

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Daniel Houck, Associate Planner

DATE: February 15, 2024

SUBJECT: Project Name: Dish Wireless Mono-Eucalyptus; Planning and Zoning Permit No. 23-530-03 (Special Use Permit - Wireless) Property located at 1301 W. Channel Islands Blvd. (APN: 205-0-580-065).

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 2024-XX approving Planning and Zoning Permit No. 23-530-03 (Special Use Permit Wireless), subject to certain findings and conditions.

2) Project Description and Applicant: A request to construct a 70-foot tall wireless communication facility designed to resemble a eucalyptus with an associated ground equipment enclosure on a 1.57 acre lot in the C-2 zone. The request includes the allowance for an increase in height from 35 feet to 70 feet. The project property is located at 1301 West Channel Islands Boulevard and occupied by an existing commercial retail center; the project will be developed within multiple landscape fingers of the rear parking lot (“**the Project**”). Filed by designated agent Adrian Culici, Eukon Group, 65 Post, Suite 1000, Irvine, CA, 92618 on behalf of Dish Wireless (“**Applicant**”), on behalf of the property owner Port Place Shoppers LLC, 1341 W. Channel Islands Blvd, Oxnard, CA 93030.

3) Existing & Surrounding Land Uses: The 68,389 square-foot parcel (1.57 acres) is currently occupied by part of an existing commercial retail center that crosses multiple properties, of which 116,099 square feet is present on the subject property. The remaining area of the subject property is developed with a surface parking lot and a few electrical/utility boxes. The following table summarizes the land uses and zoning designation of the project site and adjacent properties.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site (1301 W. Channel Islands Blvd.)	General Commercial - Planned Development (C-2-PD)	Community Commercial (CC)	Commercial Retail Center
North	Garden Apartment - Planned Development (R-3-PD)	Residential Medium (RM)	Multi-Family Residential
South	General Commercial - Planned Development (C-2-PD)	Community Commercial (CC)	Commercial Retail Center
East	Garden Apartment - Planned Development (R-3-PD)	Residential Medium (RM)	Multi-Family Residential
West	General Commercial - Planned Development (C-2-PD)	Community Commercial (CC)	Commercial Retail Center

4) Background: The eastern section of the existing shopping center that surrounds the subject rear parking lot was applied for on September 3rd, 1968 and taken in as PD75. The request was to construct a K-Mart and related stores. On September 19th, 1968 the planning commission approved Resolution 2601 approving the request. The development has had a series of minor modifications including paint changes and other small requests since. On May 3rd, 2023, the current wireless special use permit was applied for.

5) Environmental Determination: The transmissions of wireless radio signals are governed by the operating and permitting standards of the Federal Communications Commission (FCC). The Applicant has provided 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 two separate landscape fingers, a 131.25 square foot equipment enclosure (8.75’ x 15’) and a 35 square foot enclosure containing the wireless tower (5’10” x 6’) for a total of 166.25 square-feet, of which less will be the actual footprint of construction. The facility is designed as a faux

eucalyptus tree, therefore it will be a stealth facility that disguises the wireless tower elements from view from the surrounding development. This Project proposes to construct a wireless communication facility and associated equipment at an existing commercial retail center, and such construction will have less bulk and less environmental impact than many facilities expressly exempted from CEQA. No environmental sensitive areas are on or adjacent to the developed property. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (Attachment D).

6) Analysis:

- a. **General Discussion and Siting:** The tower is approximately 545 feet north of West Channel Islands Blvd., approximately 750 feet east of South Ventura Road, and approximately 140 feet west of Manzanita Drive. The Project is within the rear parking area of a large commercial retail center. The premises for the tower and equipment enclosure is separated into two separate areas that are a total of 166.25 square feet. This consists of a 131.25 square foot area (8.75' x 15') that will contain two equipment cabinets, a power protective cabinet, a ciena box, and an electrical meter. The other enclosure will be a 35 square foot area (5'10" x 6') for the eucalyptus tower. Both enclosures are contained within a landscape finger of the rear parking lot. These enclosures will be with an 8' chain link fence with dark brown vinyl privacy slats to match the existing building. The project is accessed through a typical parking lot curb cut along the Manzanita Dr. frontage with ample parking in the surrounding area. No parking spaces will be lost to the addition of the tower or equipment enclosure. The existing building blocks the majority of the southern and western elevations of the tower from the public roadways.

The design of the eucalyptus tower features synthetic branches, bark, and leaves to disguise the facility as a eucalyptus tree. Eucalyptus trees, while an invasive tree from Australia, are very abundant around the city and throughout settled areas of California. Therefore, eucalyptus is an acceptable camouflage choice. The synthetic eucalyptus mimics the real tree's abundant year round cover of leaves, 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 eucalyptus and its branches be maintained to adequately camouflage the proposed and future wireless equipment for the life of the tower. There is a combination of existing and proposed landscaping that will help the eucalyptus tower further blend in. There are a total of 13 trees split into two species that are within the landscape fingers containing the enclosures as well as within other adjacent landscape fingers within the rear parking lot. The tower will have two trees within its landscape finger; one tree to the west and one to the east. There are also 22 shrubs that will be planted around the equipment enclosure to help screen the fence that is screening the equipment cabinets.

- b. **General Plan Consistency:** The 2030 General Plan identifies the land use for the subject property to be Community Commercial, which would be a suitable zone for the placement

of a wireless tower. The following table demonstrates further consistency with the general plan through specific policies:

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

I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).

II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).

III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
	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 eucalyptus tree. The project is located in a commercial retail parking lot at a distance from nearby residential areas. The landscape and heavy screening of the antenna itself disguises the facility from area workers and motorists. The existing building on the site is not tall enough and the applicant claimed in their site selection analysis that there were no nearby towers to collocate on and achieve their target coverage area.
	I	Telecommunications Service Ensure residents and businesses have access to telecommunications services.	Construction of this facility will fill a significant gap in Dish Wireless's coverage in this area of the city and provide better signal for nearby businesses, residents, and emergency response vehicles.

- c. ***Conformance with the Zoning Designation:*** The proposed development is located in the General Commercial zone and is not within a Specific Plan. The proposed facility would be over 500 feet from both Channel Islands Blvd. and Ventura Road, which the 2030 General

Plan designates both as Scenic Highways. However, due to its close proximity to residential areas, it still must be significantly screened.

The proposed facility is considered a stealth facility because the structure is heavily camouflaged to not appear as a wireless facility and therefore is allowed by Oxnard City Code. (See OCC § 16-488-492). The synthetic branches, antenna socks, and faux bark of the wireless facility give it the appearance of a eucalyptus tree, as will multiple trees that are to be planted at the facility. The project is proposed at 70 feet in height, 35 feet above the 35 foot height requirement for the General Commercial Zone. Pursuant to Article 16, Section 16-137 of Oxnard City Code, the Planning Commission can approve of a height increase with the approval of a special use permit. The applicant's justification is the additional height is to be able to have the antennae at an effective level for quality service, make the tower collocate-able, and the protrusion of the screening elements extending 5 feet above the antennae and tower pole. Applicable development standards of the General Commercial Zone have been compared with the proposed project, as follows:

Development Standard	General Commercial Standard	Proposed	Complies?
Maximum Height	35 feet	70 feet	Yes, with SUP
Front yard setback	10 feet	540 feet	Yes
Side yard setback	5 feet	145 feet	Yes.
Rear yard setback	15 feet	140 feet	Yes

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

DEVELOPMENT STANDARD	WIRELESS STANDARD	PROPOSED	COMPLIES?
Maximum height (§16-492.A)	35 feet, unless otherwise specified by PC	70 feet	Yes, with SUP approval pursuant to OCC 16-137.
Setbacks (§16-492.B)	Shall comply with the zoning, unless specified by PC up	Centerline of the monopole is over 140' from every	Yes.

	to a 25% reduction.	boundary.	
Separation (§16-492.C)	None required for stealth facilities	Facility is stealth	Yes
Location (§16-492.D)	No restrictions for stealth facilities	Facility is stealth	Yes
Landscaping and Screening (§16-492.E)	Existing trees shall be preserved to the extent feasible	Project will replace the removal of existing landscaping and provide additional landscaping as well.	Yes
Design (§16-492.F.1)	If within 500 ft of scenic highway, shall be stealth	Facility is over 500 feet from scenic highways 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 #30)
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 #26 and #61)
Security (§16-492.H)	Emergency phone numbers shall be posted	Emergency phone numbers will be posted	Yes (Condition #59)
FCC Compliance (§16-492.I)	Radio Frequency emissions report required	Radio Frequency emissions report submitted	Yes, (Conditions #45)
Co-location (§16-492.J)	A tower that is modified or rebuilt for co-location may not exceed 16 feet over the allowed height for the zone	Co-location is not proposed at this time.	N/A

Antennae Attached to Structures (§16-492.K)	Attached antennae shall be compatible with the structure, located to minimize their visibility.	Antennae 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 #32, 35, 36, and #53)
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- d) **Site Design:** The proposed communications facility will be constructed on an engineered foundation. The trunk of the tree will be covered in faux bark to resemble that of a eucalyptus tree. The eucalyptus tree branches will extend from the truck between the 15-foot height level and the 70-foot height level at a minimum density of 3.30 branches per foot and protrude at least 12 inches beyond any antennae and support equipment. At the 62-foot height level, three arrays will protrude from the trunk. Each array will have two dish antennas. The height of the tree can support co-location, which will allow the attachment of future antennae at other heights of the tower. The equipment will be disguised within the eucalyptus tree branches that are filled with faux leaves as well as the equipment being further disguised through paint and antenna socks. The ancillary equipment will be constructed within an equipment enclosure. The equipment enclosure will contain two equipment cabinets, a ciena box, a power protective cabinet, and an electrical meter. The equipment enclosure is on a concrete pad and protected by an 8' tall chain link fence with dark brown privacy slats that match the existing building.
- e) **Circulation and Parking:** The project property has multiple access driveways from Manzanita Drive that lead to the parking lot containing the tower and the equipment. The addition of the equipment enclosure and tower will not reduce the existing parking nor will it further impact existing circulation or access to the project site.
- f) **Height:** The proposed facility is designed with a maximum height of 70 feet. The maximum height of 70 feet is 35 feet above the maximum allowed height within the General Commercial Zone (70 feet), and is a 200% increase in height. Per OCC Section 16-137, the Planning Commission can approve a height increase with the approval of a Special Use Permit. The target area is surrounding the intersection of Channel Islands Blvd and Ventura Road. At the proposed broadcast center height of 62 feet, the majority of the area can be well covered and is tall enough to allow for co-location of antennae for other wireless service providers at an adequate height to efficiently close a coverage gap. Thus, the proposed 70 foot broadcast center height is recommended as the minimum height required to provide coverage for the area and still provides the necessary screening to classify it as a stealth facility.

- g) **Landscaping and Open Space:** The existing property features existing landscaping within the parking lot's landscape fingers. The project is proposing to replace the removed landscaping as well as provide additional landscaping to further screen the equipment enclosure and tower. Thus, the proposed 70-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 located within the equipment enclosure. The equipment cabinet will generate a slight humming noise similar to a personal computer, and will be audible only when adjacent to the cabinet. The permit is conditioned to limit testing to daytime hours (Attachment E). The noise from the equipment will not be an issue due to its proximity from the property boundaries. There are no noise sensitive uses within proximity to the communications facility as this is a commercial retail center. Regardless, given typical sound attenuation levels, the noise from the equipment cabinet will be below allowed noise levels (65dBA, per City Code §7-185.A). Thus, the proposed communications facility will not create significant noise impacts.
 - 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 compliant with the FCC general public exposure limit, however, is only out of compliance above the roof level of the closest accessible roof, therefore no mitigations were needed other than a warning sign and a NOC information sign are recommended for installation 10 feet above ground level at the base of the monotree. Thus, the site is designed and conditioned to be compliant with the FCC exposure guidelines.
 - j) **Equipment Enclosure:** The associated 8-foot high chain link fence will surround both the tower and the equipment area. Both fences will provide screening through dark brown vinyl privacy slats and landscaping. Additional screening is present from the existing retail center, which will block the equipment enclosure and block the majority of the eucalyptus tower from public views at the south and west elevations.
- 7) **Development Advisory Committee:** The Project was reviewed by necessary members of the Development Advisory Committee (DAC) including the Fire Department and Development Services for conditions. These conditions of approval from DAC are included in the attached resolution.
- 8) **Community Workshop and Public Input:** A Community Workshop was held on November 20th, 2023 for this project. No comments were received from the public.
- 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.

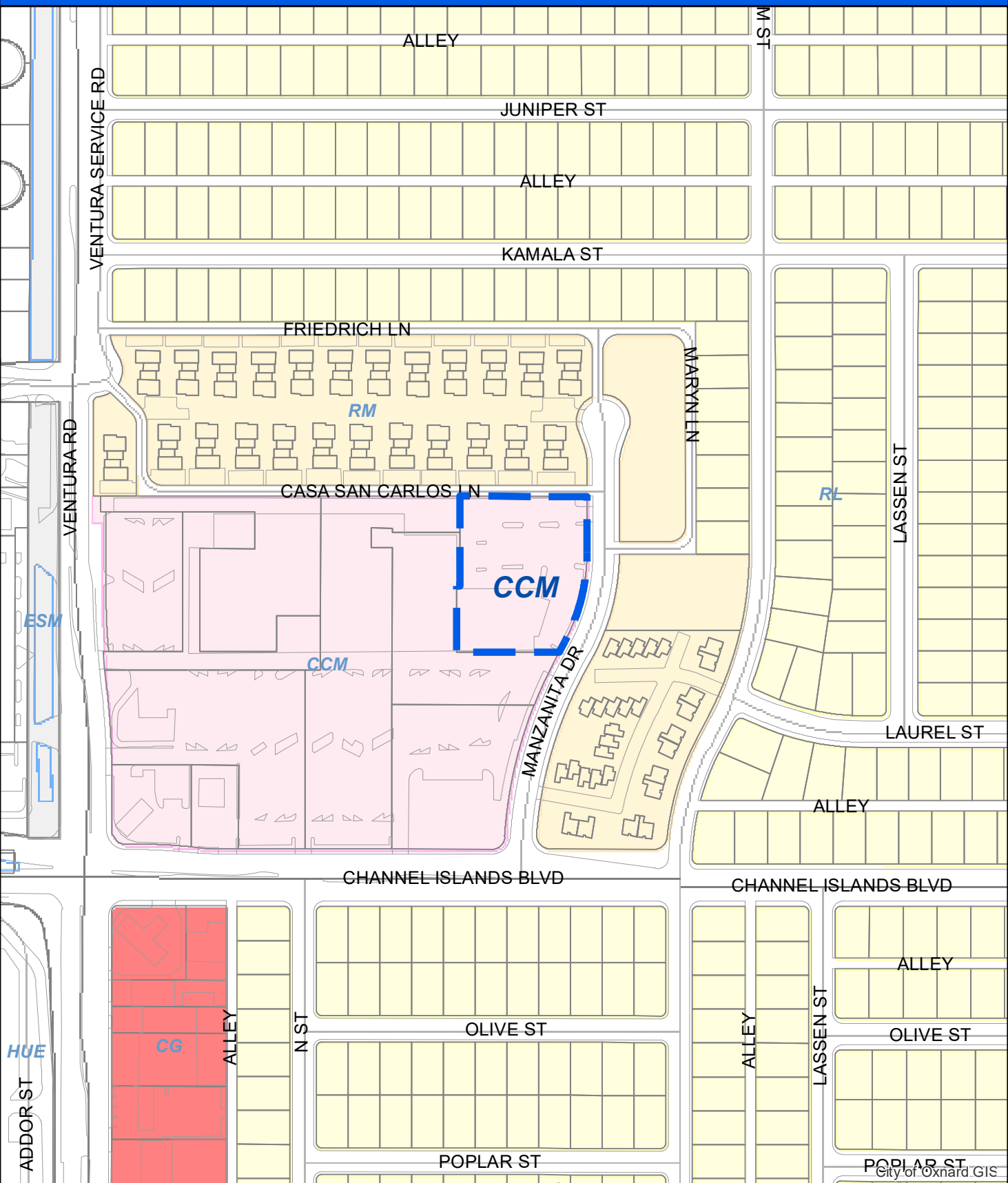
Attachments:

- 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



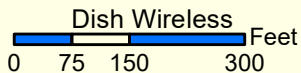
2030 General Plan Land Use Map



Oxnard Planning

January 25, 2024

PZ 23-530-03
Location: 1301 W Channel Islands Bl
APN: 2050580065
Dish Wireless

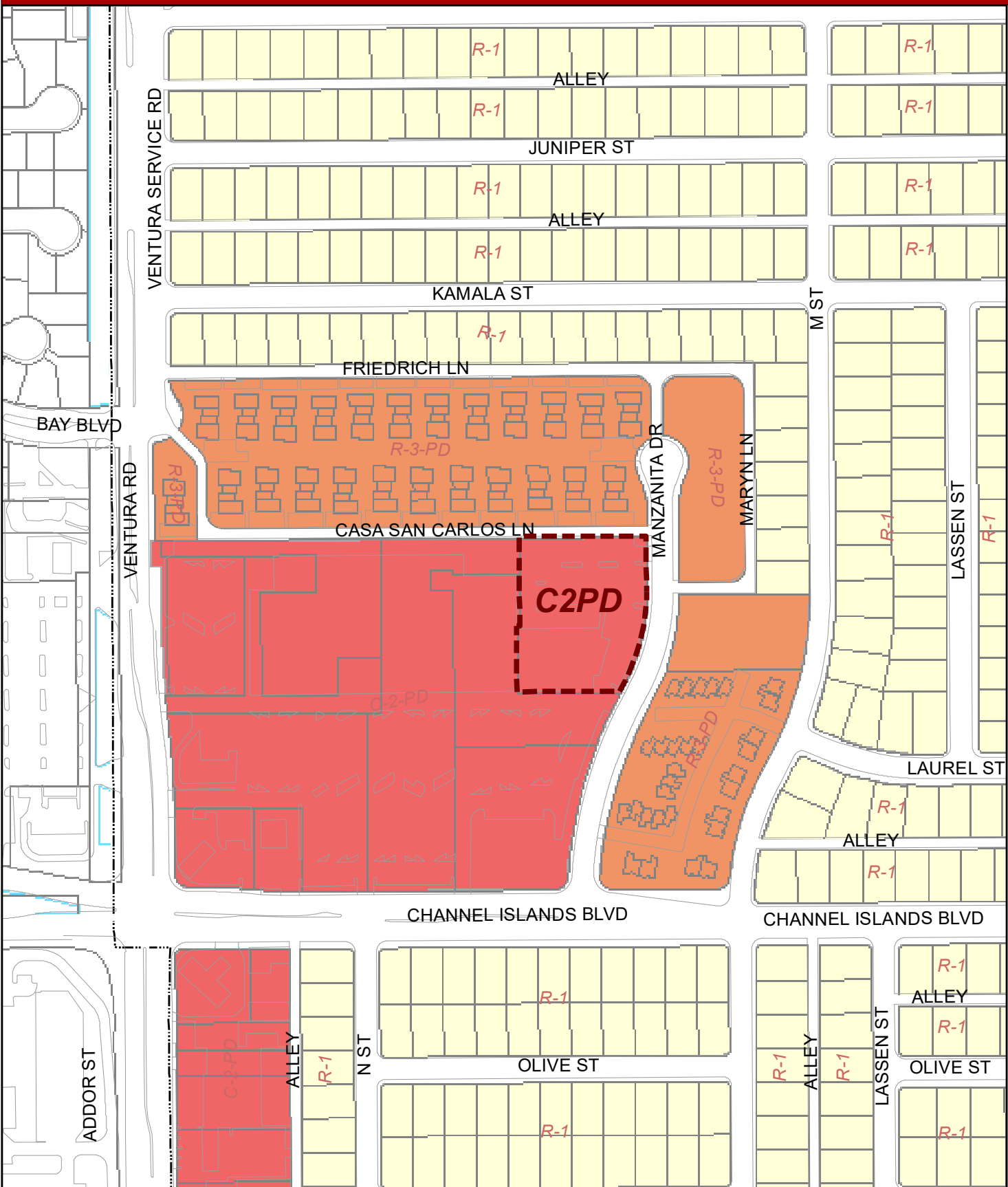


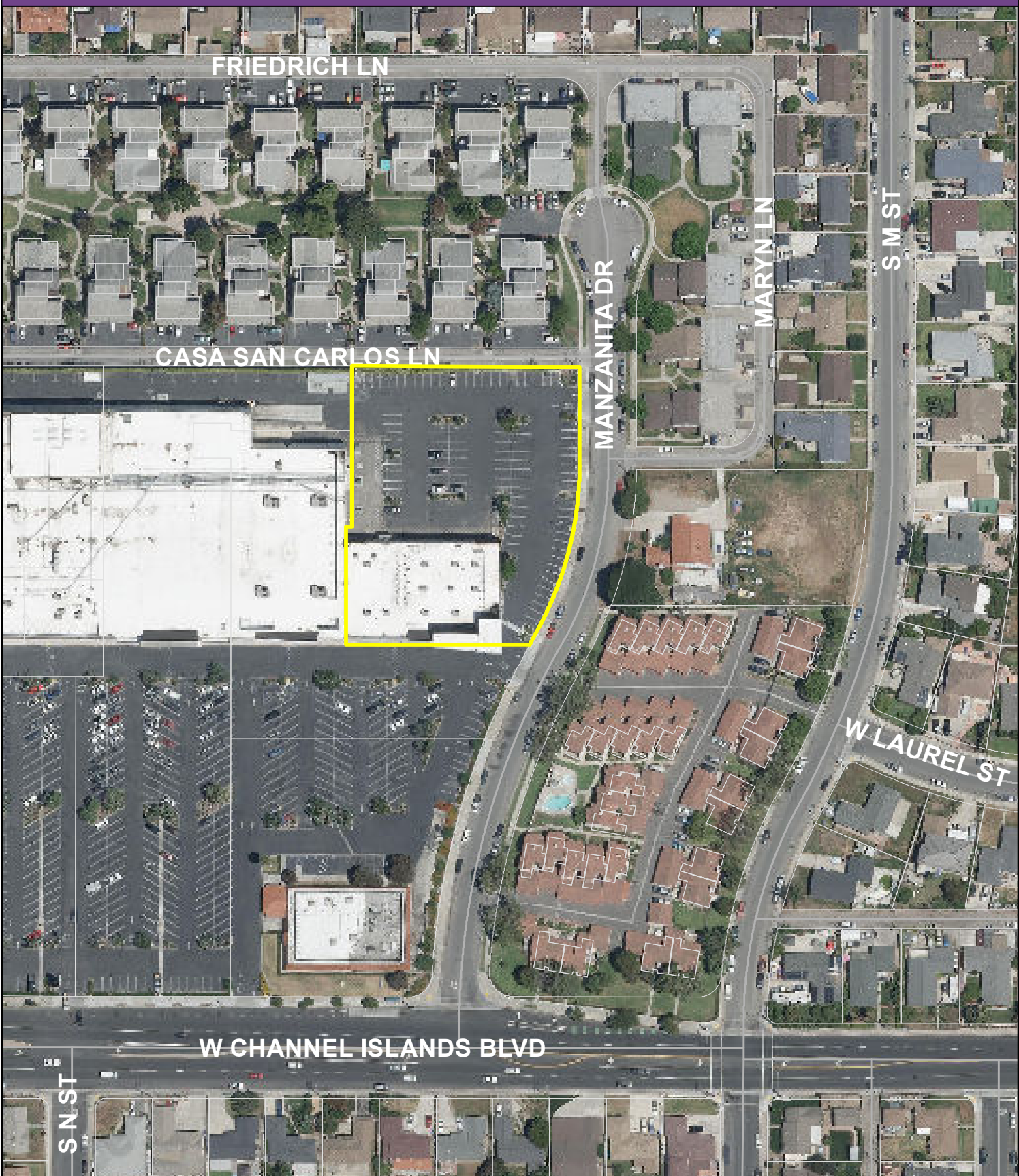
2030 General Plan Land Use Map



1:3,000

Zoning/Specific Plan Map







DISH WIRELESS SITE NAME:

