



# Planning Director Staff Report Hearing on May 16, 2024

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

## ANTHEMNET OXNARD COLLEGE WIRELESS FACILITY CONDITIONAL USE PERMIT (CUP), CASE NO. PL23-0016

### A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the installation, operation, and maintenance of a wireless communication facility (WCF) for a 10-year period.
2. **Applicant:** Anthemnet, 5944 Luther Lane, Suite 725, Dallas, TX, 75225
3. **Property Owner:** Marathon Land, Inc., P.O. Box 579, Port Hueneme, CA, 93044
4. **Applicant's Representative:** Lynda McClung c/o Network Connex, 655 North Central Avenue, Suite 1520, Glendale, CA, 91203
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The 78.92-acre project site is located at 2556 Etting Road, near the City of Oxnard, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that comprises the project site is 232-0-010-090.
7. **Project Site Land Use and Zoning Designations:**
  - a. Countywide General Plan Land Use Map Designation: Agricultural
  - b. Zoning Designation: AE-40 ac. (Agricultural Exclusive, 40-acre minimum lot size)
8. **Adjacent Zoning and Land Uses/Development:**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	City of Oxnard	Agricultural Uses and Pacific Coast Highway
East	AE-40 ac. (Agricultural Exclusive, 40-acre minimum lot size)	Rice Avenue and Agricultural Uses
South	AE-40 ac.	Agricultural Uses
West	AE-40 ac.	Agricultural Uses

**9. History:** The subject property is currently used for agricultural operations. The requested CUP would authorize the construction, operation, and maintenance of a new WCF.

**10. Project Description:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the construction and operation of a new, stealth WCF for a 10-year period. The proposed WCF would be owned and operated by Anthemnet and Verizon will be the wireless carrier utilizing the new WCF.

The stealth WCF would be installed within a 2,500-square foot lease area and be comprised of a 60-foot-tall faux Eucalyptus tree and associated ancillary equipment. An emergency standby generator is also proposed to be maintained within the lease area. The Verizon equipment mounted on the faux Pine would include:

- Twelve Verizon panel antennas mounted at 51-feet above ground level;
- 6 Remote Radio Units (RRUs) mounted behind the panel antennas;
- One 4-foot diameter microwave dish antenna;
- Four equipment cabinets ground mounted in lease area.

The WCF will be unmanned, except for occasional periodic maintenance visits, and will operate 24 hours a day. Access to the facility is available from Etting Road, a public, paved road. Water service is not required to operate or maintain the proposed project, and no exterior lighting or grading is proposed.

## **B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project includes the installation, operation, and maintenance of a new, stealth WCF. The proposed project qualifies for Class 3 Categorical Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

Therefore, this project is categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

**C. CONSISTENCY WITH THE GENERAL PLAN**

The proposed project has been analyzed to and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 4 of this Staff Report.

**D. ZONING ORDINANCE COMPLIANCE**

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the requirements of the Ventura County NCZO Section 8105-4, the proposed use is allowed in the Agricultural Exclusive (AE) zone district with the granting of a CUP. Upon the granting of the CUP, the Permittee will be in compliance with the requirements of the Ventura County NCZO.

The proposed WCF is subject to the special use standards of the Ventura County NCZO (Section 8107-45.4). Table 1 lists the applicable special use standards and a description of whether the proposed project complies with the special use standards.

**Table 1 – Special Use Standards Consistency Analysis**

Special Use Standard	Complies?
<p><b>Section 8107-45.4(a), Partial and Full-Concealment Requirements:</b></p> <p><i>To minimize visual impacts, a wireless communication facility shall be designed as a stealth facility or building-concealed facility. A wireless communication facility may be designed as a non-stealth facility only if it meets standards provided in Sec. 8107-45.4(b) below.</i></p>	<p>Yes, the facility is designed as a stealth faux Eucalyptus tree.</p>
<p><b>Section 8107-45.4(b), Exceptions to Stealth and Building-Concealed Facilities:</b></p>	<p>Not applicable. The site is designed as a stealth facility.</p>
<p><b>Section 8107-45.4(c), Making Wireless Communication Facilities Compatible with the Existing Setting:</b></p> <p><i>To the extent feasible, all wireless communication facilities shall be located and designed to be compatible with the existing setting as follows:</i></p> <ul style="list-style-type: none"> <li><i>(1) Location: Facilities shall be located in areas where existing topography, vegetation, buildings, or structures effectively screen and/or camouflage the proposed facility; and</i></li> <li><i>(2) Facility Design: The facility shall be designed (i.e. size, shape, color, and materials) to blend in with the existing topography, vegetation, buildings, and structures on the project site as well as its existing setting.</i></li> </ul>	<p>Yes, the facility is designed as a faux Eucalyptus tree to blend with the existing trees located in the vicinity. The project is conditioned for the addition of 3 new Eucalyptus trees planted around the facility (Condition of Approval No. 21).</p>

**Table 1 – Special Use Standards Consistency Analysis**

Special Use Standard	Complies?
<p><b>Section 8107-45.4(d), Preferred Wireless Communication Facility Locations:</b></p> <p><i>To the extent feasible, and in the following order of priority, new wireless communication facilities shall be sited in the following locations:</i></p> <ul style="list-style-type: none"> <li>(1) <i>On an existing wireless communication facility with adequate height and structure to accommodate additional wireless communication facilities (see Sec. 8107-45.6).</i></li> <li>(2) <i>Flush-mounted on an existing structure, pole, or building in the AE and OS zones.</i></li> <li>(3) <i>Where the wireless communication facility is not prominently visible from a public viewpoint.</i></li> <li>(4) <i>Within an area zoned Industrial.</i></li> <li>(5) <i>Near existing public or private access roads.</i></li> <li>(6) <i>On or near the same site as an existing wireless communication facility when visual or other environmental impacts can be mitigated to a level of less than significant under CEQA and when such “clustering” of facilities is consistent with the applicable Area Plan.</i></li> </ul>	<p>Yes, there are no existing structures in the vicinity, but the location is within the AE zone and near existing public and private access roads.</p>
<p><b>Section 8107-45.4(e), Non-Preferred Wireless Communication Facility Locations:</b></p> <p><i>To the extent feasible, wireless communication facilities should not be sited in the following locations:</i></p> <ul style="list-style-type: none"> <li>(1) <i>Within an area zoned Urban Residential.</i></li> <li>(2) <i>Silhouetted on the top of ridgelines on land designated as Open Space under the General Plan when prominently visible from public viewpoints.</i></li> <li>(3) <i>On a structure, site or in a district designated as a local, state, or federal historical landmark (see Sec. 8107-45.4(j)).</i></li> <li>(4) <i>Within an area zoned Scenic Resource Protection Overlay (see Sec. 8107- 45.4(m)).</i></li> <li>(5) <i>Within environmentally sensitive areas (see Sec. 8107-45.4(k)).</i></li> </ul>	<p>Yes, the project site location is within a preferred WCF location.</p>

