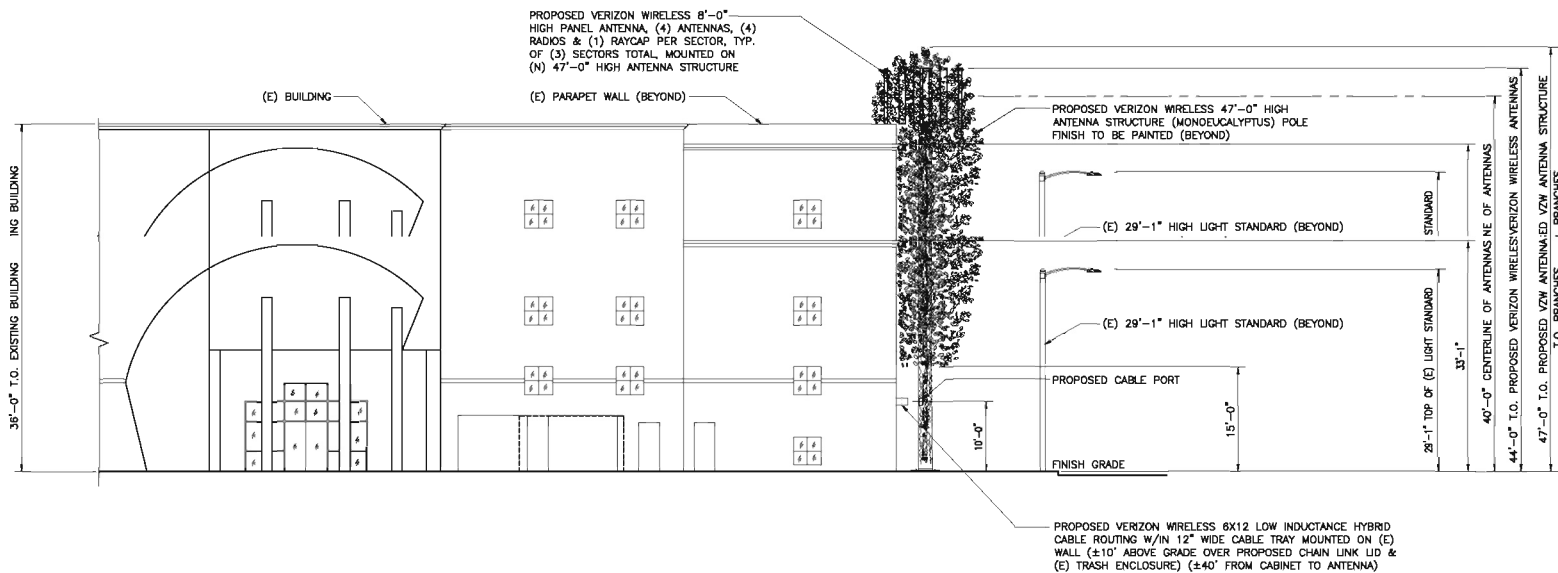
SHEET TITLE:
SOUTH AND EAST ELEVATIONS

A-3



NORTH ELEVATION

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



WEST ELEVATION

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

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	11/05/17	80% ZONING	TD
1	11/05/17	100% ZONING	JD
2	10/10/18	100% ZONING	JD
3	01/22/19	80% ZONING	JD
4	05/05/19	100% ZONING	JD
5	06/12/19	100% ZONING	TT
6	06/28/20	100% ZONING	TT

**DELTA GROUPS
ENGINEERING, INC.**
CORPORATE OFFICE
2222 MAGAWAY AVE., IRVINE, CA 92614
TEL: 949-822-0233 FAX: 949-417-2853
DGE JOB # 118VW041A

PROPRIETARY INFORMATION
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IRVINE, CA 92618

DANUBE UBE
161 VENTURA BLVD. JRA BLVD.
OXNARD, CA 93036 , CA 93036

SHEET TITLE:
**NORTH AND WEST
ELEVATIONS**

A-4

ATTACHMENT E

VISUAL SIMULATIONS FOR APPLICANT PROJECT

NEW (12) VERIZON WIRELESS
8'-0" HIGH PANEL ANTENNAS
MOUNTED ON NEW 47'-0" HIGH
MONO-EUCALYPTUS

NEW VERIZON WIRELESS 47'-0"
HIGH MONO-EUCALYPTUS



EXISTING
VIEW LOOKING NORTHEAST



PROPOSED
VIEW LOOKING NORTHEAST

verizon✓

DANUBE

MTX41 / BSC3

MACRO CELL EVOLUTION DESIGN

161 VENTURA BLVD.

OXNARD, CA 93036

MONO-EUCALYPTUS

VIEW LOOKING NORTHEAST



NEW (12) VERIZON WIRELESS
8'-0" HIGH PANEL ANTENNAS
MOUNTED ON NEW 47'-0" HIGH
MONO-EUCALYPTUS

NEW VERIZON WIRELESS 47'-0"
HIGH MONO-EUCALYPTUS

PROPOSED
VIEW LOOKING NORTHWEST



verizon✓

DANUBE

MTX41 / BSC3

MACRO CELL EVOLUTION DESIGN

161 VENTURA BLVD.

OXNARD, CA 93036

MONO-EUCALYPTUS

PROPOSED

MACRO CELL EVOLUTION DESIGN

161 VENTURA BLVD.

NEW (12) VERIZON WIRELESS
8'-0" HIGH PANEL ANTENNAS
MOUNTED ON NEW 47'-0" HIGH
MONO-EUCALYPTUS
(NOT VISIBLE FROM THIS VIEW)

NEW VERIZON WIRELESS 47'-0"
HIGH MONO-EUCALYPTUS



EXISTING
VIEW LOOKING SOUTHEAST



PROPOSED
VIEW LOOKING SOUTHEAST

verizon✓

DANUBE

MTX41 / BSC3

MACRO CELL EVOLUTION DESIGN

161 VENTURA BLVD.

OXNARD, CA 93036

MONO-EUCALYPTUS



VIEW LOOKING SOUTHEAST

OXNARD, CA 93036

MONO-EUCALYPTUS



NEW (12) VERIZON WIRELESS
8'-0" HIGH PANEL ANTENNAS
MOUNTED ON NEW 47'-0" HIGH
MONO-EUCALYPTUS

NEW VERIZON WIRELESS 47'-0"
HIGH MONO-EUCALYPTUS



EXISTING
VIEW LOOKING SOUTHWEST

PROPOSED
VIEW LOOKING SOUTHWEST

verizon 

DANUBE

MTX41 / BSC3

MACRO CELL EVOLUTION DESIGN

161 VENTURA BLVD.

OXNARD, CA 93036

MONO-EUCALYPTUS

OXNARD, CA 93036

MONO-EUCALYPTUS

ATTACHMENT F

**LETTER FROM DELTA GROUPS ENGINEERING
DATED FEBRUARY 14, 2019**



Delta Groups Engineering, Inc.

2362 McGaw Avenue, Irvine, CA92614

Tel . (949) 622-0333 Fax. (949) 622-0331

February 14, 2020

City of Oxnard
214 South 'C' Street
Oxnard, CA 93030

Subject: Proposed Verizon "Danube" Site
161 Ventura Boulevard
Oxnard, CA 93036

Re: Setback Modification Engineering Justification and Request for Approval

To Whom It May Concern,

This letter is being submitted under Municipal Code 16-497 as an engineering justification to allow for a modification from the standard(s) for the proposed Verizon Wireless "Danube" Cellular Communications Facility at the above-referenced address. This property is located within the C-2 zone.

Best practices in the industry would normally involve meeting the setback requirements for any project, but the site conditions are such that it is not possible for this facility to meet the defined setback. As a result, our only pragmatic engineering recourse is to seek approval for a modification from setback standards with a reasonable justification, as is allowed for wireless facilities under the Municipal Code.

The location of this proposed monoeucalyptus (i.e. a pole which is camouflaged to replicate a live eucalyptus tree), is driven by the RF design needs to meet the coverage objectives and also comply with the height limitation set forth by the city. We cannot achieve both at any other viable location on this parcel. As a result, this is the least intrusive design that we can proffer given the development constraints and the site conditions. The spatial constraints of the site and the dimensional needs of the new monoeucalyptus foundation (specifically, a minimum caisson diameter of 5'-6", as designed by the monoeucalyptus engineer) are the conditions that prevent us from meeting the setback.

This caisson must be drilled to a significant depth and this caisson cannot interfere with the existing building foundation without risk of undermining the building or disturbing the existing exterior wall footings. A mat foundation is not feasible in this instance, due to the adjacent building, thus a drilled pier is the only viable engineering solution. As a result, while it is placed as far from the property line as physically practical, its location falls short of the defined side yard setback, established as 10' from the property line along Financial Square as measured to the face of the pole structure, according to information furnished by the city. At present, the center of the concrete caisson foundation and, as a

result, the pole center, is situated 9'-0" from the property line along Financial Square, placing the pole face at approximately 8'-0" from the property line.

In addition to the 10' side yard setback, there is a 15' rear yard setback applicable to this property as measured from its eastern property line. The existing building is approximately 15' from this eastern property line at present; however, the proposed monotree location is 11'-0" from the pole center to the eastern property line (10'-0" as measured from the face of pole). As with the required side yard setback, the caisson placement required, given the building location, necessitates this reduced distance to the eastern property line.

As a "monotree" pole structure, the face of the pole will recede from the property line slightly as the elevation of the pole increases, further increasing the setback, but it is physically impossible to push the pole back an additional 2' from the property line due to the interference posed by the existing building. Please note, however, that the faux eucalyptus branching will be fabricated at varying lengths to meet the site conditions and will neither contact the building, maintaining a 3" clearance from the structure, nor encroach beyond the southern or eastern property line so as to project into--or in any way impede--the public right of way or create a public safety concern. The branches angled towards the southern property line in particular will be staggered in length and, as they are at varying orientations in an irregular radial pattern at their attachment points along the trunk of the monotree, will not result in a "flattened" appearance at the side of tree fronting the property line but will, instead maintain a natural profile.

Outdoor equipment cabinets and a standby generator are included in the facility design and these are also situated along the eastern facade of the structure in a narrow, linear arrangement north of the existing trash enclosure, which currently projects into the rear yard setback from the eastern facade to a point approximately 6'-8" from the property line. The equipment foundation supporting these Verizon facility components will extend to a point approximately 9'-7" from the eastern property line. An electrical panel that provides power to the equipment is to be installed upon the northern face of the trash enclosure, and is the closest component to the property line at a distance of 7'-5" from the property line. The equipment is fully screened and enclosed by a corrugated fencing enclosure that matches the existing corrugated metal gates at the trash enclosure. This equipment is necessary to operate the antennas on the monotree structure and the small, diesel standby generator provides back-up power to the facility. Such back-up power provisioning is intended to continue to operate the cell site in the event of a longer-term power outage, as might occur after a major earthquake or wildfire that cuts off power transmission to the area, or any similar event. This generator must be installed outdoors, hence the necessity for it being placed at grade within the rear yard setback. It is important to note this rear property line abuts a drive aisle leading to and from a commercial parking lot to the north, so there is no immediately adjacent habitable structure to the east of the property line and the proposed installation.

While setbacks do serve pragmatic purposes for establishing uniformity in architectural and engineering design development of properties, including such considerations as noise, light, massing of structures, desired streetscapes, pedestrian circulation, et cetera, unlike a habitable structure, this monotree does not increase vehicular or pedestrian traffic, does not add a building mass closer to the property line, and this property line from which we seek a modification to the setback standard is a commercial street frontage where the nearest adjacent development along this street frontage is a commercial structure across the street at a distance in excess of 137' from the face of the proposed monoecalyptus trunk. To the east, the nearest habitable structure is at a distance of approximately 131' from the monotree.

As a result of the great distances to neighboring structures, the limited setback modifications associated with the placement of equipment and this faux tree have a negligible impact on the surrounding environment or the streetscape in this instance. To this latter point, this faux tree is placed within a landscape planter which fronts the southern elevation of the building along its entire length. As there are no setbacks established for landscape trees, if this monoecalyptus were a live tree, its placement at the proposed location would be allowed without any restrictions, would not be deemed unusual, and the resulting visual environment would be very much the same as we are proposing. For a structure of this exceptional nature and in the specific location proposed, the additional few feet of setback, if it were able to be provided, would afford little, if any, benefit to the built environment or the streetscape.

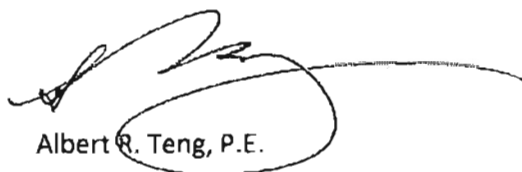
In summation, for legitimate engineering reasons related to the site constraints and the required foundation system for a structure of this nature, this 10' setback from the southern property line along Financial Square and the 15' setback from the eastern property line abutting the commercial lot cannot be met and we seek a modification to the setback standard to accommodate the proposed facility, as is specifically allowed under Municipal Code 16-497 to accommodate unmanned wireless communications facilities such as this. Given the mitigating factors involved in a facility of this nature, as outlined above, we implore the city of Oxnard and its Planning Commission to give thoughtful consideration to this design proposal and grant the necessary modifications to the standards.

Should you have any questions concerning this matter, please do not hesitate to contact us. Thank you for your attention in this important matter. We greatly appreciate it.

Respectfully,



William C. Desmond
Vice President



Albert R. Teng, P.E.
President

ATTACHMENT G

VISUAL SIMULATIONS FOR STAFF RECOMMENDED PROJECT



EXISTING
VIEW LOOKING NORTHEAST



NEW VERIZON WIRELESS 77'-0"
HIGH MONO-EUCALYPTUS

NEW (12) VERIZON WIRELESS
8'-0" HIGH PANEL ANTENNAS
MOUNTED ON NEW 77'-0" HIGH
MONO-EUCALYPTUS

PROPOSED
VIEW LOOKING NORTHEAST
FROM E. VENTURA BLVD.