PORT PLACE

DISH WIRELESS SITE NUMBER:

LALAX02043B - MONOEUCALYPTUS

DISH WIRELESS SITE ADDRESS:

1301 WEST CHANNEL ISLANDS BLVD.
OXNARD, CA 93030

CODE COMPLIANCE

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

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

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

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

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- SCOPE OF WORK:
- INSTALL (8) 8' TALL 8-PORT ANTENNAS ON NEW MONOEUCALYPTUS
 - INSTALL (12) RADIOS AT ANTENNAS ON NEW MONOEUCALYPTUS
 - INSTALL (3) SURGE SUPPRESSORS AT ANTENNAS
 - INSTALL (3) HYBRID CABLES
 - INSTALL (2) 8'-HIGH CHAIN LINK FENCE ENCLOSURES
 - INSTALL (2) EQUIPMENT CABINETS ON NEW CONCRETE PAD
 - INSTALL (1) H-FRAME W/ PPC AND TELCO CABINET
 - INSTALL (1) GPS ANTENNA
 - INSTALL (1) 200A ELECTRICAL METER SERVICE
 - NO NEW LIGHTING WILL BE INSTALLED

SITE INFORMATION

PROPERTY OWNER: PORT PLACE SHOPPERS, LLC
ADDRESS: 1301 W CHANNEL ISLANDS BLVD
OXNARD, CA 93030

TOWER TYPE: MONOEUCALYPTUS

TOWER CO SITE ID: TBD

TOWER APP NUMBER: TBD

COUNTY: VENTURA

LATITUDE (NAD 83): 34° 10' 38.00" N

34.17721° N

LONGITUDE (NAD 83): 119° 11' 31.53" W

119.19115° W

ZONING JURISDICTION: CITY OF OXNARD

ZONING DISTRICT: C1 - COMMERCIAL

PARCEL NUMBER: 205-0-058-065

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: V-B

POWER COMPANY: SCE

TELEPHONE COMPANY: CROWN CASTLE

TOTAL PROPERTY S.F.: 68,196 S.F.

PROJECT DIRECTORY

APPLICANT: DISH WIRELESS
7545 IRVINE CENTER BLVD, STE 250
IRVINE, CA 92618

RAQUEL BARNAS
(714) 367-6401
raquel.barnas@dish.com

ROOFTOP MANAGER: N/A

SITE DESIGNER: EUKON GROUP

RICH BRUNET
65 POST, SUITE 1000
IRVINE, CA 92618
(949) 553-8566

LEASING MANAGER: JERRY AMBROSE

(805) 637-7407
jambrose@wireless01.com

PLANNING MANAGER: JERRY AMBROSE

(805) 637-7407
jambrose@wireless01.com

CONSTRUCTION MANAGER: FUMHIKO ITOKAZU

(626) 290-4928
fumhiko.itokazu@dish.com

RF ENGINEER: CRAIG STANZIANO

craig.stanziano@dish.com



7545 IRVINE CENTER BLVD,
STE 250
IRVINE, CA 92618



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

NOT FOR
CONSTRUCTION

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

DRAWN BY: UTILITIES

CHECKED BY: A&E

IB GD RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
0	08/07/22	90% ZONING DRAWINGS
1	01/12/22	100% ZONING DRAWINGS
2	08/31/23	PLANNING COMMENTS
3	10/27/23	PLANNING COMMENTS

DISH WIRELESS PROJECT INFORMATION

PORT PLACE
LALAX02043B

1301 WEST CHANNEL ISLANDS BLVD.
OXNARD, CA 93030

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

SITE PHOTO



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG
CALL 2-1-1 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



GENERAL NOTES

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

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

11"x17" PLOT IS HALF SCALE UNLESS OTHERWISE NOTED

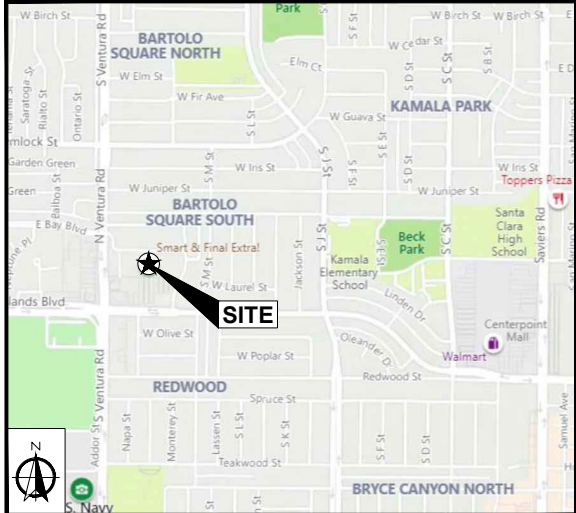
FULL SIZE = 24"x36". ANY OTHER SIZE PRINT IS NOT ORIGINAL SCALE.
ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.

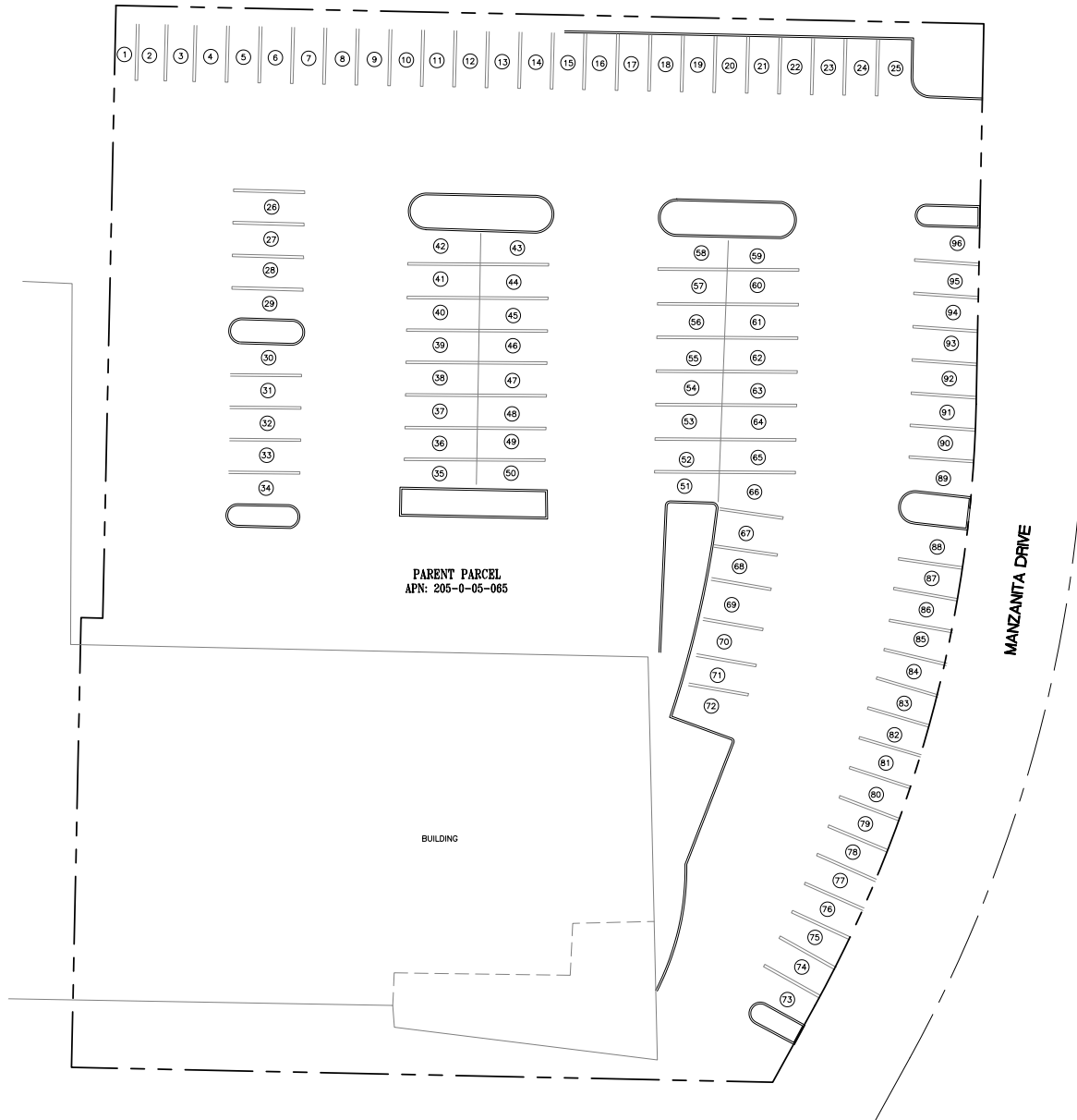
DIRECTIONS

DIRECTIONS FROM DISH WIRELESS OFFICE:

1. HEAD NW TOWARD ARMSTRONG AVE & TURN LEFT
2. TURN RIGHT ONTO ALTON PKWY.
3. TURN LEFT ONTO RED HILL AVE.
4. TURN RIGHT ONTO MACARTHUR BLVD.
5. MERGE ONTO CA-55 S/STATE RTE 55 S
6. TAKE EXIT 6A TO MERGE ONTO I-405 N
7. TAKE EXIT 53B FOR I-10 W/I-10 E TOWARD SANTA MONICA/LOS ANGELES
8. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR WEST SANTA MONICA/I-10 W AND MERGE ONTO I-10 W
9. KEEP LEFT TO STAY ON I-10 W
10. CONTINUE ONTO CA-1 N
11. USE LEFT LANE TO TURN SLIGHTLY LEFT ONTO S. RICE AVE.
12. TURN LEFT ONTO E CHANNEL ISLANDS BLVD.
13. TURN LEFT TO STAY ON E CHANNEL ISLANDS BLVD.
14. TURN RIGHT ONTO MANZANITA DR.

VICINITY MAP





PARKING SPACE INVENTORY

ADA PARKING SPACES: 0
NON-ADA PARKING SPACES: 96
TOTAL PARKING SPACES: 96
BUILDING GFA ON SUBJECT PARCEL: 14,600sq. SF

APPLICANT:

dish
wireless.

16812 ARMSTRONG AVE
SUITE 200
IRVINE, CA 92606

ENGINEER:

Eukon
an SFC Communications, Inc. Company

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

DRAWN BY: SB

CHECKED BY: XX

REVISIONS:

REV	DATE	DESCRIPTION	(SB)
A	08/11/23	PRELIMINARY	(SB)



ambit consulting

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

PROJECT INFORMATION:

PORT PLACE
LALAX02043B
1341 WEST CHANNEL
ISLANDS BOULEVARD
OXNARD, CA 9303

VENTURA COUNTY

SHEET TITLE:

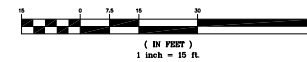
PARKING SURVEY

SHEET NUMBER:

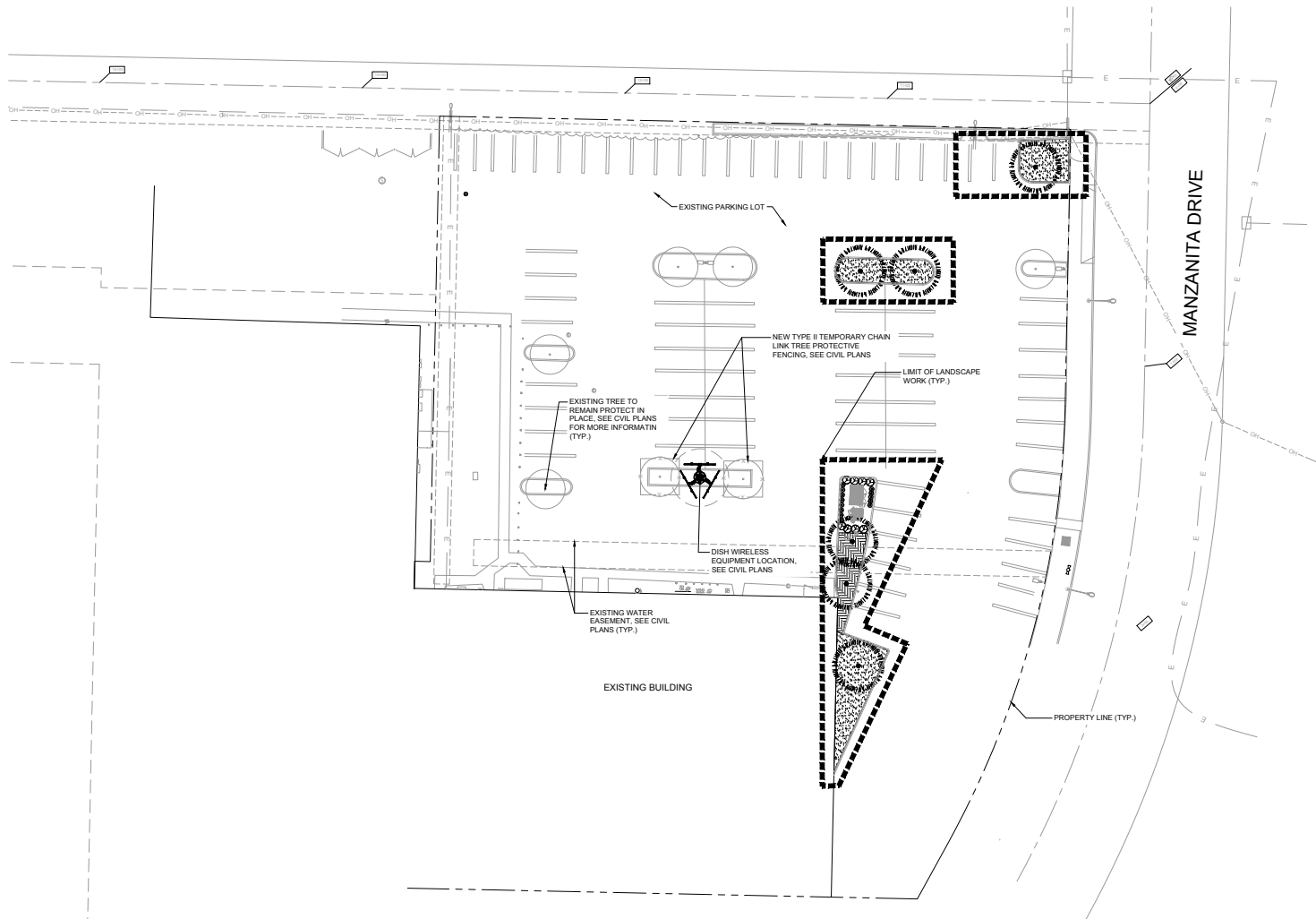
LS-1



GRAPHIC SCALE



EUKON DISH TEMPLATE 10-07-11-21

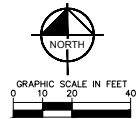


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	CAL.	WUCOLS	GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
	EC	7	EXISTING TREE TO BE PROTECTED IN PLACE	-					MP	272 SF	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	5 GAL.	3' O.C.	LOW
	LC	6	LOPHOSTEMON CONFERTUS / BRISBANE BOX	24" BOX	10-12' HT. X 4-5' SPR.	1" CAL.	MODERATE		SB	1,138 SF	WOOD BARK MULCH / 3" DEPTH, FADE INTO EXISTING	-	-	-
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING		WUCOLS							
	DB	14	DIETES BICOLOR / FORTNIGHT LILY	1 GAL.	2' O.C.		LOW							
	MA	8	MYRSINE AFRICANA / AFRICAN BOXWOOD	15 GAL.	3' O.C.		LOW							

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

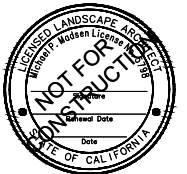
AFTER ROUGH GRADING HAS OCCURRED, CONTRACTORS SHALL OBTAIN AN AGRONOMIC SOILS REPORT AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO AMENDMENTS AND/OR PLANTING. CONTRACTOR SHALL APPLY RECOMMENDATION UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT.