**Table 1 – Special Use Standards Consistency Analysis**

Special Use Standard	Complies?												
<p><b>Section 8107-45.4(f)(4), Maximum Antenna Height: Maximum Height of Faux Trees<sup>1</sup></b></p> <table border="1" data-bbox="237 346 776 646"> <thead> <tr> <th>Type of Structure</th> <th>Maximum Height</th> </tr> </thead> <tbody> <tr> <td>Mono-Broadleaves</td> <td>60 feet</td> </tr> <tr> <td>Mono-Elm</td> <td>60 feet</td> </tr> <tr> <td>Mono-Eucalyptus</td> <td>80 feet</td> </tr> <tr> <td>Mono-Palm</td> <td>65 feet</td> </tr> <tr> <td>Mono-Pine</td> <td>80 feet</td> </tr> </tbody> </table>	Type of Structure	Maximum Height	Mono-Broadleaves	60 feet	Mono-Elm	60 feet	Mono-Eucalyptus	80 feet	Mono-Palm	65 feet	Mono-Pine	80 feet	<p>Yes, the project involves the construction and operation of a stealth, faux Eucalyptus tree WCF with a maximum height of 60' above grade level.</p>
Type of Structure	Maximum Height												
Mono-Broadleaves	60 feet												
Mono-Elm	60 feet												
Mono-Eucalyptus	80 feet												
Mono-Palm	65 feet												
Mono-Pine	80 feet												
<p><b>Section 8107-45.4(g), Setbacks:</b></p> <p><i>(1) All wireless communication facilities shall comply with the required minimum front, side, and rear yard setbacks for the zone in which the site is located. No portion of an antenna array shall extend beyond the property lines.</i></p> <p><i>(2) Ground-mounted wireless communication facilities shall be set back a distance equal to the total facility height or 50 feet, whichever is greater, from any offsite dwelling unit.</i></p> <p><i>(3) Whenever feasible, a new ground-mounted wireless communication facility shall be set back from the property line to avoid creating the need for fuel clearance on adjacent properties.</i></p>	<p>Yes, the facility meets all required setbacks (Exhibit 3).</p>												
<p><b>Section 8107-45.4(h), Retention of Concealment Elements:</b></p>	<p>Not applicable. This is not a modification permit.</p>												
<p><b>Section 8107-45.4(i)(4), Standards for Specific Types of Stealth Facilities; Faux Trees:</b></p> <p><i>(a) Shall incorporate a sufficient amount of “architectural branches” (including density and vertical height) and design material so that the structure is as natural in appearance as technically feasible.</i></p> <p><i>(b) Shall be the same type of tree or a tree type that is compatible (i.e. similar in color, height, shape, etc.) with existing trees in the surrounding area (i.e. within approximately a 150 foot radius of the proposed facility location). If there are no existing trees within the surrounding area, the vicinity of the facility shall be landscaped with newly planted trees. The trees should be compatible with the faux tree design, and be of a type and size that would be expected to reach 75 percent of the faux tree’s height within five (5) years. (Also see Sec. 8107-45.4(q) for additional information on landscaping.)</i></p> <p><i>(c) Shall not exceed the maximum height limits established for faux trees stated in Sec. 8107-45.4(f)(4)(b).</i></p>	<p>Yes. The facility is designed as a faux Eucalyptus tree and is as natural in appearance as technically feasible. The project has been conditioned to include the planting of three (3) new Eucalyptus trees to help screen the facility from offsite viewpoints (Condition of Approval No. 21).</p>												

**Table 1 – Special Use Standards Consistency Analysis**

Special Use Standard	Complies?
<p><i>(d) Shall include antennas and antenna support structures colored to match the components (i.e. branches and leaves) of the proposed artificial tree.</i></p> <p><i>(e) New trees required as part of a landscape plan for a faux tree shall be a minimum size of 36-inch box to help ensure survival of the tree. Palm trees shall have a minimum brown trunk height of 16 feet.</i></p>	
<p><b>Section 8107-45.4(j), Historical Landmarks/Sites of Merit:</b></p>	<p>Not applicable. Project location is not a Historical Landmark or Site of Merit.</p>
<p><b>Section 8107-45.4(k), Environmentally Sensitive Areas:</b></p>	<p>Not applicable. Project location does not have any Environmentally Sensitive Areas.</p>
<p><b>Section 8107-45.4(l), Ridgelines:</b></p>	<p>Not applicable. Project location is not on a ridgeline.</p>
<p><b>Section 8107-45.4(m), Scenic Resource Protection Overlay Zone:</b></p>	<p>Not applicable. Site is not within a Scenic Resource Protection Overlay Zone.</p>
<p><b>Section 8107-45.4(n), Accessory Equipment:</b></p> <p><i>All accessory equipment associated with the operation of a wireless communication facility shall be located and screened to prevent the facility from being prominently visible from a public viewpoint to the maximum extent feasible.</i></p>	<p>Yes, none of the accessory equipment is visible from offsite.</p>
<p><b>Section 8107-45.4(o), Colors and Materials:</b></p> <p><i>All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.</i></p>	<p>Yes, the facility matches the color and look of the surrounding trees. No reflective materials will be used.</p>
<p><b>Section 8107-45.4(p), Noise:</b></p> <p><i>All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.</i></p>	<p>Yes, the WCF will always be operated and maintained to comply with the Ventura County noise standards. The only noise generating equipment is the emergency backup generator which will only operate in times of power loss. The operation of the facility will not create any noise.</p>
<p><b>Section 8107-45.4(q), Landscape and Screening:</b></p> <p><i>The permit shall plant, irrigate, and maintain additional landscaping during the life of the permit when landscaping is deemed necessary to screen the wireless communication facility from being prominently</i></p>	<p>Yes, the facility will be conditioned to screen the WCF from surrounding public viewpoints by newly planted</p>

**Table 1 – Special Use Standards Consistency Analysis**

Special Use Standard	Complies?
<p><i>visible from a public viewpoint. New landscaping shall not incorporate and invasive species, as defined by the California Invasive Plant Council (Cal-IPC) and shall be in conformance with Section 8106-8.2.5.</i></p>	<p>Eucalyptus trees (Condition of Approval No. 21).</p>
<p><b>Section 8107-45.4(r), Security:</b></p> <ol style="list-style-type: none"> <li>1. <i>Each Facility shall be designed to prevent unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations or visual blight. The approving authority may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism.</i></li> <li>2. <i>All fences shall be constructed of materials and colors that blend in with the existing setting. The use of a chain link fence is prohibited within areas designated as Urban and Existing Community in the General Plan, and areas that are prominently visible from a public viewpoint, unless the chain link fence is fully screened.</i></li> </ol>	<p>Yes, the facility is enclosed within a chain link fence lease area surrounding the entire facility which prevents access and vandalism to the project site.</p>
<p><b>Section 8107-45.4(s), Lighting:</b></p> <ol style="list-style-type: none"> <li>1. <i>No facility may be illuminated unless specifically required by the FAA or other government agency.</i></li> <li>2. <i>Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife.</i></li> </ol>	<p>Yes, the WCF would not be illuminated.</p>
<p><b>Section 8107-45.4(t), Signage:</b></p> <p><i>A permanent, weather-proof identification sign, subject to Planning Director approval, shall be displayed in a prominent location such as on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the facility operator(s) and type of use, provide the operator’s address, FCC-adopted standards, and specify a 24-hour telephone number at which the operator can be reached during an emergency.</i></p>	<p>Yes, the proposed WCF will be surrounded by a fence with signage indicating all necessary information related to the operation of the facility.</p>
<p><b>Section 8107-45.4(u), Access Roads:</b></p> <ol style="list-style-type: none"> <li>1. <i>Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</i></li> <li>2. <i>Wireless communication facility sites shall minimize the construction of new access roads, particularly when such roads are located in areas with steep slopes, agricultural resources, or biological resources as determined by the County’s Initial Study Assessment Guidelines. When required, new access roads shall be designed to meet standards</i></li> </ol>	<p>Yes, the proposed WCF would be accessed by an existing public road to a private driveway, maintained by the property owner, to the WCF location. No new roads are proposed with this project.</p>

**Table 1 – Special Use Standards Consistency Analysis**

Special Use Standard	Complies?
<i>established by the Ventura County Public Works Agency and Ventura County Fire Department District.</i>	

**E. CUP FINDINGS AND SUPPORTING EVIDENCE**

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

**1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [§ 8111-1.2.1.1.a].**

Based on the information and analysis presented in Exhibit 4 and Section D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

**2. The proposed development is compatible with the character of surrounding, legally established development [§ 8111-1.2.1.1.b].**

The proposed facility would include a stealth, 60-foot-tall faux Eucalyptus tree and ancillary equipment. The faux Eucalyptus tree will be surrounded by newly planted trees to screen the facility and will blend in with the existing native landscaping in the surrounding area (Condition of Approval No. 21). The stealth design of the proposed facility serves to minimize the potential effect on the existing visual character of the general area.

