

## **COMMUNITY WORKSHOP**

**Monday, June 17, 2024**

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

**1. PROJECT NAME: 606 North Ventura Road Wireless Tower; PLANNING AND ZONING PERMIT NO. 23-530-05 (Special Use Permit - Wireless); Fremont North Neighborhood**

A request to construct a 55-foot tall wireless communications facility designed as a faux pine tree with an associated equipment enclosure on a 31,798 square-foot site located at 606 North Ventura Road (APN: 200-0-150-385) within the General Commercial Planned Development (C-2-PD) zone. The proposed project is exempt from environmental review pursuant to Section 15303, Class 3 of the CEQA Guidelines.

Applicant: Jerry Ambrose  
City Contact: Serena Gonzalez, Case Planner

Phone: (805) 637-7407  
Phone: (805) 385-79526

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

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

# CODE COMPLIANCE

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

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

HANDICAP REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2016 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 PROPOSED.

|    |                                     |     |                                      |
|----|-------------------------------------|-----|--------------------------------------|
| 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 - LIGHTNING PROTECTION CODE |

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## 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 PROPOSED.

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

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

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

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

ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.

ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.



| SITE INFORMATION     |                                                                                                       |                     |                                                                 |
|----------------------|-------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------|
| PROPERTY OWNER:      | BGN PARTNERSHIP<br>SCOTT GERRITY<br>3720 S SUSAN ST. STE 100<br>SANTA ANA, CA 92704<br>(714) 688-8888 | TOWER OWNER:        | APC TOWERS<br>8601 SIX FORKS RD, SUITE 250<br>RALEIGH, NC 27615 |
| ADDRESS:             |                                                                                                       |                     |                                                                 |
| PHONE:               |                                                                                                       | TOWER CO SITE ID:   | CA-1161                                                         |
| COUNTY:              | VENTURA COUNTY                                                                                        | TOWER APP NUMBER:   | --                                                              |
| ZONING JURISDICTION: | CITY OF OXNARD                                                                                        | LATITUDE (NAD 83):  | 34° 12' 30.44" N                                                |
| ZONING DISTRICT:     | TBD                                                                                                   |                     |                                                                 |
| PARCEL NUMBER:       | 200-015-038                                                                                           | LONGITUDE (NAD 83): | 119° 11' 35.57" W                                               |
| OCCUPANCY GROUP:     | U                                                                                                     |                     |                                                                 |
| CONSTRUCTION TYPE:   | II-B                                                                                                  |                     |                                                                 |
| POWER COMPANY:       | SCE                                                                                                   |                     |                                                                 |
| TELEPHONE COMPANY:   | TBD                                                                                                   |                     |                                                                 |
| LEASE AREA:          | 1,225 SQFT                                                                                            |                     |                                                                 |

|                      |                                                                                                       |                     |                                                                 |
|----------------------|-------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------|
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| ADDRESS:             |                                                                                                       |                     |                                                                 |
| PHONE:               |                                                                                                       | TOWER CO SITE ID:   | CA-1161                                                         |
| COUNTY:              | VENTURA COUNTY                                                                                        | TOWER APP NUMBER:   | --                                                              |
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| POWER COMPANY:       | SCE                                                                                                   |                     |                                                                 |
| TELEPHONE COMPANY:   | TBD                                                                                                   |                     |                                                                 |
| LEASE AREA:          | 1,225 SQFT                                                                                            |                     |                                                                 |

| PROJECT TEAM                                                                                                                                                                       |                                                                                                                                                                         |                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>PROJECT MANAGER:</u><br>APC TOWERS<br>8801 SIX FORKS ROAD, SUITE 250<br>RALEIGH, NC 27615<br>CONTACT: ABIGAIL JOHNSON<br>PHONE: (919) 346-8799<br>EMAIL: ajohnson@apctowers.com | <u>SITE ACQUISITION:</u><br>EUKON GROUP<br>65 POST, SUITE 1000<br>IRVINE, CA 92618<br>CONTACT: JERRY AMBROSE<br>PHONE: (905) 637-7407<br>EMAIL: jambrose@wireless01.com | <u>A&amp;E CONTACT:</u><br>EUKON GROUP<br>65 POST, SUITE 1000<br>IRVINE, CA 92618<br>CONTACT: RICH BRUNET<br>PHONE: (949) 899-5597<br>EMAIL: rich.brune@eukongroup.com |
| <u>RF ENGINEER:</u><br>-                                                                                                                                                           | <u>ZONING:</u><br>EUKON GROUP<br>65 POST, SUITE 1000<br>IRVINE, CA 92618<br>CONTACT: JERRY AMBROSE<br>PHONE: (905) 637-7407<br>EMAIL: jambrose@wireless01.com           | <u>CONSTRUCTION:</u><br>-                                                                                                                                              |

|                     |                                                                                                                                             |                      |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <u>RF ENGINEER:</u> | <u>ZONING:</u>                                                                                                                              | <u>CONSTRUCTION:</u> |
| -                   | EUKON GROUP<br>65 POST, SUITE 1000<br>IRVINE, CA 92618<br>CONTACT: JERRY AMBROSE<br>PHONE: (805) 637-7407<br>EMAIL: jambrose@wireless01.com | -                    |