verizon✓

DANUBE
161 VENTURA BLVD.
OXNARD, CA 93036

MONO-EUCALYPTUS



NEW VERIZON WIRELESS 77'-0"
HIGH MONO-EUCALYPTUS

NEW (12) VERIZON WIRELESS
8'-0" HIGH PANEL ANTENNAS
MOUNTED ON NEW 77'-0" HIGH
MONO-EUCALYPTUS

PROPOSED VIEW
LOOKING NORTHWEST
FROM E. VENTURA BLVD
& FINANCIAL SQUARE

PROPOSED VIEW
LOOKING NORTHWEST



EXISTING
VIEW LOOKING NORTHWEST

verizon✓

DANUBE

161 VENTURA BLVD.
OXNARD, CA 93036

MONO-EUCALYPTUS

DANUBE

161 VENTURA BLVD.

ATTACHMENT H

RADIO FREQUENCY COVERAGE MAPS

Verizon Danube City Suggested Location Propagation Maps

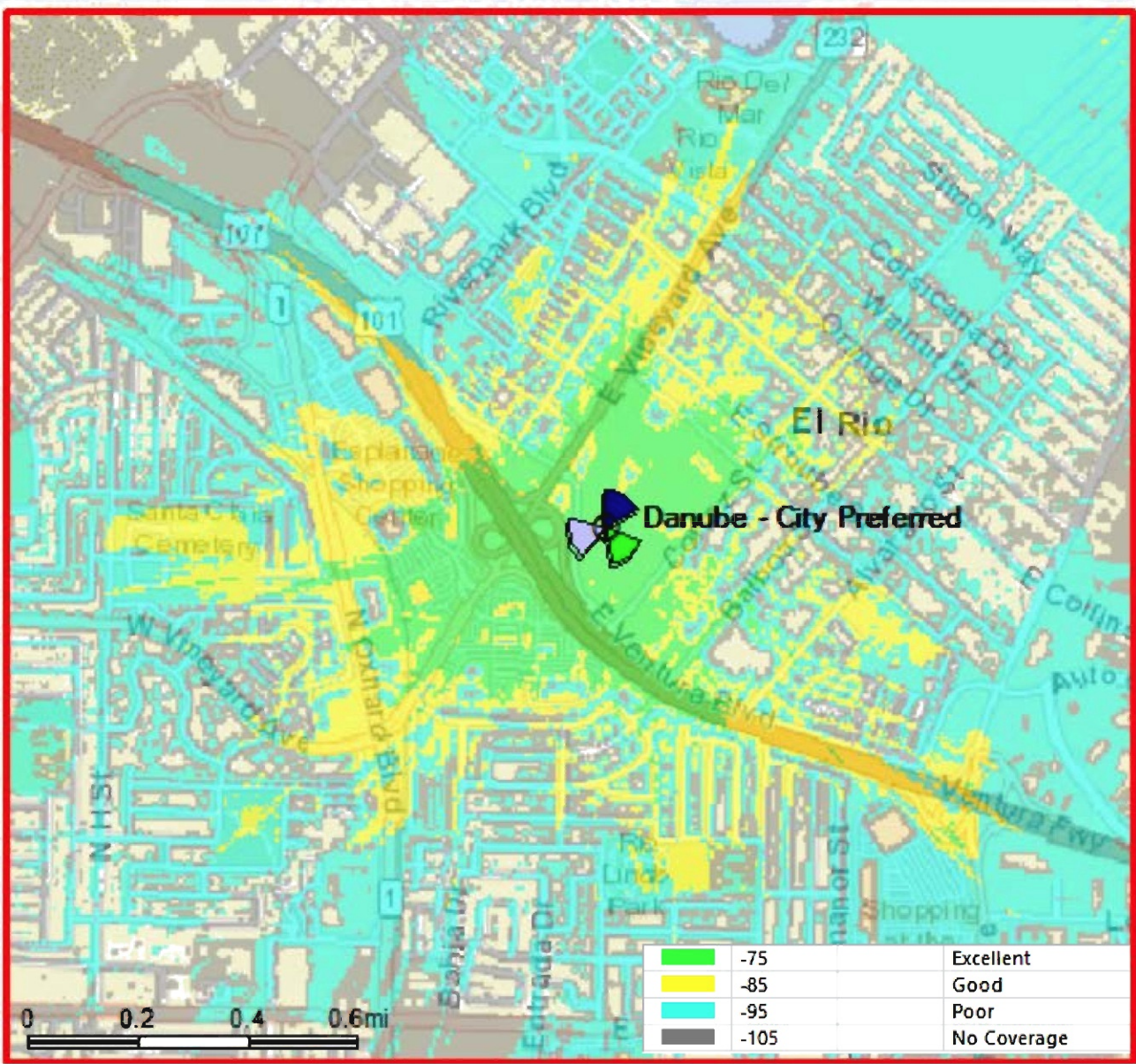
161 Ventura Boulevard Oxnard, CA 93036

September 8, 2020



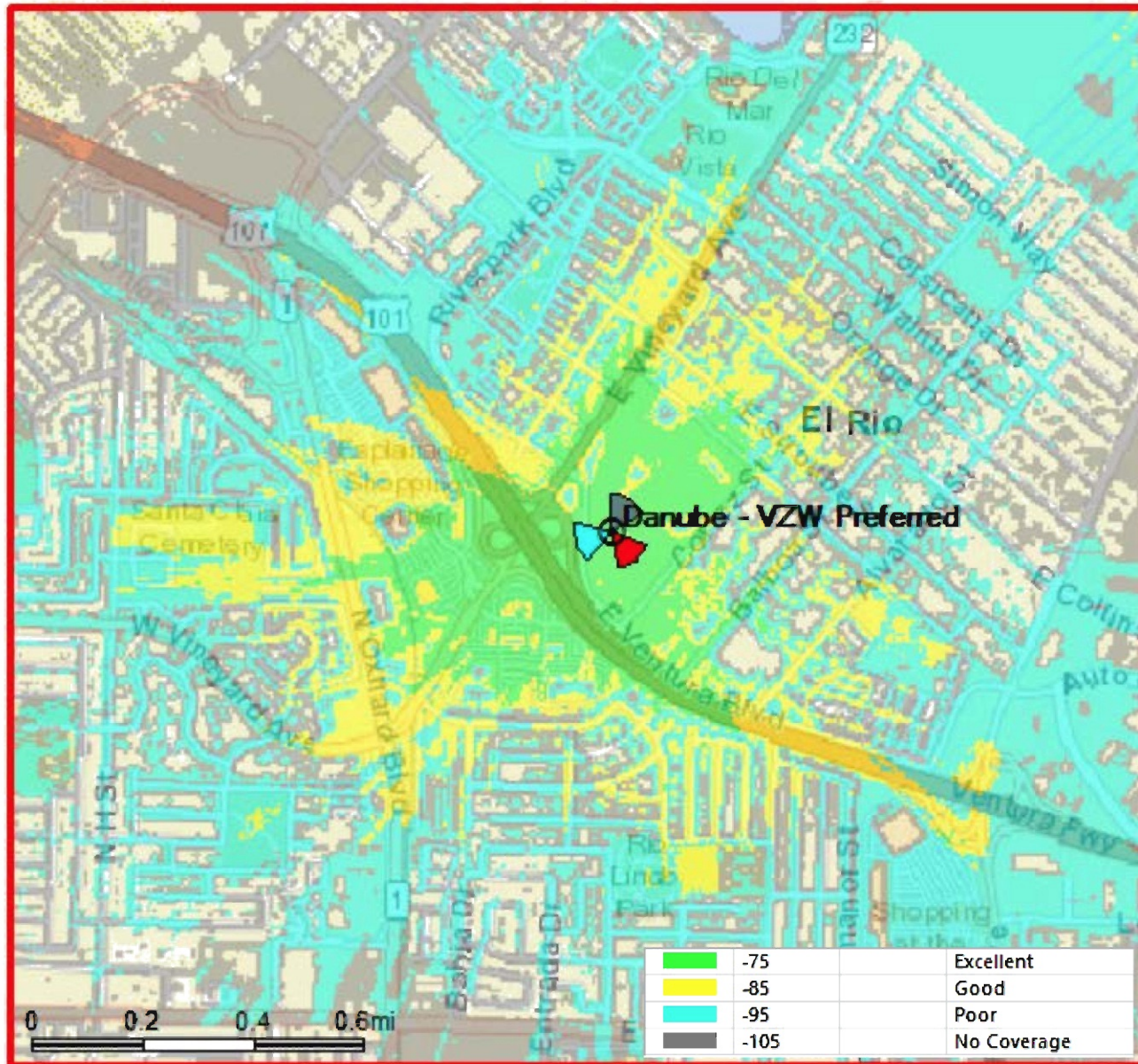
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City Preferred Location at 40' RAD - Stand Alone Plot



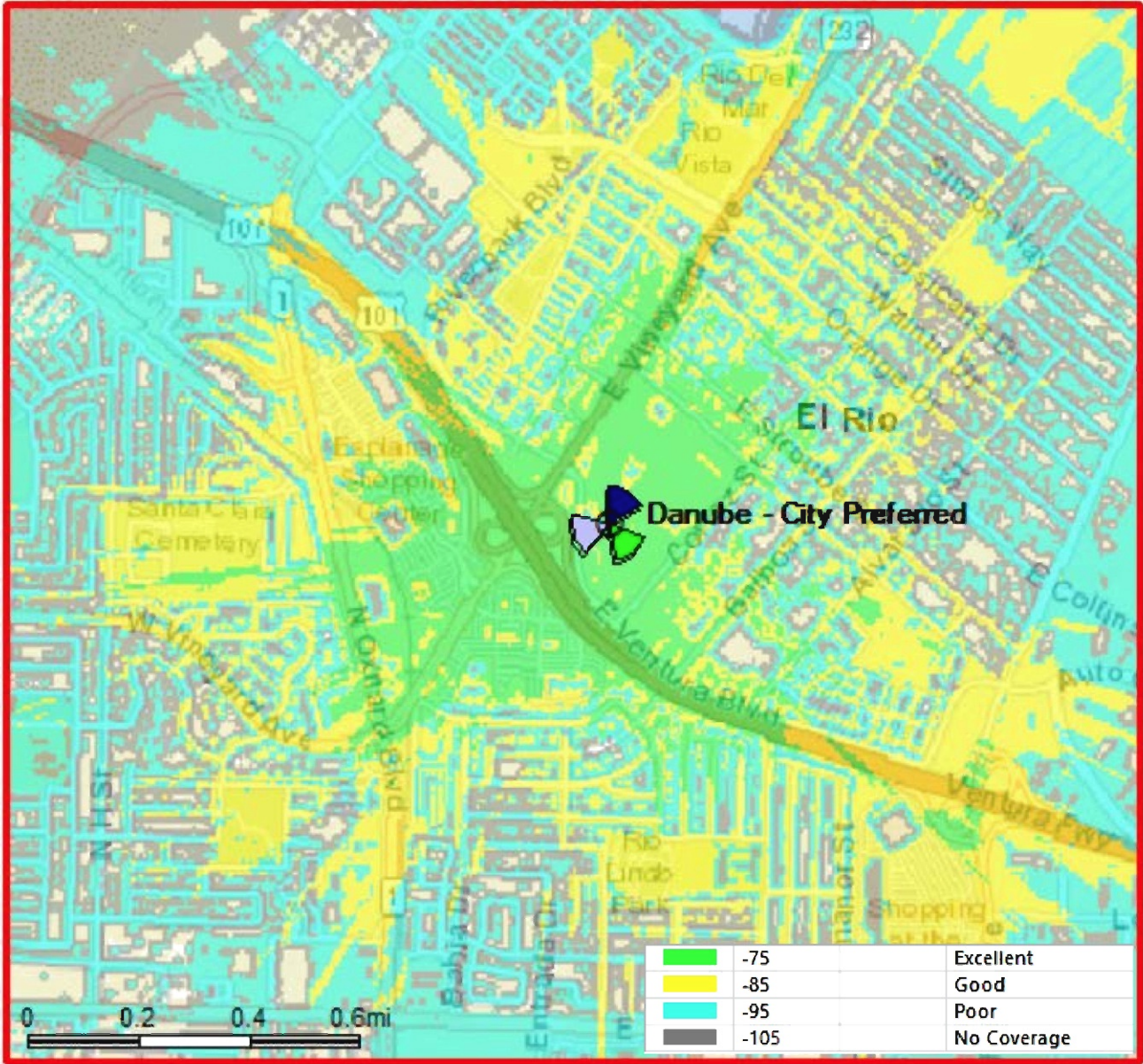
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Verizon Preferred Location at 40' RAD - Stand Alone Plot



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City Preferred Location at 50' RAD - Stand Alone Plot



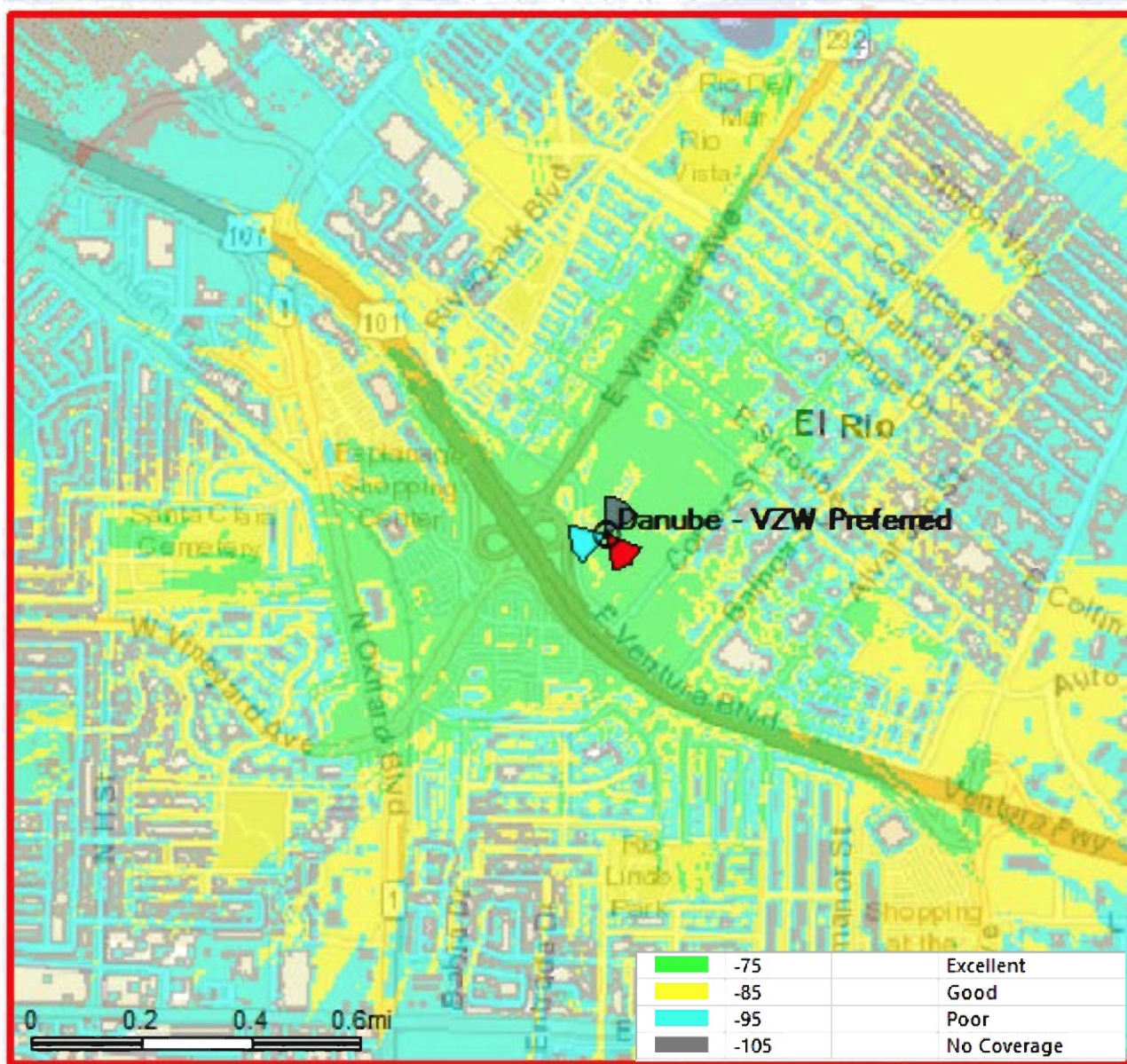
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Verizon Preferred Location at 50' RAD - Stand Alone Plot



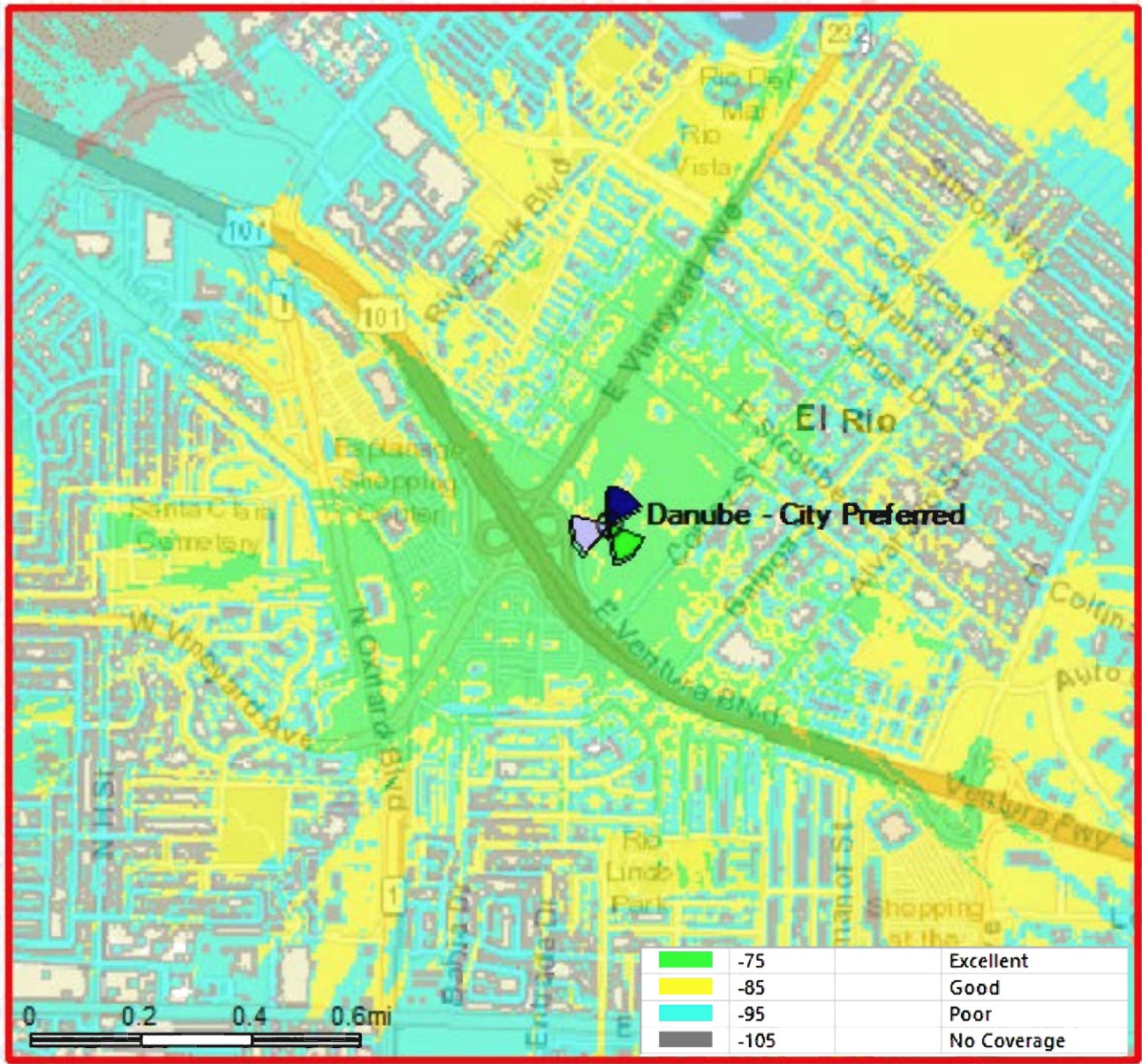
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Verizon Preferred Location at 62' RAD - Stand Alone Plot



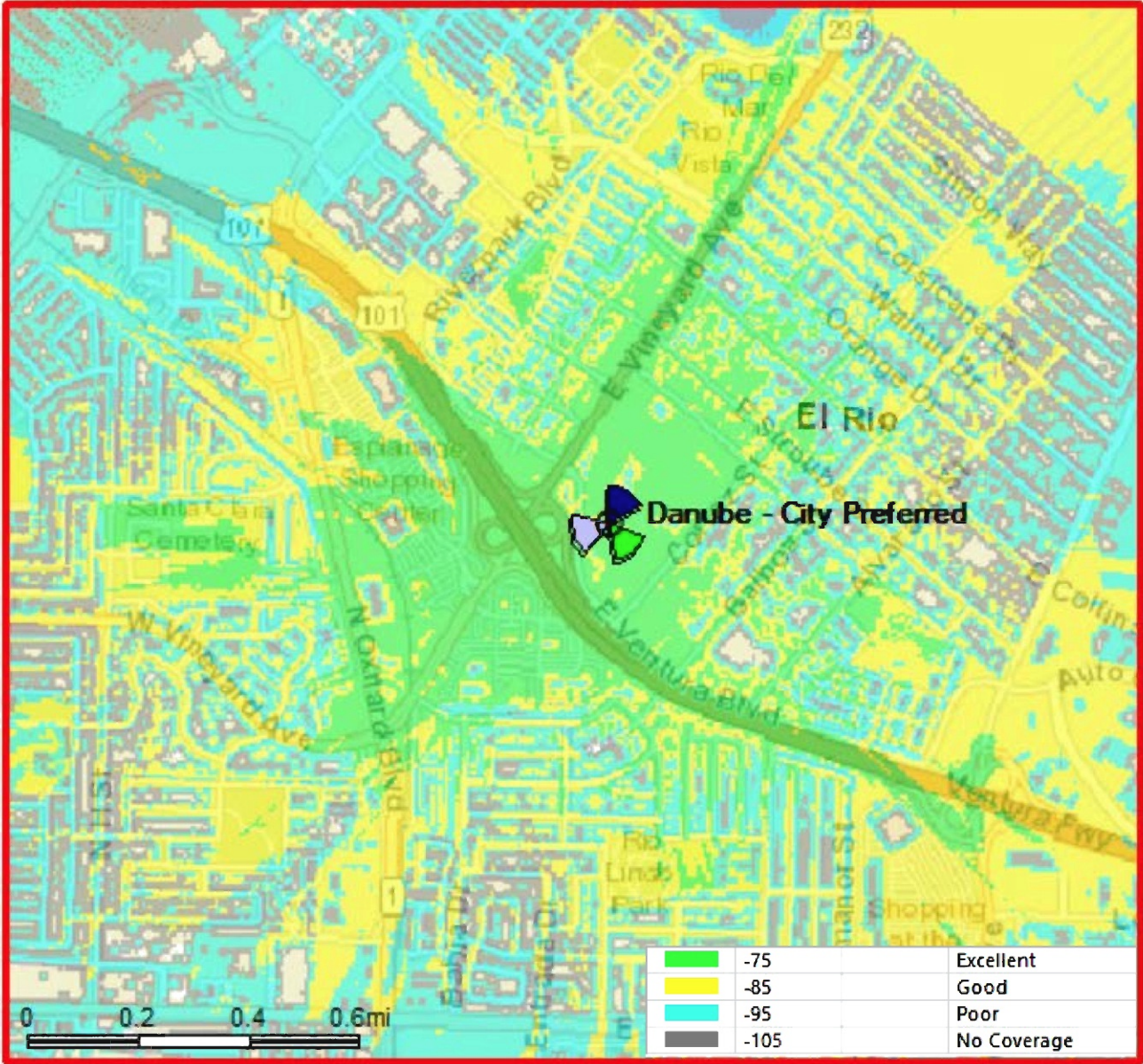
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

