

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Daniel Houck, Associate Planner

DATE: November 16, 2023

SUBJECT: **Project Name: Verizon Wireless Monopine Tower;** Planning and Zoning Permit No. 23-530-02 (Special Use Permit - Wireless) Property located at 2400 Eastman Ave (APN: 216-0-193-135).

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

- a. Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and
- b. Adopt Resolution 2023-XX approving Planning and Zoning Permit No. 23-530-02 (Special Use Permit Wireless), subject to certain findings and conditions.

2) Project Description and Applicant: A request to construct a 65-foot tall wireless communication facility designed to resemble a pine tree with an associated ground equipment enclosure on a 2.75 acre lot in the M-1 zone. The request includes the allowance for an increase in height from 40 feet to 65 feet. The project is located at 2400 Eastman Avenue, within an open area of the lot used for storage by an existing industrial business (“**the Project**”). Filed by designated agent Franklin Orozco, Black Rock, Irvine, CA 92618, on behalf of Verizon Wireless (**the “Applicant”**).

3) Existing & Surrounding Land Uses: The 119,892 square-foot parcel (2.75 acres) is developed with a 9,448 square foot industrial building with an existing business that operates on the property as well as uses the rear of the property for storage related to the business. The following table summarizes the land uses and zoning designation of the project site and adjacent properties.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site (2400 Eastman Ave.)	Industrial Light (ILT)	Light Manufacturing (M-1)	Industrial

North	Industrial Light (ILT)	Light Manufacturing (M-1)	Industrial
South	Industrial Light (ILT)	Easement Railway (ESM-RW), East 5th Street, & Ventura County (CNTY)	Railway and Agriculture
East	Industrial Light (ILT)	Light Manufacturing (M-1)	Industrial
West	Industrial Light (ILT)	Light Manufacturing (M-1)	Industrial

- 4) **Background:** There have been multiple past entitlements approved on the property. Originally, Development Design Review 89-5 was approved in November, 1989, to permit a 10,000 square foot warehouse facility for contractor's building materials. It does not appear from the building permit records that this was ever constructed.

Following the prior Development Design Review, a second Development Design Review was approved on March 13, 1992. This entitlement allowed the construction of a 19,169 square foot industrial office to accommodate a landscaping and street sweeping firm, which is still operating out of the existing industrial building on the property. As a part of this permit, the outdoor storage of machinery and plants were allowed to occur on the southern half of the lot. As part of that there was a parking area screened by the centrally located building. Elaborate landscaping was approved for the front of the property and around the proposed building, while landscaping strips were approved along the south, west, and east property lines of the lot. The building permit records do not show that his building was built nor that this entitlement was fully followed through on as in 1993 a building permit was submitted for the project with a different layout of the building as well as the landscaping. This permit was approved in 1994 for a 9,448 square foot building that was no longer centrally located to block the outdoor storage, but rather located much closer to the western property line, which eliminated the access way on that side. Landscaping was still proposed along the frontage, the south property line, as well as the majority of the eastern property line. At this point in time, the property is developed with roughly what this building permit approved, with the exception of the frontage landscaping being the only existing landscaping left.

A major modification was applied for in 1993, however, this project was closed. A wireless special use permit was applied for in 2020, however, this permit was also closed. On March 20, 2023, this wireless special use permit was applied for.

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

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes the construction of a stealth wireless communications facility within an approximately 400 square-foot lease area. The facility is designed as a faux eucalyptus tree and will not be prominently distinguishable from the surrounding development. As this Project proposes to construct a wireless communication facility and associated equipment at an existing industrial development, and such construction will have less bulk and less environmental impact than many facilities expressly exempted from CEQA. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (Attachment D).

6) Analysis:

- a. General Discussion and Siting:** The tower is south of Eastman Avenue, west of Rice Avenue, and approximately 350’ north of East Fifth Street, of which the latter two roadways are designated by the 2030 General Plan as a Scenic Corridor. Per Oxnard City Code Section 16-488(D)(4) a wireless facility may be approved within 500’ of a Scenic Highway, if the tower can be determined to be a stealth facility. Staff has determined that the proposed monopine in accordance with the branch plan and designs for the faux pine tree that was submitted would qualify it as a stealth facility, in tandem with additional landscaping to help blend the tree into the surroundings. The landscaping would be in the form of hedges along the south property line where the property is very visible through the security fence from East Fifth Street as well as with two to three pine trees (or similar type) that must be at or around the height of the monopine and in proximity to it.

The Project is within the rear of an industrial property, in a yard area that is primarily used for storage. The project is accessed through the parking lot from Eastman Avenue. Two parking spaces will be lost to the addition of the equipment enclosure. The project will include an equipment enclosure of 252 square feet (14’ x 18’) in a 400 square foot lease area (20’ x 20’).

The design of the monopine tower features synthetic branches, bark, and leaves to disguise the facility as a pinetree. Pine trees, while not abundant, are not uncommon to see around the city, and in many instances are isolated trees. Therefore a pine is an acceptable camouflage choice. The synthetic pine mimics the real tree’s abundant year round pine branch cover, effectively screening equipment and antennas. The faux bark will give the tree

a more realistic look and the landscaping will help blend the tree into the surroundings. Multiple conditions of approval require that the faux pine and its branches be maintained to adequately camouflage the proposed and future wireless equipment for the life of the tower.

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

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
ICS-18.3	I	<i>Wireless Telecommunications</i> Encourage wireless providers to meet the following conditions, to the maximum extent feasible: • Incorporate best available technology; • Locate away from residential and open space areas; • Not be visible from public rights-of-way and local and State scenic highways; • When possible, locate on existing buildings, existing poles, or other existing support structures; and • Incorporate well-designed stealth techniques that disguise the facility from the point of view of nearby residents.	The project is designed to resemble a pine tree. The project is located in an industrial area away from residential and open space areas. The landscape and heavy screening of the antenna itself disguises the facility from area workers and motorists. The existing building on the site is not tall enough and the Applicant has indicated that the closest pole is .75 miles away and would not be as effective of a location for the targeted service area.
ICS-18.4	I	Telecommunications Service Ensure residents and businesses have access to telecommunications services.	Construction of this facility will fill a significant gap in Verizon's coverage in this area of the city and provide better signal for nearby businesses and emergency response vehicles along major adjacent transportation corridors.

- c. **Conformance with the Northfield Seagate Specific Plan and Zoning Designation:** The proposed development is located in the Light Industrial zone and within the Northfield Seagate Specific Plan. The proposed facility would be approximately 430 feet from Rice Avenue and 240 feet from East Fifth Street, both of which the 2030 General Plan designates as a Scenic Highway. The proposed facility is a stealth facility because the structure is heavily camouflaged to not appear as a wireless facility and therefore is allowed by Oxnard City Code. (See OCC § 16-488). The synthetic branches, antenna socks, and faux bark of the wireless facility give it the appearance of a pine tree, as will multiple trees that are to be planted at the facility.

The Northfield Seagate Specific Plan, which applies additional standards and design criteria to this industrial park on the eastern edge of the city containing the proposed facility, has a maximum height requirement of 40 feet. However, the specific plan also states that an overheight project can be approved via a special use permit. Applicable development standards of the Northfield Seagate Specific Plan (NSSP) and the have been compared with the proposed project, as follows:

Development Standard	NSSP Standard	Proposed	Complies?
Maximum Height	40 feet	65 feet	Yes, with SUP
Front yard setback	30 feet	424 feet	Yes
Side yard setback	half of the building height	16.25 to the centerline of the pole, 7 feet 7 inches to the branches.	Yes, with SUP.
Rear yard setback	20 feet	152 feet	Yes

In addition to being subject to the development standards of the M-1 zone, the proposed wireless communications facility is subject to the Wireless Communications Facilities development standards (§16-492). The development standards have been compared with the proposed project as follows:

DEVELOPMENT STANDARD	WIRELESS STANDARD	PROPOSED	COMPLIES?
Maximum height (§16-492.A)	40 feet, unless otherwise specified by PC	65 feet	Yes, with SUP approval pursuant to Northfield Seagate Specific Plan.
Setbacks (§16-492.B)	Shall comply with the Northfield	Centerline of the monopole is 16.25	Yes, with SUP approval pursuant

	Seagate Specific Plan, unless specified by PC	to from the eastern boundary, branches are approximately 7 feet, 7 inches from the eastern property boundary.	to the Northfield Seagate Specific Plan.
Separation (§16-492.C)	None required for stealth facilities	Facility is stealth	Yes
Location (§16-492.D)	No restrictions for stealth facilities	Facility is stealth	Yes
Landscaping and Screening (§16-492.E)	Existing trees shall be preserved to the extent feasible	Project requires no removal of existing landscaping.	Yes
Design (§16-492.F.1)	If within 500 ft of scenic highway, shall be stealth	Facility is 430 ft from South Rice Avenue and 240 feet from East Fifth Street and is a stealth facility.	Yes
Design (§16-492.F.3)	Equipment shall be located within enclosure	Equipment will be located within an enclosure.	Yes (Condition #33)
Lights (§16-492.G)	Facility shall not be lighted unless required by the FAA or for security and safety lighting	Facility is not lighted except for maintenance and security lighting	Yes (Conditions #28 and #64)
Security (§16-492.H)	Emergency phone numbers shall be posted	Emergency phone numbers will be posted	Yes (Condition #62)
FCC Compliance (§16-492.I)	Radio Frequency emissions report required	Radio Frequency emissions report submitted	Yes, (Conditions #47)
Co-location (§16-492.J)	A tower that is modified or rebuilt for co-location may	Co-location is not proposed at this time.	N/A

	not exceed 16 feet over the allowed height for the zone		
Antennae Attached to Structures (§16-492.K)	Attached antennae shall be compatible with the structure, located to minimize their visibility.	Antennae are disguised by paint and antenna socks that will blend the color with the branches that will be extending beyond the antennae for further camouflage.	Yes, (Conditions #38, 40, 42, and #57)

- d) **Site Design:** The proposed communications facility will be constructed on an engineered foundation. The trunk of the tree will be covered in faux bark to resemble a pine tree. The pine tree branches will extend from the truck between the 15-foot height level and the 65-foot height level and protrude at least 12 inches beyond antennae. At the 56-foot height level, three arrays will protrude from the trunk. Each array will have four panel antennas and two radios (for a total of 12 antennas and 6 radios). The height of the tree can support co-location, which will allow the attachment of future antennae at 46 feet in height as well as 36 feet in height. The equipment will be disguised within the pine tree branches that are filled with faux pine needles as well as the equipment being further disguised through paint and antenna socks. The ancillary equipment will be constructed within an equipment enclosure. The equipment enclosure will contain two equipment cabinets, transformers, a double walled emergency diesel generator, and other equipment. The equipment enclosure is on a concrete pad and protected by bollards. The ancillary equipment will not be directly visible from the street, as it will be screened by existing site walls on the property lines and those along the access entrance along with the frontage landscaping.
- e) **Circulation and Parking:** The project property has an access driveway from Eastman Avenue. The proposed wireless communications facility will be accessed through the main parking drive aisle that connects to this entrance. The facility operator (Verizon) will use the parking space adjacent to the enclosure for technician parking when needed. The addition of the equipment enclosure will reduce the existing parking by two spots, however, the required parking is 38 spaces, while 75 spaces still remain. The proposed communications facility will not further impact existing circulation or access to the project site.
- f) **Height:** The proposed facility is designed with a maximum height of 65 feet. The maximum height of 65 feet is 25 feet above the maximum allowed height within the Northfield Seagate Specific Plan (40 feet), and is a 62.5% increase in height. Per the Northfield Specific Plan, the increase in maximum height can be approved by the Planning Commission through a

Special Use Permit. Currently the area around the intersection at East Fifth Street and South Rice Avenue experiences a significant gap in cellular coverage as shown in the propagation maps (Attachment F). At the proposed broadcast center height of 56 feet, the majority of the area can be well covered and is tall enough to allow for co-location of antennae for other wireless service providers at an adequate height to efficiently close a coverage gap. Thus, the proposed 65 foot broadcast center height is recommended as the minimum height required to provide coverage for the area.

- g) **Landscaping and Open Space:** The existing property features landscaping along the frontage of the property and has approved landscaping along the south property line and the majority of the eastern property line. As proposed, the construction of the proposed communications facility and equipment enclosure will not require the removal of any existing landscaping. Planning Staff is recommending through conditions of approval that the 2-3 pine trees (or a similar type approved by the Planning Manager) be planted in proximity to the faux pine. Staff is also recommending that the approved landscaping that is no longer existing be replaced to conform to the prior approved plans we have on file for the existing development on the property. The addition of all recommended landscaping will blend in the faux pine tree as well as enhance views of the development area from the adjacent scenic corridors (East Fifth Street and South Rice Avenue). Thus, the proposed 65-foot tall faux pine tree is anticipated to be compatible with the surrounding landscaping.
- h) **Noise:** The proposed communications facility will generate noise from the equipment cabinet and the emergency generator both located within the equipment enclosure. The equipment cabinet will generate a slight humming noise similar to a personal computer, and will be audible only when adjacent to the cabinet. The emergency generator will be used only during emergencies, and will be tested once a month. The permit is conditioned to limit testing to daytime hours (Attachment E). 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 as well as the security CMU wall on the property line. There are no noise sensitive uses within proximity to the communications facility as this is an industrial park adjacent to two major transportation corridors. Regardless, given typical sound attenuation levels, the noise from the equipment cabinet and generator will be below allowed noise levels (65dBA, per City Code §7-185.A). Thus, the proposed communications facility will not create significant noise impacts.
- i) **Health and Safety:** The transmission of wireless radio signals are governed by operating standards of the Federal Communications Commission (FCC). The applicant submitted a Radio Frequency Compliance Report (Attachment C) evaluating the emissions of the proposed communications facility. The report demonstrates that based on predictive modeling, at ground level the maximum radio frequency emission is estimated to be approximately 34.58% of the FCC general public exposure limit. Thus, the site is designed and conditioned to be compliant with the FCC exposure guidelines.
- j) **Equipment Enclosure:** The associated 6-foot high, 252 square-foot (14' x 18') chain-link

equipment enclosure will be located along the east property line and toward the southern half of the property. The conditions of approval require vinyl slats in the chain-link enclosure as additional screening for the support equipment; additional screening is present from the existing CMU wall along the eastern property boundary. The generator has a secondary containment tank to prevent the leaking.

- 7) Development Advisory Committee:** The Project was reviewed by necessary members of the Development Advisory Committee (DAC) including the Fire Department and Development Services for conditions. These conditions of approval from DAC are included in the attached resolution.
- 8) Community Workshop and Public Input:** A Community Workshop was not held for this project as it is not within a neighborhood boundary.
- 9) Appeal Procedure:** Pursuant to § 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

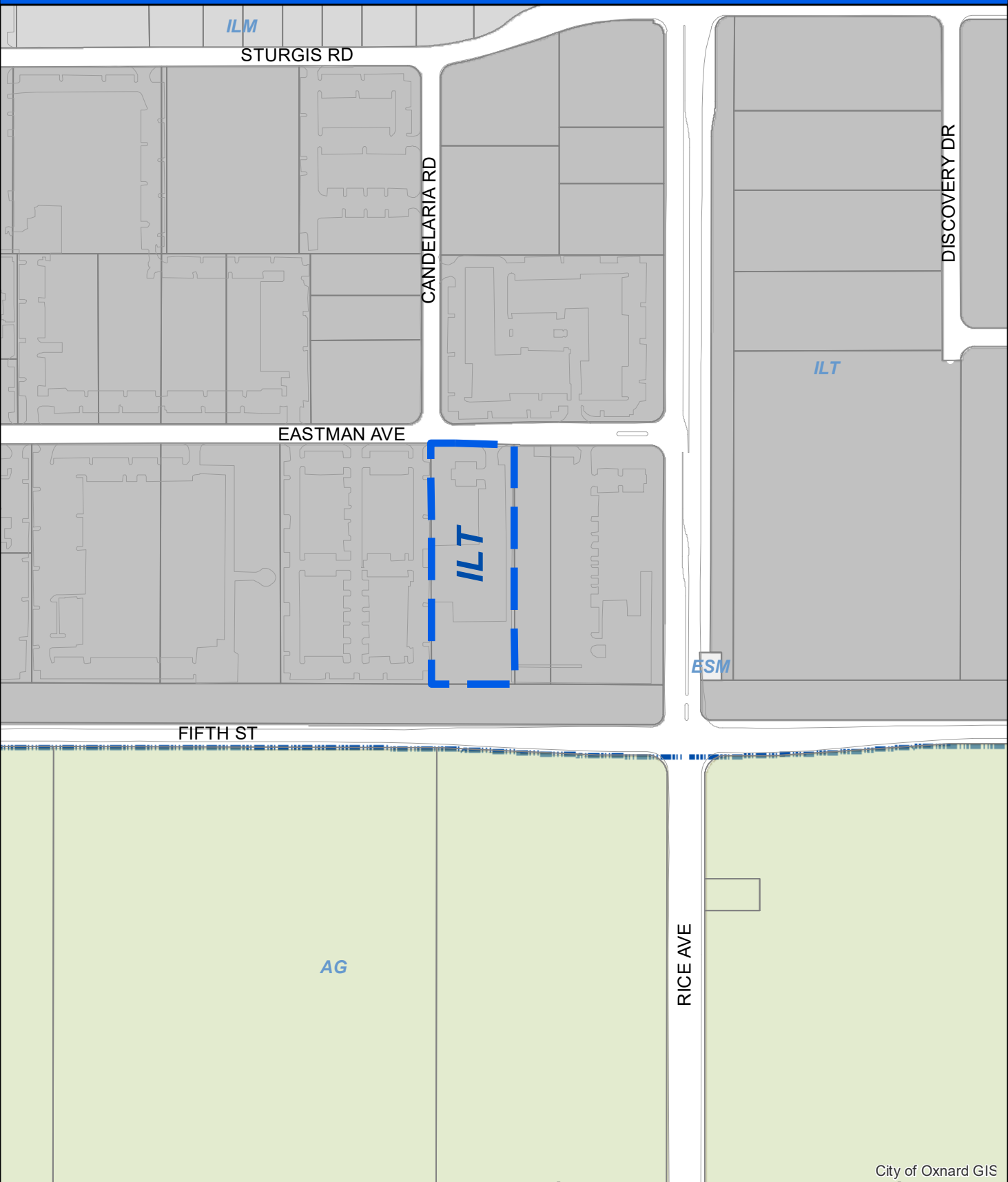
Attachments:

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

Vicinity Map



2030 General Plan Land Use Map

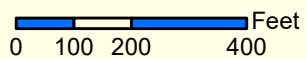


City of Oxnard GIS



Oxnard Planning
October 31, 2023

PZ 23-530-02
Location: 2400 Eastman
APN: 2160193135



2030 General Plan Land Use Map



1:4,000

Zoning/Specific Plan Map





EASTMAN AVE

S RICE AVE

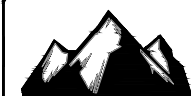
E FIFTH ST



5944 LUTHER LANE
SUITE 725
DALLAS, TX 75225



15505 SAND CANYON AVE.
BUILDING 'D' 1ST FLOOR
IRVINE, CA 92618



BLACK ROCK CONSULTING LLC

OVERALL HEIGHT OF MONOPINE: 65'-0"

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

1. CALIFORNIA CODE OF REGULATIONS
2. 2022 CALIFORNIA BUILDING CODE
3. 2022 CALIFORNIA MECHANICAL CODE
4. 2022 CALIFORNIA PLUMBING CODE
5. 2022 CALIFORNIA ELECTRIC CODE
6. 2022 GREEN CODE
7. 2022 EDITION OF TITLE 24 ENERGY STANDARDS
8. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
9. CITY/COUNTY ORDINANCES
10. 2022 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS
11. ANSI I/A/TIA-222-H

HANDICAP REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

CODE COMPLIANCE

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

GENERAL NOTES

PROPERTY OWNER: BURR KM & BILL FAMILY TRUST
ADDRESS: 902 AMBER DRIVE
OAKLAND, CA 94612
CONTACT: BILL BURR
PHONE: (805) 432-0638

APPLICANT: ANTHEMNET
ADDRESS: 5944 LUTHER LANE,
SUITE 725
DALLAS, TX 75225
PHONE: (909) 202-3484

LATITUDE (NAD 83): 34.19772
LONGITUDE (NAD 83): -119.1438
CONSTRUCTION TYPE: V-B
OCCUPANCY: U
APN #: 216-0-193-135

JURISDICTION: CITY OF OXNARD
ZONING: M1 (INDUSTRIAL)

SITE INFORMATION

PROJECT MANAGER:
BLACK ROCK CONSULTING LLC
CONTACT: FRANKLIN OROZCO
PHONE: 619-632-2569
EMAIL: FRANKLIN@BLK-ROCK.COM

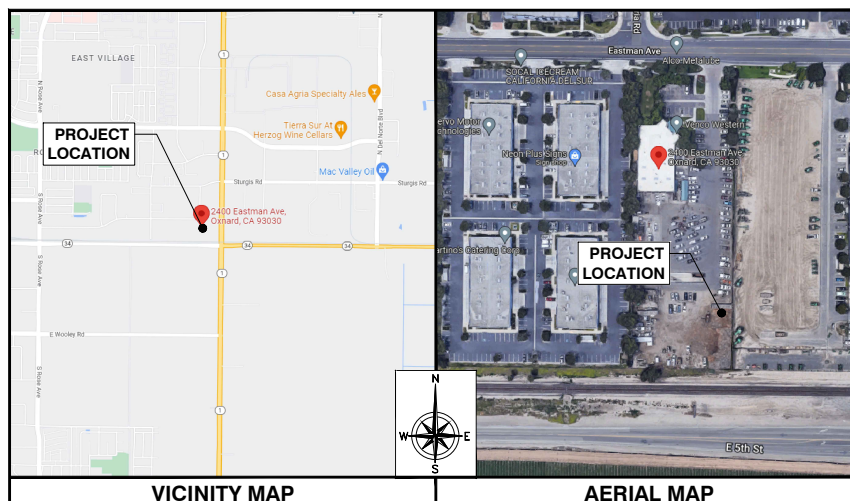
ENGINEER:
LADERA ENGINEERING GROUP
CONTACT: KEVIN C. DIAZ
PHONE: 858-386-8686
EMAIL: KDIAZ@LADERAEG.COM

PROJECT TEAM

EASTMAN AVE RELO

2400 EASTMAN AVE.
OXNARD, CA 93030

STRUCTURE TYPE: MONOPINE
PROJECT TYPE: NEW SITE BUILD



VICINITY MAP

AERIAL MAP

DIRECTIONS FROM VERIZON OFFICE:
TURN LEFT ONTO VALLEY OAK DR. TURN LEFT ONTO ALTON PKWY. TURN RIGHT ONTO SAND CANYON. TURN RIGHT ONTO NORTH 405 FREEWAY. TAKE EXIT 63B FOR WEST 101 FWY.
TAKE EXIT 60 FOR RICE AVE / SANTA CLARA AVE. TURN LEFT ONTO RICE AVE. TURN RIGHT ONTO EASTMAN AVE. DESTINATION ON THE LEFT.

DRIVING DIRECTIONS



SHEET NO:	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SURVEY OVERALL SITE MAP
C-2	SURVEY ENLARGED SITE MAP
LA-1.0	LANDSCAPE PLAN
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT PLAN
A-4	ANTENNA PLAN
A-5	ELEVATIONS
A-6	ELEVATIONS
A-7	ELEVATIONS
A-8	DETAILS
A-9	GENERATOR SPECIFICATIONS
A-10	GENERATOR SPECIFICATIONS
A-11	GENERATOR SPECIFICATIONS
A-12	GENERATOR SPECIFICATIONS
A-13	GENERATOR SPECIFICATIONS
A-14	GENERATOR SPECIFICATIONS
A-15	GENERATOR SPECIFICATIONS
A-16	SERVICE LIGHT SPECIFICATIONS
A-17	BRANCH LAYOUT ELEVATION AND BRANCH DISTRIBUTION TABLE

DRAWING INDEX

VERIZON WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

ANTENNA LEVEL:

- INSTALL (1) NEW 65'-0" TALL MONOPINE OVERALL HEIGHT
- INSTALL (6) NEW 6'-0" TALL NHH-858-R28 PANEL ANTENNAS
- INSTALL (5) NEW ARR448 PANEL ANTENNAS
- INSTALL (5) NEW KRE105281/1 PANEL ANTENNAS W/ ATTACHED RADIO 4408
- INSTALL (3) NEW 4449 RRUS
- INSTALL (5) NEW 5845 BRUS
- INSTALL (5) NEW RAYCAP SURGE SUPPRESSORS
- INSTALL (1) NEW 48" DIA. MICROWAVE DISH

GROUND LEVEL:

- NEW 14'x18' (252 SQ. FT.) EQUIPMENT AREA
- INSTALL (1) NEW 4'x12' CONCRETE PAD FOR CABINETS
- INSTALL (1) NEW 4'x8' CONCRETE PAD FOR GENERATOR
- INSTALL (1) NEW STAND-BY 50KW AC DIESEL GENERATOR W/ 203 GAL. DBL. WALLED FUEL TANK (KOHLER MODEL)
- INSTALL (3) NEW EQUIPMENT CABINETS
- INSTALL (1) NEW GPS ANTENNA
- INSTALL (1) NEW UTILITY H-FRAME
- INSTALL (1) TELCO BOX, (1) ILC PANEL & (1) SERVICE LIGHT ON (N) H-FRAME
- INSTALL (1) NEW STEP-DOWN TRANSFORMER & (1) DISCONNECT SWITCH
- INSTALL (9) NEW BOLLARDS
- INSTALL (1) NEW 300A METER PEDESTAL
- INSTALL NEW POWER AND TELCO FROM POC IN UNDERGROUND TRENCH
- INSTALL (2) NEW TREES

PROJECT DESCRIPTION

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

EASTMAN AVE RELO
2400 EASTMAN AVE.
OXNARD, CA 93030

MONOPINE

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

GENERAL NOTES

1. THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER 2019 CBC SECTION 11058.4. EXCEPTION: THIS FACILITY IS NON-OCUPABLE AND IS NOT ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY.

2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING BIDS, AND PROCEEDING WITH ANY WORK.

3. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION, INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSIONS, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ENGINEER.

4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIS ALERT # 800-227-2600

5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO PROPOSED OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.

6. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FURNISH THE AS-BUILT/WHETHER TO THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.

8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY. ALL CONSTRUCTION THROUGHOUT THE PROJECT SHALL COMPLY WITH ALL LOCAL AND ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, AND 24. THE MOST RESTRICTIVE CODE SHALL GOVERN.

9. THE CONTRACTOR AND SUBCONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS.

10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL LOCAL AND STATE HIGHWAYS AND ROADS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF TEMPORARY ROADWAYS, BRIDGES, AND OVERPASSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF TEMPORARY ROADWAYS, BRIDGES, AND OVERPASSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF TEMPORARY ROADWAYS, BRIDGES, AND OVERPASSES.

11. WHICH REQUIRED STORAGE OF MATERIALS OR EQUIPMENT SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.

12. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.

13. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. THE CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.

14. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.

15. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BRACING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.

16. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL WITH ALL APPROVED MATERIALS TO FIL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.

17. PROPOSED CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.

18. THE CONTRACTOR IS TO BE RESPONSIBLE FOR PORTABLE TOILETS HAVING A MINIMUM 240-60-RATING WITHIN 75FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA. (2019 CFC SECTION 906.1-1 & 7 AND SECTION 906.3.1)

19. MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS.

20. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.

21. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.

22. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING AND CONSTRUCTION EFFORTS AS MANDATED BY THE GOVERNING AGENCY.

23. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS.

24. SITE CONTRACTOR TO CALL DIS ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.

25. ALL UTILITIES TO BE INSTALLED ARE UNHARMED. NO EXISTING PARKING SPACES WILL BE USED OR REMOVED BY THIS PROJECT.

26. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH THE CITY'S MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

27. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

28. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

29. THIS IS ROOSTER INSTALLATION ON AN EXISTING BUILDING. NO EXISTING DISTURBANCE OR TRENCING IS PROPOSED BY THIS PROJECT.

30. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

GENERAL FIRE NOTES

1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2019 CFC SECTION 1401 AND ALL GOVERNING CODES.

2. ADDRESS SHALL BE PROVIDED FOR ALL PROPOSED AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (2019 CFC SECTION 505.1)

3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION (2019 CFC SECTION 807-1.2)

4. PORTABLE FIRE EXTINGUISHERS: AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR (2019 CFC SECTION 906.1.1 & 7 AND SECTION 906.3.1)

CONSTRUCTION BMP NOTES

CONSTRUCTION BMP NOTES THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMITS CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION DEBRIS ON ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP ALL CONSTRUCTION DEBRIS THAT MAY BE IN THE STREET. THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.

2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.

3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.

4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.

5. ALL SITES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

GENERAL REQUIREMENTS

THE FOLLOWING STANDARD VERIZON SPECIAL REQUIREMENTS SHALL BE A PART OF THIS SPECIFICATIONS, BUT NOT INCLUDED IN THE CONSTRUCTION DRAWINGS:

A. INSTRUCTIONS TO BIDDERS

B. SCHEDULE FOR BIDS

C. BID FORM

D. LIST OF SUBCONTRACTORS

E. INFORMATION FOR PAYMENT

F. CHANGE ORDERS

G. SCHEDULE OF VALUES

H. LIEN WAIVER

I. OTHER CONDITIONS

J. SUPPLEMENTAL GENERAL CONDITIONS

K. SPECIAL CONDITIONS

SITE WORK SPECIFICATIONS

DEMOLITION

1. WORK INCLUDED:

A. DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION AS NECESSARY TO PREPARE FOR NEW CONSTRUCTION.

B. CLEANUP AND DISPOSAL OF RUBBISH, DEBRIS AND SALVAGE.

C. PROTECTION AND BARRICADES TO PROTECT PERSONNEL AND PREMISES.

D. REMOVAL OF EXISTING CONSTRUCTION.

2. GENERAL REQUIREMENTS:

A. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ESTABLISH EXTENT OF WORK UNDER THIS SECTION IN ACCORDANCE WITH PERTINENT PROVISIONS OF THE GENERAL CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) 1-800-422-1153 48 HOURS PRIOR TO ANY EXCAVATION.

C. FIELD CONDITIONS: (1) VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS. INSPECT RELATED WORK AND ADJACENT SURFACES AND REPORT TO ARCHITECT. (2) VERIFY ADDITIONAL FIELD OR SIZE SHALL BE FILED WITH CONCRETE AS SPECIFIED UNDER SECTION 03300 "CONCRETE" AT THE CONTRACTOR'S EXPENSE.

D. ALL EXCAVATIONS SHALL BE SUFFICIENT SIZE TO PERMIT INSTALLATION AND REMOVAL OF ANY REQUIRED FORMS AND ALL OTHER REQUIRED WORK.

E. SIDES OF FOOTINGS MAY BE FORMED BY NEAT EXCAVATIONS WHERE BANKS WILL STAND WITHOUT CAVING AND THE NEAT TRENCHES ARE CUT 1" WIDER ON EACH SIDE THAN THE FOOTING DIMENSIONS INDICATED ON THE DRAWINGS. IF BANKS CAVE, FORM FOOTINGS AND WIDTH TRENCHES TO PERMIT FORMING, BRACING AND INSPECTION, MINIMUM 1'-0" EACH SIDE.

F. CONTACT THE ARCHITECT AND THE GEOTECHNICAL ENGINEER FOR INSTRUCTION SHOULD ANY UNSUITABLE SOIL OR ANY OTHER ADVERSE SUBSURFACE CONDITION BE ENCOUNTERED.

G. MACHINE EXCAVATION MAY BE USED DURING TO ROUGH ELEVATIONS. PERFORM FINAL GRADING AND TRIMMING BY HAND METHODS.

H. TRENCHES: EXCAVATE TRENCHES TO WIDTHS REQUIRED FOR PROPER LAYING OF PIPE WITH BANKS AS NEARLY VERTICAL AS PRACTICAL. BRING BOTTOMS OF TRENCHES TO REQUIRED DEPTHS AND ACCURATELY GRADE TO PROVIDE UNIFORM BEARING ON UNDISTURBED SOIL FOR ENTIRE LENGTH OF EACH SECTION OF PIPE.

I. BACKFILLING:

A. AFTER CONCRETE HAS BEEN PLACED AND ALL WORK APPROVED, THE EXCAVATIONS SHALL BE BACKFILLED WITH APPROVED BACKFILL MATERIAL TO INDICATED OR REQUIRED GRADES. ALL RUBBISH AND WOOD SHALL BE REMOVED FROM THE EXCAVATIONS BEFORE PLACING BACKFILL.

B. PLACE BACKFILL IN 6-INCH LOOSE LAYERS, BRING TO OPTIMUM MOISTURE CONTENT AND COMPACT TO 90% OF MAXIMUM DENSITY, SLOPING DOWN AND AWAY FROM BUILDING.

C. THE AMOUNT OF WATER USED SHALL BE RIGIDLY CONTROLLED TO INSURE OPTIMUM MOISTURE CONDITIONS FOR THE TYPE OF FINAL MATERIAL USED. EXCESSIVE AMOUNTS OF WATER CAUSING SATURATION OF EARTH WILL NOT BE PERMITTED. COMPACTION BY FLOODING OR JETTING IS PROHIBITED.

D. SUBGRADE PREPARATION FOR CEMENT:

A. PREPARE SUBGRADE FOR CONCRETE BY CUTTING, FILLING AND COMPACTING AS REQUIRED AND SPECIFIED ON THE DRAWINGS.

B. FINISH SUBGRADE WITHIN A 3/8" TOLERANCE WHEN TESTED WITH A 10 FT. STRAIGHTEDGE IN ANY DIRECTION AND LOCATION. COMPACT TO THE DENSITY SPECIFIED FOR FILL AND MAINTAIN CONTENT UNTIL CONCRETE IS PLACED.

1. DISPOSAL AND CLEAN UP

A. RUBBISH AND DEBRIS ON SITE IS PROHIBITED.

B. RUBBISH, DEBRIS AND ROCKS SHALL BE HAULED AWAY FROM THE SITE PROMPTLY AND LEGALLY DISPOSED OFF.

C. EXCESS EARTH RESULTING FROM CUTTING AND EXCAVATION SHALL BE LEGALLY DISPOSED OFF THE SITE.

D. DUST AND NOISE ABATEMENT: DURING ENTIRE PERIOD OF CONSTRUCTION AND DURING LOADING, KEEP AREA AND MATERIAL BEING LOADED SPRINKLED TO REDUCE DUST IN AIR AND ANNOYANCE TO PREMISES AND NEIGHBORHOOD. EXERCISE ALL RESPONSIBLE MEANS TO ABATE UNWARRANTED NOISE.

E. CLEAN UP SITE, REMOVE ALL DEBRIS AND LEAVE PREMISES IN CLEAN AND ORDERLY CONDITION.

3. UTILITIES

A. EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE.

B. ACTIVE UTILITIES SHALL BE PROTECTED BY AND AT EXPENSE OF THE CONTRACTOR. KEEP ANY REQUIRED UTILITY IN OPERATING CONDITION DURING ENTIRE PERIOD OF WORK. ANY DAMAGE TO UTILITIES MUST REMAIN CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO VERIZON OR THE PROPERTY OWNER.

C. DUST AND NOISE ABATEMENT:

A. EXERCISE ALL POSSIBLE PRECAUTIONS TO KEEP NOISE TO A MINIMUM AND TO KEEP DUST FROM CIRCULATING AND CONTAMINATING ADJACENT BUILDING OPERATIONS AND AREAS.

B. PROTECTION AND SAFETY:

A. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING IMPROVEMENTS, INCLUDING FINISH (EXTERIOR AND INTERIOR) OR OUTSIDE WORK AND AREA. REPAIR OR REPLACE EXISTING IMPROVEMENTS DAMAGED DURING WORK OF THIS SECTION WITH THE SAME OR BETTER QUALITY AND SAME MATERIAL OR EQUIPMENT TEMPORARILY REMOVED FOR PROTECTION AND NOT DAMAGED SHALL BE REINSTALLED.

B. SEQUENCE OF WORK:

A. GENERAL INTENT: THE DRAWINGS AND THESE SPECIFICATIONS INDICATE IN GENERAL THE SEQUENCE OF WORK AND THE MANNER IN WHICH THE WORK IS TO BE DONE. THE CONTRACTOR, HOWEVER, MAY ORGANIZE HIS WORK AND SELECT THE SPECIFIC METHODS OF PROCEDURE HE FEELS ARE SUITABLE AND CORRECT FOR THE WORK TO BE DONE, CONSISTENT WITH THE RESULTS REQUIRED AND THE SAFETY OF THE STRUCTURE AND ALL AFFECTED PREMISES AND PERSONNEL. HE SHALL, HOWEVER, MAINTAIN AT ALL TIMES ANY SIGNIFICANT PARTS OF THE WORK, MEET WITH THE VERIZON CONSTRUCTION MANAGER AND SHALL INFORM THEM OF HIS METHODS, PROCEDURES AND SEQUENCE OF WORK AND HE SHALL COMPLY WITH ANY REASONABLE SUGGESTIONS THEY MAY MAKE IN THE INTEREST OF VERIZON OR THE SAFETY OF THE STRUCTURE.

SITE CLEARING / EARTHWORK

1. WORK INCLUDED:

A. PROTECTION OF EXISTING EARTH BANKS AND SLOPES, INCLUDING TEMPORARY SHORING.

B. CONTROL OF SURFACE AND GROUND WATER.

C. EXCAVATION FOR ALL FOOTINGS, SLABS, AND OTHER BUILDING AND/OR STRUCTURAL ELEMENTS.

D. SAND BACKFILL AND COMPACTION OF SAME.

E. SUBGRADE PREPARATION FOR ON-GRADE CONCRETE.

F. REQUIREMENTS FOR TRENCHING OPERATIONS.

G. CLEAN UP AND DISPOSAL.

H. SITE CLEARING

SITE WORK SPECIFICATIONS (CONT'D)

2. RELATED WORK:

A. TESTING AND INSPECTION OF WORK OF THIS SECTION

B. QUALITY ASSURANCE

C. CODES (1) CALIFORNIA BUILDING CODE LATEST EDITION. (2) STATE OF CALIFORNIA CONSTRUCTION SAFETY CODE LATEST EDITION.

D. STANDARDS (1) AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM). SPECIFICATIONS AS INDICATED BY NUMBER HEREIN.

E. METHODS BE USED FOR INSPECTION AND TESTING SHALL CONFORM TO ASTM D1557-70 SPECIFIED DEVICES RELATE TO MAXIMUM DRY DENSITIES OBTAINED THEREBY.

(2) SOIL TESTING AGENT SHALL BE NOTIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF EARTHWORK AND SHALL PERFORM AND REPORT THE FOLLOWING PROCEDURES:

A. VISUALLY APPROVE BACKFILL MATERIAL: PERFORM SUITABILITY TESTS IF REQUIRED.

B. SUPERVISE PLACEMENT OF CONTROLLED BACKFILLS, PERFORM FIELD DENSITY TESTS AS REQUIRED TO VERIFY PROPER COMPACTION DEVICES.

C. INSPECT AND APPROVE COMPLETED AND PREPARED EXCAVATIONS.

3. JOB CONDITIONS:

A. IN PREPARING HIS PROPOSAL, THE CONTRACTOR IS ASSUMED TO HAVE VISITED THE SITE, CAREFULLY EXAMINED THE DRAWINGS AND SPECIFICATIONS AND DETERMINED TO HIS SATISFACTION THE METHODS OF REMOVAL AND STORAGE OF MATERIALS, THE SEQUENCING OF HIS OPERATIONS AND THE PROBLEMS ATTENDANT THERETO, NO ALLOWANCE WILL BE MADE SUBSEQUENTLY TO THE CONTRACTOR FOR ANY ERROR THROUGH NEGLIGENCE IN OBSERVING THE SITE CONDITIONS.

B. PROTECTION: MAINTAIN PROTECTION TO RETAIN EARTH AND TO PROTECT ADJOINING GRADES AND STRUCTURES FROM CAVING, SLIDING, EROSION OR OTHER DAMAGE PROVIDING SUITABLE PROTECTION AGAINST BODY INJURY. COMPLY WITH ALL LOCAL CODES AND REGULATIONS. ERECT TEMPORARY BARRICADES AS NEEDED FOR SAFETY AS REQUIRED TO VERIFY PROPER COMPACTION DEVICES.

C. SLOPE AND BANK EROSION. DO NOT ALLOW EXPOSED SOILS TO DRY OUT. SPRINKLE AS DIRECTED OR REQUIRED.

D. SWEATERING: KEEP THE WHOLE OF THE EXCAVATIONS CONTINUOUSLY FREE FROM WATER AND FLUIDS OF ANY KIND.

E. THE CONTRACTOR SHALL NOTIFY VERIZON CONSTRUCTION MANAGER AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EARTHWORK. THE CONTRACTOR SHALL NOTIFY A UTILITY LOCATING SERVICE. EARTHWORK SHALL BE PERFORMED UNTIL A LOCATING SERVICE IS PRESENT AT THE SITE AND WORK IS AUTHORIZED.

F. EXCAVATION OR TRENCHING FOR NEW PIPE, CONDUIT OR UTILITY LINES WITHIN FIVE FEET OF BUILDING LINES AND UNDER EXISTING WALKS, SLABS, DRIVES OR PAVING SHALL BE SUBJECT TO THE NEW SPECIFICATION WITH RESPECT TO PROTECTION FROM MOISTURE, BACKFILLING AND GRADING.

G. LINES CONTAINING LIQUID: CHECK FOR LEAKS AND CERTIFY CONDITION TO VERIZON OR THE OWNER. RUN SUCH LINES AT LEAST 5 FEET OUTSIDE BUILDING LINES WHEREVER POSSIBLE.

H. BACKFILL MATERIAL: ONLY MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER SHALL BE USED FOR BACKFILLING OPERATIONS. BACKFILL MATERIALS SHALL CONSIST OF GRAVEL, SAND AND APPROVED BLENDS OF SAND AND NATURAL MATERIALS.

I. EXCAVATION:

A. EXCAVATION FOR FOOTINGS AND OTHER REQUIREMENTS TO DEPTHS INDICATED ON THE DRAWINGS. ELEVATIONS AND DEPTHS OF EXCAVATIONS SHOWN ON THE DRAWINGS SHALL GOVERN AND WILL BE BASIS FOR BIDDING AND EXECUTION OF THE WORK EXCEPT AS OTHERWISE DIRECTED BY THE ARCHITECT. GREATER OR LESS QUANTITIES OF EXCAVATION REQUIRED BY AUTHORIZED INSTRUCTIONS SHALL BE ADJUSTED IN ACCORDANCE WITH GENERAL CONDITIONS.

B. EXCEPT WHERE EXTRA EXCAVATION IS ORDERED BY THE ARCHITECT, SHOULD EXCAVATIONS BE MADE TO A GREATER DEPTH OR SIZE THAN INDICATED OR REQUIRED, SUCH ADDITIONAL DEPTH OR SIZE SHALL BE FILED WITH CONCRETE AS SPECIFIED UNDER SECTION 03300 "CONCRETE" AT THE CONTRACTOR'S EXPENSE.

C. ALL EXCAVATIONS SHALL BE SUFFICIENT SIZE TO PERMIT INSTALLATION AND REMOVAL OF ANY REQUIRED FORMS AND ALL OTHER REQUIRED WORK.

D. SIDES OF FOOTINGS MAY BE FORMED BY NEAT EXCAVATIONS WHERE BANKS WILL STAND WITHOUT CAVING AND THE NEAT TRENCHES ARE CUT 1" WIDER ON EACH SIDE THAN THE FOOTING DIMENSIONS INDICATED ON THE DRAWINGS. IF BANKS CAVE, FORM FOOTINGS AND WIDTH TRENCHES TO PERMIT FORMING, BRACING AND INSPECTION, MINIMUM 1'-0" EACH SIDE.

E. CONTACT THE ARCHITECT AND THE GEOTECHNICAL ENGINEER FOR INSTRUCTION SHOULD ANY UNSUITABLE SOIL OR ANY OTHER ADVERSE SUBSURFACE CONDITION BE ENCOUNTERED.

F. MACHINE EXCAVATION MAY BE USED DURING TO ROUGH ELEVATIONS. PERFORM FINAL GRADING AND TRIMMING BY HAND METHODS.

G. TRENCHES: EXCAVATE TRENCHES TO WIDTHS REQUIRED FOR PROPER LAYING OF PIPE WITH BANKS AS NEARLY VERTICAL AS PRACTICAL. BRING BOTTOMS OF TRENCHES TO REQUIRED DEPTHS AND ACCURATELY GRADE TO PROVIDE UNIFORM BEARING ON UNDISTURBED SOIL FOR ENTIRE LENGTH OF EACH SECTION OF PIPE.

H. BACKFILLING:

A. AFTER CONCRETE HAS BEEN PLACED AND ALL WORK APPROVED, THE EXCAVATIONS SHALL BE BACKFILLED WITH APPROVED BACKFILL MATERIAL TO INDICATED OR REQUIRED GRADES. ALL RUBBISH AND WOOD SHALL BE REMOVED FROM THE EXCAVATIONS BEFORE PLACING BACKFILL.

B. PLACE BACKFILL IN 6-INCH LOOSE LAYERS, BRING TO OPTIMUM MOISTURE CONTENT AND COMPACT TO 90% OF MAXIMUM DENSITY, SLOPING DOWN AND AWAY FROM BUILDING.

C. THE AMOUNT OF WATER USED SHALL BE RIGIDLY CONTROLLED TO INSURE OPTIMUM MOISTURE CONDITIONS FOR THE TYPE OF FINAL MATERIAL USED. EXCESSIVE AMOUNTS OF WATER CAUSING SATURATION OF EARTH WILL NOT BE PERMITTED. COMPACTION BY FLOODING OR JETTING IS PROHIBITED.

D. SUBGRADE PREPARATION FOR CEMENT:

A. PREPARE SUBGRADE FOR CONCRETE BY CUTTING, FILLING AND COMPACTING AS REQUIRED AND SPECIFIED ON THE DRAWINGS.

B. FINISH SUBGRADE WITHIN A 3/8" TOLERANCE WHEN TESTED WITH A 10 FT. STRAIGHTEDGE IN ANY DIRECTION AND LOCATION. COMPACT TO THE DENSITY SPECIFIED FOR FILL AND MAINTAIN CONTENT UNTIL CONCRETE IS PLACED.

1. DISPOSAL AND CLEAN UP

A. RUBBISH AND DEBRIS ON SITE IS PROHIBITED.

B. RUBBISH, DEBRIS AND ROCKS SHALL BE HAULED AWAY FROM THE SITE PROMPTLY AND LEGALLY DISPOSED OFF.

C. EXCESS EARTH RESULTING FROM CUTTING AND EXCAVATION SHALL BE LEGALLY DISPOSED OFF THE SITE.

D. DUST AND NOISE ABATEMENT: DURING ENTIRE PERIOD OF CONSTRUCTION AND DURING LOADING, KEEP AREA AND MATERIAL BEING LOADED SPRINKLED TO REDUCE DUST IN AIR AND ANNOYANCE TO PREMISES AND NEIGHBORHOOD. EXERCISE ALL RESPONSIBLE MEANS TO ABATE UNWARRANTED NOISE.

E. CLEAN UP SITE, REMOVE ALL DEBRIS AND LEAVE PREMISES IN CLEAN AND ORDERLY CONDITION.

SEALANT SPECIFICATIONS

1. WORK INCLUDED:

A. THIS SPECIFICATION IS INTENDED TO BE GENERAL IN ITS SCOPE AS TO WHERE CAULKING OR SEALANT IS TO BE INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE SEALANT, FAMILIARIZE HIMSELF WITH THE EXTENT OF THE CAULKING OR SEALING INVOLVED, ONLY A COMPLETE AND ABSOLUTELY WATERPROOF JOB WILL BE ACCEPTED.

2. GUARANTEE:

A. PROVIDE GUARANTEE, IN FORM REQUIRED BY GENERAL CONDITIONS, FOR PERIOD OF TWO (2) YEARS.

B. DEFECTIVE WORK WILL BE JUDGED A FAILING DUE TO LEAKAGE, HARDENING, CRACKING, CRUMBLING, MELTING, SHRINKAGE OR RUNNING OF CAULKING COMPOUND OR SEALANT OR STAINING OF ANY ADJACENT WORK.

3. SEALANT:

A. ONE PART, ELASTOMERIC-TYPE COMPOUND CONFORMING TO ESI--S-00230C, TYPE II CLASS A. THE COMPOUND SHALL BE SUPPLIED IN A READY TO USE FORM WHICH REQUIRES NO ON THE JOB MIXING. USE FOR ALL EXTERIOR WORK EXCEPT AREAS SUBJECT TO FOOT TRAFFIC.

B. NON-TRACKING SEALANT FOR AREAS SUBJECT TO FOOT TRAFFIC (INTERIOR OR EXTERIOR). TWO COMPONENT POLYURETHANE SEALANT, AS MANUFACTURED BY HAMECO INTERNATIONAL (VULCAN 245); SONEBORN AND SONS (SONOCLASTIC, PAYING JOINT SEALANT); W.R. GRACE CO. (DARASEAL - U TRAFFIC GRADE); OR EQUAL.

FINISH SPECIFICATIONS

1. MATERIALS

A. USE FACTORY-MIXED PAINTS, ENAMELS, STAINS, VARNISH, LACQUER, FILLER, THINNER, AND ALL SIMILAR "PAINT" PRODUCTS. LABEL FOR TYPE, COLOR AND MANUFACTURER. DELIVER IN ORIGINAL FACTORY CONTAINERS. USE PRODUCTS FOLLOWING AS LISTED IN "PAINTING SCHEDULE".

(1) AMERITONE PAINT CORP.

(2) DUNN-EDWARDS CORP.

(3) PPG INDUSTRIES

(4) SINCLAIR PAINT COMPANY

B. PAINT THINNER: EXACT TYPE RECOMMENDED BY MANUFACTURER FOR MATERIAL TO BE THINNED.

2. PAINT FINISH SCHEDULE

A. IN ORDER TO ESTABLISH THE STANDARDS OF DURABILITY AND APPEARANCE REQUIRED OF THE PAINTER'S FINISHES, THE COATINGS ITEM IN THE PAINT FINISH SCHEDULE HAVE BEEN SELECTED FROM THE CURRENT CATALOGS OF THE DUNN-EDWARDS PAINT COMPANY.

3. PAINTING SCHEDULE 3.

A. EXTERIOR METAL (FERROUS - SHOP PRIMER)

(1) FIRST COAT BLOC-RUST (43-4)

(2) SECOND COAT COMPO (42-1)

(3) THIRD COAT SYN-LUSTRO (10)

"SHOP PRIMER STEEL NEEDS TO BE COMPLETELY REPRIMED BEFORE APPLYING TOPCOATS."