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IB	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	08/07/21	90% ZONING DRAWINGS
1	01/12/22	100% ZONING DRAWINGS
2	07/06/23	PLANNING COMMENTS

DISH WIRELESS PROJECT INFORMATION

PORT PLACE
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1301 WEST CHANNEL ISLANDS BLVD.
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LANDSCAPE PLAN

L-1

LANDSCAPE ARCHITECT NOTES

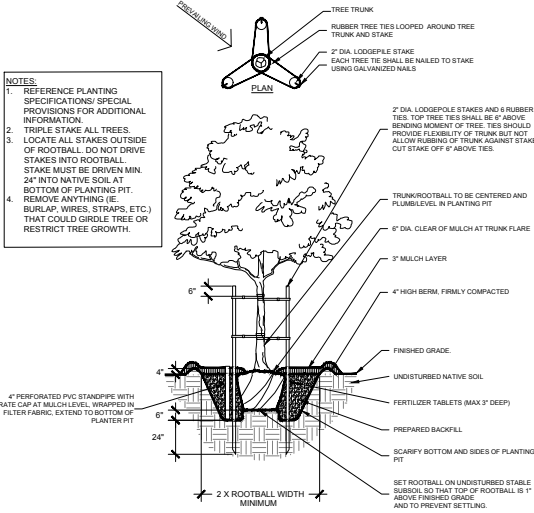
1. THE TERM "LANDSCAPE ARCHITECT" USED HEREIN SHALL MEAN THE LANDSCAPE ARCHITECT WHO HAS SIGNED AND SEALED THESE PLANS AND IS IN RESPONSIBLE CHARGE OF THE LANDSCAPE ARCHITECTURE DESIGN. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.
2. THE LANDSCAPE ARCHITECT WILL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR SAME AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. THE LANDSCAPE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE LANDSCAPE ARCHITECT HAVE ANY AUTHORITY OR RESPONSIBILITY TO STOP OR DIRECT THE WORK OF ANY CONTRACTOR.
4. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT AND OWNER, THEIR AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
5. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE LANDSCAPE ARCHITECT AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.
6. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS BY APPROPRIATE MEANS UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH UTILITY COMPANY REPRESENTATIVES.
8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS; NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERE TO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
9. THE LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR WILL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER.
12. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.
13. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

GENERAL LANDSCAPE NOTES

1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE CITY AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETE AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
3. RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND GRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
4. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
5. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
6. AFTER ROUGH GRADING HAS OCCURRED, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOILS REPORT AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO AMENDMENTS AND/OR PLANTING. CONTRACTOR SHALL APPLY RECOMMENDATIONS UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT.
7. BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE AROUND THE PLANT. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCEULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
8. ALL TREES SHALL BE PLANTED A MINIMUM OF 5 FEET, ALL SHRUBS AND ACCENTS A MINIMUM OF 24", AND ALL GROUNDCOVERS 18" FROM EDGE OF CURBS, WALKS, WALLS, PAVES, ETC., UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.
9. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
10. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
11. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
12. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
13. LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
14. ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS BRANCHES.
15. FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
16. FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
17. ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF MULCH, UNLESS OTHERWISE NOTED ON THESE PLANS. 6" DIAMETER AROUND TREE TRUNKS SHALL BE FREE OF MULCH. MULCH SHALL EXTEND UNDER ALL SHRUBS AND PLANTS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION.
18. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS.
19. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GENERAL CONDITIONS)
20. ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING

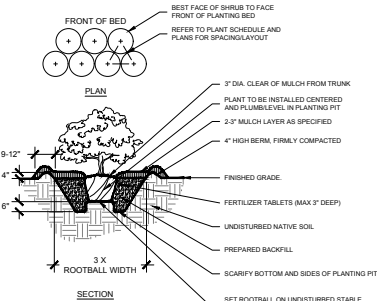
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Michael P. Madsen
MICHAEL P. MADSEN, LLA 5798



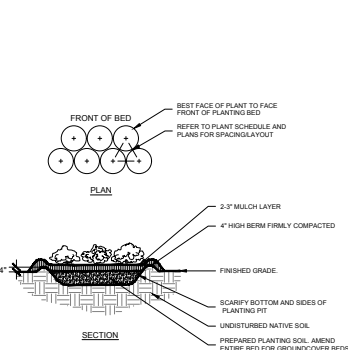
A TYPICAL TREE PLANTING

NTS



B TYPICAL SHRUB PLANTING

NTS



C TYPICAL GROUNDCOVER PLANTING

NTS



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ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	08/07/21	90% ZONING DRAWINGS
1	01/12/22	100% ZONING DRAWINGS
2	07/06/23	PLANNING COMMENTS

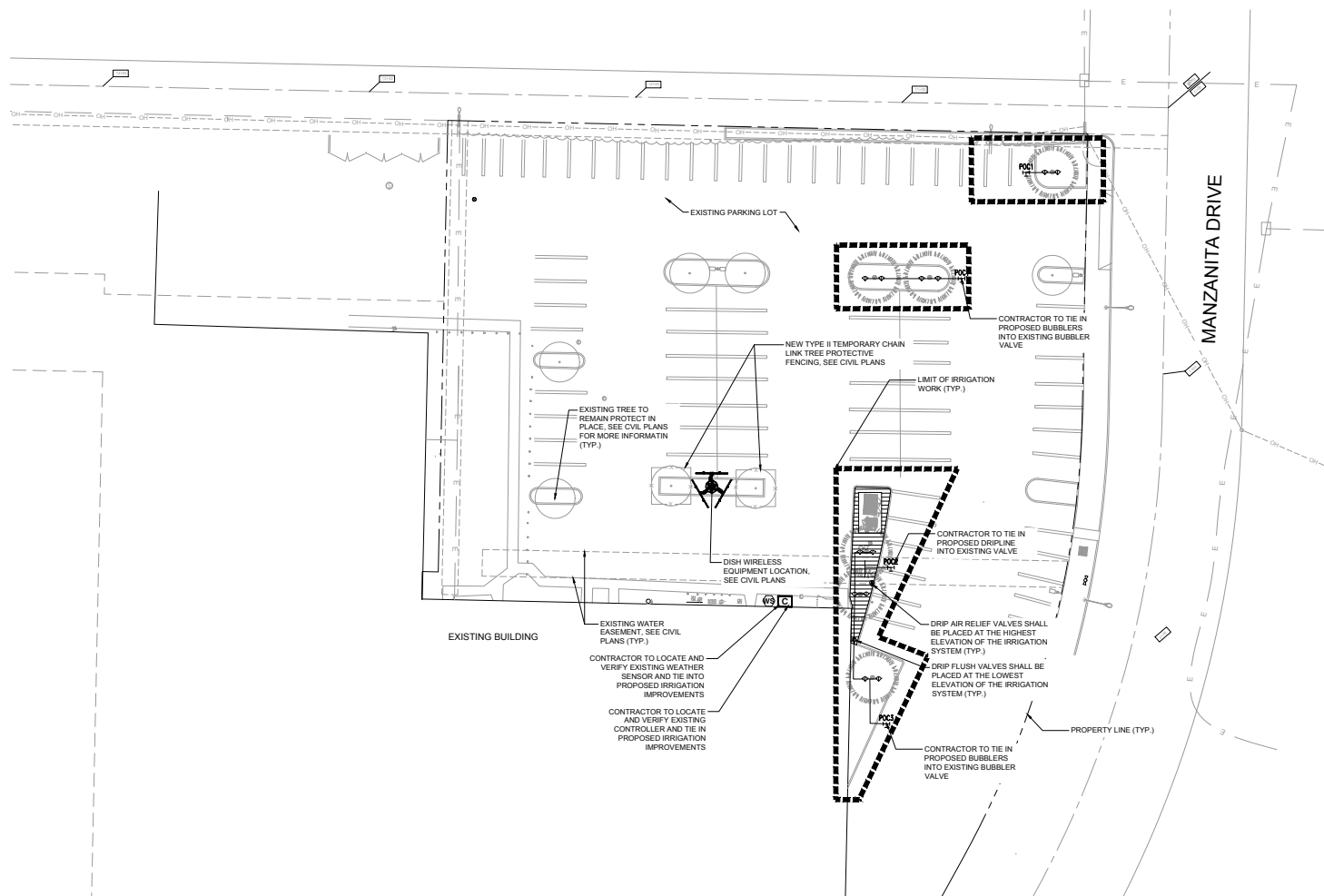
DISH WIRELESS PROJECT INFORMATION

PORT PLACE
LALAX02043B
1301 WEST CHANNEL ISLANDS BLVD.
OXFORD, CA 93330

LANDSCAPE DETAILS

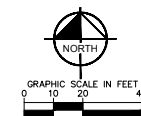
L-2

EUKON DISH TEMPLATE 04-07-11-21



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1401 1402 1404 1408	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	12	EC	EXISTING CONTROLLER CONTRACTOR TO LOCATE AND VERIFY	1
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	WS	EXISTING WEATHER SENSOR CONTRACTOR TO LOCATE AND VERIFY	1
NETAFIM TL50V	NETAFIM TL50V- 1/2IN. MANUAL FLUSH VALVE, BARBED INSERT, INSTALL IN 10IN. BOX, WITH ADEQUATE BLANK OR INCOBRAIN TUBING TO EXTEND VALVE OUT OF VALVE BOX. 2/3 IN FITS	1	POC 3 12"	POINT OF CONNECTION 1" EXISTING BUBBLER HYDROZONE, CONTRACTOR TO TIE IN PROPOSED BUBBLERS IN EXISTING VALVE.	1
TECHLINE HCVXR, HCVXR-RW/RWP, CV, DL, RW AND RWP	TECHLINE HCVXR, HCVXR-RW/RWP, CV, DL, RW AND RWP DRIPLINES, AND PE IRRIGATION HOSE	1	POC 1 12"	POINT OF CONNECTION 1" EXISTING BUBBLER HYDROZONE, CONTRACTOR TO TIE IN PROPOSED BUBBLERS IN EXISTING VALVE.	2
NETAFIM TL1RV	NETAFIM TL1RV AIR/VACUUM RELIEF VALVE, 1/2IN. MALE PIPE THREADED	1	POC 2 12"	POINT OF CONNECTION 1" EXISTING DRIPLINE HYDROZONE, CONTRACTOR TO TIE IN PROPOSED DRIPLINE IN EXISTING VALVE.	1
AREA TO RECEIVE DRIPLINE	AREA TO RECEIVE DRIPLINE			IRRIGATION LATERAL LINE: PVC SCHEDULE 40	155.1 L.F.
NETAFIM TL5V-06-18	NETAFIM TL5V-06-18				
TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE, 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE, 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	403.3 S.F.			



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DISH WIRELESS PROJECT INFORMATION

PORT PLACE
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IRRIGATION PLAN

L-3

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 4.0IN. POP-UP	12
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	NETAFIM TL50V NETAFIM TL50V- 1/2IN. MANUAL FLUSH VALVE, BARBED INSERT, INSTALL IN 10IN. BOX, WITH ADEQUATE BLANK OR IN-CORNRUN. TUBING TO EXTEND VALVE OUT OF VALVE BOX. 2/3 IN FITS TECHLINE HCVXR, HCVXR-RW/RWP, CV, DL, RW AND RWP DRIPLINES, AND PE IRRIGATION HOSE	1
	NETAFIM TL4RV AIR/VACUUM RELIEF VALVE, 1/2IN. MALE PIPE THREAD.	1
	AREA TO RECEIVE DRIPLINE NETAFIM TL50V-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE, 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, 17MM.	403.3 S.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	EXISTING CONTROLLER CONTRACTOR TO LOCATE AND VERIFY	1
	EXISTING WEATHER SENSOR CONTRACTOR TO LOCATE AND VERIFY	1
	POINT OF CONNECTION 1" EXISTING BUBBLER HYDROZONE, CONTRACTOR TO TIE IN PROPOSED BUBBLERS IN EXISTING VALVE.	1
	POINT OF CONNECTION 1" EXISTING BUBBLER HYDROZONE, CONTRACTOR TO TIE IN PROPOSED BUBBLERS IN EXISTING VALVE.	2
	POINT OF CONNECTION 1" EXISTING DRIP HYDROZONE, CONTRACTOR TO TIE IN PROPOSED DRIPLINE IN EXISTING VALVE.	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	155.1 L.F.

IRRIGATION NOTES

1. THE SYSTEM HAS BEEN DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. QUANTITIES IN SCHEDULE ARE ESTIMATED. PLAN SHALL TAKE PRECEDENCE.
2. ALL IRRIGATION LINES AND VALVES ARE SHOWN DIAGRAMMATICALLY. ALL LINES AND VALVES TO BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.
3. CONTRACTOR TO FIELD LOCATE ALL PROPOSED IRRIGATION WATER MAIN LINE LOCATIONS. CONTACT LANDSCAPE ARCHITECT PRIOR TO START OF WORK IF DISCREPANCIES BETWEEN THIS PLAN AND EXISTING CONDITIONS ARE FOUND.
4. LOCATE ALL VALVES INSIDE LANDSCAPE AREAS, ALLOWING ACCESS FOR MAINTENANCE PURPOSES, BUT HIDING THEM FROM PUBLIC VIEW WHENEVER POSSIBLE.
5. ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
6. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
7. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES SHALL BE SIZED TWO PIPE SIZES GREATER THAN PIPE IT CARRIES.
8. ALL DRIP ZONES SHALL BE INSTALLED WITH A SELF-FLUSHING DISC FILTER, OR APPROVED EQUAL.
9. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE HIGHWAY JURISDICTION.
10. VERIFY CONTROLLER AND RAIN SENSOR LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.
11. ELECTRIC SERVICE TO CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
12. ALL 24 VAC WIRING SHALL BE OF DIRECT BURIAL COPPER WIRE AS FOLLOWS:
 - CONTROL WIRES - #14
 - COMMON WIRES - #12
13. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
14. COORDINATE WITH PLANTING PLAN FOR PLANTER BED LOCATIONS AND TREE LOCATIONS.
15. CONTRACTOR SHALL COORDINATE WITH DEVELOPER FOR OPERATING PARAMETERS OF MASTER SYSTEM. THIS DESIGN REQUIRES 32 PSI TO OPERATE. IF THE MASTER SYSTEM CANNOT PROVIDE THESE PARAMETERS, CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE DESIGN BY ADDING CONTROL VALVES, A BOOSTER PUMP, PRESSURE REDUCING VALVE, OR OTHER EQUIPMENT, AS NECESSARY. CONTRACTOR SHALL SUBMIT DESIGN REVISIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO SUBMITTING BID.
- 16.
17. A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
18. A LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
19. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
20. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.


MICHAEL P. MADSEN, LLA 5798

IRRIGATION MAINTENANCE SCHEDULE:

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS A MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS. MAINTENANCE SHALL BE DONE TO ENSURE WATER EFFICIENCY. REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR APPROVED EQUIVALENTS.

FREQUENCY - QUARTERLY

TASK - CONTROLLER CABINET : OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.

FREQUENCY - MONTHLY

TASK - IRRIGATION SCHEDULE: ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.

FREQUENCY - QUARTERLY

TASK - POC: VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.

FREQUENCY - QUARTERLY

TASK - REMOTE CONTROL VALVES: ISOLATION VALVES AND QUICK COUPLER VALVES: VISUALLY INSPECT FOR LEAKS, SETTLEMENTS, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR AS NEEDED.

FREQUENCY - QUARTERLY

TASK - MAINLINE AND LATERALS: VISUALLY INSPECT FOR LEAKS OR SETTLEMENTS OF TRENCH.

FREQUENCY - WEEKLY

TASK - FILTERS AND STRAINERS - VISUALLY CHECK FOR ANY BROKEN MALIGNED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.

FREQUENCY - MONTHLY

TASK - FILTERS AND STRAINERS: VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.

STATE OF CALIFORNIA ESTIMATED WATER USE

TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:

$$\begin{aligned} \text{EWU (HYDROZONE)} &= \text{ESTIMATED WATER USE (GAL / YEAR)} \\ \text{ETO} &= \text{REFERENCE EVAPOTRANSPIRATION (INCHES / YEAR)} \\ \text{PF} &= \text{PLANT ETO ADJUSTMENT FACTOR} \\ \text{HA} &= \text{HYDROZONE AREA (S.F.)} \\ .52 &= \text{CONVERSION FACTOR} \\ \text{IE} &= \text{IRRIGATION EFFICIENCY} \\ \text{SLA} &= \text{SPECIAL LANDSCAPE AREA (S.F.)} \\ \text{EWU (HYDROZONE)} &= (\text{ETO} * \text{PF} * \text{HA} * .52) / (\text{IE}) \end{aligned}$$

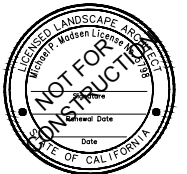
HYDROZONE A (DRIP)					
ETO	PF	HA	IE	CONVERSION FACTOR	EWU GAL/YEAR
42.3	.2	403	.81	.52	2610
HYDROZONE B (LOW WATER BUBBLER)					
ETO	PF	HA	IE	CONVERSION FACTOR	EWU GAL/YEAR
42.3	.2	192	.81	.52	1243
ESTIMATED TOTAL WATER USE (ETWU)					3853
MAWA (MAXIMUM APPLIED WATER ALLOWANCE)					
ETO	ET ADJUSTMENT FACTOR	TOTAL HA	CONVERSION FACTOR	MAWA	
42.3	.45	595	.52	7022	
ESTIMATED ANNUAL WATER USE (% OF MAWA)					55



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IRVINE, CA 92618



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IB	GD	RB

RFDS REV #: 0

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	08/07/21	90% ZONING DRAWINGS
1	01/12/22	100% ZONING DRAWINGS
2	07/06/23	PLANNING COMMENTS

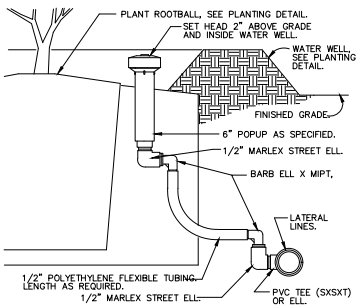
DISH WIRELESS PROJECT INFORMATION

PORT PLACE
LALAX02043B

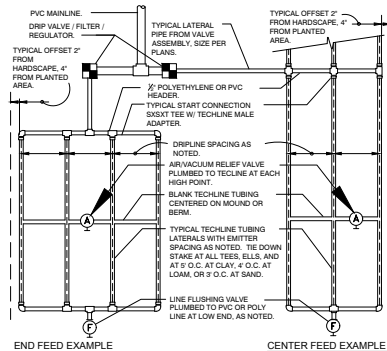
1301 WEST CHANNEL ISLANDS BLVD.
Oxnard, CA 93030

IRRIGATION SCHEDULES & NOTES

L-4



1 POPUP BUBBLER AT PLANT PIT
N.T.S.



2 TYPICAL NETAFIM TECHLINE REQUIREMENTS
N.T.S.

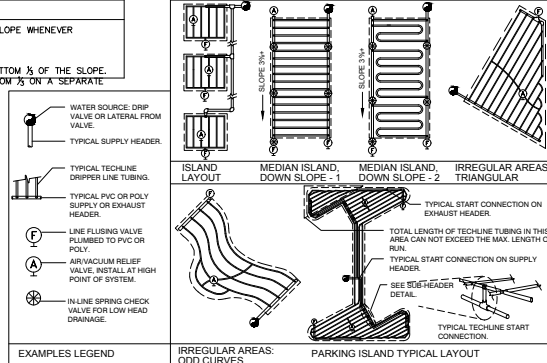
SLOPED CONDITION NOTES:

1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. TECHLINE NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE.
4. INSTALL TECHLINE AT NORMAL SPACING PLUS 25% AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGING 10 FT. OR MORE, JOIN THE BOTTOM 1/3 ON A SEPARATE TECHLINE VALVE AND LENGTH OF SINGLE LATERAL (FEET).

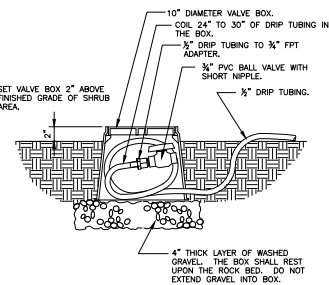
DRIPLINE SPACING		12"			18"			24"		
DRIPLINE FLOW RATE (GPH)		0.4	0.6	0.9	0.4	0.6	0.9	0.6	0.9	
PALETT PRESSURE (PSI)	15	292	233	175	410	322	247	405	308	
	25	397	321	238	558	438	335	553	423	
	30	486	385	279	656	514	394	649	497	
	45	520	407	311	732	574	439	725	555	

TECHLINE FLOW PER 100 FEET

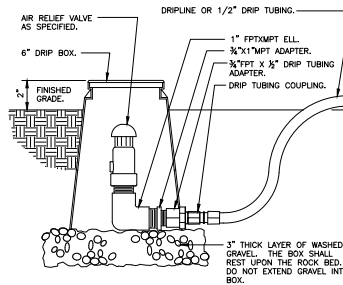
DRIPLINE SPACING	0.4 GPH DRIPLER		0.6 GPH DRIPLER		0.9 GPH DRIPLER	
	GPH	GPM	GPH	GPM	GPH	GPM
12"	40.00	0.67	61.00	1.02	92.00	1.53
18"	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	31.00	0.51	46.00	0.77



3 TRENCHING DETAIL
N.T.S.



4 DRIP FLUSH VALVE
1 1/2" = 1'-0"



5 DRIP AIR RELIEF VALVE IN BOX
3\"/>

dish
wireless.