City Preferred Location at 62' RAD - Stand Alone Plot



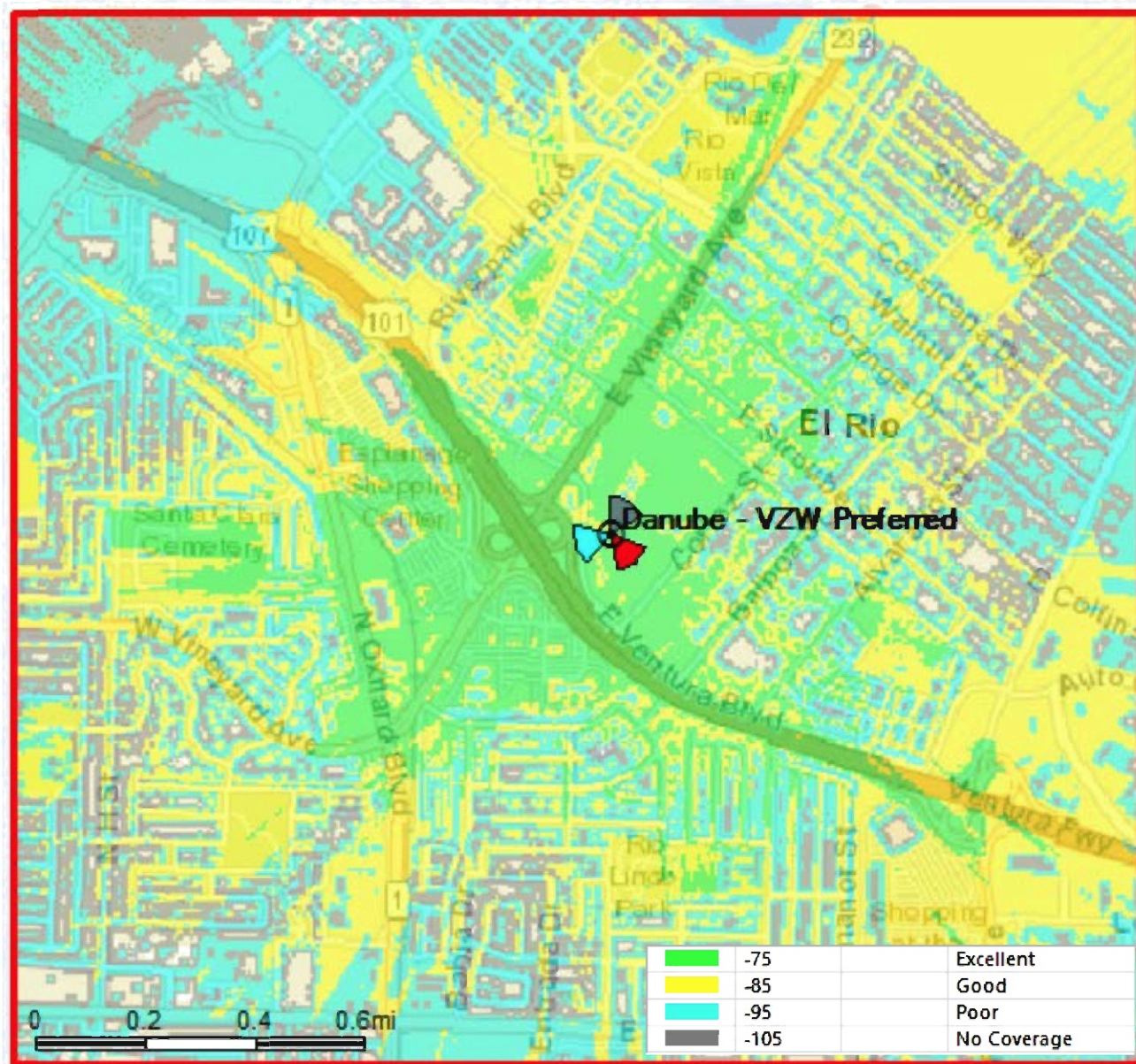
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

City Preferred Location at 70' RAD - Stand Alone Plot



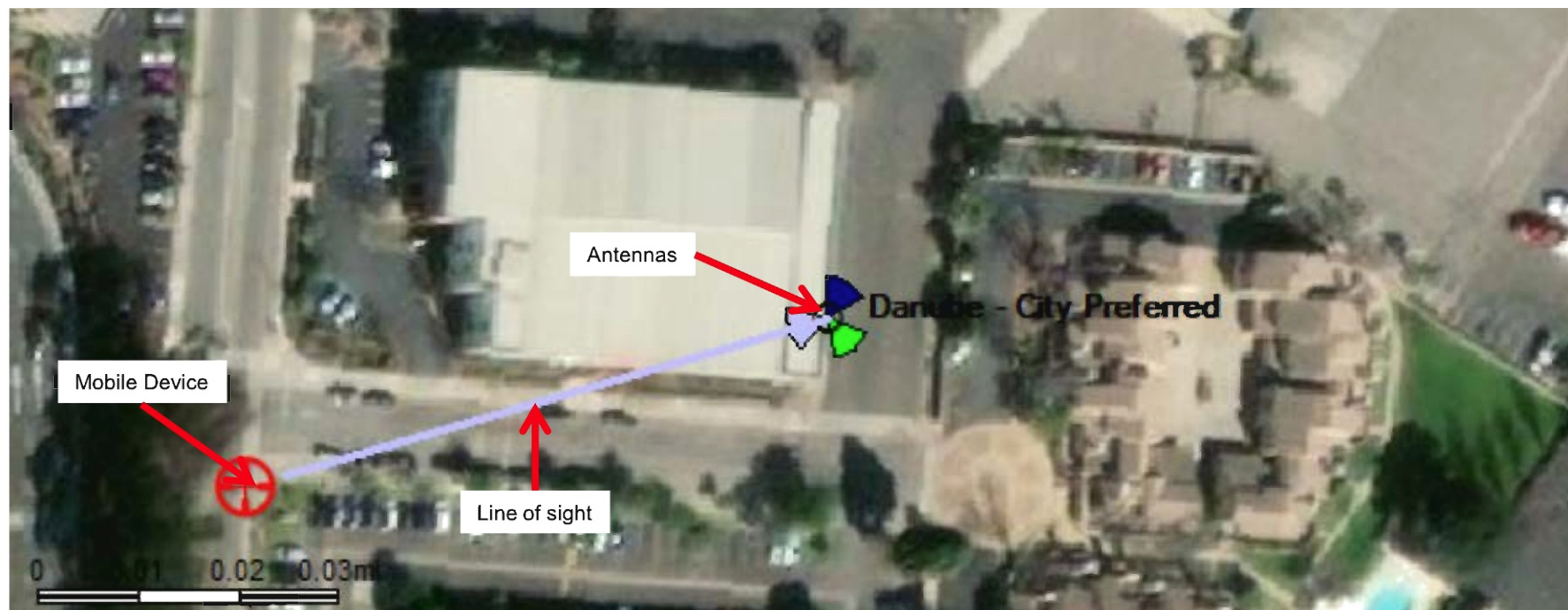
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Verizon Preferred Location at 70' RAD - Stand Alone Plot



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.

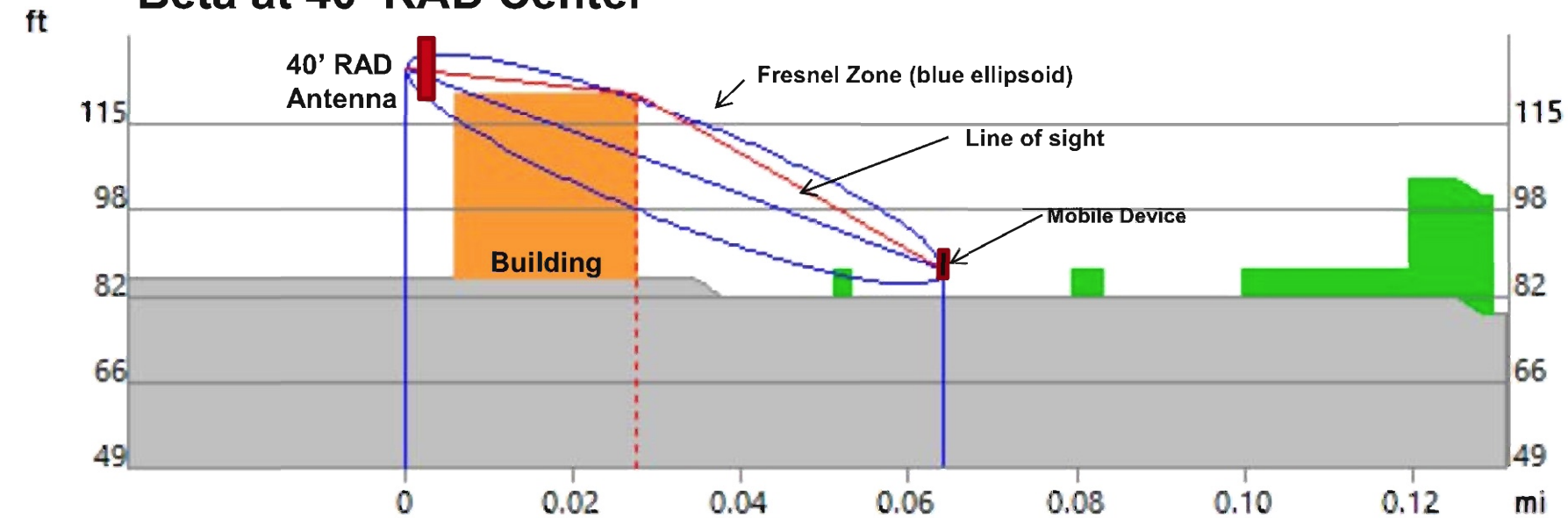
City Preferred Location



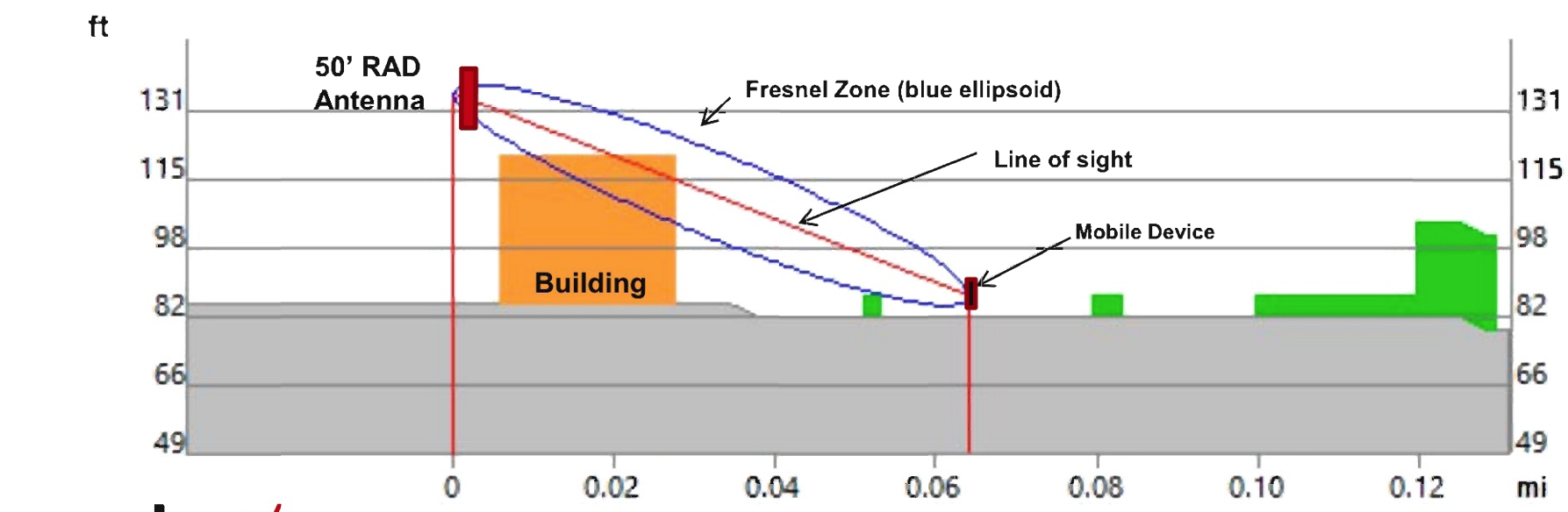
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City Preferred Location

Beta at 40' RAD Center



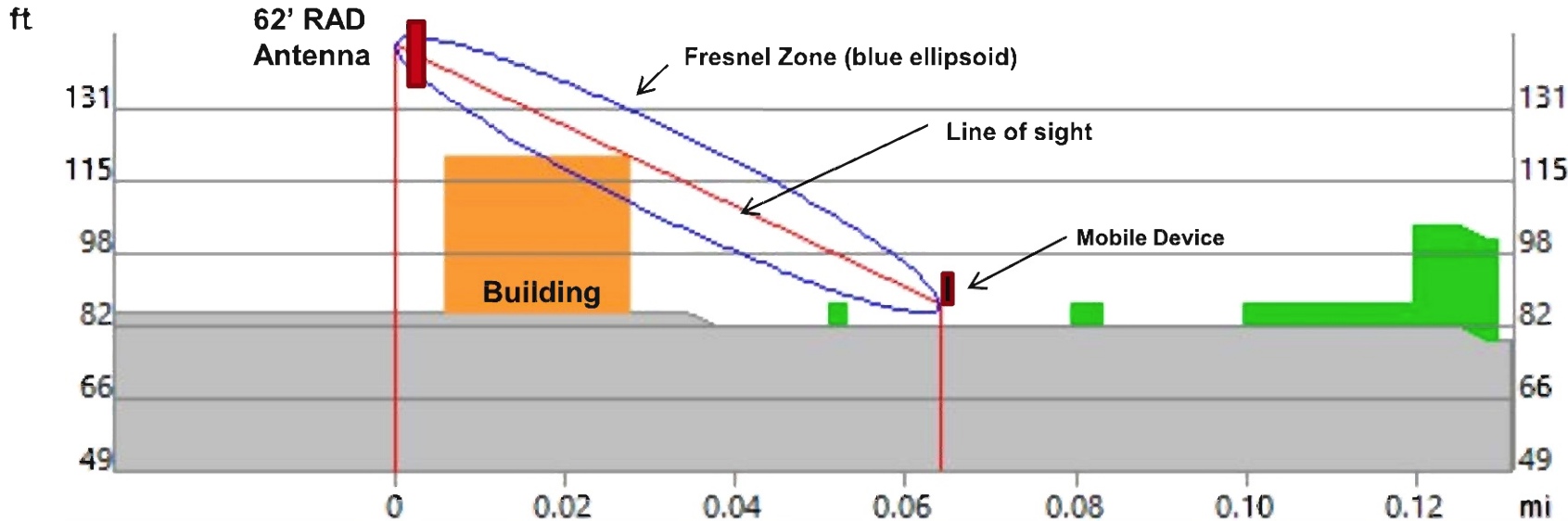
Beta at 50' RAD Center



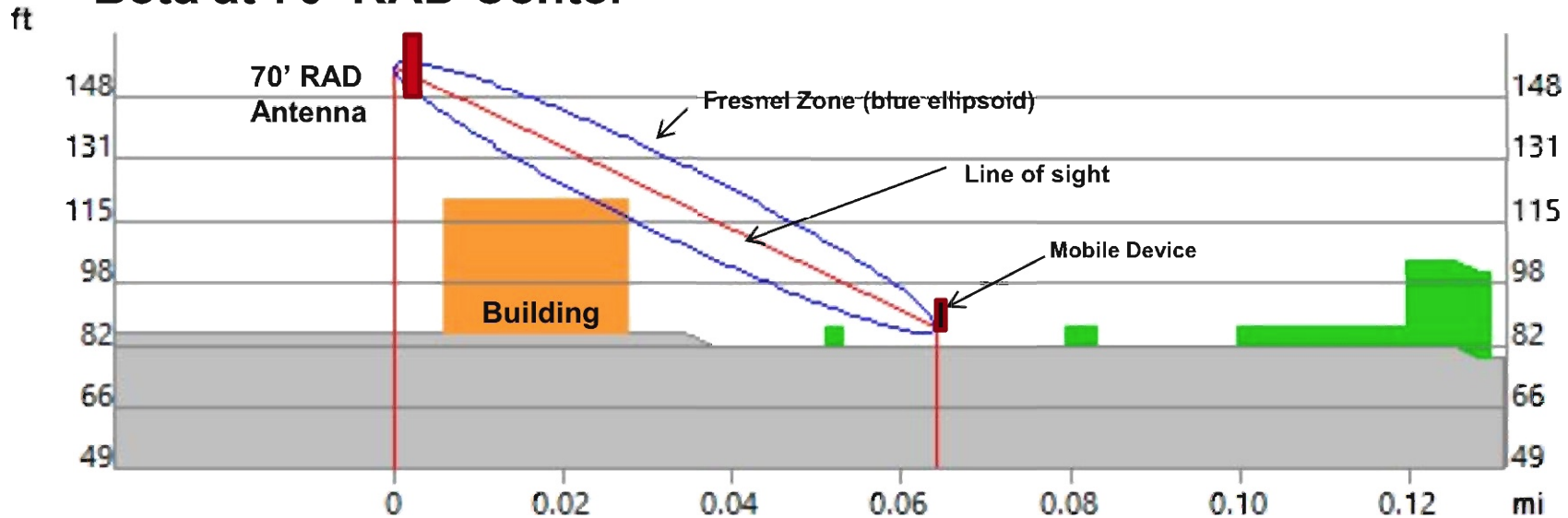
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City Preferred Location

Beta at 62' RAD Center



Beta at 70' RAD Center



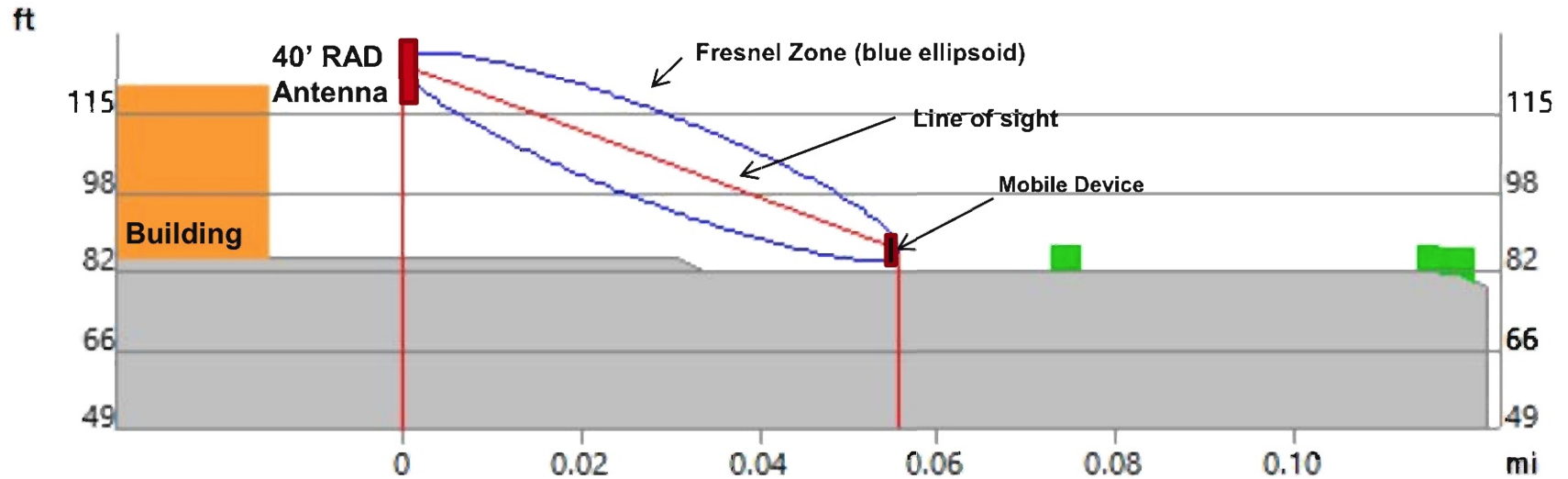
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