B. EXTERIOR METAL (FERROUS - GALVANIZED)

(1) PRE-TREATMENT GALVA-ETCH (ED 123)

(2) FIRST COAT GALV-ALUM (OD 43-7)

(3) SECOND COAT COMPO (42-1)

(4) THIRD COAT SYN-LUSTRO (9)

C. EXTERIOR METAL (FERROUS - SHOP PRIMER)

(1) FIRST COAT CORROR-BAR (43-5)

(2) SECOND COAT SUPER U-365 (E22-1)

(3) THIRD COAT SYN-LUSTRO (9)

LEGEND

REVISION

DETAIL REFERENCE

ELEVATION REFERENCE

SECTION REFERENCE

WORK POINT

GROUND CONDUCTOR

TELEPHONE CONDUIT

ELECTRICAL CONDUIT (POWER)

COAXIAL CABLE

FIBER

POWER AND FIBER

OVERHEAD SERVICE CONDUCTORS

CHAIN LINK FENCING

WOOD FENCE

OVERHEAD POWER LINE

BURIED POWER LINE

OVERHEAD TELEPHONE LINE

BURIED TELEPHONE LINE

BURIED WATER LINE

BURIED SANITARY SEWER

BURIED STORM DRAIN

ABBREVIATIONS

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

EASTMAN AVE RELO

2400 EASTMAN AVE.

OXNARD, CA 93030

MONOPINE

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

T-2

ANTHEMNET

5944 LUTHER LANE
SUITE 725
DALLAS, TX 75225

verizon

15505 SAND CANYON AVE.
BUILDING 'D' 1ST FLOOR
IRVINE, CA 92618

BLACK ROCK

BLACK ROCK CONSULTING LLC

REV	DATE	DESCRIPTION	INT
1	06/19/23	JX COMMENTS	CAM
0	03/20/23	100% ZONING DRAWINGS	ME
B	02/21/23	90X20 REVISED PER DRW	ME
A	01/10/23	90% ZONING DRAWINGS	CAM

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

EASTMAN AVE RELO

2400 EASTMAN AVE.

OXNARD, CA 93030

MONOPINE

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

T-2

NOTES:

APN: 216-0-193-135

OWNER: KIM & WILLIAM BURR

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

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

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060417, PANEL NO. 0910E, DATED JANUARY 20, 2010, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE "X". AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

LAT. 34° 11' 51.73" N, NAD 83 (34.1977037)
LONG. 119° 08' 37.74" W, NAD 83 (-119.1438177)
ELEV. 55.4' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy ($\pm 20'$ horizontally and $\pm 3'$ vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

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

THAT PORTION OF LOT 15 OF TRACT 3943, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 108, PAGES 49 THROUGH 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY, CALIFORNIA, SHOWN AS PARCEL 1 ON THE LOT LINE ADJUSTMENT NO. 91-01, RECORDED APRIL 1, 1991, AS DOCUMENT NO. 91- 040482 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LAND ALL, OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS IN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT TO ENTER ON THE SURFACE THEREOF OR WITHIN FIVE HUNDRED (500) FEET BENEATH THE SURFACE AS GRANTED TO MARGARET E. BORCHARD, ET AL., IN DEED RECORDED JULY 30, 1982 AS INSTRUMENT NUMBER 70746, OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBERS(S): 216-0-193-135

EASEMENT(S) PER TITLE REPORT:

6 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT

RECORDED: 10/4/1956 IN BOOK 1449, PAGE(S) 144, OF OFFICIAL RECORDS.

FOR : RIGHT OF WAY FROM TIME TO TIME TO LAY, CONSTRUCT, RECONSTRUCT, REPLACE, RENEW, REPAIR, MAINTAIN, OPERATE, CHANGE THE SIZE OF INCREASE THE NUMBER OF AND REMOVE PIPE LINES, AND APPURTENANCES THEREOF, FOR THE TRANSPORTATION OF OIL, PETROLEUM, GAS, GASOLINE, WATER OR OTHER SUBSTANCES RIGHT OF INGRESS AND EGRESS TO AND FOR THE SAME OVER AND THROUGH AND INCIDENTAL PURPOSES
IN FAVOR OF : STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, AND STANDARD GASOLINE COMPANY, A CORPORATION
AFFECTS : THE SOUTHERLY 10 FEET OF SAID LAND.
>>> PLOTTED AS SHOWN HEREON <<<

7 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT

RECORDED: 12/02/1986 AS INSTRUMENT NO. 1986-174809, OF OFFICIAL RECORDS.

FOR : PRODUCE OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES AND INCIDENTAL PURPOSES
IN FAVOR OF : CHEVRON U.S.A. INC., A CALIFORNIA CORPORATION
AFFECTS : THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
>>> NOT PLOTTABLE - BLANKET IN NATURE <<<

8 AN EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON THE MAP OF SAID TRACT AFFECTS: THE NORTHERLY 7 FEET OF SAID LAND RECORDED IN BOOK 108, PAGE(S) 49, OF MAPS.

>>> PLOTTED AS SHOWN HEREON <<<

9 AN EASEMENT FOR PURPOSES HEREIN STATED, AS SHOWN ON OR DEDICATED BY THE MAP OF SAID TRACT

FOR : DRAINAGE AND INCIDENTAL PURPOSES
AFFECTS : THE NORTHERLY 15 FEET OF THE SOUTHERLY 25 FEET OF SAID LAND
RECORDED: IN BOOK 108, PAGE(S) 49, OF MAPS
>>> PLOTTED AS SHOWN HEREON <<<

CONTINUED ON SHEET C-2

APN: 216-0-193-085

APN: 216-0-193-105

APN: 216-0-193-135
OWNER: KIM & WILLIAM BURR

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- PROPERTY LINE (PER RECORD)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONCRETE PAD

APN: 216-0-193-110

OVERALL SITE MAP
1" = 40'



PREPARED BY:



PREPARED BY:



P.O. BOX 1628 BAKERSFIELD, CA 93308
PHONE: (805) 755-1217 FAX: (805) 755-1218

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PROFESSIONAL SEAL:



REVISION		
#	DATE	DESCRIPTION
0	12/20/22	PRELIMINARY ISSUE
1	01/19/23	TITLE REVIEW
2		
3		
4		
5		
6		
7		
8		
9		

SMITHCO JOB NO: 56-1316

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OXNARD, CA 93030
VENTURA COUNTY

C - 1

EASEMENT(S), PER TITLE REPORT:

11 COVENANTS, CONDITIONS, RESTRICTIONS, CHARGES, ASSESSMENTS AND OTHER MATTERS IN AN INSTRUMENT RECORDED 11/4/1987 AS INSTRUMENT NO. 1987-178976 OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

"NOTE: SECTION 12956.1 (B)(1) OF CALIFORNIA GOVERNMENT CODE PROVIDE THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS."

NOTWITHSTANDING THE MORTGAGEE PROTECTION CLAUSE CONTAINED IN THE ABOVE MENTIONED COVENANTS, CONDITIONS AND RESTRICTIONS, THEY PROVIDE THAT THE LIENS AND CHARGES FOR UNKEEP AND MAINTENANCE ARE SUBORDINATE ONLY TO A FIRST MORTGAGE SAID INSTRUMENT MAY PROVIDE FOR LEVYING REGULAR AS WELL AS SPECIAL ASSESSMENTS. AN EASEMENT AS SET FORTH IN THE ABOVE DOCUMENT

FOR : PUBLIC UTILITIES AND INCIDENTAL PURPOSES
AFFECTS : THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.

>>> NOT PLOTTABLE - BLANKET IN NATURE <<<

13 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT

RECORDED: 01/19/1989 AS INSTRUMENT NO. 1989-8343, OF OFFICIAL RECORDS.

FOR : CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, AND/OR REMOVE ITS FACILITIES, INCLUDING UNDERGROUND CONDUITS, MANHOLES, PEDESTALS, CABLES, WIRES AND APPURTENANCES, FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND INCIDENTAL PURPOSES

IN FAVOR OF : GTE CALIFORNIA INCORPORATED, A CORPORATION

AFFECTS : THE SOUTHERLY 8 FEET OF THE NORTHERLY 15 FEET

>>> PLOTTED AS SHOWN HEREON <<<

15 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT

RECORDED: 04/26/1994 AS INSTRUMENT NO. 1994-71838, OF OFFICIAL RECORDS.

FOR : CITY OF OXNAD, A MUNICIPAL CORPORATION AND INCIDENTAL PURPOSES

IN FAVOR OF : PUBLIC SIDEWALK PURPOSES, INGRESS AND EGRESS

AFFECTS : THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.

>>> PLOTTED AS SHOWN HEREON <<<

17 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT

RECORDED: 04/26/1994 AS INSTRUMENT NO. 1994-71841 OFFICIAL RECORDS.

FOR : WATERLINE PURPOSES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES

IN FAVOR OF : CITY OF OXNAD, A MUNICIPAL CORPORATION

AFFECTS : THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.

>>> PLOTTED AS SHOWN HEREON <<<

18 AN UNRECORDED LEASE, UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN PROVIDED, DISCLOSED BY SUBORDINATION AGREEMENT

DATED: 04/28/1994

LESSOR: ZIONS FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

LESSEE: MEN-CO POWER SWEETEN, INC., A CALIFORNIA CORPORATION, AND OJAI WESTERN LANDSCAPES, INC., A CALIFORNIA CORPORATION

TERM: NONE SHOWN

RECORDED: 05/02/1994 AS INSTRUMENT NO. 1994-74618, OFFICIAL RECORDS.

>>> NOT PLOTTABLE - EXACT LOCATION UNDEFINED <<<

20 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT

RECORDED: 06/26/2009, AS INSTRUMENT NO. 2009-106766, OFFICIAL RECORDS.

FOR : TELECOMMUNICATIONS AND INCIDENTAL PURPOSES

IN FAVOR OF: AT&T CORP. AND AT&T COMMUNICATIONS - EAST, INC. (FORMERLY AT&T COMMUNICATIONS, INC.) (COLLECTIVELY AT&T)

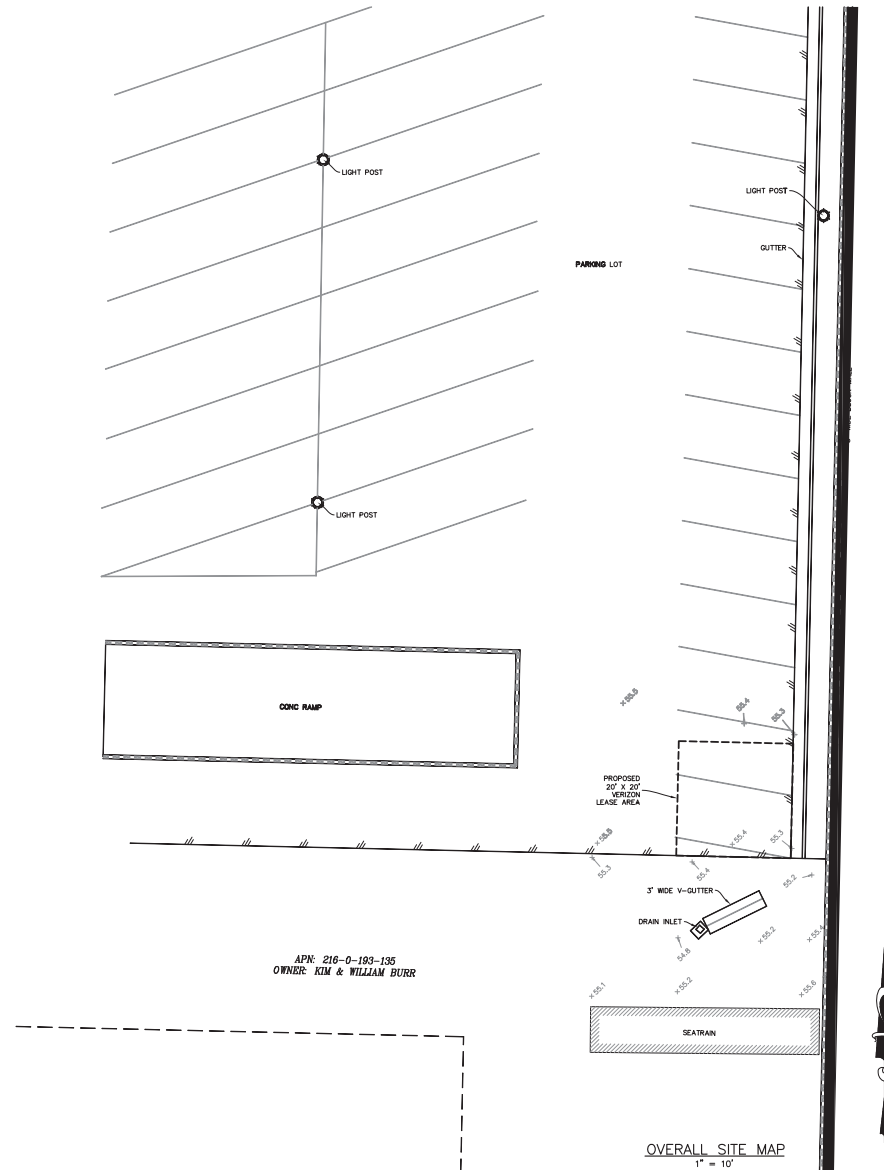
AFFECTS: MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED.

NOTE: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

>>> NOT PLOTTED - DOES NOT AFFECT PARENT PARCEL <<<

LEGEND

-----	SITE BOUNDARY LINE
-----	OVERHEAD UTILITY LINES
-----	PROPERTY LINE (PER RECORD)
●	POWER POLE
+100.00	GROUND ELEVATION
=====	EDGE OF PAVEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
CONCRETE PAD	CONCRETE PAD



PREPARED FOR:



PREPARED BY:



P.O. BOX 1424 BAKERSFIELD, CA 93308
PHONE: (805) 795-1217 FAX: (805) 795-1218

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PROFESSIONAL SEAL:



#	DATE	DESCRIPTION	BY
0	12/20/22	PRELIMINARY ISSUE	CJ
1	01/19/23	TITLE REVIEW	EJ
2			
3			
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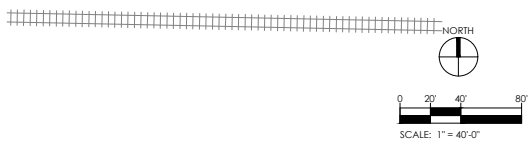
SMITHCO JOB NO: 56-1316

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OXNARD, CA 93030
VENTURA COUNTY

C - 2



TREES	BOTANICAL / COMMON NAME	SIZE	WUOLCS	QTY
	PINUS CANARIENSIS CANARY ISLAND PINE	36" BOX	LOW	2
	BASED OFF LOCAL NURSERY INFORMATION, THIS SPECIES HAS A MODERATE GROWTH RATE OF 2-3 PER YEAR AND MAXIMUM TREE HEIGHT OF 80 FEET. THIS TREE CAN BE ESTIMATED TO BE BE 37 FEET IN 10 YEARS, 62 FEET IN 20 YEARS AND REACHES IT'S FULL HEIGHT AT 30 YEARS. ITEMS THAT WOULD INHIBIT GROWTH RATES COULD BE MAINTENANCE, WATERING SCHEDULES, UNKNOWN SOIL CONDITIONS AND UNKNOWN WEATHER ISSUES.			
	EXISTING TREE TO REMAIN, VARIETY NOTED ON PLAN. PROTECT IN PLACE. TRUNK CALIPER = C. TREE CANOPY = D.			
	EXISTING LANDSCAPING TO REMAIN - 17,432 TOTAL SQUARE FOOTAGE			

1. ROOT BARRIERS ARE REQUIRED WHERE TREES ARE PLANTED LESS THAN FIVE (5) FEET OF SIDEWALK, WALLS, STRUCTURES, CURBS, PAVING, PUBLIC IMPROVEMENTS WITHIN R.O.W. (TYP.). (TYP., WATER, SEWER, STORM DRAIN, ETC)
2. CONTRACTOR TO NOTE THAT THE QUANTITIES ON LEGEND AND PLANT CALLOUTS HAVE BEEN PROVIDED FOR REFERENCE ONLY. IT IS RECOMMENDED THAT THE CONTRACTOR NOT RELY ON THE ACCURACY OF THESE QUANTITIES AND PROVIDE THEIR OWN PLANT MATERIAL COUNTS AT THE TIME OF PREPARING BID. ANY DISCREPANCY IN THE PLANT QUANTITIES AND SIZES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER AND/OR ARCHITECT.
3. CONTRACTOR TO LOCATE ALL UTILITIES IN FIELD PRIOR TO THE INSTALLATION OF TREES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH TREE LOCATIONS WITH UTILITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ONE (1) AGRONOMIC SOILS TESTS AND INSTALL PLANT MATERIAL PER REPORT AND SOIL RECOMMENDATIONS.
5. ANY MAJOR DIFFERENCES OR FIELD CONDITIONS NOT ADDRESSED IN THE PLANS OR THAT SEEM TO BE IN CONFLICT WITH EXISTING CONDITIONS OR PLANS MUST BE BROUGHT THE ATTENTION OF THE ARCHITECT AND LANDSCAPE ARCHITECT IMMEDIATELY. ANY DISCREPANCY IN THE PLANS OR FIELD CONDITIONS BY CONTRACTOR WITH NO ADDITIONAL COST TO CLIENT OR ARCHITECT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR ANY DAMAGE TO EXISTING SITE HARDSCAPE, SOFTWARE, OR ARCHITECTURE BROUGHT ABOUT FROM LANDSCAPE INSTALLATION OR REMOVAL.
7. CONTRACTOR SHALL GUARANTEE TREES FOR 1 YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER/OWNERS REPRESENTATIVE.
8. PLANT WITH FERTILIZER TABLETS AT HALF THE DEPTH OF THE ROOT BALL. PLANTING TABLETS SHALL BE 21 GRAM AGRIFORM OR EQUAL
9. PLANTING HOLE SHALL BE DULLED WITH GYPSUM OR EQUIVALENT ON ALL SIDES AND BOTTOM. GYPSUM SHALL BE MIXED THOROUGHLY WITH THE SOIL. MULCH AND AMENDMENTS TO BE COMPLETED COMPLETELY IN THE BACKFILL AND PLANTING PROCESS. A SMALL DRAINAGE SUMP OR TREE WELL SHALL BE REQUIRED AROUND ALL SHRUB & TREE PLANTING.
10. CONTRACTOR TO VERIFY EXISTING AND PROPOSED SITE CONDITIONS PRIOR TO PLANTING TREES. IF DISCREPANCY OCCURS AND NOT NOTICED PRIOR TO BE NOTIFIED AND TREE PLACEMENTS SHALL BE ADJUSTED ACCORDINGLY. FAILURE TO DO SO THAT RESULT IN CHANGES TO THE PLAN, THERE SHALL BE NO COST TO OWNER AND LANDSCAPE ARCHITECT.
11. A MINIMUM 3" MINIMUM LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING. APPLICATION WHERE MULCH IS CONTRAINDICATED.
12. LANDSCAPE SHALL BE WATERED WITH A LOW VOLUME AUTOMATIC IRRIGATION SYSTEM
13. IF NEW CONTROLLER IS REQUIRED, CONTROLLER SHALL HAVE A WEATHER OR SOIL MOISTURE SENSOR
14. TREES AND SHRUBS SHALL BE WATERED ON SEPARATE ZONES (REMOTE CONTROL, VALVES)
15. IRRIGATION SHALL MEET ALL STATE AND LOCAL WATER ORDINANCES AND DROUGHT CONDITIONS

[illegible]

terrain
INTEGRATION

Landscape Architecture CA#5231
Planning + Design + Sustainability
142 S. Olive St. | Orange | CA | 92668
714•724•9814
www.terrainintegration.com

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER
LA-1.0



5944 LUTHER LANE
SUITE 725
DALLAS, TX 75225



15505 SAND CANYON AVE.
BUILDING 'D' 1ST FLOOR
IRVINE, CA 92618



BLACK ROCK CONSULTING LLC

0	05/18/23	LANDSCAPE PLAN	JK
REV	DATE	DESCRIPTION	INT



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DOCUMENT.

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DIAL BEFORE YOU
DIG

A circular sign with a diagonal line through it, superimposed over a shovel icon, indicating that digging is prohibited.

1-800-227-2600
AT LEAST TWO
DAYS BEFORE
YOU DIG

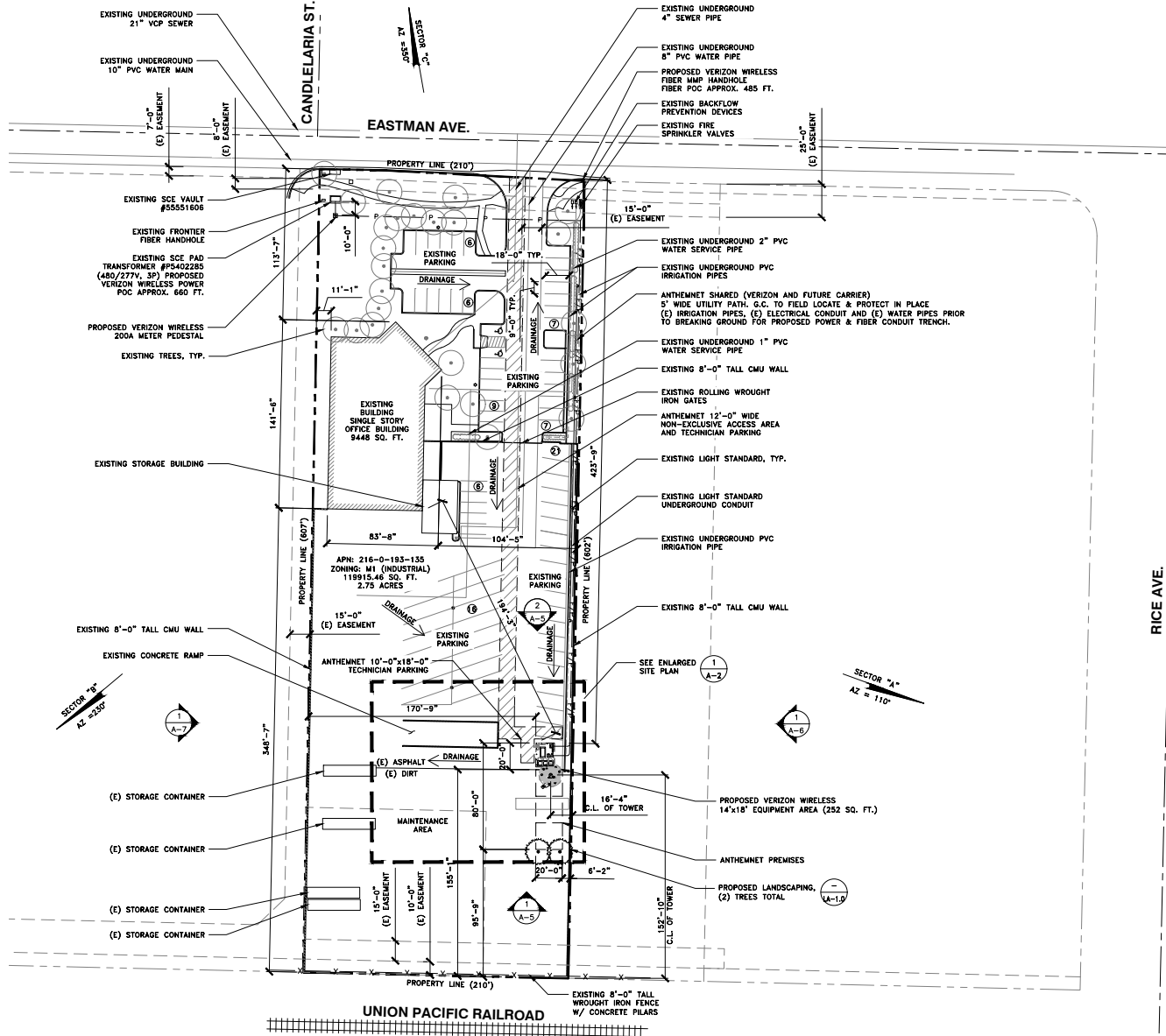
A PUBLIC SERVICE BY
UNDERGROUND SERVICE
ALERT

LANDSCAPING	
EXISTING LANDSCAPING SQ. FT.	17,432
PROPOSED LANDSCAPING SQ. FT.	200
EXISTING LOT SQ. FT.	119,892
LOT COVERAGE %	14.7

PARKING TABLE	
EXISTING BUILDING	9448 SQ. FT. OFFICE BUILDING
STANDARD PARKING RATIO	1 PARKING SPACE PER 250 SQ. FT. OF BUILDING GROSS FLOOR AREA
HANDICAPPED PARKING RATIO	1 HANDICAPPED PARKING SPACE PER 48 STANDARD PARKING SPACES
EXISTING NO. OF SPACES REQUIRED	38 (9'x18' STANDARD)
	1 (9'x18' HANDICAPPED PARKING)
EXISTING NO. OF SPACES PROVIDED	76 (9'x18' STANDARD)
	2 (9'x18' HANDICAPPED PARKING)

PROPERTY INFORMATION	
ASSESSOR PARCEL NUMBER	216-0-193-135
ZONING	M1 (INDUSTRIAL)
LOT SQUARE FOOTAGE	119915.46
ACREAGE	2.75

NOTE:
G.C. TO FIELD LOCATE AND PROTECT IN PLACE (E) IRRIGATION PIPES, (E) ELECTRICAL CONDUIT AND (E) WATER PIPES PRIOR TO BREAKING GROUND FOR PROPOSED POWER & FIBER CONDUIT TRENCH.



OVERALL SITE PLAN

SCALE: 1"=40'-0"



5944 LUTHER LANE
SUITE 725
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BUILDING D' 1ST FLOOR
IRVINE, CA 92618



BLACK ROCK CONSULTING LLC

REV	DATE	DESCRIPTION	INT
1	06/19/23	JX COMMENTS	CAM
0	03/20/23	100% ZONING DRAWINGS	MB
B	02/21/23	90%ZD REVISED PER DRM	MB
A	01/10/23	90% ZONING DRAWINGS	CAM

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MONOPINE

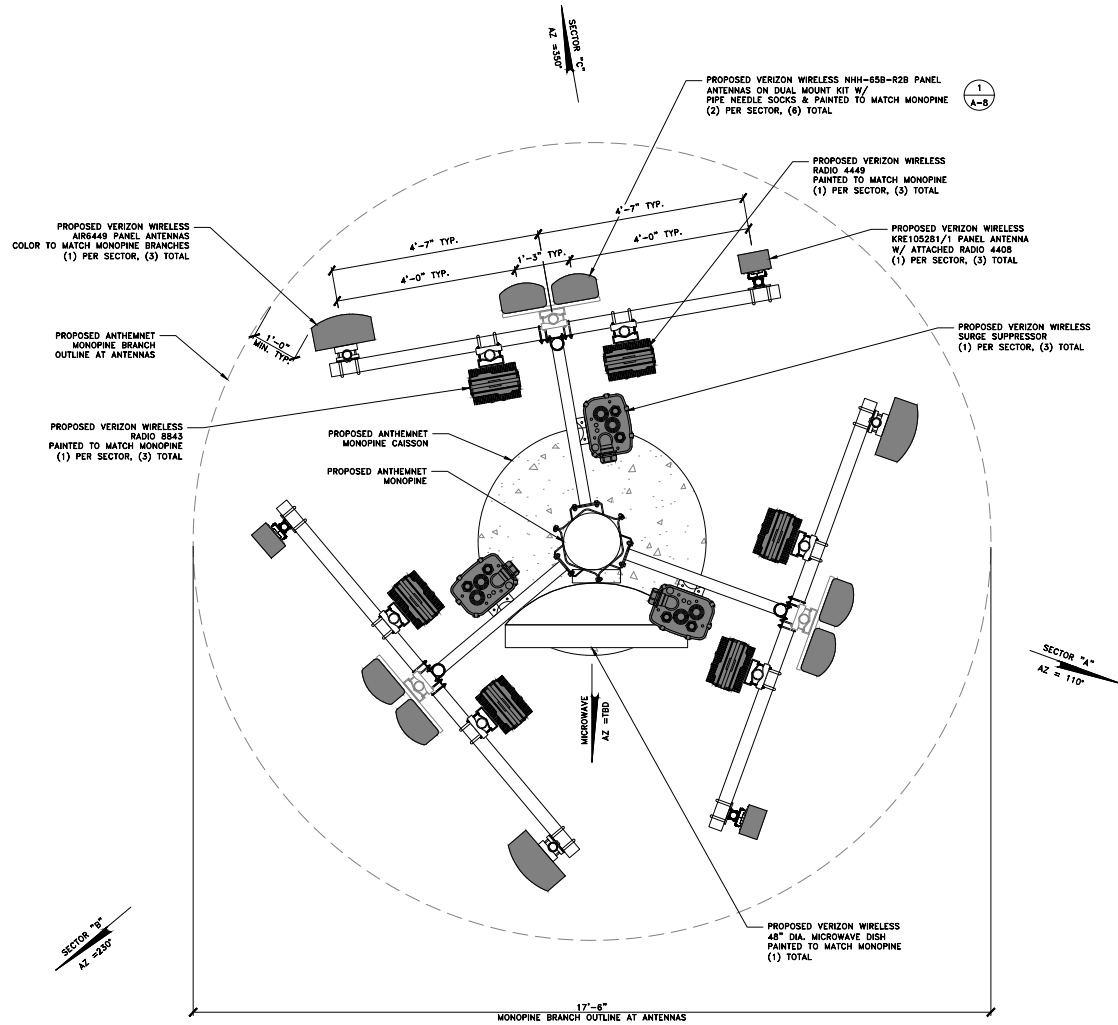
SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1

NOTE:
1. G.C. TO COVER ONLY PROPOSED 5G ANTENNAS W/
3M FILM COLORED TO MATCH MONOPINE BRANCHES.



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DALLAS, TX 75225



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BUILDING 'D' 1ST FLOOR
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REV	DATE	DESCRIPTION	INT
1	06/19/23	JX COMMENTS	CAM
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MONOPINE

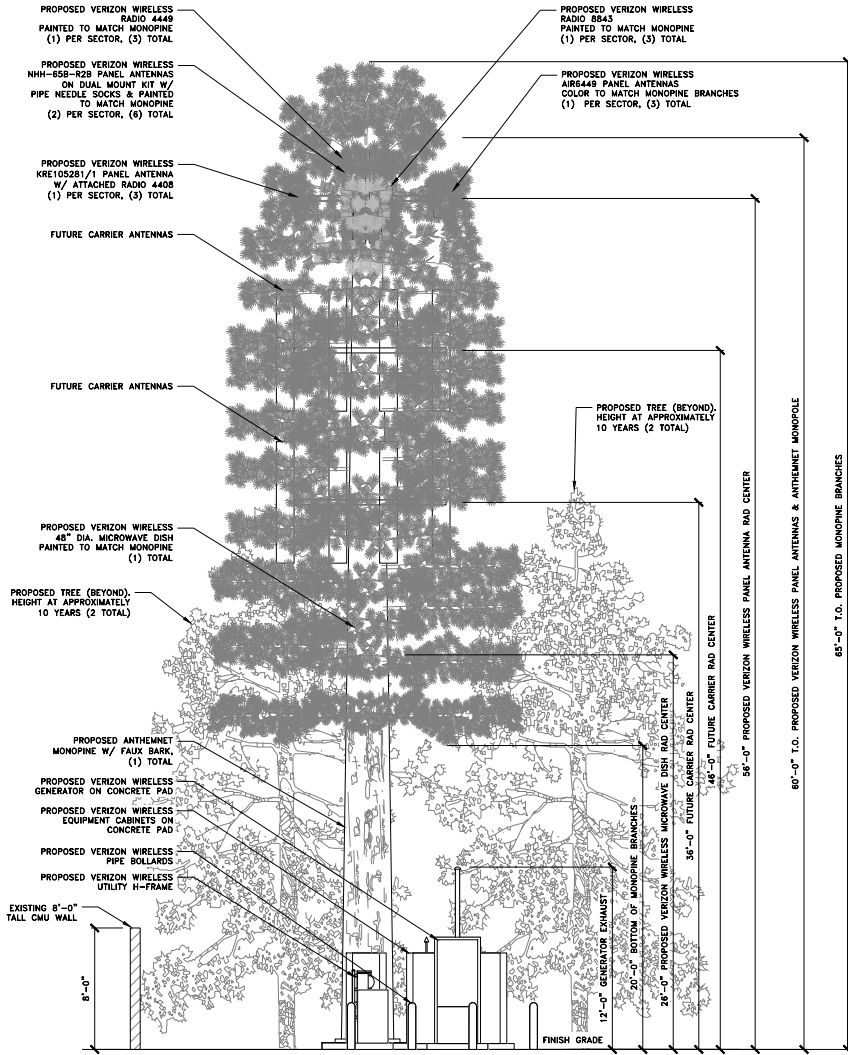
SHEET TITLE
PROPOSED
ANTENNA PLAN

SHEET NUMBER
A-4

ANTENNA PLAN

SCALE: 3/4"=1'-0" 1

NOTE:
1. G.C. TO COVER ONLY PROPOSED 5G ANTENNAS W/
3M FILM COLORED TO MATCH MONOPINE BRANCHES.

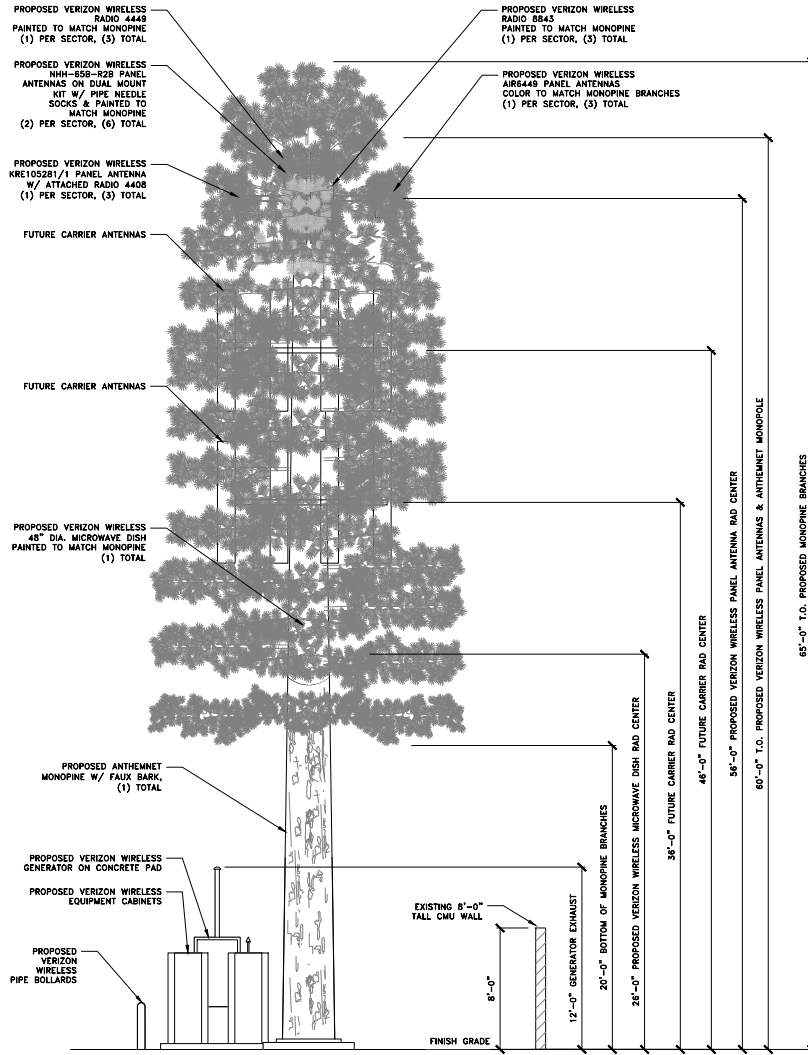


PROPOSED NORTH ELEVATION

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

2

NOTE:
1. G.C. TO COVER ONLY PROPOSED 5G ANTENNAS W/
3M FILM COLORED TO MATCH MONOPINE BRANCHES.



PROPOSED SOUTH ELEVATION

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

1



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IRVINE, CA 92618



REV	DATE	DESCRIPTION	INT
1	06/19/23	JX COMMENTS	CAM
0	03/20/23	100% ZONING DRAWINGS	MB
B	02/21/23	90%ZD REVISED PER DRW	MB
A	01/10/23	90% ZONING DRAWINGS	CAM

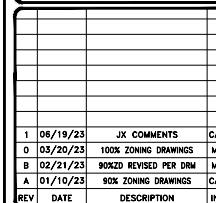
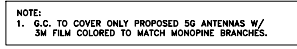
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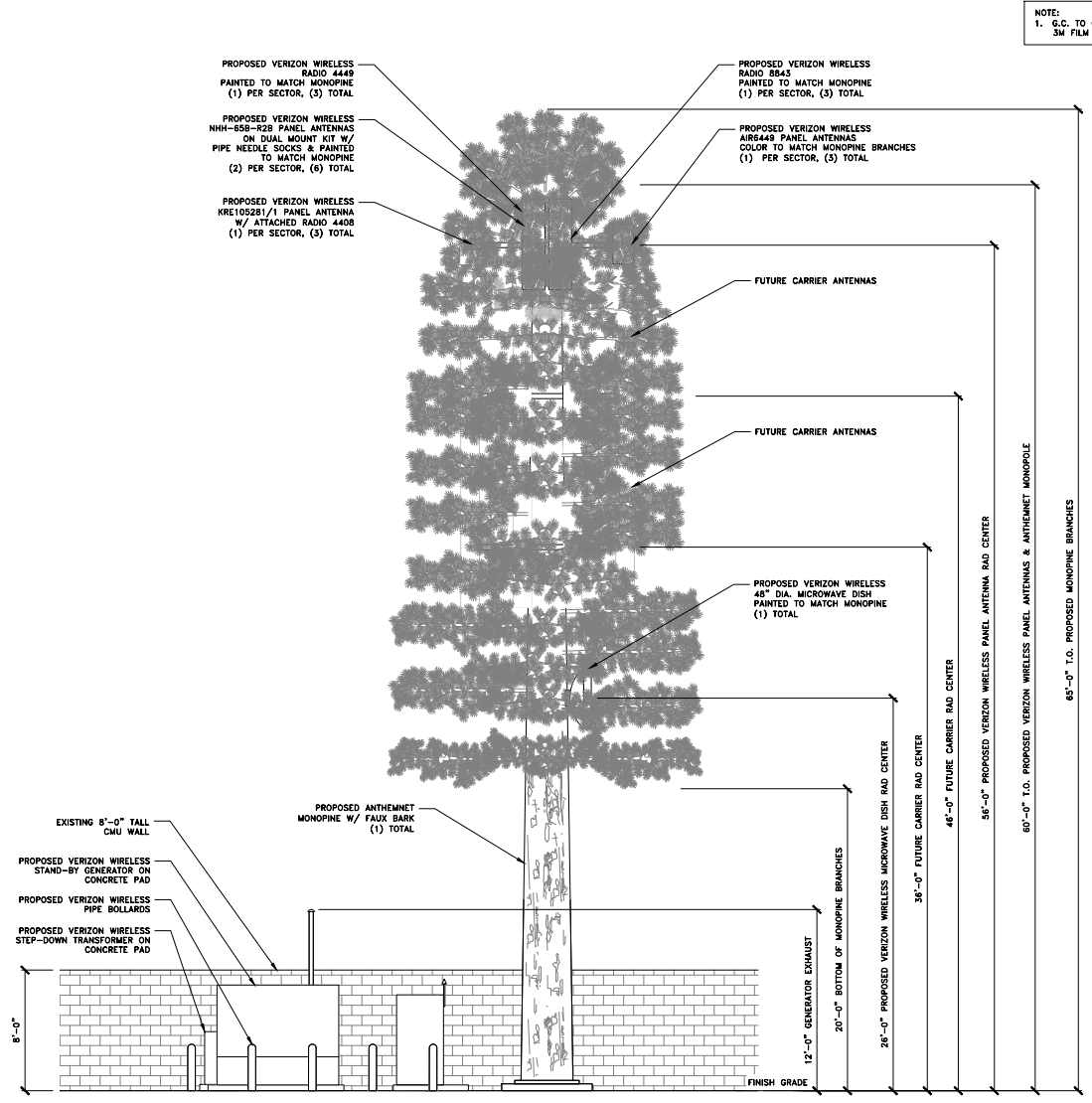
MONOPINE

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5



A-6



NOTE:
1. G.C. TO COVER ONLY PROPOSED 5G ANTENNAS W/
3M FILM COLORED TO MATCH MONOPINE BRANCHES.



5944 LUTHER LANE
SUITE 725
DALLAS, TX 75225



15505 SAND CANYON AVE.
BUILDING 'D' 1ST FLOOR
IRVINE, CA 92618



REV	DATE	DESCRIPTION	INT
1	06/19/23	JX COMMENTS	CAM
0	05/20/23	100% ZONING DRAWINGS	MB
B	02/21/23	90%ZD REVISED PER DRW	MB
A	01/10/23	90% ZONING DRAWINGS	CAM

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OXNARD, CA 93030

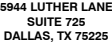
MONOPINE

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-7

PROPOSED WEST ELEVATION

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



15505 SAND CANYON AVE.
BUILDING 'D' 1ST FLOOR
IRVINE, CA 92618



1	06/19/23	JX COMMENTS	CAN
0	03/20/23	100% ZONING DRAWINGS	MB
B	02/21/23	90%ZD REVISED PER DRW	MB
A	01/10/23	90% ZONING DRAWINGS	CAN
REV	DATE	DESCRIPTION	INT

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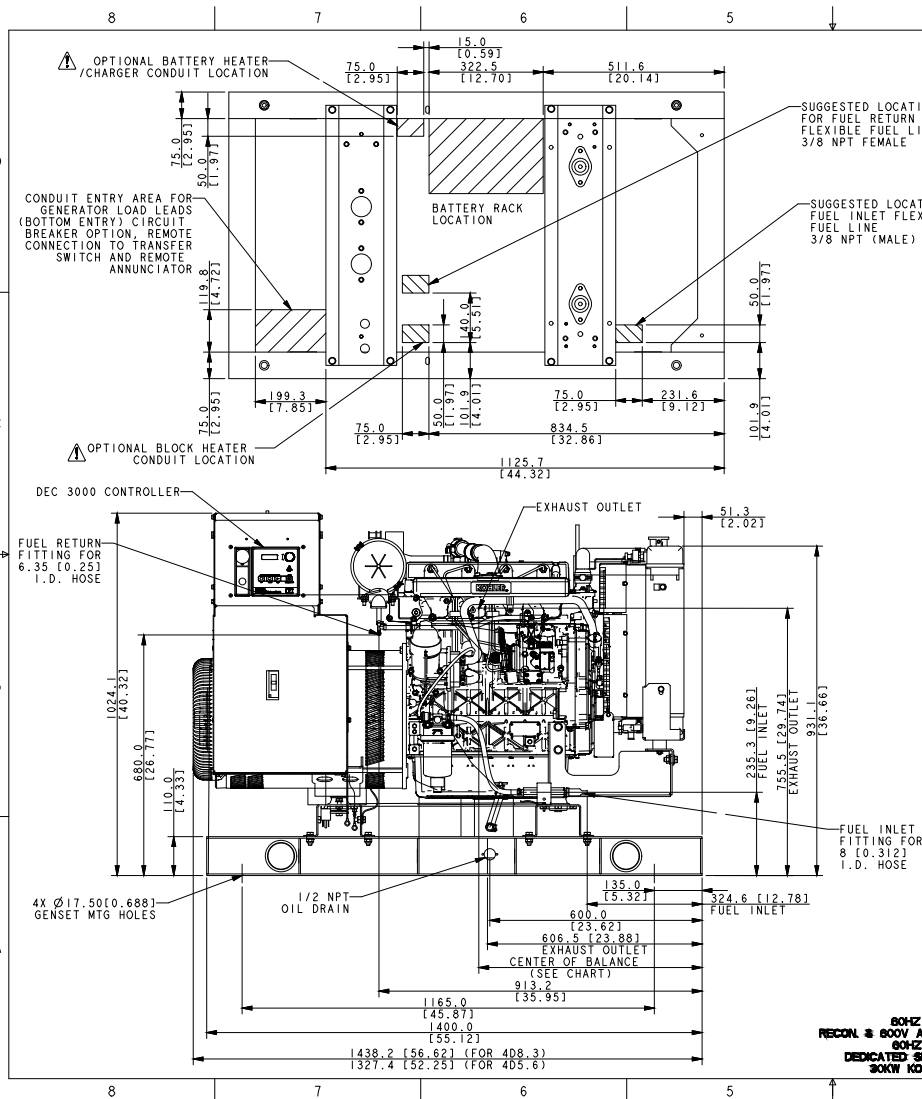
MONOPINE

SHEET TITLE

DETAILS

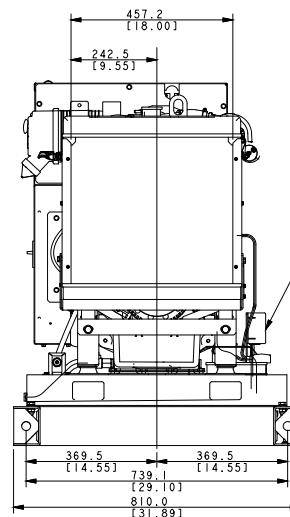
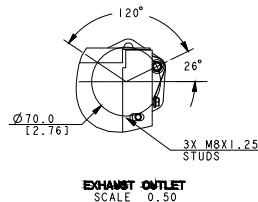
SHEET NUMBER

A-8



STANDBY 80HZ 405.6/408.3 RECON. & 800V ALTERNATORS 80HZ 405.6/408.3 DEDICATED SINGLE PHASE 30KW KOHLER DIESEL

INSTALLATION NOTE
IF A SUBBASE FUEL TANK AND/OR ENCLOSURE IS USED, REFER TO SUBBASE FUEL TANK ADV TO DETERMINE MOUNTING LOCATIONS.



ENCLOSURE AVAILABLE WITH 1935 [76.2 IN] SKID ONLY

- NOTES:**
- WHEN SUBBASE TANK IS USED, CONDUIT MUST BE LOCATED OUTSIDE OF TANK AREA OR IN STUB-UP AREA FOR SUBBASE TANK. REFER TO SUBBASE ADV.
 - DIMENSIONS IN [] ARE ENGLISH EQUIVALENTS.
 - IF AN ENCLOSURE IS USED, THE FUEL LINE MUST BE STUBBED UP FROM DIRECTLY UNDER THE UNIT OR BROUGHT IN FROM THE END OF THE SKID. REFER TO ENCLOSURE ADV.

REV	DATE	ON COMPOSITE DMS, SEE PART NO. FOR REVISION LEVEL	BY	INCHES (METRIC SPECIFIED)	DATE	APPROVALS	DATE	SCALE	0.18	CAD NO.	SHEET	OF 3
-	06-27-14	NEW DRAWING [CT82907]	KNN	1/4" (6.35)	06-27-14	POWER SYSTEMS, KOHLER, WI 53044, U.S.A.	06-27-14	ADV-0676				
A	2-17-15	(A-6/7) DIMN 1424.0 AND 1315.2 ADDED, [CT106785]	KNN	1/4" (6.35)	06-27-14	THIS DRAWING IN DESIGN AND DETAIL IS KOHLER CO. PROPERTY AND MUST NOT BE USED EXCEPT IN CONNECTION WITH KOHLER CO. EQUIP. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED.	06-27-14					
B	4-22-16	SEE SHEET 3 [CT144888]	RRT	1/4" (6.35)	06-27-14		06-27-14					
C	2-20-19	(D-2) 30 405.6/408.3 WAS 30 405.6 & 30 408.3/408.3 WAS 30 408.3; (A-4) 60HZ 405.6/408.3 DEDICATED SINGLE PHASE NOTE ADDED; (A-7.6) DIMENSION 1438.2 [56.62] (FOR 408.3) WAS 1426.0 [56.14] (FOR 408.6); SEE SHEET 2 & 3 [CT193585]	DS	1/4" (6.35)	06-27-14		06-27-14					

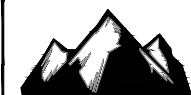
MODEL	COB OPEN	GENSET WEIGHT (MET)
30 405.6/408.3	761 [29.97]	473 Kg [1032 LBS.]
30 408.3/408.3	786 [30.94]	512 Kg [1130 LBS.]