Based on the above discussion, this finding can be made.

**3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [§ 8111-1.2.1.1.c].**

The only noise generating equipment is the emergency backup generator which will only operate in times of power loss and is located at ground level within the lease area. The normal operation of the facility will not create any noise.

The proposed WCF would also not involve the storage of hazardous materials, except for the diesel fuel for the emergency generator. The minor volume of fuel would be stored in accordance with County and State regulations (Conditions of Approval No. 22 and 23). The facility would be entirely contained within the 2,500 square foot lease area.

Based on the above discussion, this finding can be made.

**4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [§ 8111-1.2.1.1.d].**

No adverse effect of the proposed project on the environment or the use of adjacent properties has been identified. Similarly, no effect of the project has been identified that would be detrimental to the public interest, health, safety, or welfare (Condition's No. 13 and No. 14).

Based on the discussion above, this finding can be made.

**5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [§ 8111-1.2.1.1.e].**

The proposed facility would include a stealth, 60-foot-tall faux Eucalyptus tree and ancillary equipment housed in a small equipment area. The faux Eucalyptus tree will be surrounded by newly planted trees (Condition of Approval No. 21) and will blend in with the existing native landscaping in the surrounding area. The stealth design of the proposed facility serves to minimize the potential effect on the existing visual character of the general area.

Given the Agricultural Exclusive designation of the area and the agricultural operations on the project site, a future change in land use in the area is not foreseeable at this time. Thus, the proposed WCF will be compatible with potential land uses in the general area.

Based on the above discussion, this finding can be made.

**6. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws [Section 8111-1.2.1.1a.g].**

The CUP involves the construction, use, and operation of a new WCF on the subject property. The project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 (New Construction of Small Structures) of the CEQA Guidelines.

Based on the discussion above, this finding can be made.

**8. The establishment or maintenance of this use will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area [Section 8111-1.2.1.2.a].**

Due to the location of the WCF being within the setback between the public road right-of-way and the agricultural activities on site, the establishment of the facility will not restrict or adversely affect agricultural resources or operations in the area. The project has been reviewed by the Agricultural Commissioner's Office and a condition has been added to avoid technicians entering the area when agricultural pesticide applications are in progress (Condition of Approval No. 30).

Based on the discussion above, this finding can be made.

**9. The structures will be sited to minimize conflicts with agriculture, and other uses will not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area, where applicable [Section 8111-1.2.1.2.b].**

The location of the WCF on the property is sited to not have any conflicts with the agricultural activities in the area. The project site is located within the setback between the roadway and the agricultural production area. The location is not utilized by the property owner and will not restrict or adversely affect agricultural activities.

Based on the discussion above, this finding can be made.

**10. The use will be sited to remove as little land from agricultural production (or potential agricultural production) as possible [Section 8111-1.2.1.2.c].**

The WCF has been sited in a location on the property not being used for agricultural production. Due to the location of the facility being within the setback between the roadway and the agricultural production, the location does not have the potential for future agricultural production. No impacts to the existing use on site have been identified.

Based on the discussion above, this finding can be made.

**F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS**

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§ 65091) and Ventura County NCZO (§ 8111-3.1). The Planning Division mailed notice to owners of property within 600 feet of the property on which the project site is located and placed a legal ad in the Ventura County Star on May 3, 2024.

**G. RECOMMENDED ACTIONS**

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** CUP Case No. PL23-0016, subject to the conditions of approval (Exhibit 5).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10<sup>th</sup> day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Thomas Chaffee at (805) 654-2406 or [thomas.chaffee@ventura.org](mailto:thomas.chaffee@ventura.org).

Prepared by:

Reviewed by:

*Thomas Chaffee*

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Thomas Chaffee, Case Planner  
Commercial/Industrial Permits Section  
Ventura County Planning Division



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John Novi, Manager  
Commercial/Industrial Permits Section  
Ventura County Planning Division

**EXHIBITS:**

- Exhibit 2 - Location Maps
- Exhibit 3 - Site Plans
- Exhibit 4 - General Plan Consistency Analysis
- Exhibit 5 - Conditions of Approval
- Exhibit 6 - Photo Simulations



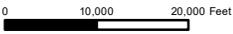
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 03-25-2024



County of Ventura  
Planning Director Hearing  
Case No. 23-0016  
Exhibit 2 - Location Maps



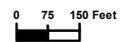
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Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map Created on 03-25-2024  
 Source: Voxel .2021



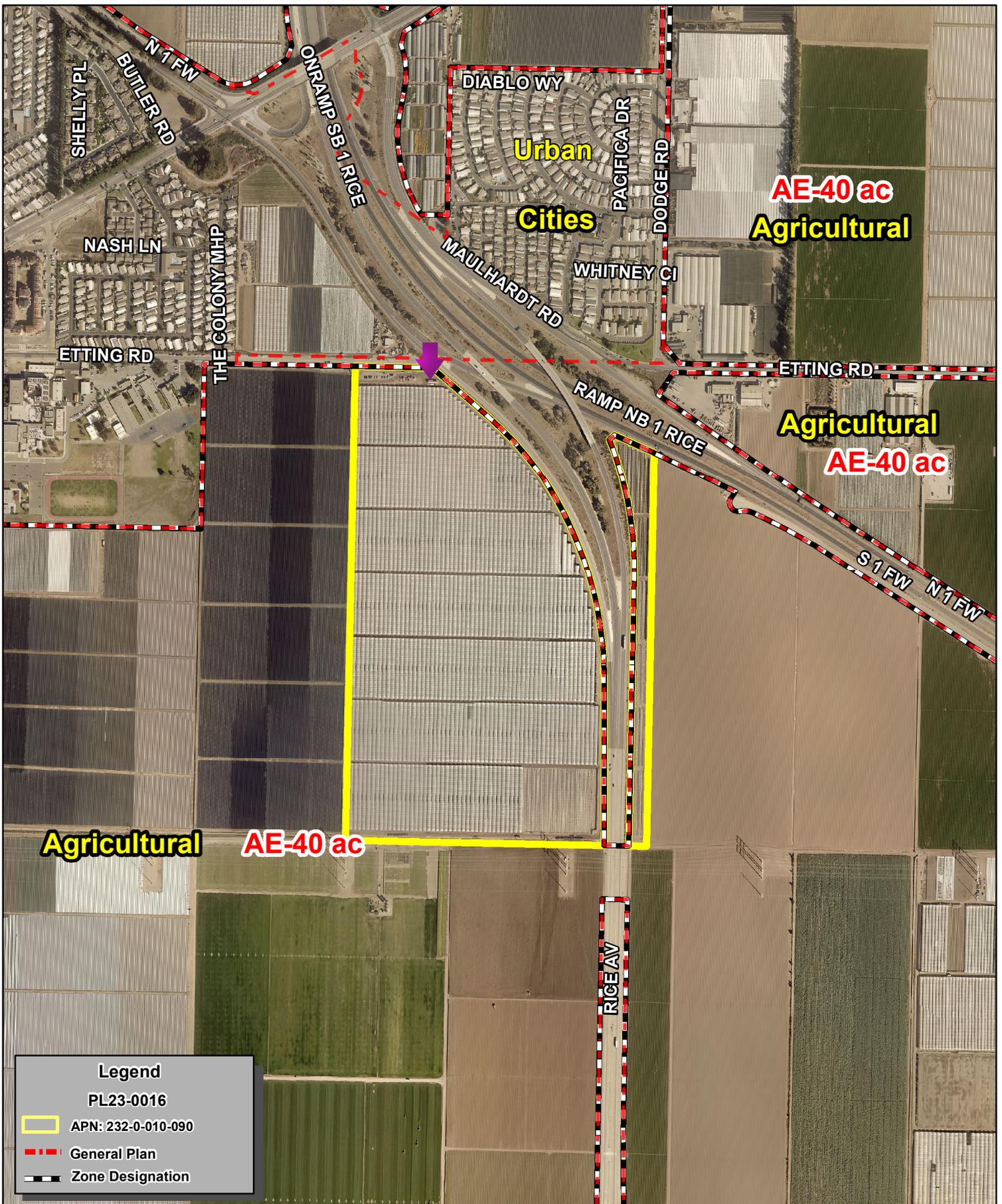
County of Ventura  
 Planning Director Hearing  
 232-0-010-090  
 Aerial Photography