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ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
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DISH WIRELESS PROJECT INFORMATION

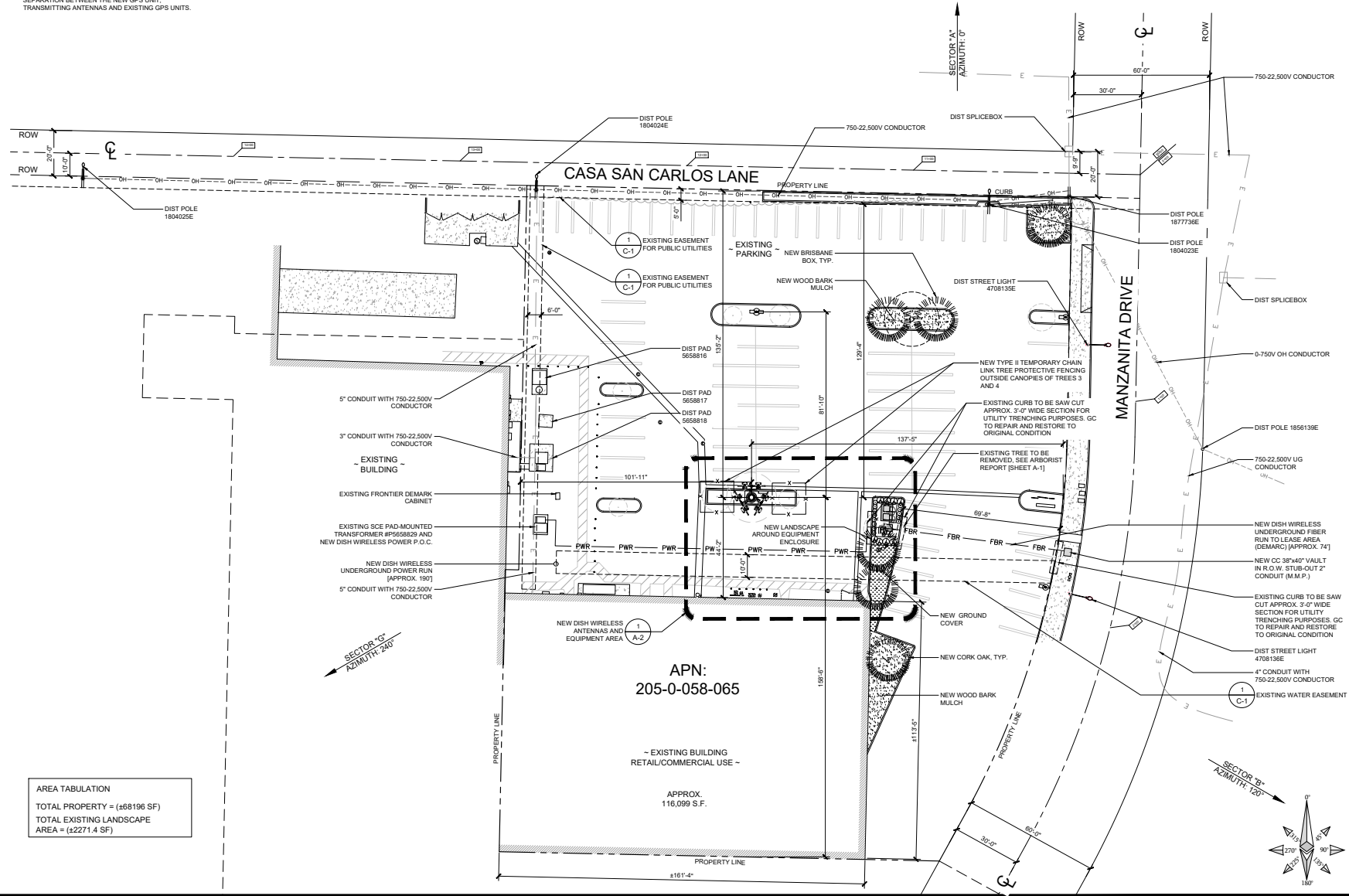
PORT PLACE
LALAX02043B

1301 WEST CHANNEL ISLANDS BLVD.
OYNA RD, CA 93530

IRRIGATION DETAILS

L-5

- NOTES:
1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE NEW GPS UNIT TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



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DISH WIRELESS PROJECT INFORMATION

PORT PLACE
LALAX02043B

1301 WEST CHANNEL ISLANDS BLVD.
OXNARD, CA 93330

SHEET TITLE

SITE PLAN

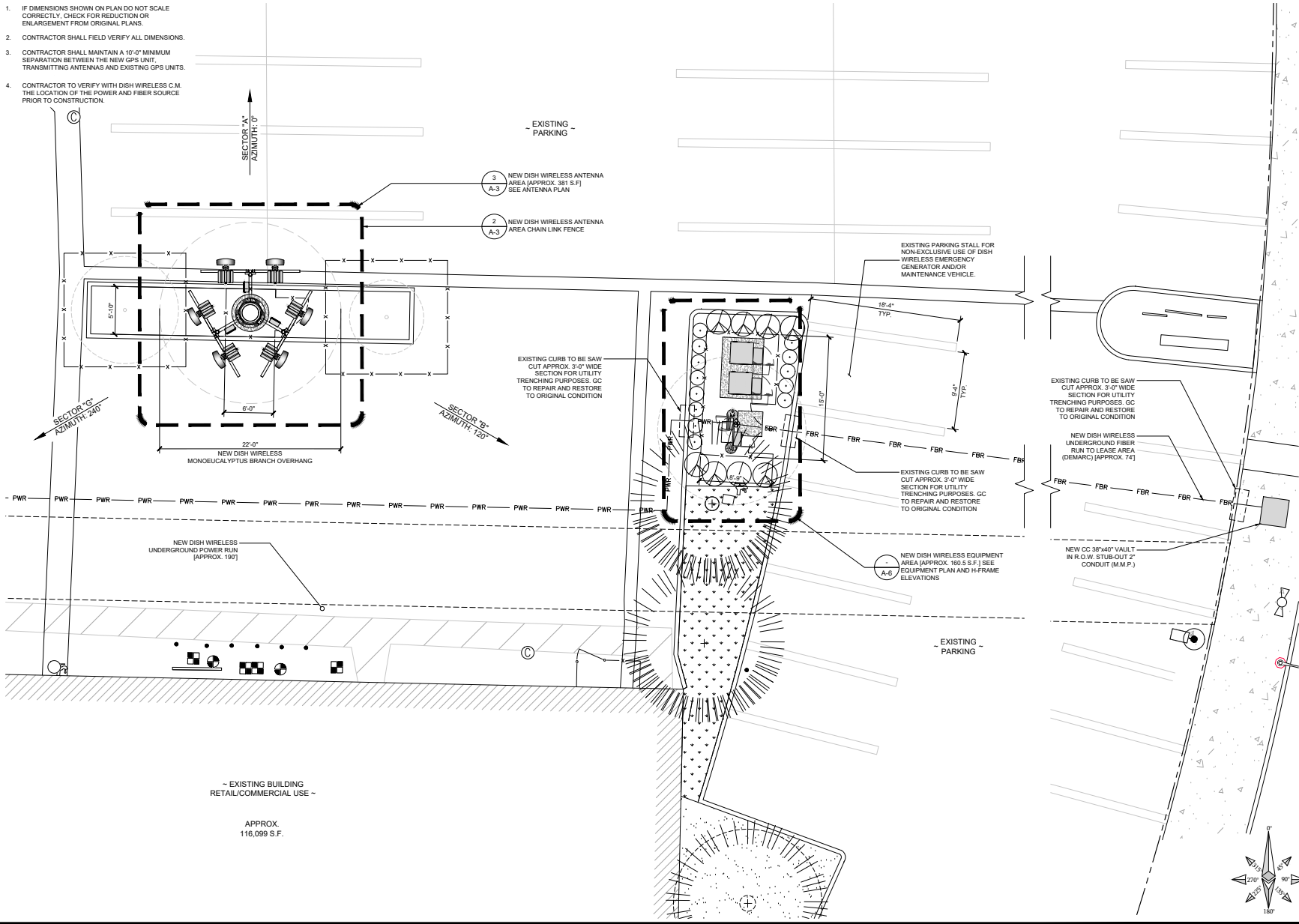
SHEET NUMBER

A-1

EUKON: DISH: TEMPLATE: 04_07-11-21

NOTES:

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2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE NEW GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
4. CONTRACTOR TO VERIFY WITH DISH WIRELESS C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.



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DISH WIRELESS PROJECT INFORMATION

PORT PLACE
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1301 WEST CHANNEL ISLANDS BLVD.
OXNARD, CA 93030

SHEET TITLE

ROOF PLAN

SHEET NUMBER

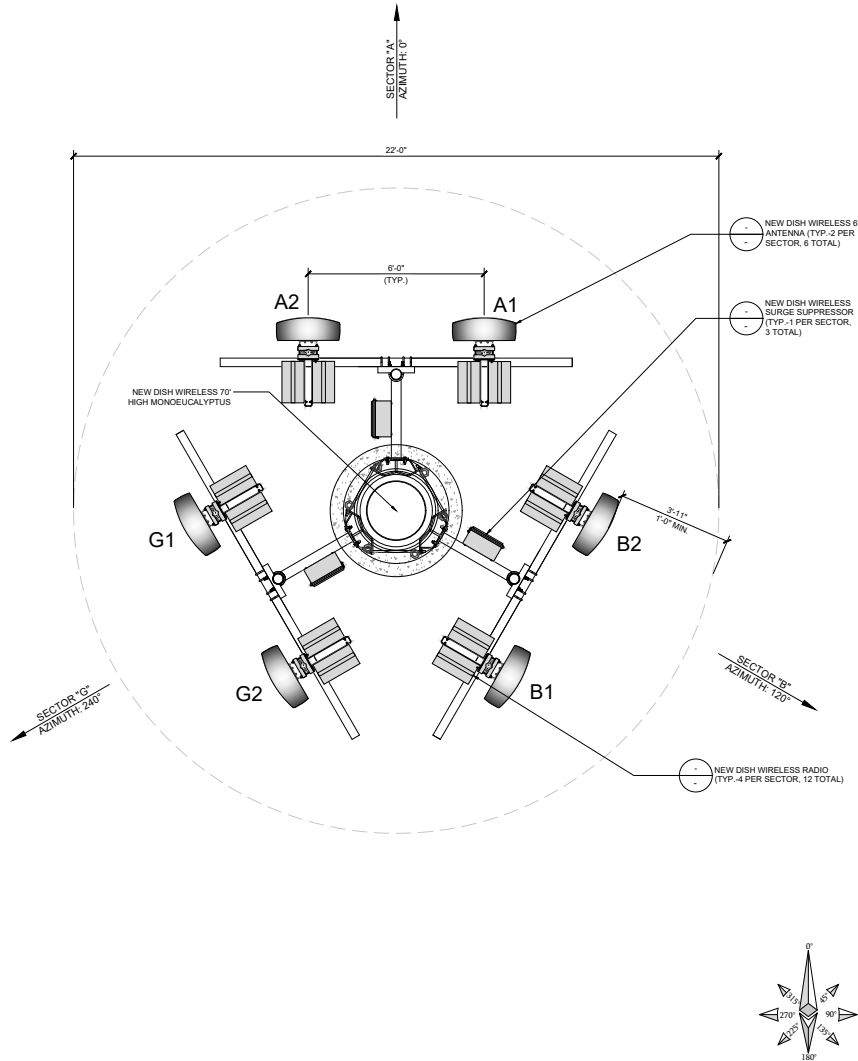
A-2

ROOF PLAN



1

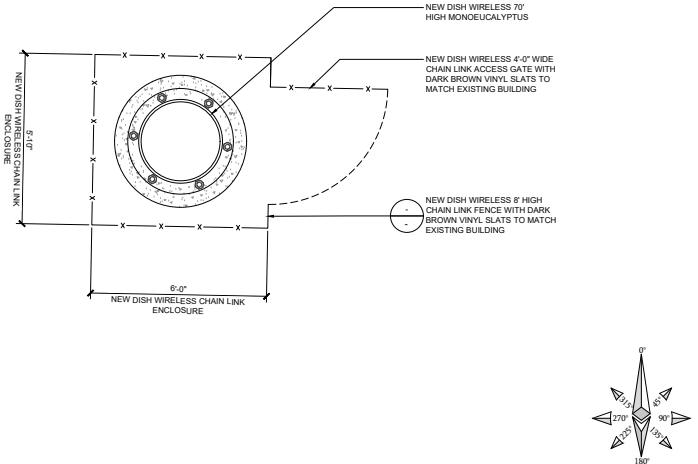
- NOTES:
- IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 - ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
 - POLE MANUFACTURER TO INCLUDE A MINIMUM OF 4.0 BRANCHES PER LINEAR FOOT.



ANTENNA PLAN

SCALE 1/2"=1'-0"

3



MONOEUCALYPTUS GROUND PLAN

SCALE 1/2"=1'-0"

2

ANTENNA														NEW DISH WIRELESS 8'-0" HIGH CHAIN LINK FENCE		ION CABLE	
SECTOR	POSITION	EXISTING OR NEW	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxWxD)	AZIMUTH	RAD CENTER	MECH TILT	ELEC TILT	COAX QTY. AND LENGTH	HYBRID QTY. AND LENGTH						
ALPHA	A1	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	0°	62°	0	2	--	(1) HIGH-CAPACITY HYBRID CABLE (80' LONG)						
	A2	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	0°	62°	0	2								
	A3	--	--	--	--	--	--	--	--								
BETA	B1	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	120°	62°	0	2	--	(1) HIGH-CAPACITY HYBRID CABLE (80' LONG)						
	B2	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	120°	62°	0	2								
	B3	--	--	--	--	--	--	--	--								
GAMMA	G1	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	240°	62°	0	2	--	(1) HIGH-CAPACITY HYBRID CABLE (80' LONG)						
	G2	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	240°	62°	0	2								
	G3	--	--	--	--	--	--	--	--								
SECTOR	POSITION	EXISTING OR NEW	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	DIAMETER	AZIMUTH	RAD CENTER	MECH TILT	ELEC TILT	COAX QTY. AND LENGTH	HYBRID QTY. AND LENGTH	TRANSMISSION CABLE					
DELTA	MW1	--	--	--	--	--	--	--	--	--	--						
SECTOR	POSITION	RRH			OVP JUNCTION BOX		NOTES:										
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY	QUANTITY	MANUFACTURER - MODEL NUMBER												
ALPHA	A1	MANUF. - XXXX	MULTIBAND	2	MANUF. - XXXX	1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE NEW DESIGN AND STRUCTURAL ANALYSES. 3. NO FRP STRUCTURAL CROSS MEMBERS SHALL TRANSITION ACROSS ANTENNA FACES IN ALL LOCATIONS.											
	A2	MANUF. - XXXX	MULTIBAND	2													
	A3	--	--	--													
BETA	B1	MANUF. - XXXX	MULTIBAND	2	MANUF. - XXXX												
	B2	MANUF. - XXXX	MULTIBAND	2													
	B3	--	--	--													
GAMMA	G1	MANUF. - XXXX	MULTIBAND	2	MANUF. - XXXX												
	G2	MANUF. - XXXX	MULTIBAND	2													
	G3	--	--	--													

ANTENNA SCHEDULE

SCALE NONE

1



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ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	08/07/21	90% ZONING DRAWINGS
1	01/12/22	100% ZONING DRAWINGS
2	08/31/23	PLANNING COMMENTS
3	10/27/23	PLANNING COMMENTS

DISH WIRELESS PROJECT INFORMATION

PORT PLACE
LALAX02043B
1301 WEST CHANNEL ISLANDS BLVD.
OXYNARD, CA 93030

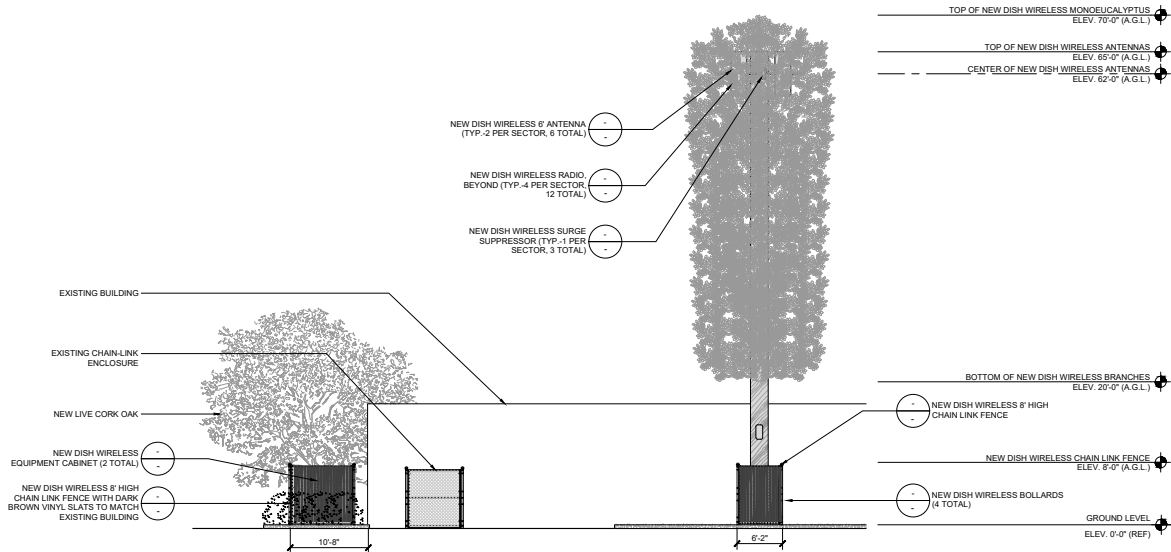
SHEET TITLE
ANTENNA PLAN AND
SCHEDULE

SHEET NUMBER

A-3

NOTES:

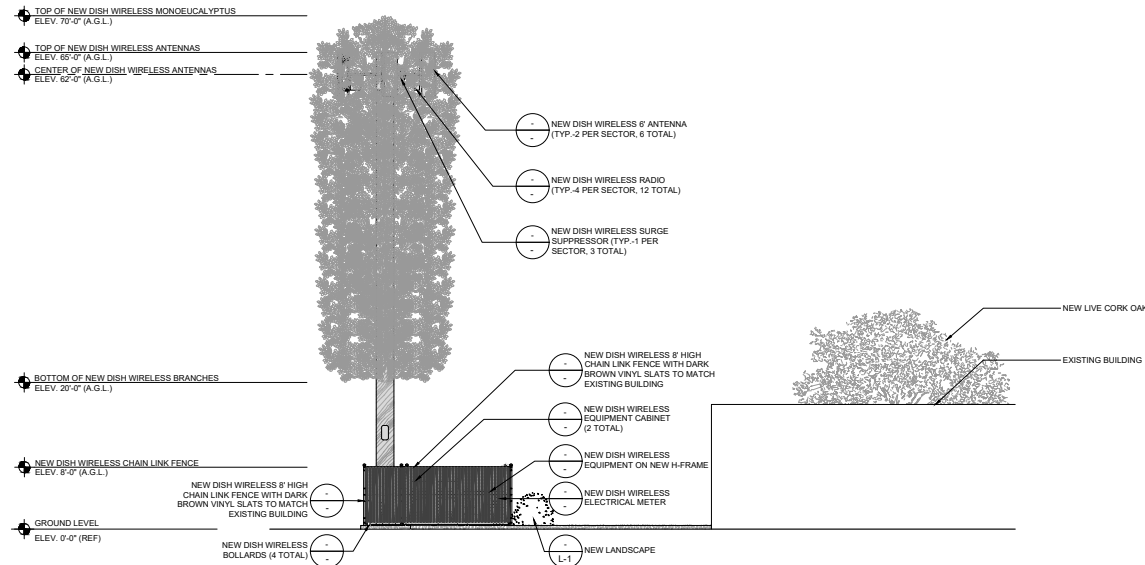
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NEW NORTH ELEVATION



2



NEW WEST ELEVATION



1



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IB GD RB

RFDS REV #: 0

ZONING
DRAWINGS

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DISH WIRELESS PROJECT INFORMATION

PORT PLACE
LALAX02043B

1301 WEST CHANNEL ISLANDS BLVD.
OXNARD, CA 93030

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4



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

SCALE	✓
NONE	✓

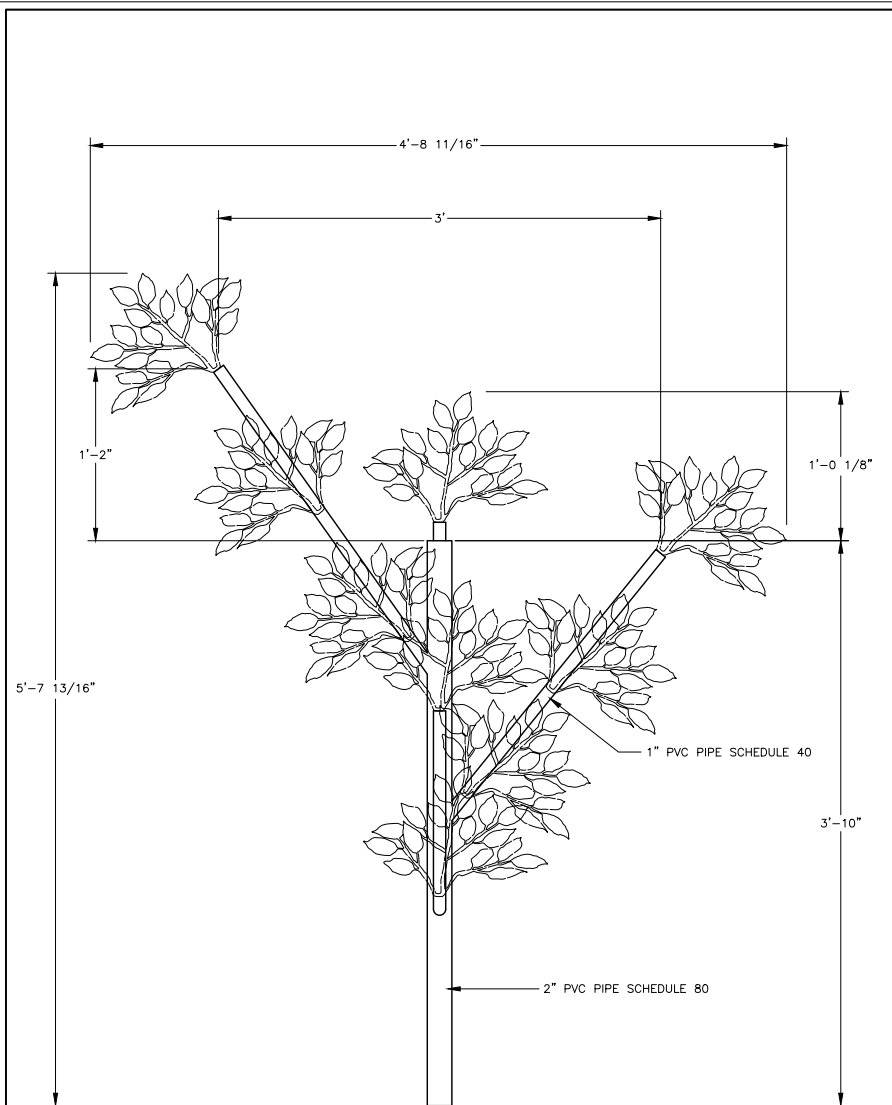
Diagram illustrating the proposed dish wireless power protective cabinet and associated equipment. The cabinet is labeled "PROPOSED DISH WIRELESS POWER PROTECTIVE CABINET". Above the cabinet, a "NEW DISH WIRELESS GPS UNIT" is mounted on a pole, with a "NEW DISH WIRELESS METER" also indicated. The cabinet is mounted on a structure with horizontal rails. Dimensions shown include a total height of 3'-4" and a section height of 1'-0". The structure is supported by PVC CONDUIT (TYP.) and is located above EXISTING GRADE.