5944 LUTHER LANE
SUITE 725
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BLACK ROCK CONSULTING LLC

REV	DATE	DESCRIPTION	INT
1	06/19/23	JX COMMENTS	CAM
0	03/20/23	100% ZONING DRAWINGS	MB
B	02/21/23	90%ZD REVISED PER DRW	MB
A	01/10/23	90% ZONING DRAWINGS	CAM

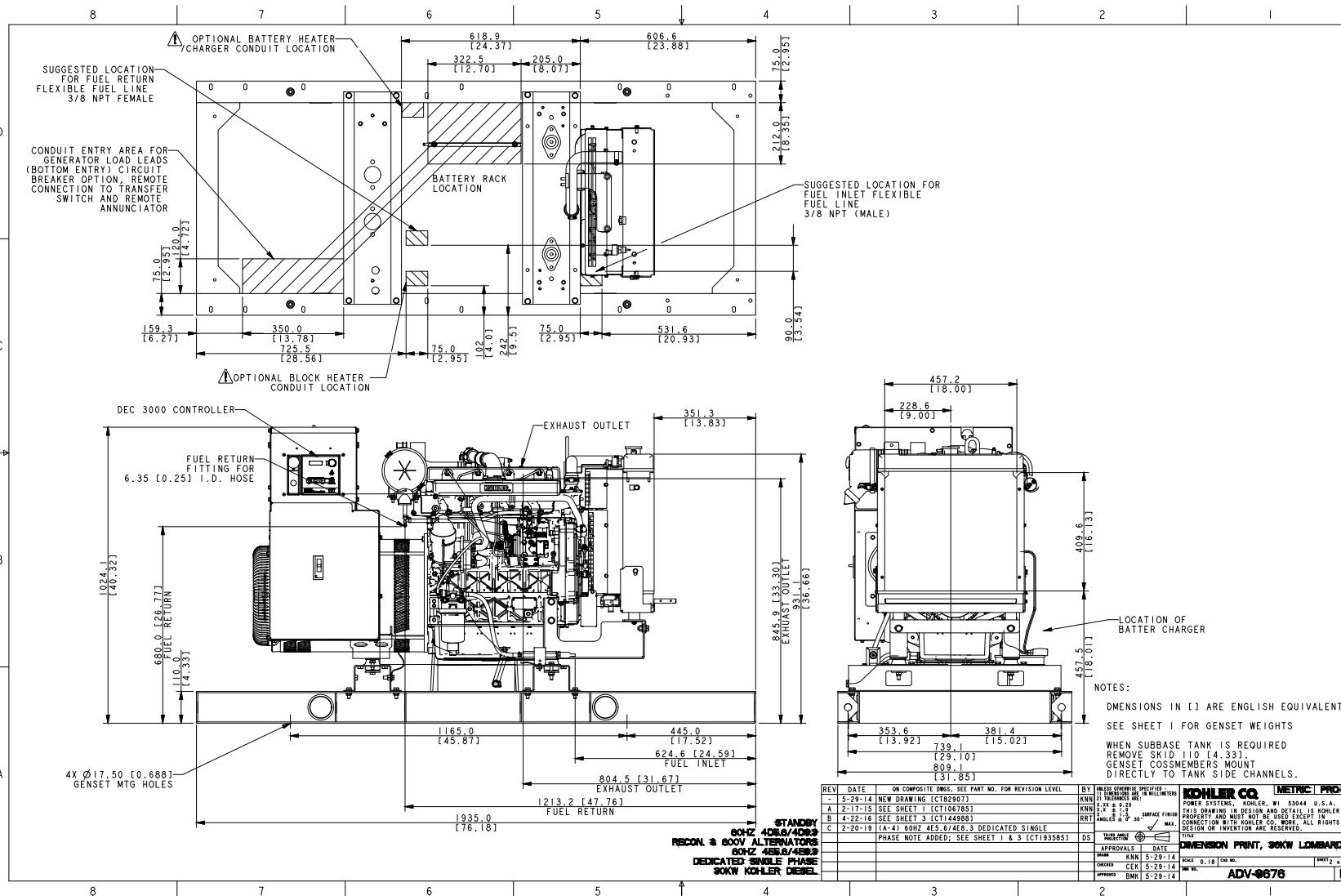
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MONOPINE

SHEET TITLE
GENERATOR SPECIFICATIONS

SHEET NUMBER
A-10



5944 LUTHER LANE
SUITE 725
DALLAS, TX 75225



15505 SAND CANYON AVE.
BUILDING 'D' 1ST FLOOR
IRVINE, CA 92618



REV	DATE	DESCRIPTION	INT
1	06/19/23	JX COMMENTS	CAM
0	03/20/23	100% ZONING DRAWINGS	ME
B	02/21/23	90%ZD REVISED PER DRM	ME
A	01/10/23	90% ZONING DRAWINGS	CAM

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MONOPINE

SHEET TITLE
GENERATOR SPECIFICATIONS

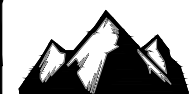
SHEET NUMBER
A-11



5944 LUTHER LANE
SUITE 725
DALLAS, TX 75225



15505 SAND CANYON AVE.
BUILDING 'D' 1ST FLOOR
IRVINE, CA 92618



BLACK ROCK CONSULTING LLC

REV	DATE	DESCRIPTION	INT
1	06/19/23	JX COMMENTS	CAM
0	03/20/23	100% ZONING DRAWINGS	ME
B	02/21/23	90%ZD REVISED PER DRM	ME
A	01/10/23	90% ZONING DRAWINGS	CAM

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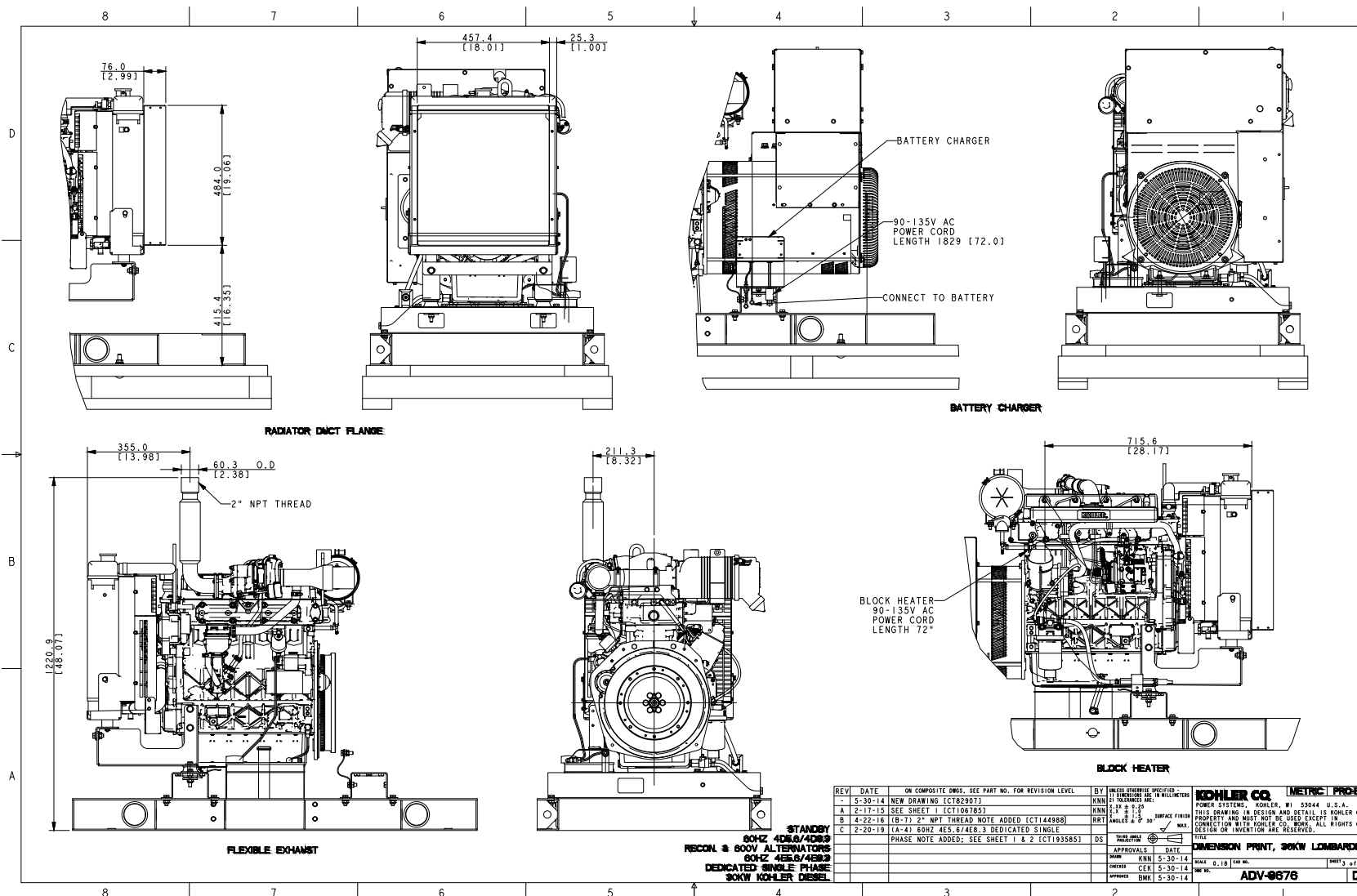
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OXNARD, CA 93030

MONOPINE

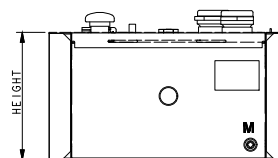
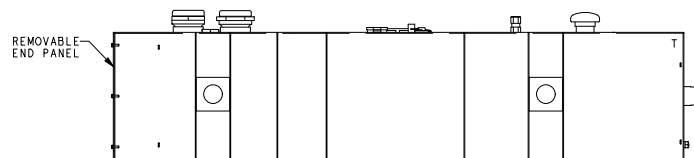
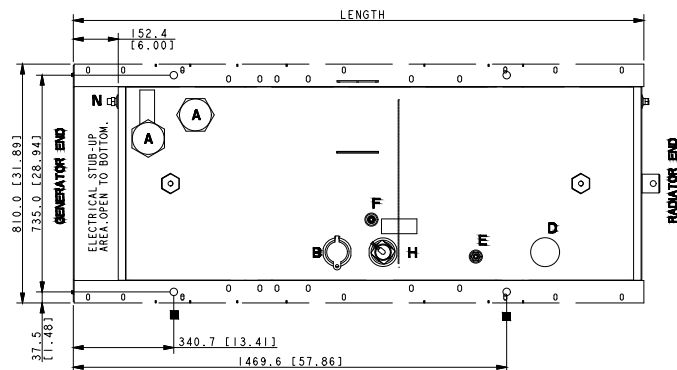
SHEET TITLE
GENERATOR
SPECIFICATIONS

SHEET NUMBER

A-12



MODEL	CAPACITY		WEIGHT		LENGTH		HEIGHT		EMERGENCY VENT (A) INNER/OUTER
	LITERS	GAL	KG	LBS	MM	IN	MM	IN	
10/30kW	301	80	208	459	1935.0	76.2	431.8	17.0	3/3
10/30kW	465	123	266	586	1935.0	76.2	635.0	25.0	3/3
10/30kW	622	164	315	695	1935.0	76.2	812.8	32.0	3/3
10/30kW	791	209	362	798	2070.1	81.5	914.4	36.0	3/3



NOTE:
FOR FURTHER TANK DETAIL
SEE INDIVIDUAL DRAWINGS
■ 4X Ø25.4 [1.00]
STANDARD MOUNTING

STANDARD TANK

- TANK FITTINGS:**
A. 1/2" NPT EMERGENCY VENT FITTING PER NFPA 30 WITH VENT CAPS (QTY 2).
B. 2" NPT FUEL FILL FITTING WITH LOCKABLE CAP AND 2" RISER.
C. 2" NPT NORMAL VENT FITTING WITH MUSHROOM VENT CAP AND 3" RISER.
D. 1/2" NPT FITTING FOR REMOVABLE ENGINE SUPPLY DIP TUBE (3/8" NPT FEMALE WITH CHECK VALVE).
E. 1/2" NPT FITTING FOR REMOVABLE FUEL RETURN DIP TUBE (3/8" NPT FEMALE).
F. 2" NPT FOR FUEL LEVEL SENDING UNIT.
G. 1/2" NPT BASIN DRAIN (INSTALL STEEL 1/2" NPT PIPE PLUG).
H. 1/2" NPT FOR FUEL IN BASIN SWITCH.

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL	BY	INCHES DIMENSIONS SPECIFIED	UNLESS OTHERWISE SPECIFIED
1	11-11-13	NEW DRAWING (CT639587)	SDS	1/4" & 1/2"	ALL DIMENSIONS ARE IN MILLIMETERS
2	7-22-15	(0-7) 152.4 [6.00] STUB UP DIMENSION ADDED (CT119088)	SAN	1/4" & 1/2"	THIS DRAWING IN DESIGN AND DETAIL IS KOHLER CO. PROPERTY AND MUST NOT BE USED EXCEPT IN CONNECTION WITH KOHLER CO. BIDS. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED.
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KOHLER.

Industrial Generator Set Accessories

Weather/Sound Enclosure and Subbase Fuel Tank

Applicable to the following:
15-60REOX

Weather Enclosure Standard Features

- Internal/external aluminum and stainless steel construction with hinged doors on the service side and easily removable panels on the non-service side.
- Fade-, scratch-, and corrosion-resistant Kohler® Power Armor™ subbase/sideboard finish.
- Enclosure has four large access doors/panels which allow for easy maintenance.
- Lockable, flush-mounted door latches.
- Horizontal air inlet and vertical radial discharge to redirect air and reduce noise.

Sound Enclosure Standard Features

- Includes all of the weather enclosure features with the addition of acoustic insulation material.
- Lift base or tank-mounted, steel or aluminum construction. Aluminum enclosures are recommended for high humidity and/or high salt content regions.
- Acoustic insulation that meets UL 94 HF1 flammability classification and resists moisture absorption.
- Sound attenuated enclosure fuel lines up to 51 mm (2 in.) of acoustic insulation.
- Aluminum sound enclosure is certified to 180 mph (289 kph) wind rating.

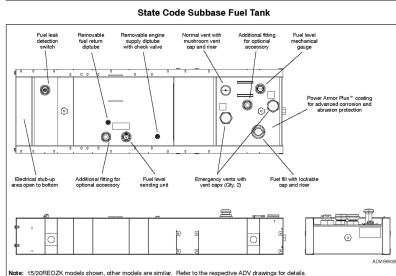
Subbase Fuel Tank Features

- The fuel tank has a Power Armor Plus™ finished epoxy-based subbase/sideboard coating.
- The aboveground subbase/sideboard containment tank mounts directly to the generator set, below the generator set skid (optional).
- Both the inner and outer tanks have emergency relief valves.
- Flexible fuel lines are provided with subbase fuel tank selection.
- The secondary containment generator set base tank meets UL 142 tank requirements. The inner (primary) tank is sealed inside the outer (secondary) tank. The outer tank contains the fuel if the inner tank leaks or ruptures.
- State tanks with varying capacities are an available option. Florida Dept. of Environmental Protection (FDEP) Plus Tank, EG-482 approved.

Available Approvals and Listings

- UL 2001 Listing
 - CSA Certified
 - IEC System Certification
 - cUL Listing (fuel tanks only)
- NOTE: Some models may have limited third-party approvals; see your local distributor for details.

EG-101-2019 Page 1



Note: 150REOX models shown, other models are similar. Refer to the respective ADV drawings for details.

State Code Subbase Fuel Tank Options

Bottom Clearance

- Beams, provides 100 mm (4 in.) ground clearance

Fuel In Basin Options

- Fuel in basin retrofit, Florida Dept. of Environmental Protection (FDEP) File No. EG-482 approved

Fuel Fill Options

- 75 pipe extension to within 152 mm (6 in.) of bottom of fuel tank
- 18.9 L (5 gallon) spill containment with 95% shut-off
- 18.9 L (5 gallon) spill containment
- 18.9 L (5 gallon) spill containment fill to within 152 mm (6 in.) of bottom of fuel tank
- 28.4 L (7.5 gallon) spill containment, Florida Dept. of Environmental Protection (FDEP) File No. EG-345 approved
- 28.4 L (7.5 gallon) spill containment with 95% shut-off, Florida Dept. of Environmental Protection (FDEP) File No. EG-345/EG-257 approved

Fuel Supply Options

- Fuel safety valve (installed on fuel supply line)
- Ball valve (installed on fuel supply line)

High Fuel Level Switch

- High fuel level switch, Florida Dept. of Environmental Protection (FDEP) File No. EG-482 approved

Normal Vent Options

- 3.7 m (12 ft.) above grade (without spill containment)
- 3.7 m (12 ft.) above grade (with spill containment)

Tank Marking Options

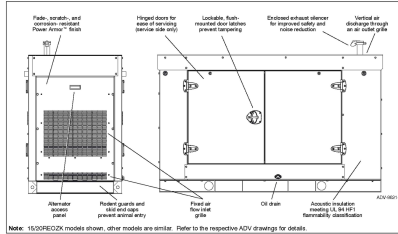
- Decal, Combustible Liquids - Keep Fire Away (typ.)
- Decal, NFPA 704 identification (typ.)
- Decal, tank number and safe fuel fill height, NFPA 704 identification
- Decal, tank number and safe fuel fill height, NFPA 704 identification

Fluid Containment Options

- 100% engine fuel containment

EG-101-2019 Page 2

Weather and Sound Enclosure



Note: 150REOX models shown, other models are similar. Refer to the respective ADV drawings for details.

Enclosure Features

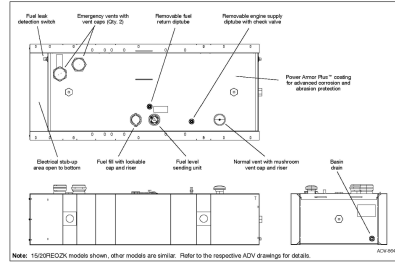
- Available in steel (18 gauge) formed panel, solid construction. Pre-engineered package offering corrosion resistant, steel resistant structure mounting directly to lift base or fuel tank.
 - Power Armor™ fade-resistant finish resulting in advanced corrosion and abrasion protection as well as enhanced eye coverage and color retention.
 - Internal exhaust silencer offering maximum component life and operator safety.
- NOTE: Including an additional length of exhaust will also increase backpressure levels. Please refer to the generator set spec sheet for the maximum backpressure value.

Additional Sound Enclosure Features

- Available in steel (18 gauge) or aluminum 2 mm (0.08 in.) formed panel, solid construction.
- Alternated design. Acoustic insulation UL 94 HF1 listed for flame resistance and offering up to 51 mm (2 in.) mechanically restrained acoustic insulation.
- Interchangeable modular panel construction. Allows complete accessibility or replacement without compromising enclosure design.
- Cooling/combustion air intake with a horizontal air inlet. Sized for maximum cooling airflow.
- Service access. Multi-person doors/panels for easy access to generator and control and servicing of the fuel fill, fuel gauge, oil fill, and battery.
- Cooling air discharge. Weather protective design featuring a vertical air discharge outlet grille. Redirection of air up and above enclosure to minimize noise.

EG-101-2019 Page 3

Subbase Fuel Tank



Note: 150REOX models shown, other models are similar. Refer to the respective ADV drawings for details.

Standard Subbase Fuel Tank Features

- Extended operation. Usable tank capacity offers full load standby operation of up to 72 hours.
- Power Armor Plus™ finished epoxy-based subbase/sideboard coating that creates an air-tight barrier between the tank and harsh environmental conditions like humidity, saltwater, and extreme temperatures, and provides advanced corrosion and abrasion protection.
- UL listed. Secondary containment generator set base tank meeting UL 142 requirements.
- NFPA compliant. Designed to comply with the installation standards of NFPA 30 and NFPA 37.

State Code Subbase Fuel Tank Features

- State tank designed to comply with the installation standards of Florida Dept. of Environmental Protection (FDEP) File No. EG-482.
- Includes all of the Standard Subbase Fuel Tank Features.
- Usable tank capacity offers full load standby operation of up to 96 hours.

EG-101-2019 Page 3

Weather Enclosure and Subbase Fuel Tank Specifications										Sound Pressure Level at 40 ft. (12.2 m), dB(A)
Fuel Tank Capacity, L (gall.)	Est. Fuel Storage Capacity, L (gall.)	Enclosure and Subbase Fuel Tank Max. Dimensions, mm (in.)			Max. Weight, kg (lb.)	Fuel Tank Weight, kg (lb.)	Max. Volume, L (gall.)	Fuel Tank Weight, kg (lb.)	Sound Pressure Level at 40 ft. (12.2 m), dB(A)	
		Length	Width	Height						
150REOX										
No Tank	0				1307 (51.5)	585 (23.0)	not available	432 (17.7)	0	
301 (80)	46.53	1969 (77.5)	682 (24.7)	1244 (49.0)	1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	
485 (128)	72.82				1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	
150REOX with BIC Seismic Certification and State Code Fuel Tank										
301 (80)	46.53	1969 (77.5)	682 (24.7)	1244 (49.0)	1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	
474 (125)	72.82	2075 (81.6)	682 (24.7)	1244 (49.0)	1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	
682 (181)	96.12				1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	
JORNEX										
No Tank	0				1307 (51.5)	585 (23.0)	not available	432 (17.7)	0	
301 (80)	46.53	1969 (77.5)	682 (24.7)	1244 (49.0)	1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	
474 (125)	72.82	2075 (81.6)	682 (24.7)	1244 (49.0)	1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	
682 (181)	96.12				1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	
JORNEX with BIC Seismic Certification and State Code Fuel Tank										
No Tank	0				1307 (51.5)	585 (23.0)	not available	432 (17.7)	0	
301 (80)	46.53	1969 (77.5)	682 (24.7)	1244 (49.0)	1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	
474 (125)	72.82	2075 (81.6)	682 (24.7)	1244 (49.0)	1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	
682 (181)	96.12				1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	
JORNEX with BIC Seismic Certification and State Code Fuel Tank										
No Tank	0				1307 (51.5)	585 (23.0)	not available	432 (17.7)	0	
301 (80)	46.53	1969 (77.5)	682 (24.7)	1244 (49.0)	1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	
474 (125)	72.82	2075 (81.6)	682 (24.7)	1244 (49.0)	1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	
682 (181)	96.12				1680 (371.1)	681 (149.6)	not available	432 (17.7)	77	

EG-101-2019 Page 4

Weather Enclosure and Subbase Fuel Tank Specifications (continued)

Fuel Tank Capacity, L (gall.)		Enclosure and Subbase Fuel Tank Max. Dimensions, mm (in.)			Max. Weight, kg (lb.)		Fuel Tank Weight, kg (lb.)		Sound Pressure Level at 40 ft. (12.2 m), dB(A)		
		Length	Width	Height							
150REOX											
No Tank	0	1807 (71.3)	584 (23.0)	1159 (45.6)	not available	432 (17.7)	not available	0	0		
301 (80)	46.53	1969 (77.5)	682 (26.9)	1244 (49.0)	369 (81.3)	432 (17.7)	not available	483 (19.1)	77		80
485 (128)	72.58	2121 (83.5)	781 (30.7)	1341 (52.7)	455 (100.3)	432 (17.7)	not available	483 (19.1)	77		
150REOX with BIC Seismic Certification and State Code Fuel Tank											
301 (80)	46.53	1969 (77.5)	682 (26.9)	1244 (49.0)	369 (81.3)	432 (17.7)	not available	483 (19.1)	77		
474 (125)	72.58	2075 (81.6)	682 (26.9)	1244 (49.0)	369 (81.3)	432 (17.7)	not available	483 (19.1)	77		
682 (181)	96.12	2187 (86.1)	781 (30.7)	1341 (52.7)	455 (100.3)	432 (17.7)	not available	483 (19.1)	77		
JORNEX											
No Tank	0	1807 (71.3)	584 (23.0)	1159 (45.6)	not available	432 (17.7)	not available	0	0		
301 (80)	46.53	1969 (77.5)	682 (26.9)	1244 (49.0)	369 (81.3)	432 (17.7)	not available	483 (19.1)	77		
474 (125)	72.58	2075 (81.6)	682 (26.9)	1244 (49.0)	369 (81.3)	432 (17.7)	not available	483 (19.1)	77		
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682 (181)	96.12	2187 (86.1)	781 (30.7)	1341 (52.7)	455 (100.3)	432 (17.7)	not available	483 (19.1)	77		

Note: Data is listed in reference only, refer to the respective ADR document for details.

1 Width dimension includes enclosure and fuel tank (fuel tank weight) and does not include a base pan.

2 Weight dimension includes enclosure and fuel tank.

3 Log average sound pressure level if measured positions at the perimeter of the tank at a distance of 7 (23) ft. Note: T10 is for distance of 7 (23) ft.

Fuel Tank Capacity, L (gall.)		Enclosure and Subbase Fuel Tank Max. Dimensions, mm (in.)			Max. Weight, kg (lb.)		Fuel Tank Weight, kg (lb.)		Sound Pressure Level at 40 ft. (12.2 m), dB(A)		
		Length	Width	Height							
150REOX											
No Tank	0	1807 (71.3)	584 (23.0)	1159 (45.6)	not available	432 (17.7)	not available	0	0		
301 (80)	46.53	1969 (77.5)	682 (26.9)	1244 (49.0)	369 (81.3)	432 (17.7)	not available	483 (19.1)	77		80
485 (128)	72.58	2121 (83.5)	781 (30.7)	1341 (52.7)	455 (100.3)	432 (17.7)	not available	483 (19.1)	77		
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EG-101-2019 Page 5



5944 LUTHER LANE
SUITE 725
DALLAS, TX 75225



15505 SAND CANYON AVE.
BUILDING D' 1ST FLOOR
IRVINE, CA 92618



BLACK ROCK CONSULTING LLC

REV	DATE	DESCRIPTION	INT
1	06/19/23	JX COMMENTS	CAM
0	03/20/23	100% ZONING DRAWINGS	ME
B	02/21/23	90X20 REVISED PER DRM	MB
A	01/10/23	90X ZONING DRAWINGS	CAM

1 06/19/23 JX COMMENTS CAM

0 03/20/23 100% ZONING DRAWINGS ME

B 02/21/23 90X20 REVISED PER DRM MB

A 01/10/23 90X ZONING DRAWINGS CAM

REV DATE DESCRIPTION INT

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DOCUMENT.

EASTMAN AVE RELO
2400 EASTMAN AVE.
OXNARD, CA 93030

MONOPINE

SHEET TITLE

GENERATOR
SPECIFICATIONS

SHEET NUMBER

A-14



QTE LED Floodlight



Catalog Number
Series
Type

Introduction
QTE LED is a family of cost effective, energy efficient floodlights. These are the ideal replacements for up to 500W Quartz Halogen floodlights, and deliver energy savings of up to 85% with over 10 years of service life. QTE LED floodlights are great for illuminating yards, driveways, buildings, billboards and signage, and for general flood lighting.

Ordering Information						EXAMPLE: QTE LED P1 40K 120 THK DOB
Series	Performance Package	Color Temperature	Voltage	Mounting	Beam Spread	
QTE LED	P1	2,200 lumens, 20°	40K 4800°	120 100 Vdc	18° Narrow	556 Data sheet

*Nominal standard color temperature per ANSI C78.371-2013
1. QTE LED P1 series, can be used for submission to TREC 34 applications.
2. New series is not available with P1.

FEATURES & SPECIFICATIONS

INTENDED USE
QTE LED is suitable for replacing up to 500W Quartz Halogen. It is ideal for landscape, signage, and general purpose lighting in commercial and residential applications.

CONSTRUCTION
The unit features mounting bracket that allows for easy installation. Mounting bracket is fully adjustable. Available with Invisi-clip and pole mount.

FINISH
Powder coated finish for protection from corrosion and weathering. Available in dark bronze.

ELECTRICAL
QTE LED Floodlight (L70) are directly compatible to the housing to maximize heat dissipation and lifespan. L70 (10,000 hrs. 40,000 production).

INSTALLATION
Mounting bracket is pre-drilled for easy installation. Suitable for ground mount applications.

LISTINGS
UL Certified to UL and Canadian safety standards. We have listed.
Designated for use with Lithonia Lighting products. Not all versions of this product may be UL listed. Such versions are specified. Contact your distributor for more information.

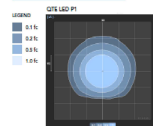
WARRANTY
5 year limited warranty. This is the only warranty provided and is not a statement of the manufacturer's belief in the quality of the product. All other express and implied warranties are disclaimed. Complete warranty terms located at www.lithonialighting.com/warranty.

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values. Measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Performance Data			
QTE LED P1	Series Range	Spec Name	Mount Comparison
	40K	18°	18°

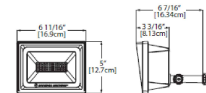
Photometric Diagrams

Full photometric data report available within 2 weeks from request. Contact sales@lithonia.com.

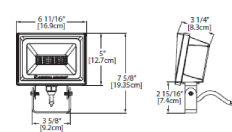


Dimensions

QTE P1



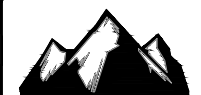
QTE P1



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15505 SAND CANYON AVE.
BUILDING 'D' 1ST FLOOR
IRVINE, CA 92618



BLACK ROCK CONSULTING LLC

REV	DATE	DESCRIPTION	INT
1	06/19/23	JX COMMENTS	CAM
0	03/20/23	100% ZONING DRAWINGS	MB
B	02/21/23	90%ZD REVISED PER DRM	MB
A	01/10/23	90% ZONING DRAWINGS	CAM

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EASTMAN AVE RELO
2400 EASTMAN AVE.
OXNARD, CA 93030

MONOPINE

SHEET TITLE
SERVICE LIGHT
SPECIFICATIONS

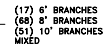
SHEET NUMBER
A-16

Verizon • Eastman Ave Reio
P 586015

up of steel

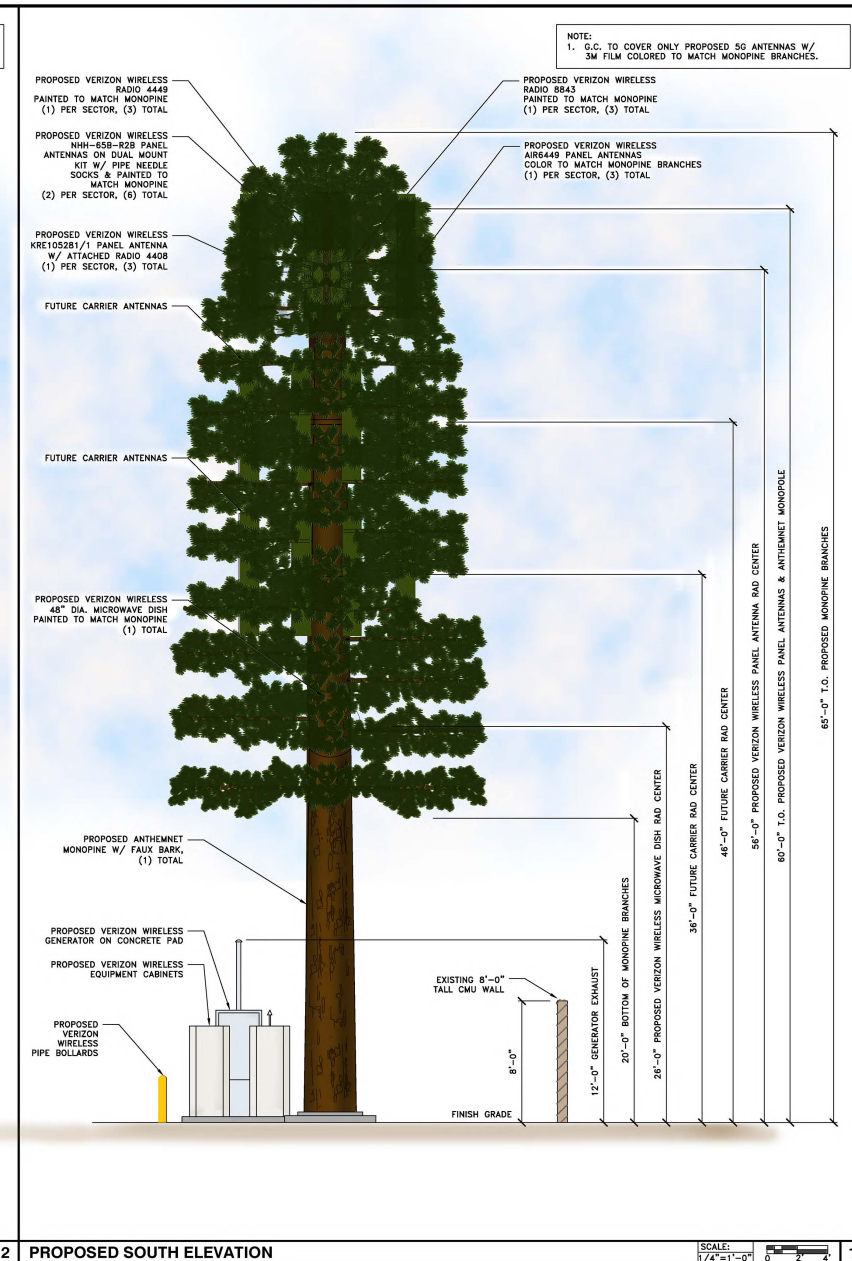
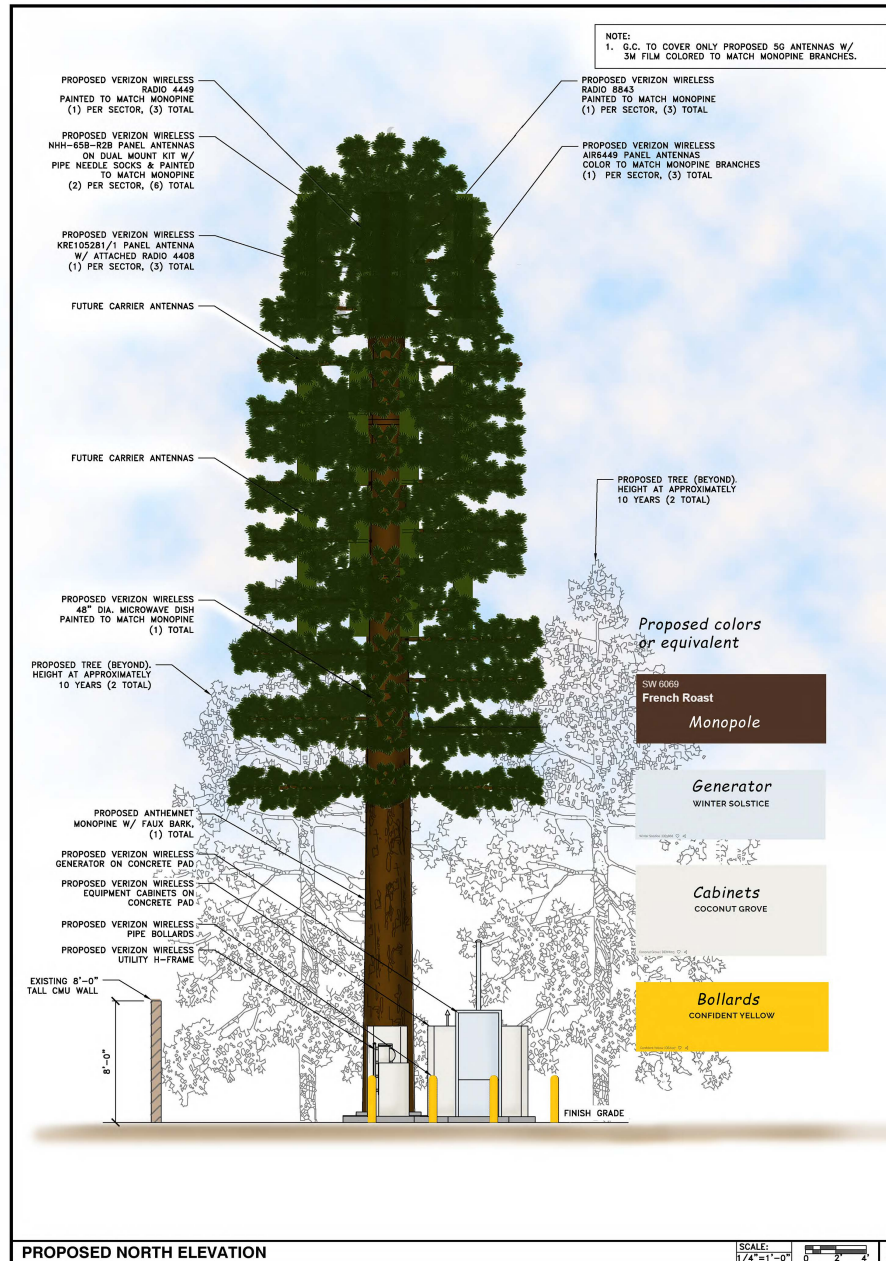
Page 1 of 1

BRANCH LAYOUT ELEVATION



SCALE:		1
$1/4" = 1' - 0"$		





5944 LUTHER LANE
SUITE 725
DALLAS, TX 75225



15505 SAND CANYON AVE.
BUILDING 'D' 1ST FLOOR
IRVINE, CA 92618



BLACK ROCK CONSULTING LLC

REV	DATE	DESCRIPTION	INT
1	06/19/23	JX COMMENTS	CAM
0	03/20/23	100% ZONING DRAWINGS	MB
B	02/21/23	90%ZD REVISED PER DRW	MB
A	01/10/23	90% ZONING DRAWINGS	CAM

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EASTMAN AVE RELO
2400 EASTMAN AVE.
OXNARD, CA 93030

MONOPINE

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-5

PHOTO SIMULATION

MONOPINE MOUNTED PANEL ANTENNAS AT:

**2400 EASTMAN AVE.
OXNARD, CA 39030**

verizon✓



SHEET INDEX

PAGE NO.	PAGE TITLE
1	COVER
2	VIEW 1
3	VIEW 2
4	VIEW 3
5	VIEW 4

PROJECT DESCRIPTION

VERIZON WIRELESS PROPOSES A
NEW SITE INSTALLATION

● LOCATION OF VERIZON WIRELESS
ANTENNAS

COVER

05.22.23



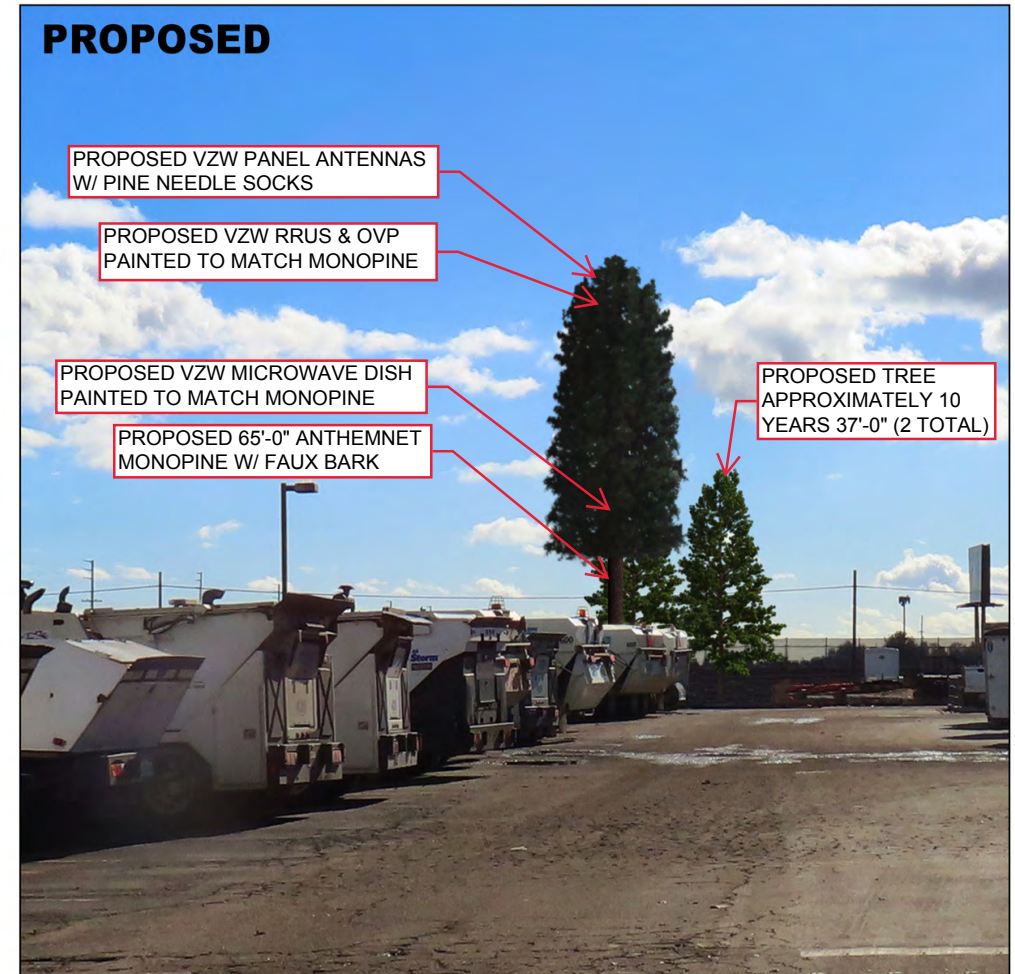
PROJECT INFORMATION

SITE NAME: EASTMAN AVE RELO
SITE ADDRESS: 2400 EASTMAN AVE, CA 93030

EXISTING



PROPOSED



VIEW 1 | NORTH VIEW FROM EASTMAN AVE.

05.22.23



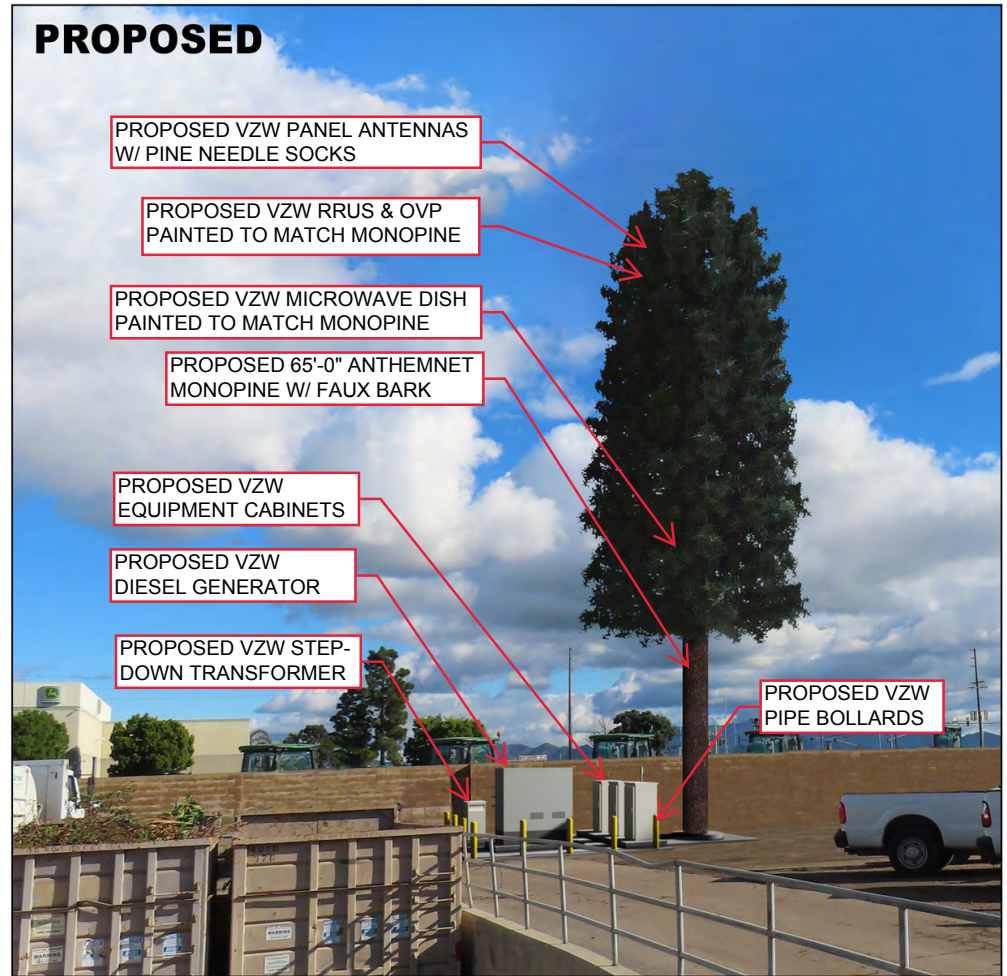
PROJECT INFORMATION

SITE NAME: EASTMAN AVE RELO
SITE ADDRESS: 2400 EASTMAN AVE, CA 93030

EXISTING



PROPOSED



VIEW 2 | NORTHWEST VIEW FROM PARKING AREA.

05.22.23



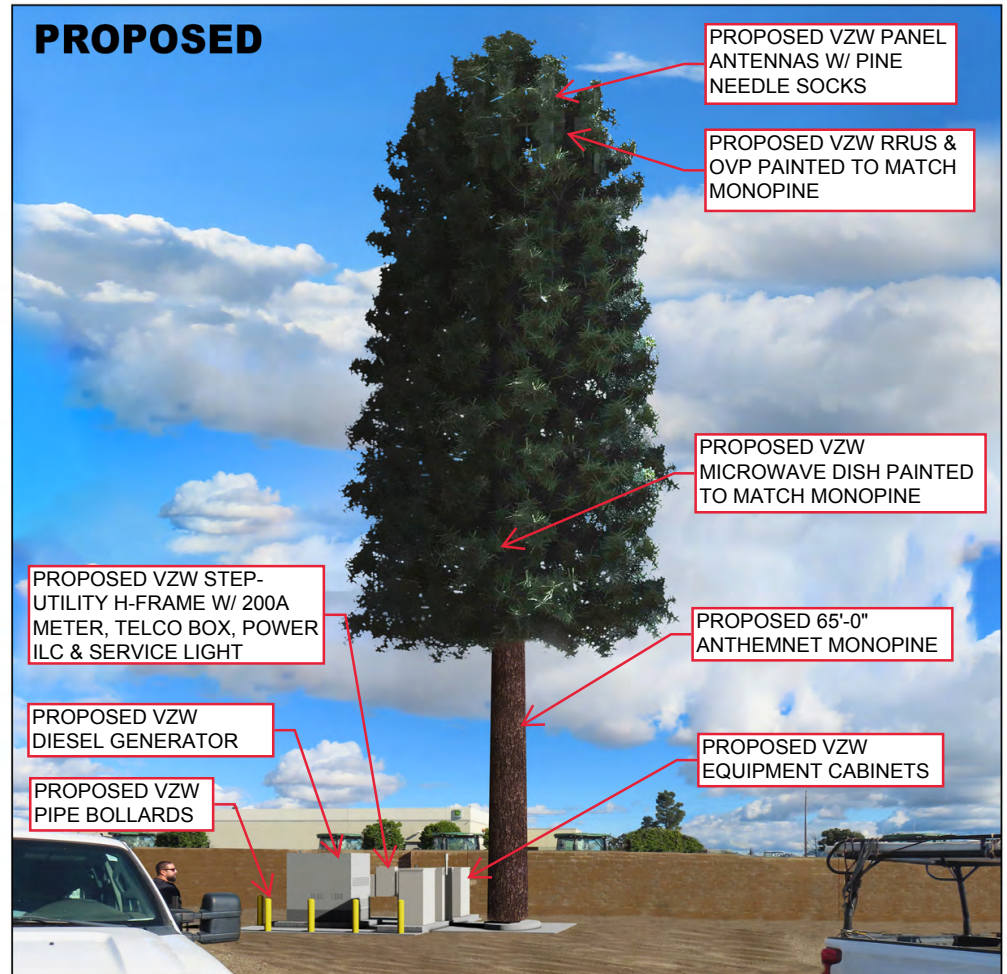
PROJECT INFORMATION

SITE NAME: EASTMAN AVE RELO
SITE ADDRESS: 2400 EASTMAN AVE, CA 93030

EXISTING



PROPOSED



VIEW 3 | SOUTHWEST FROM PARKING AREA.

05.22.23



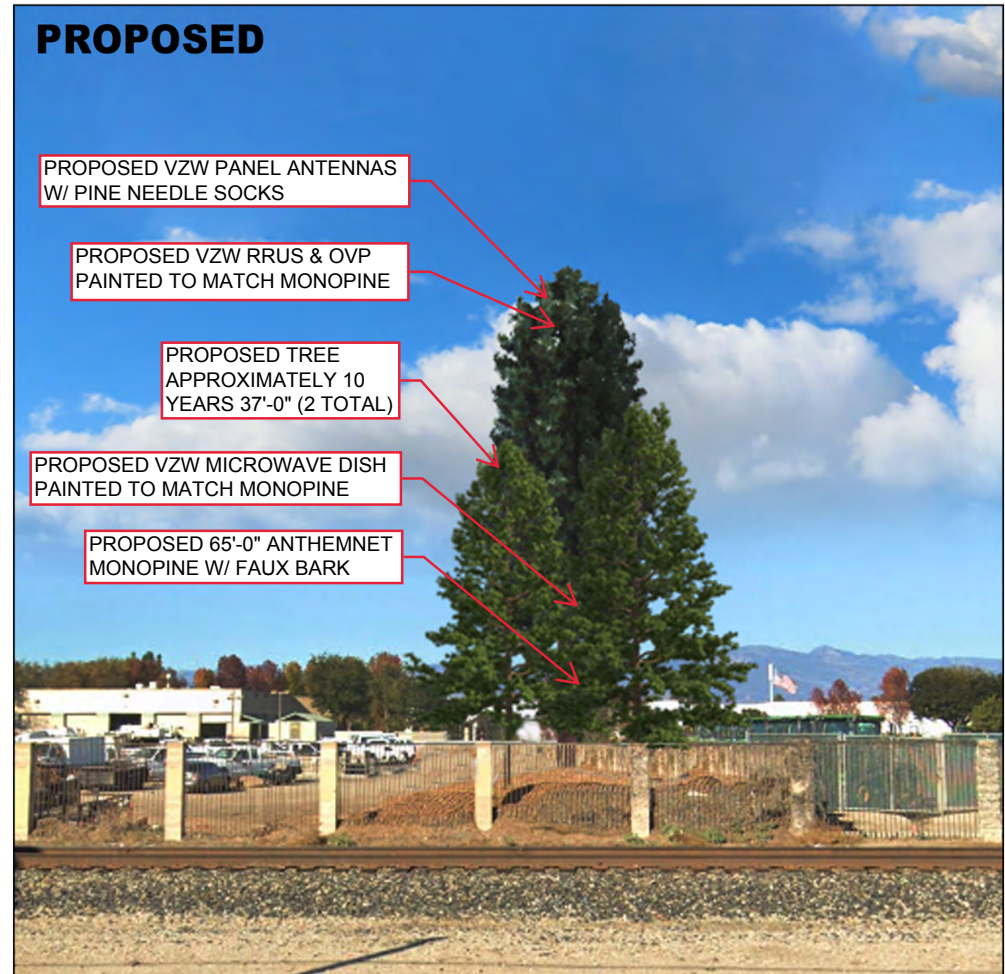
PROJECT INFORMATION

SITE NAME: EASTMAN AVE RELO
SITE ADDRESS: 2400 EASTMAN AVE, CA 93030

EXISTING



PROPOSED



VIEW 4 | SOUTH VIEW FROM E 5TH ST.

05.22.23



PROJECT INFORMATION

SITE NAME: EASTMAN AVE RELO
SITE ADDRESS: 2400 EASTMAN AVE, CA 93030



Radio Frequency Exposure FCC Compliance Assessment

☒ Pre-Activation ☐ Post-Activation

SITE-SPECIFIC-INFORMATION			
Site Name	EASTMAN AVE - B	Multi-Licensee Facility	☒ YES ☐ NO
Street Address	2400 Eastman Ave.	Is Verizon a Significant Contributor To Co-Locator Areas Requiring Mitigation?	☐ YES ☒ NO ☐ N/A
City, State, Zip	Oxnard, CA 93030	Verizon's Max % MPE (Predictive - General Public)	34.58%
Verizon's Max % MPE (Measured - General Public)	N/A	Assessment Date	02/09/2023
Structure Type	Monopole	Assessment Purpose	MODIFICATION
Broadcast (AM/FM/TV) Co-Locators	☐ YES ☒ NO	Total Report Revisions	0
Total Access Points	1	Report Revision Date	N/A
Original Report Date	02/09/2023		
Compliance Status	☒ COMPLIANT AS DESIGNED, no mitigation required ☐ MITIGATION IS REQUIRED (Barriers, Signs, RF Safety Plan, etc., see below)		

VERIZON'S WORST-CASE RF EMISSIONS IN ACCESSIBLE AREAS AT THIS FACILITY	
☒	BELOW the General Population MPE limit
☐	ABOVE the General Population MPE limit and BELOW the Occupational MPE limit
☐	ABOVE the Occupational MPE limit and BELOW 10x the Occupational MPE limit
☐	ABOVE 10x the Occupational MPE limit

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ dimensions
Alpha	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ dimensions
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ dimensions
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ dimensions

NOTE: The table above represents EVERY compliance item that MUST be implemented at this location; Also in Sec. 4 (B)

☐ RF Safety Plan required		☐ Engineering Controls required	
Description of all Compliance Requirements(s):			
N/A			
Consultant Legal Name	EAS Inc.	Phone/Fax	(805) 650-0949 / (805) 650-8054
Address	71 San Marino Ave Ventura, CA 93003		

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1. Introduction

In this report, it is assumed that all antennas are operating at full power at all times. Software modeling was performed for all transmitting antennas located on the site. EAS has further assumed a 100% duty cycle and maximum radiated power. Obstructions (trees, buildings etc.) that would normally attenuate the signal are not taken into account. As a result, the predicted signal levels are more conservative (higher) than the actual signal levels will be from the measurement conclusions. The modeling software that EAS used to create this report is Roofmaster_40.12.23.22.

The **Verizon Wireless antenna data** was provided by:

Name	Gavin Leaver
Title	Environmental Assessment Specialists, Inc.
Date	02/07/2023
Sub-Market	CA

2. Existing Site Characteristics

a. Structure

Physical Description	Antennas are mounted to a monopine
Single-Family Home	☐ YES ☒ NO
Latitude (NAD 83)	34°11'51.7"N
Longitude (NAD 83)	119°08'37.7"W
Total Analyzed Elevations (Roof Levels)	#3 (Antennas, Ground, Elevation View Levels)

b. Accessibility

Did the property owner or agent of the property owner (e.g. a security guard) grant you access to the site?	N/A
If not - were you required to be escorted by Verizon personnel in order to gain access?	N/A
Were you required to provide any proof of identity to gain access?	N/A
What specific documents were required in order to gain access?	N/A
All access points locked at time of assessment?	N/A
All access points alarmed at time of assessment?	N/A
Were there any broken locks or inoperable alarms on any of the access points to the site?	N/A
Were there any access issues caused by either the property owner or agent of the property owner?	N/A
Additional Notes: N/A	

c. Existing Verizon Observations

Existing Observations						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ dimensions
Alpha	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ dimensions
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ dimensions
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ dimensions

NOTE: The table above represents EXISTING compliance items implemented at this location.