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RH



**Legend**

PL23-0016

APN: 232-0-010-090

General Plan

Zone Designation



Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map Created on 03-06-2024  
 This aerial imagery is under the  
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County of Ventura  
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General Plan & Zoning Map



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County of Ventura  
 Planning Director Hearing  
 Case No. 23-0016  
 Exhibit 3 - Site Plans

OVERALL HEIGHT: 60'-0"

SITE NAME: OXNARD COLLEGE

COUNTY: VENTURA

SITE TYPE: RAWLAND

JURISDICTION: COUNTY OF VENTURA



15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618

PROJECT INFORMATION:

OXNARD COLLEGE

2556 ETTING ROAD  
 OXNARD, CA 93033

CURRENT ISSUE DATE:

03/15/2024

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	11/21/22	90% ZONING ISSUED FOR DRM	IDS
B	12/09/22	90% ZONING REV'D PER DRM REDLINES	IDS
C	12/30/22	100% ZDS	IDS
D	12/13/23	PLANNER COMMENTS	BAK
E	03/15/24	ADD THIRD TREE	BAK

PLANS PREPARED BY:



5944 LUTHER LANE, SUITE 725  
 DALLAS, TX 75225

CONSULTANT:



2500 REDHILL AVE., SUITE 240  
 SANTA ANA, CA 92705  
 OFFICE: (949) 202-4913 FAX: (818) 840-0708

DRAWN BY: CHK.: APV.:

IDS JG LK

LICENSURE:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T-1 E

PROJECT SUMMARY

**SITE ADDRESS:**  
 2556 ETTING ROAD  
 OXNARD, CA 93033

**PROPERTY OWNER CONTACT:**  
 MARATHON LAND INC  
 CONTACT: JURGEN GRAMCKOW  
 P.O. BOX 579  
 PORT HUENEME, CA 93044  
 PHONE: (805) 824-3690

**APPLICANT:**  
 ANTHEMNET  
 5944 LUTHER LANE, SUITE 725  
 DALLAS, TX 75225  
 CONTACT: KIM COLUMBO  
 PHONE: (909) 202-3484  
 EMAIL: KIM@ANTHEMNET.COM

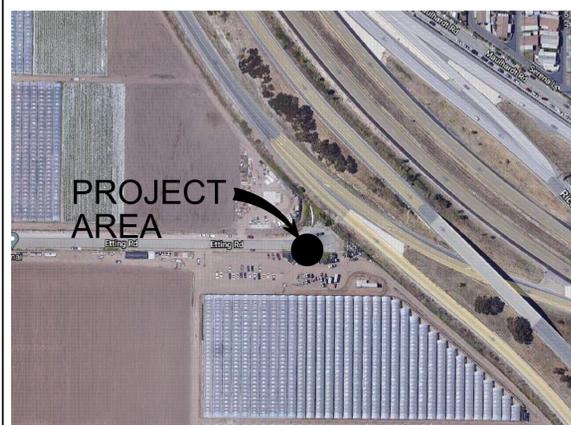
CONSULTING TEAM

**SAC/ZONING/PERMITTING:**  
 NETWORK CONNEX  
 655 N. CENTRAL AVE., SUITE 1520  
 GLENDALE, CA 91203  
 CONTACT: LYNDA MCCLUNG  
 PHONE: (714) 328-3385  
 EMAIL: LMCLUNG@NETWORKCONNEX.COM

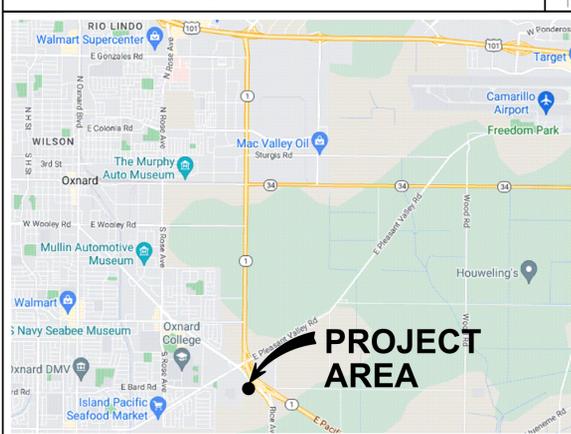
**ARCHITECTURAL/ENGINEERING:**  
 NETWORK CONNEX  
 2500 REDHILL AVE., SUITE 240  
 SANTA ANA, CA 92705  
 CONTACT: DANIEL S. KIM, P.E.  
 PHONE: (951) 741-5325  
 EMAIL: dkim@networkconnex.com

**STRUCTURAL ENGINEERING:**  
 NETWORK CONNEX  
 2500 REDHILL AVE., SUITE 240  
 SANTA ANA, CA 92705  
 CONTACT: DANIEL S. KIM, P.E.  
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GENERAL LOCATION MAP



VICINITY MAP



DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	ABBREVIATIONS, SPECIFICATIONS AND SYMBOLS
T-4	GENERAL STRUCTURAL NOTES
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EXISTING EQUIPMENT LAYOUT PLAN AND ENLARGED EQUIPMENT ELEVATION
A-4	NEW WEST AND EAST ELEVATION
A-5	NEW SOUTH ELEVATION
A-6	NEW NORTH ELEVATION
LS1	OXNARD-COLLEGE2-SURVEY LS1
LS2	OXNARD-COLLEGE2-SURVEY LS2
LS3	OXNARD-COLLEGE2-SURVEY LS3

ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022, SECTION 1103.2.7 (LIMITED ACCESS SPACES) SECTION 1103.2.9 (EQUIPMENT SPACES)

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 CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022
- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA ELECTRICAL CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- ANSI / TIA-222-H-2017
- 2020 COUNTY/CITY BUILDING CODE (TITLE 26)
- 2020 COUNTY/CITY ELECTRICAL CODE (TITLE 27)
- LOCAL BUILDING CODE
- CITY / COUNTY ORDINANCES
- CALIFORNIA FIRE CODE 2022 EDITION
- ASCE 7-16
- ACI 318-14
- STEEL CONSTRUCTION MANUAL, 15TH EDITION

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: U AE-40 (AGRICULTURAL EXCLUSIVE)  
 ZONE CLASSIFICATION:  
 BUILDING USE: UNMANNED TELECOMMUNICATIONS FACILITY  
 CONSTRUCTION TYPE: V-B  
 APN: 232-0-010-090