The APC Towers logo, featuring the letters "APC" in a bold, blue, sans-serif font, followed by the word "Towers" in a dark blue, serif font. A stylized, dark blue swoosh or arc is positioned above the "APC" letters.

| <h2 style="margin: 0;">APPROVALS</h2>                                                                                                                                                                                                                                                                        |                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <p style="text-align: center; margin: 0;">THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS &amp; AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE ZONING DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT &amp; MAY IMPOSE CHANGES OR MODIFICATIONS.</p> |                                                     |
| <p style="text-align: center; margin: 0;">APPROVED BY:</p>                                                                                                                                                                                                                                                   | <p style="text-align: center; margin: 0;">DATE:</p> |
| APC OPERATIONS: _____                                                                                                                                                                                                                                                                                        |                                                     |
| SAQ MANAGER: _____                                                                                                                                                                                                                                                                                           |                                                     |
| PROJECT MANAGER: _____                                                                                                                                                                                                                                                                                       |                                                     |
| ZONING VENDOR: _____                                                                                                                                                                                                                                                                                         |                                                     |
| LEASING VENDOR: _____                                                                                                                                                                                                                                                                                        |                                                     |
| ZONING MANAGER: _____                                                                                                                                                                                                                                                                                        |                                                     |
| PROPERTY OWNER: _____                                                                                                                                                                                                                                                                                        |                                                     |

| PROJECT DESCRIPTION                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APC PROPOSES TO INSTALL A WIRELESS COMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:                                                                                                                                                                                         |
| <ul style="list-style-type: none"><li>• (1) PROPOSED 55'-0" HIGH MONOPINE</li><li>• (1) PROPOSED METERING H-FRAME</li><li>• (1) PROPOSED COMMUNITY FIBER VAULT</li><li>• (1) PROPOSED 8" HIGH 15x30 CHAIN-LINK EQUIPMENT ENCLOSURE W/ PRIVACY SLATS</li><li>• (2) UTILITY TRENCHES</li></ul> |

- (1) PROPOSED 55'-0" HIGH MONOPINE
- (1) PROPOSED METERING H-FRAME
- (1) PROPOSED COMMUNITY FIBER VAULT
- (1) PROPOSED 8' HIGH 15x30 CHAIN-LINK EQUIPMENT ENCLOSURE W/ PRIVACY SLATS
- (2) UTILITY TRENCHES

[illegible]

## VICINITY MAP

The vicinity map shows the location of the 'SITE' at 30 Mariscos, marked with a black circle and a white arrow. The map covers the area from Fremont Blvd to W 5th St and from the Coast Range Blvd to the East. Key locations include the Teal Club, Curien Middle School, and various churches. The map also shows the intersection of Fremont Blvd and W 30th St, which is the location of the 'SITE'.

An aerial photograph of an industrial and commercial area. A red pin marks the property at 1100 North Industrial Blvd, Suite 100, which is labeled 'SITE' in a white box. The property is a large, light-colored industrial building with a dark roof. Surrounding the property are various other commercial buildings, including a UPS Store, a Gold & Jewelry Emporium, and a Scissors & Comb Barbershop. The area is bounded by North Industrial Blvd to the west, North Ave to the east, and North Ave to the south. A parking lot is visible in front of the property.

| DRIVING DIRECTIONS                                                                                                                                                                                                                                   |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| DIRECTIONS FROM OXNARD AIRPORT AT 2889 W 5TH ST. OXNARD, CA 93030                                                                                                                                                                                    |  |
| <ol style="list-style-type: none"><li>1. TAKE PATTERSON RD TO W 5TH ST.</li><li>2. TURN LEFT ONTO W 5TH ST.</li><li>3. TURN LEFT ONTO S VENTURA RD.</li><li>4. TURN RIGHT ONTO DORIS AVE.</li><li>5. 606 N VENTURA RD WILL BE ON THE LEFT.</li></ol> |  |

1. TAKE PATTERSON RD TO W 5TH ST.
2. TURN LEFT ONTO W 5TH ST.
3. TURN LEFT ONTO S VENTURA RD.
4. TURN RIGHT ONTO DORIS AVE.
5. 606 N VENTURA RD WILL BE ON THE LEFT.