Are Verizon signs posted on the front, back and sides of antenna arrays where possible?	N/A
Are Verizon signs visible from all areas of approach?	N/A
Are there any broken, damaged or illegible Verizon signs?	N/A
Are there any broken or damaged Verizon physical barriers?	N/A
Are there any Verizon indicative markers in need of repair or replacement?	N/A

d. Antenna Inventory

Z-height represents the distance from the nearest walking surface to the _____ of the antenna.	☐ Bottom ☒ Centerline ☐ Top
NON-Verizon Co-locator Data	☒ Estimates ☐ Actual Data

Antenna Number	Sector Name	Operator	Type	Tx Freq (MHz)	Technology	Input Power (Watts)	Tx or Carrier Count	Tx Loss (dB)	Gain (dBi)	EDT (deg.)	MDT (deg.)	Manufacturer	Model	Azimuth (deg.)	Aperture (ft)	H-BW (deg)
1	Alpha	VZW	Panel	L-Sub 6	-	320	1	0.0	23.55	0	0	Ericsson	AIR6449	110	2.76	11
2	Alpha	VZW	Panel	746	LTE	60	2	0.5	12.29	0	0	CommScope	NHH-65B-R2B	110	6.00	65
2	Alpha	VZW	Panel	850	LTE	60	1	0.5	12.70	0	0	CommScope	NHH-65B-R2B	110	6.00	60
2	Alpha	VZW	Panel	850	5G	60	1	0.5	12.70	0	0	CommScope	NHH-65B-R2B	110	6.00	60
2	Alpha	VZW	Panel	1900	LTE	80	4	0.5	15.65	0	0	CommScope	NHH-65B-R2B	110	6.00	69
3	Alpha	VZW	Panel	746	LTE	60	2	0.5	12.29	0	0	CommScope	NHH-65B-R2B	110	6.00	65
3	Alpha	VZW	Panel	850	LTE	60	1	0.5	12.70	0	0	CommScope	NHH-65B-R2B	110	6.00	60
3	Alpha	VZW	Panel	850	5G	60	1	0.5	12.70	0	0	CommScope	NHH-65B-R2B	110	6.00	60
3	Alpha	VZW	Panel	2100	LTE	80	2	0.5	16.22	0	0	CommScope	NHH-65B-R2B	110	6.00	64
3	Alpha	VZW	Panel	2100	LTE	80	2	0.5	16.22	0	0	CommScope	NHH-65B-R2B	110	6.00	64
4	Alpha	VZW	Panel	3500	CBRS	5	4	0.0	9.360	8	0	Ericsson	KRE105281-1	110	0.66	64
5	Beta	VZW	Panel	L-Sub 6	-	320	1	0.0	23.55	0	0	Ericsson	AIR6449	230	2.76	11
6	Beta	VZW	Panel	746	LTE	60	2	0.5	12.29	0	0	CommScope	NHH-65B-R2B	230	6.00	65
6	Beta	VZW	Panel	850	LTE	60	1	0.5	12.70	0	0	CommScope	NHH-65B-R2B	230	6.00	60
6	Beta	VZW	Panel	850	5G	60	1	0.5	12.70	0	0	CommScope	NHH-65B-R2B	230	6.00	60
6	Beta	VZW	Panel	1900	LTE	80	4	0.5	15.65	0	0	CommScope	NHH-65B-R2B	230	6.00	69
7	Beta	VZW	Panel	746	LTE	60	2	0.5	12.29	0	0	CommScope	NHH-65B-R2B	230	6.00	65
7	Beta	VZW	Panel	850	LTE	60	1	0.5	12.70	0	0	CommScope	NHH-65B-R2B	230	6.00	60
7	Beta	VZW	Panel	850	5G	60	1	0.5	12.70	0	0	CommScope	NHH-65B-R2B	230	6.00	60
7	Beta	VZW	Panel	2100	LTE	80	2	0.5	16.22	0	0	CommScope	NHH-65B-R2B	230	6.00	64
7	Beta	VZW	Panel	2100	LTE	80	2	0.5	16.22	0	0	CommScope	NHH-65B-R2B	230	6.00	64
8	Beta	VZW	Panel	3500	CBRS	5	4	0.0	9.360	8	0	Ericsson	KRE105281-1	230	0.66	64
9	Gamma	VZW	Panel	L-Sub 6	-	320	1	0.0	23.55	0	0	Ericsson	AIR6449	350	2.76	11
10	Gamma	VZW	Panel	746	LTE	60	2	0.5	12.29	0	0	CommScope	NHH-65B-R2B	350	6.00	65
10	Gamma	VZW	Panel	850	LTE	60	1	0.5	12.70	0	0	CommScope	NHH-65B-R2B	350	6.00	60
10	Gamma	VZW	Panel	850	5G	60	1	0.5	12.70	0	0	CommScope	NHH-65B-R2B	350	6.00	60
10	Gamma	VZW	Panel	1900	LTE	80	4	0.5	15.65	0	0	CommScope	NHH-65B-R2B	350	6.00	69
11	Gamma	VZW	Panel	746	LTE	60	2	0.5	12.29	0	0	CommScope	NHH-65B-R2B	350	6.00	65
11	Gamma	VZW	Panel	850	LTE	60	1	0.5	12.70	0	0	CommScope	NHH-65B-R2B	350	6.00	60
11	Gamma	VZW	Panel	850	5G	60	1	0.5	12.70	0	0	CommScope	NHH-65B-R2B	350	6.00	60
11	Gamma	VZW	Panel	2100	LTE	80	2	0.5	16.22	0	0	CommScope	NHH-65B-R2B	350	6.00	64
11	Gamma	VZW	Panel	2100	LTE	80	2	0.5	16.22	0	0	CommScope	NHH-65B-R2B	350	6.00	64
12	Gamma	VZW	Panel	3500	CBRS	5	4	0.0	9.360	8	0	Ericsson	KRE105281-1	350	0.66	64
13	Alpha	UNK1	Panel	3700	-	320	1	0.0	23.55	0	0	Unknown	Unknown	110	2.76	11
14	Alpha	UNK1	Panel	746	-	60	2	0.5	12.29	0	0	Unknown	Unknown	110	6.00	65
14	Alpha	UNK1	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	110	6.00	60
14	Alpha	UNK1	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	110	6.00	60
14	Alpha	UNK1	Panel	1900	-	80	4	0.5	15.65	0	0	Unknown	Unknown	110	6.00	69
15	Alpha	UNK1	Panel	746	-	60	2	0.5	12.29	0	0	Unknown	Unknown	110	6.00	65
15	Alpha	UNK1	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	110	6.00	60
15	Alpha	UNK1	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	110	6.00	60
15	Alpha	UNK1	Panel	2100	-	80	2	0.5	16.22	0	0	Unknown	Unknown	110	6.00	64
15	Alpha	UNK1	Panel	2100	-	80	2	0.5	16.22	0	0	Unknown	Unknown	110	6.00	64
16	Alpha	UNK1	Panel	3500	-	5	4	0.0	9.360	8	0	Unknown	Unknown	110	0.66	64

17	Beta	UNK1	Panel	3700	-	320	1	0.0	23.55	0	0	Unknown	Unknown	230	2.76	11
18	Beta	UNK1	Panel	746	-	60	2	0.5	12.29	0	0	Unknown	Unknown	230	6.00	65
18	Beta	UNK1	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	230	6.00	60
18	Beta	UNK1	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	230	6.00	60
18	Beta	UNK1	Panel	1900	-	80	4	0.5	15.65	0	0	Unknown	Unknown	230	6.00	69
19	Beta	UNK1	Panel	746	-	60	2	0.5	12.29	0	0	Unknown	Unknown	230	6.00	65
19	Beta	UNK1	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	230	6.00	60
19	Beta	UNK1	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	230	6.00	60
19	Beta	UNK1	Panel	2100	-	80	2	0.5	16.22	0	0	Unknown	Unknown	230	6.00	64
19	Beta	UNK1	Panel	2100	-	80	2	0.5	16.22	0	0	Unknown	Unknown	230	6.00	64
20	Beta	UNK1	Panel	3500	-	5	4	0.0	9.360	8	0	Unknown	Unknown	230	0.66	64
21	Gamma	UNK1	Panel	3700	-	320	1	0.0	23.55	0	0	Unknown	Unknown	350	2.76	11
22	Gamma	UNK1	Panel	746	-	60	2	0.5	12.29	0	0	Unknown	Unknown	350	6.00	65
22	Gamma	UNK1	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	350	6.00	60
22	Gamma	UNK1	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	350	6.00	60
22	Gamma	UNK1	Panel	1900	-	80	4	0.5	15.65	0	0	Unknown	Unknown	350	6.00	69
23	Gamma	UNK1	Panel	746	-	60	2	0.5	12.29	0	0	Unknown	Unknown	350	6.00	65
23	Gamma	UNK1	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	350	6.00	60
23	Gamma	UNK1	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	350	6.00	60
23	Gamma	UNK1	Panel	2100	-	80	2	0.5	16.22	0	0	Unknown	Unknown	350	6.00	64
23	Gamma	UNK1	Panel	2100	-	80	2	0.5	16.22	0	0	Unknown	Unknown	350	6.00	64
24	Gamma	UNK1	Panel	3500	-	5	4	0.0	9.360	8	0	Unknown	Unknown	350	0.66	64
25	Alpha	UNK2	Panel	3700	-	320	1	0.0	23.55	0	0	Unknown	Unknown	110	2.76	11
26	Alpha	UNK2	Panel	746	-	60	2	0.5	12.29	0	0	Unknown	Unknown	110	6.00	65
26	Alpha	UNK2	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	110	6.00	60
26	Alpha	UNK2	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	110	6.00	60
26	Alpha	UNK2	Panel	1900	-	80	4	0.5	15.65	0	0	Unknown	Unknown	110	6.00	69
27	Alpha	UNK2	Panel	746	-	60	2	0.5	12.29	0	0	Unknown	Unknown	110	6.00	65
27	Alpha	UNK2	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	110	6.00	60
27	Alpha	UNK2	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	110	6.00	60
27	Alpha	UNK2	Panel	2100	-	80	2	0.5	16.22	0	0	Unknown	Unknown	110	6.00	64
27	Alpha	UNK2	Panel	2100	-	80	2	0.5	16.22	0	0	Unknown	Unknown	110	6.00	64
28	Alpha	UNK2	Panel	3500	-	5	4	0.0	9.360	8	0	Unknown	Unknown	110	0.66	64
29	Beta	UNK2	Panel	3700	-	320	1	0.0	23.55	0	0	Unknown	Unknown	230	2.76	11
30	Beta	UNK2	Panel	746	-	60	2	0.5	12.29	0	0	Unknown	Unknown	230	6.00	65
30	Beta	UNK2	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	230	6.00	60
30	Beta	UNK2	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	230	6.00	60
30	Beta	UNK2	Panel	1900	-	80	4	0.5	15.65	0	0	Unknown	Unknown	230	6.00	69
31	Beta	UNK2	Panel	746	-	60	2	0.5	12.29	0	0	Unknown	Unknown	230	6.00	65
31	Beta	UNK2	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	230	6.00	60
31	Beta	UNK2	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	230	6.00	60
31	Beta	UNK2	Panel	2100	-	80	2	0.5	16.22	0	0	Unknown	Unknown	230	6.00	64
31	Beta	UNK2	Panel	2100	-	80	2	0.5	16.22	0	0	Unknown	Unknown	230	6.00	64
32	Beta	UNK2	Panel	3500	-	5	4	0.0	9.360	8	0	Unknown	Unknown	230	0.66	64
33	Gamma	UNK2	Panel	3700	-	320	1	0.0	23.55	0	0	Unknown	Unknown	350	2.76	11
34	Gamma	UNK2	Panel	746	-	60	2	0.5	12.29	0	0	Unknown	Unknown	350	6.00	65
34	Gamma	UNK2	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	350	6.00	60
34	Gamma	UNK2	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	350	6.00	60
34	Gamma	UNK2	Panel	1900	-	80	4	0.5	15.65	0	0	Unknown	Unknown	350	6.00	69
35	Gamma	UNK2	Panel	746	-	60	2	0.5	12.29	0	0	Unknown	Unknown	350	6.00	65
35	Gamma	UNK2	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	350	6.00	60
35	Gamma	UNK2	Panel	850	-	60	1	0.5	12.70	0	0	Unknown	Unknown	350	6.00	60
35	Gamma	UNK2	Panel	2100	-	80	2	0.5	16.22	0	0	Unknown	Unknown	350	6.00	64
35	Gamma	UNK2	Panel	2100	-	80	2	0.5	16.22	0	0	Unknown	Unknown	350	6.00	64
36	Gamma	UNK2	Panel	3500	-	5	4	0.0	9.360	8	0	Unknown	Unknown	350	0.66	64
37	-	MW	Dish	5000	-	0.8	1	0.0	32.00	0	0	Unknown	Unknown	180	4.00	8

Antenna Number	X (ft)	Y (ft)	Z Antennas (ft)	Z Ground (ft)
1	166.7	137.6	3.00	56.00
2	165.2	141.9	3.00	56.00
3	165.2	143.3	3.00	56.00
4	163.3	146.7	3.00	56.00
5	158.6	147.6	3.00	56.00
6	155.7	144.8	3.00	56.00
7	154.8	143.8	3.00	56.00
8	152.4	140.5	3.00	56.00
9	153.8	135.2	3.00	56.00
10	158.1	134.8	3.00	56.00
11	159.5	134.3	3.00	56.00
12	163.3	133.8	3.00	56.00
13	167.1	137.6	-7.00	46.00
14	165.7	140.5	-7.00	46.00
15	164.3	144.3	-7.00	46.00
16	163.3	146.7	-7.00	46.00
17	158.6	147.6	-7.00	46.00
18	156.2	145.2	-7.00	46.00
19	153.8	142.4	-7.00	46.00
20	152.4	140.5	-7.00	46.00
21	153.8	135.2	-7.00	46.00
22	156.7	134.8	-7.00	46.00
23	160.5	134.3	-7.00	46.00
24	163.3	133.8	-7.00	46.00
25	166.7	137.6	-17.00	36.00
26	165.7	141.0	-17.00	36.00
27	164.8	144.3	-17.00	36.00
28	163.3	146.7	-17.00	36.00
29	158.1	147.6	-17.00	36.00
30	156.2	145.7	-17.00	36.00
31	153.8	142.4	-17.00	36.00
32	152.4	140.5	-17.00	36.00
33	153.8	135.2	-17.00	36.00
34	156.7	134.8	-17.00	36.00
35	160.0	134.3	-17.00	36.00
36	163.3	133.8	-17.00	36.00
37	159.5	141.9	-27.00	26.00

Ant Num	ID	Name	(MHz) Freq	EIRP	ERP	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Gain in dbd	Orientation	ON flag	Intal Beam	Downtilt	Length
1	1	Verizon	3700	118848.5	72442.57	ERICSSON	SON AIR6449 NR TB 03.24.21 3700 VZW	107.6	53.8	56.2	23.55	110	ON*	11	0	0.84
2	2	Verizon	746	2972.91	1812.1	COMMSCOPE	NHH-65B-R2B 00DT 0700	106.2	58.1	56.2	12.29	110	ON*	65	0	1.8288
2	3	Verizon	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	106.2	58.1	56.2	12.7	110	ON*	60	0	1.8288
2	4	Verizon	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	106.2	58.1	56.2	12.7	110	ON*	60	0	1.8288
2	5	Verizon	1900	17178.84	10471.13	COMMSCOPE	NHH-65B-R2B 00DT 1900	106.2	58.1	56.2	15.65	110	ON*	69	0	1.8288
3	6	Verizon	746	2972.91	1812.1	COMMSCOPE	NHH-65B-R2B 00DT 0700	106.2	59.5	56.2	12.29	110	ON*	65	0	1.8288
3	7	Verizon	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	106.2	59.5	56.2	12.7	110	ON*	60	0	1.8288
3	8	Verizon	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	106.2	59.5	56.2	12.7	110	ON*	60	0	1.8288
3	9	Verizon	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	106.2	58.5	56.2	16.22	110	ON*	64	0	1.8288
3	10	Verizon	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	106.2	59.5	56.2	16.22	110	ON*	64	0	1.8288
4	11	Verizon	3500	283.06	172.53	ERICSSON	KRE105281-1 3500	104.3	62.9	56.2	9.36	110	ON*	64	0	0.2
5	12	Verizon	3700	118848.5	72442.57	ERICSSON	SON AIR6449 NR TB 03.24.21 3700 VZW	99.5	63.8	56.2	23.55	230	ON*	11	0	0.84
6	13	Verizon	746	2972.91	1812.1	COMMSCOPE	NHH-65B-R2B 00DT 0700	96.7	61	56.2	12.29	230	ON*	65	0	1.8288
6	14	Verizon	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	96.7	61	56.2	12.7	230	ON*	60	0	1.8288
6	15	Verizon	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	96.7	61	56.2	12.7	230	ON*	60	0	1.8288
6	16	Verizon	1900	17178.84	10471.13	COMMSCOPE	NHH-65B-R2B 00DT 1900	96.7	61	56.2	15.65	230	ON*	69	0	1.8288
7	17	Verizon	746	2972.91	1812.09	COMMSCOPE	NHH-65B-R2B 00DT 0700	95.7	60	56.2	12.29	230	ON*	65	0	1.8288
7	18	Verizon	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	95.7	60	56.2	12.7	230	ON*	60	0	1.8288
7	19	Verizon	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	95.7	60	56.2	12.7	230	ON*	60	0	1.8288
7	20	Verizon	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	95.7	60	56.2	16.22	230	ON*	64	0	1.8288
7	21	Verizon	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	95.7	60	56.2	16.22	230	ON*	64	0	1.8288
8	22	Verizon	3500	283.06	172.53	ERICSSON	KRE105281-1 3500	93.3	56.7	56.2	9.36	230	ON*	64	0	0.2
9	23	Verizon	3700	118848.5	72442.57	ERICSSON	SON AIR6449 NR TB 03.24.21 3700 VZW	94.8	51.4	56.2	23.55	350	ON*	11	0	0.84
10	24	Verizon	746	2972.91	1812.1	COMMSCOPE	NHH-65B-R2B 00DT 0700	99	51	56.2	12.29	350	ON*	65	0	1.8288
10	25	Verizon	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	99	51	56.2	12.7	350	ON*	60	0	1.8288
10	26	Verizon	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	99	51	56.2	12.7	350	ON*	60	0	1.8288
10	27	Verizon	1900	17178.84	10471.13	COMMSCOPE	NHH-65B-R2B 00DT 1900	99	51	56.2	15.65	350	ON*	69	0	1.8288
11	28	Verizon	746	2972.91	1812.09	COMMSCOPE	NHH-65B-R2B 00DT 0700	100.5	50.5	56.2	12.29	350	ON*	65	0	1.8288
11	29	Verizon	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	100.5	50.5	56.2	12.7	350	ON*	60	0	1.8288
11	30	Verizon	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	100.5	50.5	56.2	12.7	350	ON*	60	0	1.8288
11	31	Verizon	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	100.5	50.5	56.2	16.22	350	ON*	64	0	1.8288
11	32	Verizon	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	100.5	50.5	56.2	16.22	350	ON*	64	0	1.8288
12	33	Verizon	3500	283.06	172.53	ERICSSON	KRE105281-1 3500	104.3	50	56.2	9.36	350	ON*	64	0	0.2
13	34	Unknown 1	3700	118848.5	72442.57	ERICSSON	SON AIR6449 NR TB 03.24.21 3700 VZW	108.1	53.8	46.2	23.55	110	ON*	11	0	0.84
14	35	Unknown 1	746	2972.91	1812.1	COMMSCOPE	NHH-65B-R2B 00DT 0700	106.7	56.7	46.2	12.29	110	ON*	65	0	1.8288
14	36	Unknown 1	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	106.7	56.7	46.2	12.7	110	ON*	60	0	1.8288
14	37	Unknown 1	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	106.7	56.7	46.2	12.7	110	ON*	60	0	1.8288
14	38	Unknown 1	1900	17178.84	10471.13	COMMSCOPE	NHH-65B-R2B 00DT 1900	106.7	56.7	46.2	15.65	110	ON*	69	0	1.8288
15	39	Unknown 1	746	2972.91	1812.1	COMMSCOPE	NHH-65B-R2B 00DT 0700	105.2	60.5	46.2	12.29	110	ON*	65	0	1.8288
15	40	Unknown 1	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	105.2	60.5	46.2	12.7	110	ON*	60	0	1.8288
15	41	Unknown 1	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	105.2	60.5	46.2	12.7	110	ON*	60	0	1.8288
15	42	Unknown 1	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	105.2	60.5	46.2	16.22	110	ON*	64	0	1.8288
15	43	Unknown 1	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	105.2	60.5	46.2	16.22	110	ON*	64	0	1.8288
16	44	Unknown 1	3500	283.06	172.53	ERICSSON	KRE105281-1 3500	104.3	62.9	46.2	9.36	110	ON*	64	0	0.2
17	45	Unknown 1	3700	118848.5	72442.57	ERICSSON	SON AIR6449 NR TB 03.24.21 3700 VZW	99.5	63.8	46.2	23.55	230	ON*	11	0	0.84
18	46	Unknown 1	746	2972.91	1812.1	COMMSCOPE	NHH-65B-R2B 00DT 0700	97.1	61.4	46.2	12.29	230	ON*	65	0	1.8288
18	47	Unknown 1	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	97.1	61.4	46.2	12.7	230	ON*	60	0	1.8288
18	48	Unknown 1	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	97.1	61.4	46.2	12.7	230	ON*	60	0	1.8288
18	49	Unknown 1	1900	17178.84	10471.13	COMMSCOPE	NHH-65B-R2B 00DT 1900	97.1	61.4	46.2	15.65	230	ON*	69	0	1.8288
19	50	Unknown 1	746	2972.91	1812.09	COMMSCOPE	NHH-65B-R2B 00DT 0700	94.8	58.6	46.2	12.29	230	ON*	65	0	1.8288
19	51	Unknown 1	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	94.8	58.6	46.2	12.7	230	ON*	60	0	1.8288
19	52	Unknown 1	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	94.8	58.6	46.2	12.7	230	ON*	60	0	1.8288
19	53	Unknown 1	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	94.8	58.6	46.2	16.22	230	ON*	64	0	1.8288
19	54	Unknown 1	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	94.8	58.6	46.2	16.22	230	ON*	64	0	1.8288
20	55	Unknown 1	3500	283.06	172.53	ERICSSON	KRE105281-1 3500	93.3	56.7	46.2	9.36	230	ON*	64	0	0.2
21	56	Unknown 1	3700	118848.5	72442.57	ERICSSON	SON AIR6449 NR TB 03.24.21 3700 VZW	94.8	51.4	46.2	23.55	350	ON*	11	0	0.84
22	57	Unknown 1	746	2972.91	1812.1	COMMSCOPE	NHH-65B-R2B 00DT 0700	97.6	51	46.2	12.29	350	ON*	65	0	1.8288
22	58	Unknown 1	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	97.6	51	46.2	12.7	350	ON*	60	0	1.8288
22	59	Unknown 1	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	97.6	51	46.2	12.7	350	ON*	60	0	1.8288

22	60	Unknown 1	1900	17178.84	10471.13	COMMSCOPE	NHH-65B-R2B 00DT 1900	97.6	51	46.2	15.65	350	ON*	69	0	1.8288
23	61	Unknown 1	746	2972.9	1812.09	COMMSCOPE	NHH-65B-R2B 00DT 0700	101.4	50.5	46.2	12.29	350	ON*	65	0	1.8288
23	62	Unknown 1	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	101.4	50.5	46.2	12.7	350	ON*	60	0	1.8288
23	63	Unknown 1	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	101.4	50.5	46.2	12.7	350	ON*	60	0	1.8288
23	64	Unknown 1	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	101.4	50.5	46.2	16.22	350	ON*	64	0	1.8288
23	65	Unknown 1	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	101.4	50.5	46.2	16.22	350	ON*	64	0	1.8288
24	66	Unknown 1	3500	283.06	172.53	ERICSSON	KRE105281-1 3500	104.3	50	46.2	9.36	350	ON*	64	0	0.2
25	67	Unknown 2	3700	118848.5	72442.57	ERICSSON	SON AIR6449 NR TB 03.24.21 3700 VZW	107.6	53.8	36.2	23.55	110	ON*	11	0	0.84
26	68	Unknown 2	746	2972.91	1812.1	COMMSCOPE	NHH-65B-R2B 00DT 0700	106.7	57.1	36.2	12.29	110	ON*	65	0	1.8288
26	69	Unknown 2	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	106.7	57.1	36.2	12.7	110	ON*	60	0	1.8288
26	70	Unknown 2	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	106.7	57.1	36.2	12.7	110	ON*	60	0	1.8288
26	71	Unknown 2	1900	17178.84	10471.13	COMMSCOPE	NHH-65B-R2B 00DT 1900	106.7	57.1	36.2	15.65	110	ON*	69	0	1.8288
27	72	Unknown 2	746	2972.91	1812.1	COMMSCOPE	NHH-65B-R2B 00DT 0700	105.7	60.5	36.2	12.29	110	ON*	65	0	1.8288
27	73	Unknown 2	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	105.7	60.5	36.2	12.7	110	ON*	60	0	1.8288
27	74	Unknown 2	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	105.7	60.5	36.2	12.7	110	ON*	60	0	1.8288
27	75	Unknown 2	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	105.7	60.5	36.2	16.22	110	ON*	64	0	1.8288
27	76	Unknown 2	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	105.7	60.5	36.2	16.22	110	ON*	64	0	1.8288
28	77	Unknown 2	3500	283.06	172.53	ERICSSON	KRE105281-1 3500	104.3	62.9	36.2	9.36	110	ON*	64	0	0.2
29	78	Unknown 2	3700	118848.5	72442.57	ERICSSON	SON AIR6449 NR TB 03.24.21 3700 VZW	99	63.8	36.2	23.55	230	ON*	11	0	0.84
30	79	Unknown 2	746	2972.91	1812.1	COMMSCOPE	NHH-65B-R2B 00DT 0700	97.1	61.9	36.2	12.29	230	ON*	65	0	1.8288
30	80	Unknown 2	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	97.1	61.9	36.2	12.7	230	ON*	60	0	1.8288
30	81	Unknown 2	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	97.1	61.9	36.2	12.7	230	ON*	60	0	1.8288
30	82	Unknown 2	1900	17178.84	10471.13	COMMSCOPE	NHH-65B-R2B 00DT 1900	97.1	61.9	36.2	15.65	230	ON*	69	0	1.8288
31	83	Unknown 2	746	2972.9	1812.09	COMMSCOPE	NHH-65B-R2B 00DT 0700	94.8	58.6	36.2	12.29	230	ON*	65	0	1.8288
31	84	Unknown 2	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	94.8	58.6	36.2	12.7	230	ON*	60	0	1.8288
31	85	Unknown 2	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	94.8	58.6	36.2	12.7	230	ON*	60	0	1.8288
31	86	Unknown 2	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	94.8	58.6	36.2	16.22	230	ON*	64	0	1.8288
31	87	Unknown 2	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	94.8	58.6	36.2	16.22	230	ON*	64	0	1.8288
32	88	Unknown 2	3500	283.06	172.53	ERICSSON	KRE105281-1 3500	93.3	56.7	36.2	9.36	230	ON*	64	0	0.2
33	89	Unknown 2	3700	118848.5	72442.57	ERICSSON	SON AIR6449 NR TB 03.24.21 3700 VZW	94.8	51.4	36.2	23.55	350	ON*	11	0	0.84
34	90	Unknown 2	746	2972.91	1812.1	COMMSCOPE	NHH-65B-R2B 00DT 0700	97.6	51	36.2	12.29	350	ON*	65	0	1.8288
34	91	Unknown 2	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	97.6	51	36.2	12.7	350	ON*	60	0	1.8288
34	92	Unknown 2	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	97.6	51	36.2	12.7	350	ON*	60	0	1.8288
34	93	Unknown 2	1900	17178.84	10471.13	COMMSCOPE	NHH-65B-R2B 00DT 1900	97.6	51	36.2	15.65	350	ON*	69	0	1.8288
35	94	Unknown 2	746	2972.9	1812.09	COMMSCOPE	NHH-65B-R2B 00DT 0700	101	50.5	36.2	12.29	350	ON*	65	0	1.8288
35	95	Unknown 2	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	101	50.5	36.2	12.7	350	ON*	60	0	1.8288
35	96	Unknown 2	850	1633.61	995.75	COMMSCOPE	NHH-65B-R2B 00DT 0850	101	50.5	36.2	12.7	350	ON*	60	0	1.8288
35	97	Unknown 2	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	101	50.5	36.2	16.22	350	ON*	64	0	1.8288
35	98	Unknown 2	2100	9794.08	5969.85	COMMSCOPE	NHH-65B-R2B 00DT 2100	101	50.5	36.2	16.22	350	ON*	64	0	1.8288
36	99	Unknown 2	3500	283.06	172.53	ERICSSON	KRE105281-1 3500	104.3	50	36.2	9.36	350	ON*	64	0	0.2
37	100	Microwave	5000	2079.38	1267.45	Generic	Microwave Dish	100.5	58.1	26.2	32	180	ON*	8	0	1.219141

3. Analysis

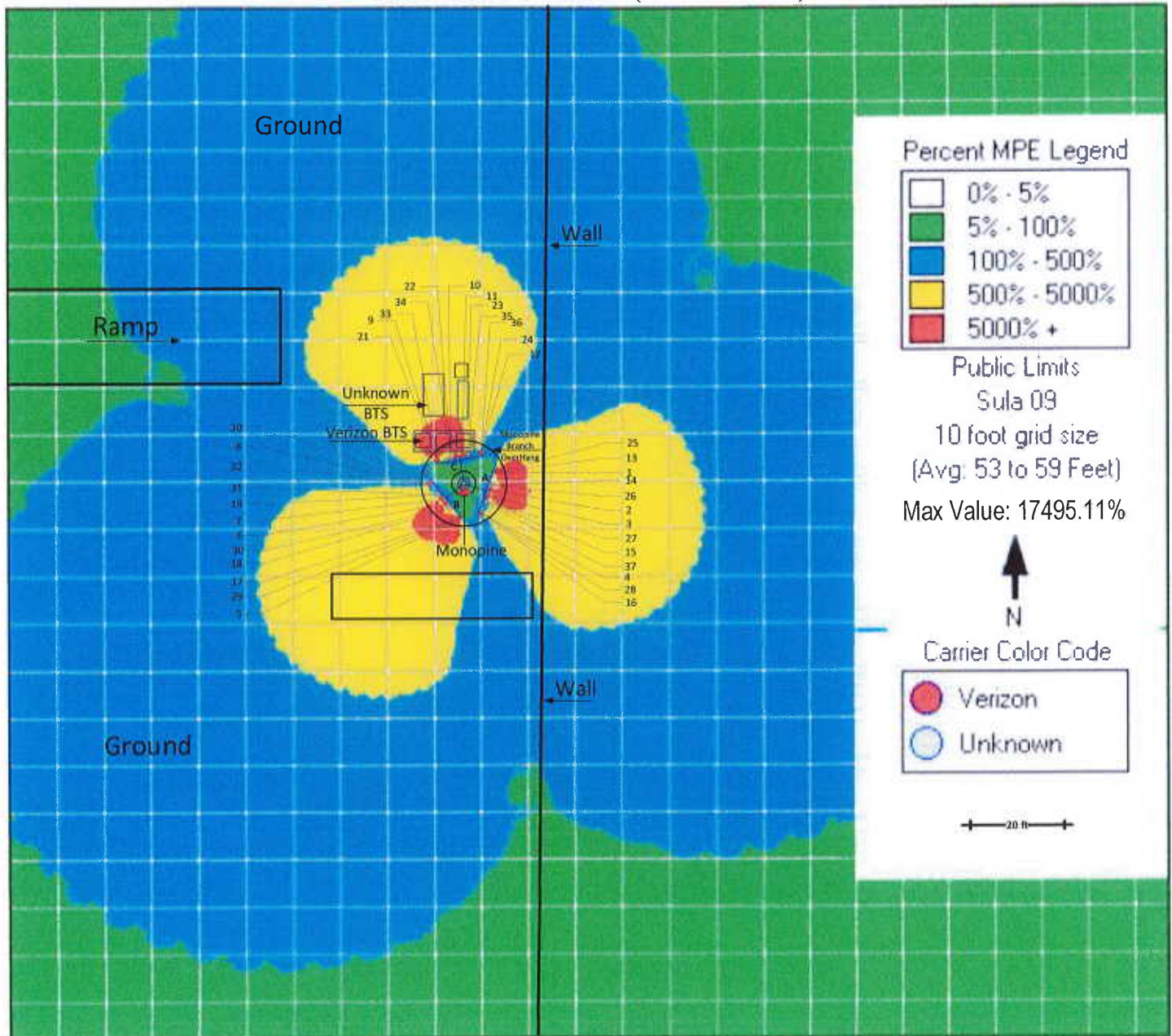
Could field measurements be taken in areas with Verizon antennas?	N/A
Describe why measurements could not be taken - if applicable.	N/A
Adjacent Structure(s)	☐ Touching ☐ Potential Concern ☒ No Concern
If the structure is a Single-Family Residential Home, were measurements taken inside the residence?	N/A
Field Measurement Equipment	☒ Broadband ☐ Narrowband
Field Measurement Start Time	N/A
Field Measurement End Time	N/A
Location Broadband Equipment Zeroed	N/A

a. Predictive Model: All Transmitters

Is the area being modeled completely **INACCESSIBLE** to members of the general population (including untrained maintenance workers)?

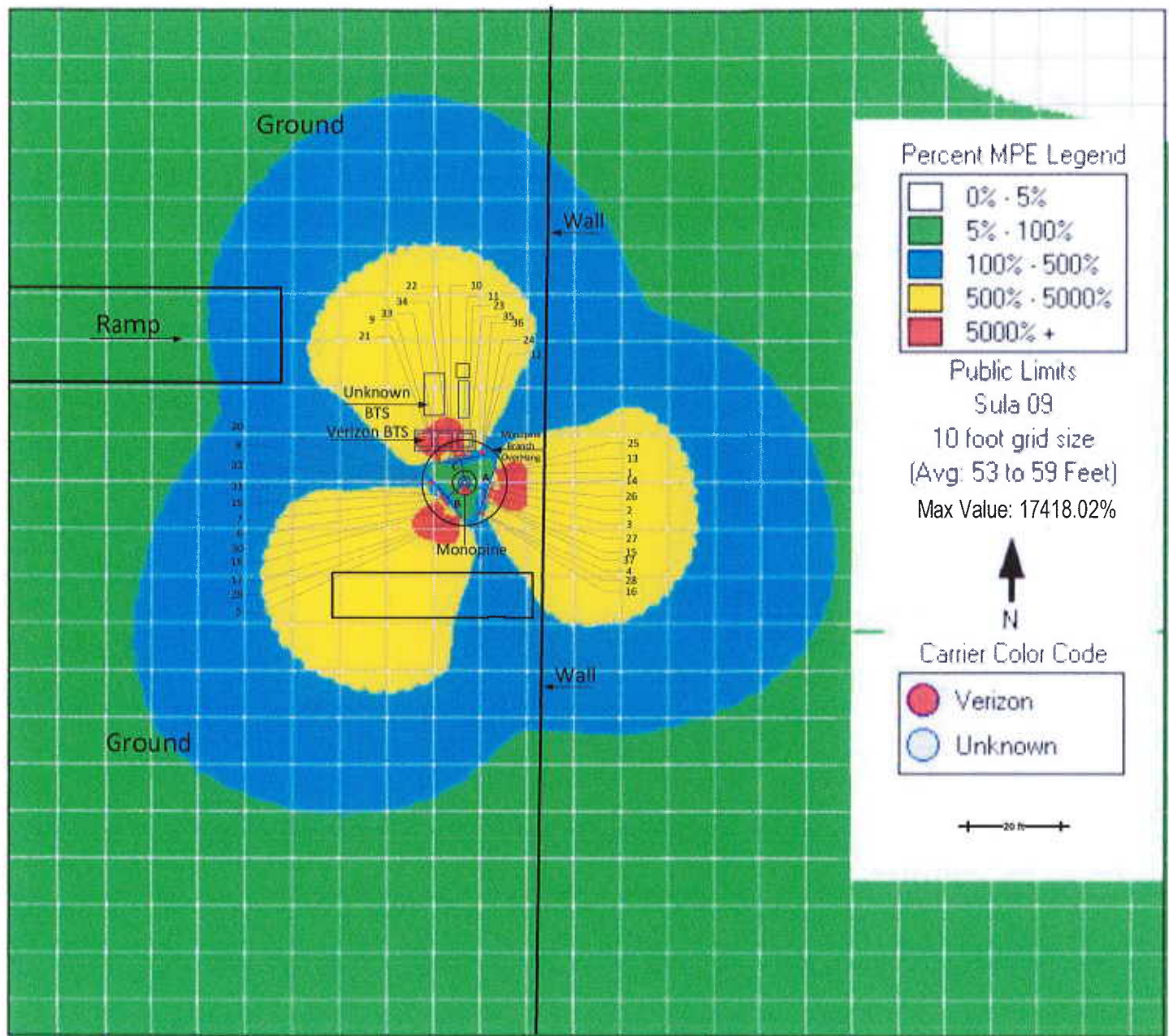
☒ YES ☐ NO

Reference Plane: 53 Feet (Antennas Level)



b. Predictive Model: Verizon Transmitters

Reference Plane: 53 Feet (Antennas Level)

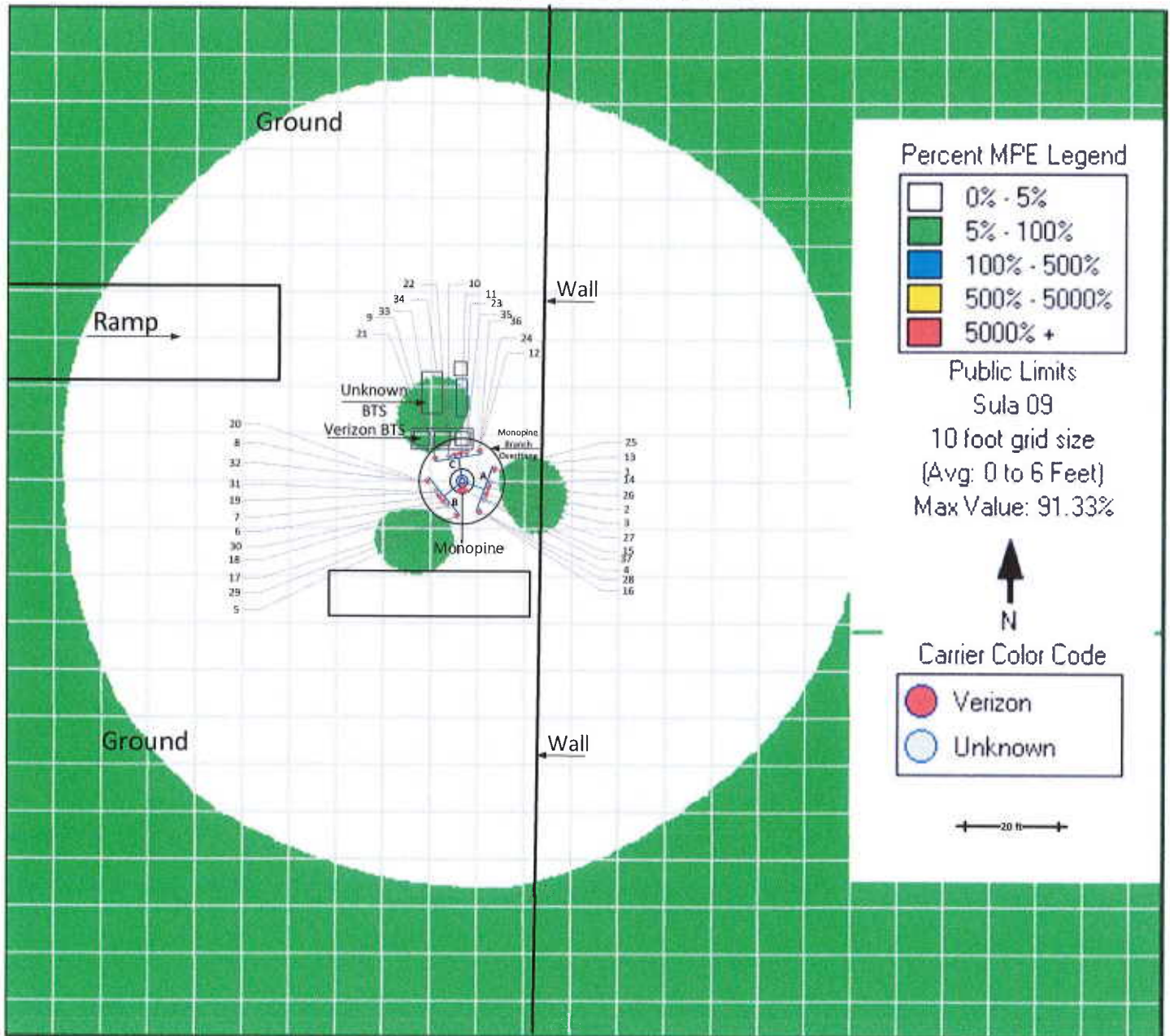


c. Predictive Model: All Transmitters

Is the area being modeled completely **INACCESSIBLE** to members of the general population (including untrained maintenance workers)?

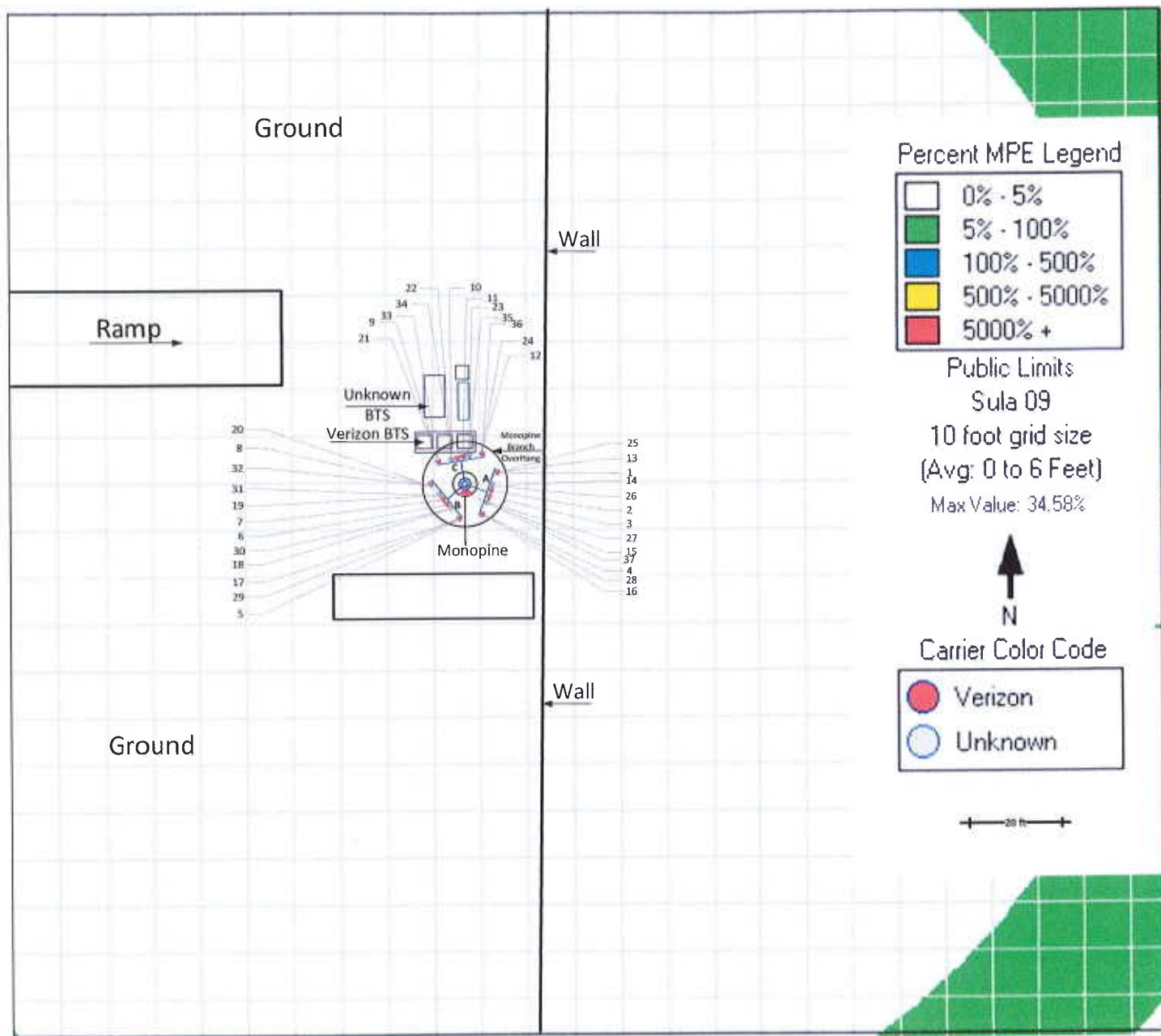
☐ YES ☒ NO

Reference Plane: Ground Level



d. Predictive Model: Verizon Transmitters

Reference Plane: Ground Level

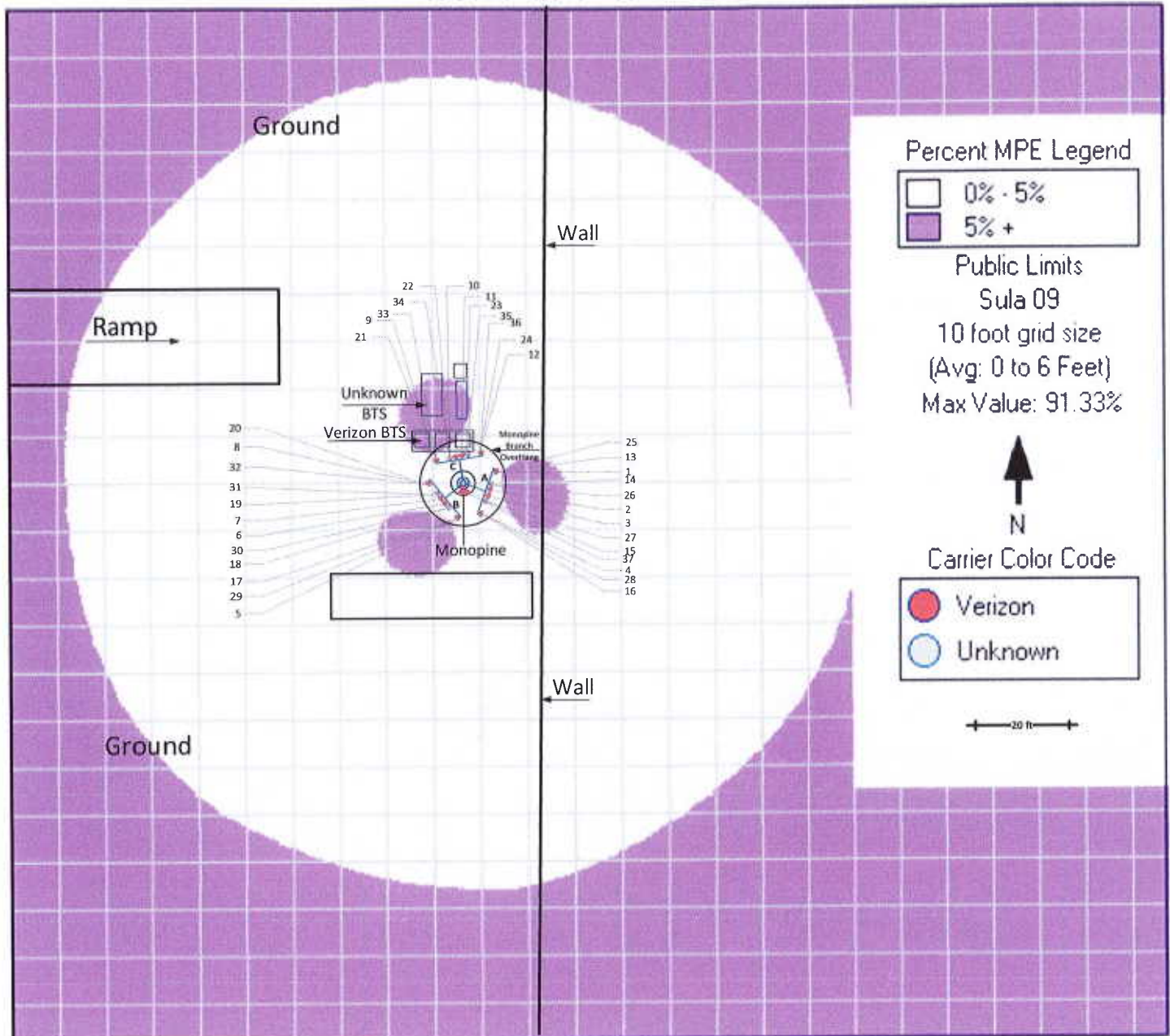


e. Predictive Model: All Transmitters

Is the area being modeled completely **INACCESSIBLE** to members of the general population (including untrained maintenance workers)?