LATITUDE / LONGITUDE

LAT: 34° 09' 14.77" N LAT: 34.16103°  
 LONG: 119° 08' 25.64" W LONG: -119.14055°

UTILITY PURVEYOR

POWER: TELCO:  
 COMPANY: SCE COMPANY: SPECTRUM

PROJECT DESCRIPTION

THIS PROJECT IS AN UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- ANTHEMNET:**
- NEW (1) 60' HIGH MONOEUCLYPTUS
- VERIZON:**
- NEW (6) 8' ANTENNAS
  - NEW (3) 4' LS6 ANTENNAS
  - NEW (3) CBR5 ANTENNAS
  - NEW (3) RRU B13/B5
  - NEW (3) RRU B2/B66
  - NEW (2) NEW EQUIPMENT CABINETS
  - NEW (1) FUTURE EQUIPMENT CABINET
  - NEW (1) GPS ANTENNA
  - NEW (3) RAYCAP (SURGE PROTECTORS)
  - NEW (1) 30KW STANDBY DIESEL AC GENERATOR WITH 203 GAL. TANK CAPACITY
  - NEW HYBRID CABLES AND JUMPERS
  - NEW UTILITY CONDUIT RUNS
  - NEW 8' HIGH CHAIN LINK EQUIPMENT ENCLOSURE
  - INSTALL (N) 4'FT. MW DISH MODEL # XXXX-XXX
  - RAD CENTER IS 43.0' FT.
  - AZMUTH IS: TBD

APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD:			
ZONING MGR:			
DEVELOP. MGR:			
CONST. MGR:			
PROJECT MGR:			
SR. RF ENGINEER:			
RF ENGINEER:			
OPERATIONS:			
SAC REP.:			
UTILITIES:			
REAL ESTATE MGR:			

LEGAL DESCRIPTION

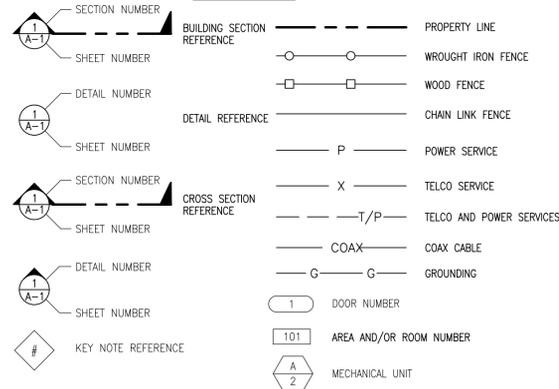
County: VENTURA  
 Map/Panel: 06111C0917F, PER TITLE REPORT



# ABBREVIATIONS

AB	ANCHOR BOLT	LAM	LAMINATED
AC	ASPHALTIC CONCRETE	LBS	POUNDS
A.C.	AIR CONDITIONING	LT	LIGHT
ADJ	ADJUSTABLE	LA	LIGHTNING ARRESTOR
A.F.F.	ABOVE FINISH FLOOR	LNA	LOW NOISE AMPLIFIER
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
APPROX.	APPROXIMATELY	MAT	MATERIAL
A.G.L.	ABOVE GRADE LEVEL	MAX	MAXIMUM
A.M.S.L.	ABOVE MEAN SEA LEVEL	MECH	MECHANICAL
		MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLDG	BUILDING	ML	METAL LATH
BLKG	BLOCKING	MO	MASONRY OPENING
BOT	BOTTOM	MS	MACHINE SCREW
BSMT	BASEMENT	MTD	MOUNTED
BTS	BASE TRANSGEIVER STATION	MTL	METAL
		(N)	NEW
C	COURSE(S)	NIC	NOT IN CONTRACT
CEM	CEMENT	NO	NUMBER
CL	CHAIN LINK	NTS	NOT TO SCALE
CLG	CEILING		
CLR	CLEAR		
COL	COLUMN	OA	OVERALL
CONC	CONCRETE	O.C.	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR		
CO	CONDUIT ONLY	(P)	PROPOSED
		PARTN	PARTITION
		PL	PLATE
DIA	DIAMETER	PLAS	PLASTER
DBL	DOUBLE	PLYWD	PLYWOOD
DEPT	DEPARTMENT	POC	POINT OF CONNECTION
DEMO	DEMOLITION	PROP	PROPERTY
DM	DIMENSION	PT	PRESSURE TREATED
DN	DOWN		
DR	DOOR	R	RISER
DTL	DETAIL	REQD	REQUIRED
DWG	DRAWING	RD	ROOF DRAIN
		RM	ROOM
(E)	EXISTING	RMS	ROOMS
EA	EACH	RO	ROUGH OPENING
ELEC	ELECTRIC		
ELEV	ELEVATION	SC	SOLID CORE
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EXP	EXPANSION	SECT	SECTION
EXT	EXTERIOR	SHT	SHEET
		SIM	SIMILAR
FA	FIRE ALARM	SPECS	SPECIFICATIONS
FB	FLAT BAR	SS	STAINLESS STEEL
FF	FINISH FLOOR	STL	STEEL
FH	FLAT HEAD	STOR	STORAGE
FIN	FINISH(ED)	STRUCT	STRUCTURAL
FLR	FLOOR	SUSP	SUSPENDED
FOS	FACE OF STUDS	SW	SWITCH
FS	FINISH SURFACE	SWBO	SWITCHBOARD
FT	FOOT, FEET		
FTG	FOOTING	THK	THICK
FW	FINISH WALL	TI	TENANT IMPROVEMENT
F.G.	FINISH GRADE	TMA	TOWER MOUNTED AMPLIFIER
FUT	FUTURE	TOS	TOP OF SURFACE
		TS	TUBE STEEL
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED		
GL	GLASS	UNO	UNLESS NOTED OTHERWISE
GR	GRADE		
GYP	GYPSONUM	VCT	VINYL COMPOSITION
GFCL	GROUND FAULT CIRCUIT INTERRUPT		
GND	GROUND	VERT	VERTICAL
		V.I.F.	VERIFY IN FIELD
HC	HOLLOW CORE	VG	VERTICAL GRAIN
HCS	HYBRID CABLE SYSTEM		
HDW	HARDWARE	W/	WITH
HTR	HEATER	WD	WOOD
HM	HOLLOW METAL	WR	WATER RESISTANT
HORIZ	HORIZONTAL	WT	WEIGHT
HR	HOUR		
HT	HEIGHT	XFMR	TRANSFORMER
HV	HIGH VOLTAGE		
		⊙	AT
ID	INSIDE DIMENSION	□	CHANNEL
INS	INSULATION	⊔	CENTERLINE
INT	INTERIOR	∠	ANGLE
		ℙ	PROPERTY LINE
JT	JOINT		

# SYMBOLS



# PAINTING SPECIFICATIONS

## A. GENERAL

- ALL PAINT PRODUCT LINE SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
- COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
- FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED.
- ALL PAINT MATERIAL DATA SHEET SHALL BE PROVIDED TO THE CELL CARRIER CONSTRUCTION MANAGER.
- PREPARE PREVIOUSLY PAINTED SURFACES BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.
- FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPING FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
- APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
- APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
- CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE VERIZON WIRELESS CONSTRUCTION MANAGER. REPAIR AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.

## B. PAINTING SCOPE

- PAINT THE FOLLOWING MATERIALS AND SYSTEMS CHECKED BELOW WITH THE COATING SYSTEM INDICATED.