|           |                          |                    |
|-----------|--------------------------|--------------------|
| DRAWN BY: | UTILITIES<br>CHECKED BY: | A&E<br>CHECKED BY: |
| FE        | GD                       | RB                 |

[illegible]

PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD  
OXNARD, CA 93030

|             |
|-------------|
| SHEET TITLE |
| TITLE SHEET |

T-1



SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE COMMITMENT #01-23009178-01T, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 03/22/2023. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.  
(BLANKET IN NATURE)
- FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.  
(BLANKET I NATURE)
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.  
(BLANKET IN NATURE)
- MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.  
(NOT A SURVEY MATTER — NOT SHOWN)
- ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(C).  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- QUANTITY OF ACREAGE/SQUARE FOOTAGE AS SET FORTH IN SCHEDULE A, IF ANY.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS.  
(NOT A SURVEY MATTER — NOT SHOWN)
- RIGHTS OF TENANTS UNDER UNRECORDED LEASES.  
(BLANKET IN NATURE)
- SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE SUBDIVISION MAP OF FREMONT SQUARE UNIT NO. 3, AS RECORDED IN PLAT BOOK 23, PAGE 16, RECORDED DATE 03/30/1956 IN VENTURA COUNTY RECORDS.  
(AS SHOWN ON SURVEY)
- SUBJECT TO RESERVATION AS SET FORTH IN DEED, RECORDED 07/15/1965, IN BOOK 2825, PAGE 560 OF THE VENTURA COUNTY RECORDS.  
(BLANKET IN NATURE)
- PARKING AREA EASEMENT AND AGREEMENT IN FAVOR OF PACIFIC SOUTHWEST REALTY COMPANY, RECORDED 07/15/1965, AS BOOK 2825, PAGE 562 OF THE VENTURA COUNTY RECORDS.  
(AS SHOWN ON SURVEY)

LESSOR'S LEGAL DESCRIPTION

SITUATED IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA:

THAT PORTION OF LOT 14, BLOCK 21, FREMONT SQUARE UNIT NO. 3, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO DORIS AVENUE MEDICAL—DENTAL BUILDING, INC., RECORDED MARCH 18, 1959 IN BOOK 1714, PAGE 38 OF OFFICIAL RECORDS:

1ST: NORTH 0° 00' 12" EAST, A DISTANCE OF 86.91 FEET TO THE NORTHWESTERLY CORNER OF SAID LAST MENTIONED LAND; THENCE,

2ND: SOUTH 89° 59' 48" EAST, A DISTANCE OF 58.0 FEET; THENCE,

3RD: NORTH 0° 00' 12" EAST, A DISTANCE OF 2.0 FEET; THENCE,

4TH: SOUTH 89° 59' 48" EAST, A DISTANCE OF 62.0 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 14; THENCE, ALONG SAID EASTERLY LINE,

5TH: NORTH 0° 00' 12" EAST 53.00 FEET; THENCE,  
6TH: NORTH 89° 59' 48" WEST, A DISTANCE OF 80.00 FEET; THENCE,

7TH: NORTH 0° 00' 12" EAST, A DISTANCE OF 29.52 FEET; THENCE

8TH: NORTH 89° 59' 48" WEST, A DISTANCE OF 240.0 FEET; THENCE,

9TH: SOUTH 0° 00' 12" WEST, A DISTANCE OF 86.42 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 14; THENCE,  
10TH: SOUTHEASTERLY ALONG SAID SOUTHERLY LINE ALONG THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 340 FEET AND A CENTRAL ANGLE OF 20° 26' 28", FOR AN ARC LENGTH OF 121.30 FEET; THENCE,

11TH: SOUTH 61° 05' 56" EAST, A DISTANCE OF 76.73 FEET; THENCE,

12TH: SOUTHEASTERLY ALONG SAID SOUTHERLY LINE ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 4° 34' 02", AN ARC LENGTH OF 20.73 FEET TO THE POINT OF BEGINNING.

TAX ID: 200-0-150-38

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 20150515-00073851-0, BEING A PORTION OF LOT 14, BLOCK 21, FREMONT SQUARE UNIT NO. 3, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 16 OF MAPS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL FROM WHICH THE CENTERLINE INTERSECTION OF A TWENTY FOOT WIDE ALLY AND DORIS AVENUE BEARS THE FOLLOWING TWO COURSES, SOUTH 88°43'38" EAST, 10.00 FEET; THENCE SOUTH 01°16'22" WEST, 205.00 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 01°16'22" WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL, 49.15 FEET; THENCE DEPARTING SAID BOUNDARY NORTH 88°43'38" WEST, 81.36 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°16'22" WEST, 0.85 FEET; THENCE NORTH 88°43'38" WEST, 30.00 FEET; THENCE NORTH 01°16'22" EAST, 15.00 FEET; THENCE SOUTH 88°43'38" EAST, 30.00 FEET; THENCE SOUTH 01°16'22" WEST, 14.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 450 SQUARE FEET (0.010 ACRES) OF LAND, MORE OR LESS.

15' UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 20150515-00073851-0, BEING A PORTION OF LOT 14, BLOCK 21, FREMONT SQUARE UNIT NO. 3, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 16 OF MAPS, BEING A STRIP OF LAND 15.00 FEET WIDE LYING CONTIGUOUS TO AND 15.00 FEET NORTHERLY OF THE FOLLOWING DESCRIBED SIDE LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL FROM WHICH THE CENTERLINE INTERSECTION OF A TWENTY FOOT WIDE ALLY AND DORIS AVENUE BEARS THE FOLLOWING TWO COURSES, SOUTH 88°43'38" EAST, 10.00 FEET; THENCE SOUTH 01°16'22" WEST, 205.00 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 01°16'22" WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL, 49.15 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID BOUNDARY NORTH 88°43'38" WEST, 81.36 FEET TO THE POINT OF TERMINUS



8601 SIX FORKS ROAD, SUITE 250  
RALEIGH, NC 27615  
PHONE: (919) 926-9838  
WWW.APCTOWERS.COM

PROJECT INFORMATION:

CA-1161

606 N VENTURA ROAD  
OXNARD, CA 93030

ORIGINAL ISSUE DATE:

08/28/2023

REV.: DATE: DESCRIPTION: BY:

|   |          |                  |    |
|---|----------|------------------|----|
| 0 | 08/28/23 | PRELIM SUBMITTAL | RR |
| 1 | 10/26/23 | DESIGN (C)       | CK |
|   |          |                  |    |
|   |          |                  |    |
|   |          |                  |    |
|   |          |                  |    |
|   |          |                  |    |
|   |          |                  |    |
|   |          |                  |    |
|   |          |                  |    |

SURVEY PREPARED BY:



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

CONSULTANT:

DRAWN BY: CHK.: APV.:

RR

XX

XX

LICENSER:



PATRICK B. DONOHOE  
P.L.S. NO. 9332

SHEET TITLE:

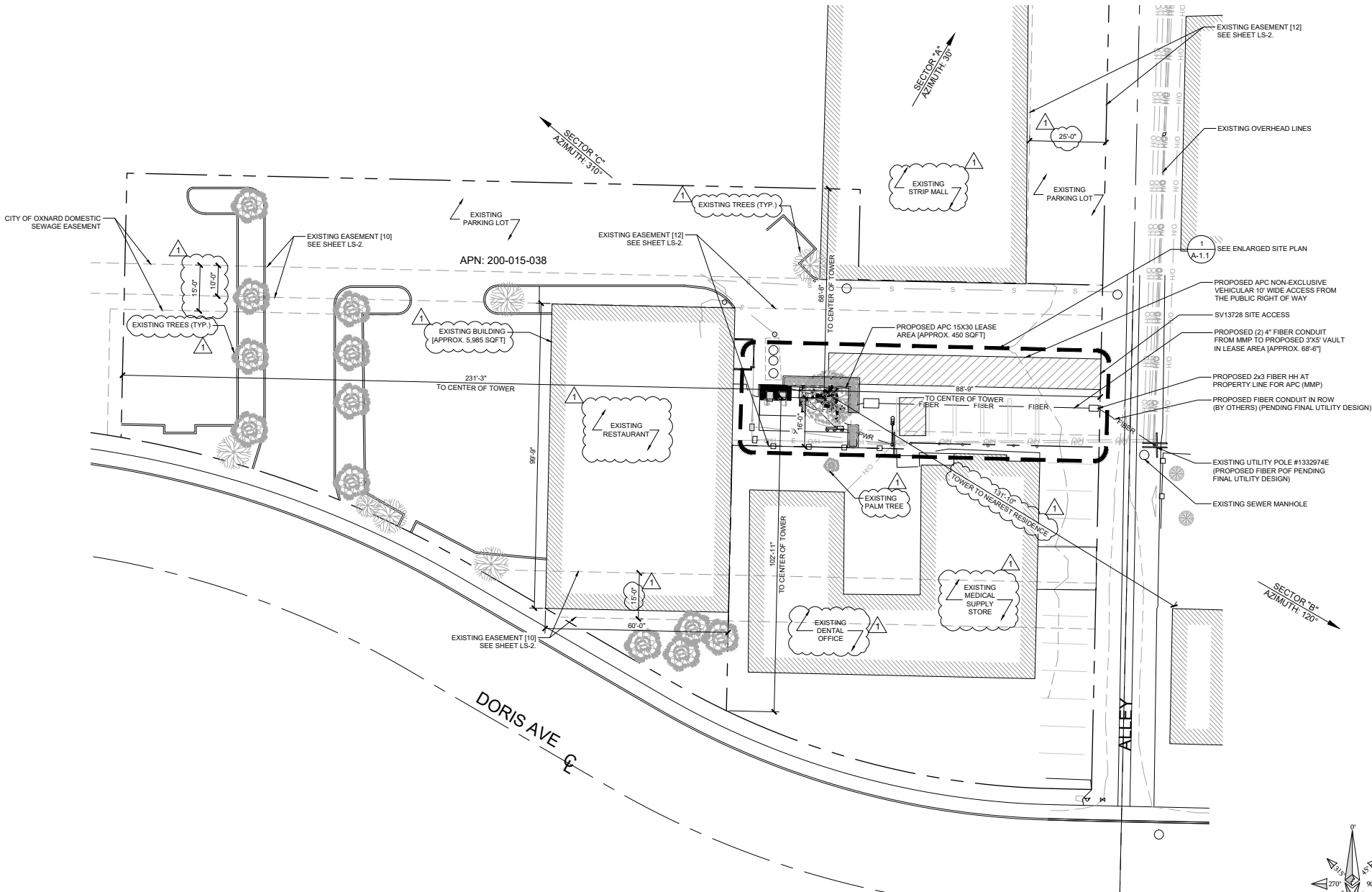
SITE SURVEY

SHEET NUMBER:

LS-1

NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



8601 SIX FORKS ROAD, SUITE 250  
RALEIGH, NC 27615  
WWW.APCTOWERS.COM



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<br>CHECKED BY: | A&E<br>CHECKED BY: |
| FE        | GD                       | RB                 |

ZONING  
DRAWINGS

SUBMITTALS

| REV | DATE     | DESCRIPTION          |
|-----|----------|----------------------|
| A   | 09/12/23 | 90% ZONING DRAWINGS  |
| 0   | 09/27/23 | 100% ZONING DRAWINGS |
| 1   | 05/10/24 | ZONING COMMENTS      |

PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD  
OXNARD, CA 93030

SHEET TITLE

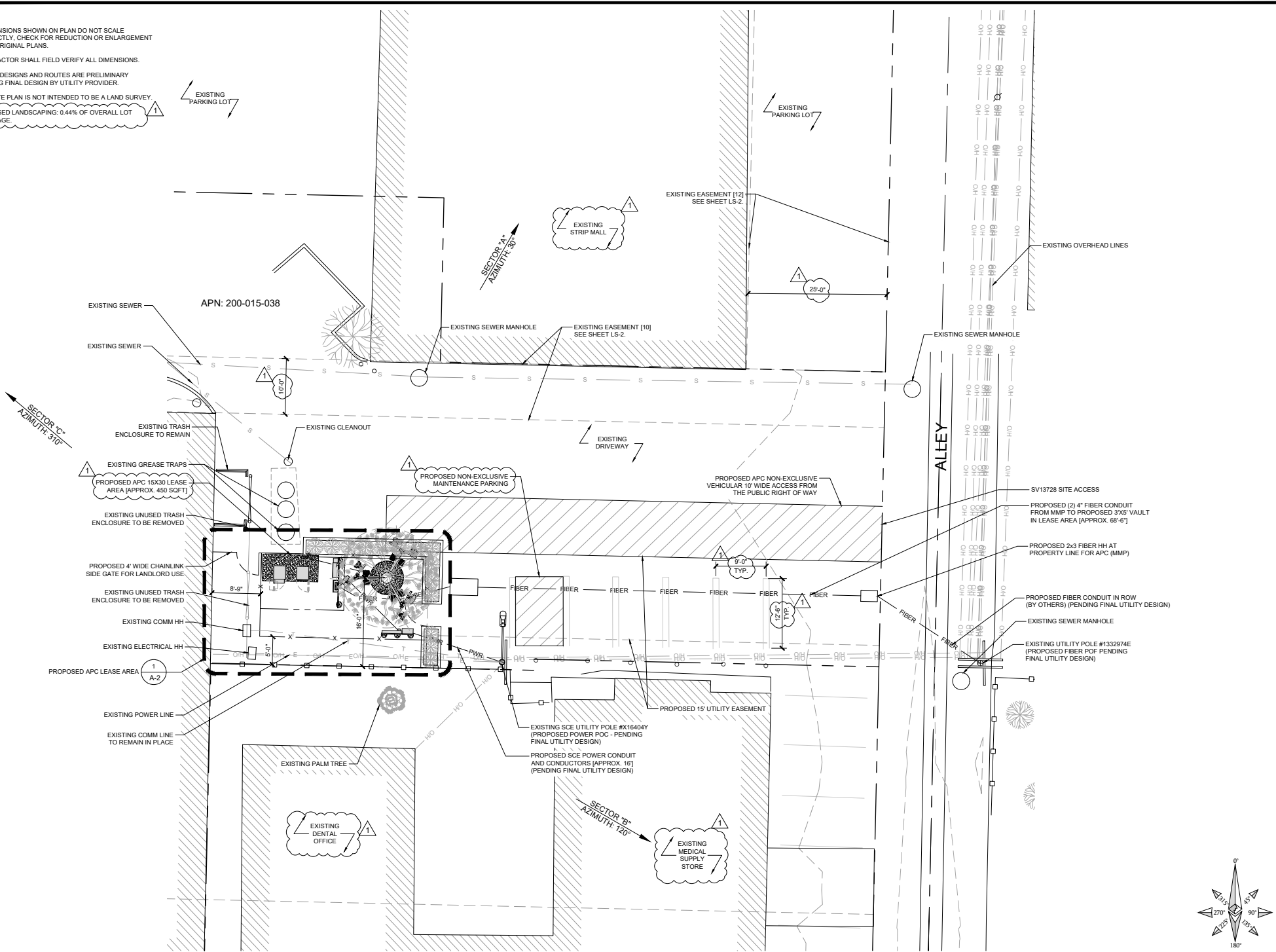
SITE PLAN

SHEET NUMBER

A-1

NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.
5. PROPOSED LANDSCAPING: 0.44% OF OVERALL LOT COVERAGE.



8601 SIX FORKS ROAD, SUITE 250  
RALEIGH, NC 27615  
WWW.APCTOWERS.COM



65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (949) 553-8566  
WWW.EUKONGROUP.COM

NOT FOR  
CONSTRUCTION

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|           |                          |                    |
|-----------|--------------------------|--------------------|
| DRAWN BY: | UTILITIES<br>CHECKED BY: | A&E<br>CHECKED BY: |
| FE        | GD                       | RB                 |

ZONING  
DRAWINGS

| SUBMITTALS |          |                      |
|------------|----------|----------------------|
| REV        | DATE     | DESCRIPTION          |
| A          | 09/12/23 | 90% ZONING DRAWINGS  |
| 0          | 09/27/23 | 100% ZONING DRAWINGS |
| 1          | 05/10/24 | ZONING COMMENTS      |
|            |          |                      |
|            |          |                      |
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PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD  
OXNARD, CA 93030

SHEET TITLE

ENLARGED SITE PLAN

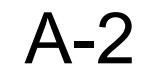
SHEET NUMBER

A-1.1

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.



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



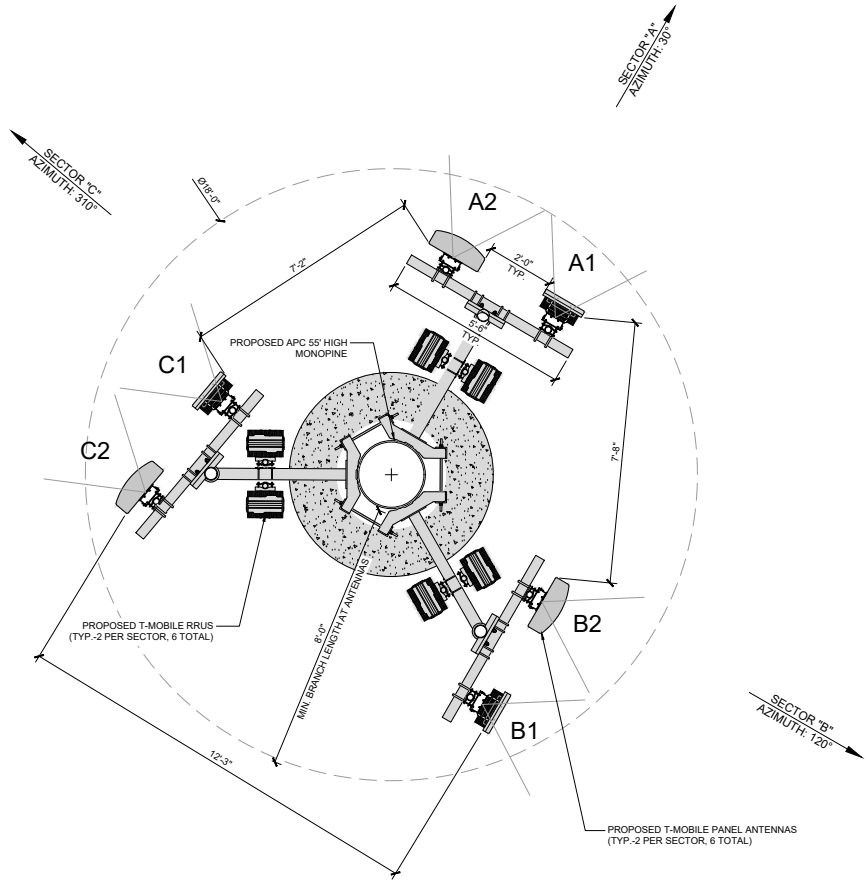
EUKON AT&T 960D MONOPOLE TEMPLATE V2 11-18-22