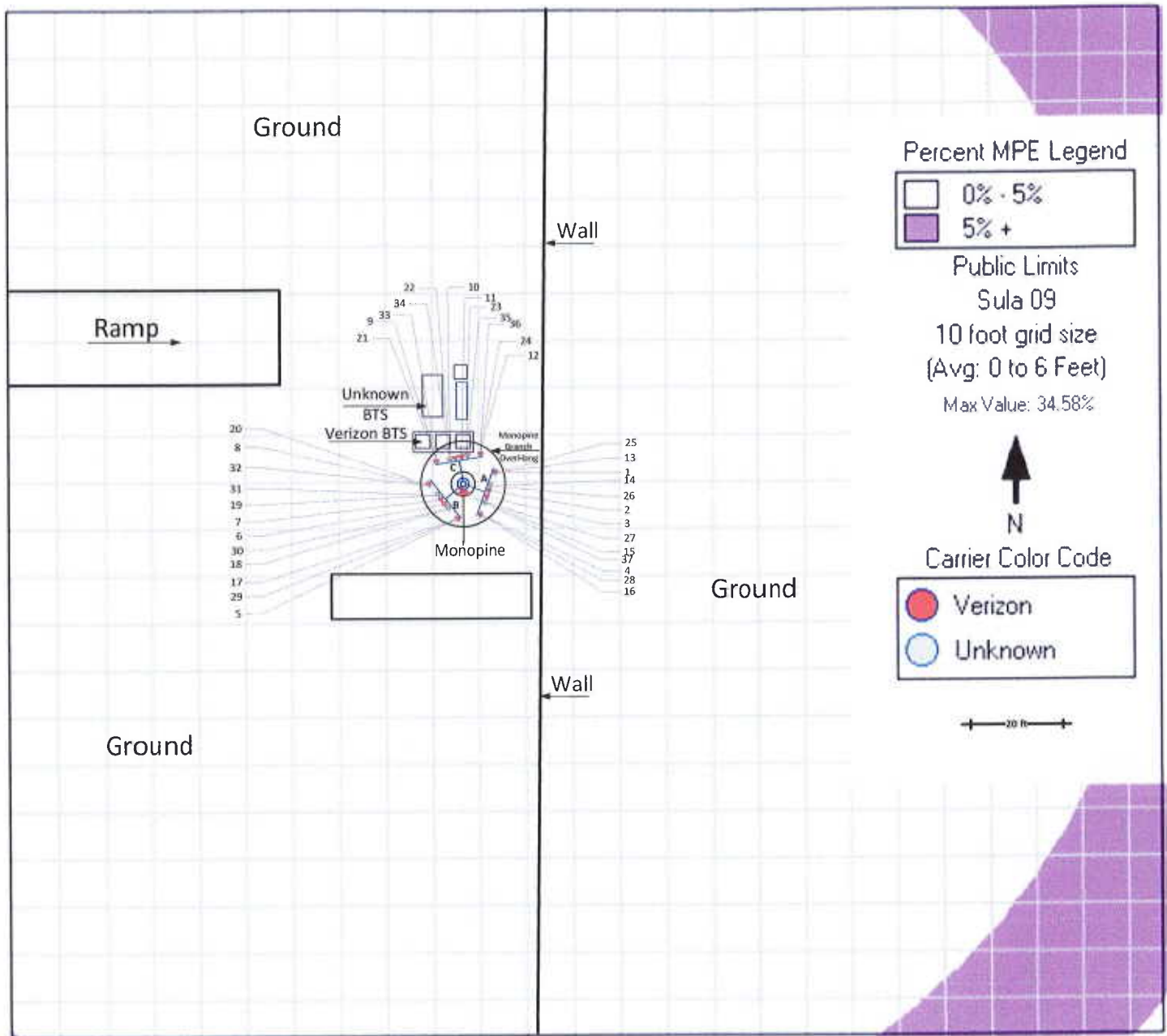
☐ YES ☒ NO

Reference Plane: Ground Level



f. Predictive Model: Verizon Transmitters

Reference Plane: Ground Level

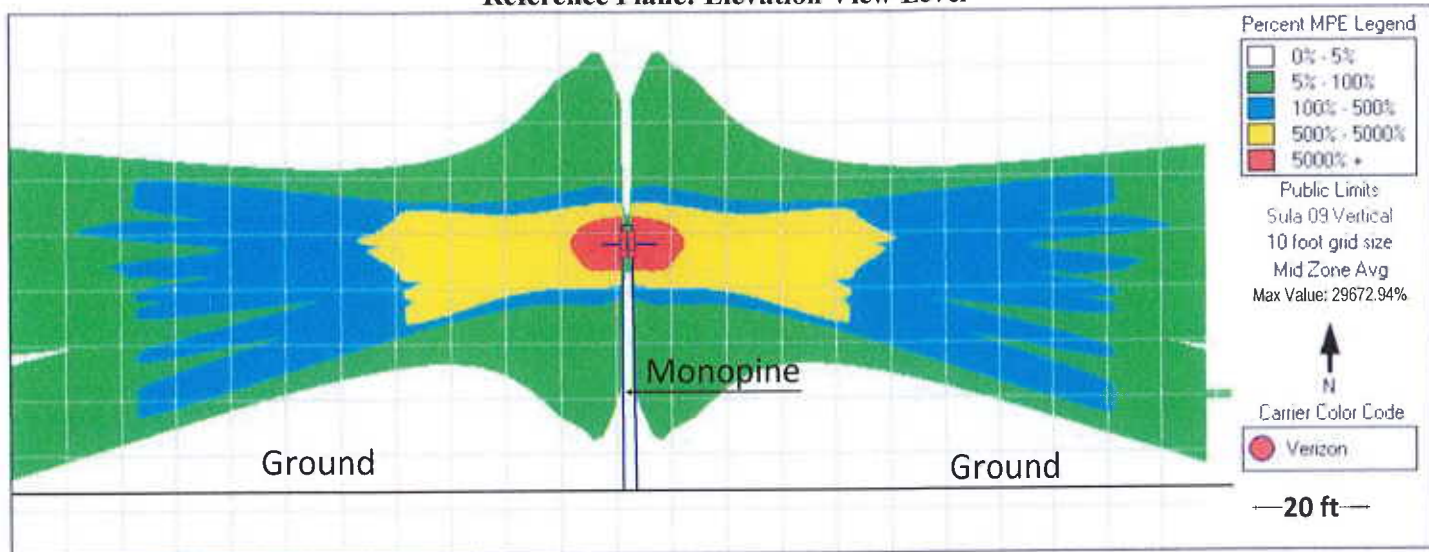


g. Predictive Model: Verizon Transmitters

Is the area being modeled completely **INACCESSIBLE** to members of the general population (including untrained maintenance workers)?

☒ YES ☐ NO

Reference Plane: Elevation View Level



4. Conclusion

a. Conclusion Narrative

Description of MPE-Limit Exceeding Areas (Antennas Level) – the max simulation level is in inaccessible areas:

VZW Alpha sector is exceeding 100 % General Public limits
VZW Beta sector is exceeding 100 % General Public limits
VZW Gamma sector is exceeding 100 % General Public limits

Verizon Significant Contribution Areas (Antennas Level):

VZW Alpha sector is exceeding 5% General Public limits
VZW Beta sector is exceeding 5% General Public limits
VZW Gamma sector is exceeding 5% General Public limits

Co-locator Significant Contribution Areas (Antennas Level):

Unknown 1 Alpha sector is exceeding 5% General Public limits
Unknown 1 Beta sector is exceeding 5% General Public limits
Unknown 1 Gamma sector is exceeding 5% General Public limits

Unknown 2 Alpha sector is exceeding 5% General Public limits
Unknown 2 Beta sector is exceeding 5% General Public limits
Unknown 2 Gamma sector is exceeding 5% General Public limits

Microwave #37 is not exceeding 5% General Public limits

Description of MPE-Limit Exceeding Areas (Ground Level):

VZW Alpha sector is not exceeding 100 % General Public limits
VZW Beta sector is not exceeding 100 % General Public limits
VZW Gamma sector is not exceeding 100 % General Public limits

Verizon Significant Contribution Areas (Ground Level):

VZW Alpha sector is exceeding 5% General Public limits
VZW Beta sector is exceeding 5% General Public limits
VZW Gamma sector is exceeding 5% General Public limits

Co-locator Significant Contribution Areas (Ground Level):

Unknown 1 Alpha sector is exceeding 5% General Public limits
Unknown 1 Beta sector is exceeding 5% General Public limits
Unknown 1 Gamma sector is exceeding 5% General Public limits

Unknown 2 Alpha sector is exceeding 5% General Public limits
Unknown 2 Beta sector is exceeding 5% General Public limits
Unknown 2 Gamma sector is exceeding 5% General Public limits

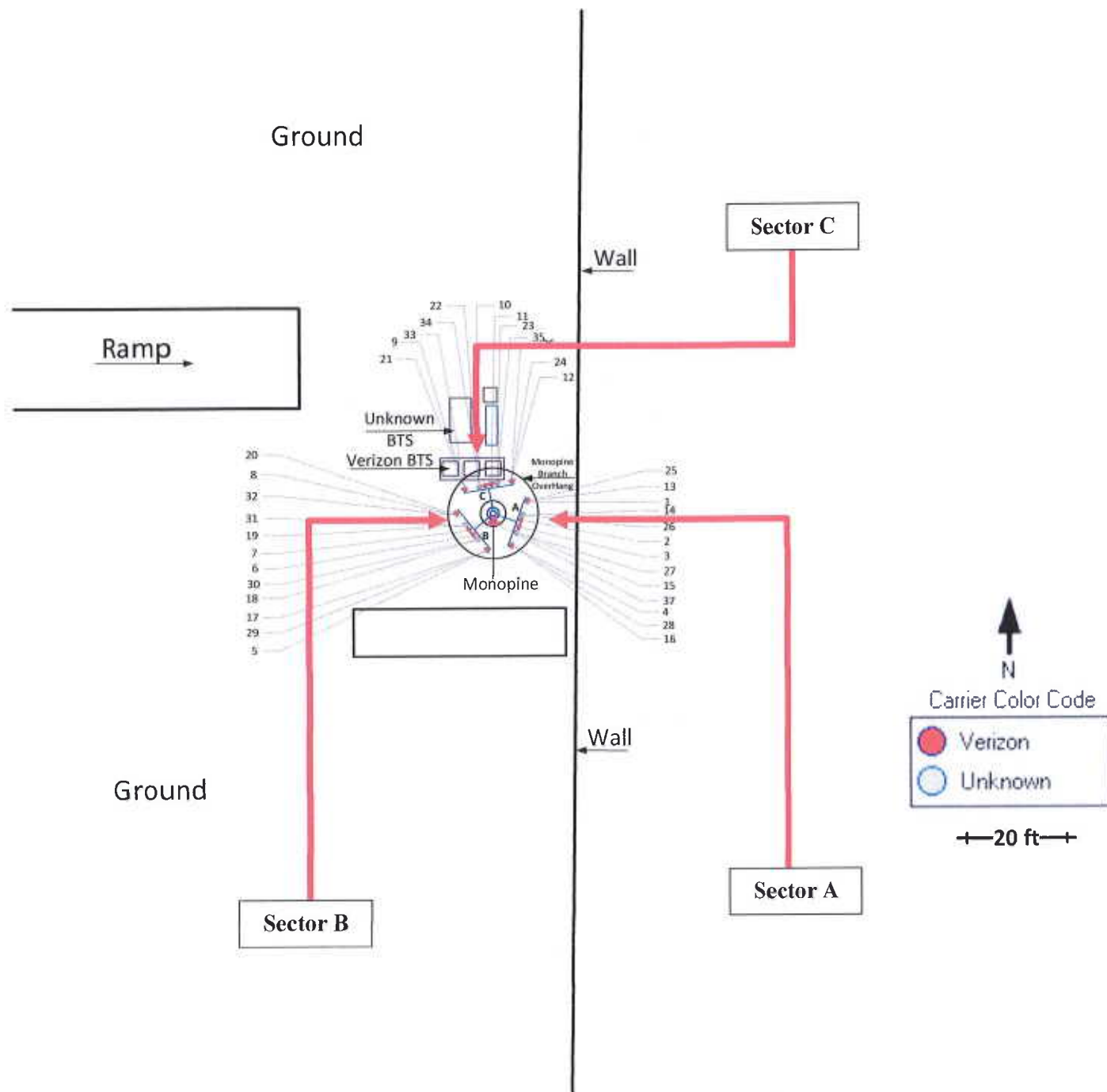
Microwave #37 is not exceeding 5% General Public limits

Potentially Non-Compliant Co-Locator Areas: Verizon Responsibility

The following table represents potentially non-compliant co-locators for which Verizon is a 5% General Population MPE (1% Occupational MPE) contributor.

AT&T	T-Mobile	Sprint	Unknown	Microwave	Omni
☐	☐	☐	☐	☐	☐

b. Signage/Barrier Diagram



Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ dimensions
Alpha	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ dimensions
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ dimensions
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ dimensions

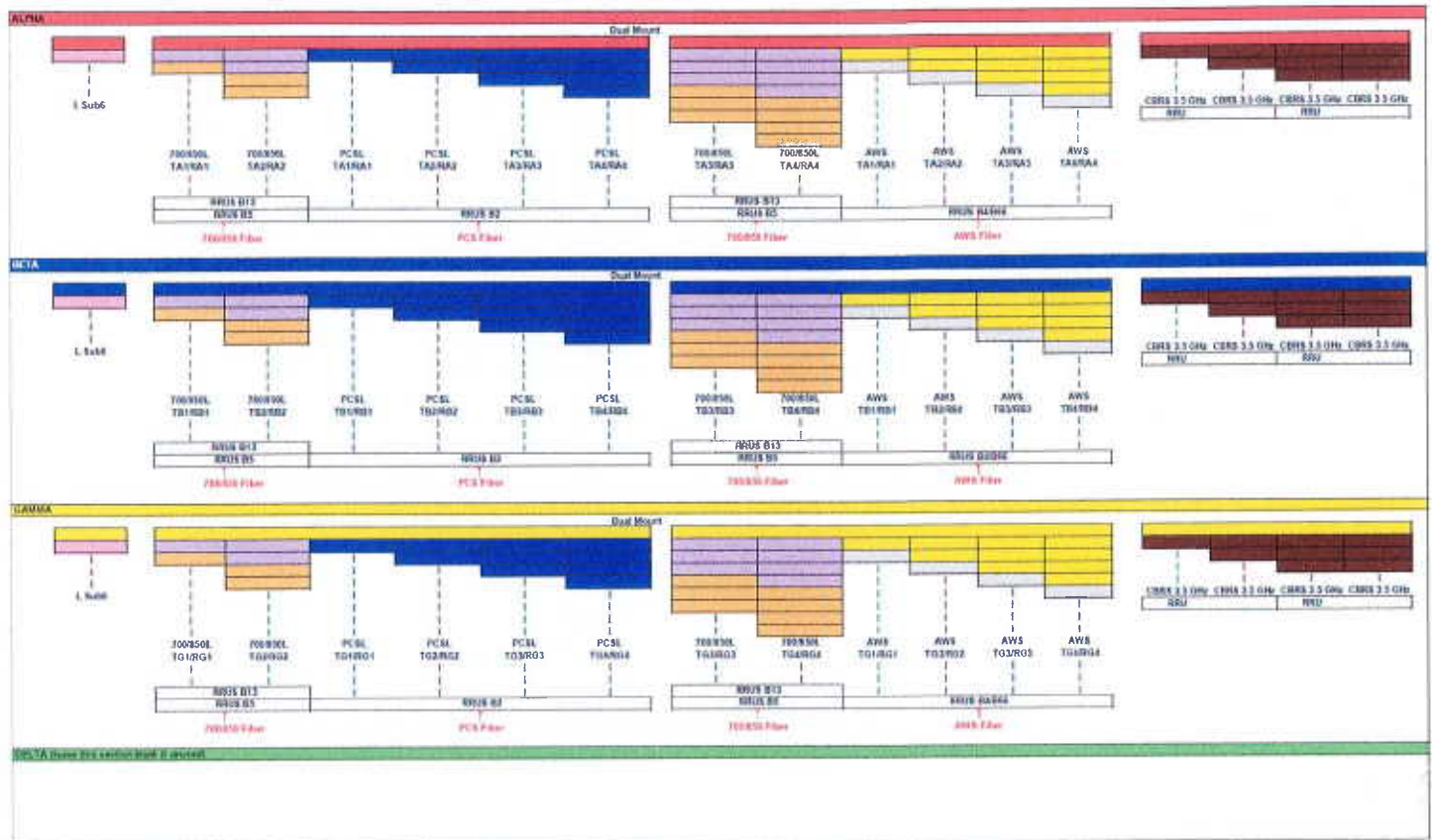
NOTE: The table above represents EVERY compliance item that MUST be implemented at this location.

c. Signage/Barrier Installation Detail

c. Signage/Barrier Installation Detail												
Mitigation Actions Required												
	GUIDELINES	NOTICE		CAUTION		WARNING		NOC INFO		BARRIER/MARKER		
Access Point(s)	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ ☐ ☐	dimensions		
Alpha	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ ☐ ☐	dimensions		
Beta	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ ☐ ☐	dimensions		
Gamma	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐ ☐ ☐	dimensions		
	ADD	REM	ADD	REM	ADD	REM	ADD	REM	ADD	REM	ADD ONLY	

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

5. EME Datasheet



		0008	
Sector	01	04	07
Antenna	110	230	250
Cell / Node B ID	04190	04190	04190
Antenna Model	00105701	00105701	00105701
Antenna Make	ERICSSON	ERICSSON	ERICSSON
Antenna Centerline(F)	56	56	56
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	0	0	0
Tip Height	56.1	56.3	56.3
Regulatory Power	24.92	24.92	24.92
DECLARATION	55990	55990	55990
Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	34.13	34.13	34.13
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4400-040-01	4400-040-01	4400-040-01
Number of Tx/Rx Lines	4,4	4,4	4,4
Position	4	4	4
Transmitter ID	15000403	15000403	15000403
Source	ATOLL_API	ATOLL_API	ATOLL_API
		0008	
Sector	01	02	03
Antenna	110	230	250
Cell / Node B ID	04190	04190	04190
Antenna Model	00105701	00105701	00105701
Antenna Make	ERICSSON	ERICSSON	ERICSSON
Antenna Centerline(F)	56	56	56
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	0	0	0
Tip Height	56.1	56.3	56.3
Regulatory Power	24.92	24.92	24.92
DECLARATION	55990	55990	55990
Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	34.13	34.13	34.13
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4400-040-01	4400-040-01	4400-040-01
Number of Tx/Rx Lines	4,4	4,4	4,4
Position	4	4	4
Transmitter ID	15000403	15000403	15000403
Source	ATOLL_API	ATOLL_API	ATOLL_API
		0008	
Sector	01	02	03
Antenna	110	230	250
Cell / Node B ID	04190	04190	04190
Antenna Model	00105701	00105701	00105701
Antenna Make	ERICSSON	ERICSSON	ERICSSON
Antenna Centerline(F)	56	56	56
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	0	0	0
Tip Height	56.1	56.3	56.3
Regulatory Power	24.92	24.92	24.92
DECLARATION	55990	55990	55990
Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	34.13	34.13	34.13
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4400-040-01	4400-040-01	4400-040-01
Number of Tx/Rx Lines	4,4	4,4	4,4
Position	4	4	4
Transmitter ID	15000403	15000403	15000403
Source	ATOLL_API	ATOLL_API	ATOLL_API
		0008	
Sector	01	02	03
Antenna	110	230	250
Cell / Node B ID	04190	04190	04190
Antenna Model	00105701	00105701	00105701
Antenna Make	ERICSSON	ERICSSON	ERICSSON
Antenna Centerline(F)	56	56	56
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	0	0	0
Tip Height	56.1	56.3	56.3
Regulatory Power	24.92	24.92	24.92
DECLARATION	55990	55990	55990
Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	34.13	34.13	34.13
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4400-040-01	4400-040-01	4400-040-01
Number of Tx/Rx Lines	4,4	4,4	4,4
Position	4	4	4
Transmitter ID	15000403	15000403	15000403
Source	ATOLL_API	ATOLL_API	ATOLL_API

300 MHz	Sector	0001	0002	0003
	Azimuth	110	210	350
	Cell / ENode B ID	041991	041991	041991
	Antenna Model	NBH-650-R2B	NBH-650-R2B	NBH-650-R2B
	Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
	Antenna Centerline(Ft)	56	56	56
	Mechanical Down-Tilt(Deg.)	0	0	0
	Electrical Down-Tilt	0	0	0
	Tip Height	59	59	59
	Regulatory Power	15915	15915	15915
	DEARFCN	2560	2560	2560
	Channel Bandwidth(MHz)	10	10	10
	Total ERP (W)	250.00	250.00	250.00
	TMA Make			
	TMA Model			
	RRU Make	Ericsson	Ericsson	Ericsson
	RRU Model	4440	4440	4440
190 MHz LTE	Number of Tx, Rx Lines	4,4	4,4	4,4
	Position	21,20	21,20	21,20
	Transmitter Id	1590440	1590441	1590442
	Source	ATOLL_API	ATOLL_API	ATOLL_API
190 MHz LTE	Sector	01	03	03
	Azimuth	110	210	350
	Cell / ENode B ID	041991	041991	041991
	Antenna Model	NBH-650-R2B	NBH-650-R2B	NBH-650-R2B
	Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
	Antenna Centerline(Ft)	56	56	56
	Mechanical Down-Tilt(Deg.)	0	0	0
	Electrical Down-Tilt	0	0	0
	Tip Height	59	59	59
	Regulatory Power	364.43	364.43	364.43
	DEARFCN	1000	1000	1000
	Channel Bandwidth(MHz)	10	10	10
	Total ERP (W)	190.10	190.10	190.10
	TMA Make			
	TMA Model			
	RRU Make	Ericsson	Ericsson	Ericsson
	RRU Model	4443	4443	4443
300 MHz LTE	Number of Tx, Rx Lines	4,4	4,4	4,4
	Position	21	21	21
	Transmitter Id	1590440	1590441	1590442
	Source	ATOLL_API	ATOLL_API	ATOLL_API
300 MHz LTE	Sector	01	02	03
	Azimuth	110	210	350
	Cell / ENode B ID	041991	041991	041991
	Antenna Model	NBH-650-R2B	NBH-650-R2B	NBH-650-R2B
	Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
	Antenna Centerline(Ft)	56	56	56
	Mechanical Down-Tilt(Deg.)	0	0	0
	Electrical Down-Tilt	0	0	0
	Tip Height	59	59	59
	Regulatory Power	212.75	212.75	212.75
	DEARFCN	2050	2050	2050
	Channel Bandwidth(MHz)	20	20	20
	Total ERP (W)	2334.21	2334.21	2334.21
	TMA Make			
	TMA Model			
	RRU Make	Ericsson	Ericsson	Ericsson
	RRU Model	4443	4443	4443
4G LTE	Number of Tx, Rx Lines	4,4	4,4	4,4
	Position	20	20	20
	Transmitter Id	1590440	1590442	1590440
	Source	ATOLL_API	ATOLL_API	ATOLL_API
4G LTE	Sector	0001	0002	0003
	Azimuth	110	210	350
	Cell / ENode B ID	000440	000440	000440
	Antenna Model	Ericsson	Ericsson	Ericsson
	Antenna Make	Ericsson	Ericsson	Ericsson
	Antenna Centerline(Ft)	56	56	56
	Mechanical Down-Tilt(Deg.)	0	0	0
	Electrical Down-Tilt	0	0	0
	Tip Height	57.2	57.2	57.2
	Regulatory Power	1365.07	1365.07	1365.07
	DEARFCN	648607	648607	648607
	Channel Bandwidth(MHz)	80	80	80
	Total ERP (W)	23711.74	23711.74	23711.74
	TMA Make			
	TMA Model			
	RRU Make	Ericsson	Ericsson	Ericsson
	RRU Model	AB0440	AB0440	AB0440
4G LTE	Number of Tx, Rx Lines	2,2	2,2	2,2
	Position	1	1	1
	Transmitter Id	1590053	1590054	1590055
	Source	ATOLL_API	ATOLL_API	ATOLL_API

6. Appendix D: Reference Information

a. FCC Rules & Regulations

The Federal Communications Commission (FCC) has established safety guidelines relating to RF exposure from cell sites. The FCC developed those standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The standards were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The FCC explains that its standards “incorporate prudent margins of safety.” The following represents explanations of the most applicable information:

Two Classifications for Exposure Limits

Occupational – Applies to situations in which persons are “exposed as a consequence of their *employment*” and are “*fully aware* of the potential for exposure and can *exercise control* over their exposure”.

General Population – Applies to situations in which persons are “exposed as a consequence of their employment *may not be made fully aware* of the potential for exposure or *cannot exercise control* over their exposure”. Generally speaking, those without significant and documented RF Safety & Awareness training would be in the General Population classification.

Environment Classification

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

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

<i>Limits for Occupational/Controlled Exposure</i>		
Frequency	Power Density	Averaging Time
Range	(S)	$ E ^2$, $ H ^2$, or S
(MHz)	(mW/cm ²)	(minutes)
300-1500	$f/300$	6
1500-100,000	5	6
<i>Limits for General Population/Uncontrolled Exposure</i>		
Frequency	Power Density	Averaging Time
Range	(S)	$ E ^2$, $ H ^2$, or S
(MHz)	(mW/cm ²)	(minutes)
300-1500	$f/1500$	30
1500-100,000	1	30
<i>f = frequency in MHz</i>		

Significant Contribution to the RF Environment

Any carrier contributing an aggregate MPE percentage of 5 or more (to the applicable RF Environment Classification) is defined as a significant contributor. This means that if any area is determined to be out of compliance with FCC rules, all significant contributors are jointly responsible for correcting any deficiencies.

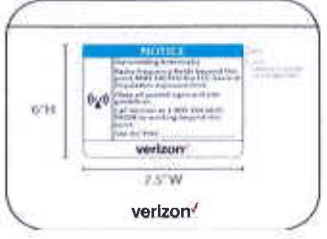
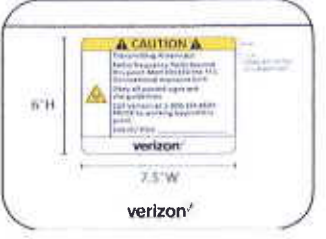
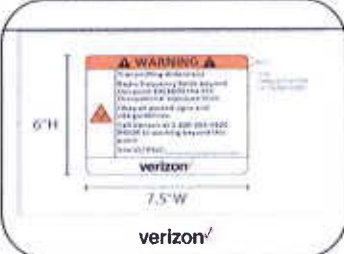
b. Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

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

c. RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage **MUST** be viewable regardless of the viewer's position.

GUIDELINES	Category Two - Notice	Category Three - Caution	Category Four - Warning
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit. • Sign Color Blue • Sign Signal Word "Notice"	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit. • Sign Color Yellow • Sign Signal Word "Caution"	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit. • Sign Color Orange for Warning • Sign Signal Word "Warning"
			

Category One - Information

Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.

- Sign Color Green
- Sign Signal Word "Information"



Signs for Category Two through Four must have the following:

- Appropriate signal word associated color {i.e., {DANGER" (red), "WARNING" (orange), "CAUTION," (yellow) "NOTICE" (blue)}.
- RF energy advisory symbol.
- An explanation of the RF source.
- Behavior necessary to comply with the exposure limits; and
- Up-to-date contact information.

Signage Design features:

- All signs shall be furnished with rounded or blunt corners and shall be free from sharp edges, burrs, splinters, or other sharp projections. The ends or heads of bolts or other fastening devices shall be located in such a way that they do not constitute a hazard.

d. Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** chain-connected stanchions

e. Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** paint stripes.

7. Engineering Certification

I, Heildrick D Valeroso, P.E. State:

The stamp and signature on this page certify the following:

- I am a Registered Professional Engineer in the state of California, license # E-22394 expiration date 09/30/2024.
- That I am familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio-frequency Radiation.
- I reviewed the RFE-EME Compliance Report for the T-Mobile site.

Site Name	EASTMAN_AVE - B
Street Address	2400 Eastman Ave Oxnard, CA 93030

and based on supplied data and to the best of my knowledge I believe the Report to be true and accurate.



Heildrick D Valeroso, P.E.
Registered Professional Engineer
California License # E-22394

Date: 02/17/2023

NOTICE OF EXEMPTION

Project Description: *Verizon Wireless Monopine Tower*; PZ No. 23-530-02 (Special Use Permit - Wireless) A request to construct a 65-foot tall wireless communication facility designed to resemble a pine tree with an associated ground equipment enclosure of 252 square feet (14' x 18') on a 2.75 acre lot in the M-1 zone. The request includes the allowance for an increase in height from 40 feet to 65 feet within the Northfield Seagate Specific Plan. The project is located at 2400 Eastman Avenue, within an open area of the lot used for storage by an existing industrial business (APN: 216-0-193-135). Filed by designated agent Franklin Orozco ("Applicant"), Black Rock, Irvine, CA 92618, on behalf of Verizon Wireless.

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 an unmanned stealth wireless communications facility within an approximately 400 square-foot lease area, which is consistent with small structures and other allowances by the Class 3 exemption. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the exemption. Therefore, the Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

(Date)

Joe Pearson II

Planning and Environmental Services
Manager

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. PZ 23-530-02 (SPECIAL USE PERMIT - WIRELESS) FOR CONSTRUCTION OF A 65-FOOT TALL WIRELESS STEALTH COMMUNICATION FACILITY AND EQUIPMENT ENCLOSURE, LOCATED AT 2400 EASTMAN AVENUE FILED BY DESIGNATED AGENT FRANKLIN OROZCO, BLACK ROCK, 9598 MONTEGRINO COURT, ELK GROVE, CALIFORNIA 95757.

WHEREAS, on March 20, 2023, Franklin Orozco on behalf of Black Rock and Verizon Wireless (the “**Applicant**” and/or “**Permittee**”), submitted a request to allow a 65-foot tall heavily screened mono-pine wireless communication facility and associated equipment enclosure located at 2400 Eastman Avenue; and

WHEREAS, on November 16, 2023, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 23-530-02 (Special Use Permit - Wireless) to allow a 65-foot tall heavily screened mono-pine wireless communication facility and associated equipment enclosure located at 2400 Eastman Avenue (the “**Project**”) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, the Northfield Seagate Specific Plan authorizes the Planning Commission to approve overheight wireless facilities within the specific plan boundaries zone via the issuance of a special use permit;

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) and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

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

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

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

The proposed use is located on a property with a General Plan designation of Industrial Light, which would be a compatible zone for this use. It also is consistent with the goal of locating facilities away from residential and commercial areas, as well as incorporating well-designed stealth techniques to disguise the facility. Allowing a single wireless communication faux pine tree with an increase in height from 40 feet to 65 feet will decrease the need for additional wireless telecommunication facilities in more objectionable areas. Furthermore, the additional height will increase the quality of wireless coverage, providing a benefit to customers

and emergency personnel in the vicinity, which is also in proximity to two major transportation corridors. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards. The project is consistent with uses allowed by the Northfield Seagate Specific plan and is allowed to be overheight via an approval of a special use permit. Additionally, this facility is consistent with Chapter 16 of the zoning code, allowing stealth facilities within 500 feet of scenic corridors and within the M-1 Light Industrial zone.

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

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

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

The project site is already developed with parking and is fenced off. The installation of the stealth facility and associated equipment will be placed within a small open area midway through the property. While the property is landscaped primarily along the frontage, the project will plant 2 to 3 pine or similar trees that are intended to grow near the tower height for further screening. The site meets all pertinent development standards, as discussed in Section 5 of the staff report.

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

The project site is a fully developed lot within an existing industrial building built with adequate street access. Furthermore, the proposed wireless facility is unmanned and will therefore have minimal impact on traffic.

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

The project site is a fully developed lot with an existing industrial building within a developed industrial park within the City. The proposed project is an unmanned stealth wireless facility, and will therefore have minimal to no impact with regards to fire, water, and storm drain facilities. The proposed use will be provided by adequate

services and utilities given the proximity and capacity of existing fire protection services, sewerage, water, and storm drainage facilities.

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

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 23-530-02 (Special Use Permit - Wireless), subject to the attached conditions of approval.

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

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

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-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 November 16, 2023, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise

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

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, G-3)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Applicant agrees, as a condition of adoption of this resolution, at Applicant’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)
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Applicant shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
9. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)

11. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)
13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)
14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

15. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, *PK-1*)
16. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)
17. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)
18. 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*)
19. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)
20. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)

21. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

LANDSCAPE SPECIAL CONDITIONS

22. Plans submitted for building permits shall include a landscape and irrigation plans showing the replacement of the previously approved landscaping along the full rear property line and along the parking area of the eastern property line. Prior to issuance of building permits the Developer shall obtain approval of the Landscape and Irrigation plans from the Planning Manager.
23. Developer shall install two pine trees (or similar tree type, as determined by the Planning Manager) in proximity to the mono-pine. Final tree height must be similar to the height of the proposed mono-pine. All landscaping shall be maintained as part of the screening and blending in of the tree for the life of the project.

PLANNING DIVISION STANDARD CONDITIONS

24. Before the City issues building permits, Applicant shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, PL-3)
25. 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)
26. 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)
27. 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)
28. 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)
29. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)

30. 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*).
31. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
32. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed product, as demonstrated by the issuance of a grading, foundation or building permit and the construction of substantial improvements. (PL/DS, G-3)

PLANNING DIVISION SPECIAL CONDITIONS

33. Developer shall install and at all times maintain a fence of between 6 and 8 feet surrounding the monopole and associated equipment. (PL)
34. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.
35. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)
36. Prior to issuance of a building permit, Applicant shall revise plans for the wireless facility so that any warning or advisory signs required by the Federal Communications Commission (FCC) will also be displayed in Spanish. Signs appearing in Spanish language shall be of identical form and format to the signs required by the FCC. (PL)
37. Pursuant to City Code Section 16-493, a wireless communications facility that has not operated for six continuous months shall be considered abandoned, and the owner shall remove such facility at the owner's expense within 90 days of notice from the Planning Manager. If the Wireless communications facility is not removed within 90 days, the City may remove such facility at the owner's expense. If there are two or more users of a single wireless communications facility, this provision shall not become effective until all users cease using such facility for six continuous months. (PL/CA)
38. For the life of the project, the operator of the facility shall ensure that screening elements are maintained and replaced as necessary to ensure the monopole remains heavily screened to the standards demonstrated in the approved plans and subject to the approval of the Planning Manager. The Operator accepts that the City reserves the right to deny applications for antenna replacement or colocation if the proposal is not consistent with the heavily screened standard of the original approval. (PL)

39. For the life of the project, faux branches of the monopine shall be maintained at a minimum of 3.5 branches per lineal foot from where the branches begin at 15' in height through to the top of the monopole
40. Prior to issuance of a building permit, plans shall note colors of all exterior equipment (panel antennas, RRUs, etc) and conduit mounted on the monopole. These colors shall mimic those of a pine tree, subject to the approval of the Planning Manager. (PL)
41. Prior to issuance of a building permit, any new CMU block enclosure shall be painted to match the existing building. (PL)
42. Prior to issuance of a building permit, the Applicant shall show on submitted plans a material or "sock" cover for each panel antenna of a compatible color to match the monopole artificial foliage to the satisfaction of the Director, and that the antenna covers shall be maintained to the satisfaction of the Director. (PL)
43. Applicant shall remove any and all graffiti from the equipment enclosure, pole, or associated equipment, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL/PD)
44. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
45. Construction materials shall match the foliage design and samples materials on the approved sample board. Any change to the proposed foliage design and sample materials shall be reviewed and approved by the Planning Manager prior to issuance of a building permit and/or field changes.
46. The subject permit shall be for a **ten year time period** from the date of this approval. If the lessee/operator/owner of the wireless facility wishes to continue operation as granted herein, a new application must be filed with the Planning Division. Said application must be filed no later than three months prior to the expiration of this permit and said application must be made on the appropriate forms and fees paid.
47. The wireless facility shall at all times comply with all applicable laws, regulations, and standards, inclusive of federal requirements regarding radio frequency (RF) emissions. If the City provides no less than 24-hour prior written notice of a request to inspect the facility for compliance with applicable law, the City and its agents shall promptly be granted such inspection rights.
48. Applicant shall not object to future co-location of other wireless facility company communication equipment and support technology on the subject site and monopine.

49. Within 6 months of final inspection the carrier shall provide a third party report confirming that the site is in compliance with the FCC regulations.
50. Developer shall replace existing vegetation, including trees, shrubs, grass and other ground cover, that is removed or damaged during construction.
51. Project design shall incorporate entry-deterrent measures into the facility to reduce the potential for trespass and injury, and shall be maintained throughout the life of the project.
52. Equipment (mobile or immobile) not used in direct support of the wireless telecommunications facility shall not be stored on the site unless repairs to the facility are being made.
53. The wireless telecommunications facility, in its entirety, shall be maintained in a good state of repair that remains consistent with the design of the original construction, at the sole expense of the applicant.
54. All cables, wires, sweeps, jumpers and other connectors shall be installed inside the mono-pine to the maximum extent feasible. All utilities servicing the facility shall be placed underground.
55. All externally mounted equipment and appurtenances shall be painted and textured to match and mimic natural pine tree colors. Applicant shall maintain all painted surfaces in good condition at all times. The project shall only use non-reflective materials and finishes.
56. The entire mono-pine, from ground up, shall be covered with three dimensional faux pine tree bark cladding and painted an appropriate bark color to resemble a live pine which shall be maintained in good condition at all times.
57. The mono-pine branches and faux pine needles shall have a density and design that maintains proper camouflage of the proposed antennas. Branches and pine needles shall be placed to extend above, between and below antennas and appurtenances. Branch length shall vary as needed to provide maximum camouflage of antennas and appurtenances, however, branches shall extend a minimum of 12 inches beyond the furthest extent of any pole mounted structures or antennas. In order to camouflage the facility equipment, antenna arrays and all related equipment shall be painted with a color mix (shade/light) given off by the pine needles in daylight hours to visually blend the equipment with the pine needles. Applicant shall maintain the pine needles, branches, and camouflage paint in good condition at all times.
58. The mono-pine and other ground mounted equipment (to the extent technically feasible) shall be enclosed within an enclosure. The chain-link equipment enclosure fencing shall be coated with nylon, preferably of a dark color to incorporate vertical slats to adequately screen the equipment.

59. All ground-mounted equipment (other than the mono-pine) shall be installed so that no portion of the equipment protrudes above the equipment enclosure.
60. A sign regarding "Network Operations Information" shall be installed at all access points to the equipment area and maintained in good condition at all times. The sign(s) required under this condition shall be installed so that a person can clearly see the sign as he or she approaches the access point when the gate is in both the open and closed position.
61. Signs regarding "RF Notice" and "Network Operations Information" shall be installed on the base of the tower structure and maintained in good condition. Signs required under this condition shall be installed so that a person can clearly see the sign as he or she approaches the tower.
62. All signage shall comply with the FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free telephone number to the facility network operations center that to contact a live person who can exert transmitter power-down control over this site as required by the FCC.
63. All signage is prohibited unless specifically required by the Federal Communications Commission (FCC) or other regulatory agency.
64. Exterior lighting for Wireless Telecommunications Facilities shall be limited to the following:
 - a) A manually-operated or motion-detector controlled light above any accessory structure which shall be kept off except when personnel are actually present at night.
 - b) The minimum tower lighting required by FAA regulations.
 - c) Lighting shall be shielded or directed to the greatest extent possible in such a manner to minimize the amount of light that falls onto nearby properties, particularly residences.
 - d) Requirements of paragraphs (a) or (c) above may be waived by the decision making authority if the Wireless Telecommunications Facilities is designed as a light pole. In such instance, lighting intensity, direction, and shielding shall be the same as other pole-mounted lights in the vicinity, the design of which has been duplicated for construction of the Wireless Telecommunications Facilities.

DEVELOPMENT SERVICES SPECIAL CONDITIONS

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

FIRE DEPARTMENT CONDITIONS

66. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire

lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)

67. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)
68. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)
69. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
70. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, *F-7*)
71. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
72. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, *F-11*)
73. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, *F-16*)

FIRE DEPARTMENT SPECIAL CONDITIONS

74. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
75. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.
76. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
77. Vegetation clearance from structure(s) required prior to and during construction.
78. A minimum 20-foot clear width and 13 foot, 6 inch (13'-6") clear height emergency access shall be maintained free of obstructions at all times within the development once construction

*Resolution No. 2023-XX
PZ 23-530-02 (SUP - Wireless)
Verizon Wireless Mono-Pine
November 16, 2023*

starts.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 16th day of November, 2023.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 16th day of November, 2023, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

Eastman Prop Maps

August 09, 2023



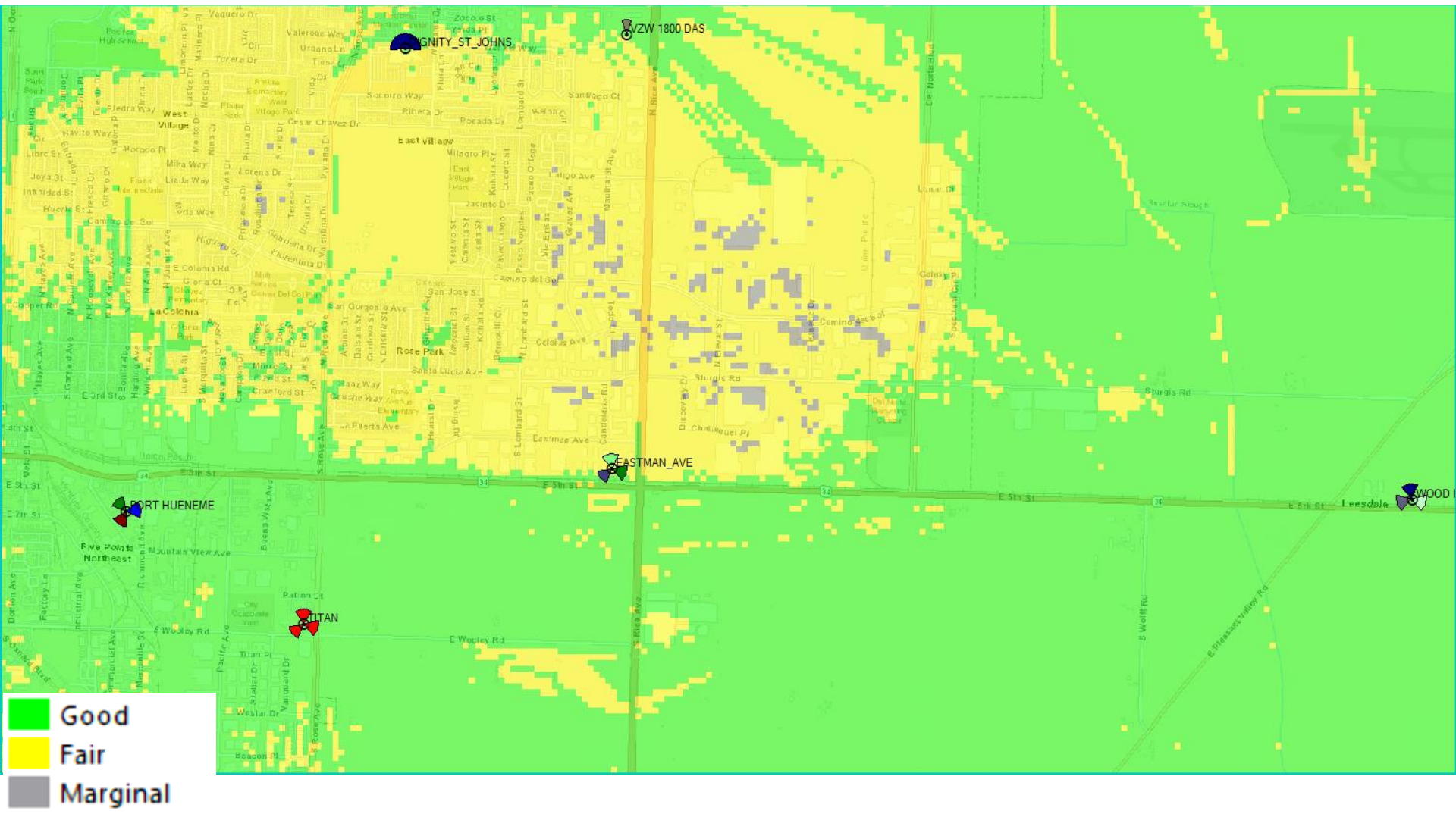
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Eastman General Map



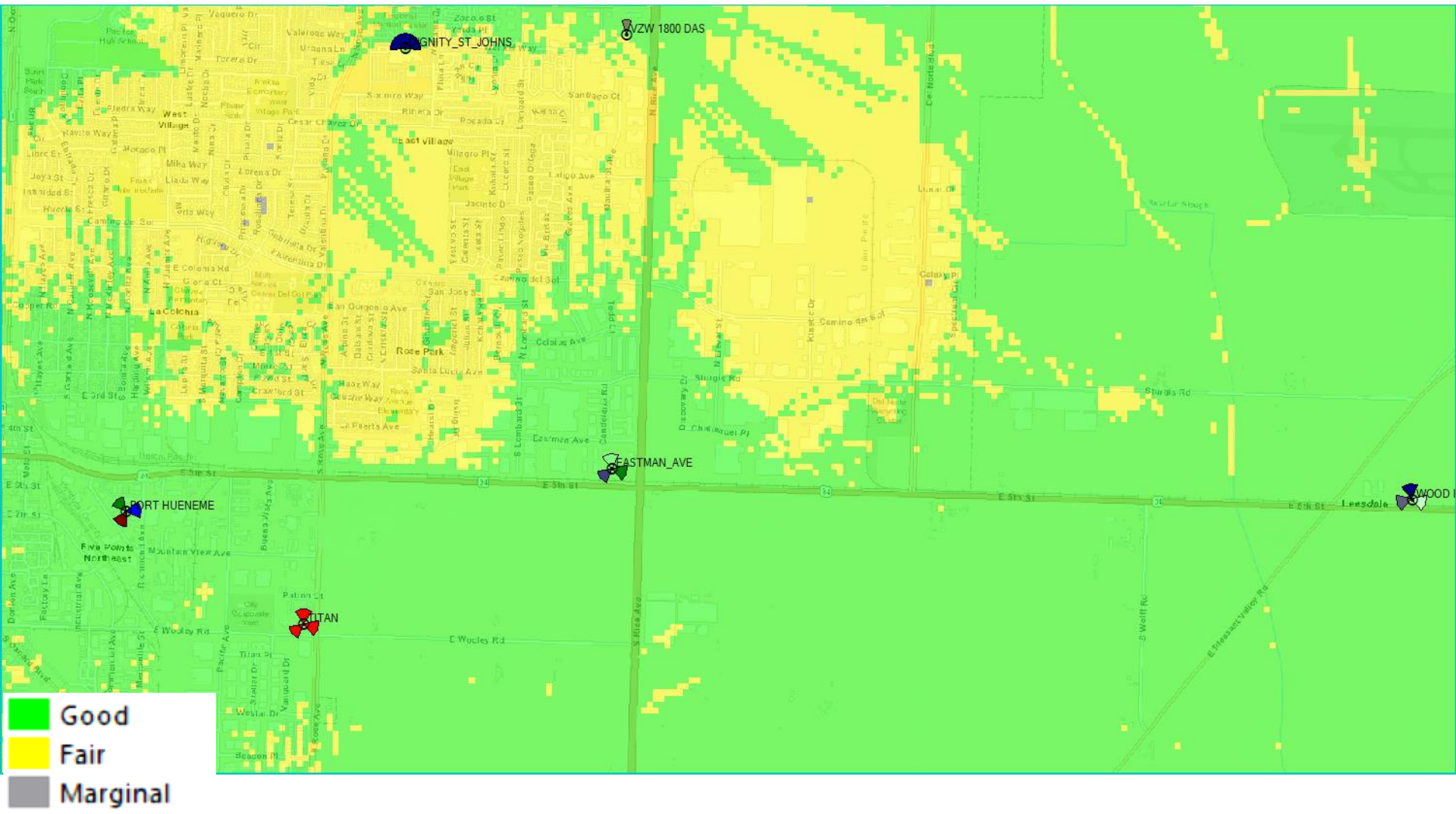
The other location does not work, any decreased of the rad center makes it worse, because the original location is too far east and does not provide coverage to the original intended area.

Without Eastman Coverage



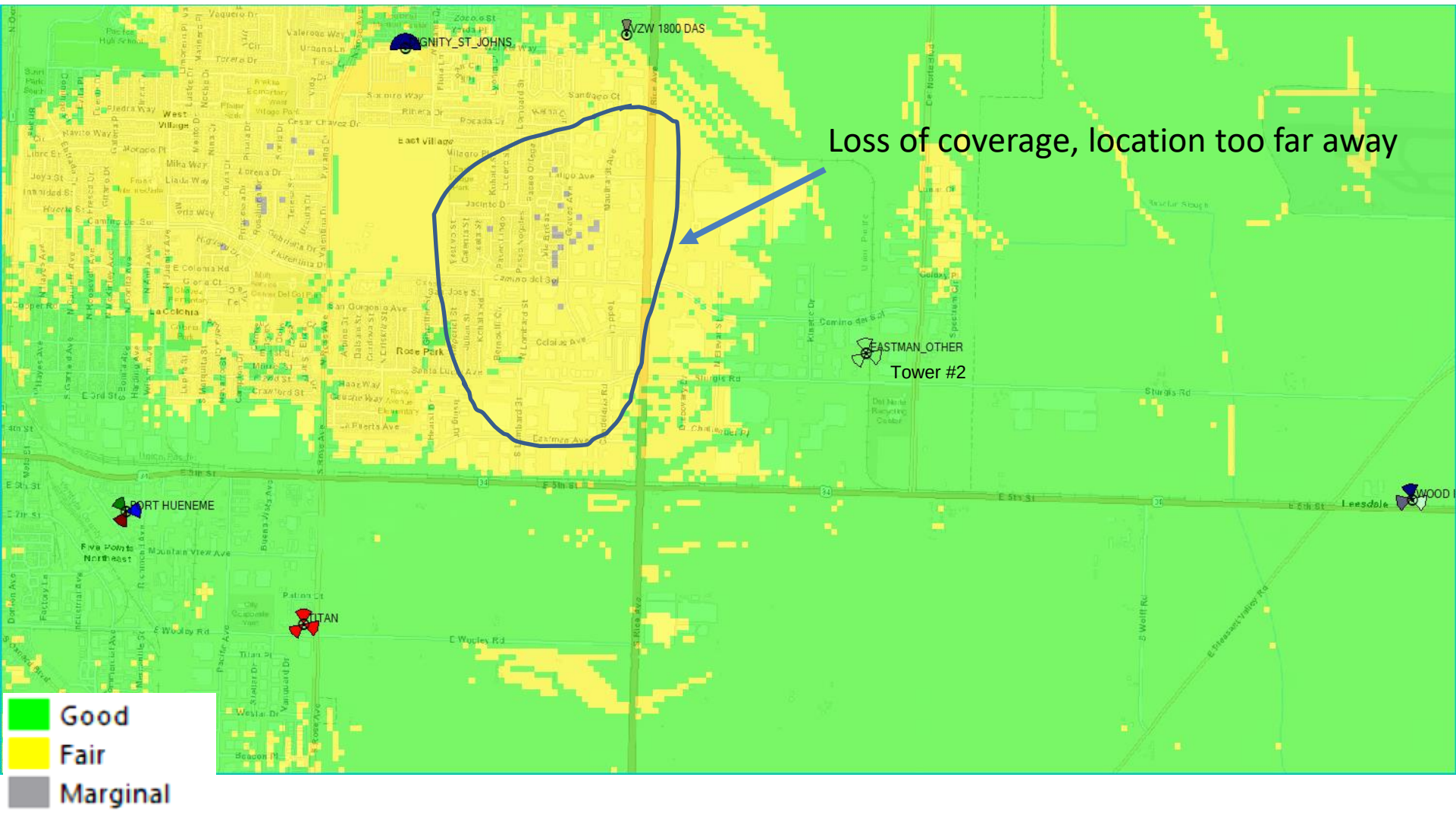
With Eastman Coverage

Original Location

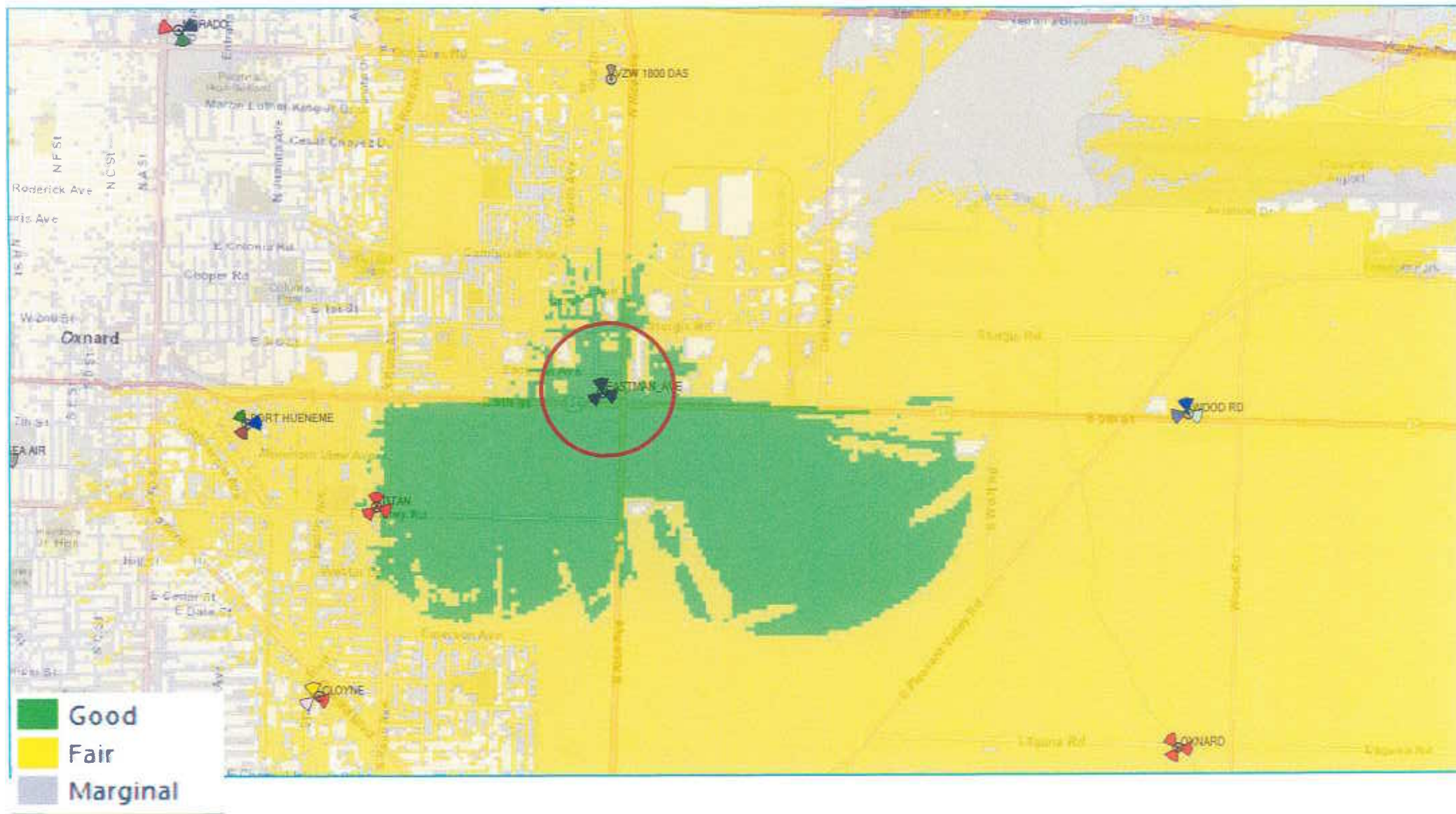


With Other Location Coverage

41 feet, this location does not work, too far east. It gets worse as you decrease the height



Standalone Eastman Ave Coverage



Verizon Wireless Monopine Tower

Applicant: Franklin Orozco, Designated Agent, Black Rock.