VZW Preferred Location



VZW Preferred Location

Beta at 40' RAD Center



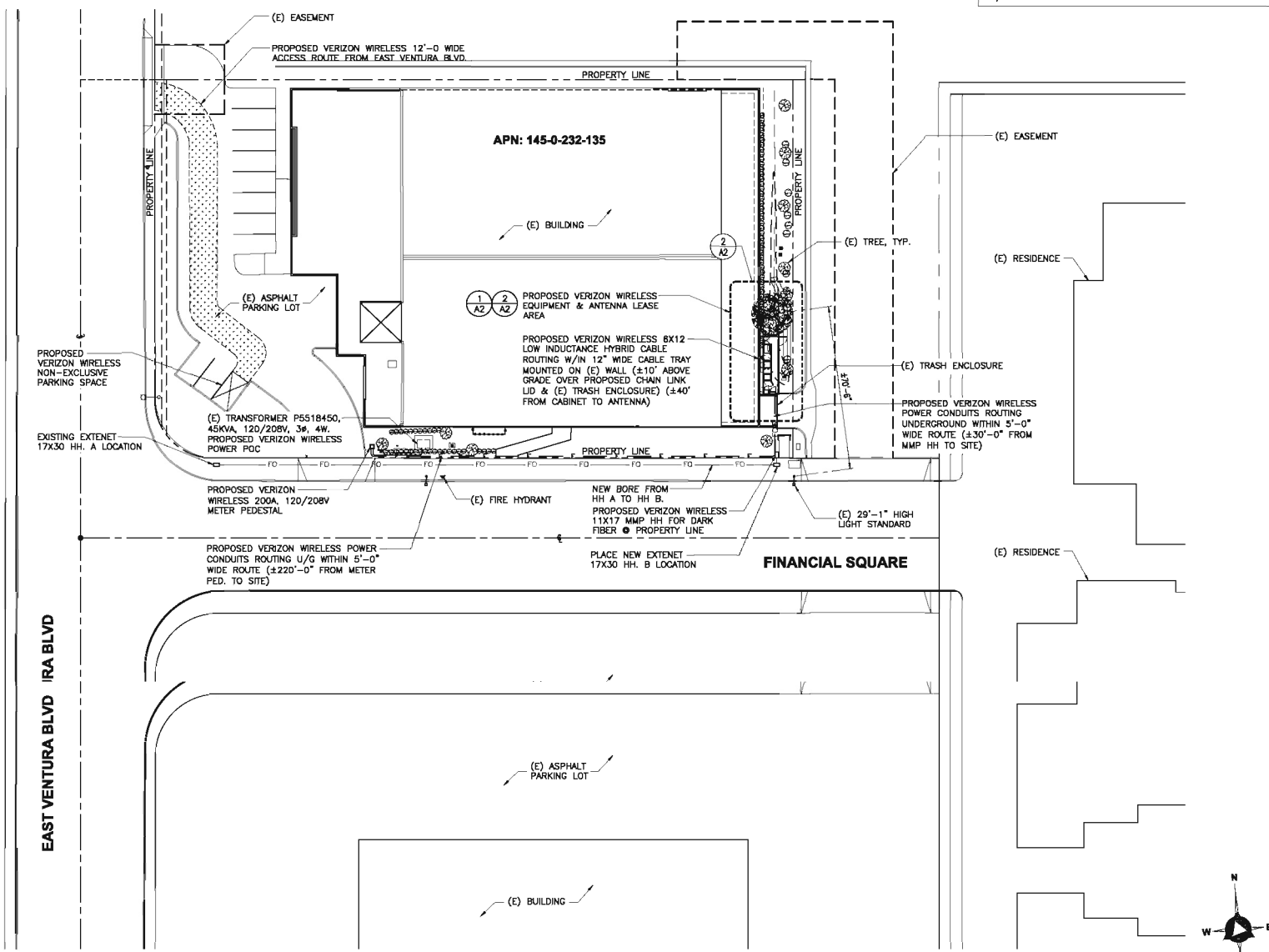
ATTACHMENT I

REDUCED PLANS FOR STAFF RECOMMENDED PROJECT

NOTE:
THERE ARE NO SIGNIFICANT HABITATS,
WATERWAYS OR VEGETATION IN CLOSE PROXIMITY.

NOTE:
NEW CONDUIT PATHWAYS SHOWN INCLUDE INSTALLATION OF
APPROPRIATE SIZE AND TYPE HAND HOLES OR PULL BOXES,
WHERE REQUIRED, WHETHER OR NOT SPECIFICALLY DEPICTED.

NOTE:
THE CC TO SECURE/HARDEN THE SITE PER FIELD OPS
DIRECTION USING MASTER KEYED HIDDEN SHACKLE PAD LOCK
W/ HIGH SECURITY HASP



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	13/05/17	80% ZONING	TD
2	10/10/18	100% ZONING	JD
3	01/02/19	80% ZONING	JD
4	02/05/19	100% ZONING	JD
5	05/11/19	100% ZONING	TT
6	06/06/20	100% ZONING	TT

DELTA GROUPS
ENGINEERING, INC.
CORPORATE OFFICES
2382 MAGAWAY AVE. IRVINE, CA 92614
TEL: 949-822-0333 FAX: 949-417-2883
DOE JOB # 18HVW041A

PROPRIETARY INFORMATION
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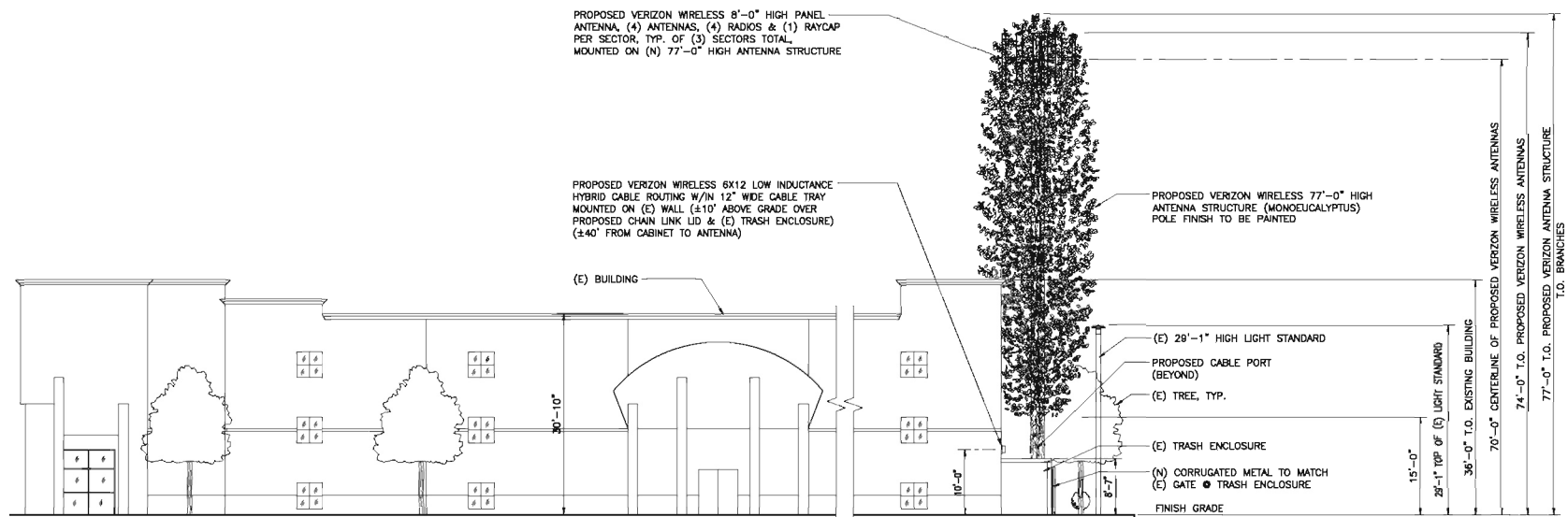
verizon
15505 SAND CANYON AVENUE D1
IRVINE, CA 92618

DANUBE UBE
161 VENTURA BLVD. JRA BLVD.
OXNARD, CA 93036 , CA 93036

SHEET TITLE:
**ALTERNATIVE
CONCEPT
SITE PLAN**

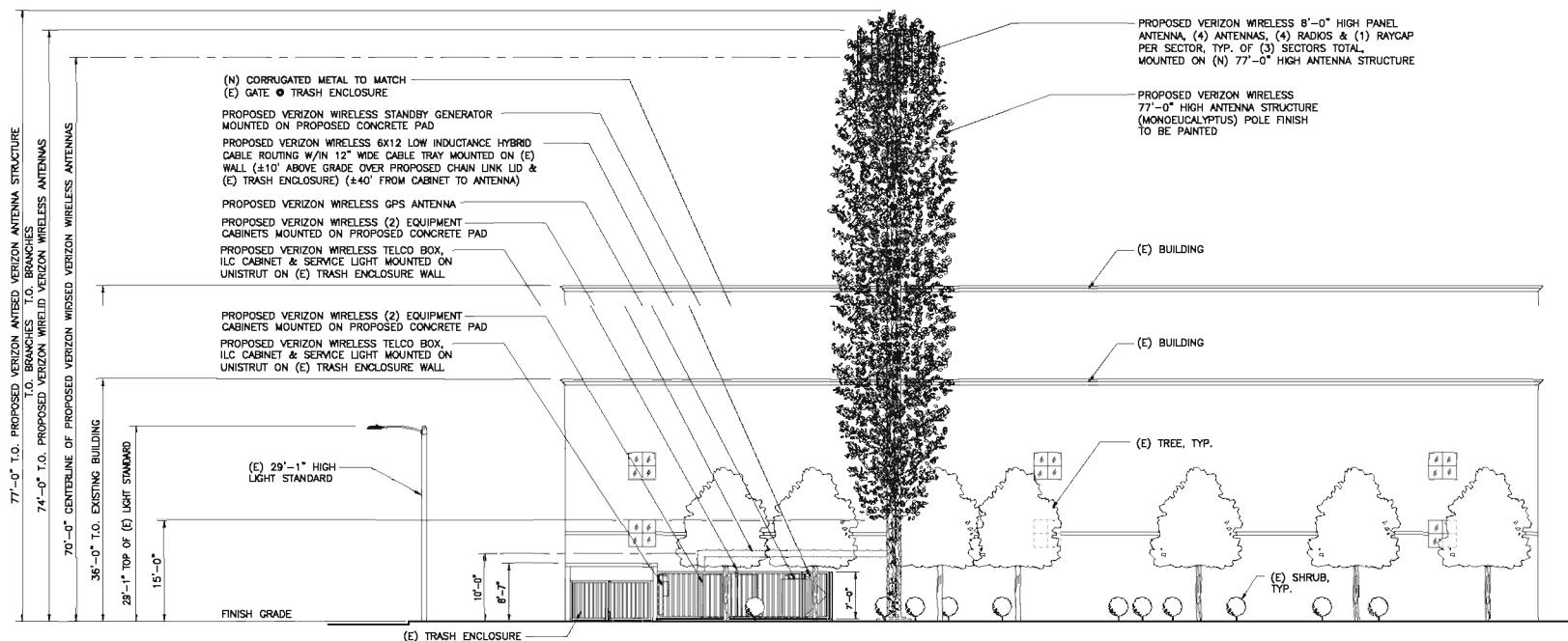
A-1.1





ALTERNATIVE CONCEPT SOUTH ELEVATION

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



ALTERNATIVE CONCEPT EAST ELEVATION

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

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	11/05/17	80% ZONING	JD
1	12/05/17	100% ZONING	JD
2	10/10/18	100% ZONING	JD
3	01/22/19	80% ZONING	JD
4	05/05/19	100% ZONING	JD
5	06/21/19	100% ZONING	TT
6	06/25/20	100% ZONING	TT

DELTA GROUPS
ENGINEERING, INC.
CORPORATE OFFICE
2222 MAGAWAY AVE. IRVINE, CA 92614
TEL: 949-422-0333 FAX: 949-417-2853
DOE JOB #118VW041A

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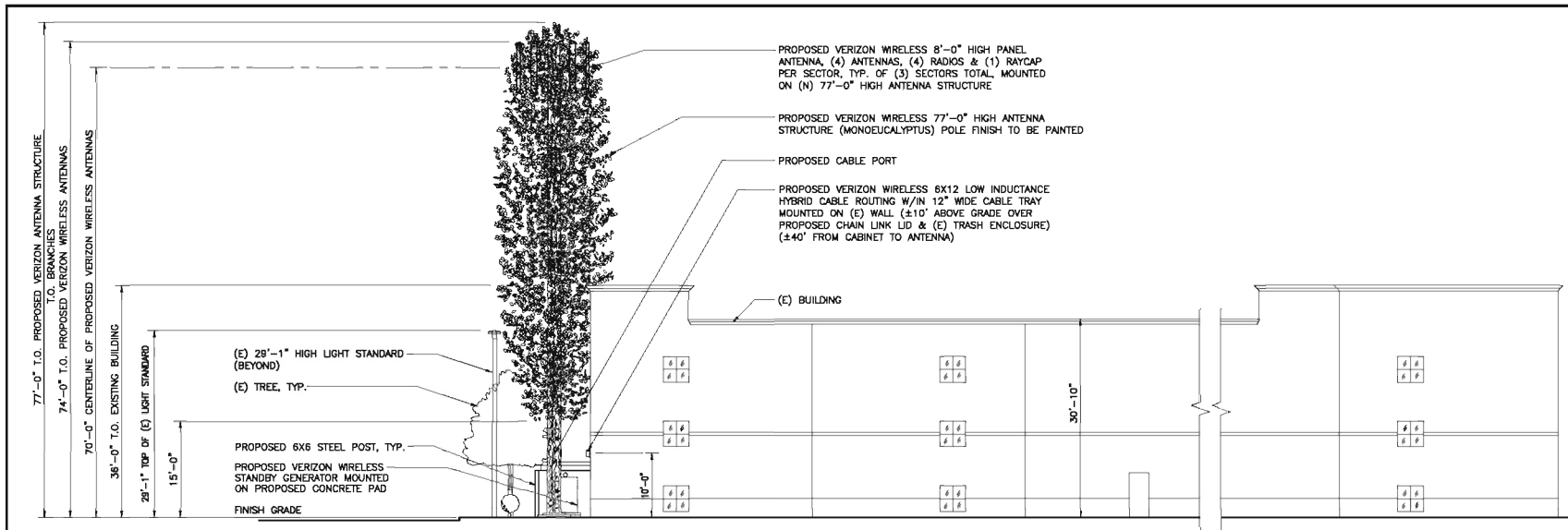
verizon

15505 SAND CANYON AVENUE D1
IRVINE, CA 92618

DANUBE UBE
161 VENTURA BLVD. JRA BLVD.
OXNARD, CA 93036 , CA 93036

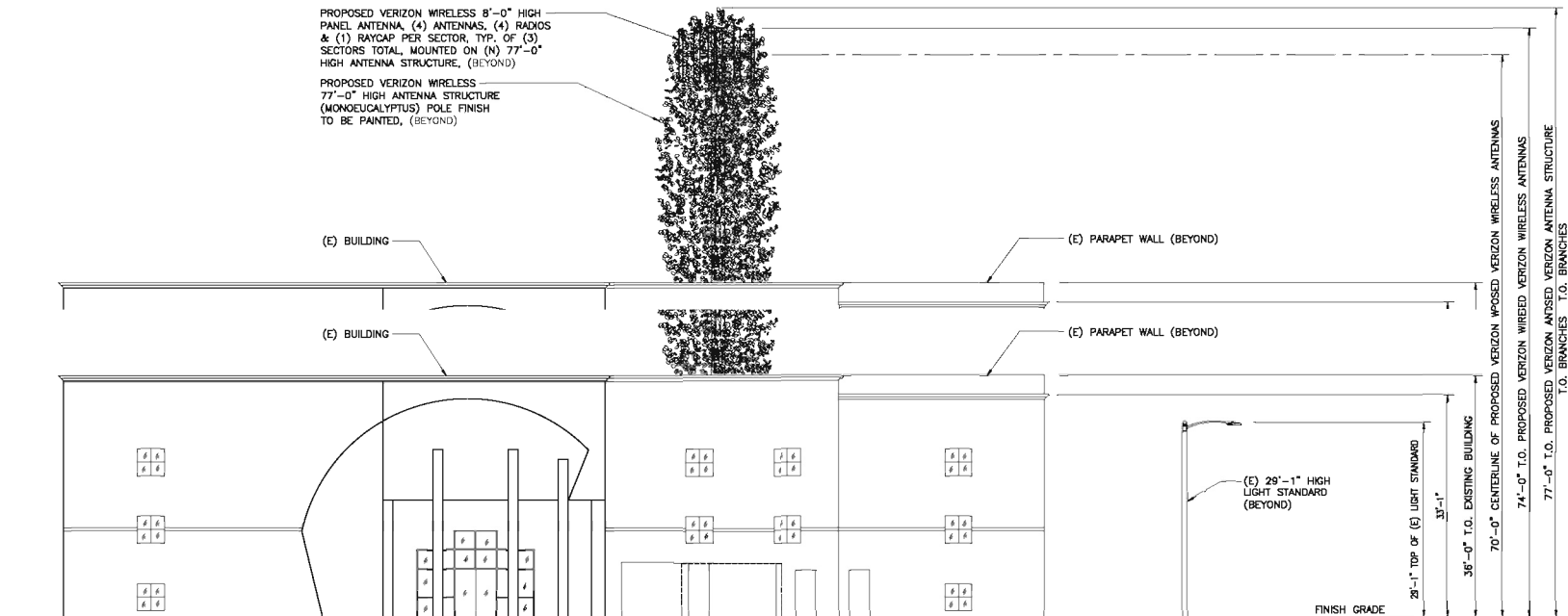
SHEET TITLE:
ALTERNATIVE CONCEPT
SOUTH AND EAST
ELEVATIONS

A-3



ALTERNATIVE CONCEPT NORTH ELEVATION

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



ALTERNATIVE CONCEPT WEST ELEVATION

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

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	11/05/17	80% ZONING	TD
1	12/05/17	100% ZONING	JD
2	10/10/18	100% ZONING	JD
3	01/22/19	80% ZONING	JD
4	05/05/19	100% ZONING	JD
5	06/12/19	100% ZONING	TT
6	06/28/20	100% ZONING	TT

DELTA GROUPS
ENGINEERING, INC.
COMMERCIAL DIVISION
2202 MAGWAY AVE., IRVINE, CA 92614
TEL: 949-822-0233 FAX: 949-417-2883
DGE JOB # 118VW041A

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

verizon
15505 SAND CANYON AVENUE D1
IRVINE, CA 92618

DANUBE UBE
161 VENTURA BLVD. JRA BLVD.
OXNARD, CA 93036 , CA 93036

SHEET TITLE:
ALTERNATIVE CONCEPT
NORTH AND WEST
ELEVATIONS

A-4

**ATTACHMENT
J**

**LETTER FROM VERIZON WIRELESS
DATED SEPTEMBER 20, 2019**



March 6, 2019

To: City of Oxnard, Planning Department

**Subject: Statement in Support of Verizon Wireless's Proposed
Telecommunications Facility "Danube" at 161 Ventura Blvd,
Oxnard, CA.**

This letter is in reference to our proposed VZW telecommunications facility named "Danube" located at 161 Ventura Blvd, Oxnard CA. Verizon Wireless has identified a significant gap in its wireless services along Ventura Fwy. and Vineyard Ave. and surrounding area. This area is currently served by telecommunications site 'Nyland' about 1.0 miles NW of this location. As a result, coverage toward the center of the gap area is spotty and weak.