PAINTING SCOPE				
SURFACE TO BE PAINTED	COATING SYSTEM	PAINT	DO NOT PAINT	N/A
BTS UNIT				
ALL EQUIPMENT & CABINETS OTHER THAN THE BTS UNIT				
ANTENNA COVERS, TILT BRACKETS, MOUNTING BRACKETS AND ASSOCIATED HARDWARE, CABLE AND CABLE COVERS EXPOSED TO VIEW, EXPOSED CONDUIT AND HANGERS, ETC.				
FLASHING UNITS, METAL TRIM AND OTHER METAL SURFACES				
STUCCO, CONCRETE BLOCK AND CEMENTIOUS TYPE FINISH SYSTEMS.				
PLYWOOD, LUMBER AND WOOD TRIM INCLUDING THE BACK SIDE OF ALL SCREEN WALLS				
DRYWALL				
CONCRETE POLES				
METAL POLES AND METAL POLE STAND-OFF				

## C. COATING SYSTEM SPECIFICATIONS

- DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO (2) COATS OVER DTM BONDING PRIMER (B66A50).
- 100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO (2) COATS OVER SPECIFIED PRIMER PAINT & PRIMER.

## D. ANTENNAS

- PRIMER - KEM AQUA E61-W525  
 TOPCOAT - COROTHANE II B65W200/B60V22

## COAXIAL JUMPER CABLES

- PRIMER - AS REQUIRED FOR ADHESION. APPLY ONE (1) COAT OF KEM AQUA WATER REDUCIBLE PRIMER E61W25 REDUCED 25%  
 TOPCOAT - TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

## RAW STEEL

- PRIMER - KEM BOND HS B50WZ4, DMT ACRYLIC PRIMER  
 TOPCOAT - TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

## GALVANIZED METAL

- ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)

## STAINLESS STEEL

- PRIMER - OTM WASH PRIMER, B71Y1  
 TOPCOAT - TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

## PRE-PRIMED STEEL

- TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, S50WZ4

## ALUMINUM AND COPPER

- PRIMER - DTM WASH PRIMER, B71Y1  
 TOPCOAT - TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

## CONCRETE MASONRY

- PRIMER - PRO MAR EXTERIOR BLOCK FILLER  
 TOPCOAT - TWO (2) COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

## CONCRETE STUCCO (EXISTING)

- TWO (2) COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

## STUCCO

- PRIMER - PRO MAR MASONRY CONDITIONER B-46-W21000  
 TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS

## WOOD

- PRIMER - A-100 EXTERIOR ALKYD WOOD PRIMER Y-24W20  
 TOPCOAT - TWO (2) COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES

## FIELD CUTS/DAMAGE (PRIOR TO PRIME & PAINT)

- FIRST & SECOND COAT - CUPRINOL CLEAR WOOD PRESERVATIVE #158-0356 ALL PENETRATIONS INTO FINISHED CLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT

## STEEL TOUCH UP

- STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT



15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618

## PROJECT INFORMATION:

OXNARD COLLEGE

2556 ETTING ROAD  
 OXNARD, CA 93033

## CURRENT ISSUE DATE:

03/15/2024

## ISSUED FOR:

ZONING

## REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	11/21/22	90% ZONING ISSUED FOR DRM	IDS
B	12/09/22	90% ZONING REV'D PER DRM REDLINES	IDS
C	12/30/22	100% ZDS	IDS
D	12/13/23	PLANNER COMMENTS	BAK
E	03/15/24	ADD THIRD TREE	BAK

## PLANS PREPARED BY:



5944 LUTHER LANE, SUITE 725  
 DALLAS, TX 75225

## CONSULTANT:



2500 REDHILL AVE., SUITE 240  
 SANTA ANA, CA 92705  
 OFFICE: (949) 202-4913 FAX: (818) 840-0708

## DRAWN BY: CHK.: APV.:

IDS	JG	LK
-----	----	----

## LICENSURE:

## SHEET TITLE:

ABBREVIATIONS,  
 SPECIFICATIONS &  
 SYMBOLS

## SHEET NUMBER: REVISION:

T-3

E

**GENERAL NOTES**

- ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND CURRENT GOVERNING CODES AND SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- STRUCTURAL DRAWINGS SHALL WORK IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- DESIGN, MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
- ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED TO THEIR ACCURACY. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS. SHOULD CONDITIONS BECOME APPARENT THAT DIFFER FROM THE CONDITIONS SHOWN, THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROFESSIONAL ENGINEER. PROFESSIONAL ENGINEER WILL THEN PREPARE ADDITIONAL DRAWINGS AS MAY BE NEEDED TO ACCOMMODATE THE CONDITIONS AS BROUGHT TO THEIR ATTENTION.
- MECHANICAL EQUIPMENT MUST BE FIRMLY ATTACHED TO THE STRUCTURE. ISOLATORS, FASTENERS, AND OTHER ELEMENTS PROVIDING STABILITY FOR MECHANICAL EQUIPMENT SHALL BE CAPABLE OF TRANSMITTING CODE REQUIRED LOADS, BUT IN NO EVENT LESS THAN A SHEAR LOAD EQUIVALENT TO 0.45 TIMES THE OPERATING WEIGHT OF THE EQUIPMENT.
- WATERPROOFING: SEE ARCHITECTURAL DRAWINGS.
- THE FOUNDATION DESIGN IS BASED ON 2018 IBC TABLE 1806.2. ALLOWABLE SOIL BEARING VALUE IS 1500.
- THE NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
- TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

**CONCRETE**

- ALL POURED-IN-PLACE CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. UNLESS OTHERWISE NOTED, CEMENT TO BE TYPE-8 FROM TESTED STOCK PER ASTM C-150.
- CONCRETE FORM TOLERANCES SHALL BE WITHIN THE STANDARDS SET BY THE AMERICAN CONCRETE INSTITUTE.
- ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS OR OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR PRIOR TO THE POURING OF ANY CONCRETE.
- NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS.
- FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC. WITH 3/4" CHAMFERS UNLESS DETAILED OTHERWISE.
- PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE UNLESS NOTED OTHERWISE.

**REINFORCING STEEL**

- REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 U.N.O.
- BARS SHALL BE CLEAN OF MUD, OIL, OR OTHER COATINGS LIKELY TO IMPAIR BONDING.
- ALL REINFORCING SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY. ALL REINFORCING SHALL BE CHAIRED TO ENSURE PROPER CLEARANCES. SUPPORT OF FOUNDATION REINFORCING MUST PROVIDE ISOLATION FROM MOISTURE/CORROSION BY USE OF A PLASTIC OR CONCRETE CHAIR. DUCT-TAPE IS NOT AN ACCEPTABLE MOISTURE/CORROSION PROTECTION.
- REINFORCING STEEL SHALL BE SPLICED AS SHOWN OR NOTED. SPLICES AT OTHER LOCATIONS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER. ALL VERTICAL WALL REINFORCEMENT SHALL BE CONTINUOUS BETWEEN SPlice LOCATIONS SHOWN IN THE DRAWINGS.
- ALL GRADE 60 REINFORCING TO BE WELDED SHALL BE ASTM A706.
- CLEAR CONCRETE COVERAGE IS AS FOLLOWS:
 

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH EXPOSED TO EARTH OR WEATHER	3"
#6 OR LARGER	2"
#5 AND SMALLER	1-1/2"
COLUMNS (TO TIES)	1-1/2"
BEAMS (TO STIRRUPS)	1-1/2"
FLAT SLABS	3/4"
WALLS	SEE SCHEDULE AND OR DETAILS
ALL OTHER PER LATEST EDITION OF ACI 318	

**STRUCTURAL STEEL**

- THE LABOR, MATERIALS AND EXECUTION REQUIRED FOR ALL CONCRETE WORK AS INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THOSE APPLICABLE PORTIONS OF CHAPTER 22 OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
- STRUCTURAL STEEL NOT ENCASED IN CONCRETE SHALL BE SHOP PAINTED WITH TNEEC99 METAL PRIMER OR APPROVED EQUIVALENT.
- UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE ASTM A307. THIS INCLUDES EXPANSION/ADHESIVE ANCHORS. BOLTED CONNECTIONS SHALL CONFORM TO AISC SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- UNLESS NOTED OTHERWISE ALL WELDS PER THE LATEST EDITIONS OF THE AWS STANDARDS SHALL CONFORM TO AISC SPECIFICATIONS. WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. THESE DRAWINGS DO NOT DISTINGUISH BETWEEN SHOP AND FIELD WELDS.
- CONTRACTOR IS PERMITTED TO CUT AND WELD ANTENNA SUPPORT ASSEMBLY ARMS AS NECESSARY TO MEET THE LENGTH REQUIREMENTS IN THE FIELD. WELDS SHALL CONSIST OF A 3/16" FILLET ALL THE WAY AROUND FOR 1/4" THICK STEEL OR LESS AND 3/8" FILLET WELD FOR STEEL 1/2" THICK OR LESS. CONTRACTOR SHALL RESTORE CORROSION BARRIER WITH AN APPROVED PAINT IN ACCORDANCE WITH BS 729-1971 AND PREN 1029."