Daniel Houck, Associate Planner

Joe Pearson II, Planning and Environmental Services Manager

Planning Commission

November 16, 2023

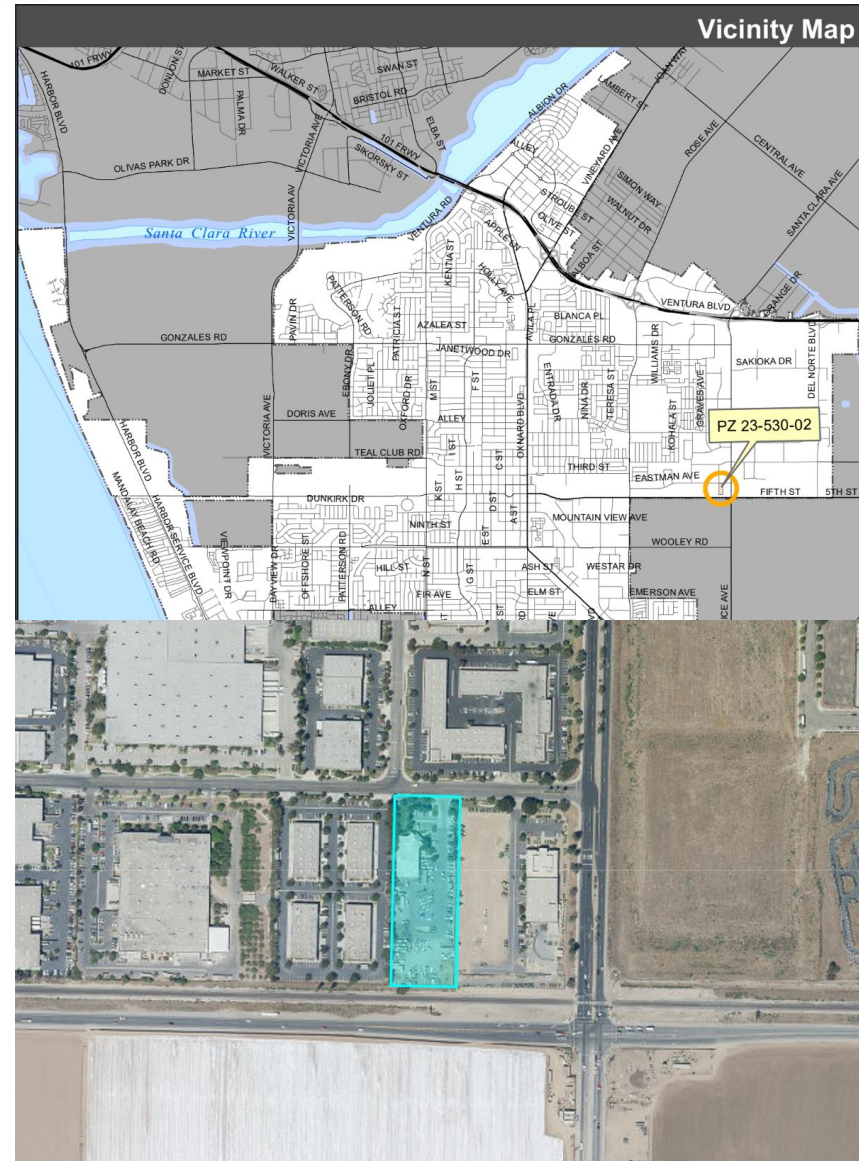
PROJECT REQUEST

- A request to construct and operate a 65-foot tall wireless communication tower. The tower is a monopine stealth facility with an associated ground equipment enclosure.
- The purpose of the proposal is to enhance the service for a gap in coverage surrounding the intersection of South Rice Avenue and East Fifth Street.

PROJECT LOCATION

**Subject Site:
2400 Eastman Avenue**

**Located within the Northfield Seagate
Specific Plan**



SURROUNDING AREA



View from S. Rice Ave and E. 5th Street Intersection



View looking North from E. 5th Street Intersection



View looking south to project property from Candelaria Road



View looking west, down eastman road, from S. Rice Ave

EXISTING SITE

Subject Site: 2400 Eastman Avenue

Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site (2400 Eastman Ave.)	Industrial Light (ILT)	Light Manufacturing (M-1)	Industrial
North	Industrial Light (ILT)	Light Manufacturing (M-1)	Industrial
South	Industrial Light (ILT)	Easement Railway (ESM-RW), East 5th Street, & Ventura County (CNTY)	Railway and Agriculture
East	Industrial Light (ILT)	Light Manufacturing (M-1)	Industrial
West	Industrial Light (ILT)	Light Manufacturing (M-1)	Industrial

BACKGROUND

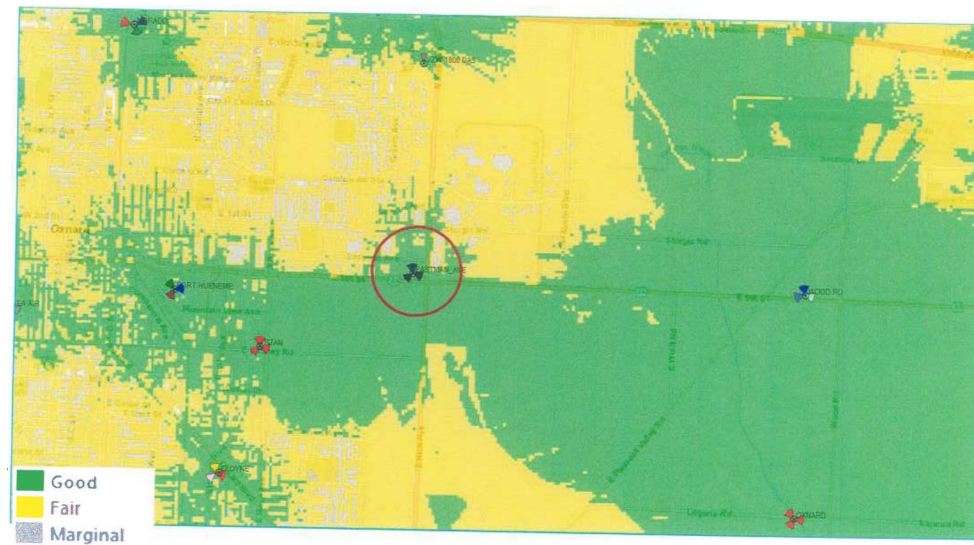
- A Development Design Review for an industrial facility was approved and not built in 1989. Following this, in 1991, a new proposal for an industrial office and business was approved as a development design review permit. An alternative of the same project was built through a building permit in 1994 and is currently what is existing on the property still today. The existing conditions are a 9,486 square foot building that is home to an industrial business and related outdoor storage.
- On March 20th, 2023, a special use permit wireless was submitted to propose a monopine wireless facility on the property in part of the rear parking lot and existing storage yard.

PROJECT JUSTIFICATION

Without Eastman Ave Coverage



With Eastman Ave Coverage



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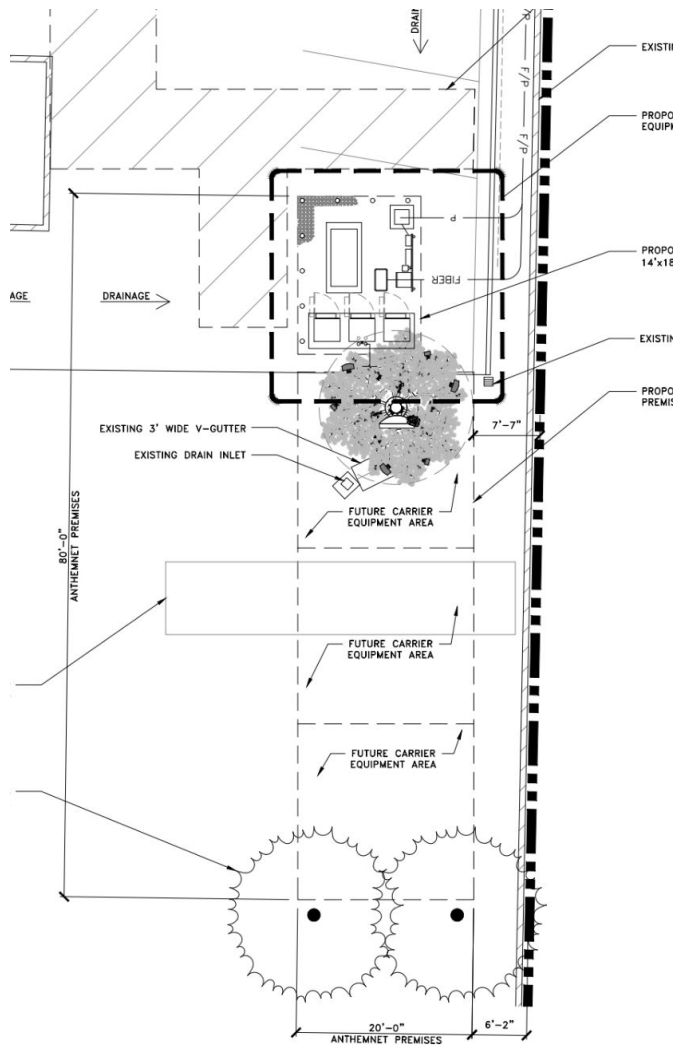
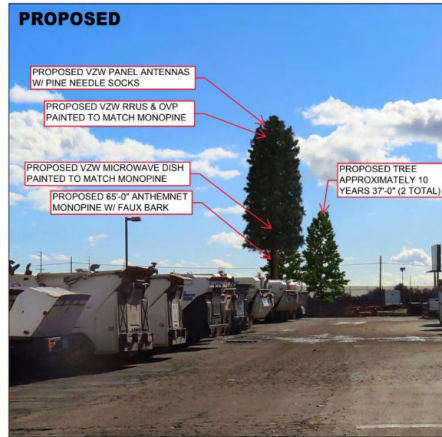


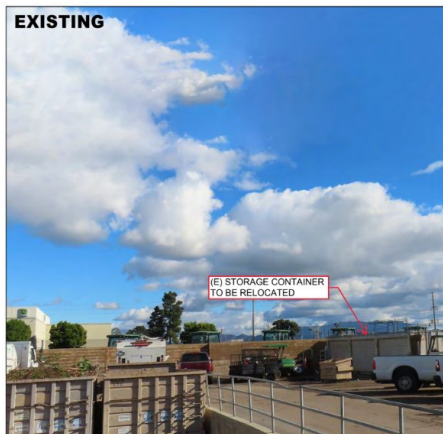
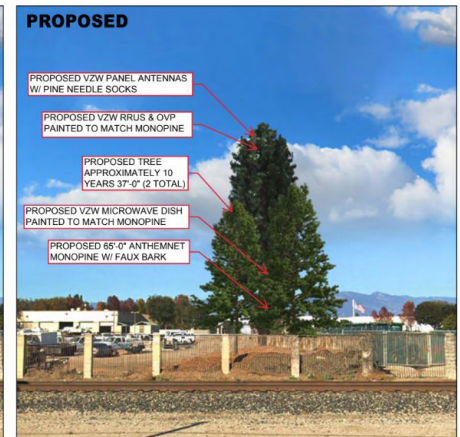
PHOTO SIMULATIONS



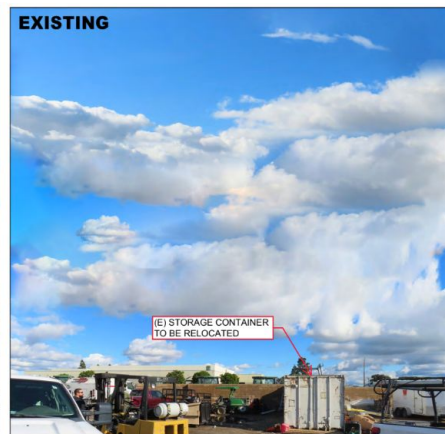
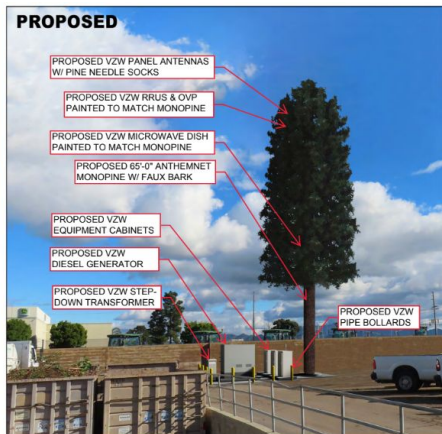
VIEW 1 | NORTH VIEW FROM EASTMAN AVE.



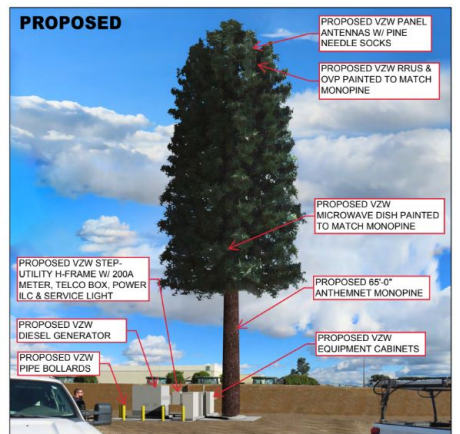
VIEW 4 | SOUTH VIEW FROM E 5TH ST.



VIEW 2 | NORTHWEST VIEW FROM PARKING AREA.



VIEW 3 | SOUTHWEST FROM PARKING AREA.



SPECIAL CONDITIONS OF APPROVAL

- Conditions #15-23 require landscaping plans to replace landscaping where prior approved and to add multiple similar trees to the property.
- Conditions #38, 39, 40, 42, 45, and 55 are different requirements for the disguise of the tower and its antennae to classify it as a stealth facility and keep the tree maintained as such for the life of the project.

Environmental Determination

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). The project is under 500 square feet in area on a developed property and is consistent with other allowances through the Class 3 exemption. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (Attachment C).

STAFF RECOMMENDATION

That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3); and
- b) Adopt Resolution 2023-XX approving Planning and Zoning Permit No. 23-530-02 (Special Use Permit - Wireless), subject to certain findings and conditions



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Lisa Gordon, Senior Contract Planner
Jay Dobrowalski, Planning Supervisor

DATE: November 16, 2023

SUBJECT: **Project Name: Santiago Industrial Suites Tentative Map;** Planning and Zoning Permit Nos. 23-500-08 (Special Use Permit) and 22-300-03 (Tentative Tract Map No. 6062) for a Tentative Subdivision Map for condominium purposes located at 1400 Graves Avenue and 2301 Santiago Court (APN: 214-0-031-025).

1) Recommendation: That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) (Existing Facilities);
- b) Adopt Resolution 2023-XX recommending that the City Council approve Planning and Zoning Permit No. 22-300-03 for a Tentative Subdivision Map (Tentative Tract Map No. 6062), subject to certain findings and conditions; and,
- c) Adopt Resolution 2023-XX approving Planning and Zoning Permit No. 23-500-08 for a Special Use Permit, subject to certain findings and conditions.

2) Project Description and Applicant: The applicant requests a Tentative Subdivision Map (Permit No. 22-300-03) and Special Use Permit (Permit No. 23-500-08) to subdivide a 4.16-acre lot for condominium purposes. The project site is the location of a recently approved and under construction development of two industrial buildings containing 12 tenant spaces each (for a total of 24 condominium spaces) for industrial uses on a 4.16-acre lot. The Tentative Subdivision Map would subdivide the property to create one lot for common area (containing parking, driveways, landscaping and pedestrian pathways) and 24 lots matching the buildings for industrial condominiums, and would create the ability for each tenant space within the industrial buildings to be sold, while creating a lot and mechanism for maintenance of common areas. The Special Use Permit (SUP) is required for the condominium subdivision and will supersede the previously approved Development Design Review (DDR) Permit (PZ No. 20-200-07).

The Project is located at 1400 Graves Avenue (Building A) and 2301 Santiago Court (Building B) within the Limited Manufacturing (M-L) zone (Attachment A). For the purposes of this staff report, the foregoing project description shall be referred to as the “**Project**” filed by Garry Collett, California Commercial Investment Companies (“**Agent**”), 4530 East Thousand Oaks Blvd., Suite 100, Westlake Village, CA 91362.

Please see the reduced Project plans (Attachment B) for more details.

- 3) Existing & Surrounding Land Uses:** The Project site is under construction with the previously approved industrial buildings (previously permitted by the Community Development Director granted Development Design Review Permit No. 20-200-07). The Project site is located on the northeast corner of Santiago Court and Graves Avenue. The following table summarizes the General Plan Land Use Designations, Zoning designations, and existing land uses of the Project site and adjacent properties (Attachment A):

Location	General Plan	Zoning	Existing Land Use
Project Site	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Industrial Buildings Under Construction
North	Business Research Park (BRP)	Business Research Park (BRP)	Nursing school, Buddhist Center
South	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Air conditioning contractor, fabricator
West	Residential Medium (RM)	Garden Apartment, Planned Development Overlay (R-3-PD)	Apartments
East	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Meathead Movers



(Project site is the vacant lot in middle of image)

- 4) Background Information:** On May 12, 2021, the Community Development Director approved Planning and Zoning Permit No. 20-200-07 (Development Design Review Permit) to authorize the construction of two industrial buildings on a vacant 4.16-acre lot. The two buildings total 74,770 square feet of development. Both buildings have 12 separate tenant spaces. Each building has two 3,617 square-foot tenant spaces on the ends and ten 2,553 square-foot tenant spaces in the middle. Each tenant space includes an office space, a restroom, and open space. Each unit includes access from the pedestrian (outer facing) side with a door, and access from the vehicle (inward facing) side with a pedestrian door and a roll up garage door. The project includes two trash enclosures located between the buildings, a 170-space parking area around the perimeter of the lot with landscaping, and related on and off-site improvements. The project was determined to be exempt from CEQA in accordance with Section 15332 (Class 32, In-Fill Development).

To date, there have been no changes to the previously entitled development. The project site is currently in the process of being graded for the construction of the industrial buildings approved under Planning and Zoning Permit No. 20-200-07.

- 5) Environmental Determination:** In accordance with Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as subdivision of existing commercial buildings may be found to be exempt from the requirements of the CEQA.

This proposal includes a Tentative Map for subdivision of the existing industrial buildings and property for condominium purposes and a Special Use Permit for the two industrial buildings with tenant spaces that are consistent with the General Plan land use designation of Industrial Limited (ILM) and the zoning designation of Limited Manufacturing (M-L). The development is located on a 4.16-acre project site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. 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 recommend that the City Council accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

a) General Discussion: The proposed subdivision of the property for condominium purposes requires a Tentative Subdivision Map. In addition, pursuant to Oxnard City Code (OCC) Section 16-395, a Special Use Permit is required for the condominium map. As mentioned above, the subdivision would occur on a property that was recently approved for an industrial development, which is currently under construction. The Tentative Subdivision Map would create the ability for each tenant space within the industrial buildings to be sold, while creating a lot and mechanism for maintenance of common areas. The access, driveways, parking, landscaping and other development standards were approved with the original DDR entitlement, but that DDR approval will be superseded by this Special Use Permit that is being processed concurrently with the subdivision.

- *Access-* The project site consists of one 4.16-acre parcel. Access to the site will be provided from both Grave Avenue and Santiago Court with enhanced concrete driveways. Lot 1 of the proposed subdivision is a common space lot and contains all of the parking and driveways, which will be shared.
- *Special Use Permit-* Pursuant to OCC Section 16-395, no building shall be constructed which is intended to be sold, nor shall any existing building be converted for sale as a community ownership unit, such as an industrial or commercial condominium, until a special permit is obtained. The resolution recommending approval of the SUP permit (Attachment D), provides the findings

and conditions related to the SUP, including conditions for the proposed on-site development and off-site improvements. The conditions were developed based on the previous discussions with the Development Advisory Committee (DAC) and ongoing discussion with City Staff and consultants to ensure a compatible design appropriate for the use, and that is compatible with surrounding development and based on the conditions from the previously approved Development Design Review Permit approved by the Community Development Director in May 2021.

- *Sustainable Construction-* In keeping with the City's sustainability policies, the project is being constructed per the California Green Building Standards Code, and Title 24 of the California Code of Regulations. The proposed development provides multi-modal access opportunities with bicycle and motorcycle parking and includes project conditions for public improvements from the project site to nearby public transit to encourage increased ridership.

b) General Plan Consistency: The City's 2030 General Plan land use designation for the subject site is Industrial Light Manufacturing (ILM), which allows for light manufacturing, industrial, research and office park and other similar uses. The proposed project to subdivide a 4.16-acre lot for industrial condominium purposes and the industrial use of the two buildings is consistent with the 2030 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
CD-5.1	I	Industrial Clustering Encourage the clustering of industrial uses into areas that have common needs and are compatible in order to maximize their efficiency.	The project site is located adjacent to industrial development and can be served by existing utilities.

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-5.3	I	Available Services Encourage industrial activities to locate where municipal services are available including adequate storm drainage and water facilities, as well as easy access to multiple modes of transportation.	The project site is located adjacent to industrial development and can be served by existing utilities.
CD-16.5	I	Industrial and Commercial Development Standards Require high quality development standards that increase the efficient use of existing industrial and commercial development areas so as to preserve agricultural land and minimize adverse environmental impacts.	Project is in-fill development on a lot zoned for industrial uses.
ICS-11.7 ER-10.1	I	Water Wise Landscapes Promote use of Native and Water Wise Plants	The project includes drought tolerant landscaping throughout 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	Project was reviewed by the DAC. The application review process led to changes in the project and/or conditions of approval that meet these Level II policies.
All others	III	All policies not listed above	No or distant applicability to the proposed project.

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

- c) **Conformance with Zoning Development Standards:** The project site has a zoning designation of Limited Manufacturing (M-L). Pursuant to OCC Sections 16-163 and

16-395 the proposed subdivision of a 4.16-acre lot for industrial condominium purposes may be permitted with an approved Tentative Map and Special Use Permit. The proposed project has been evaluated for consistency with the applicable development standards of the M-L zone as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED (PREVIOUSLY APPROVED)	COMPLIES?
Min. lot area	15,000 square feet	34,000 square feet min	Yes
Min. lot width	100 feet; Corner Lots 150 feet	29 feet	Not applicable for condominium map purposes
Min. lot depth	150 feet	89 feet	Not applicable for condominium map purposes
Max. building height	35 feet; may increase 1 foot for each additional one foot increase to required setbacks.	33 feet	Yes
Front yard setback	20 feet from property line; 30 feet from designated thoroughfares	64 feet and 11 inches	Yes
Street side yard setback	Same as Front Yard setback.	75 feet	Yes
Side yard setback	Interior side: Same as height of building; Zero setback allowed with approved development plan. 50 feet when abuts or is across alley from residential zone.	43 feet	Yes
Rear yard setback	Not less than height of building. Min. 50 feet if abuts or is across alley from residential	55 feet	Yes

	zone.		
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. lot coverage	50% of total area	35.8% (65,034/181,432)	Yes
Walls	Wall or other type of visual buffering required if site abuts or is across alley or street from residential zone.	Landscape buffering along Graves Avenue	Yes
Site access	Typical from 74-foot wide collector street. Curb cuts min. 30 feet wide.	35 feet wide curb cuts	Yes
Site landscaping	Landscape plan required. Entire front yard setback area. 15% min. If abuts or is across alley from residential zone, min. 15 feet wide required.	Landscape plan submitted	Yes
Utilities, lighting, trash	In accordance with City Code.	Use existing utilities; lighting and trash designed per City Code.	Yes
Parking lot landscaping	5% min. Landscape fingers required every 10 spaces.	23%	Yes
Trash enclosures & transformers	To be screened	Screened	Yes
Parking spaces	Comply with City Code.	Consistent (see below)	Yes
Rooftop equipment	May not protrude above height of parapet.	Screened by parapet	Yes
Lighting	Comply with City Code.	20 foot high standards	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Office space	Max 25%, or otherwise specified by DDR (or SUP)	34% with SUP	Yes
Parking	Industrial 1/500 (18,650 = 37) Warehouse 1/1,000 first 20,000; 1/2,000 second 20,000 (28,440 = 24) Office 1/250 (27,175 = 109) Total = 170	Industrial = 37 Warehouse = 24 Office = 109 Total = 170	Yes
Motorcycle Parking	4 required	4 provided	Yes
Bicycle Parking	5 spaces required	20 spaces provided	Yes
Loading spaces	3 spaces required	4 spaces provided	Yes

As conditioned, the project is consistent with the Zoning Ordinance.

- d) *Site Design, Circulation and Parking:*** The Project site is located on the northeast corner of Graves Avenue and Santiago Court, south of East Gonzales Road and east of North Rice Avenue. The site can be accessed from Wankel Way and Solar Drive via East Gonzales Road or Latigo Avenue via North Rice Avenue. The project site has two direct pedestrian and vehicle access points. Direct access is provided by two enhanced concrete driveways each adjacent to a walkway: one from Graves Avenue and the other from Santiago Court. Both driveways are connected to the 170-space parking area located around both buildings. A drive aisle between the buildings provides vehicular access to

each tenant space through a roll-up garage door and includes four loading spaces and two trash enclosures.

The City of Oxnard Zoning Ordinance (Article X) requires 170 on-site parking spaces for the project, based on the combined requirements for office, warehouse, and industrial uses. The proposed project includes 170 on-site parking spaces as follows: 160 standard spaces, 6 ADA-accessible spaces, and 4 motorcycle spaces. The project also includes short-term and long-term bicycle parking. The project includes 4 loading spaces, which exceeds the Zoning Ordinance minimum requirement of 3 loading spaces. The loading spaces are located near the ends of the middle drive aisle for access to each tenant space.

The proposed project includes various uses that each have a different rate of required on-site parking. The site is limited to the 170 provided parking spaces. Thus, the project will be subject to a condition of approval to require that the landlord demonstrate that each new tenant / use is consistent with the approved use for each tenant space, thereby demonstrating that the site is operating consistent with the Zoning Code parking requirements.

- e) ***Building Design:*** Consistent with the previous DDR approval, the proposed industrial buildings share the same design features. The buildings include tilt-up concrete construction with a broom finish and corten steel panels. The exterior finish includes steel panels with a rust color appearance on the upper portion of the building, grey finish walls, a metal awning, and an aluminum storefront on the ground floor. The design creates an articulated facade with paint color, material variation and fenestration, providing prominent corner elements for the end tenant spaces that elevates the typical industrial building design to a more modern industrial building.

The exterior pedestrian amenities include concrete walkways along the front of each building with landscaping to soften the massing of the building exterior. A color palette of steel and different grays provide a visually interesting building surrounded by colorful landscaping around the building and the parking area.

- f) ***Landscaping:*** The Project landscaping has not changed since the DDR approval. The DDR will be superseded by this SUP, and the Project continues to include the same drought tolerant landscape areas around the perimeter of the site and in finger planters throughout the parking lot areas around the two buildings. The project includes landscaping within 23% of the parking area, which significantly exceeds the 5% minimum required by the Zoning Code. Pursuant to the Zoning Code, the project includes finger planters in the parking area every ten vehicle spaces. The perimeter landscaping features a variety of trees: Southern Magnolia along Graves Avenue, Ginkgo along Santiago Court, and a mixture of Evergreen Pear, Redbud, and New Zealand Christmas Trees within the parking area planters. The perimeter of the site includes a

grass groundcover and a row of Stalked Bulbine, a perennial shrub, that will screen the parking area from the adjacent roadways.

- 7) Development Advisory Committee:** The previously approved DDR application was reviewed by the Development Advisory Committee (DAC) on June 3, 2020. Conditions of approval from DAC were included in the original DDR approval and have been carried over to the current SUP and included in the resolution recommending approval of the SUP.
- 8) Community Workshop and Public Input:** Since the Project is not in a General Plan designated neighborhood, the project was not required to be presented to the community during a Community Workshop.

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

- 9) Appeal Procedure:** In accordance with Section 15-25 of the City's Subdivision Ordinance, an appeal from the Planning Commission's action may be taken in the manner provided by cal. Gov. Code Section 66452.5. In accordance with Section 16-545 of the Oxnard City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans (Tentative Map, Industrial Buildings)
- C. CEQA Notice of Exemption
- D. Resolution Approving Special Use Permit (PZ No. 23-500-08)
- E. Resolution Recommending Approval of Tentative Map (PZ No. 22-300-03)
- F. Staff Presentation

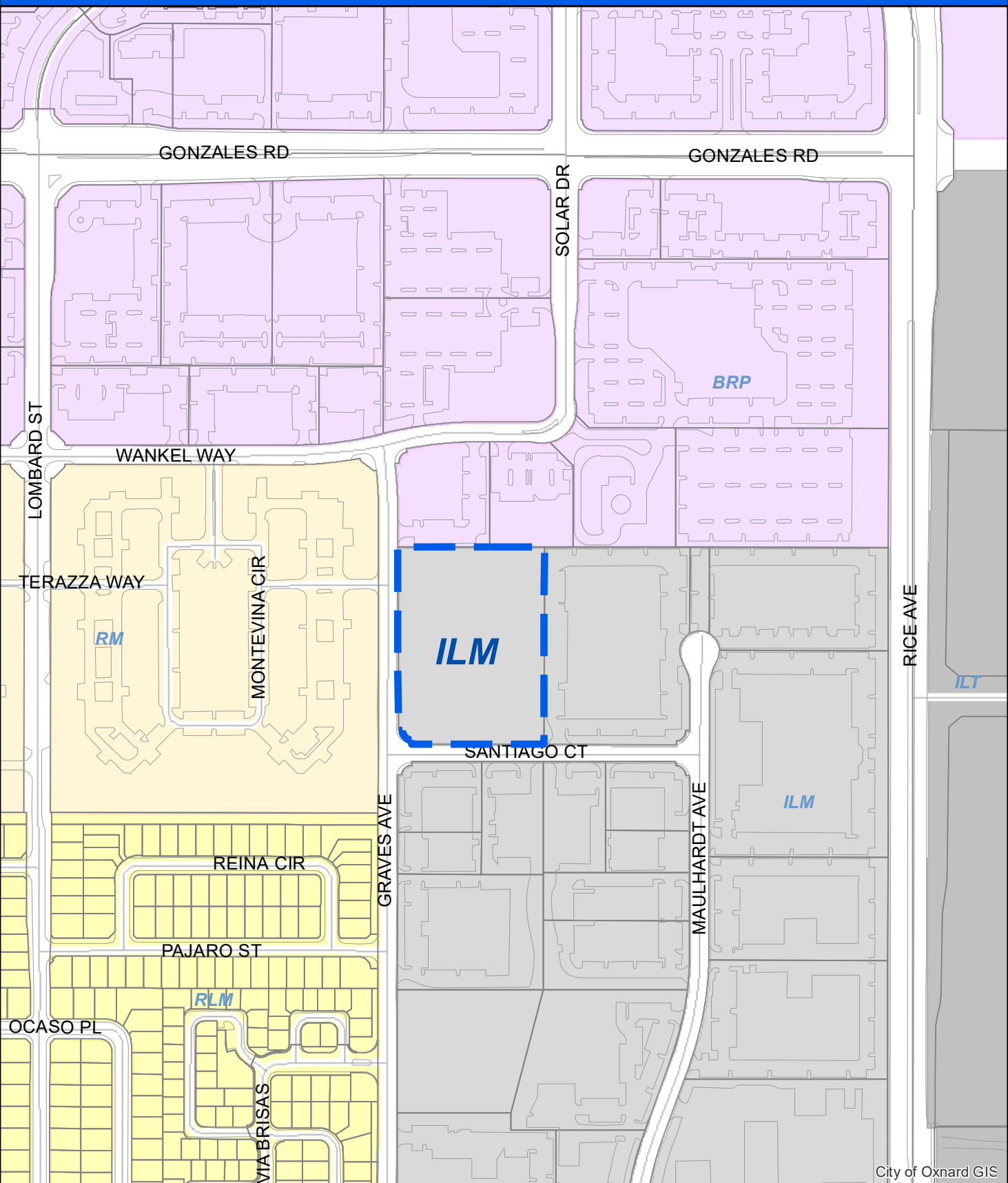
Vicinity Map



PZ 22-300-03
PZ 23-500-08



2030 General Plan Land Use Map



City of Oxnard GIS



Oxnard Planning

October 25, 2023

PZ 22-300-03. 23-500-08

Location: 1400 Graves Av

2301 Santiago Ct

APN: 2140031025

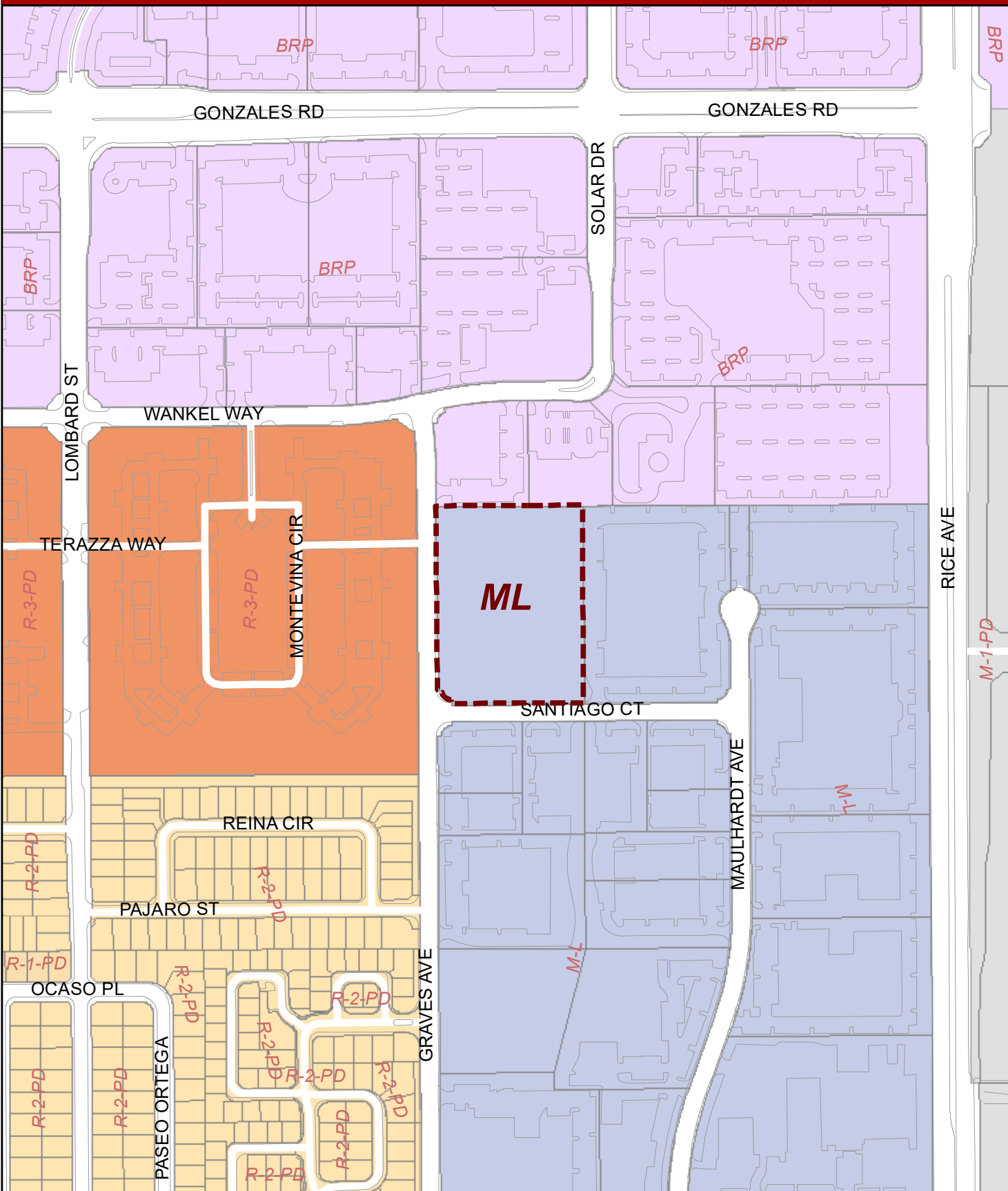
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2030 General Plan Land Use Map



1:4,000

Zoning/Specific Plan Map



Oxnard Planning

October 25, 2023

PZ 22-300-03. 23-500-08

Location: 1400 Graves Av

2301 Santiago Ct

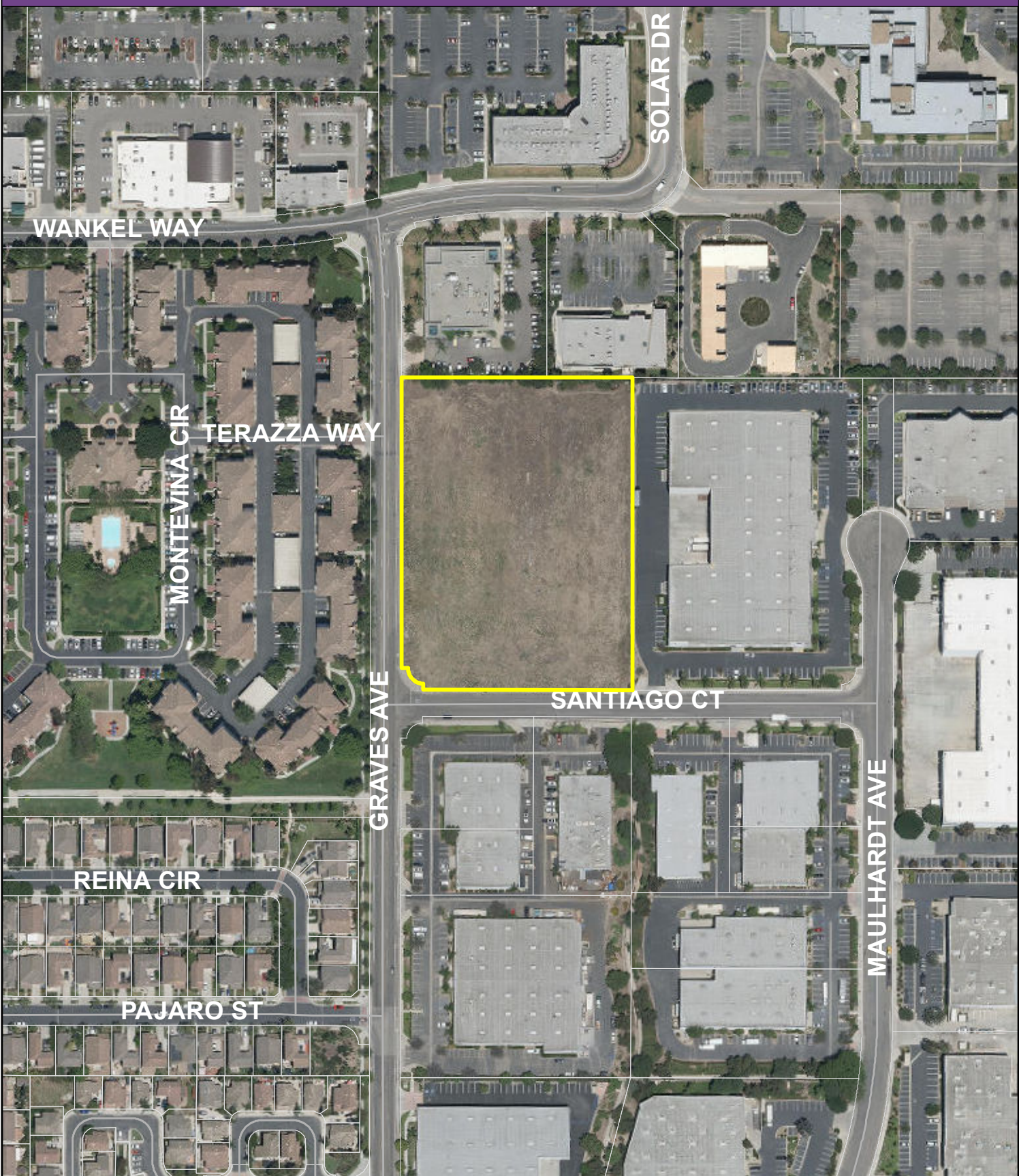
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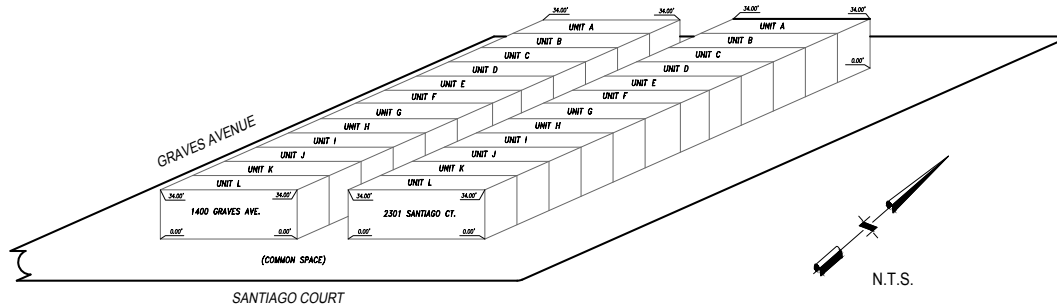
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Zoning/Specific Plan Map

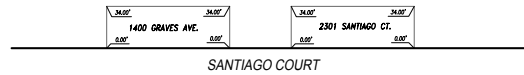
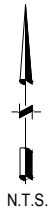


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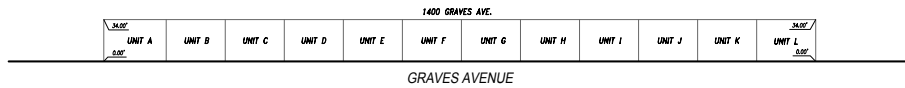




3D VIEW



PROFILE VIEW



PROFILE VIEW

GENERAL NOTES:

1. THIS TRACT IS THE PROPERTY OF DAVID G. DRIG, INC. AND MAY BE USED FOR ANY PURPOSES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION OF A HIGHWAY, AIRPORT, OR OTHER PUBLIC WORKS, OR FOR ANY OTHER PURPOSES THAT MAY BE DETERMINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO.
2. IF UNDERSTANDING PUBLIC UTILITIES, UNDER STRUCTURES OF CONCRETE, OR OTHER PUBLIC UTILITIES ARE FOUND TO EXIST, THE TRACT SHALL BE USED FOR ANY PURPOSES THAT MAY BE DETERMINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO.

NOTES: 1. THIS TRACT IS THE PROPERTY OF DAVID G. DRIG, INC. AND MAY BE USED FOR ANY PURPOSES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION OF A HIGHWAY, AIRPORT, OR OTHER PUBLIC WORKS, OR FOR ANY OTHER PURPOSES THAT MAY BE DETERMINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO.

BOUNDARY NOTE:

THIS TRACT IS THE PROPERTY OF DAVID G. DRIG, INC. AND MAY BE USED FOR ANY PURPOSES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION OF A HIGHWAY, AIRPORT, OR OTHER PUBLIC WORKS, OR FOR ANY OTHER PURPOSES THAT MAY BE DETERMINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO.

SEE SHEET 1 FOR LEGAL DESCRIPTION, EASEMENT NOTES, ETC.