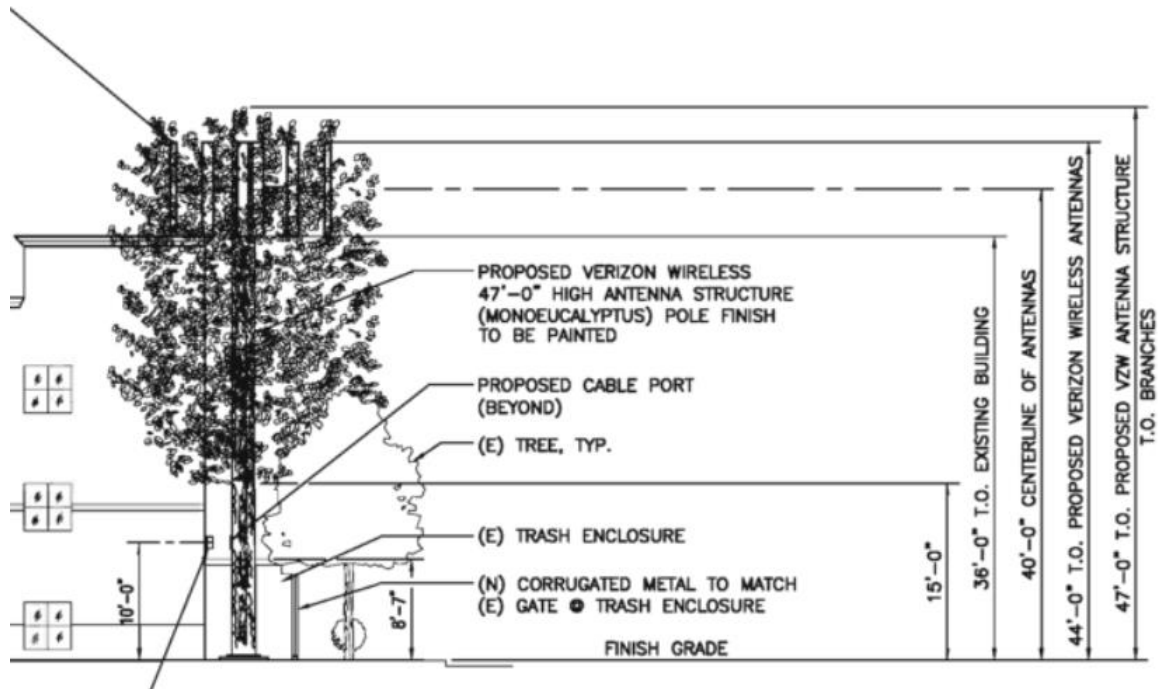
Coverage is the need for expanded service often requested by our customers or emergency services personnel. While this initially meant providing coverage in vehicles, as usage patterns have shifted this now means improving coverage inside of buildings.

Further, accelerated growth in voice and data usage by Verizon Wireless customers has increased the demand on these outlying facilities in a manner that compromises coverage at the fringes of their service areas and will lead to capacity exhaustion as early as 2015. Finally, new advanced wireless services (AWS) frequencies that are being placed in service by Verizon Wireless to meet capacity demands simply do not propagate the same distances of earlier generation technologies and require wireless facilities in closer proximity to customers than the existing facilities serving this area. Providing effective and reliable service/coverage to fill this gap is made difficult because of the topography and density of development in the area.

Based on our experience with the network, if the antenna centerline is below nearby ground clutter; In this case the 36' existing building located on the property RF signals will be blocked by these obstacles. We use a prediction tool that considers the terrain, vegetation, building types, and cell site specifics to show predictions of the existing coverage and what we expect to see with a given cell site. The prediction models make some assumptions such as that the antennas are above the nearby ground clutter (Buildings and vegetation). Once the antennas fall below the ground clutter the models become inaccurate and cannot tell that specific trees or buildings are blocking the RF signal. At this site location, the existing buildings will block the signals significantly if we go below requested height.

The proposed facility with a 40' Rad center of antennas is needed to gain the height above the 36' adjacent building. With the additional height, Rad Center 40', top of

Antenna 44' and the top of the tree structure 47', to allow for aesthetic tree foliage; this will allow for the antennas to propagate over the existing building. With a Rad center below the 40' mark the building would significantly block necessary coverage.



The proposed site will be an integral part of VZW's network of services and is designed to ameliorate complications introduced by the locationally dependent nature of cell sites. Eliminating or relocating a single cell site from the network can lead to gaps in the system and prohibit VZW from providing uninterrupted service to customers in the defined coverage area. Further, the elimination or relocation of a cell site will most often have a "domino" effect on other cell site locations and necessitate significant design changes or modifications to the network.

Respectfully submitted,

Emran Elyas
Southern California RF Engineering Department
Verizon Wireless

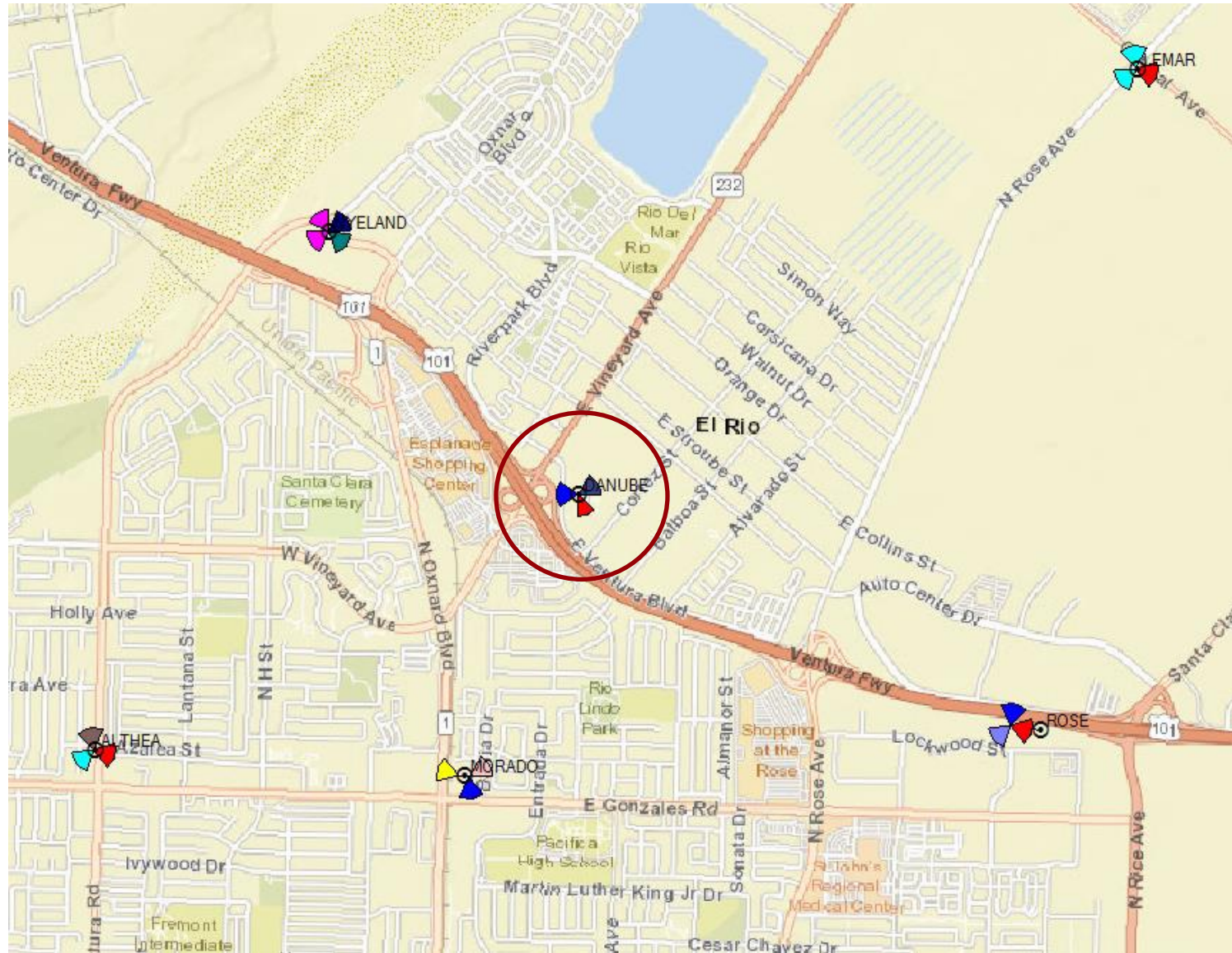
DANUBE Antenna Height Justification

161 Ventura Boulevard Oxnard, CA 93036
September 10, 2018

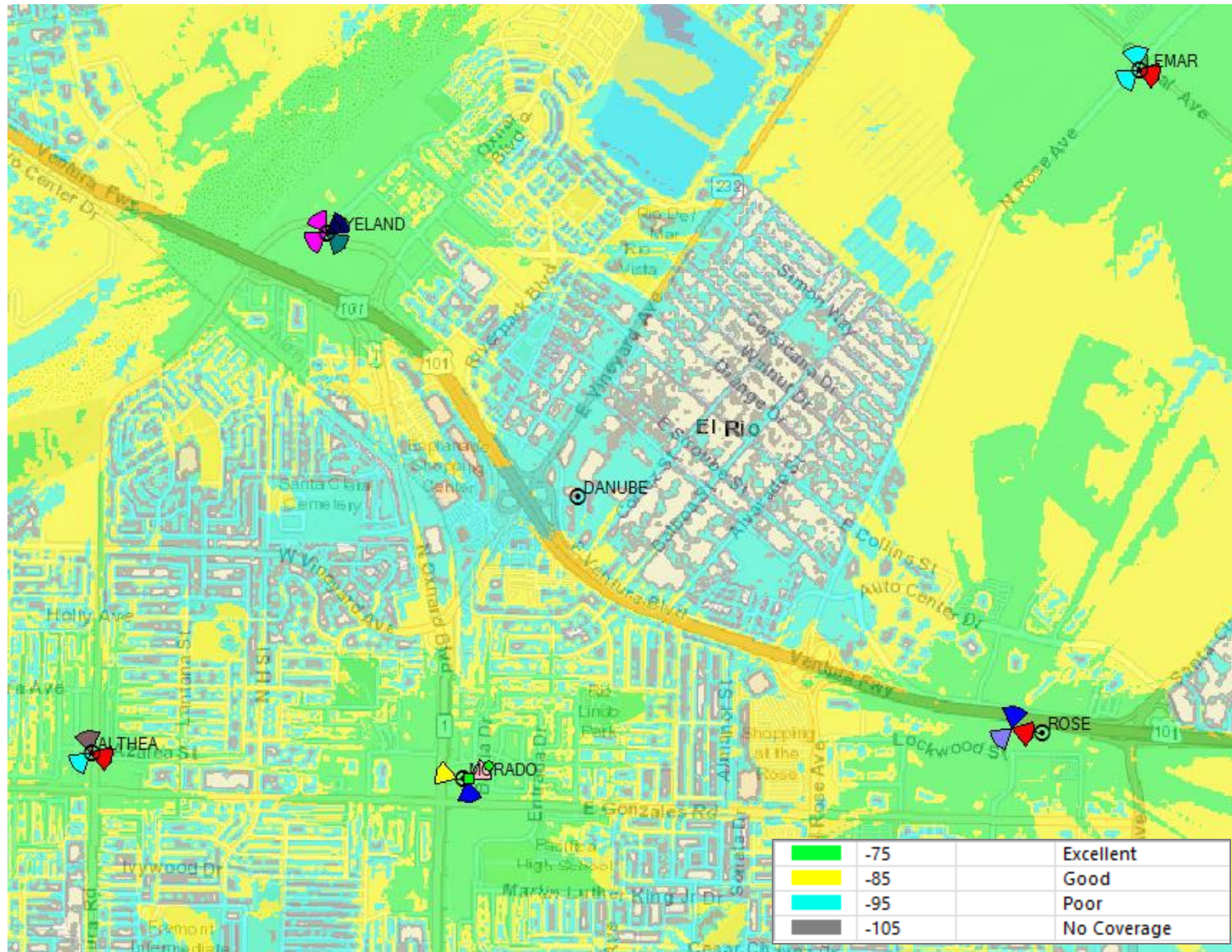


Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

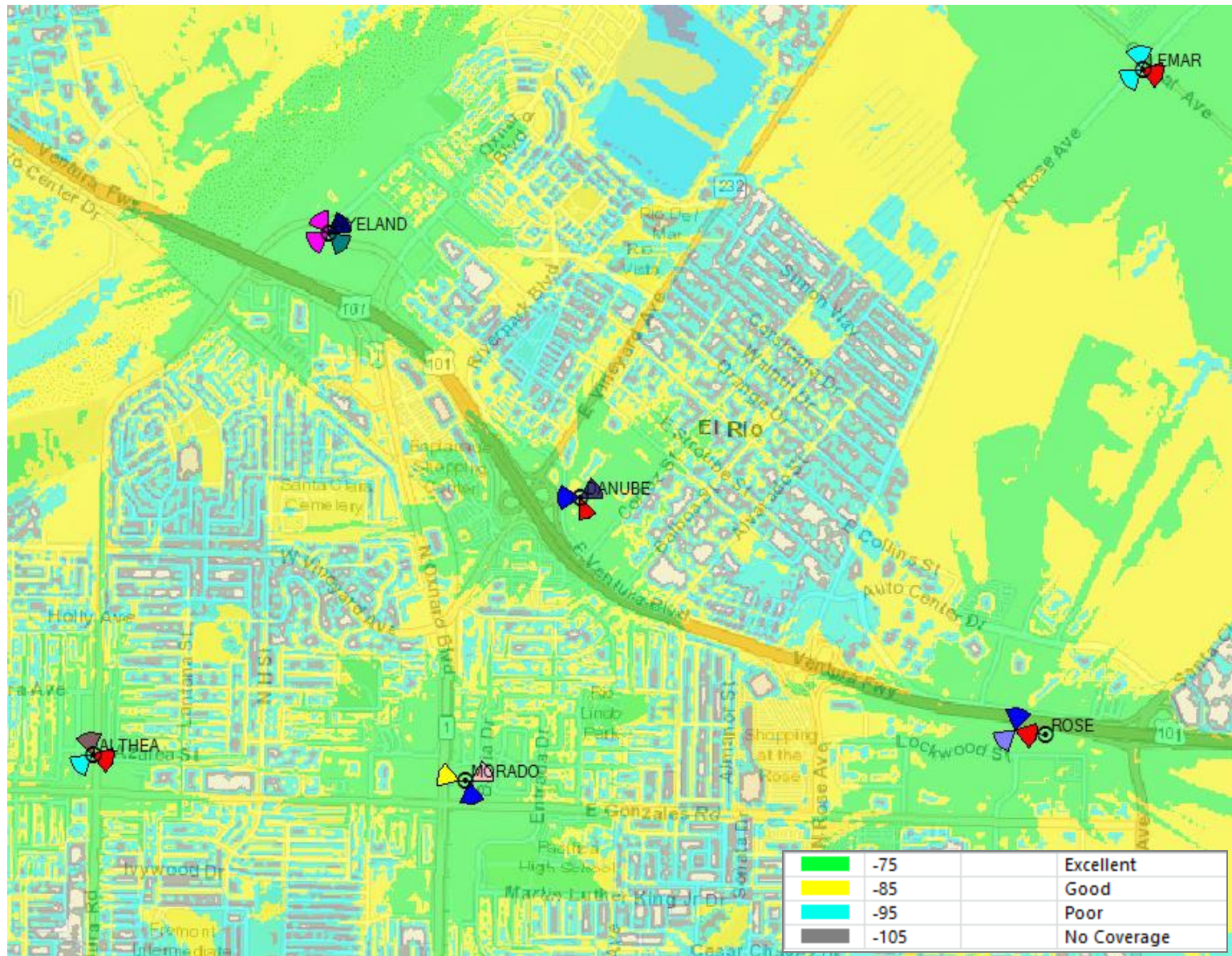
Verizon Danube General Map



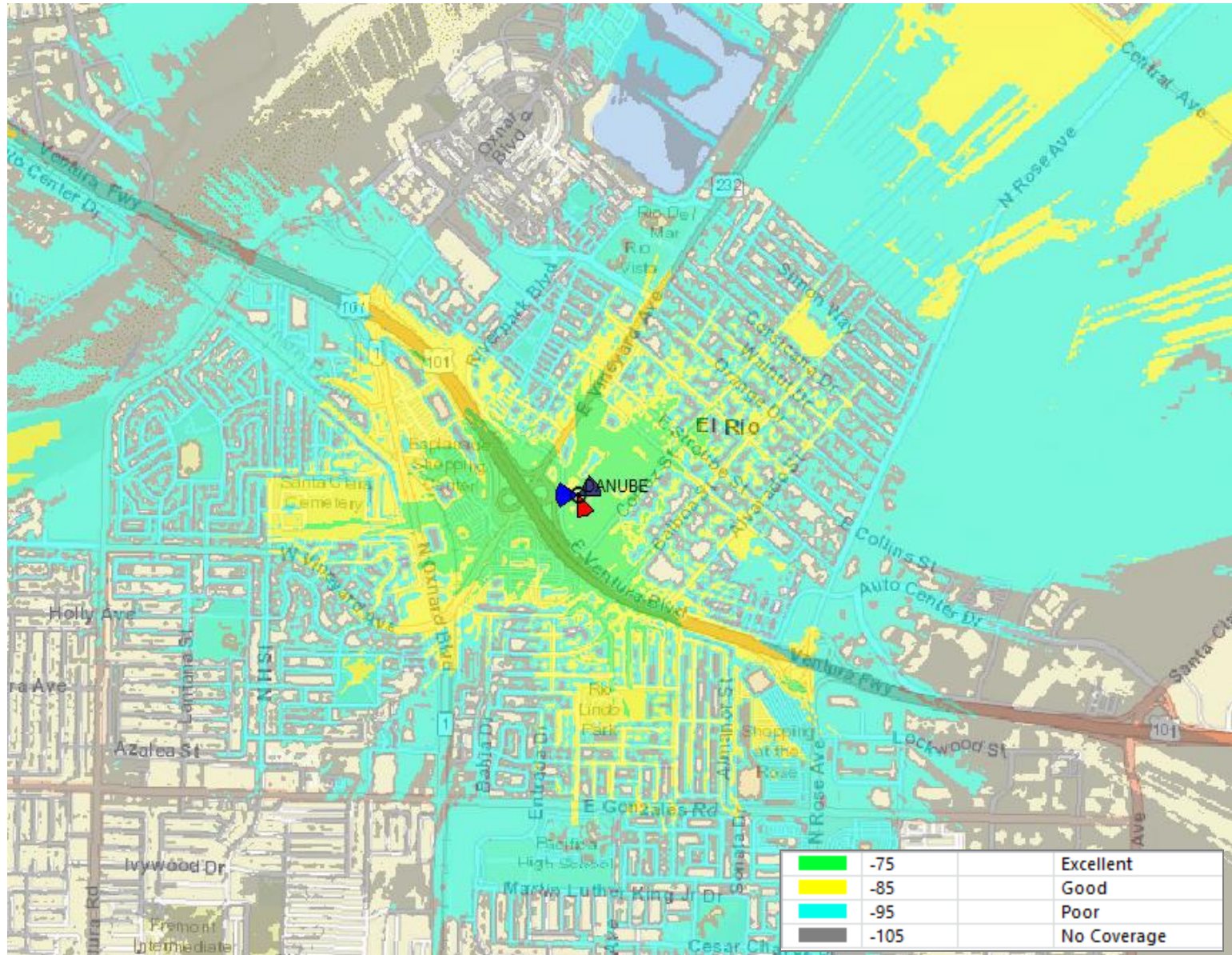
Verizon Existing Coverage



Verizon Danube Coverage at 40' RAD Center



Verizon Danube Coverage Standalone at 40' RAD Center



**ATTACHMENT
K**

**RADIO FREQUENCY COMPLIANCE REPORT
DATED AUGUST 28, 2020**

**Verizon Wireless • Proposed Base Station (Site No. 279247 “Danube”)
161 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. 279247 “Danube”) proposed to be located at 161 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 pole to be sited next to the Public Storage facility located at 161 Ventura Boulevard in Oxnard. The proposed operation will, together with the existing base station nearby, comply with the FCC guidelines limiting public exposure to RF energy; certain measures are recommended to comply with FCC occupational guidelines.