NOT USED

2 ANTENNA PLAN

NOTE:

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



SCALE  
1/2"=1'-0"

1



8601 SIX FORKS ROAD, SUITE 250  
RALEIGH, NC 27615  
WWW.APCTOWERS.COM



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<br>CHECKED BY: | A&E<br>CHECKED BY: |
| FE        | GD                       | RB                 |

ZONING  
DRAWINGS

SUBMITTALS

| REV | DATE     | DESCRIPTION          |
|-----|----------|----------------------|
| A   | 09/12/23 | 90% ZONING DRAWINGS  |
| 0   | 09/27/23 | 100% ZONING DRAWINGS |
| 1   | 05/10/24 | ZONING COMMENTS      |
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PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD  
OXNARD, CA 93030

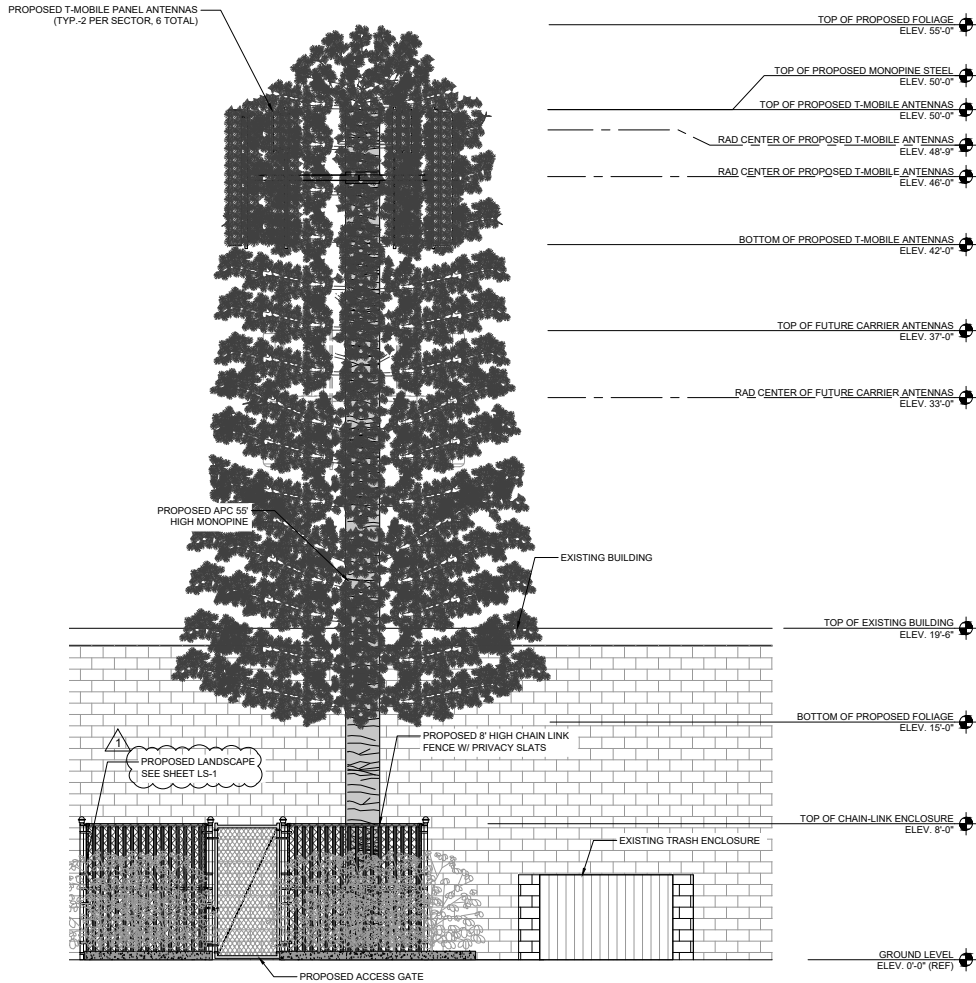
SHEET TITLE

ANTENNA PLAN AND  
SCHEDULE

SHEET NUMBER

A-3

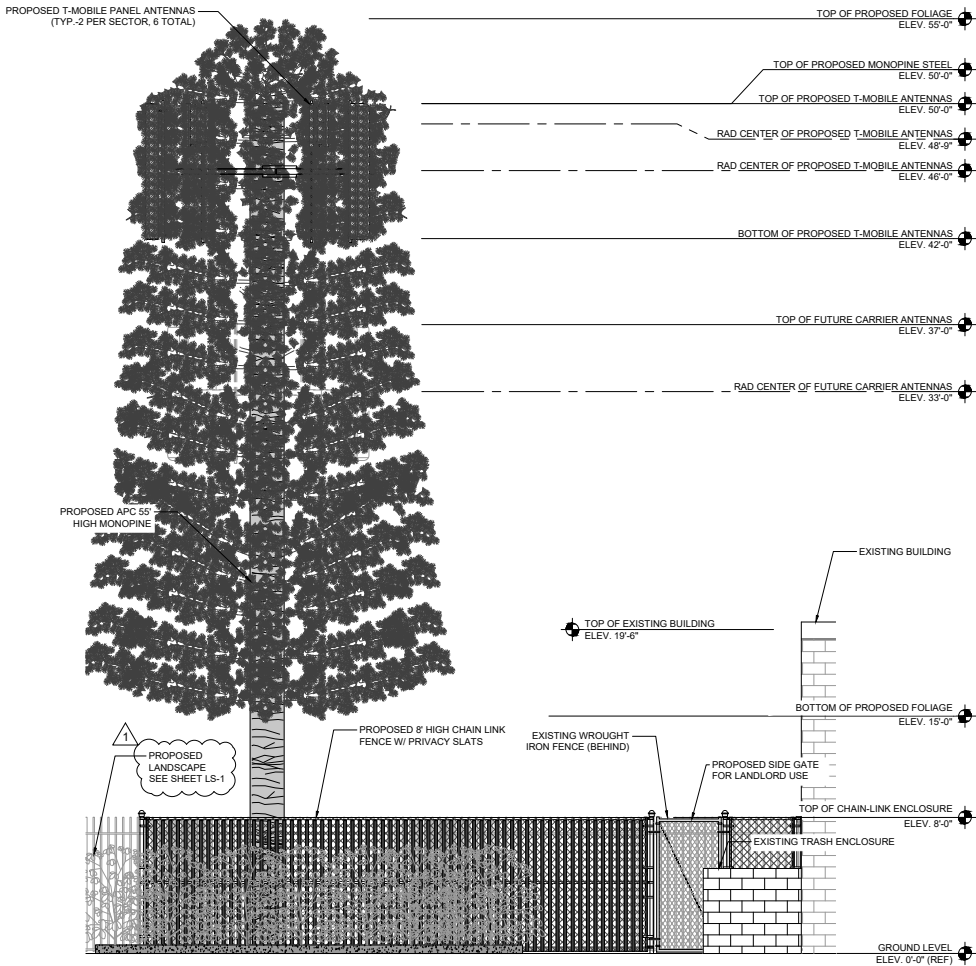
- NOTE:
1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
  2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
  3. ALL ANTENNAS SHALL BE PAINTED AND UTILITIZE STEALTH SOCKS.



PROPOSED EAST ELEVATION



2 PROPOSED NORTH ELEVATION



PROPOSED NORTH ELEVATION



APC Towers

8601 SIX FORKS ROAD, SUITE 250  
RALEIGH, NC 27615  
WWW.APCTOWERS.COM

Eukon  
an SFC Communications, Inc. Company

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

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| DRAWN BY: | UTILITIES<br>CHECKED BY: | A&E<br>CHECKED BY: |
|-----------|--------------------------|--------------------|
| FE        | GD                       | RB                 |

## ZONING DRAWINGS

### SUBMITTALS

| REV | DATE     | DESCRIPTION          |
|-----|----------|----------------------|
| A   | 09/12/23 | 90% ZONING DRAWINGS  |
| 0   | 09/27/23 | 100% ZONING DRAWINGS |
| 1   | 05/10/24 | ZONING COMMENTS      |
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### PROJECT INFORMATION

CA-1161

606 N VENTURA ROAD  
OXNARD, CA 93030

### SHEET TITLE

ELEVATIONS

### SHEET NUMBER

A-4