1 LOT
FOR CONDOMINIUM PURPOSES
24 CONDOMINIUM UNITS
1 COMMON SPACE UNIT

TENTATIVE
TRACT MAP
NO. 6062



07-13-2023
davidg@driginc.com
www.driginc.com

AIRSPACE RIGHTS

TENTATIVE TRACT MAP
2301 SANTIAGO COURT, OXNARD
LOT 15, TRACT NO. 4091-1-1, 109 A.B. 22-26
IN THE CITY OF OXNARD, COUNTY OF KERN, STATE OF CALIFORNIA

PREPARED FOR:
CALIFORNIA COMMERCIAL
INVESTMENT COMPANIES
2301 SANTIAGO COURT, OXNARD, CA 91320
ATTN: ERIC ZIMMER

PREPARED BY:
DRIG, INC.
601 E. DART DRIVE, SUITE 225
OXNARD, CA 91320
805-487-1635
JOB NO. 1962 JUNE 2021

NO.	DATE	DESCRIPTION OF REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

TTM
Sheet
3 of 3

JOB NO. 1962

BUILDING STATISTICS:	
BUILDING USE & OCCUPANCY TYPE: (PER 2014 CBC 306.2)	B & F-1 & S-2 MODERATE-HAZARD INDUSTRIAL FACTORY and LOW-HAZARD STORAGE
TOTAL BUILDING AREA: (PER 2014 CBC 507.4 & 705.3)	74,770 SF
CONSTRUCTION TYPE: (PER 2014 CBC TABLE 602)	TYPE V-B, FULLY SPRINKLERED
OCCUPANT LOAD: (PER 2014 CBC TABLE 1004.1.2)	100
BUILDING HEIGHT:	BUILDING 'A' LOW PARAPET = 50'-0" HIGH PARAPET = 55'-0" BUILDING 'B' LOW PARAPET = 25'-0" HIGH PARAPET = 28'-0"
PARKING STATISTICS:	
REQUIRED PARKING:	18,650 S.F. INDUSTRIAL AT 1/500 S.F. = 37 STALLS 28,440 S.F. WAREHOUSING AT 1/1,000 S.F. FOR FIRST 20,000 S.F. = 20 STALLS 1/2,000 S.F. FOR SECOND 20,000 S.F. = 4 STALLS 27,760 S.F. OFFICE 1/250 S.F. = 104 STALLS 504 S.F. ELECTRICAL ROOMS (EXCLUDED) = 0 STALLS PARKING REQUIRED = 170 STALLS
TOTAL PARKING PROVIDED: STANDARD STALLS: ACCESSIBLE STALLS: MOTORCYCLE STALLS:	170 STANDARD STALLS 160 STANDARD STALLS 6 ACCESSIBLE STALLS (IN 1 VAN STALL) 4 STALLS
REQUIRED BICYCLE PARKING:	5 SPACES PER CITY OF ONNARD ZONING CODE SECTION 18-423
ACTUAL BICYCLE PARKING PROVIDED: PER CAL GREEN	14 BIKE RACKS & 6 BIKE STORAGE
LOADING SPACES REQUIRED:	5 SPACES
LOADING SPACES PROVIDED:	4 SPACES



PROJECT SUMMARY	VICINITY MAP	PROJECT DIRECTORY
PROJECT DESCRIPTION THE PROPOSED PROJECT WILL CONSIST OF TWO (2) MULTI-TENANT INDUSTRIAL CONCRETE TILT-UP BUILDINGS WITH SPEC SUITES. ONE (1) BUILDING WILL HAVE A PARTIAL MEZZANINE LEVEL. EACH BUILDING WILL HAVE TWELVE (12) UNITS FOR A TOTAL OF TWENTY FOUR (24) UNITS. TOTAL ON-SITE BUILDING AREA IS 69,054 SF FOR BOTH BUILDINGS AND 4,716 SF OF MEZZANINE LEVEL WITH A TOTAL DEVELOPMENT FLOOR AREA OF 74,770 SF. ON-SITE PARKING FACILITY AND LOADING SPACE WILL BE PROVIDED COMPLYING WITH CURRENT ACCESSIBILITY AND MUNICIPAL CODE REQUIREMENTS. PROJECT ADDRESS: 2501 SANTIAGO COURT ONNARD, CA 93030 APN: 214-0-031-025 GENERAL PLAN LAND USE DESIGNATION: ILM - INDUSTRIAL LIMITED PROPERTY ZONE: ML - LIMITED MANUFACTURING SITE STATISTICS LOT AREA: 4.16± AC (181,452 SF) MAX LOT COVERAGE: 50% MAX FLOOR AREA RATIO (F.A.R.): 60% TOTAL BUILDING FLOOR AREA: 74,770 SF BUILDING 'A' FLOOR AREA: GROUND FLOOR: 52,164 SF MEZZANINE: 4,716 SF TOTAL: 42,500 SF BUILDING 'B' FLOOR AREA: 32,270 SF TOTAL LANDSCAPE AREA PROVIDED: 21,567 SF 11.88% TOTAL PARKING & DRIVE AISLES: 85,850 SF 46.30% TOTAL HARDSCAPE: 10,771 SF 5.95% MISC. (TRASH ENCLOSURES): 506 SF 0.36%	PROJECT SITE	ARCHITECTURAL 00-1 COVER SHEET / PROJECT INFORMATION 00-2 SITE PLAN 00-3 PARKING AREA LANDSCAPE PLAN 00-3.2 MISC. SITE DETAILS 00-3.3 FLOOR PLAN AND MEZZANINE PLAN - BUILDING 'A' 00-4 ROOF PLAN - BUILDING 'A' 00-5 EXTERIOR ELEVATIONS - BUILDING 'A' 00-6 FLOOR PLAN - BUILDING 'B' 00-7 ROOF PLAN - BUILDING 'B' 00-8 EXTERIOR ELEVATIONS - BUILDING 'B' 00-9 LINE OF SIGHT STUDY 00-10 SITE PHOTOS 00-11 SITE PHOTOS CIVIL 01 PRELIMINARY ENGINEERING SITE PLAN 02 PRELIMINARY UTILITY PLAN 03 STORM-WATER DRAINAGE AND INFILTRATION STORAGE SYSTEM LANDSCAPE 11.1 PRELIMINARY PLANTING PLAN 11.2 PRELIMINARY PLANT LIST, SIZES & H2O CALCULATIONS AND NOTES PROJECT DIRECTORY OWNER: SANTIAGO INVESTMENTS CO. LP 1850 E. THOUSAND OAKS BLVD. SUITE 100 WESTLAKE VILLAGE, CA 91362 PHONE: (805) 445-8400 CONTACT: SHARIE COLLETT (scollett@santiagoinvest.com) PLANNING/ARCHITECTURE: 1038 CLARETSON DRIVE, SUITE 110 MOJAVE HILLS, CA 91051 PHONE: (818) 564-0251 CONTACT: BRIAN POLLOCK (bpollock@planningarchitecture.net) CIVIL ENGINEER: THE G4 GROUP INC. 3501 NORTH GARDEN AVENUE SUITE H WOODBANK, CA 91361 PHONE: (805) 525-0010 CONTACT: KEVIN GARRITY (karrity@g4grp.com) SOILS ENGINEER: GRIJAN & ASSOCIATES 3596 OLD CONEJO ROAD THOUSAND OAKS, CA 91320 PHONE: (805) 578-1582 CONTACT: JEROME BLUCK (jbluck@grijan.net) LANDSCAPE ARCHITECT: BRIN O CARROLL LANDSCAPE ARCHITECT 108 WEST DE LA GUERRA STREET, UNIT J SANTA BARBARA, CA 93101 PHONE: (805) 964-8075 CONTACT: BRIN O CARROLL (brinocarroll@gmail.com)

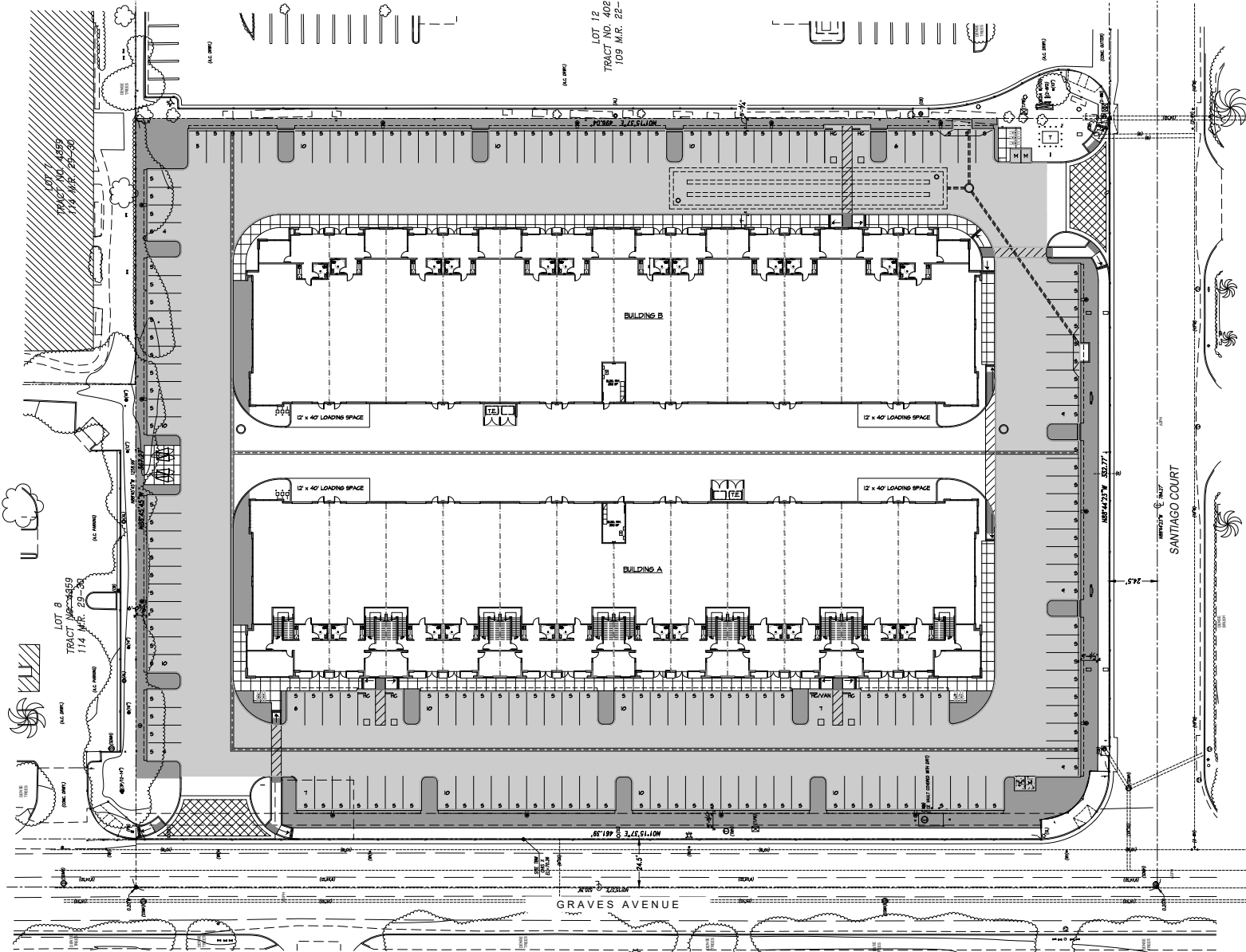


cover sheet

proposed industrial complex
santiago at
graves

2301 santiago court
onnard, california 93030
APN: 214-0-031-025

ap1

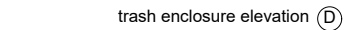
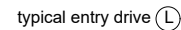
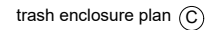
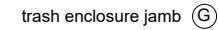
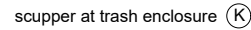
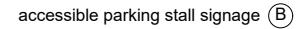
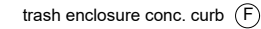
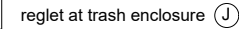
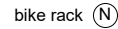
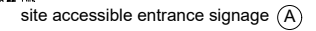
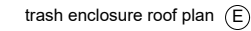
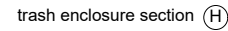
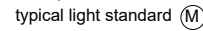


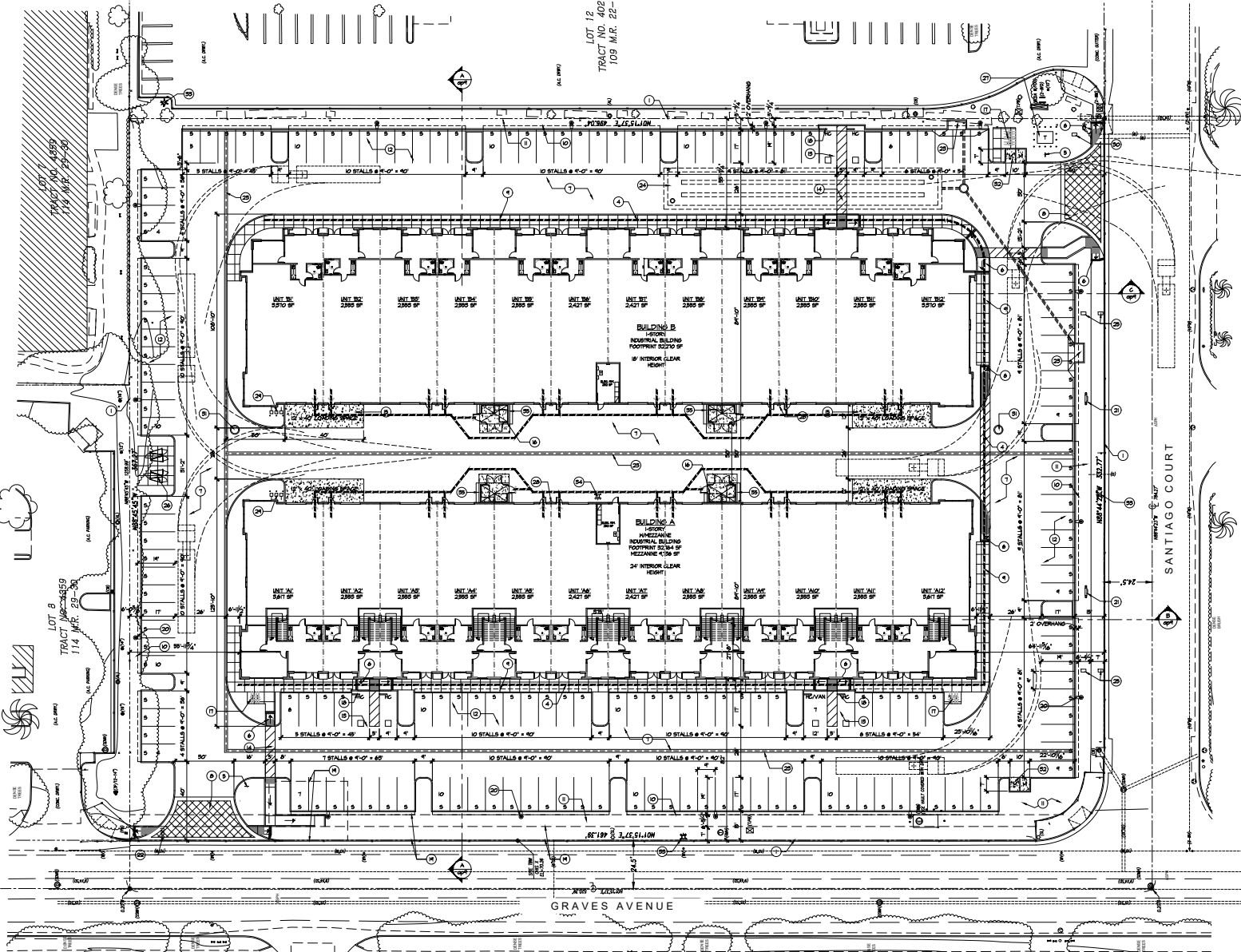
parking area landscape plan scale: 1" = 20'-0"



proposed industrial complex
santiago at graves

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site plan keynotes

- PROPERTY LINE, REFER TO TENTATIVE PARCEL MAP AND CIVIL DRAWINGS
- RIGHT-OF-WAY LINE, REFER TO TENTATIVE PARCEL MAP AND CIVIL DRAWINGS
- LINE OF ENHANCED PARKWAY, REFER TO LANDSCAPE DRAWINGS
- ACCESSIBLE PATH OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM RUN, REFER TO CIVIL DRAWINGS
- SITE ACCESSIBLE ENTRANCE SIGN, REFER TO DETAIL A ON SHEET 402.2
- ACCESSIBLE RAMP, 1/2 MAXIMUM SLOPE
- PARKING AREA PAVING AND DRIVE ABLE, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION BASED ON SOIL ENGINEER RECOMMENDATIONS
- ENHANCED ENTRY PAVING AND PEDESTRIAN CROSSWALK - SCORED COLORED CONCRETE, REFER TO 402.2
- ON-SITE CONCRETE SIDEWALK
- LINE OF PARKING STALL OVERLAP
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- SITE PARKING STRIPING PER CITY OF OXNARD STANDARDS
- ACCESSIBLE STALL AND STRIPING, MAXIMUM 2% ALL DIRECTIONS
- CLEAR SPACE STRIPING, PAINT 4" HIGH 45 DEGREE DIAGONAL STRIPING SPACED AT 3'-0" O.C. WITH (2) COLORED HIGHWAY PAINT COLOR FOR LOCAL AGENCY
- 12'-0" x 40'-0" GRADE LEVEL LOADING SPACE
- TRASH AND RECYCLE ENCLOSURE, SEE 44402.2
- BICYCLE RACKS, IN BICYCLE SPACES
- CONCRETE WHEEL STOP
- EXISTING PUBLIC EASEMENT, REFER TO CIVIL DRAWINGS
- PARKING LOT LIGHT FIXTURE AND CONCRETE BASE, MAXIMUM 20' FT HIGH MEASURED FROM GROUND TO LENS - LIGHT FIXTURE T5
- FIRE BACKLASH PREVENTER
- RELOCATE EXISTING STREET LIGHT, REFER TO CIVIL DRAWINGS
- CONCRETE SHALE AND CATCH BASIN, REFER TO CIVIL DRAWINGS
- POST-CONSTRUCTION STORMWATER TREATMENT SYSTEM, REFER TO CIVIL DRAWINGS
- NEW WATER METERS AND BACKFLOW DEVICE
- BICYCLE LOCKERS, IN LOCKERS
- NEW ELECTRICAL TRANSFORMER WITH REQUIRED SAFETY BOLLARDS
- EXTERIOR WALL MOUNTED WALL PACK BY HUBBEL OUTDOOR LIGHTING GEOPACK SERIES TRAPEZOID
- PROPOSED GAS METER LOCATION
- NEW LANDSCAPE WATER METER AND BACKFLOW DEVICE
- NEW SINKER MANHOLE
- MOTORCYCLE PARKING - PROVIDE A CONCRETE SLAB
- EXISTING FIRE HYDRANT TO REMAIN
- NEW FIRE HYDRANT, REFER TO CIVIL DRAWINGS
- VINE POCKET AT TRASH ENCLOSURES

site plan general notes

- REMOVE ALL EXISTING ON-SITE CHAIN-LINK FENCING
- IF THE UNITS ARE EVENTUALLY SOLD TO TENANTS AS PART OF A CONDOMINIUM MODEL, THE WASTE MANAGEMENT WILL NEED TO BE MANAGED CENTRALLY. EACH UNIT WILL NOT BE ABLE TO SIGN UP FOR WASTE SERVICE INDIVIDUALLY.
- IF SECURITY CAMERA OR ALARM SYSTEMS ARE TO BE ADDED BY THE PERMITTEE, A SECURITY PLAN WILL BE NEEDED IDENTIFYING THESE FEATURES.

site plan legend

- ON-SITE CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS
- ENHANCED PAVING - SCORED COLORED CONCRETE
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- ACCESSIBLE PATH OF TRAVEL
- PARKING LOT LIGHT FIXTURE
- EXISTING OFF-SITE STREET LIGHTING

site plan
scale: 1" = 20'-0"

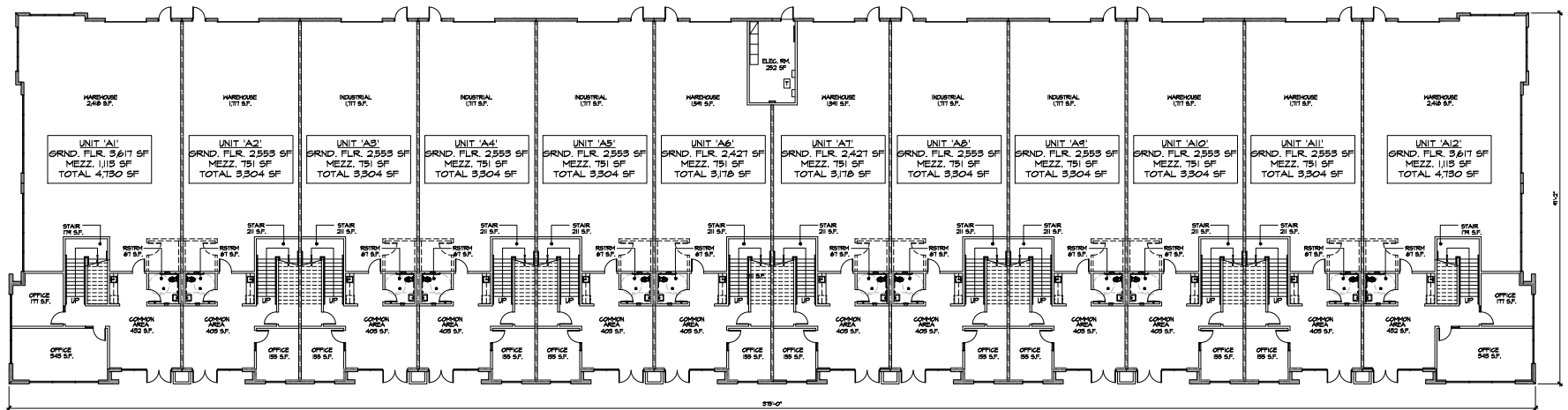


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santiago at graves

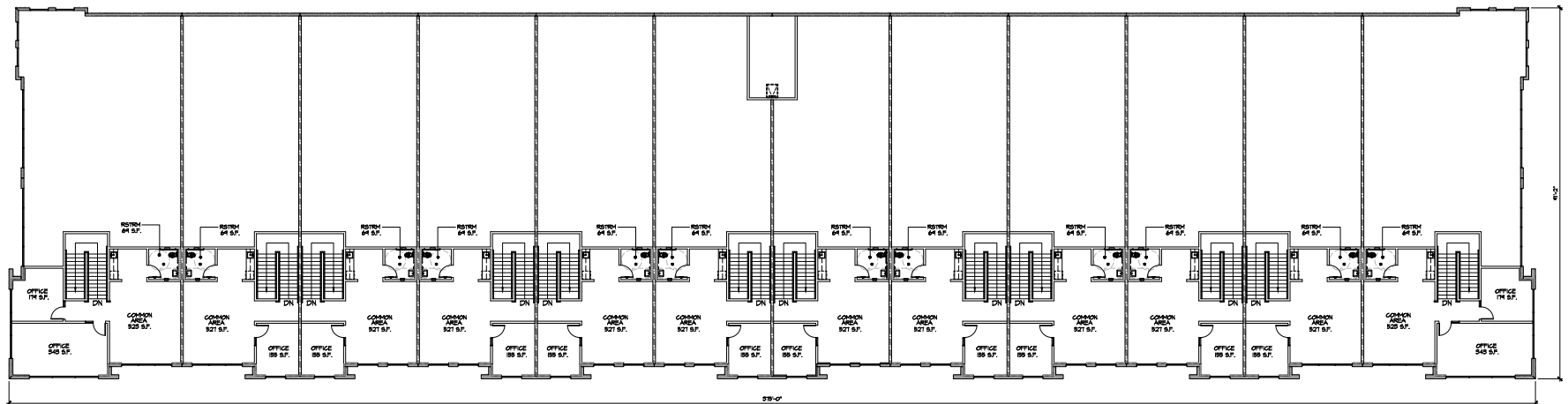
2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

PLANNING & DESIGN
ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENGINEERING

ap2



building 'A' ground floor plan (A)



building 'A' mezzanine floor plan (B)

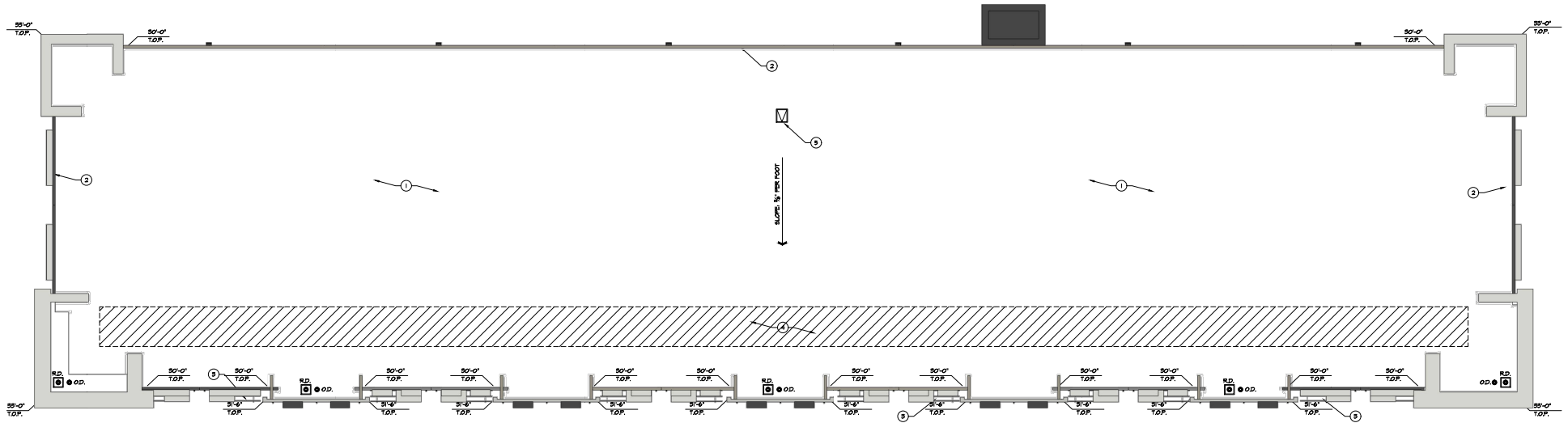


building 'A' floor plans
scale: 3/32" = 1'-0"



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roof plan keynotes

- ① GLASS 1/4" 80 HL. SANDWICH GLASS BERRY SHAWT
ROOF MEMBRANE CAP SHEET COLOR TO BE WHITE
OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD
FRAMING AND SHEATHING FOR STRUCTURAL
- ② PARAPET WALL
- ③ METAL CANOPY
- ④ AREA FOR ROOFTOP MECHANICAL UNITS
- ⑤ ROOF ACCESS HATCH

roof plan legend

- ① R.D. ROOF DRAIN BAY
DISCHARGED AT FACE OF CURB
- ② O.D. OVERFLOW DRAIN
DISCHARGED AT FACE OF BUILDING
- ← GENERAL DIRECTION OF DRAINAGE
- AREA FOR ROOFTOP
MECHANICAL UNITS
ALL ROOF MOUNTED EQUIPMENT
SHALL BE COMPLETELY SLOTTED
FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- 100'-0" BUILDING COMPONENT ELEVATION
FROM FINISHED FLOOR

building 'A' roof plan
scale: 3/32" = 1'-0"

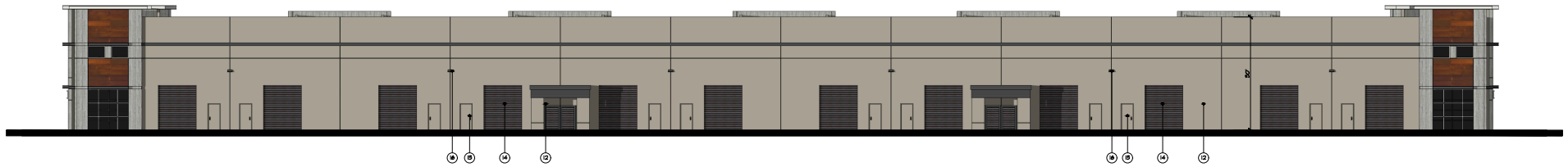
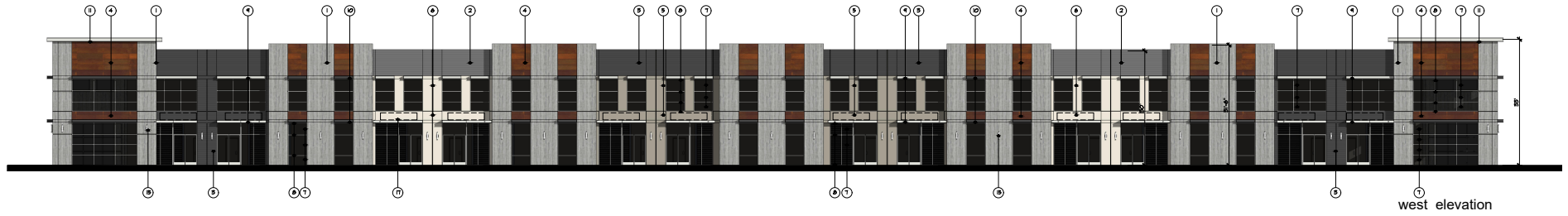


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PLANNING & DESIGN
ARCHITECTURE
INTERIORS
LANDSCAPE
ENGINEERING

ap4



exterior materials & colors

- ① CONCRETE TILT-UP WALL WITH SKIM COAT AND BRUSHED BROOM FINISH
PAINTED TO MATCH DUN EDWARDS DEBBRO - CLOUDED VISION
- ② CONCRETE FORM LINE
PAINTED TO MATCH DUN EDWARDS 6551 SILVER BULLET
- ③ CONCRETE FORM LINE
PAINTED TO MATCH DUN EDWARDS 6563 FORMAL GREY
- ④ CORTEN STEEL PANELS
- ⑤ CONCRETE TILT-UP WALL PAINTED
TO MATCH DUN EDWARDS DETROIT METAL FRINGE
- ⑥ CONCRETE TILT-UP WALL PAINTED
TO MATCH DUN EDWARDS DETROIT REGAINED HOOD
- ⑦ DUAL GLAZED GREEN TINT GLAZING
- ⑧ EXTRUDED ALUMINUM STOREFRONT SYSTEM,
MILL FINISH
- ⑨ METAL ANNING
TO MATCH ALUMINUM STOREFRONT FRAMES
- ⑩ METAL ANNING PAINTED TO MATCH
DUN EDWARDS DEBBRO DARK ENGINE
- ⑪ METAL PARAVIEW CAP
TO MATCH ALUMINUM STOREFRONT FRAMES
- ⑫ CONCRETE TILT-UP WALL PAINTED
TO MATCH DUN EDWARDS DETROIT METAL FRINGE
- ⑬ 3/4" T HOLLOW METAL DOOR AND FRAME
COLOR TO MATCH DUN EDWARDS DETROIT METAL FRINGE
- ⑭ 1/2" ROLL-UP DOOR
COLOR TO MATCH DUN EDWARDS DETROIT METAL FRINGE
- ⑮ HALL MOUNTED EXTERIOR LIGHT FIXTURE
BY: BRONKLEE LIGHTING - BEAM LED ACIA - MODEL T111 - 84" BX
FINISH TO BE BLACK
- ⑯ EXTERIOR WALL MOUNTED HALL PACK
BY: HUBBEL OUTDOOR LIGHTING, GEOPACK SERIES TRAPEZOID
- ⑰ PROPOSED TENANT SIGNAGE LOCATION,
SIZE AND LOCATION FOR THE CITY SPECIFIC PLAN



PLANNING & DESIGN
ARCHITECTURE
10.2020



building A exterior elevations

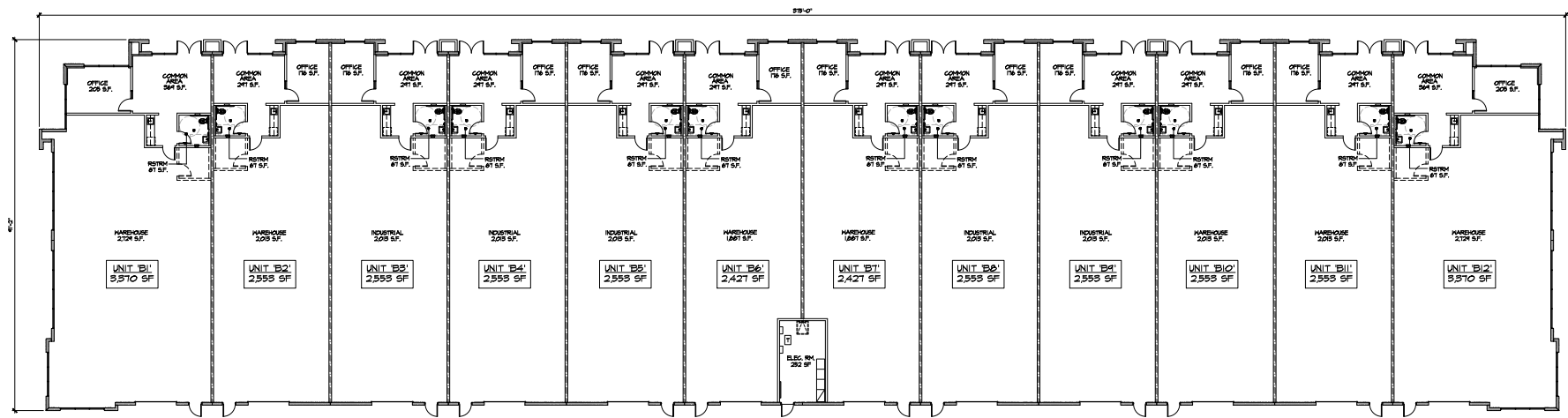
scale: 3/32" = 1'-0"

proposed industrial complex

**santiago at
graves**

2301 santiago court
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ap5
10-11-20



building 'B' ground floor plan (A)

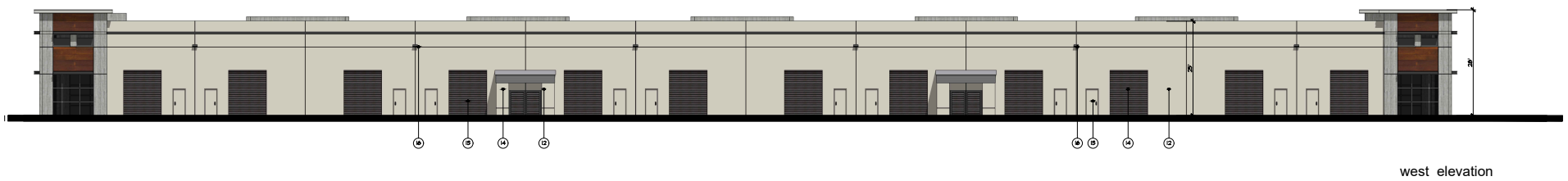
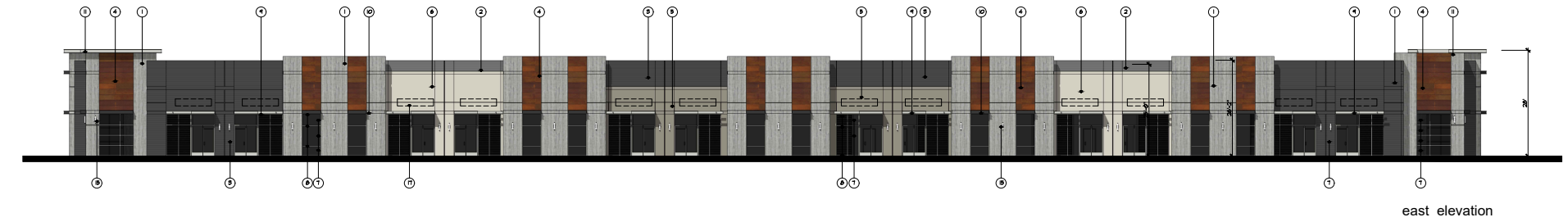


building 'B' floor plan
scale: 3/32" = 1'-0"



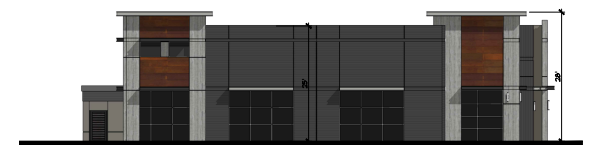
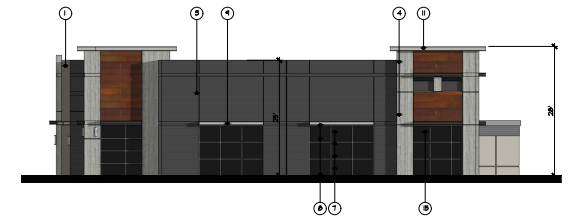
proposed industrial complex
santiago at graves

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oxnard, california 93030
APN: 214-0-031-025



exterior materials & colors

- ① CONCRETE TILT-UP HALL WITH SKIM COAT AND BRUSHED BROOM FINISH
PAINTED TO MATCH DANN EDWARDS DESSRO - GLOVED VISION
- ② CONCRETE FORM LINER
PAINTED TO MATCH DANN EDWARDS 6558 SILVER BULLET
- ③ CONCRETE FORM LINER
PAINTED TO MATCH DANN EDWARDS 6563 FORMAL GREY
- ④ CORTEN STEEL PANELS
- ⑤ CONCRETE TILT-UP HALL PAINTED
TO MATCH DANN EDWARDS DETROIT METAL FINISH
- ⑥ CONCRETE TILT-UP HALL PAINTED
TO MATCH DANN EDWARDS DETROIT RECLAIMED HOOD
- ⑦ DUAL GLAZED GREEN TINT GLAZING
- ⑧ EXTRUDED ALUMINUM STOREFRONT SYSTEM,
MILL FINISH
- ⑨ METAL ANILING
TO MATCH ALUMINUM STOREFRONT FRAMES
- ⑩ METAL ANILING PAINTED TO MATCH
DANN EDWARDS DESSRO DARK ENGINE
- ⑪ METAL PARAVENT CAP
TO MATCH ALUMINUM STOREFRONT FRAMES
- ⑫ CONCRETE TILT-UP HALL PAINTED
TO MATCH DANN EDWARDS DETROIT METAL FINISH
- ⑬ SIXT HOLLOW METAL DOOR AND FRAME
COLOR TO MATCH DANN EDWARDS DETROIT RECLAIMED HOOD
- ⑭ 10'x12' ROLL-UP DOOR
COLOR TO MATCH DANN EDWARDS DETROIT RECLAIMED HOOD
- ⑮ HALL MOUNTED EXTERIOR LIGHT FIGURE
BY: BRONZE LITING - BEAM LED ACIA - MODEL 7171 - 84" HX
FINISH TO BE BLACK
- ⑯ EXTERIOR HALL MOUNTED HALL PACK
BY: HUBBELL OUTDOOR LIGHTING GEOPACK SERIES TRAPEZOID
- ⑰ PROPOSED TRAVEL SIGNAGE LOCATION,
SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.



PLUMBING & ELECTRICAL
MECHANICAL
STRUCTURAL
FOUNDATION
GENERAL CONTRACTOR



building 'B' exterior elevations

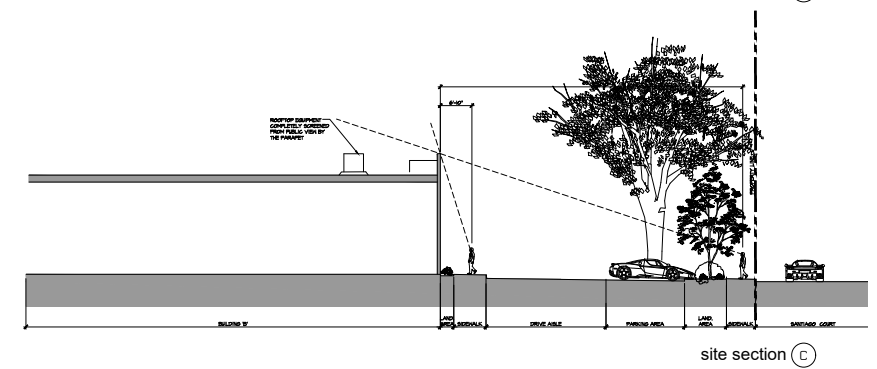
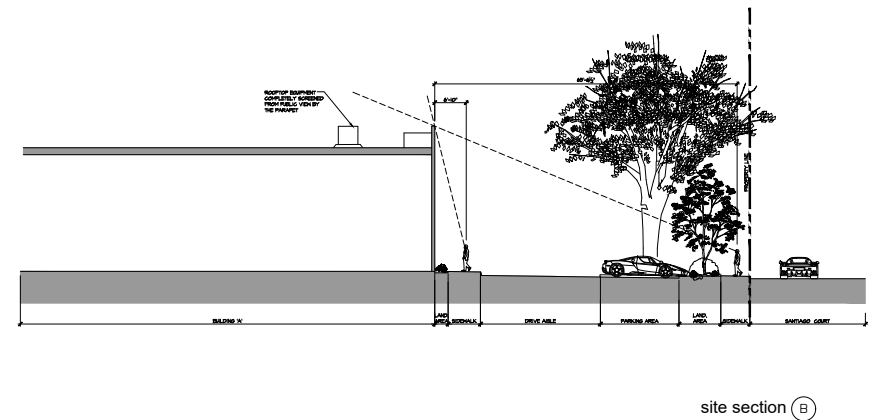
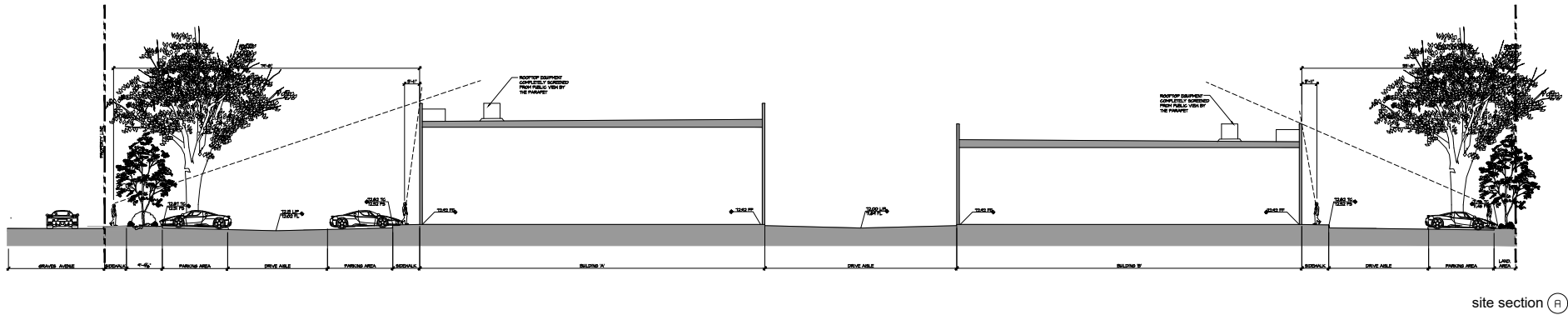
scale: 3/32" = 1'-0"

proposed industrial complex

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APN: 214-0-031-025

ap8



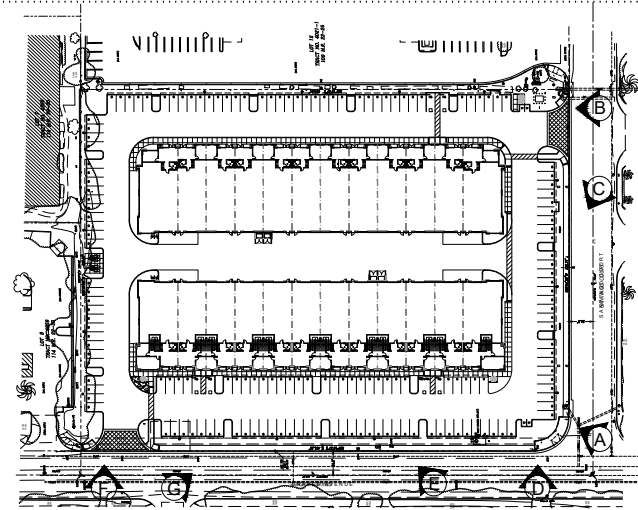
line of sight study
scale: 3/32" = 1'-0"

proposed industrial complex
santiago at graves

2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

PLANNING & DESIGN
ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENGINEERING

apb
9-11-10



PLANNING SUB. 20-0515 PLANNING RESUB. 20-0616 PLANNING RESUB. 20-0727



site photos
scale: n.t.s.

proposed industrial complex

**santiago at
graves**

2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

ap10¹⁹⁻⁴⁴²⁰



F



D



G



E

PLANNING & ENVIRONMENTAL SERVICES
10000
10000
10000

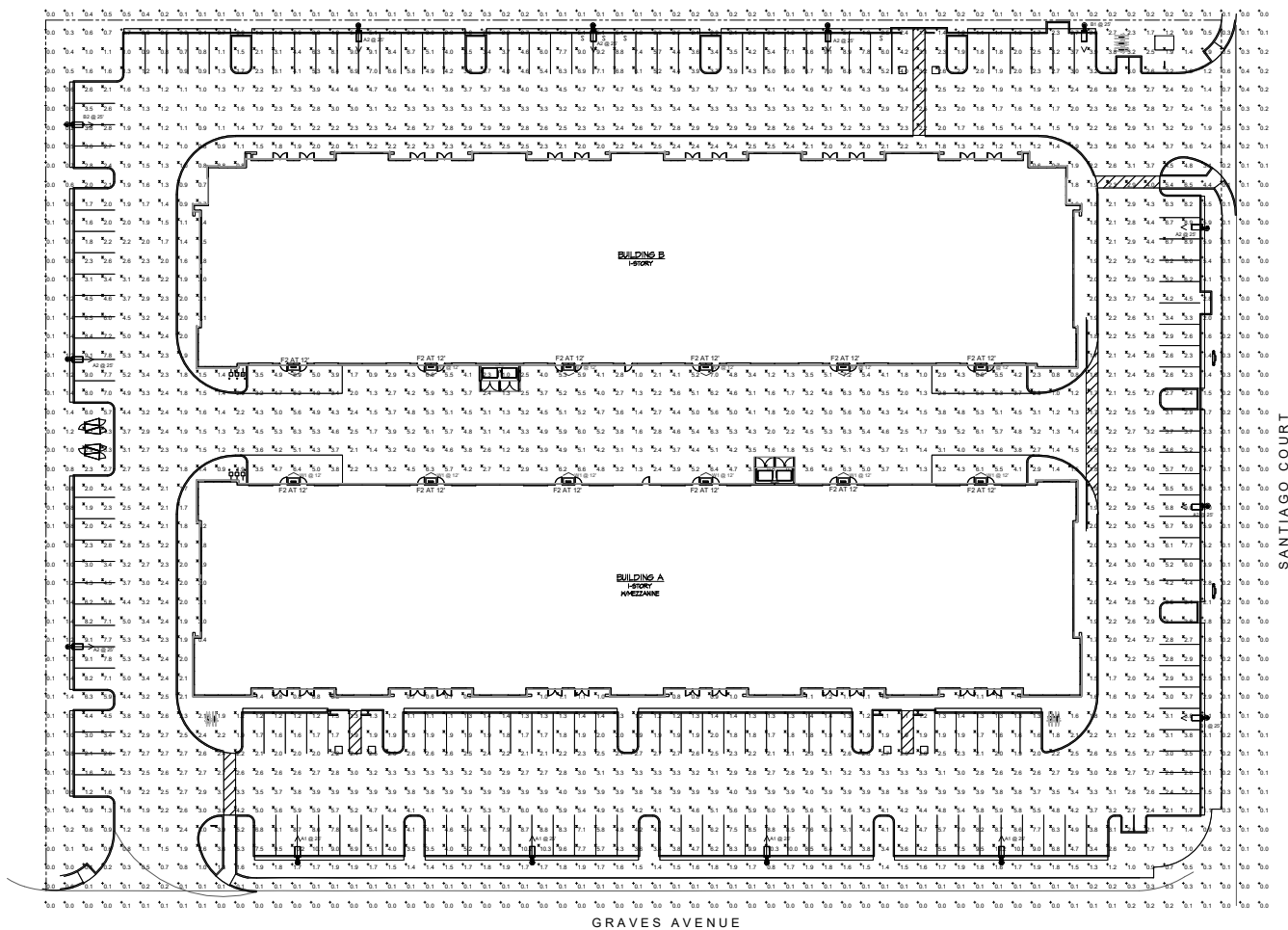
pkc

site photos
scale: n.t.s.

proposed industrial complex
santiago at graves

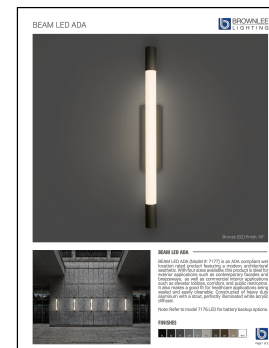
2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

ap11
10-11-10

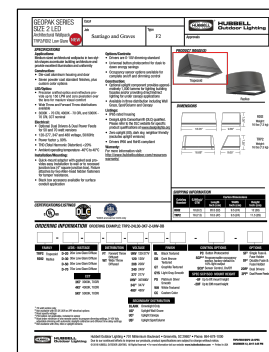


GRAVES AVENUE

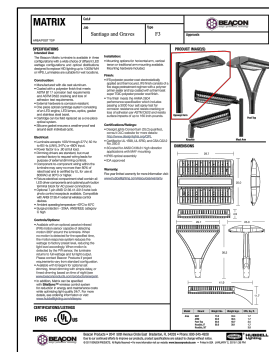
SANTIAGO COURT



wall sconce



wall packs



parking lot fixture



site photometric plan
scale: 1" = 20'-0"



proposed industrial complex
santiago at graves

2301 santiago court
oxnard, california 93030
APN: 214-0-031-025



TREES						
SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS	NOTES
	Arbutus 'Majesty'	Strawberry Tree	24" box	5	-	
	Arbutus 'Majesty'	Strawberry Tree	36" box	1	-	
	Cercis occidentalis	Western Redbud	24" box	2	-	
	Cercis 'Forest Pantry'	Redbud	24" box	9	il	
	Cercis 'Forest Pantry'	Redbud	36" box	1	il	
	Jinkgo bbbbe	Ginkgo	24" box	6	il	
	Magnolia grandiflora	Southern Magnolia	24" box	7	il	AZ: Citroncment camphora / Camphora
	Metrosideros excelsa	NZ Christmas Tree	24" box	9	il	
	Metrosideros excelsa	NZ Christmas Tree	36" box	1	il	
	Pyrus kawakami	Evergreen Pear	24" box	11	il	
	Pyrus kawakami	Evergreen Pear	36" box	1	il	

SPRINGS, GRASSES						
1		<i>Aloe dominican</i>	Summit Aloe	5 gal	56 L	
2		<i>Aloe vera</i>	Aloe Vera	5 gal	3 L	
3		<i>Subulnaria Subulnaria</i>	Staked Subulnaria	1 gal	11 L	
4		<i>Callitriche americana</i> Little John	Dwarf Botherbush	5 gal	48 L	
5		<i>Coreopsis "Design White Jewel"</i>	White Coreopsis	1 gal	17 M	
6		<i>Dianella verticillata</i> "Little River"	Little River Flax Lily	1 gal	35 L	
7		<i>Dianella americana</i> "Variegated"	Variegated Flax Lily	1 gal	29 M	
8		<i>Commersonia "Tropic Bell"</i>	Tropic Belle Mat Rush	5 gal	12 M	
9		<i>Mentzelia c. "Pink Flamingo"</i>	Pink Flamingo Marigold	1 gal	43 L	
10		<i>Mentzelia bipectata</i>	Pink Muley	1 gal	43 L	At: Commersonia Platinum Beauty
11		<i>Redivivus bracteatus</i>	Slipper Plant	5 gal	4 L	
12		<i>Thalictrum umbellatum</i> "Minor"	Yew-Yew Hawthorn	15 gal	435 L	
13		<i>Thalictrum</i>	Star Anemone	5 gal	4 L	
14		<i>Scilla sibirica</i>	Everest Chionodoxa	5 gal	5 L	

GROUNDCOVERS (PLANTED)					
	Aconium 'Jolly Green'	Dear Green Saurcer	4' pots	37 sf	L
	Carex diuturna	Barkley Sedge	1 gal	952 sf	L
	Scheuchzeria palustris 'Lipstick'	Wax Agave	4' pots	218 sf	L
	Senecio marshalliae	Blue Chalkdicks	1 gal	1057 sf	L
	Sesleria autumnalis	Autumn Moor Grass	1 gal	1867 sf	M

VINES						
	<i>Ficus pumila</i>	Creeping Fig	5 gal	8	VI	at trash enclosures

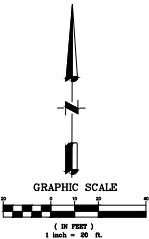
#	DESCRIPTION	MATERIALS / NOTES	DETAIL	QTY.
1	DG Paving	Decomposed granite paving with aluminum edging, stabilized.	-	-
2	Header	Aluminum edging, 1/8"x4" black, top of edging to be max of 1/2" above surface material.	-	-

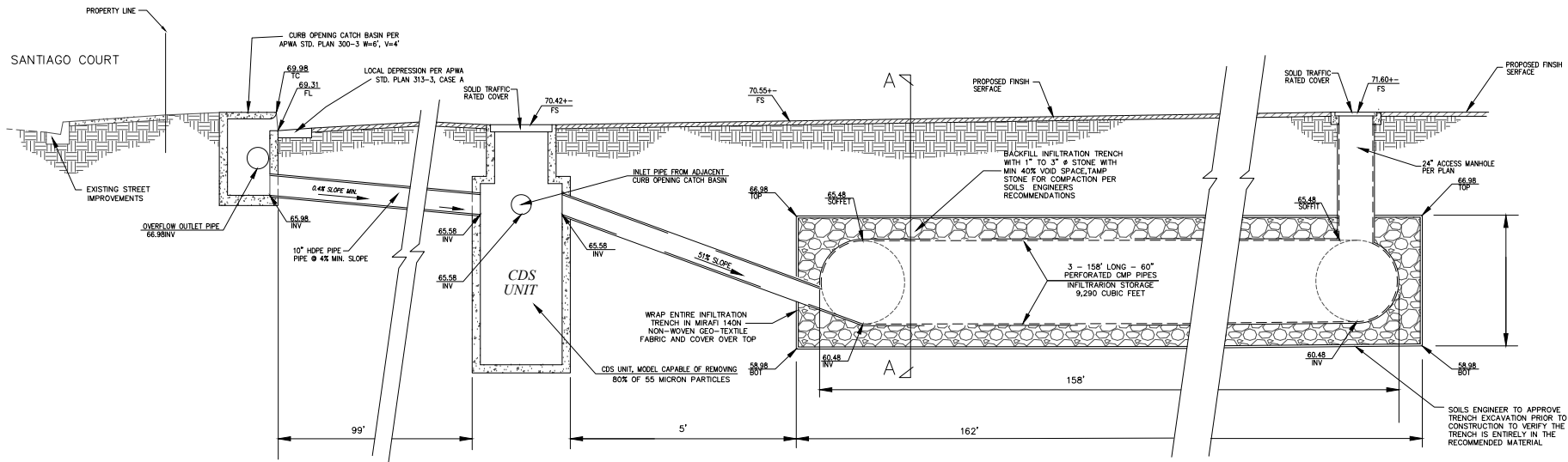


These drawings, including all related design, details, specifications, and information are and shall remain the sole property of Bradstone Associates and are for use on this specific project and shall not be copied, duplicated or otherwise used without the expressed written consent of Bradstone Associates.



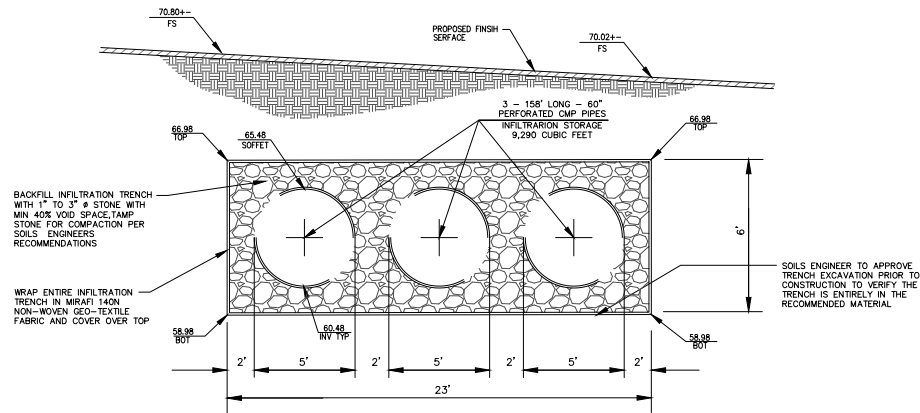
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60" STORMWATER DRAINAGE AND INFILTRATION STORAGE SYSTEM

N.T.S.



SECTION A-A

N.T.S.