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
CBRS (Citizens Broadband Radio)	3,550 MHz	1.0	5.0
BRS (Broadband Radio)	2,490	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
600 MHz	617	0.41	2.05
[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



**Verizon Wireless • Proposed Base Station (Site No. 279247 “Danube”)
161 Ventura Boulevard • Oxnard, California**

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. 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 Delta Groups Engineering, Inc., dated May 21, 2020, it is proposed to install twelve CommScope Model NHH-65C directional panel antennas on a new pole, configured to resemble a eucalyptus tree, to be sited on the east side of the three-story Public Storage facility located at 161 Ventura Boulevard in Oxnard. The antennas would employ no downtilt and would be oriented in groups of four toward 30°T, 140°T, and 250°T. 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.

Two options are proposed for siting location and pole height: Option A is a 44-foot steel pole^{*} sited at the southeast corner of the building with antennas at an effective height of about 40 feet above ground, and Option B is a 74-foot pole[†] at the east side of the building, about 49 feet north of the southeast corner, with antennas at an effective height of about 70 feet above ground.

^{*} Foliage atop the pole puts the overall height at 47 feet.

[†] Foliage atop the pole puts the overall height at 77 feet.



**Verizon Wireless • Proposed Base Station (Site No. 279247 “Danube”)
161 Ventura Boulevard • Oxnard, California**

Located within view screen enclosures high on the sides of the five-story office building at least 400 feet to the northwest are similar antennas for use by another wireless carrier, assumed for the limited purpose of this study to be AT&T Mobility, with transmitting facilities as follows:

Service	Maximum ERP	Antenna Model	Downtilt	Height
AWS	2,100 watts	Andrew SBNH-1D6565A	2°	50 ft
PCS	5,300	Andrew SBNH-1D6565A	2	50
Cellular	1,600	Andrew SBNH-1D6565A	4	50
700 MHz	1,000	Andrew SBNH-1D6565A	4	50

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself is calculated to be, for Option A, 0.11 mW/cm², which is 12% of the applicable public exposure limit, and for Option B, 0.033 mW/cm², which is 3.7% of the applicable public limit. The maximum calculated cumulative level at ground, for the simultaneous operation of both carriers, is 14% and 5.0% of the public limit, for Options A and B, respectively. The maximum calculated cumulative level on the roof of the nearby building exceeds the FCC limits under Option A, as shown in Figure 3; it does not exceed the limits under Option B. The maximum calculated cumulative level at the second-floor elevation of any nearby residence[‡] is 3.6% and 2.1% of the public exposure limit, for Options A and B, respectively. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels.

Recommended Compliance Measures

Option A

It is recommended that the roof access hatch of the Public Storage building be kept locked, so that the Verizon antennas cannot be approached by unauthorized persons. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of the information in Figure 3, review of personal monitor use, and review of lockout/tagout procedures, be provided to all authorized personnel who have access to the roof or to the antennas, including employees and contractors of Verizon and of the property owner. No access in the yellow-shaded area or within 21 feet directly in front of the antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that boundary lines be marked on the roof with blue and yellow paint to identify the area within which exposure levels are calculated to exceed the FCC public and occupational limits,

[‡] Located at least 130 feet to the east, based on photographs from Google Maps.

**Verizon Wireless • Proposed Base Station (Site No. 279247 “Danube”)
161 Ventura Boulevard • Oxnard, California**

respectively, as shown in Figure 3. It is recommended that explanatory signs[§] be posted at the roof access hatch, on the roof, at the boundary lines, and on the pole at or below the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

Option B

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.

Both Options

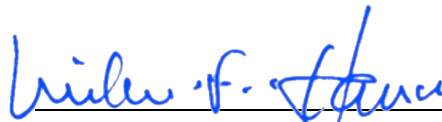
It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

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 161 Ventura Boulevard in Oxnard, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. For Option A, locking the roof access hatch is recommended to establish compliance with public exposure limits, and training authorized personnel, marking roof areas, and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

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 22, 2020

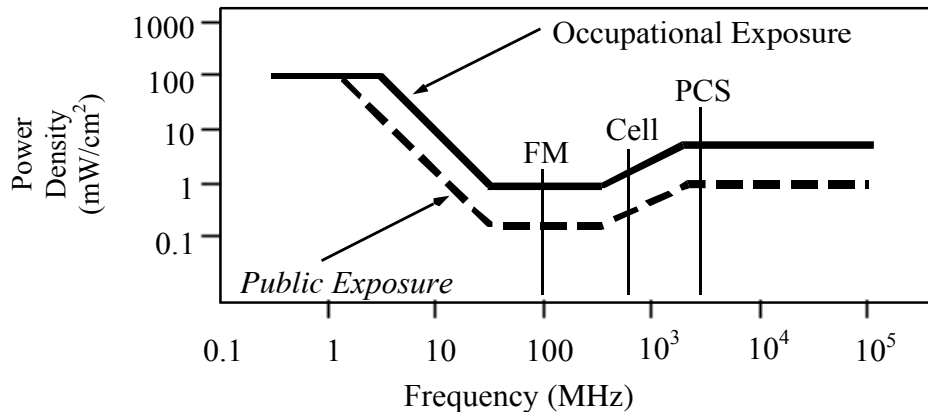
§ Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

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 incorporated those formulas 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 allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, 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 of varying heights, to obtain more accurate projections.

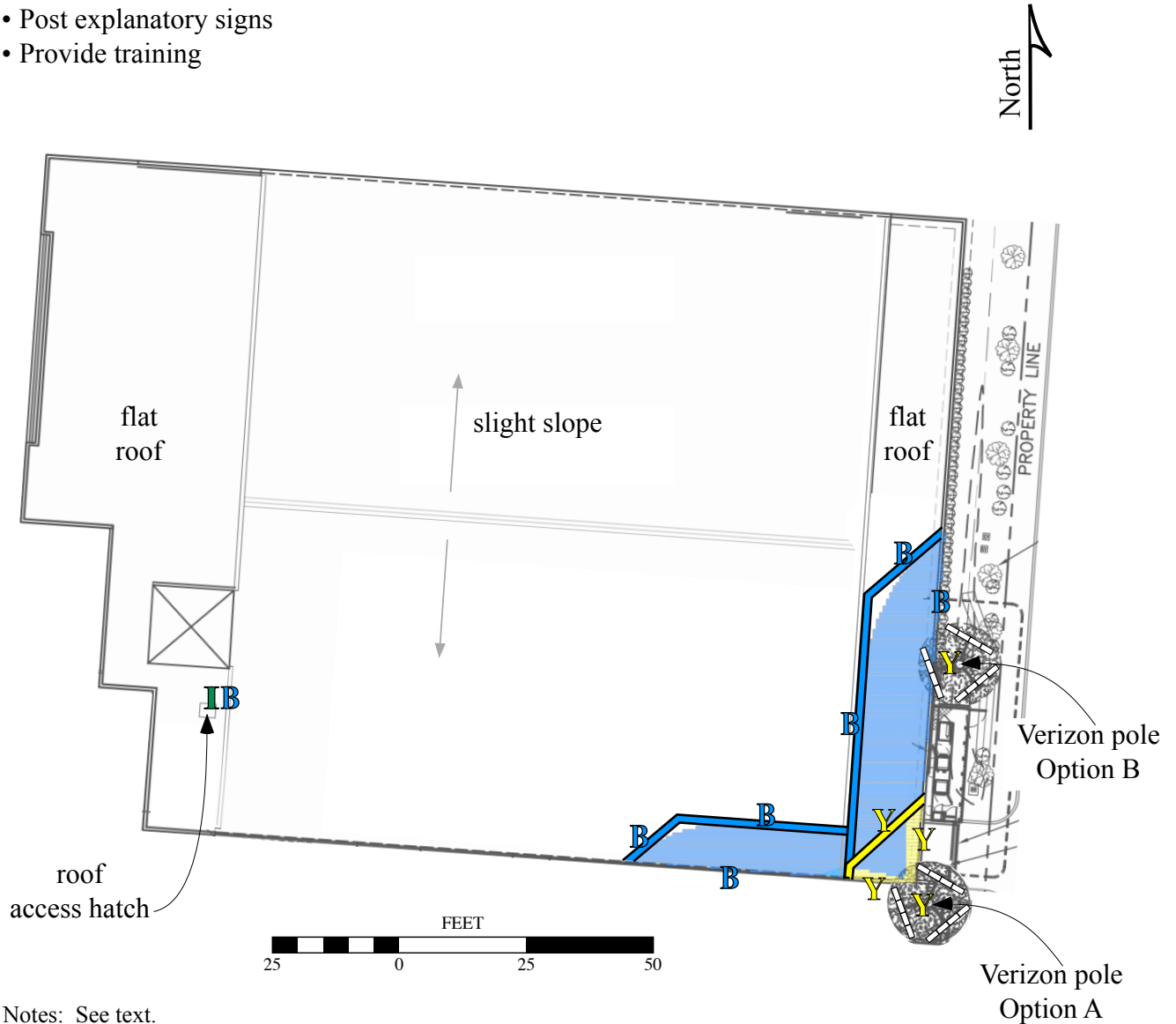


**Verizon Wireless • Proposed Base Station (Site No. 297247 “Danube”)
161 Ventura Boulevard • Oxnard, California**

**Calculated RF Exposure Levels for Option A
(All Levels Less Than FCC Public Limit for Option B)**

Recommended Compliance Measures for Option A

- Lock roof access hatch
- Mark boundaries as shown
- Post explanatory signs
- Provide training



Notes: See text.

Base drawings by Delta Groups Engineering, Inc., dated May 21, 2020.

Calculations performed according to OET Bulletin 65, August 1997.

Legend:	Less Than Public	Exceeds Public	Exceeds Occupational	Exceeds 10x Occupational
Shaded color	blank	■	■	■
Boundary marking	N/A	—	—	—
Sign type	I - Green INFORMATION	B - Blue NOTICE	Y - Yellow CAUTION	O - Orange WARNING



**ATTACHMENT
L**

**LETTER FROM VERIZON WIRELESS
DATED JULY 20, 2020**



July 20, 2020

Planning Department, City of Oxnard:

This letter provides additional and updated radio frequency (RF) information about the proposed Verizon telecommunications facility named “Danube” proposed to be located at 161 Ventura Boulevard in the City of Oxnard.

Verizon Wireless has identified a deficiency in its wireless service capacity and coverage in this part of the City and surrounding area, which includes a segment of Highway 101, a segment of State Route 232, the surrounding commercial areas and residential neighborhoods, and the surrounding street network. The deficiency in service was based on modeled propagation maps and traffic data from neighboring sites. Due to the lack of another nearby telecommunications facility in the area, network capacity, voice quality and data services are adversely impacted and degraded.

Attachment 1 to this letter is a vicinity map that illustrates the site location and surrounding Verizon network wireless facilities around the proposed site. Wireless service, data processing capacity, and signal quality from the neighboring sites such as “Nyeland”, “Morado” and “Rose” do not provide adequate or reliable network capacity and coverage to the freeway segments, commercial areas, residential neighborhoods and street networks around the Danube location. The poor network capacity and signal quality in this area degrades the user experience by providing poor voice quality, slow data speeds, unreliable network access and frequent dropped calls. The Verizon Danube site was strategically placed to resolve the network capacity and coverage deficiencies, and to improve network reliability for the Verizon customers in the area. Additionally, the requested top height of the antennas at 44 feet above grade (47 feet for the top of the faux tree) is needed to overcome buildings and vegetation around the proposed site to provide an adequate capacity and coverage footprint for the Danube facility.

Services Provided

The Danube site will provide LTE voice and data services aimed at providing new voice and data processing services, as well as improving voice quality, data speeds, and network access to users in the area. Additionally, the site provides E911 services which increase connectivity and reliability for mobile users calling for emergency services.

According to Caltrans traffic trip data, the nearby segment of Highway 101 at Rose Avenue has between 136,000 to 146,000 average daily traffic trips to be served by the Danube facility. That same traffic trip data states that the nearby segment of State Route 232 (East Vineyard Avenue) has about 23,000 average daily traffic trips to be served by the Danube facility (See

<https://dot.ca.gov/programs/traffic-operations/census>, at the Excel materials “2018-AADT (XLSX).)

Coverage Gap vs Capacity Needs

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity. The Danube facility is needed to address both capacity and coverage needs for Verizon’s area wireless network.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in homes, residences and buildings.

Verizon Wireless uses the RF prediction tool Atoll to model and predict coverage. Coverage plots presented in this letter were generated using Atoll and estimates Verizon’s expected coverage in the area given the configuration (height, location, antenna type, etc) of the sites in the study. Building materials, thickness of walls, topography and terrain, and varying types and sizes of vegetation can affect the accuracy of the RF model’s predicted coverage signal strength. The level of coverage shown on **Attachments 2-4** of this letter are estimates of predicted wireless signal coverage for the Danube site. As shown in **Attachments 3 and 4**, the Danube site improves coverage in the area.

Colors shown in the legend of coverage maps attached to this letter are: (1) green represents the strongest modeled signal that should provide in-building coverage for homes and structures, (2) yellow represents the modeled signal strength that should provide in-vehicle coverage, (3) light blue represents the modeled signal strength that would provide outdoor coverage, and (4) gray represents no coverage. Verizon’s network objective is to provide in-building coverage.

Capacity is the amount of wireless resources a cell site has to handle customer data demands. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, the user experience quickly degrades. The degradation affects voice quality and data speeds. This could mean customers may no longer be able to make/receive calls or be able to browse the internet. It could also mean that webpages will be very slow to download.

Location. A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector) holding 33% of the resources. Optimal performance is achieved when traffic is evenly distributed across the 3 sectors.

Network Facility Spacing

Also, wireless facilities in Verizon’s need to be adequately spaced. They can’t be too far from other network facilities or a gap in coverage will exist. Locating the proposed Danube facility where it is currently proposed will provide Verizon with the needed ability to “hand-off” or transition its area network RF signal and data processing for customers traveling between the Nyeland, Morado and

Rose facilities. (See **Attachment 1** for locations of these other Verizon facilities.) Locating the Danube facility where it is currently proposed will allow Verizon to make a proper “hand-off” of the RF signal between these other area network sites.

Nor can wireless facilities in a network be located too close to each other. If one wireless base station is sited too close to another facility, then then it would cause significant RF interference with the signal path and strength of the other facility. In that case, mobile phones in Verizon’s network would be confused about which cell site to connect to. This interference caused by the competing facility signals would result in poor call connectivity, poor call quality, dropped calls and slow data processing speeds in the area. Typically, Verizon wireless facilities need to be located about 1/3 to 1/2 mile away from each other to prevent signal interference.

Network Capacity Issues

Currently, the existing Verizon facilities Nyeland and Morado near the proposed Danube site are experiencing data processing capacity stresses and degradation due to existing customer demands, and are “at capacity.” “At capacity” means that a site has exhausted all of its resources to reliably support voice calls and data usage. Customers/users in the area have degraded service now. This means that customers in the area will routinely experience poor voice quality, dropped calls, poor service and very slow data processing speeds. Installation of the Danube site therefore will add network capacity to substantially improve data delivery speeds and voice quality/reliability for customers in the area.

The Danube facility is strategically placed to provide capacity to relieve stresses experienced at the Nyeland and Morado nearby sites, as well as to improve poor signal quality that reduces voice quality and network access. The area includes freeway segments with significant daily traffic volumes, commercial areas, and many homes and street segments that will benefit from the improved signal quality and capacity. This Danube site allows us to provide these network coverage signal and data processing improvements for residents and vehicle users in the area. Also, the facility will provide the height we need in order to provide capacity relief.

When a cell site serves a mobile/device in poor conditions, it must use up more time and spectrum resources to try and deliver the user content reliably. This uses up the limited physical resources quickly and can deprive other users connected to the site from gaining access to those resources impacting user experience for all customers in the area. Currently, Verizon has modified its adjacent facilities near the Danube site in an effort to maximize the available capacity; however, increased demand for voice and data services has already outstripped the capacity of other facilities that serves the area. The area requires a dominant signal provided by a site that can provide a strong signal above the background network noise and interference levels. The Danube site is the feasible solution to provide the required signal level and quality to effectively offload stresses from the neighboring sites.

The next two maps show existing and future facility capacity capabilities in the area network. **Attachment 5** to this letter shows the existing gap in Verizon’s area network capacity without Danube. This map show that both Nyeland (purple sector aimed to the east) and Morado (light pink

sector aimed to the northeast) have very large service areas around the Danube location, which is why they are experiencing capacity stresses. **Attachment 6** shows the improvements in area network capacity that will be achieved with the Danube site, with the new dominant Danube sectors aimed west and north now covering a significant area formerly served by Nyeland, and the Danube sector aimed southeast now covering a significant area formerly served by Morado.

Alternative Location for the Facility on the Current Property.

The current proposed location of the Danube facility at the proposed location (at the southeast corner of the building) will not have any shadowing effect caused by the adjacent storage building because (1) all sectors are aimed away from the building and to the intended coverage objectives, and (2) the area to the northwest of the proposed location is covered by another existing Verizon facility (Lemar). With the main beamwidth of the antennas aimed away from the building, and toward the coverage objectives of Highway 101 and areas west and east of the site, the Danube facility will not encounter interference from the adjacent building. Some peripheral RF signal from the Danube facility will extend to the north around or over the building.

Moving the facility to an alternate location about 40 feet to the north along the east wall of the building will result in significant shadowing or signal interference effects unless the facility height is increased or raised to 77 feet high (74 feet top of antennas). As shown on **Attachments 7 – 9**, Danube's Beta sector signal (which is aimed to the southwest to offload the capacity issues with the Nyeland and Morado facilities) would have to cross about 116 feet of the roof of the building. The signal would be blocked or shadowed if the facility was at 47 feet high (44 feet top of antennas) because the main beamwidth of the antenna would be aimed across the roof and related parapets. The building parapet height is at 36 feet. That means the bottom of the Beta sector antennas would be the same height as the parapet and the antenna signal will therefore beam directly into the roof and cannot cover its intended objectives. Danube's Beta sector signal with 44-foot top of antennas would also likely experience passive intermodulation (PIM), which occurs when the main beamwidth of an antenna sector is close to metallic elements, such as sheet metal roofing, metal flashing and metal frames, which are often found within buildings such as the one adjacent to the site. PIM will reduce signal strength and will cause dropped calls and poor data processing speeds.