Diagram illustrating the proposed dish wireless antenna system components and vertical spacing:

- NEW DISH WIRELESS GPS UNIT** (top component)
- PROPOSED DISH WIRELESS CENNA BOX RESERVED IF REQUIRED.** (middle component)
- PROPOSED DISH WIRELESS TELCO FIBER ENCLOSURE** (bottom component)
- EXISTING GRADE** (bottom reference line)
- Vertical Spacing Dimensions:**
 - 1'-5" (between GPS unit and CENNA box)
 - 5" (between CENNA box and TELCO enclosure)
 - 1'-6" (between TELCO enclosure and existing grade)
 - 1'-5" (between existing grade and bottom reference line)
 - 1'-0" (total height from existing grade to top of CENNA box)

SCALE	6" 0 6" 1'	1
1"=1'-0"		

A-5

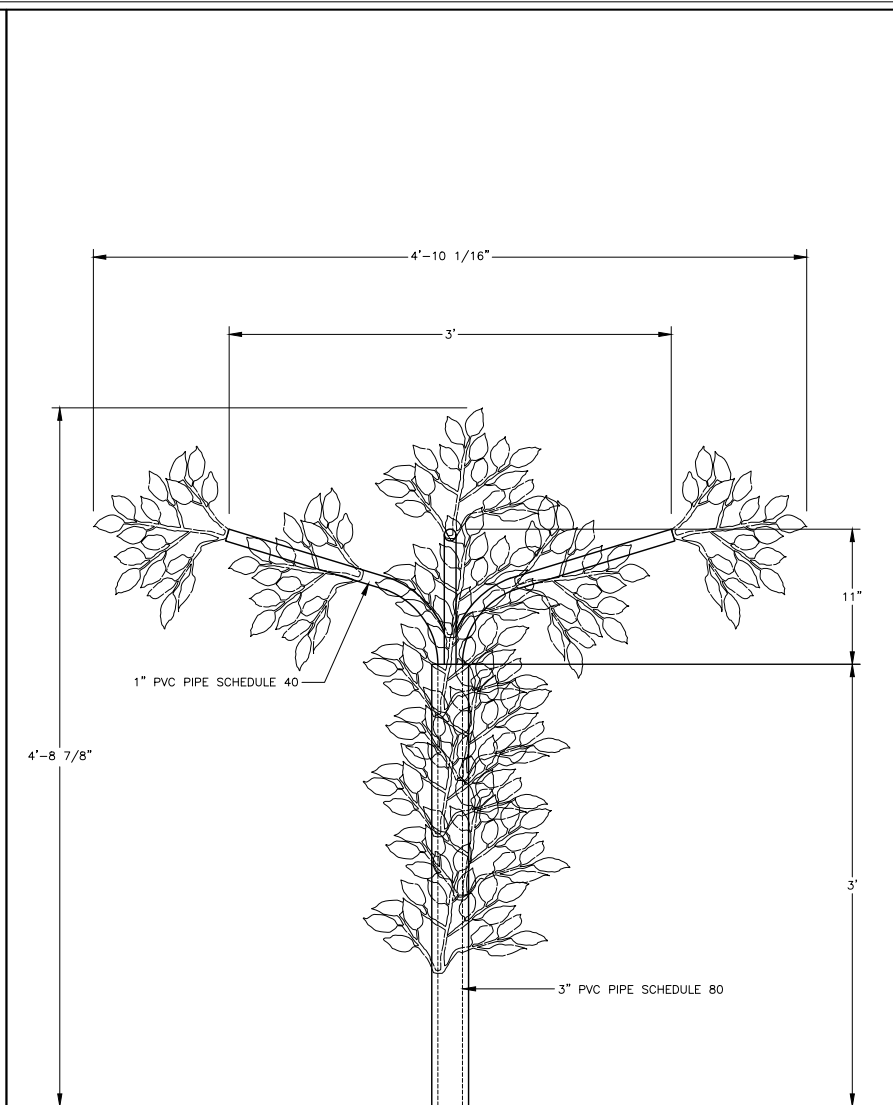


PVC PIPE	3"	2"	1"
LENGTH		(1) 46"	(4) 30"

SPRIG	HOLES	WEIGHT LB
43	32	11.46

BRANCH 4'

SCALE: NONE 1



PVC PIPE	3"	2"	1"
LENGTH	(1) 36"	(1) 36"	(5) 30"

SPRIG	HOLES	WEIGHT LB
48	45	17.20

BRANCH 5'

SCALE: NONE 2

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CLIENT _____

PROJECT
BRANCH

LOCATION _____

ISSUED FOR
INFORMATION

OWN BY: CK'D BY: DATE
 MAQ LEM 21APR14

REV.	CHANGES	DATE	BY
A	ADD ANTENNA COVERS	11DEC17	MAQ
B	ADD WEIGHT	11DEC17	MAQ
C	ADD HOLES DETAIL	04APR18	MAQ
D	ADD SPRIG DETAIL	24OCT23	MAQ

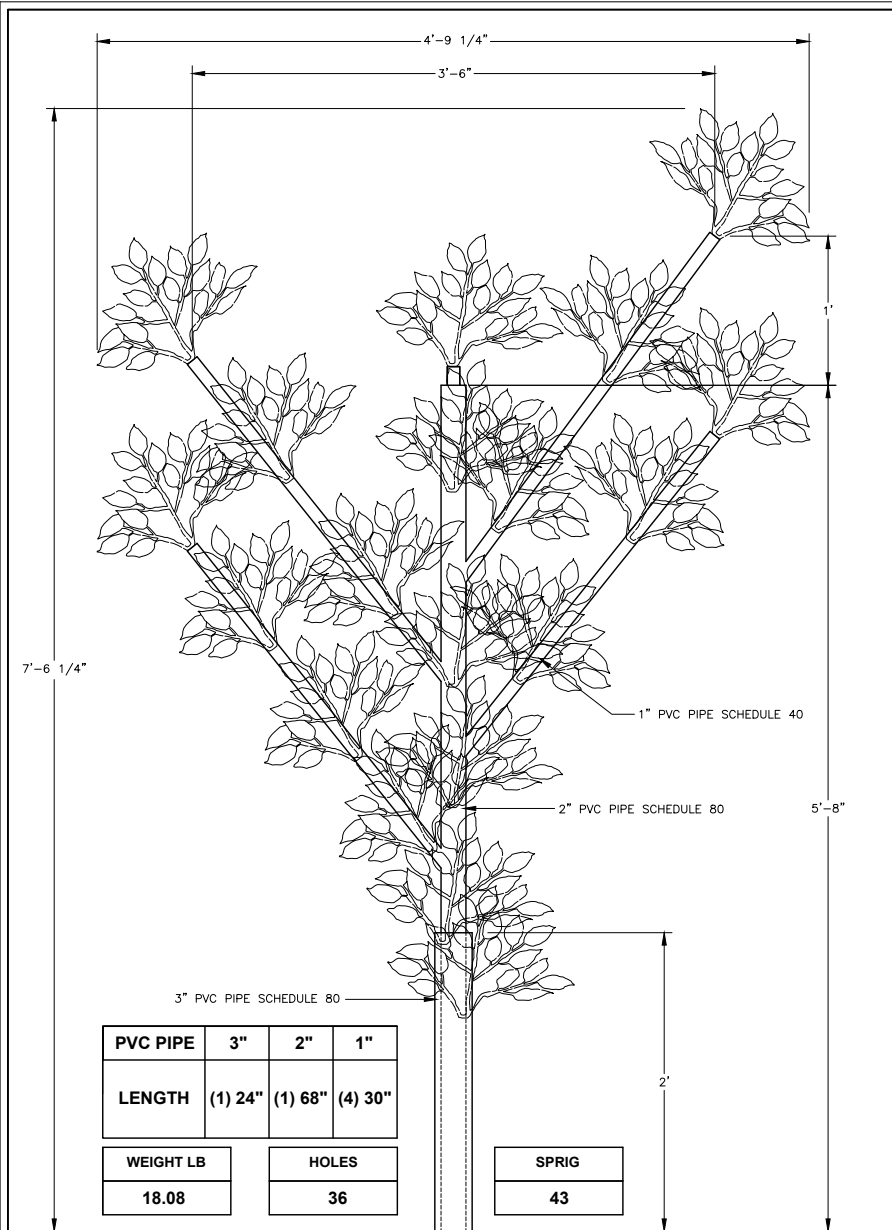
ENGINEER SEAL _____

SHEET TITLE
ELEVATION VIEW

WSC PROJECT NUMBER _____

DRAWING NUMBER _____

PAGE NUMBER
1

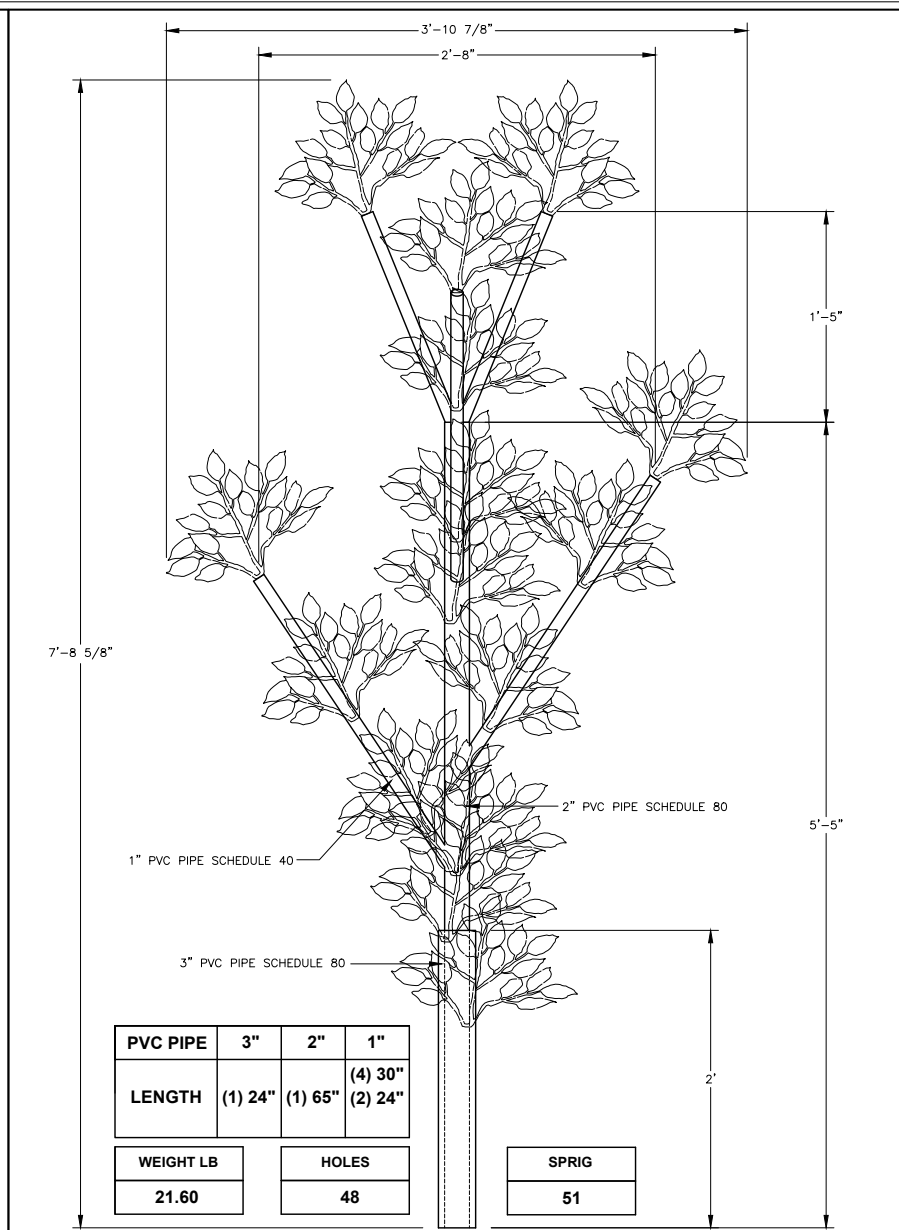


BRANCH 6'

SCALE:
NONE

1

BRANCH 8'



SCALE:
NONE

2

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PROJECT

BRANCH

LOCATION

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CK'D BY

DATE

MAQ

LEM

21APR14

REVISIONS

REV.	CHANGES	DATE	BY
A	ADD ANTENNA COVERS	11DEC17	MAQ
B	ADD WEIGHT	11DEC17	MAQ
C	ADD HOLES DETAIL	04APR18	MAQ
D	ADD SPRIG DETAIL	24OCT23	MAQ

ENGINEER SEAL

SHEET TITLE

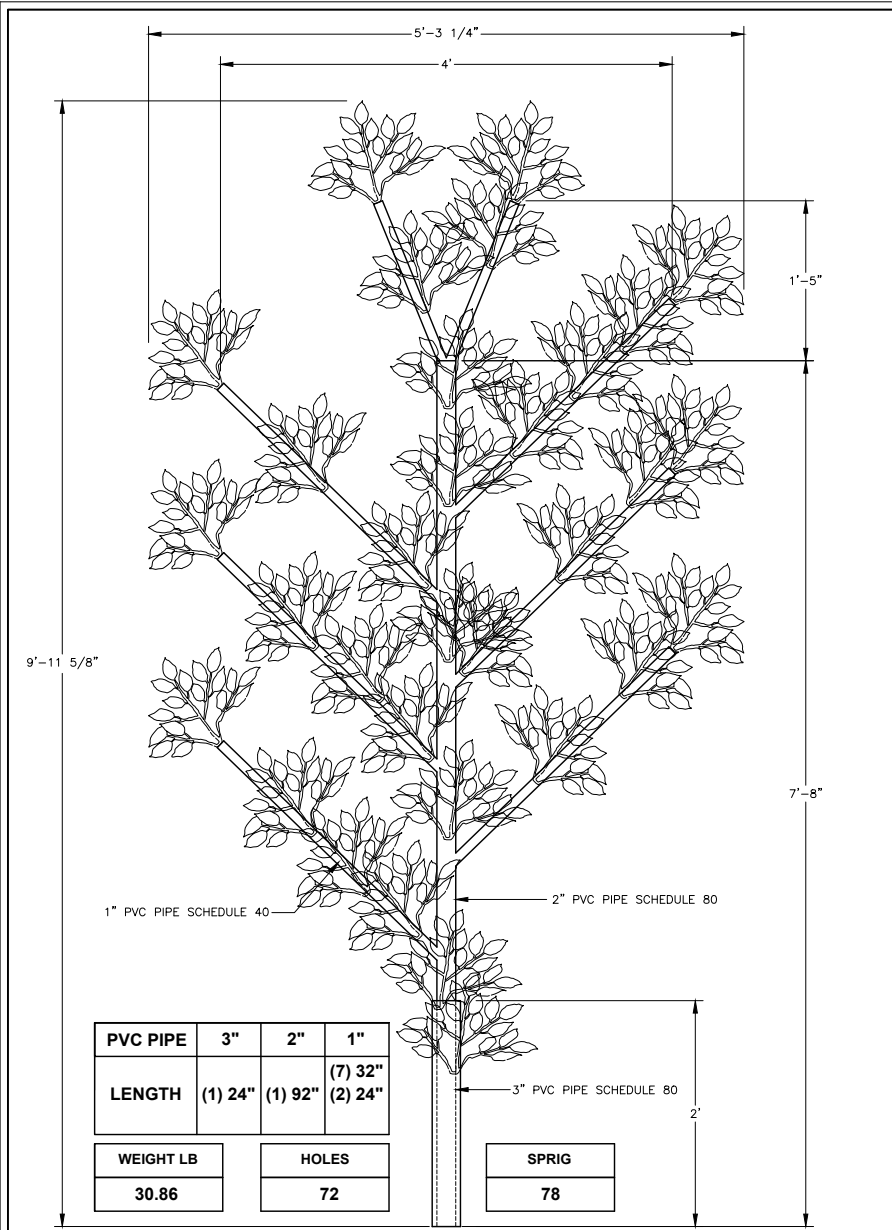
ELEVATION
VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER

2



BRANCH 10'

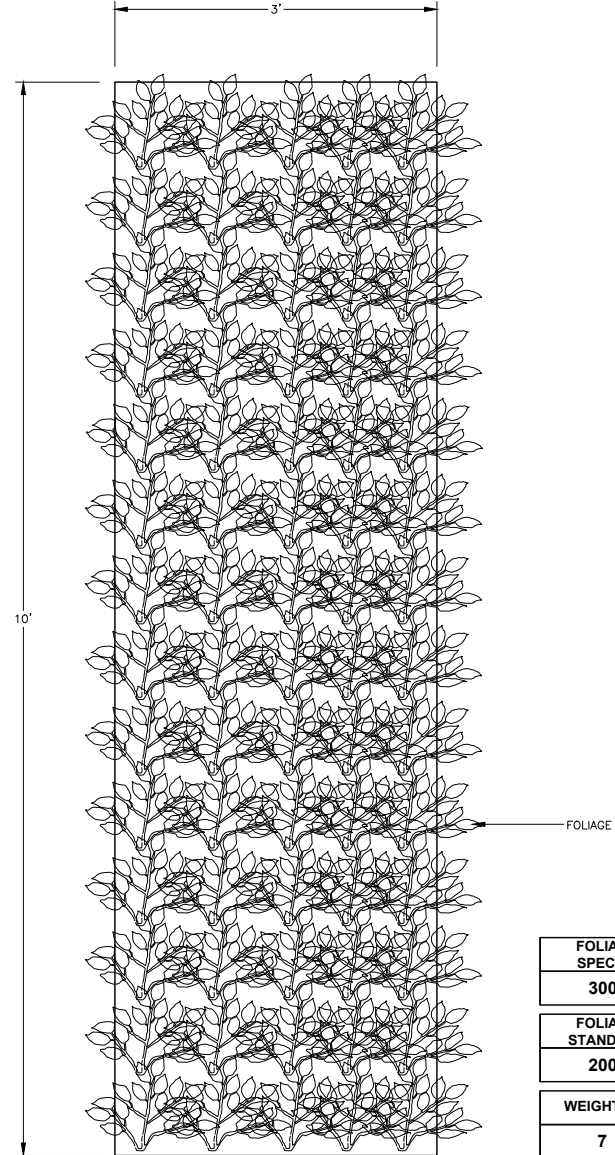
SCALE:
NONE

1

EUC ANTENNA COVERS 3' X 10'

SCALE:
NONE

2



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SGI

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MAQ LEM 21APR14

REV.	CHANGES	DATE	BY
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B	ADD WEIGHT	11DEC17	MAQ
C	ADD HOLES DETAIL	04APR18	MAQ
D	ADD SPRIG DETAIL	24OCT23	MAQ

ENGINEER SEAL

SHEET TITLE

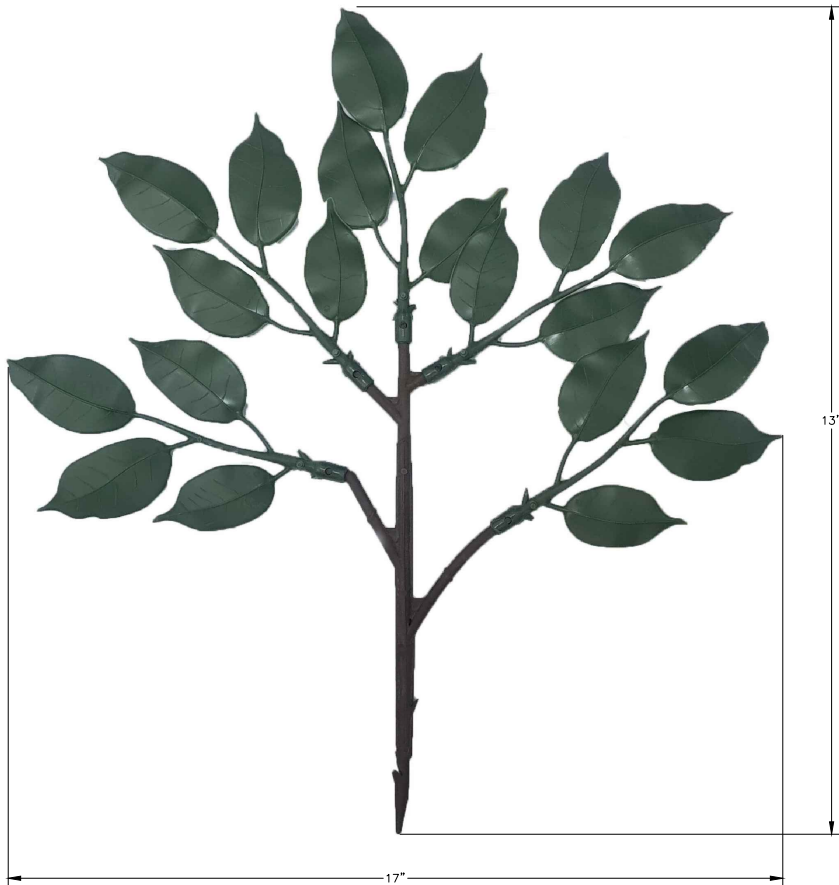
ELEVATION VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER

3



REGULAR ROUND EUC FOLIAGE

SCALE:
NONE

1



LONG LEAF EUC FOLIAGE

SCALE:
NONE

2

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CLIENT

PROJECT

BRANCH

LOCATION

ISSUED FOR

INFORMATION

OWN BY CK'D BY DATE

MAQ LEM 21APR14

REVISIONS

REV.	CHANGES	DATE	BY
A	ADD ANTENNA COVERS	11DEC17	MAQ
B	ADD WEIGHT	11DEC17	MAQ
C	ADD HOLES DETAIL	04APR18	MAQ
D	ADD SPRIG DETAIL	24OCT23	MAQ

ENGINEER SEAL

SHEET TITLE

ELEVATION
VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER

4

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report

Site No. LALAX02043B

1341 West Chanel Islands Blvd
Oxnard, California 93030
34° 10' 38.00" N, -119° 11' 31.53" W NAD83

EBI Project No. 6221006283
October 27, 2021



Prepared for:
Dish Wireless

Prepared by:



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REFERENCE DOCUMENTS (NOT ATTACHED)

ZDs: LALAX02043B_90ZD_REV 0_RF_CM_SAS_REDLINEs__20210914092458_20211007085831

RFDS: RFDS-LALAX02043B-PRELIMINARY-20210910-v.1_20210910230322

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Dish Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Dish Wireless Site LALAX02043B located at 1341 West Chanel Islands Blvd in Oxnard, California to determine RF-EME exposure levels from proposed Dish Wireless communications equipment at this site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general public and for occupational activities. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

At the nearest walking/working surfaces to the Dish Wireless antennas, the maximum power density generated by the DISH antennas is approximately **2.69** percent of the FCC's general public limit (**0.54** percent of the FCC's occupational limit).