DRAINAGE AND INFILTRATION SYSTEM DETAIL



CIVIL ENGINEER



PREPARED BY:

CALIFORNIA
INVESTMENT GROUP
2301 NORTON, CORNELL AVE., SUITE 100
THOUSAND OAKS, CA 91320
ATTN: RICKY TIGERSON, 805-413-9604

PRELIMINARY ENGINEERING SITE PLAN
2301 SANTIAGO COURT, OXNARD
LOT 13, TRACT NO. 4021-1, 109 A.B. 22-26
IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION OF REVISION

3 of 3

JOB NO. 1947
JULY 2020

1

NOTICE OF EXEMPTION

Project Description: Santiago Industrial Suites Tentative Map; The applicant requests a Tentative Subdivision Map (Permit No. 22-300-03) and Special Use Permit (Permit No. 23-500-08) to subdivide a 4.16-acre lot for condominium purposes. The project site is the location of a recently approved and under construction development of two industrial buildings containing 12 tenant spaces each (for a total of 24 condominium spaces) for industrial uses on a vacant 4.16-acre lot. The Tentative Subdivision Map would subdivide the property to create one lot for common area (containing parking, driveways, landscaping and pedestrian pathways) and 24 lots matching the buildings for industrial condominiums, and would create the ability for each tenant space within the industrial buildings to be sold, while creating a lot and mechanism for maintenance of common areas. The Special Use Permit (SUP) is required for the condominium subdivision and will supersede the previously approved Development Design Review (DDR) Permit (Permit No. 20-200-07). The Project is located at 1400 Graves Avenue (Building A) and 2301 Santiago Court (Building B) within the Limited Manufacturing (M-L) zone.

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 Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as subdivision of existing commercial buildings may be found to be exempt from the requirements of the CEQA. This proposal includes a Tentative Map for subdivision of the existing industrial buildings and property for condominium purposes and a Special Use Permit for the two industrial buildings with tenant spaces that are consistent with the General Plan land use designation of Industrial Limited (ILM) and the zoning designation of Limited Manufacturing (M-L). The development is located on a 4.16-acre project site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

(Date)

Joe Pearson II
Planning and Environmental Services Manager

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 23-500-08 (SPECIAL USE PERMIT) TO SUBDIVIDE TWO INDUSTRIAL BUILDINGS INTO CONDOMINIUM TENANT SPACES TOTALING 74,770 SQUARE FEET WITH 170 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 4.16 ACRE LOT LOCATED AT 2301 SANTIAGO COURT AND 1400 GRAVES (APN: 214-0-031-02) AND SUPERSEDING THE PREVIOUSLY APPROVED PLANNING AND ZONING PERMIT NO. 20-200-07 (DEVELOPMENT DESIGN REVIEW PERMIT), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY GARY COLLETT, SANTIAGO INVESTMENT OZ, LP, 4530 EAST THOUSAND OAKS BLVD. SUITE 100, WESTLAKE VILLAGE, CA 91362.

WHEREAS, on April 30, 2020, Brain Poliquin, submitted a request to allow the construction of a two-building industrial suite development, located at 2301 Santiago Court and 1400 Graves (APN: 214-0-031-025); and

WHEREAS, on May 12, 2021, the Community Development Director of the City of Oxnard (**“Director”**) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 20-200-07 (Development Design Review Permit) to authorize the construction of two industrial buildings divided into tenant spaces totaling 74,770 square feet with 170 parking spaces on a 4.16-acre project site, located at 2301 Santiago Court (APN: 214-0-031-025) (the **“Project”**) in accordance with Section 16-525.A of the Oxnard City Code; and

WHEREAS, on May 12, 2021, the Director approved Planning and Zoning Permit No. 20-00-07 for the Development Design Review Permit and found the Project to be exempt from California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 32 Categorical Exemption (Section 15332) at the public hearing; and,

WHEREAS, on October 5, 2022, Garry Collett on behalf of Santiago Investment OZ, LP (the **“Applicant”** and/or **“Permittee”**), submitted Planning and Zoning Permit No. 22-300-03 (Tentative Tract Map No. 6062) to subdivide the parcel which contains the previously approved and under construction industrial development entitled under PZ 20-200-07 **“Santiago Industrial Suites,”** generally located at 2301 Santiago Court (APN: 214-0-031-02); and

WHEREAS, pursuant to Oxnard Municipal Code Section 16-395 **“Special Use Permit Required,”** no building shall be constructed which is intended to be sold, nor shall any existing building be converted for sale as a community ownership unit (including industrial condominium), until a special permit is obtained;

WHEREAS, on March 29, 2023, in order to be consistent with Oxnard Municipal Code Requirements, Gary Collett (the **“Applicant”** and/or **“Permittee”**), submitted an application for Planning and Zoning Permit No. 23-500-08) for a Special Use Permit to subdivide the two buildings and property for condominium purposes and entitle the

previously approved development as a subdivided two-building industrial suite development, located at 2301 Santiago Court (APN: 214-0-031-025); and

WHEREAS, The Planning Commission is concurrently recommending the City Council approve Planning and Zoning Permit No. 22-300-03 (Tentative Tract Map No. 6062) to subdivide the property and industrial buildings for condominium purposes; and

WHEREAS, said Special Use Permit was referred to City departments for recommendations and conditions of approval for the project that are incorporated within the recommended entitlements, and

WHEREAS, Sections 16-536 and 16-651 of the OCC authorize the Planning Commission to approve a Special Use Permit; and

WHEREAS, on November 16, 2023, the Planning Commission of the City of Oxnard ("Planning Commission") conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the proposed Project, in accordance with Sections 16-536 and 16-651 of the Oxnard City Code (OCC); and

WHEREAS, the Planning Commission finds that the Project complies with all requirements of the Oxnard City Code; and

WHEREAS, the Planning Commission finds that the Special Use Permit, the proposed site, and the design and improvement of the development requested are consistent with the 2030 General Plan elements thereof; 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 1 Categorical Exemption (Section 15301). 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 Industrial Limited (ILM) and a zoning designation of Limited Manufacturing (M-L). The project is surrounded on all four sides by urban 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 industrial suites development is consistent with the General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable 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 subdivision of the industrial suites development for condominium purposes 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 industrial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by industrial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

The project is not located in or adjacent to a state designated scenic highway.

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on May 7, 2021.

- (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.

WHEREAS, on November 2, 2023, the Planning Commission of the City of Oxnard ("Planning Commission") considered the Applicant's request to approve Planning and Zoning Permit No. 23-500-08 (Special Use Permit), in accordance with OCC.

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

SECTION 1. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Development Design Review Staff Report and all attachments thereto, the Planning Commission finds:

- 1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.**

The Applicant proposes the subdivision of two industrial buildings with an associated parking area and related on-site and off-site improvements for condominium purposes. The industrial buildings are designed as follows: Building A is 42,500 square feet and Building B is 32,270 square feet (for a total development of 74,770 square feet). Additionally, the project includes appurtenant structures (i.e. trash enclosures), 170 vehicle parking spaces (160 standard spaces, 6 ADA accessible spaces, and 4 motorcycle parking spaces), and associated landscaping and infrastructure improvements. As conditioned, the industrial development has been designed to meet the required development standards identified in the Zoning Code. Therefore, the proposed use is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard.

- 2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

Pursuant to the 2030 General Plan land use designation Industrial Limited (ILM), the proposed use of the project site as industrial suites with associated site improvements,

is an allowed use. The surrounding uses are characterized by business research park, light industrial, and residential uses. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the local Building, Fire, and Traffic Codes. The proposed use has not changed since the DDR approval. The proposed development will be consistent with the existing light industrial development adjacent to the project site. The project site is located across Graves Avenue from existing apartment buildings that are generally screened by landscape trees in the parkway. The proposed industrial development will also be screened from the roadway by landscaping along Graves Avenue and Santiago Court. Therefore, the proposed use and improvements 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 for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this Resolution.**

The proposed development will be located on a 4.16-acre site (181,432 square-feet). The Zoning Code allows a maximum of 50% lot coverage. The Project includes 74,770 square feet of development, which represents approximately 35.8% lot coverage. The proposed facility is consistent with applicable City standards (see Staff Report Section 6). The Project has been designed to be consistent with the development and design standards included within the Zoning Code, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, landscaping, parking standards, and equipment screening standards. The project site has direct access from Graves Avenue and Santiago Court via driveways to the 170 space parking area. The parking area and the perimeter of the site include landscaping to screen the proposed development from the roadways. Thus, the site for the proposed industrial facility is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

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

The project will be accessed directly from Graves Avenue and Santiago Court via two private driveways. The parking area will provide parking for 170 vehicles (160 standard spaces, 6 ADA accessible spaces, and 4 motorcycle parking spaces). Per the Zoning Code, the proposed office/industrial/warehouse building requires 170 parking spaces, based on a formula of 1 space per 250 gross square feet of building area for office use, 1 space per 500 square feet of building area for industrial use, and the graduated requirements of 1 space for 1,000 square feet or 1 space for 2,000 square feet for warehouse structures over 20,000 square feet. Pursuant to review by City Traffic Engineering staff, the project is consistent with City parking requirements.

The project also includes short and long term bicycle parking. Therefore, the site will be served by streets, highways, transit and bike facilities adequate to provide access to the proposed building and its anticipated uses.

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

The project site is located on a lot that is surrounded by development. The surrounding lots are currently served by utilities. The proposed project is an industrial development that can be connected to the existing utilities and does not require expansion of the existing utilities. Thus, the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

SECTION 3. The Planning Commission finds, in accordance with the California Environmental Quality Act (CEQA), that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Class 1) of the State CEQA Guidelines. This section pertains to projects characterized as subdivision of existing commercial buildings, meeting certain conditions as described in the findings contained within this resolution.

SECTION 4. This Resolution shall not become effective unless and until the City Council approves the associated Planning and Zoning Permit No. 22-300-03 (Tentative Tract Map No. 6062). If the City Council fails to approve the Tentative Tract Map, then this Resolution shall become null and void and be of no further force and effect.

SECTION 5. Upon approval of Planning and Zoning Permit 23-500-08, the Planning Commission of the City of Oxnard after conducting the public hearing hereby repeals Community Development Director Resolution No. 20-200-07, Development Design Review Permit No. 20-200-07, allowing the construction of two industrial buildings divided into tenant spaces totaling 74,770 square feet with 170 parking spaces on a 4.16-acre project site, and said Resolution shall be of no further force and effect.

SECTION 6. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit No. 23-500-08 (Special Use Permit), subject to the attached conditions of approval.

SECTION 7. The Secretary shall certify the adoption of this Resolution.

[conditions of approval begin on next page]

**CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT
(PLANNING AND ZONING PERMIT NO. 23-500-08)**

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 November 16, 2023, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement

approved by the City Attorney to ensure completion of such improvements. (DS, G-4)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Property. The owner of the Property will be required to adhere to all applicable laws and regulations regarding the same. (FD, G-12)
13. 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 and any approved alternative means and methods, or unless otherwise handled in accordance with applicable laws and regulations. During Project operations,

the owner of the Property will be required to adhere to all applicable laws and regulations regarding the same. (FD, *G-13*)

14. Prior to and during construction, Developer shall be required to satisfy all of the conditions of this Project permit as set forth herein. Once operational, the owner or tenant of the Property will be required to comply with any remaining applicable conditions of this Project permit and compliance therewith shall occur in accordance with the City Code's standard enforcement proceedings.
15. 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*)

PLANNING DIVISION CONDITIONS

16. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, *PL-1*)
17. Any future 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*)
18. Before the City issues building permits, Developer shall include a reproduction of all conditions of this Project permit as adopted by resolution of the Community Development Director in all sets of construction documents and specifications for the Project. (PL, *PL-3*)
19. 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 Community Development Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
20. Developer may not modify any use approved by this Project 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*)
21. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the Project. An electrical engineer shall prepare the site lighting plan

demonstrating that adequate lighting ranges will be provided throughout the Project without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

22. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
23. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
24. In order to minimize light and glare on the Project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
25. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)
26. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)
27. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
28. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
29. 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*)

30. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
31. All drive lanes (alleys) shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the property owner. (PL)
32. Developer shall establish a property owners association and the association shall be responsible for the maintenance of parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, *PL-33*)
33. Developer shall construct each condominium unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (DS/B, *PL-34*)
34. Developer shall include in all deeds for the project and in the Conditions Covenants & Restrictions a prohibition against any outdoor storage within the project site unless otherwise expressly permitted by the Planning Division. (PL)
35. Developer shall pay Park and Recreation Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, *PL-36*)
36. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. (PL, *PL-50*)
37. Developer shall recess or screen, to the extent feasible as approved by the Community Development Director, roof heating and cooling systems and other exterior mechanical equipment visible from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible, to the extent feasible as approved by the Community Development Director, from the front of the Property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)

38. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible, to the extent feasible as determined by the Community Development Director, on any exterior building elevations. (PL, *PL-42*)
39. For any exterior utility meter panels, Developer shall paint such panels (if permitted by the utility provider) to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible as determined by the Community Development Director. (PL, *PL-43*)
40. No later than 30 days after issuance of a final Certificate of Occupancy, Developer shall remove all construction materials and vehicles from the Property or relocate behind screened enclosures; provided, however, the foregoing shall not apply to any remaining work associated with punch list items or tenant fixtures or as authorized by the Community Development Director. (PL/B, *PL-47*)
41. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and shall also post signage to indicate that storage or other non-loading activity within the loading zone is prohibited. (PL/B, *PL-49*)
42. Subject to the applicable City of Oxnard standard conditions related to fees, these conditions of approval impose specific fees, dedications, reservations and/or other exactions in accordance with applicable laws and regulations. Pursuant to Government Code Section 66020, the 90-day period in which the Developer has to protest the imposed fees, dedications, reservations and/or other exactions shall begin as of the date of approval of the Project permit.
43. Developer shall remove any and all graffiti from the project premises, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)

Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls.

44. In accordance with City Council Resolution No. 14,124, Developer shall participate in the City's Public Art Program by paying a fee in the amount of approximately \$0.28 per gross square foot of the proposed development to the City prior to issuance of the final Certificate of Occupancy, and the final fee shall be determined at time of payment. (PL)
45. This Special Use Permit (SUP) approval applies only to the industrial buildings described herein and in the approved plans. Any substantial changes in use or physical improvements may trigger additional review pursuant to applicable provisions of the City Code, as determined by the Community Development Director, and may require additional

environmental analysis and any associated fees in place at the time the changes are approved. Such potential substantial project changes include but are not limited to: project description, type of operation, building design, square footage, circulation, parking, access, or intensification of use.

46. The location of all buildings, fences, parking areas, and other facilities for the Project or features shall be located and maintained substantially as shown on the plot plans for the above referenced Planning and Zoning Permit.
47. The property owner shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses. The Parking Management Plan shall be submitted to the Planning Division for review and approval prior to the issuance of the first Certificate of Occupancy.
48. In order to provide ongoing adequate on-site parking consistent with the Zoning Code, Landlord shall demonstrate that each new tenant is consistent with the approved Parking Management Plan, entitlement plans and the site is operated in compliance with Zoning Code parking requirements. Each new Zone Clearance application for the site shall be submitted with Landlord approval and a Parking Plan demonstrating compliance with Zoning Ordinance parking requirements.

Air Quality

49. Developer shall ensure that all construction equipment is maintained and tuned to manufacturer's recommended specifications. (MND, C-1)
50. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)
51. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (MND, C-3)
52. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or

roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (MND, C-4)

53. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (MND, C-5)
54. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (MND, C-6)
55. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). (MND, C-7)
56. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (MND, C-9)
57. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

Cultural Resources

58. Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include: (1) an archaeological and historical records search through the California Historical Resources Information System at CalState Fullerton; and (2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to initiation of the Phase I activities.

The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey. (MND, E-1)

59. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a weekly report to the Planning Division summarizing the activities during the

reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

Landscape Conditions

60. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, PK-1)
61. Prior to issuance of building permits, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
62. Prior to issuance of a Certificate of Occupancy, Developer shall install landscape and automatic irrigation systems that have been reviewed by Parks and Facilities Superintendent. (PK, PK-3)
63. Developer (or its successor, as relevant) shall properly maintain landscape planting and all irrigation systems on the Property as required by the City Code and as specified by this Project permit. Failure of Developer (or its successor, as relevant) to do so may result in enforcement proceedings against Developer (or its successor, as relevant) to ensure compliance pursuant to the City Code applicable standard enforcement regulations which may result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
64. Prior to the issuance of a Certificate of Occupancy, Developer shall provide a watering schedule to the Project's building owner or manager and to Planning Division or designee that outlines the recommended watering required to allow the plants and trees to receive adequate water to thrive. The irrigation system for the Property shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
65. All trees planted or placed on the Property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
66. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)
67. Consistent with the City Council Resolution 14,741 which declared a continuance of the Stage 2 water shortage condition within the City of Oxnard, the project is required to implement and maintain the follow mandatory water conservation requirements for as long as City Council Resolution 14,741 is in effect:

- a. The use of potable water in a fountain or other decorative water feature is prohibited, except where the water is part of a recirculating system.
 - b. Watering of lawns, ornamental turf, trees, shrubs, vegetation, landscape and other outside irrigation is prohibited except between 4:00 p.m. and 9:00 a.m. or 6:00 p.m. and 9:00 a.m. during daylight savings. Additionally, watering is limited to no more than twice a week and only on the designated days per odd and even addresses. Exceptions to allow for irrigation outside of the designated periods include (1) watering of newly installed, drought-tolerant landscapes for up to 1 year after planting, and (2) hand watering of potted plants or stressed vegetation with use of a container (e.g., bucket or watering can) or a hose fitted with a shut-off valve.
 - c. Irrigation of newly constructed home and building exteriors with potable water is prohibited unless drip or microspray systems are used.
 - d. Irrigation of ornamental turf on public medians with potable water is prohibited.
 - e. Irrigation of park and school ground areas with potable water will only be permitted during the twice weekly designated irrigation periods noted above in this condition and only if necessary. Sport activity fields may irrigate more frequently, but only as necessary to maintain playing surface quality.
 - f. Application of potable water to landscapes during and within 48 hours after measurable rainfall is prohibited.
68. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)
69. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts. In order to provide for such maintenance, Developer has agreed to enter into an agreement with the City to cast a ballot in favor of formation of an assessment district to fund such maintenance and in favor of assessments on the project property. In the event that such an assessment district is not formed, Developer agrees to establish a homeowners' association for the project as directed by the City, to fund such maintenance. Before or during escrow for the sale of property within the project, Developer shall provide each buyer with a document disclosing, in large type, that the project property is subject to annual assessments for landscape maintenance, and stating the probable range of dollar amounts of such assessments for the next fiscal year. To confirm that the buyer has read the document, Developer shall require the buyer to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon reasonable request. (PK, *PK-18*)
70. Developer shall install an irrigation system for the Project that includes a water sensor shut

off device as a water conservation measure. (PK, PK-22)

71. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)
72. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)
73. A 36" high visual barrier shall be provided to screen, to the maximum extent feasible as determined by the Community Development Director, parked cars from City streets. Barrier may be a wall or earthen berm with additional planting to achieve 36" height as measured from the top of the parking lot curb. Suitable sight-distance shall be maintained at corners and driveways. Parking lot screen hedges adjacent to the roadway shall be 36" in height at time of planting.
74. Final construction planting and irrigation plans for the Project shall be reviewed by the City's landscape consultant to ensure:
 - Tree selections and placement are consistent with the approved plans;
 - Streetscape buffer planting consistency with specific plan
 - Final shrub and groundcover plant selections to include long-lived, low maintenance plants.
 - Screen plant selections to be of appropriate scale
75. Written confirmation shall be provided that the Landscape Architect has reviewed the civil engineer's construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements.
76. Plans shall include locations of light standards on landscape plan and tree locations on lighting plan. Plans shall be consistent with streetscape plans. Developer shall resolve any conflicts for lighting safety and crime prevention to the satisfaction of the City's Police reviewer.
77. All hardware, equipment enclosures, trash enclosures, electrical vents, irrigation controllers, backflow devices, etc. located on the project site shall be completely screened with shrubs and/or vines, 5 gallon size minimum, to the maximum extent feasible as determined by the Community Development Director. Trash enclosure shall be screened with planting. Grading design shall provide adequate planting area.
78. The irrigation system for the Project shall comply with the City of Oxnard and State MWEL. Construction document plans shall comply with the following:

- a. Show Irrigation water metering at point(s) of connection.
- b. Metering shall be coordinated with the City of Oxnard Water. Dedicated irrigation water meter(s) required per State MWELo. Also coordinate metering with the Civil utility plan.
- c. Master valve function and pipe types compatibility shall be confirmed with Landscape consultant and Public Works.
- d. Plans are to comply with the guidelines and/or requirements set forth by:
 - i. City of Oxnard Water Efficient Landscape Ordinance #2822
 - ii. City of Oxnard (water purveyor)
 - iii. State of California Recycled Water- Statutes and Regulations (“The Purple Book”)
 - iv. California Code of Regulations Title 23, Division 2, Ch. 2.7 Model Water Efficient landscape ordinance (State MWELo)

FIRE DEPARTMENT CONDITIONS

79. Developer Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)
80. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)
81. Before the City issues building permits, Developer shall obtain the Fire Chief’s approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)
82. At Developer’s expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, *F-4*)
83. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)
84. The project shall meet the minimum requirements of the “Fire Protection Planning Guide” published by the Fire Department. (FD, *F-6*)
85. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all

parts of the project property. (FD/DS, F-7)

86. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
87. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, F-9)
88. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
89. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, F-11)
90. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, F-12)
91. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, F-13)
92. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)
93. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.
94. Before the City issues a Certificate of Occupancy, the Developer shall install a Knox key vault at a location to be determined by the Fire Department.

POLICE DEPARTMENT CONDITIONS

95. Project must comply with the Outdoor Lighting Code & Guidelines. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:
 - a. Luminaires with a maximum output of 260 lumens per fixture, regardless of number

- of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
- b. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
96. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point.
- a. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. Instruments shall not create glare for motorists or pedestrians.
 - b. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
 - c. Exterior lighting of the site including parking areas shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting scheme.
 - d. Exterior lighting should be LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
 - e. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
97. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted and approved prior to the issuance of building permits.

Alarms

98. Any intrusion alarm system installed at the site shall utilize motion and infrared technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.

Cameras

99. Any security camera system installed and operated 24-hours a day to monitor the site or an individual tenant space shall comply with these minimum standards:
- a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
 - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.

- c. Cameras shall have low light capability and able to identify persons conducting transactions or entering the business.
- d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
- e. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
- f. Recorded images shall bear a date and time stamp that cannot be altered.
- g. Camera installations intended to capture images of faces shall target doorways and choke-points for foot traffic and shall be mounted at 7-feet above the floor.
- h. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.

Signage

- 100. At each vehicular entrance a sign shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)
- 101. Outdoor storage of vehicles is prohibited. Landlord shall notify each new tenant that unauthorized vehicles stored on the property will be subject to being towed away at the vehicle owner's expense.
- 102. A sign shall be posted at or near the primary entrance to the site that identifies the owner or property management company name, phone number and the email address dedicated to the site management office.

DEVELOPMENT SERVICES DIVISION CONDITIONS

- 103. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
- 104. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)
- 105. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)

106. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
107. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
108. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
109. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)
110. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)
111. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)
112. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
113. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)
114. Developer shall install on-site and off-site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
115. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
116. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans

to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

117. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
118. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
119. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
120. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
121. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
122. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
123. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)

124. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
125. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
126. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
127. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18-inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)
128. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
129. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
130. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
131. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
132. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)
133. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
134. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a

mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)

135. Developer shall dedicate and improve to City standards all sidewalks, parkways, streets, alleys, utilities and street appurtenances as directed by the Development Services Director. City will name all streets in accordance with adopted City guidelines. (DS-49)
136. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and crossconnection control. (DS-59)
137. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)
138. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15 feet from the face of the enclosure. (DS-69)
139. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
140. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
141. Developer shall insure that no more than 25% of the leasable area within each tenant space will be utilized for office purposes. The aggregate of all office space shall not exceed nine percent of the lot area. (TR-75)
142. In non-residential developments where fifty or more persons are employed, Developer shall include a transportation information center stocked with bus schedules, rideshare information, and related information on alternative methods of transportation. Developer or owner shall update such information at least once a month. (TR-77)
143. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
144. Developer shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services

Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS-79)

145. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)
146. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)
147. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)
148. Developer shall provide pre-treatment for all infiltration based stormwater quality Best Management Practices ("BMPs".) Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of

pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)

149. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)
150. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)
151. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)
152. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

Development Services Division Special Conditions

153. This site is subject to limitations of stormwater runoff and on-site detention in conformance with the "Agreement for Stormwater Retention within Rice Road Drain Watershed" and the approved drainage report for Tract 4021. The limited release and detention requirements were provided by the original Tract improvements and no additional detention is required. (DS)
154. The percolation tests for this project shall include implementation of the "Test Specific Reduction Factor" (RFt) specified in the "Guidelines for Design, Investigation, and Reporting for Low Impact Development Stormwater Infiltration" published in the Administrative Manual of the County of Los Angeles Department of Public Works. This reduction factor (RFt) is in addition to the safety factor specified in the Technical Guidance Manual. (DS)

155. Developer's geotechnical engineer shall perform percolation tests on the exposed bottom of all infiltration basins after all grading has been completed and no further compaction is expected. Geotechnical engineer shall provide the City with a written opinion that the exposed soil layer is suitable for the proposed infiltration facility based on review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the project civil engineer. (DS)
156. Developer shall revise the project Stormwater Quality Report (and associated project improvements) to comply with Section 2.8 (Step 7) of the TGM by providing treatment of runoff from the 5% EIA and pervious areas of the site prior to discharge into the public right-of-way. (DS)
157. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS)
158. Developer shall construct a 7-foot wide concrete sidewalk along both the Santiago Court and Graves Avenue frontages of the project. Sidewalk improvements shall include upgrading (or replacing) the existing access ramp at the northeast corner of Santiago Court and Graves Avenue to meet current City standards. (DS)
159. Prior to issuance of a grading/site improvement permit, Developer shall dedicate to the City a sidewalk easement to the City that encompasses the required sidewalks along Santiago Court and Graves Avenue. (DS)
160. Prior to issuance of a grading/site improvement permit, Developer shall dedicate to the City a 7-foot wide public utility and roadway signage easement along the Santiago Court frontage of the project. (DS)
161. An additional disabled access compliant path will be required to connect the northerly ends of the proposed buildings so that the units at the northeast corner of the site can be readily accessed from the Graves Avenue disabled access path. (DS)
162. Developer shall retrofit the existing High Pressure Sodium Vapor (HPSV) intersection safety lighting at the intersection of Gonzales Road and Solar Drive with LED lighting to enhance pedestrian and motorist safety. Final location and design of the lights shall be approved by the City traffic Engineer. (TR)
163. Developer shall retrofit existing street lights along Santiago Court and Graves Avenue project frontage with LED street light heads to enhance pedestrian as well as motorist safety.

The LED street light heads shall be per current standard. Final location and design of the street lights shall be approved by the City Traffic Engineer. (TR)

164. Developer shall install traffic control signage and appurtenances along Graves Avenue and Santiago Court project frontage. Graves Avenue will require posting of R7-9a (No Parking, Bike Lane) or R26(S) signs to remove all stopping. Other regulatory signs will be required and final location shall be approved by the City Traffic Engineer. (TR)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 16th day of November 2023.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 16th day of November 2023, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PLANNING AND ZONING PERMIT NO. 22-300-03 (TENTATIVE TRACT MAP NO. 6062) TO SUBDIVIDE AN EXISTING 4.16 ACRE PARCEL INTO 25 LOTS FOR INDUSTRIAL CONDOMINIUM PURPOSES LOCATED AT 2301 SANTIAGO COURT AND 1400 GRAVES (APN: 214-0-031-025), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY GARY COLLETT, SANTIAGO INVESTMENT OZ, LP, 4530 EAST THOUSAND OAKS BLVD. SUITE 100, WESTLAKE VILLAGE, CA 91362.

WHEREAS, on October 5, 2022, Garry Collett on behalf of Santiago Investment OZ, LP (the “**Applicant**” and/or “**Permittee**”), submitted a request to subdivide a parcel which contains an approved and under construction industrial development (referred to as Santiago Industrial Suites, permitted with Planning and Zoning Permit No. 20-200-07), concurrent with a Special Use Permit application (Planning and Zoning Permit No. 23-500-08) required by Oxnard Municipal Code Section 16-395, generally located at 1400 Graves and 2301 Santiago Court (APN: 214-0-031-025); and

WHEREAS, on November 16, 2023, 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. 22-300-03 (Tentative Subdivision Map) to subdivide a 4.16 acre property for condominium purposes into 25 lots located at 1400 Graves and 2301 Santiago Court (APN: 214-0-031-025) in accordance with Section 16-531 of the Oxnard City Code; and

WHEREAS, said tentative subdivision map was referred to City departments for recommendations and conditions of approval for the project that are incorporated within the recommended entitlements, and

WHEREAS, the Planning Commission finds that the Tentative Map complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the Planning Commission finds that the Tentative Map, the proposed site, and the design and improvement of the development requested are consistent with the 2030 General Plan elements thereof; and

WHEREAS, the Planning Commission finds that the proposed site is suitable for the type and density of development requested and is not likely to cause substantial environmental damage, serious public health problems or conflict with any publicly acquired easements or access; and

WHEREAS, the Planning Commission finds that the proposed division of land complies with the requirements established by the Subdivision Map Act and Chapter 15 of the Oxnard City Code, including but not limited to requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection; and

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

WHEREAS, the Planning Commission finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process; 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 1 Categorical Exemption (Section 15301). 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 Industrial Limited (ILM) and a zoning designation of Limited Manufacturing (M-L). The project is surrounded on all four sides by urban 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 industrial suites and condominium subdivision development is consistent with the General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable 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 industrial suites subdivision for condominium purposes 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 industrial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by industrial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

The project is not located in or adjacent to a state designated scenic highway.

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on May 7, 2021.

- (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.

WHEREAS, on November 2, 2023, the Planning Commission of the City of Oxnard ("Planning Commission") considered the Applicant's request to approve Planning and Zoning Permit No. 22-300-03 (Tentative Tract Map), in accordance with Chapter 15 "Subdivisions" of the Oxnard City Code.

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

SECTION 1. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. The Planning Commission finds that the Tentative Subdivision Map is internally consistent with the provisions of the City of Oxnard 2030 General Plan.

SECTION 3. The Planning Commission finds that the Tentative Subdivision Map will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

SECTION 4. The Planning Commission finds that the Project site associated with the Tentative Subdivision Map is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 5. The Planning Commission determines that the industrial project is the best use for the subject project site.

SECTION 6. The Planning Commission determines that the Tentative Subdivision Map is in the best interests and welfare of the City and its residents.

SECTION 7. 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:

Consistent with California Government Code Section 66474, a legislative body of a city or county **shall deny approval** of a tentative map, or a parcel map for which a tentative map was not required, **if it makes any of the following findings**:

- a) **That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.**

The project site has a General Plan designation of Industrial Limited (ILM) and a zoning designation of Limited Manufacturing (M-L). The project site is not located within a Specific Plan area. The project is consistent with the General Plan Designation, zoning designation and applicable policies and regulations. Therefore, the project **does not** meet this finding which means the Project can be supported.

- b) **That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

As described in the staff report, the design and improvement of the proposed development is consistent with applicable provisions of the City's 2030 General Plan because the proposed subdivision and industrial use supports the proposed development improvements, with the required infrastructure. Therefore, the project **does not** meet this finding which means the Project can be supported.

c) That the site is not physically suitable for the type of development.

As described in the staff report, the site is physically suitable for the proposed type of development because the division of land includes an industrial project that is consistent with the Limited Manufacturing (M-L) zone development standards and has been designed to be architecturally compatible with the character of the surrounding neighborhood. The site is physically suitable for the proposed type of development because the site is relatively level and is not subject to soil and/or geologic conditions indicating substrate instability. Therefore, the project **does not** meet this finding which means the Project can be supported.

d) That the site is not physically suitable for the proposed density of development.

The proposed subdivision and industrial buildings will be located on a 4.16-acre (181,432 square-feet) lot. The Zoning Code allows a maximum of 50% lot coverage. The development proposed under the Special Use Permit includes 74,770 square-feet of development, which represents approximately 35.8% lot coverage. The proposed facility is consistent with applicable City standards (see Staff Report). The Project has been designed to be consistent with the development and design standards included within the Zoning Code, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, landscaping, parking standards, and equipment screening standards. The project site has direct access from Graves Avenue and Santiago Court via driveways to the 170 space parking area. The parking area and the perimeter of the site include landscaping to screen the proposed development from the roadways. Thus, the site for the proposed industrial facility is physically suitable for the proposed density of the development. Therefore, the project **does not** meet this finding, which means the Project can be supported.

e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

As described in the staff report, the design of the proposed land division and parcel improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat because it is located within a developed urban area of the City that contains no environmentally sensitive habitat and/or species. The project has been found to be exempt from CEQA pursuant to Section 15301, which applies to the subdivision of existing commercial buildings. Therefore, the **project does not** meet this finding which means the Project can be supported.

- f) **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

Pursuant to the 2030 General Plan land use designation of Industrial Limited (ILM), the proposed use of the project site as an industrial development with associated site improvements is an allowed use. The surrounding uses are characterized by business research park, light industrial, and residential uses. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the local Building, Fire, and Traffic Codes. The proposed development will be consistent with the existing light industrial development adjacent to the project site. The project site is located across Graves Avenue from existing apartment buildings that are generally screened by landscape trees in the parkway. The proposed industrial development will also be screened from the roadway by landscaping along Graves Avenue and Santiago Court. Therefore, the proposed use and improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. Therefore, this project **does not** meet this finding, which means the Project can be supported.

- g) **That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

The design of the proposed land division and parcel improvements will not conflict with easements, acquired by the public-at-large, for access through or use of property within the subdivision because, as conditioned, no buildings would be located in the area of the existing public utilities easements, all blanket easements or other easement that are no longer needed by the City shall be abandoned, and there is no need for new or additional easement(s) for the public-at-large. Therefore, this project **does not** meet this finding which means the Project can be supported.

SECTION 8. The Planning Commission recommends that the City Council, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Class 1) of the State CEQA Guidelines. This section pertains to projects characterized as the subdivision of existing commercial buildings, meeting certain conditions as described in the findings contained within this resolution.

SECTION 9. This Resolution shall not become effective unless and until the Oxnard Planning Commission approves the associated Special Use Permit (PZ No. 23-500-08). If the

Planning Commission fails to approve the Special Use Permit, then this Resolution shall become null and void and be of no further force and effect.

SECTION 10. Based on the findings set forth herein, the Planning Commission hereby recommends that the City Council approve Planning and Zoning Permit No. 22-300-02 (Tentative Subdivision Map), subject to the attached conditions of approval.

SECTION 11. The Secretary shall certify the adoption of this Resolution.

**CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP NO. 6062
(PLANNING AND ZONING PERMIT NO. 22-300-02)**

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 November 16, 2023, (“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. 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)
4. 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)
5. 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)
6. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
7. 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)
8. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code.

PLANNING DIVISION CONDITIONS

9. This permit is granted subject to the approval of a Special Use Permit (PZ 23-500-08) for the project property. (PL)
10. All conditions of Special Use Permit No. 23-500-08 shall apply to this permit.
11. Prior to recordation of the Final Map, 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).
12. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, PL-19)
13. Developer shall establish a property owners association and the association shall be

responsible for the maintenance of parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, *PL-33*)

14. The property owner and/or property owners' association shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses. The Parking Management Plan shall be submitted to the Planning Division for review and approval prior to the issuance of the first Certificate of Occupancy.

ENVIRONMENTAL RESOURCES CONDITIONS

15. Property owner and/or property owners' association shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
16. Covenants, conditions and restrictions ("CC&Rs") shall be developed for the project necessitate that the homeowner's association or property management make provisions to divert a minimum of 50% while striving for 75% diversion of waste material generated at this location in perpetuity. This can be achieved by subscribing to the City's residential curbside or mandatory commercial recycling services and through annual tenant education that may include source reduction, recycling, reuse, and organics collection requirements.

DEVELOPMENT SERVICES DIVISION CONDITIONS

17. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)
18. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by

Government Code Sections 66492 and 66493. (DS-26)

19. Prior to final map recordation, Developer shall provide City with a copy of the Project Covenants, Conditions, and Restrictions (CC&Rs). (DS)
20. Project CC&Rs shall incorporate language regarding the easements and maintenance responsibilities for the common and shared subsurface, surface, and improvements. (DS)
21. Project CC&Rs shall incorporate language regarding the landscape irrigation and maintenance responsibilities for each lot for the common landscape area. (DS)
22. Project CC&Rs shall incorporate language regarding the shared portion of the building components. (DS)
23. Project CC&Rs shall incorporate language regarding maintenance responsibilities for each water service for each condominium unit. Each unit shall have its own water service with backflow device. (DS)
24. Prior to release of the map for recordation, Developer shall provide the City Engineer with an updated 100-scale base map for addressing purposes that reflects the condominium units. The City will assign any new addresses. (DS)
25. Prior to release of the map for recordation, Developer shall post security satisfactory to the City Attorney guaranteeing that all survey monuments will be set as required by the Government Code and the City Code or shall set all such monuments prior to map recordation. (DS)
26. Prior to map for recordation, Developer shall complete all improvements as required by DWG 21-18A and close out site improvement and building permits, and obtain building occupancy certificate(s). (DS)
27. Developer shall provide additional sidewalk easements for the portion of the existing public sidewalks that are not already an existing sidewalk easement or public right-of-way. (DS)
28. Prior to recordation of the Final Map, Developer shall perform a 2-inch grind and overlay, curb to curb, using rubberized asphalt for Santiago Court and Graves Avenue along the project frontages and conform to the edge of the pavement completed by the Public Works 2022 resurfacing project. Developer shall coordinate with the City Inspector on the limits prior to paving. (DS)

[signatures on next page]

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 16th day of November 2023.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 16th day of November 2023, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

Santiago Industrial Suites Tentative Map

Tentative Subdivision Map (PZ 22-300-03)
Special Use Permit (PZ 23-500-08)

Applicant: Eric Zentner, California Commercial Investment Companies

Jay Dobrowalski, Planning Supervisor
Joe Pearson, Planning and Environmental Services Manager

Planning Commission Hearing
November 16, 2023

Project Description

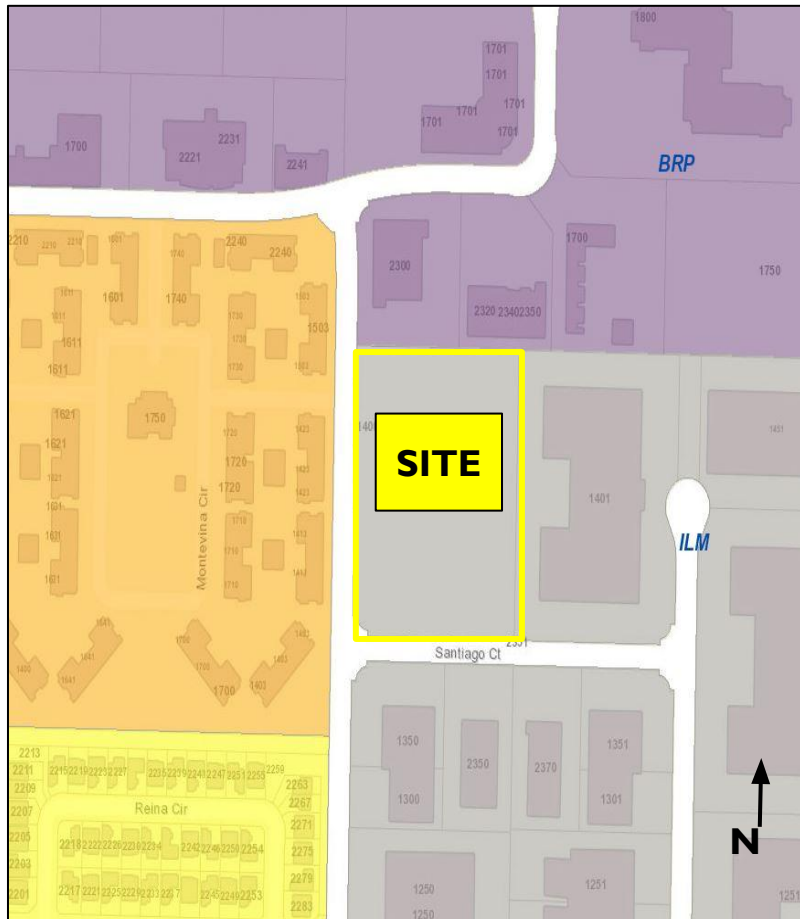
- Tentative Subdivision Map and Special Use Permit to subdivide a 4.16-acre lot for condominium purposes
- Site has two industrial buildings (recently permitted and under construction)
 - Building A: 42,500 sq.ft. total with mezzanine
 - Building B: 32,270 sq.ft. without a mezzanine
 - Each building has 12 tenant spaces with office space, restroom and open space with a roll up garage door;
 - 170 parking spaces onsite;
- Condo map would create 24 lots matching the spaces and 1 common area for access, parking, landscaping
- Special Use Permit is required for the condominium subdivision and will supersede the previously approved Development and Design Review Permit (20-200-07)

Project Location

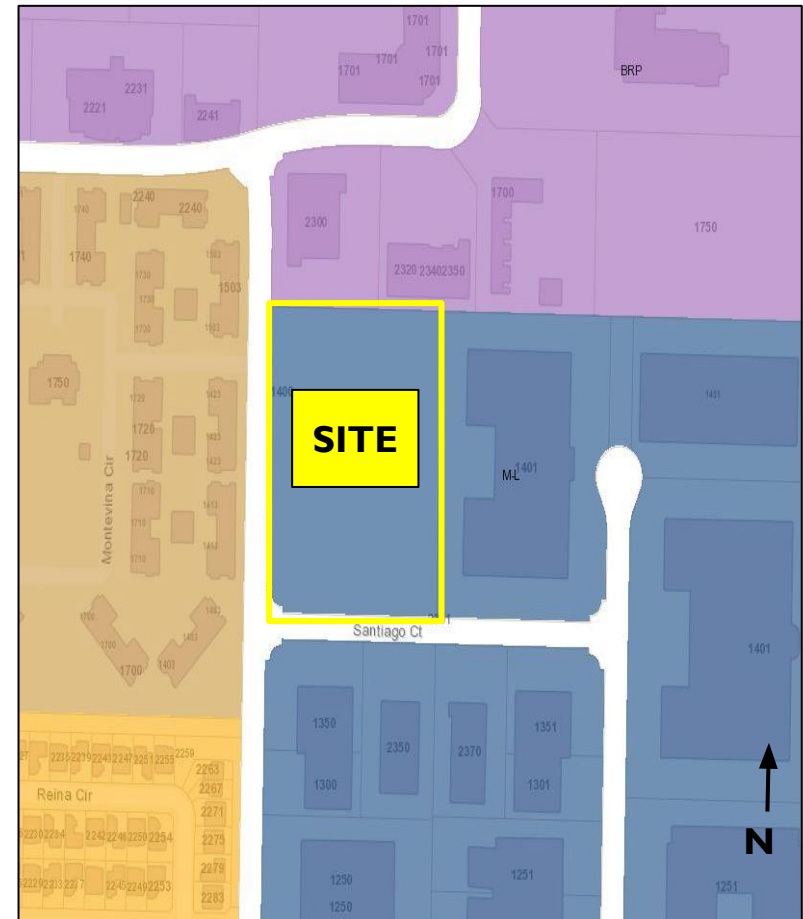


General Plan and Zoning

2030 General Plan:
Light Industrial (ILM)



Zoning Designation:
Limited Manufacturing (M-L)



Existing Site

Subject Site: 2301 Santiago Court

Surrounding Uses:

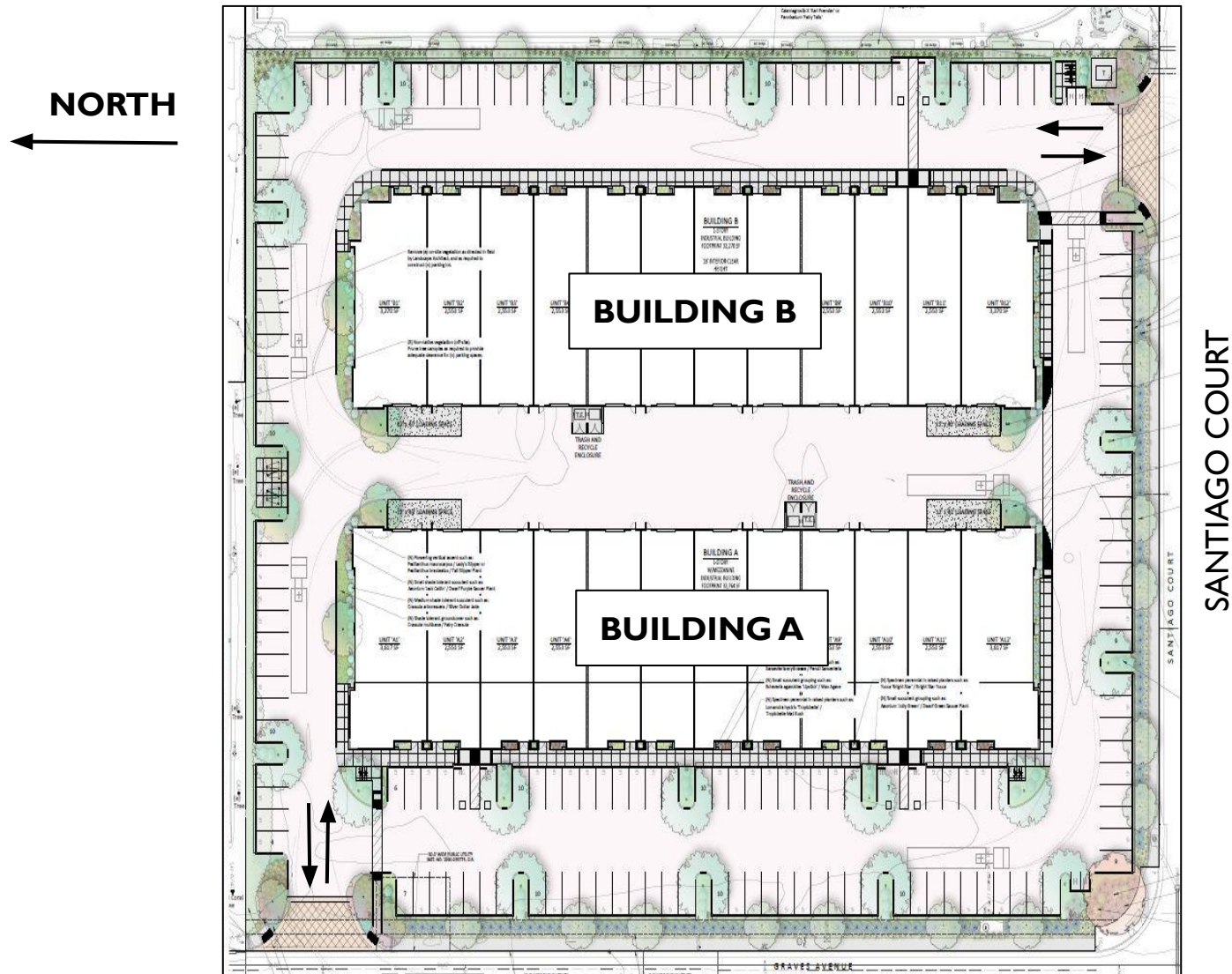
LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Industrial Buildings (under construction)
North	Business Research Park (BRP)	Business Research Park (BRP)	Nursing school, Buddhist Center
South	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Air conditioning contractor, fabricator
East	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Meathead Movers
West	Residential Medium (RM)	Garden Apartment, Planned Development Overlay (R-3-PD)	Apartments

Rendering



View from Graves Ave and Santiago Ct looking northeast

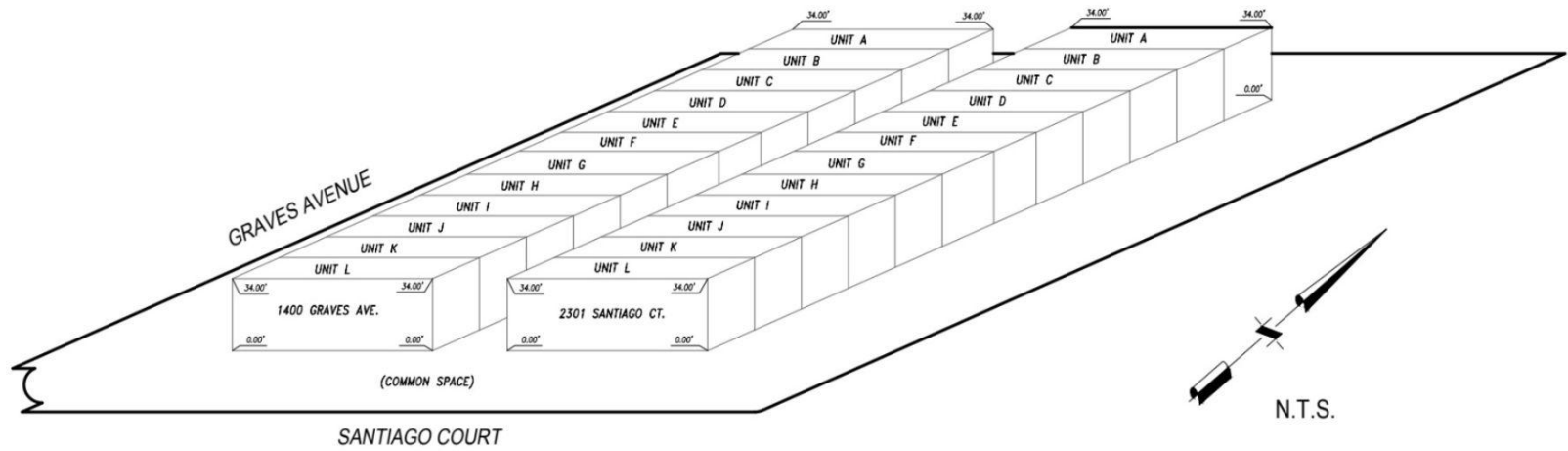
Site Plan



GRAVES AVENUE

SANTIAGO COURT

Condo Map: 3D View



24 TENANT SPACES

Site Photograph



View from Graves Ave and Santiago Ct looking northeast

Environmental Review

- In accordance with Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as the subdivision of existing commercial buildings may be found to be exempt from the requirements of CEQA.
- The project includes a subdivision of existing commercial buildings for condominium purposes.
- No Exceptions to the Exemptions (§15300.2) apply to defeat the Exemption.
- No substantial evidence the project will have a significant effect on the environment.
- A Notice of Exemption will be filed.

Key Conditions of Approval

- Condition #9:
Granted subject to approval of Special Use Permit.
- Conditions #13
Property owners association (POA) to maintain common area.
- Condition #14:
POA to implement a Parking Plan.
- Conditions #19
Developer shall provide Covenants, Conditions and Restrictions to City.
- Conditions #28:
Developer shall grind and asphalt the roadway frontage.

Public Comments

- The Project is not in a General Plan designated neighborhood, so it was not required to be presented to the community during a Community Workshop.
- To date, staff has not received public comments regarding the project.

Staff Recommendation

That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) (Existing Facilities);
- b) Adopt Resolution 2023-XX recommending that the City Council approve Planning and Zoning Permit No. 22-300-03 for a Tentative Subdivision Map (Tentative Tract map No. 6062), subject to certain findings and conditions; and,
- c) Adopt Resolution 2023-XX approving Planning and Zoning Permit No. 23-500-08 for a Special Use Permit, subject to certain findings and conditions.

End of Staff Presentation