For the Danube Beta sector signal to avoid interference or shadowing by the adjacent roof, and for the sector to meet its coverage and capacity objectives, the facility height must be increased or raised to 77 feet high (74 feet top of antennas).

Emergency 911 Services

As more of our voice calls move from CDMA to LTE, maintaining good LTE coverage becomes more important for E911. CDMA is Verizon's 3G technology mostly used for voice calling and small data usage. LTE is 4G technology focusing more on high-speed data transfer and, more recently, voice calling. In order to provide better call quality, voice calling, in the near future, will primarily be made using LTE. Also, upcoming phones will start being released as LTE-only. If an area has poor or no LTE coverage, the likelihood of placing an E911 call is greatly impacted. The user would likely experience call issues such as dropped calls and audio gaps and may even not be

able to make a call. During emergencies where multiple users need to make a call, the network would be clogged due to the lack of resources.

Telecommunications networks are recognized to be integral to the use of the 911 emergency system. As of 2018, **over 80% of all Emergency 911 calls originated from wireless devices**, and that percentage will continue to increase. (National Emergency Number Association, Enhancing 9-1-1 Operations With Automated Abandoned Callback & Location Accuracy (Motorola Solutions) (August 23, 2018). One of the main reasons that many people own a wireless phone is the ability to call 911 for help in an emergency.

Summary

As a RF Design Engineer with over twenty three (23) years of experience with multiple telecommunications carriers here in the United States and abroad, including Verizon, I have spent that time working in California, Illinois, Louisiana, and overseas in the Philippines, Trinidad & Tobago, and Jamaica markets where I designed and analyzed siting considerations for over 1,000 telecommunications facility sites. I received my BS Electronics Communication Engineering Technology from the Technological University of the Philippines.

After analyzing the traffic & performance data, coverage plots and local knowledge of the area, it is my professional judgement that the current location and design of the Danube project is vital for improving the network reliability, service and performance to the surrounding area of the City.

Regards,

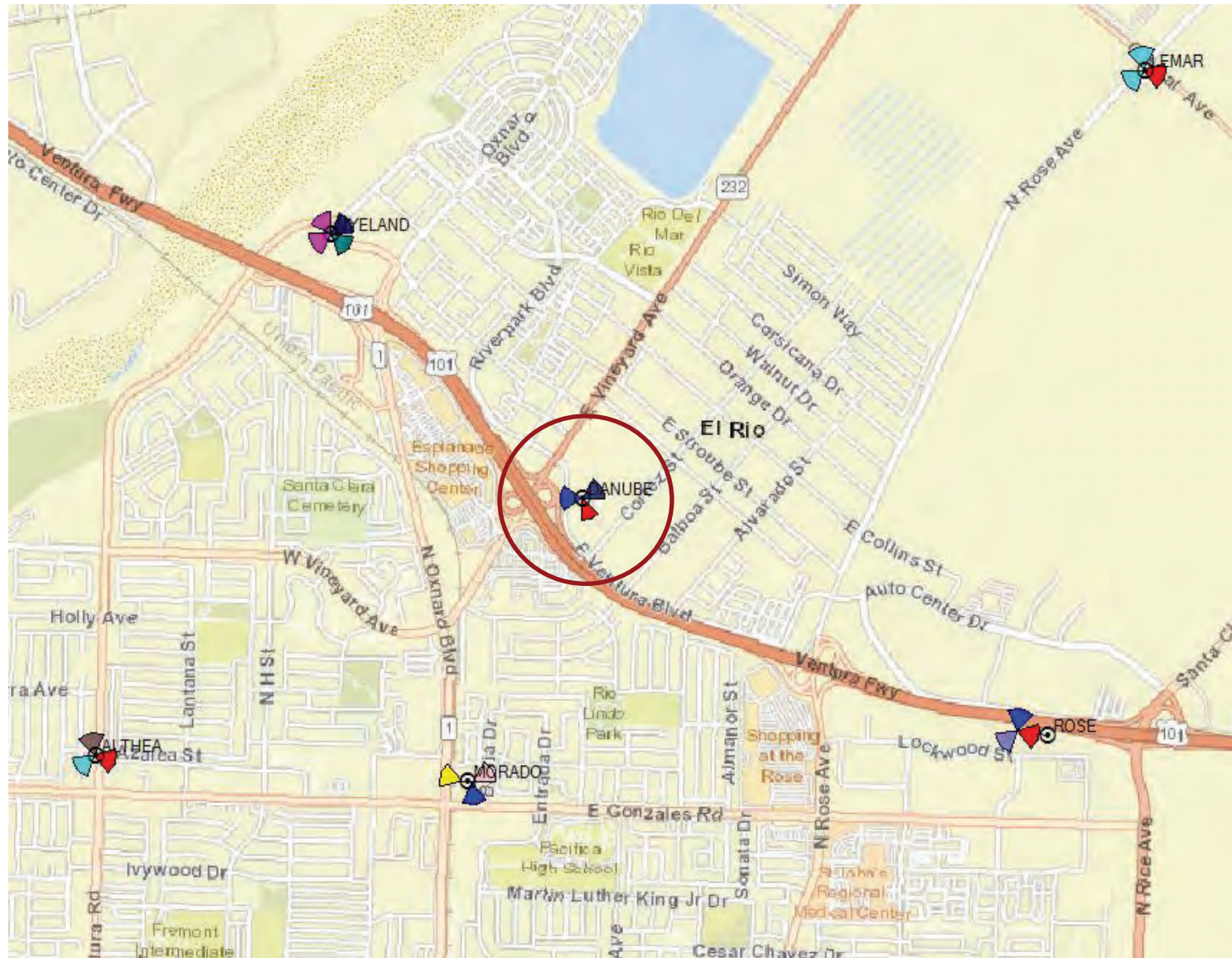
Anthony Cruz

/s/

RF Design Engineer

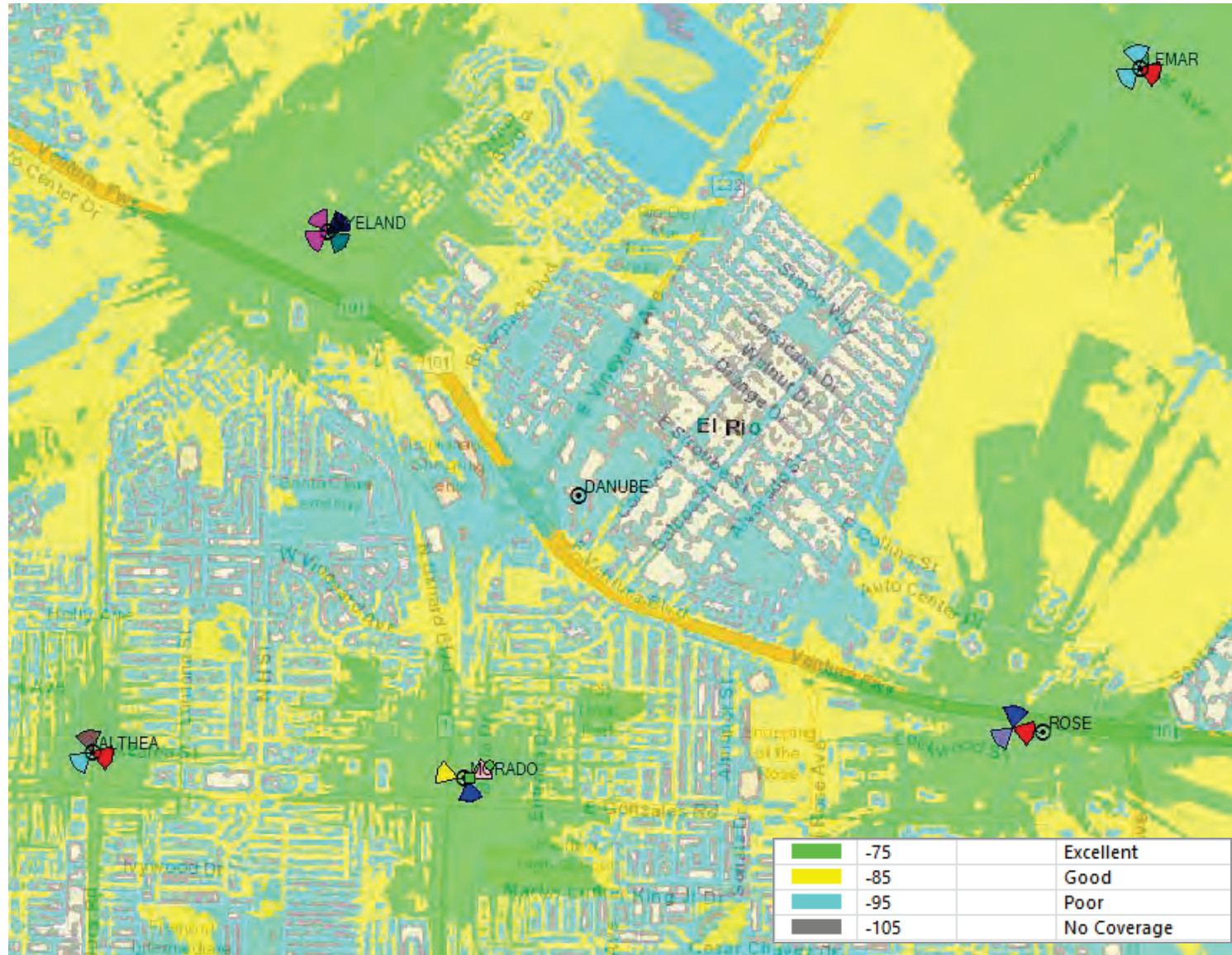
Verizon Wireless – Southern California

Verizon Danube General Map



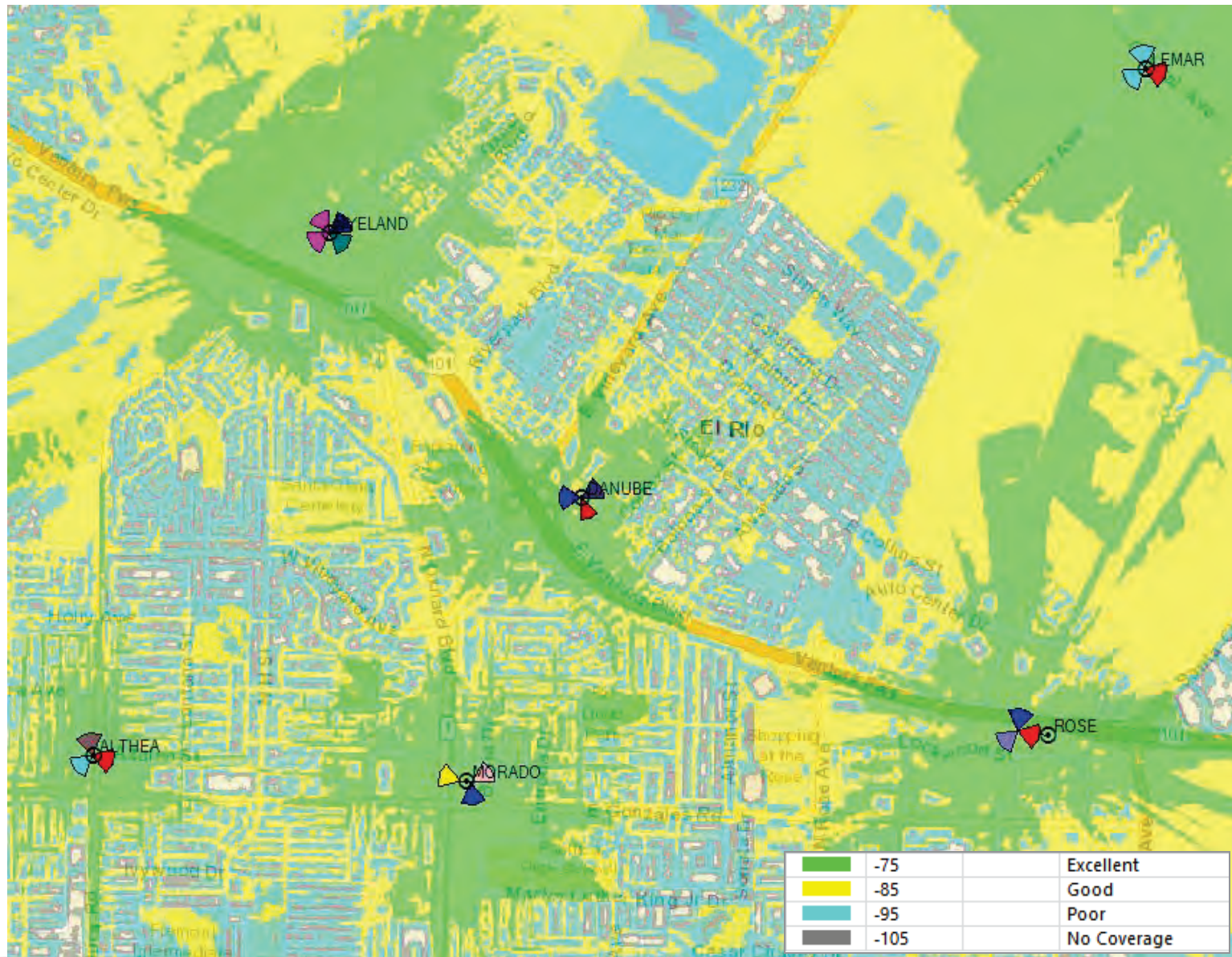
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Verizon Existing Coverage



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.

Verizon Danube Coverage at 40' RAD Center



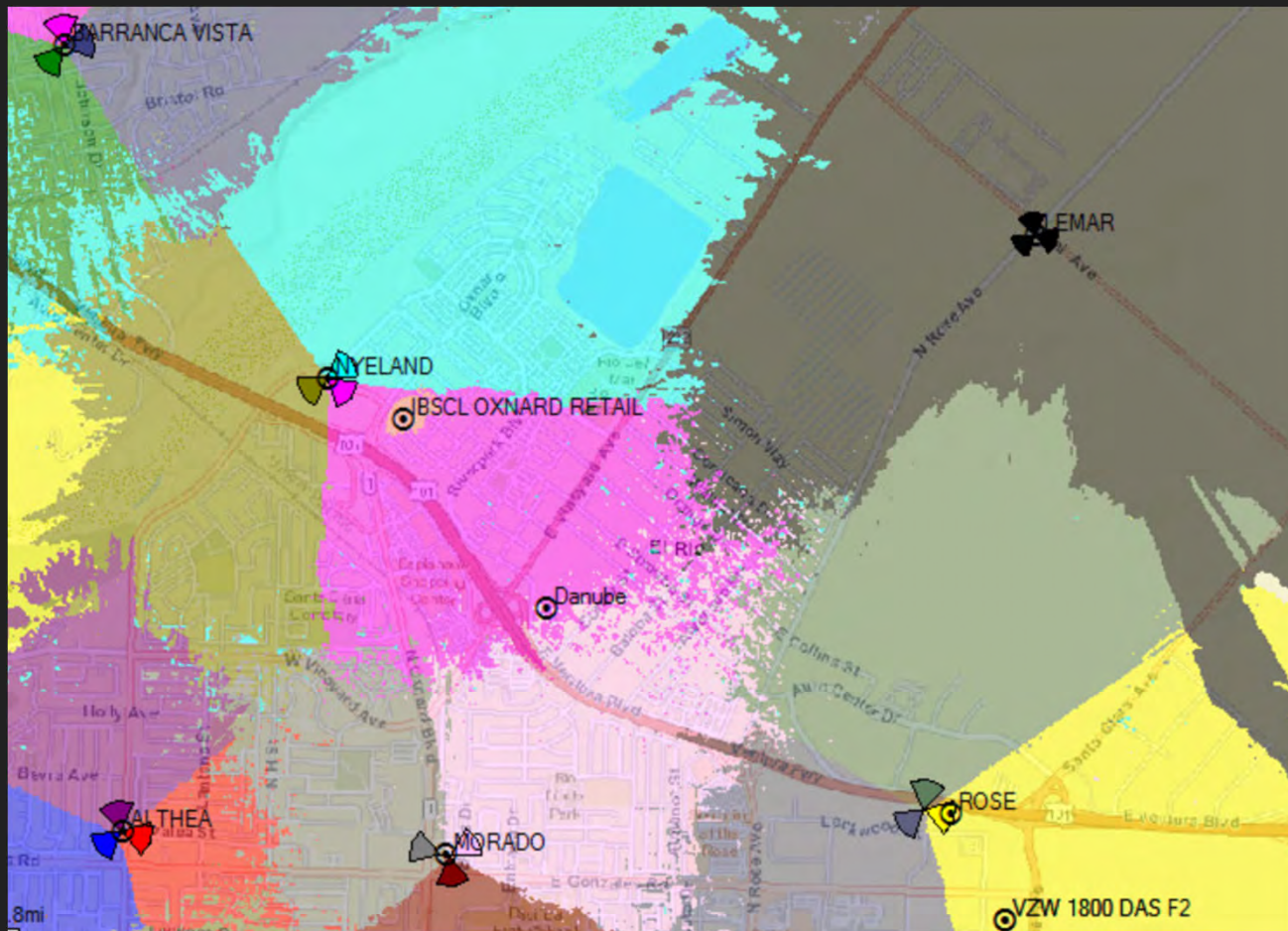
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Verizon Danube Coverage Standalone at 40' RAD Center