The composite exposure level from all carriers on this site is approximately **2.69** percent of the FCC's general public limit (**0.54** percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Dish Wireless should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Dish Wireless since only DISH has the ability to lockout/tagout the facility, or to authorize others to do so.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per second (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Dish Wireless in this area will potentially operate within a frequency range of 600 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

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

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

2.0 SITE DESCRIPTION

This project site includes the following proposed wireless telecommunication antennas on a monotree located at 1341 West Chanel Islands Blvd in Oxnard, California.

Ant #	Operator	Antenna Make	Antenna Model	Frequency (MHz)	Azimuth (deg.)	Mechanical Downtilt (deg.)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Gain (dBd)*	Total ERP (Watts)	Total EIRP (Watts)
1	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 02DT 600	600	0	0	71	6.0	120	19.25	8998.73	14757.92
1	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 01DT 1900	1900	0	0	64	6.0	160	24.05	36234.31	59424.27
1	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 01DT 2100	2100	0	0	67	6.0	160	24.05	36234.31	59424.27
2	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 02DT 600	600	0	0	71	6.0	120	19.25	8998.73	14757.92
2	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 01DT 1900	1900	0	0	64	6.0	160	24.05	36234.31	59424.27
2	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 01DT 2100	2100	0	0	67	6.0	160	24.05	36234.31	59424.27
3	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 02DT 600	600	120	0	71	6.0	120	19.25	8998.73	14757.92
3	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 01DT 1900	1900	120	0	64	6.0	160	24.05	36234.31	59424.27
3	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 01DT 2100	2100	120	0	67	6.0	160	24.05	36234.31	59424.27
4	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 02DT 600	600	120	0	71	6.0	120	19.25	8998.73	14757.92
4	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 01DT 1900	1900	120	0	64	6.0	160	24.05	36234.31	59424.27
4	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 01DT 2100	2100	120	0	67	6.0	160	24.05	36234.31	59424.27
5	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 02DT 600	600	240	0	71	6.0	120	19.25	8998.73	14757.92
5	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 01DT 1900	1900	240	0	64	6.0	160	24.05	36234.31	59424.27
5	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 01DT 2100	2100	240	0	67	6.0	160	24.05	36234.31	59424.27
6	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 02DT 600	600	240	0	71	6.0	120	19.25	8998.73	14757.92

Ant #	Operator	Antenna Make	Antenna Model	Frequency (MHz)	Azimuth (deg.)	Mechanical Downtilt (deg.)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Gain (dBd)*	Total ERP (Watts)	Total EIRP (Watts)
6	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 01DT 1900	1900	240	0	64	6.0	160	24.05	36234.31	59424.27
6	Dish	CELLMAX	CMA-UBTULBULBHH-6516-16-21-21 01DT 2100	2100	240	0	67	6.0	160	24.05	36234.31	59424.27

- Note there are two Dish Wireless antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.
- Gain includes antenna and combiner.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Adj. Bldg. Roof	Z-Height Ground
1	Dish	74.4	28.0	62.0	47.0	62.0
2	Dish	68.0	28.0	62.0	47.0	62.0
3	Dish	75.4	15.4	62.0	47.0	62.0
4	Dish	78.5	20.7	62.0	47.0	62.0
5	Dish	64.1	20.5	62.0	47.0	62.0
6	Dish	67.1	15.4	62.0	47.0	62.0
2	Dish	68.0	28.0	62.0	47.0	62.0
3	Dish	75.4	15.4	62.0	47.0	62.0
4	Dish	78.5	20.7	62.0	47.0	62.0
5	Dish	64.1	20.5	62.0	47.0	62.0
6	Dish	67.1	15.4	62.0	47.0	62.0

- Note the Z-Height represents the distance from the antenna centerline in feet.

The above tables contain an inventory of proposed Dish Wireless antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered uncontrolled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the monotree with antenna locations.

3.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical MPE modeling using RoofMaster™ software to estimate the worst-case power density at the site's nearby broadcast levels resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed by Waterford Consultants to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits.

Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Dish Wireless and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by Dish Wireless and information gathered from other sources. Elevations of walking/working surfaces were estimated based on elevations provided and available aerial imagery. Sector orientation assignments were made assuming coverage is directed to areas of site. Changes to antenna mount heights or placement will impact site compliance. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed Dish Wireless antennas that exceed the FCC's occupational or general public exposure limits at this site.

At the nearest walking/working surfaces to the Dish Wireless antennas, the maximum power density generated by the Dish Wireless antennas is approximately 2.69 percent of the FCC's general public limit (0.54 percent of the FCC's occupational limit).

The Site Safety Plan also presents areas where Dish Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. A graphical representation of the RoofMaster™ modeling results is presented in Appendix B. Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage. The maximum power density generated by all carrier antennas, including microwaves and panel antennas, is included in the modeling results presented within this report.

4.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are no areas in front of the Dish Wireless antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the **rooftop and/or ground**. In order to alert people accessing the monotree, a Warning sign and an NOC Information sign are recommended for installation 10 feet above ground level at the base of the monotree.

There are no barriers recommended on this site.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the monotree should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible.

Implementation of the signage recommended in the Site Safety Plan and in this report will bring this site into compliance with the FCC's rules and regulations.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Dish Wireless Site Number LALAX02043B located at 1341 West Chanel Islands Blvd in Oxnard, California to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Dish Wireless should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Dish Wireless since only Dish Wireless has the ability to lockout/tagout the facility, or to authorize others to do so.

6.0 LIMITATIONS

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

Appendix A

Certifications

Preparer Certification

I, Patricia Briea, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

A rectangular box containing a handwritten signature in blue ink. The signature appears to read "PBriea".

Reviewed and Approved by:



sealed 27oct2021

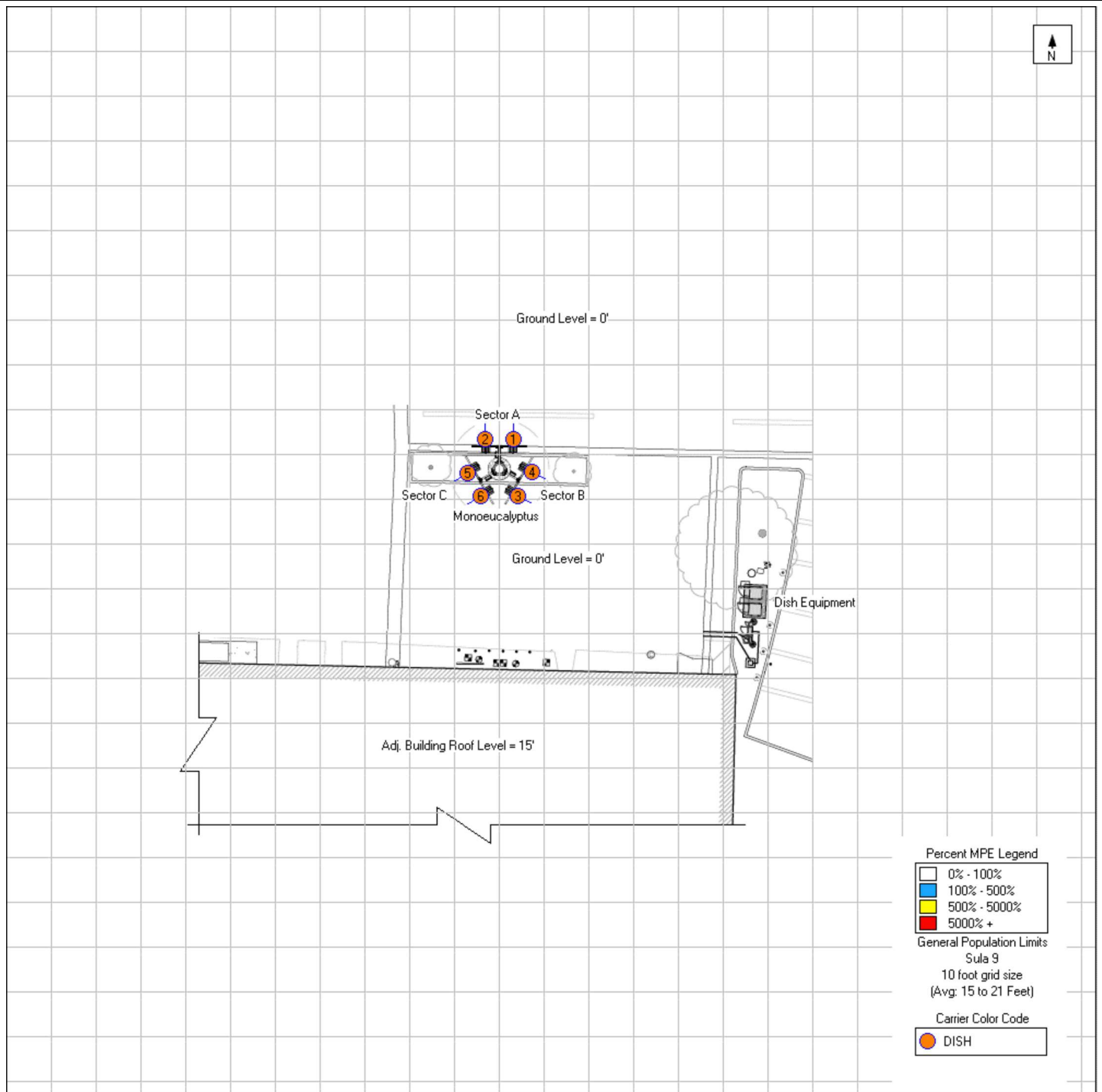
Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

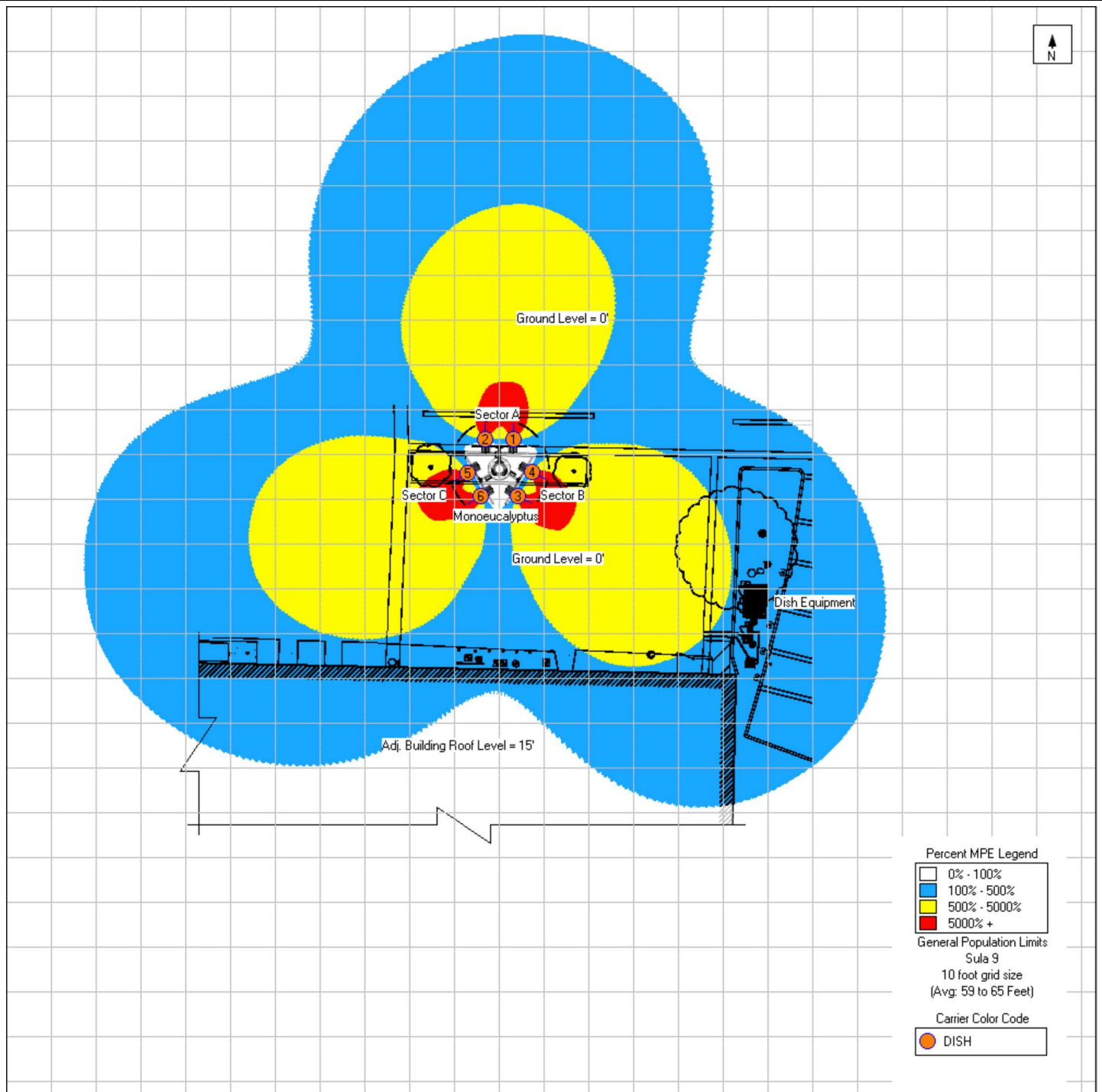
Appendix B

Radio Frequency Electromagnetic Energy Safety Information and Signage Plans

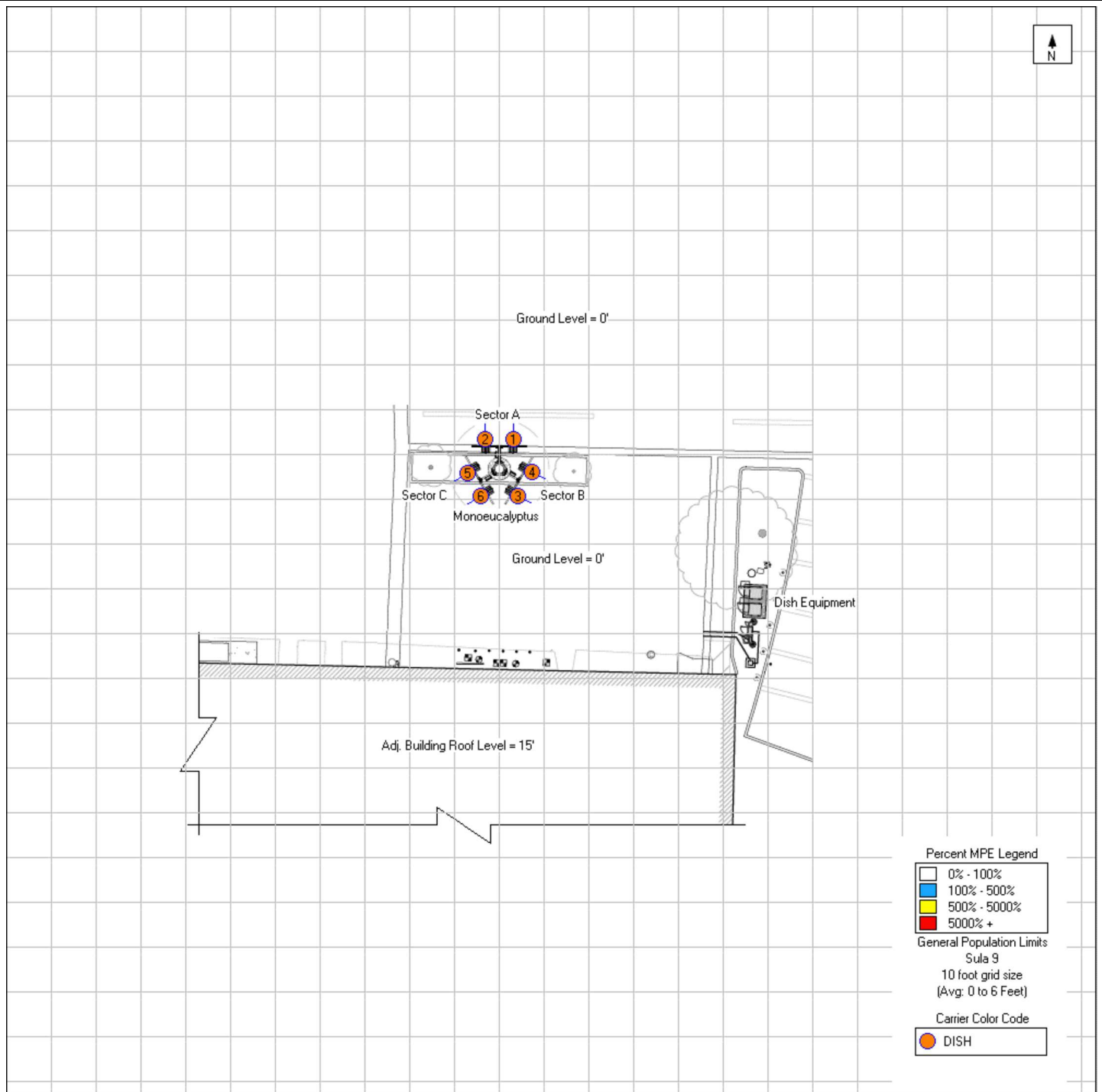
Nearest Walking Surface (Adj. Building Roof Level) Simulation