**STRUCTURAL NOTES (CONTINUATION)**

- MATERIAL CONFORMANCE:
  - WIDE FLANGE STEEL SECTIONS PER ASTM A572 OR A992 WITH Fy = 50 KSI
  - PIPES SECTIONS PER ASTM A501 WITH Fy = 36 KSI
  - TUBE STEEL SECTIONS PER ASTM A500 WITH Fy = 46 KSI
  - COLD FORMED STEEL PER ASTM A653 WITH Fy = 50 KSI
  - WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS
  - ALL OTHER MISCELLANEOUS STEEL SHALL BE ASTM A36 WITH Fy = 36 KSI UNLESS NOTED OTHERWISE ON THE PLANS

**ADHESIVE / MECHANICAL ANCHORS**

- ALL POST-INSTALLED ANCHORS SHALL BE PER SIMPSON OR HILTI MANUFACTURING AS INDICATED ON THE PLANS.
- MECHANICAL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING APPROVAL CODES:
  - FOR HILTI KWIK BOLT T22 ANCHORS, INSTALLATION SHALL COMPLY WITH ICC-ES ESR-4561 FOR ANCHORAGE TO MASONRY AND ICC-ES ESR-4266 FOR ANCHORAGE TO CONCRETE.
  - ADHESIVE ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING APPROVAL CODES:
    - FOR SIMPSON SET-XP EPOXY ANCHORS, INSTALLATION SHALL BE IN ACCORDANCE WITH ICC-ES ESR-2508 FOR ANCHORAGE TO CONCRETE, IAPMO UES ER-265 FOR ANCHORAGE TO MASONRY.
    - FOR HILTI HIT-HY 200 EPOXY ANCHORS, INSTALLATION SHALL BE IN ACCORDANCE WITH ICC ESR-3187 FOR ANCHORAGE TO CONCRETE.
- ALLOW A MINIMUM OF 72 HOURS AFTER NEW CONCRETE IS PLACED PRIOR TO LOCATING MECHANICAL OR ADHESIVE ANCHORS. ALL MECHANICAL/ADHESIVE ANCHORS REQUIRE SPECIAL STRUCTURAL INSPECTION PER THE BUILDING CODE.

**MASONRY**

- CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, MEDIUM WEIGHT, GRADE N WITH Fm = 1500 PSI.
- MORTAR TYPE S, Fm = 1800 PSI
- PROVIDE EXPANSION JOINTS IN MASONRY WALLS EVERY 24'-0" O.C.
- VERTICAL REINFORCING SHALL BE 1 #5 VERTICAL IN CENTER OF GROUTED CELL CONTINUOUS FULL HEIGHT OF WALL AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 48" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. TIE AT 8'-0" O.C. VERTICALLY WITH SINGLE WIRE LOOP TIE BY AA WIRE PRODUCTS COMPANY OR EQUIVALENT. DOWEL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH VERTICAL REINFORCING.
- HORIZONTAL REINFORCING SHALL CONSIST OF 2 #5 CONTINUOUS AT ELEVATED FRAMING ASSEMBLIES. 1 #5 CONTINUOUS AT TOP OF PARAPETS AND FREESTANDING WALLS. PLACE THESE BARS CONTINUOUS THROUGH CONTROL JOINTS. INSTALL BENT BARS TO MATCH HORIZONTAL REINFORCING AT CORNERS AND INTERSECTIONS TO MAINTAIN BOND BEAM CONTINUITY. STANDARD WEIGHT (NO. 9 GAGE WIRE) DUR-O-WALL OR DUR-O-WIRE (OR EQUIVALENT) LADDER TYPE JOINT REINFORCING AT 16" O.C. LAP LADDER TYPE JOINT REINFORCING 12" MINIMUM.
- LAP SPLICES FOR VERTICAL AND HORIZONTAL REINFORCING SHALL BE PER TYPICAL DETAILS. DO NOT SPLICE WITHIN 8'-0" OF CONTROL JOINTS.

**WOOD**

- IN STUD WALLS, UNLESS NOTED OTHERWISE, INSTALL DOUBLE STUDS AT ALL JAMBS, CORNERS, INTERSECTIONS AND AT ISOLATED BEARING POINTS OF FRAMING MEMBERS ABOVE. EVERY OTHER STUD OF WOOD FRAME BEARING WALL SHALL HAVE A SIMPSON H3 ANCHOR TOP AND BOTTOM, EXCEPT AT THOSE WALLS WHERE PLYWOOD SHEATHING IS NAILED DIRECTLY TO THE TOP AND BOTTOM PLATES. PROVIDE 2X SOLID BLOCKING AT MID-HEIGHT OF BEARING STUD WALLS.
- SAWN LUMBER FRAMING SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WMPA OR THE WCLIB. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE MINIMUM PROPERTIES WHICH MEET OR EXCEED THE FOLLOWING WOOD TYPES:

MEMBER	WOOD TYPE
JOISTS	
2X4 (PANELIZED)	D.F. SELECT
2X4	D.F. #2
2X6 OR LARGER	D.F. #2
BEAMS	
WIDTH OF 4" OR LESS	D.F. #1
WIDTH GREATER THAN 4"	D.F. SELECT
LEDGERS AND TOP PLATES	D.F.#2
STUDS	
2X4	D.F. STD
2X6 OR LARGER	D.F. #2
POSTS	
4X4	D.F. #2
6X6 OR LARGER	D.F. SELECT

- GLU-LAMINATED BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2,400 PSI, Fy = 240 PSI, E = 1,800,000 PSI. BEAMS CANTILEVERING OVER SUPPORTS SHALL HAVE THE SPECIFIED MINIMUM PROPERTIES TOP AND BOTTOM. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE. FABRICATION AND HANDLING PER LATEST AITC AND WCLA STANDARDS. BEAMS TO BEAR GRADE STAMP AND AITO STAMP AND CERTIFICATE. CAMBER AS SHOWN ON DRAWINGS. IN THE ABSENCE OF CAMBER SHOWN ON THE PLAN, PROVIDE STANDARD CAMBER. STANDARD CAMBER IS DEFINED AS A RADIUS OF CURVATURE EQUAL TO 2500 FEET.
- PLYWOOD SHALL BE APA "CDX" RATED SHEATHING OR BETTER AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. (ON ROOFS WHERE PLYWOOD IS LAYED UP WITH FACE GRAIN PARALLEL TO SUPPORTS, USE A MINIMUM OF 5-PLY PLYWOOD). STAGGER JOINTS. ALL NAILING SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE. WHERE SCREWS ARE INDICATED FOR WOOD TO WOOD ATTACHMENTS, USE WOOD SCREWS. ALL PLYWOOD SHALL BE OF THE FOLLOWING NOMINAL THICKNESS, SPAN/INDEX RATIO AND SHALL BE ATTACHED AS FOLLOWS UNLESS NOTED OTHERWISE.