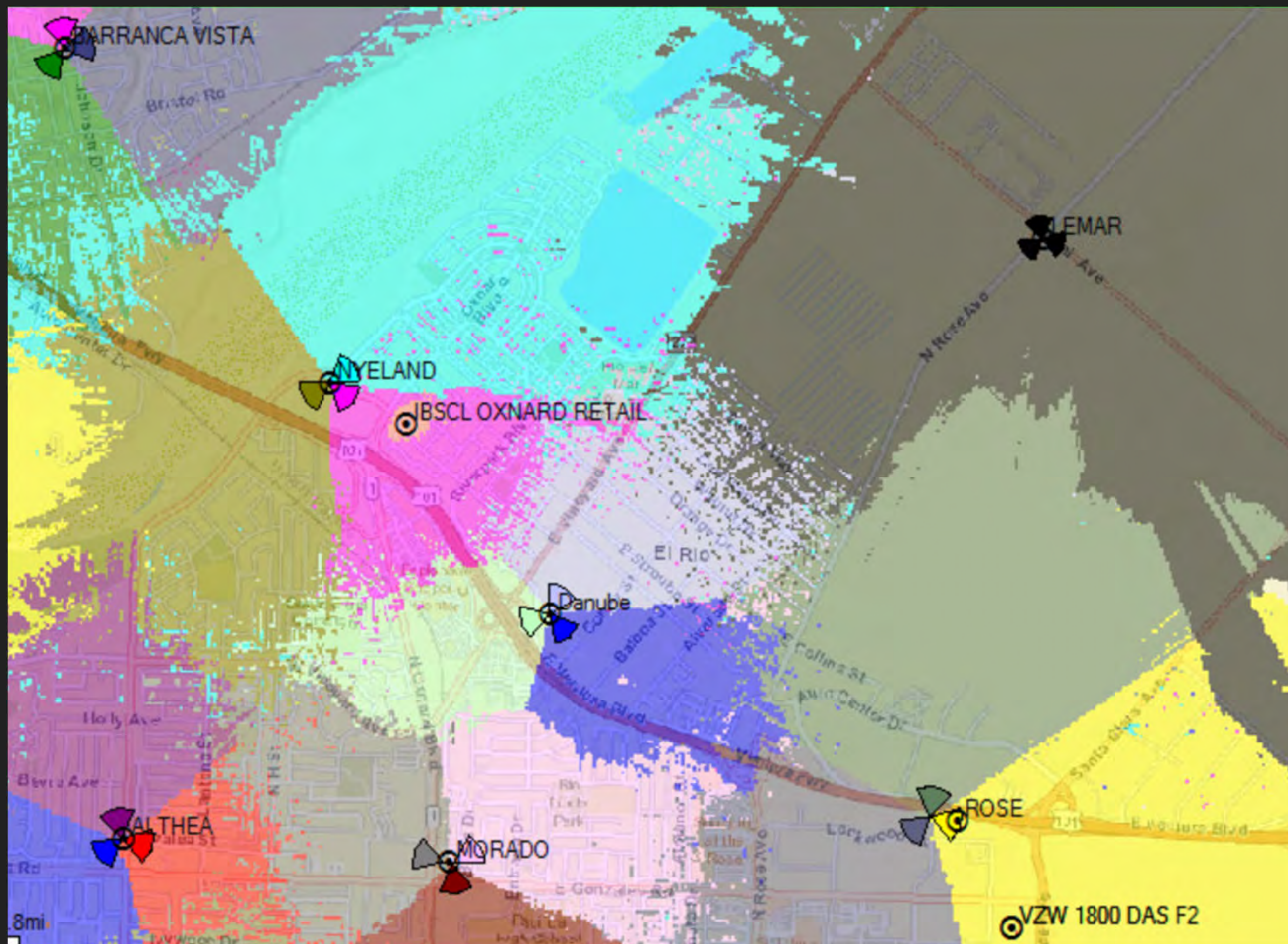


Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

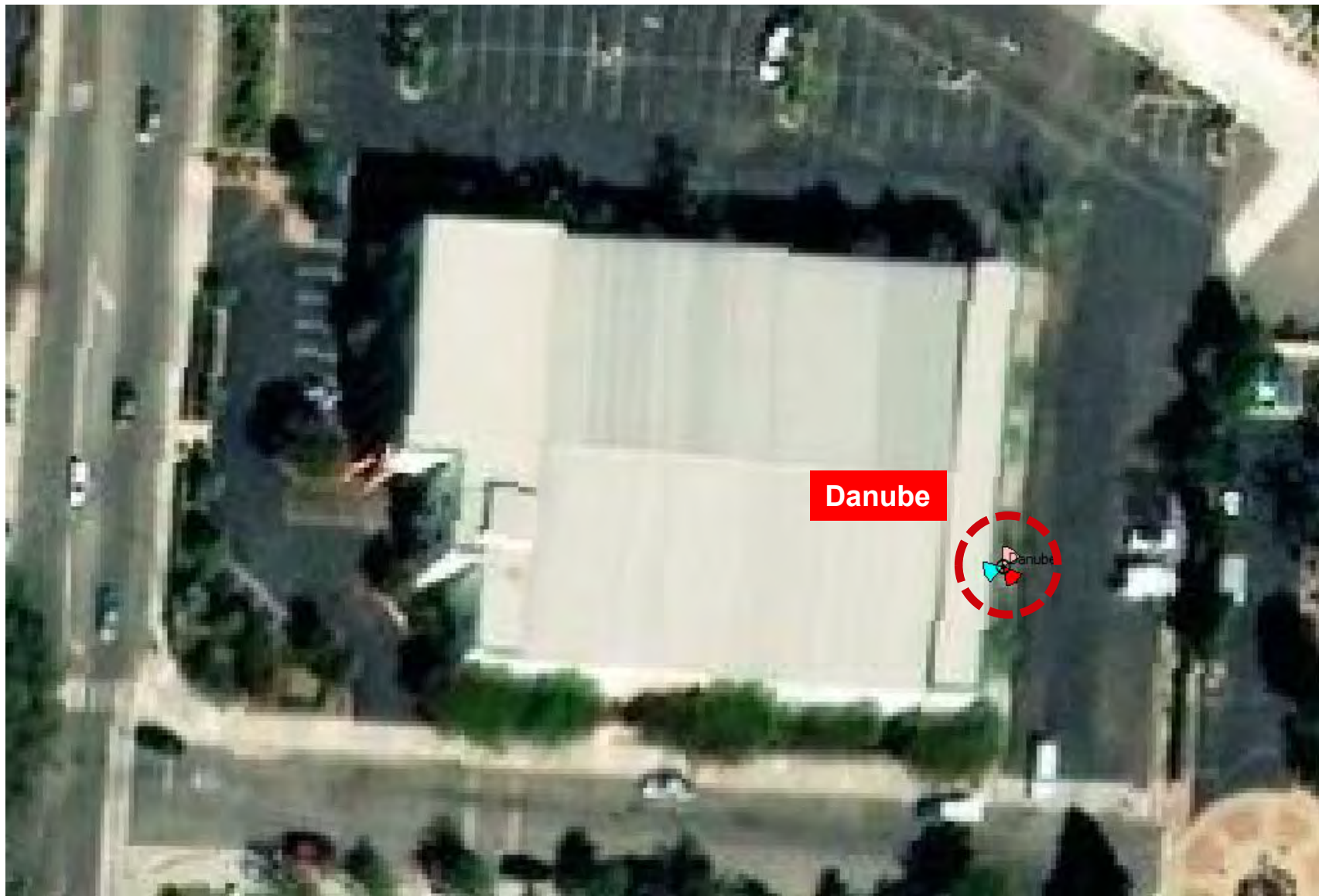
LTE 700 Existing Dominance Plot



LTE 700 With Danube VZW Location



Verizon Danube Alternative Location



Shadowed Beta Sector of the Building Roof Attachment 8



Beta sector will still be at 250° azimuths and 8 foot antennas. Smaller antennas have wider Vertical Beamwidth and will elevate the shadowing. Close proximity with metal roof may cause PIM issues.

Clearance from the roof

To have ample clearance from the roof, we need to have a **70' RAD Center** at the alternative tower location.

Antenna Information		$\tan\theta = x/y$	
Antenna Model:	NHH-65C-R2B	Clearance from roof to bottom of Antenna (X)	30'-0"
Antenna Size:	8-0'	Set Back from Antenna to Edge of the roof (Y)	116'-0"
Vertical Beamwidth	9°	Parapet Height (AGL)	36-0'
Half Vertical Beamwidth	4.5°	Minimum RAD Center	70'-0"
Maximum Downtilt	10°	Tip of Antenna	74'-0"
θ	14.5		

ATTACHMENT M

UNSIGNED AND UNDATED NARRATIVE

Alternative Location for the Facility on the Current Property.

The current proposed location of the Danube facility at the proposed location (at the southeast corner of the building) will not have any shadowing effect caused by the adjacent storage building because (1) all sectors are aimed away from the building and to the intended coverage objectives, and (2) the area to the northwest of the proposed location is covered by another existing Verizon facility (Lemar). With the main beamwidth of the antennas aimed away from the building, and toward the coverage objectives of Highway 101 and areas west and east of the site, the Danube facility will not encounter interference from the adjacent building. Some peripheral RF signal from the Danube facility will extend to the north around or over the building.

Moving the facility to an alternate location about 40 feet to the north along the east wall of the building will result in significant shadowing or signal interference effects unless the facility height is increased or raised to 77 feet high (74 feet top of antennas). As shown on Danube Alternative Location RF Justification Supplemental Attachments pages 10 through 16, Danube's Beta sector signal (which is aimed to the southwest to offload the capacity issues with the Nyeland and Morado facilities) would have to cross about 116 feet of the roof of the building. The signal would be blocked or shadowed if the facility was at 47 feet high (44 feet top of antennas) because the main beamwidth of the antenna would be aimed across the roof and related parapets. The building parapet height is at 36 feet. That means the bottom of the Beta sector antennas would be the same height as the parapet and the antenna signal will therefore beam directly into the roof and cannot cover its intended objectives. Danube's Beta sector signal with 44-foot top of antennas would also likely experience passive intermodulation (PIM), which occurs when the main beamwidth of an antenna sector is close to metallic elements, such as sheet metal roofing, metal flashing and metal frames, which are often found within buildings such as the one adjacent to the site. PIM will reduce signal strength and will cause dropped calls and poor data processing speeds.

For the Danube Beta sector signal to avoid interference or shadowing by the adjacent roof, and for the sector to meet its coverage and capacity objectives, the facility height must be increased or raised to 77 feet high (74 feet top of antennas).

In addition to all of the above, in order to accommodate a potential collocator on the proposed wireless facility at the alternate location, the 77' height would be likely necessary to allow for proper spacing between two carriers on the same facility (taking into account factors like equipment, needed rad centers for both carriers and avoidance of interference, among other factors.)

ATTACHMENT

N

**RESOLUTION FOR PZ 18-530-01
(SPECIAL USE PERMIT - WIRELESS)**

RESOLUTION NO. 2020 – XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 18-530-01 (SPECIAL USE PERMIT - WIRELESS) FOR CONSTRUCTION OF A COMMUNICATIONS FACILITY WITH A MAXIMUM HEIGHT OF 50 FEET, WHICH MAY BE INCREASED, SUBJECT TO PLANNING MANAGER DISCRETION, TO A MAXIMUM OF 69 FEET, DESIGNED AS A FAUX EUCALYPTUS TREE AND ASSOCIATED EQUIPMENT ENCLOSURE WITH A MAXIMUM INCREASE IN HEIGHT FROM 35 FEET TO 69 FEET AND A REDUCTION IN THE REQUIRED REAR YARD SETBACK FROM 15 FEET TO 8 FEET LOCATED AT 161 VENTURA BOULEVARD (APN: 145-0-232-135), 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 March 8, 2018, Public Storage (the “**Applicant**” and/or “**Permittee**”) submitted a request to allow the construction a 47-foot tall communications facility designed as a faux eucalyptus tree with an associated equipment enclosure, located at 161 Ventura Boulevard (APN: 145-0-232-135); and

WHEREAS, on December 5, 2019, 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. 18-530-01 (Special Use Permit - Wireless) to authorize the construction of a 47-foot tall communications facility designed as a faux eucalyptus tree with an associated equipment enclosure, located at 161 Ventura Boulevard (APN: 145-0-232-135) (the “**Project**”) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, Section 16-497 authorizes the City to approve wireless projects in the C-2-PD zone for wireless communications facilities with an individual support tower and Section 16-497 of the Oxnard City Code authorizes the Planning Commission to approve wireless facilities in the C-2-PD zone an increase in height from 35 feet to 47 feet and a reduction to the rear yard setback from 15 feet to 10 feet via the issuance of a special use permit; and

WHEREAS, on December 5, 2019, the Planning Commission reviewed the proposed project and 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; and

WHEREAS, on January 9, 2020, the applicant requested that the item be continued to March 5, 2020 to allow the applicant more time to provide further information to address the Planning Commission's concerns. The Planning Commission continued the item as requested; and

WHEREAS, on March 5, 2020, the applicant requested that the item be continued to April 16, 2020 to allow the applicant more time to provide further information to address the Planning Commission's concerns. The Planning Commission continued the item as requested; and

WHEREAS, on April 16, 2020, the applicant requested that the item be continued to July 2, 2020 to allow the applicant more time to provide further information to address the Planning Commission's concerns. The Planning Commission continued the item as requested; and

WHEREAS, on July 2, 2020, the applicant requested that the item be continued to September 17, 2020 to allow the applicant more time to provide further information to address the Planning Commission's concerns. The Planning Commission continued the item as requested with a condition that if the Planning Commission requested items were not submitted by August 10, 2020, which would allow staff time to prepare for the September 17, 2020 hearing, then the item would be removed from the Planning Commission calendar and any future Planning Commission hearing would require a new public notice; and

WHEREAS, prior to August 10, 2020, the applicant submitted materials; however, the submitted information did not include all of the necessary and adequate information to address the Planning Commission's requests. Staff has had continuous discussions with the applicant team, but staff was unable to reach resolution with the applicant team to provide final action documents in order to be ready for the September 17, 2020 hearing. The Planning Commission's motion of July 2, 2020, directed that if the requested information was not submitted by August 10, 2020, which would allow staff time to prepare for the September 17, 2020 hearing, then the item was to be removed from the Planning Commission calendar. As the applicant submitted additional materials, staff recommended, and the Planning Commission granted, one final request to continue the hearing to the October 1, 2020 Planning Commission meeting in order to prepare a resolution for final action on the wireless telecommunications facility request.; and

WHEREAS, the Planning Commission expressed concerns regarding the applicant proposed project, the applicant has submitted supplemental information, and after review of the additional materials, staff recommends an alternative design of up to 57 feet, which may be increased to 69 feet subject to Planning Manager discretion, tall in a location approximately 50 feet north of the proposed location; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical

Exemption (Section 15303). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

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

The project site has a General Plan land use designation of Commercial General and a zoning designation of General Commercial, Planned Development. 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 for the staff

recommended location is estimated to be approximately 3.7% of the FCC general public exposure limit. Thus, the site is designed and conditioned to be compliant with the FCC exposure limits.

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 across the street from 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-like 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.**

As discussed in the Staff Report, the proposed use is located on property with a General Plan designation of Commercial General, which allows free-standing commercial uses along arterials. The proposed use involves the construction of a stealth wireless communications facility along Ventura Boulevard, which is an arterial roadway. The proposed wireless communications facility is consistent with applicable General Plan policies (see Staff Report Section 6.b). Allowing a single wireless communication facility designed with a maximum height of 57 feet, that may be increased subject to Planning Manager approval in consultation with a third party licensed subject matter expert, not to exceed a maximum of 69 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. Allowing a single wireless communication facility designed as a faux eucalyptus tree with a reduction to the rear yard setback from 15 feet to 8 feet will result in a stealthier wireless communications facility as the wireless communications facility will not be as prominently visible from the public right-of-way. 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.**

As discussed in the Staff Report, the recommended wireless communications facility is designed with a maximum height of 57 feet, that may be increased subject to Planning Manager approval in consultation with a third party licensed subject matter expert, not to exceed a maximum of 69 feet, as conditioned. The faux tree will be located in an area that is surrounded by existing trees and buildings of similar height. Thus, the proposed 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 wireless 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, fences, parking and loading facilities, landscaping, and items which may be required by Section 16-532.**

As discussed in the Staff Report, the proposed wireless communications facility will be located within a 596 square-foot lease area of the 1.02-acre lot, which represents 1.3% lot coverage. The proposed facility is consistent with applicable City standards (see Staff Report Section 6.a through 6.i).

While the faux eucalyptus tree would be visible from the private easement in the rear of the building which leads to the adjacent parking area of the shopping center, as conditioned, the faux eucalyptus tree would not be prominently visible from Ventura Boulevard and the Financial Square public right-of-way; however, the project includes an increase in height (from 35 feet to a maximum of 57 feet, that may be increased subject to Planning Manager approval in consultation with a third party licensed subject matter expert, not to exceed a maximum of 69 feet, as conditioned) and a reduction of the required rear yard setback (from 15 feet required to 8 feet proposed) to locate the stealthier wireless communications facility in this location and to minimize the removal of existing landscaping. The faux tree will be largely screened by the adjacent self storage building. One to two live eucalyptus-like trees will be installed adjacent to the faux eucalyptus tree to blend the facility with the surrounding vegetation, as conditioned. The surrounding landscaping, including the installation of live trees and the trees across the street, are of sufficient height to blend the proposed faux tree into the treescape such that the proposed faux tree will not be prominently distinguishable. Pursuant to the City Code § 16-497, the Planning Commission may modify numerical standards of the C-2 zone 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 reduction in the required rear yard setback is consistent with the 2030 General Plan (outlined in the Staff Report dated October 1, 2020) and the public welfare, as the increased coverage provides a greater public safety benefit for customers and emergency services personnel. The project has been conditioned to require the faux eucalyptus tree to be installed approximately 50 feet north of the originally proposed location 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). Thus, the site for the proposed wireless 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 wireless communications facility site is located on a developed lot that has adequate vehicle access from Ventura Boulevard and Financial Square. The facility will be unmanned and will require one vehicle trip per month for routine maintenance. The facility will have the use of a non-exclusive parking space within the existing parking area of the Public Storage 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 Public Storage building. The subject lot is currently served by utilities. The proposed project is an unmanned stealth wireless 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, § 15303 (Class 3) of the State CEQA Guidelines. These sections pertain to projects characterized as new, small facilities. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to § 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit No. 18-530-01 (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 § 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-1*) while some are taken from environmental documents (e.g. *MND-S2*).

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated October 1, 2019, (“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 or the proposed use is initiated, whichever comes first, Applicant shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
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 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 visible from the Financial Square right-of-way, the proposed wireless communications facility shall be located on the eastern side of the existing building in a location that is approximately no less than 50 feet northerly of the proposed location at the southeastern corner of the building. The wireless communication facility shall be a maximum of 57 feet tall (as measured to the top of the faux tree's canopy). The wireless communications facility shall be constructed at a height less than 69 feet tall if comparable coverage can be provided as demonstrated in RF propagation maps, and other supporting documents, while meeting general project objectives. The exact location and height shall be reviewed and approved by the Planning Manager, in consultation with a third party licensed subject matter expert (third party review shall be paid by the applicant), prior to the applicant submitting construction plans to the Building & Engineering Division for plan check. See the related height-FCC exposure limits Condition No. 25.
25. In order to be compliant with the the maximum FCC general public and occupational exposure limits, the applicant shall prepare and submit a Radio Frequency Compliance Report that demonstrates, based on predictive modeling, the minimum height the wireless communications facility can be, at the location described in Condition No. 24, while being compliant with the FCC exposure limits as measured from the ground level adjacent to the facility, on the roof of the adjacent self storage building, and at the street light closest to the wireless communications facility. The exact height shall be reviewed and approved by the Planning Manager, in consultation with an independent third party licensed subject matter expert, prior to the applicant submitting construction plans to the Building & Engineering Division for plan check. The costs associated with the third party review, and an additional 15% administrative fee, shall be paid by the applicant. See the related height-aesthetics Condition No. 24.
26. In order to be less prominently distinguishable from the existing treescape in the vicinity, the proposed facility shall include the installation of one to two 24-inch box size eucalyptus-like trees such as Brisbane Box near the proposed faux eucalyptus tree. The exact number, location, and species of the 24-inch box size eucalyptus-like trees shall be determined by the Planning Manager in consultation with the City's Landscape Architect, which shall be paid for by the applicant. 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-like trees.
27. 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.
28. 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)

29. 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)
30. 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)
31. 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.
32. 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.
33. 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.
34. 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.
35. The emergency generator shall be tested only during the hours of 7:00 a.m. to 6:00 p.m. from Monday through Saturday. The emergency generator shall not be tested on Sunday.
36. 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.

37. Existing vegetation, including trees, shrubs, grass and other ground cover, that is removed or damaged during construction, shall be replaced.
38. 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.
39. 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.
40. 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.
41. 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.
42. 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.
43. 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.
44. 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.
45. 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.
46. The applicant shall install all ground-mounted equipment (other than the mono-eucalyptus) so that no portion protrudes above the equipment enclosure.

47. 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.
48. 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.
49. 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.
50. 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.
51. 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.

[signatures on next page]

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard
on this 1st day of October, 2019.

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 1st day of October, 2019, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Scott Kolwitz, Secretary