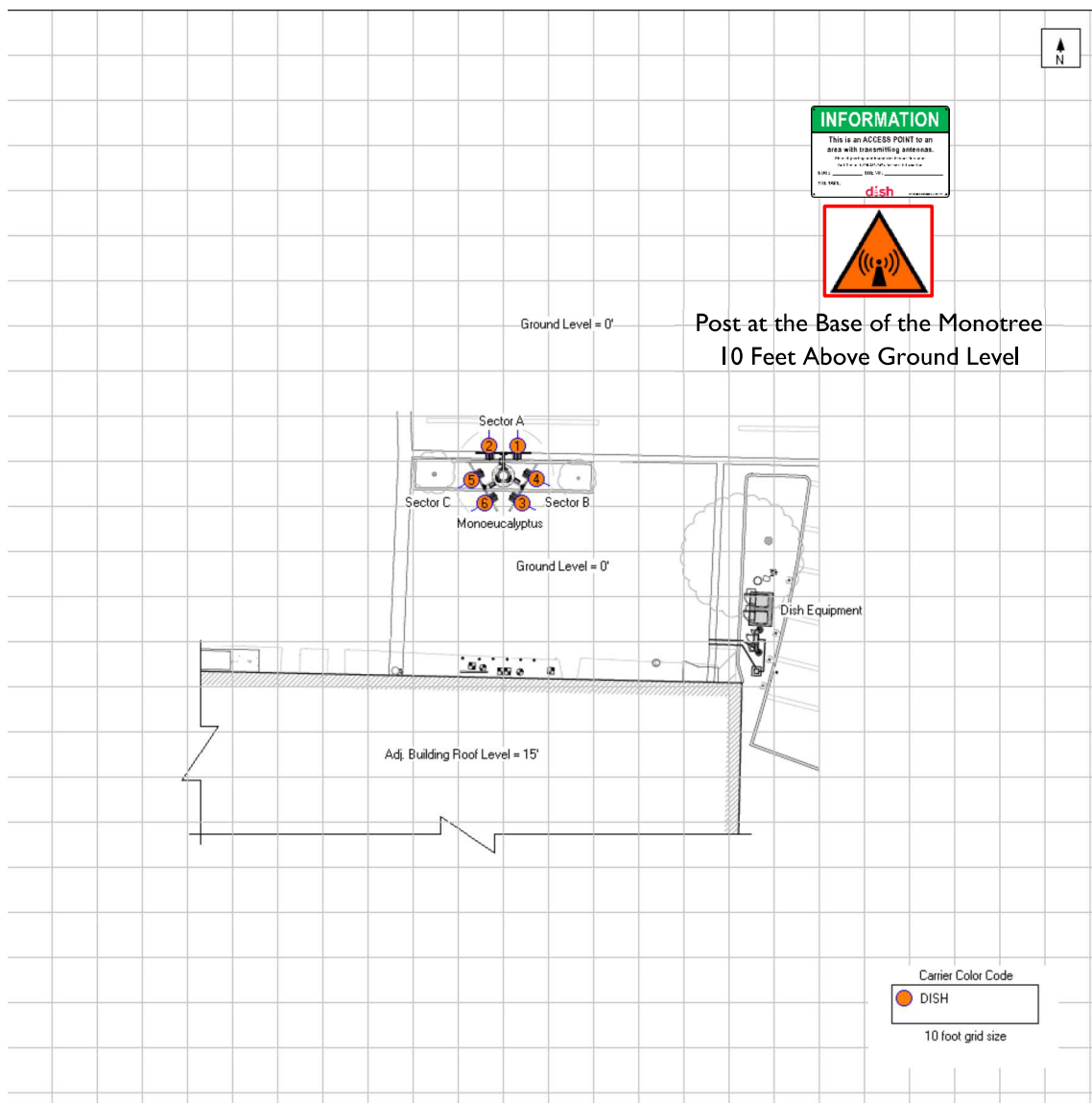
Antenna Face Level Simulation



Ground Level Simulation



Dish Wireless Safety (Signage) Plan



Sign	Posting Instructions	Required Signage / Mitigation
	NOC Information Information signs are used to provide contact information for any questions or concerns for personnel accessing the site.	Securely post 10 feet above ground level at the base of the monotree, in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.
	Guidelines Informational sign used to notify workers that there are active antennas installed and provide guidelines for working in RF environments.	N/A
	Notice Used to notify individuals they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's MPE limit for the general public or occupational exposures.	N/A
	Caution Used to notify individuals that they are entering a hot spot where either the general public or occupational FCC's MPE limit is or could be exceeded.	N/A
	Warning Used to notify individuals that they are entering a hot zone where the occupational FCC's MPE limit has been exceeded by 10x.	Securely post 10 feet above ground level at the base of the monotree, in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.

Appendix C

Federal Communications

Commission (FCC) Requirements

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

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

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

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

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

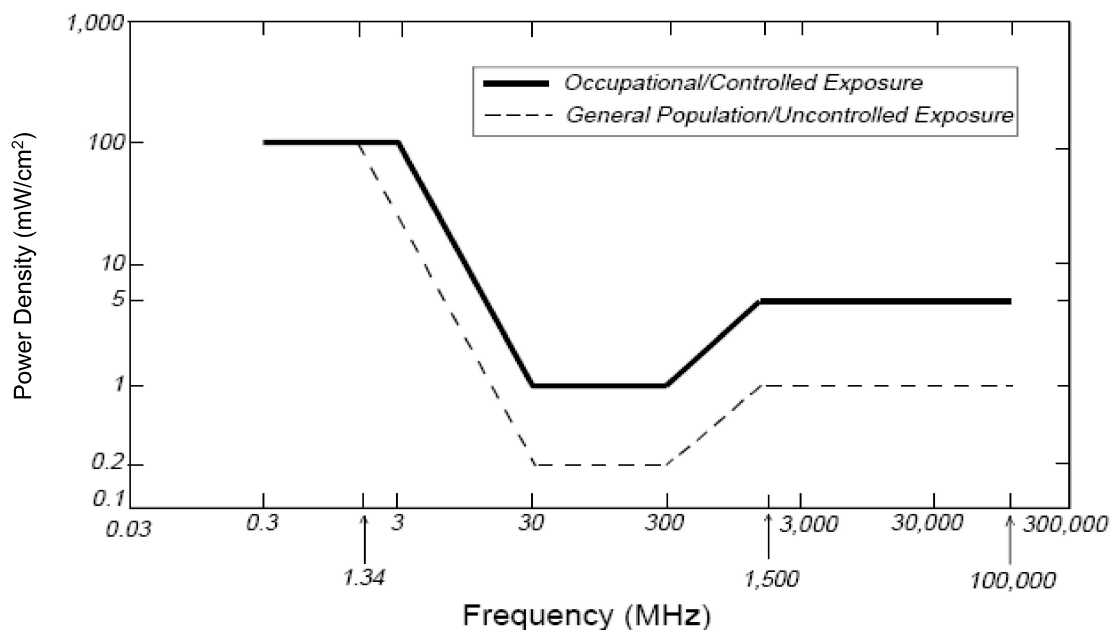
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the Dish Wireless equipment operating at 600 MHz or 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the Dish Wireless equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm² and an uncontrolled MPE limit of 1.0 mW/cm². These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density



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

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Dish Wireless in this area will potentially operate within a frequency range of 600 to 2100 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

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

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.



NOTICE OF EXEMPTION (NOE)

☐ **To:** Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

☐ **To:** Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: Dish Wireless Eucalyptus Tower

Project Applicant: Adrian Culici (Designated Agent), and Port Place Shoppers, LLC (Property Owner)

Project Location - Specific: 1301 West Channel Islands Blvd, Oxnard, CA, 93030, Ventura County, APN 205-0-580-065.

Description of Nature, Purpose an Beneficiaries of Project: PZ No. 23-530-03 (Special Use Permit - Wireless) A request to construct a 70-foot tall wireless communication facility designed to resemble a eucalyptus tree with an associated ground equipment enclosure within two separate landscape fingers. The equipment enclosure will be a 131.25 square foot area (8.75' x 15') and the tower will be within a 35 square foot enclosure (5'10" x 6') for a total of 166.25 square-feet, on a 2.41 acre lot in the C-2 zone. The request includes the allowance for an increase in height from 35 feet to 70 feet. The project is located at 1301 West Channel Islands Blvd, within a rear parking lot area of an existing commercial retail center. Filed by designated agent Adrian Culici, Eukon Group, 65 Post. Suite 1000, Irvine, CA 92618.

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

Name of Person or Agency Carrying Out Project (Applicant): Sonal Thakur, updated Designated Agent

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: Section 15303, Class 3
- ☐ Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with the State CEQA Guidelines and Section 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures” may be found to be exempt from the requirements of CEQA. This proposal includes the construction of an unmanned stealth wireless communications facility within two landscape fingers of a developed parking lot totaling an approximately 166.25 square-foot 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.

Lead Agency Contact Person: Daniel Houck, Associate Planner, 805-385-7556

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. PZ 23-530-03 (SPECIAL USE PERMIT - WIRELESS) FOR CONSTRUCTION OF A 70-FOOT TALL WIRELESS STEALTH COMMUNICATION FACILITY AND EQUIPMENT ENCLOSURE, LOCATED AT 1301 CAMINO DEL SOL, FILED BY DESIGNATED AGENT ADRIAN CULICI, EUKON GROUP, 65 POST, SUITE 1000, IRVINE, CALIFORNIA, 92618.

WHEREAS, on May 3, 2023, Adrian Culici on behalf of Eukon Group and Dish Wireless (the “**Applicant**” and/or “**Permittee**”), submitted a request to allow a 70-foot tall heavily screened faux eucalyptus wireless communication facility and associated equipment enclosure located at 1301 West Channel Islands Blvd.; and

WHEREAS, on February 15, 2024, 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. 23-530-03 (Special Use Permit - Wireless) to allow a 70-foot tall heavily screened faux eucalyptus wireless communication facility and associated equipment enclosure located at 1301 West Channel Islands Blvd (the “**Project**”) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, Oxnard City Code, Article 16, Section 137 authorizes the Planning Commission to approve buildings and structures over the height limit in the General Commercial zone via the issuance of a special use permit; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical Exemption (Section 15303). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

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

The project site is located within the 2030 General Plan land use designation of Community Commercial and the zoning designation is for General Commercial (C-2). The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern and are currently developed with a commercial retail center and residential. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed Special Use Permit request for a faux eucalyptus wireless tower is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the uses and development in the project area, which is a commercial retail center with the tower setback far enough from adjacent residential properties. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Municipal Code for consistency and CEQA for any potential impacts. Therefore the project will have no significant cumulative impact.

- (c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed Special Use Permit request for a faux eucalyptus wireless tower will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The stealth facility will not alter or vastly deviate from the character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by roadways and developments. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

The project is not located in or adjacent to a State designated scenic highway. Therefore, the project is required to be a stealth facility to mitigate visual impacts. The project is proposed as a stealth facility by being designed to look like a eucalyptus tree, therefore, it won't have a significant impact on scenic resources.

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

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

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

The project does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing proposed or potential Historic District. The existing commercial retail center does not have any significant architecture or known historical significance. No physical improvements are proposed to the existing buildings at this time. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

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

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

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

The proposed use is located on a property with a General Plan designation of Community Commercial, which would be a compatible zone for this use. It also is consistent with the goal of locating facilities away from residential and commercial areas, as the tower is in the commercial zone and has a significant setback from nearby residential, where stealth facilities do not need to be setback. Allowing a single wireless communication faux eucalyptus tree with an increase in height from 35 feet to 70 feet will decrease the need for additional wireless telecommunication facilities in more objectionable areas. Furthermore, the additional height will increase the quality of wireless coverage, providing a benefit to customers and emergency personnel in the vicinity, which is also in proximity to two major transportation corridors. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards. The project is consistent with the standards of the General Commercial Zone, except the height requirement, however, the tower may exceed the zone's height limit via the approval of a special use permit.

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

The proposed wireless facility is heavily screened and designed to resemble a eucalyptus tree. Multiple trees and other landscaping are proposed to be planted in the surrounding area to help blend the faux eucalyptus and the equipment enclosure in.

The construction and operation of the facility is required to comply with all applicable laws, including applicable radio frequency (RF) emission standards. The location, height and bulk of the proposed facility will not materially affect the nearby uses, buildings or structures, or the public health, safety or general welfare.

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

The project site is already developed with parking. The installation of the stealth facility and associated equipment will be placed within two landscape fingers in the rear parking lot of the property. The project will not reduce existing landscaping and instead will add landscaping through the planting of trees and shrubs. The site meets all pertinent development standards, as discussed in Section 5 of the staff report.

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

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

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

The project site is a fully developed lot with an existing commercial retail center within a heavily developed area of the City. The proposed project is an unmanned stealth wireless facility, and will therefore have minimal to no impact with regards to fire, water, and storm drain facilities. The proposed use will be provided by adequate services and utilities given the proximity and capacity of existing fire protection services, sewerage, water, and storm drainage facilities.

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

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 23-530-03 (Special Use Permit - Wireless), subject to the attached conditions of approval.

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

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

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated February 15, 2024, (“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 issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
16. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, PK-4)
17. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
18. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
19. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

LANDSCAPE SPECIAL CONDITIONS

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

PLANNING DIVISION STANDARD CONDITIONS

22. Before the City issues building permits, Applicant shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, PL-3)

23. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)
24. 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*)
25. 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*)
26. 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*)
27. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
28. 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*).
29. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

PLANNING DIVISION SPECIAL CONDITIONS

30. Developer shall install and at all times maintain a fence of between 6 and 8 feet surrounding the monopole and associated equipment. (PL)
31. 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.
32. 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*)
33. 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)

34. 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)
35. 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)
36. For the life of the project, faux branches of the faux eucalyptus shall be maintained at a minimum of 3.30 branches per lineal foot from where the branches begin at 15' in height through to the top of the monopole.
37. 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 eucalyptus tree, subject to the approval of the Planning Manager. (PL)
38. Prior to issuance of a building permit, any new CMU block enclosure shall be painted to match the existing building. (PL)
39. 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)
40. 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)
41. 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)
42. 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.

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

surfaces in good condition at all times. The project shall only use non-reflective materials and finishes.

54. The entire faux eucalyptus, from ground up, shall be covered with three dimensional faux eucalyptus tree bark cladding and painted an appropriate bark color to resemble a live eucalyptus which shall be maintained in good condition at all times.
55. The faux eucalyptus branches and faux eucalyptus leaves shall have a density and design that maintains proper camouflage of the proposed antennas. Branches and leaves shall be placed to extend above, between and below antennas and appurtenances. Branch length shall vary as needed to provide maximum camouflage of antennas and appurtenances, however, branches shall extend a minimum of 12 inches beyond the furthest extent of any pole mounted structures or antennas. In order to camouflage the facility equipment, antenna arrays and all related equipment shall be painted with a color mix (shade/light) given off by the leaves in daylight hours to visually blend the equipment with the leaves. Applicant shall maintain the leaves, branches, and camouflage paint in good condition at all times.
56. All ground-mounted equipment (other than the faux eucalyptus) shall be installed so that no portion of the equipment protrudes above the equipment enclosure.
57. 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.
58. 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.
59. All signage shall comply with the FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free telephone number to the facility network operations center that to contact a live person who can exert transmitter power-down control over this site as required by the FCC.
60. All signage is prohibited unless specifically required by the Federal Communications Commission (FCC) or other regulatory agency.
61. Exterior lighting for Wireless Telecommunications Facilities shall be limited to the following:
 - a) A manually-operated or motion-detector controlled light above any accessory structure which shall be kept off except when personnel are actually present at night.
 - b) The minimum tower lighting required by FAA regulations.

- c) Lighting shall be shielded or directed to the greatest extent possible in such a manner to minimize the amount of light that falls onto nearby properties, particularly residences.
- d) Requirements of paragraphs (a) or (c) above may be waived by the decision making authority if the Wireless Telecommunications Facilities is designed as a light pole. In such instance, lighting intensity, direction, and shielding shall be the same as other pole-mounted lights in the vicinity, the design of which has been duplicated for construction of the Wireless Telecommunications Facilities.

DEVELOPMENT SERVICES SPECIAL CONDITIONS

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

FIRE DEPARTMENT CONDITIONS

- 63. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)
- 64. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
- 65. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, F-5)
- 66. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
- 67. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, F-7)
- 68. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
- 69. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, F-11)
- 70. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire

Department to ensure that such requirements are followed. (FD, *F-16*)

FIRE DEPARTMENT SPECIAL CONDITIONS

71. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
72. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 10 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.
73. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
74. Vegetation clearance from structure(s) required prior to and during construction.
75. A minimum 20-foot clear width and 13 foot, 6 inch (13'-6") clear height emergency access shall be maintained free of obstructions at all times within the development once construction starts.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 15th day of February, 2024.

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 15th day of February 2024, 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



Radio Frequency (RF)
Propagation Maps

LALAX02043B

April 6th, 2023



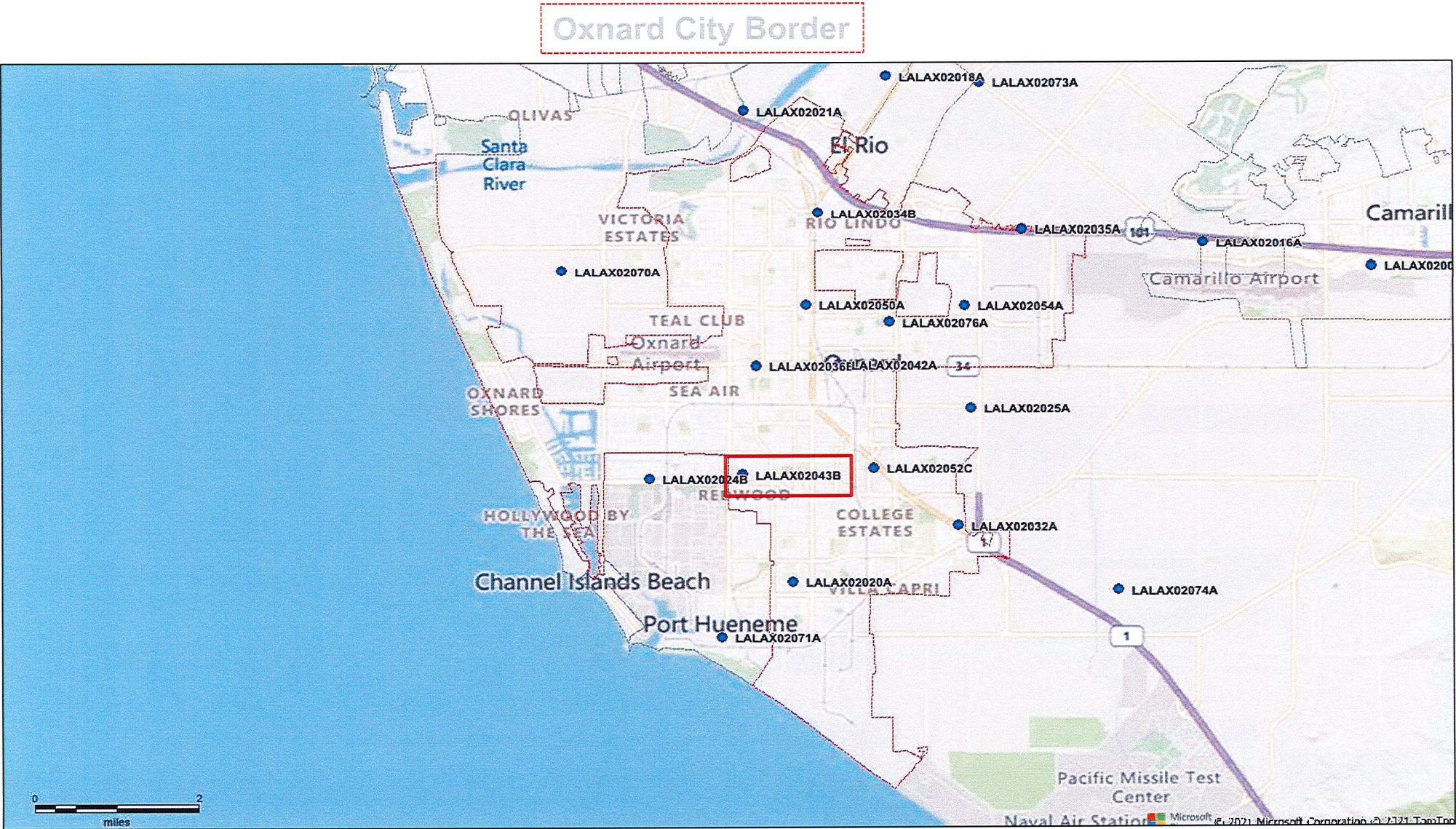
LALAX02043B

RF Propagation Coverage Report:

- Mid-Band Coverage Assessment.
 - Greenfield (first deployment) network resulting in no actual baseline service depiction.
 - Predicted performance for all presented conditions:
 - Network Area of Interest
 - Network Coverage Site Stand Alone
 - 1st Tier Network Coverage with site
 - Service Thresholds
 - Urban – Subscriber anticipated to have accessibility to Dish service while even indoors at lower performance levels.
 - Suburban – Subscriber anticipated to have accessibility to Dish service while in-vehicle
 - Outdoor – Subscriber anticipated to have accessibility to Dish service while outdoors

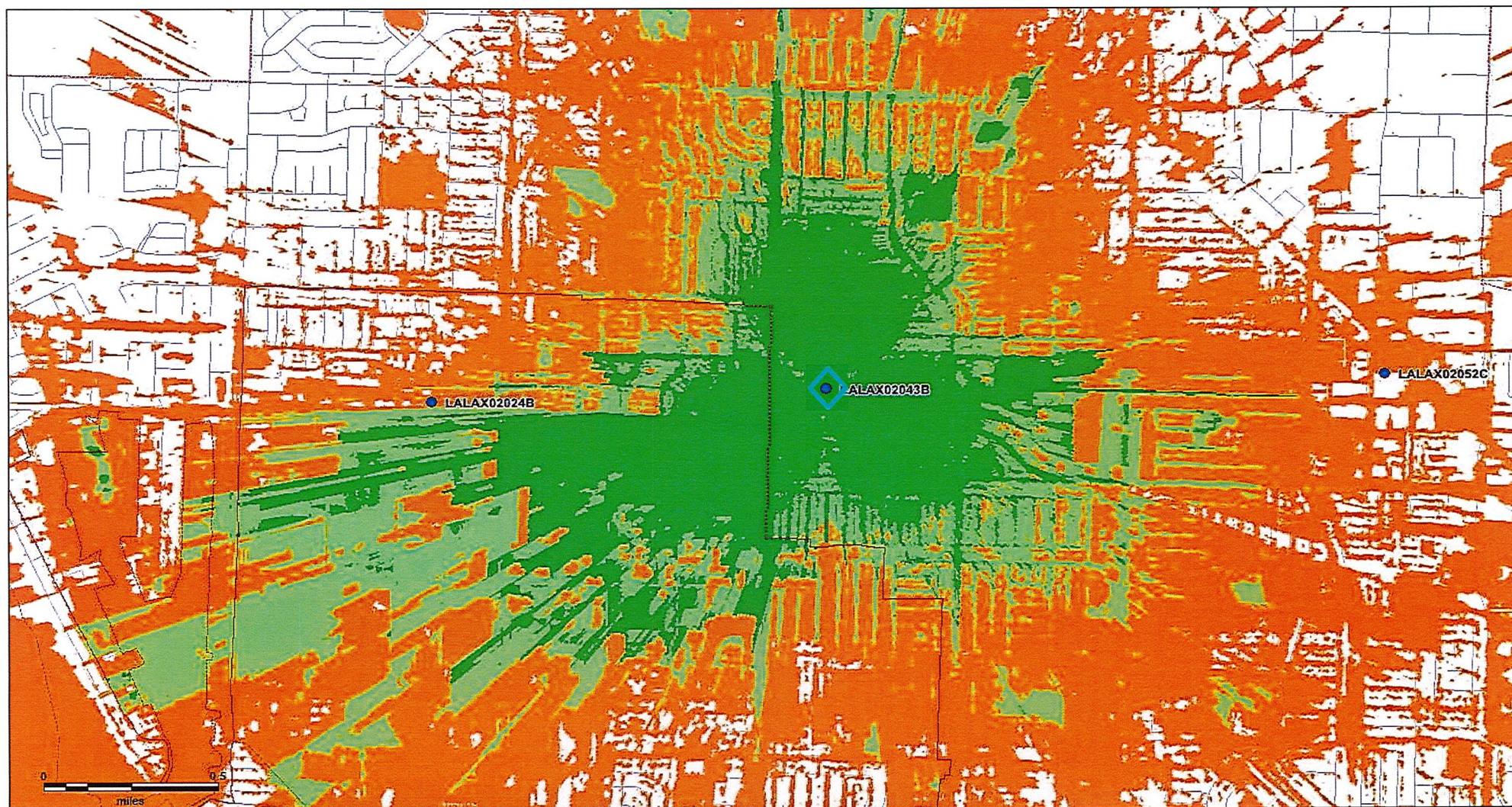


LALAX02043B – Area of Interest



LALAX02043B – Individual Contribution

Oxnard City Border



Coverage Legend

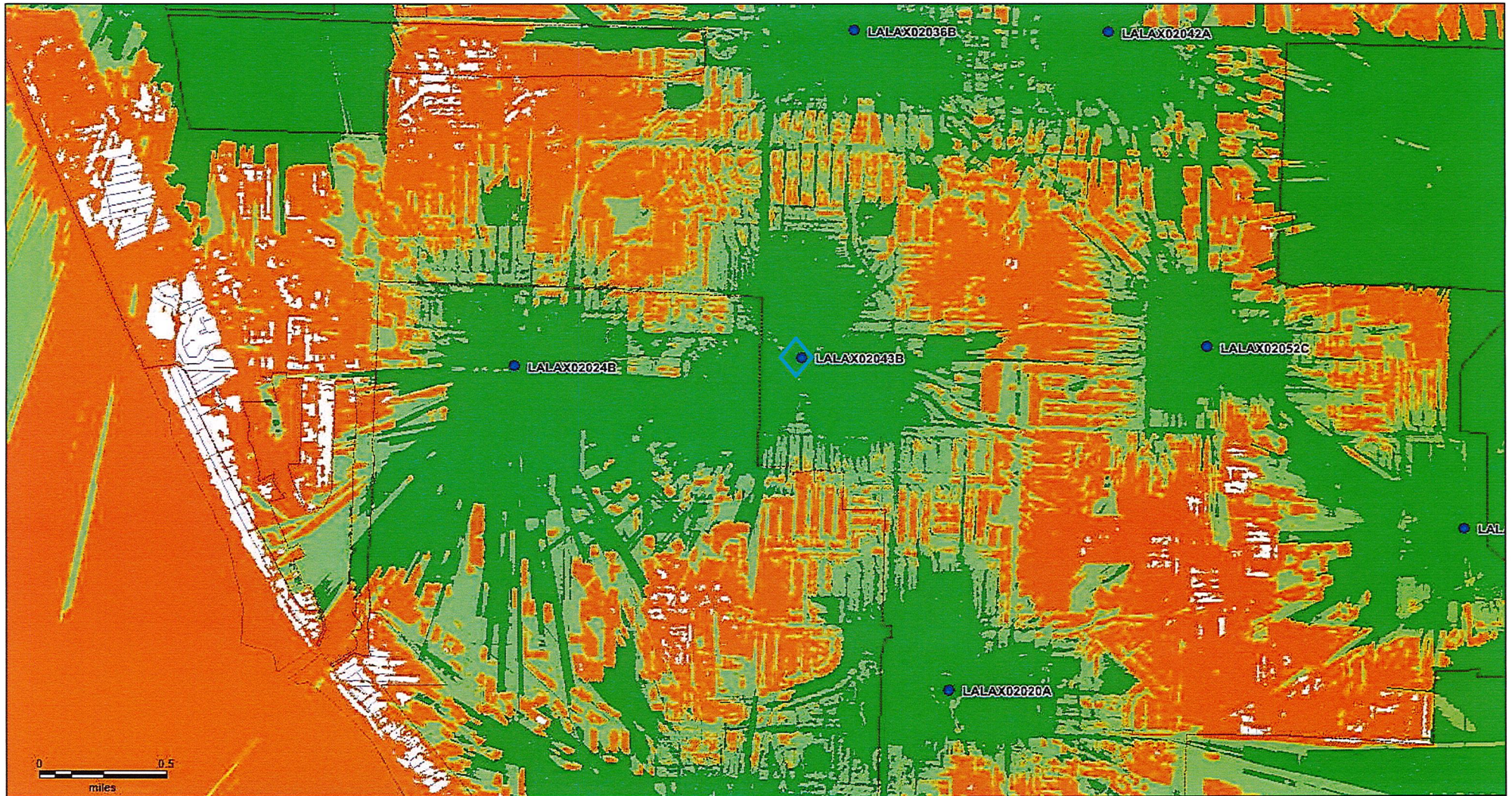
Urban

Suburban

Outdoor

LALAX02043B – Network Included

Oxnard City Border



Coverage Legend

Urban

Suburban

Outdoor

Title Report

Dish Wireless, LLC
9601 S. Meridian Blvd
Englewood, CO 80112
Attn: Matt Reimer

File No.: 92017350

Property Address: 1301 West Channel Islands Boulevard, Oxnard, CA

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The screenshot displays the Commonwealth Land Title LiveLOOK report interface. On the left is a dark sidebar with a 'SUMMARY' section containing links for REPORT, VESTING, ADDRESS, EXCEPTIONS, and LEGAL DESCRIPTION. The main content area is titled 'SUMMARY' and includes the following information:

- VESTING:** Dish Wireless, LLC, a California corporation
- ADDRESS:** 1301 West Channel Islands Boulevard, Oxnard, CA 92660
- FORM OF POLICY:** A California Standard Policy of Title Insurance, 01/01/2018
- PROPERTY TAX:**
 - Property taxes including any assessed property taxes and any assessments collected and there are no liens for property taxes on the property.
 - Next assessment received: 01/01/2018
 - Amount: \$1,000.00
 - For payment: \$1,000.00
 - Assessment: \$1,000.00
 - Calculated: \$1,000.00
 - Due date: 01/01/2018
- EXCEPTIONS:**
 - A. Property taxes which are a lien on the property
 - B. Property taxes which are a lien on the property
 - C. Payment of Contract Acknowledgment Required - REPO/PAID
 - D. Other exceptions

Effortless, Efficient, Compliant, and Accessible

Dish Wireless Eucalyptus Tower

Planning & Zoning Permit No. 23-530-03 (Special Use Permit - Wireless)

Applicant: Sonal Thakur, Designated Agent, Eukon Group

Daniel Houck, Associate Planner

Planning Commission
February 15, 2024



PROJECT REQUEST

A request to construct and operate a 70-foot tall wireless communication tower. The tower is a mono-eucalyptus 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 West Channel Islands Blvd and South Ventura Road.

PROJECT LOCATION

Subject Site:
1301 West Channel Islands Blvd.



SURROUNDING AREA



View looking northwest to project property from Manzanita Drive



View looking northeast to project property from W. Channel Islands Blvd



View looking west from South Ventura Road

EXISTING SITE

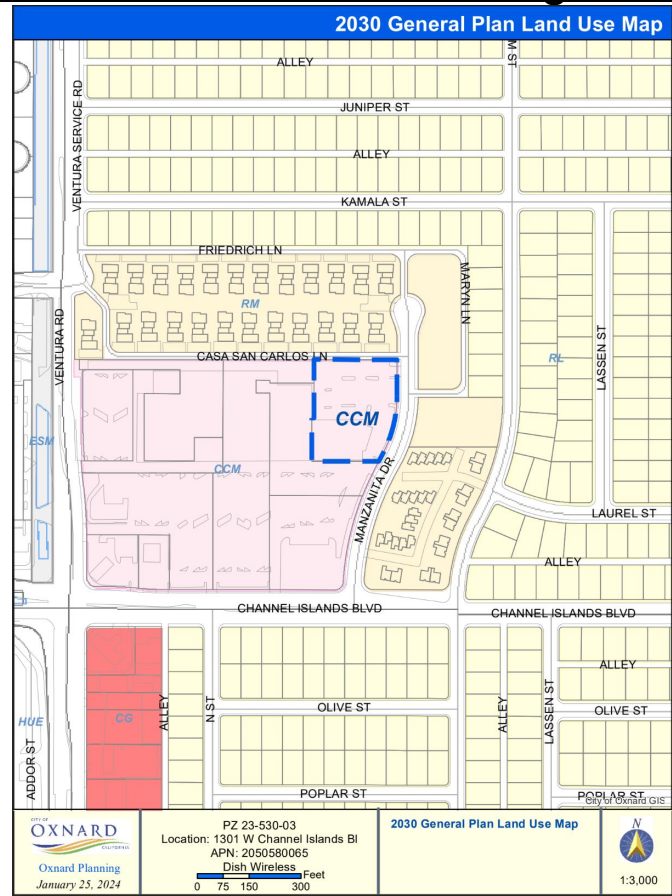
Subject Site: 1301 West Channel Islands Blvd.

Surrounding Uses:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site (1301 W. Channel Islands Blvd)	General Commercial - Planned Development (C-2-PD)	Community Commercial (CC)	Commercial Retail Center
North	Garden Apartment - Planned Development (R-3-PD)	Residential Medium (RM)	Multi-Family Residential
South	General Commercial - Planned Development (C-2-PD)	Community Commercial (CC)	Commercial Retail Center
East	Garden Apartment - Planned Development (R-3-PD)	Residential Medium (RM)	Multi-Family Residential
West	General Commercial - Planned Development (C-2-PD)	Community Commercial (CC)	Commercial Retail Center

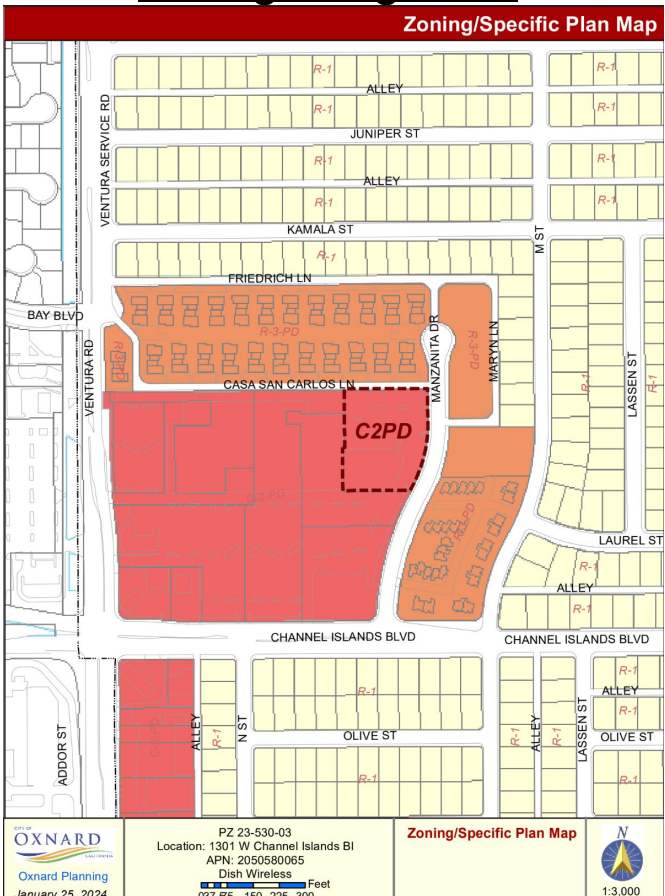
GENERAL PLAN & ZONING MAPS

General Plan Land Use Designation



Community Commercial (CC)

Zoning Designation



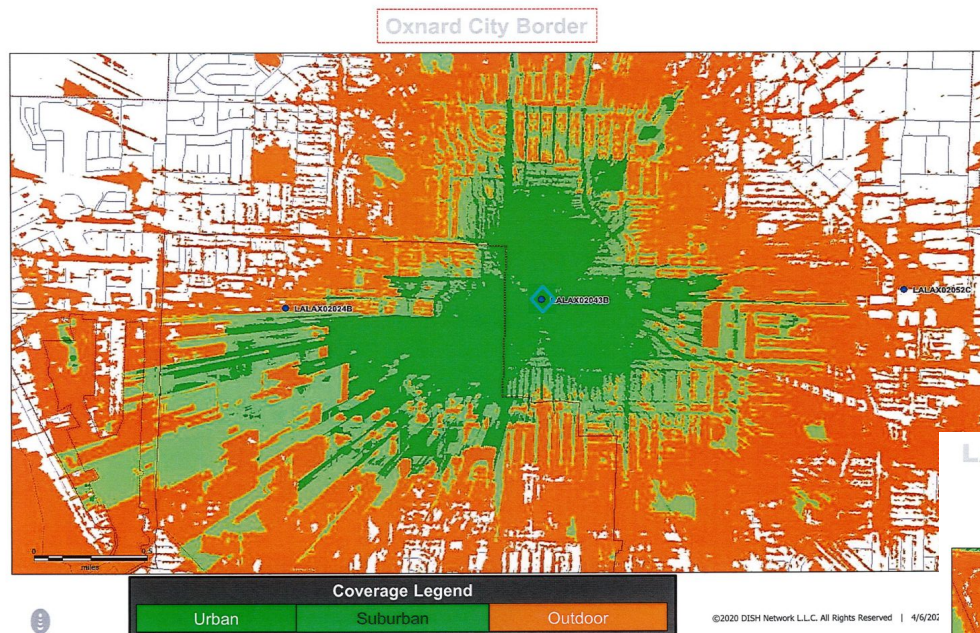
General Commercial - Planned Development (C-2-PD)

BACKGROUND

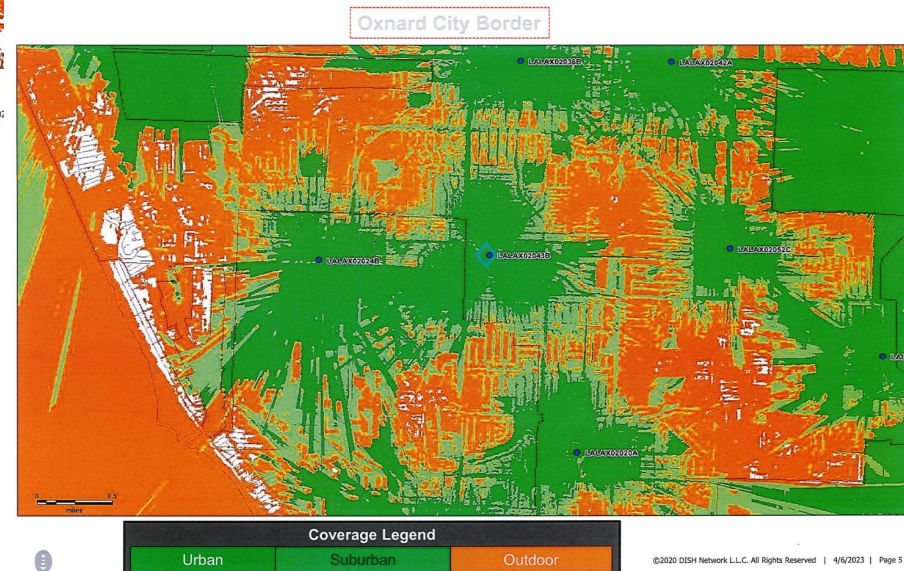
- The eastern section of the existing shopping center that surrounds the subject rear parking lot was applied for on September 3rd, 1968 and taken in as PD75. The request was to construct a K-Mart and related stores. On September 19th, 1968 the planning commission approved Resolution 2601 approving the request. The development has had a series of minor modifications including paint changes and other small requests since.
- On May 3rd, 2023, the current wireless special use permit was submitted to propose a faux-eucalyptus wireless facility on the property in part of the rear storage yard.

PROP MAPS

LALAX02043B – Individual Contribution



LALAX02043B – Network Included



EXISTING PARKING LOT

NEW TYPE II TEMPORARY CHAIN LINK TREE PROTECTIVE FENCING, SEE CIVIL PLANS

LIMIT OF LANDSCAPE WORK (TYP.)

EXISTING TREE TO REMAIN PROTECT IN PLACE, SEE CIVIL PLANS FOR MORE INFORMATION (TYP.)

Tower Location

DISH WIRELESS EQUIPMENT LOCATION, SEE CIVIL PLANS

EXISTING PARKING STALL FOR NON-EXCLUSIVE USE OF DISH WIRELESS EMERGENCY GENERATOR AND/OR MAINTENANCE VEHICLE.

18'-4" TYP.

2'-4" TYP.

15'-2"

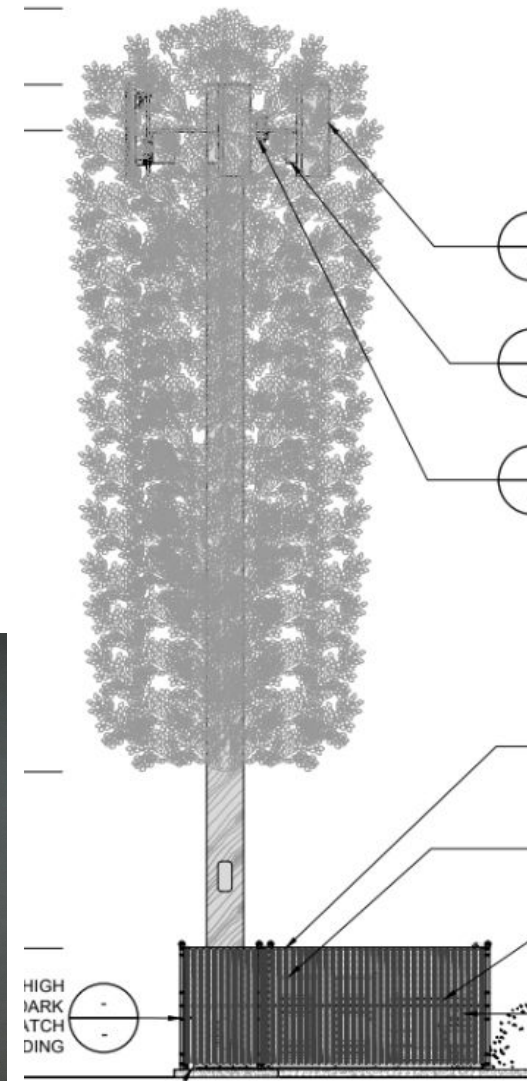
EXISTING CURB TO BE SAW CUT APPROX. 3'-0" WIDE SECTION FOR UTILITY TRENCHING PURPOSES. GC TO REPAIR AND RESTORE TO ORIGINAL CONDITION

NEW DISH WIRELESS EQUIPMENT AREA (APPROX. 160.5 S.F.) SEE EQUIPMENT PLAN AND H-FRAME ELEVATIONS

A-6

MANZANITA DRIVE

PROJECT ELEVATION PLANS AND PHOTO EXAMPLE



SPECIAL CONDITIONS OF APPROVAL

- Conditions #15-21 require landscaping plans for the addition of multiple similar trees to the property.
- Conditions #32, 35, 36, 37, 39, 51, 52, 53, 54, 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 200 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.

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 2024-XX approving Planning and Zoning Permit No. 23-530-03 (Special Use Permit - Wireless), subject to certain findings and conditions