USE	THICKNESS	SPAN/INDEX RATIO	ATTACHMENT EDGE	INTERMEDIATE
ROOF	5/8"	32/16	10d@6" O.C.	10d@12" O.C.
FLOOR	3/4"	40/20	10d@6" O.C.	10d@12" O.C.
FLOOR	3/4"	40/20	SCREWS@6" O.C.	SCREWS@12" O.C.
SHEAR WALL	3/8"	24/0	8d@6" O.C.	8d@12" O.C.

**FIBER REINFORCED PLASTIC (FRP)**

- DYNAFORM® PULTRUDED FRP PLATE CLADDING PANELS ARE INSTALLED INSIDE A FRAME OF 4" X 1/2" EQUAL LEG ANGLE IN THE LONG (HORIZONTAL) DIRECTIONS, AND 3" X 3/8" EQUAL LEG ANGLE IN THE SHORT (VERTICAL DIRECTION). CLADDING PANELS ARE THROUGH-BOLTED TO THE ANGLE FRAME BY MEANS OF 1/2" FRP THREADED ROD AND FIBER REINFORCED THERMOPLASTIC NUTS.
  - WHEN SUPPORT AS DESCRIBED ABOVE, THE ALLOWABLE LOAD FOR THE 5'-0" X 7'-0" FRAMED PANEL IS 37.7 PSF (POUNDS PER SQUARE FOOT).
- DYNAFORM® STRUCTURAL SHAPES APPLIED AS BEAMS: THE DESIGN VALUES ARE IN TABLE 1.
- COMPLETE PLANS AND STRUCTURAL CALCULATIONS PREPARED BY A CALIFORNIA LICENSED ARCHITECT OR PERMIT ISSUANCE CIVIL OR STRUCTURAL ENGINEER SHALL BE SUBMITTED TO THE DEPARTMENT FOR APPROVAL PRIOR TO PERMIT ISSUANCE.
- THE FIRE DEPARTMENT SHALL APPROVE ALL PLANS FOR PLASTIC SCREENING ON TITLE 19 BUILDINGS.
- ANTENNAS AND SCREENING MUST NOT OBSTRUCT ACCESS TO THE ROOF BY THE FIRE DEPARTMENT AS REQUIRED BY SEC 57-316.4.4 OF THE LOS ANGELES MUNICIPAL CODE WHICH STATES: NO PERSON SHALL OBSTRUCT REQUIRED ACCESS PASSAGEWAYS ON THE ROOF SURFACE. AN UNOBSTRUCTED PASSAGEWAY FOR USE BY THE FIRE DEPARTMENT SHALL BE PROVIDED THROUGH OR AROUND ANY APPROVED STRUCTURES OR EQUIPMENT INSTALLATIONS ON THE ROOF SURFACE. ONE ACCESS PASSAGEWAY SHALL BE PROVIDED FOR EVERY 50-FEET LENGTH OR FRACTION THEREOF OF ROOF SURFACE. PASSAGEWAYS SHALL BE AT LEAST THREE FEET WIDE AND HAVE AT LEAST SEVEN FEET OF OVERHEAD CLEARANCE.
- THE INDIVIDUAL ROOFTOP SCREENING PANEL AREA IN ANY ONE PLANE OR APPROXIMATELY THE SAME PLANE SHALL BE LIMITED TO 250 SQUARE FEET AND THE TOTAL MAXIMUM AGGREGATE AREA OF ALL PANELS SHALL NOT EXCEED THE LARGER OF 3 SQUARE FEET PER FOOT OF BUILDING FRONTAGE OR 5 PERCENT OF THE AREA OF THE ROOF, WITH A MAXIMUM ALLOWABLE HEIGHT OF 18 FEET ABOVE THE ROOF LEVEL.
- SCREENING MATERIAL SHALL BE LOCATED AT LEAST 20 FT FROM INTERIOR PROPERTY LINES FOR TYPE I, II, III, AND IV BUILDINGS PER 2020 LABC SECTION 1510.6.2, ITEM 2.
- SCREENING MATERIAL SHALL BE LOCATED AT LEAST 5 FT FROM INTERIOR PROPERTY LINES FOR TYPE V BUILDINGS PER 2020 LABC SECTION 1510.6.3, ITEM 3.
- SCREENING SHALL NOT BE ILLUMINATED OR ELECTRIFIED.
- EACH PANEL SHALL BE IDENTIFIED WITH LARR #25536 AND FIBERGRATE COMPOSITE STRUCTURAL LABEL
- THE FABRICATION WILL BE IN ACCORDANCE WITH MANUFACTURER'S QUALITY CONTROL MANUAL. A COPY OF THE QUALITY CONTROL MANUAL IS ON FILE WITH ENGINEERING RESEARCH SECTION.

PROPERTY	DIRECTION	SPECIFICATION
TENSILE	LENGTHWISE	5350 PSI
	CROSSWISE	945 PSI
TENSILE MODULUS	LENGTHWISE	3.48x10 <sup>6</sup> PSI
	CROSSWISE	1.45x10 <sup>6</sup> PSI
FLEXURAL	LENGTHWISE	6685 PSI
	CROSSWISE	1825 PSI
FLEXURAL MODULUS	LENGTHWISE	2.54x10 <sup>6</sup> PSI
	CROSSWISE	1.13x10 <sup>6</sup> PSI
SHEAR	HORIZONTAL	930 PSI
	LENGTHWISE	5150 PSI
1/2" BOLT BEARING	LENGTHWISE	1980 PSI
	CROSSWISE	1980 PSI
MINIMUM EDGE DISTANCE		1.5 INCH

NOTE: DESIGN VALUE IS BASED ON A FACTOR OF SAFETY OF 8

**SPECIAL STRUCTURAL INSPECTION – STRUCTURAL ONLY**

- SPECIAL STRUCTURAL INSPECTION IS TO BE PROVIDED FOR THE ITEMS LISTED BELOW IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE BUILDING JURISDICTION. SPECIAL STRUCTURAL INSPECTION IS REQUIRED FOR THE FOLLOWING:
 

VERIFICATION AND INSPECTION	INSPECTION TYPE	REFERENCE STANDARD		
STEEL CONSTRUCTION	CONTINUOUS	PERIODIC		
			WELDING AT FLOOR AND ROOF DECK WELDS FOR REINFORCING STEEL FOR STRUCTURAL STEEL	AWS D1.3
			FOR STRUCTURAL STEEL	AWS D1.4, ACI 318
HIGH STRENGTH BOLTING	X	AISC 360-16, 2014 RCSC		
CONCRETE CONSTRUCTION	X	REINFORCING STEEL	ACI 318	
		POST-INSTALLED ANCHORS	ACI 318	
		USE OF REQUIRED DESIGN MIX	ACI 318	
MASONRY CONSTRUCTION		TMS 402 AND 602/ ACI 530		
- THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN THAT IT CONFORMS TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE SPECIAL INSPECTOR IS NOT AUTHORIZED TO APPROVE DEVIATIONS FROM THE DESIGN DRAWINGS OR SPECIFICATIONS AND ALL DEVIATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK. ALL REQUESTS FOR DEVIATIONS SHALL BE INITIATED BY THE CONTRACTOR VIA A WRITTEN REQUEST FOR INFORMATION.
- THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ENGINEER OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE SPECIAL INSPECTOR ACCESS TO ALL ITEMS REQUIRING SPECIAL INSPECTION. INSPECTOR IS NOT AUTHORIZED TO OPERATE CONTRACTOR'S EQUIPMENT.
- FOR ADDITIONAL INFORMATION ON SPECIAL STRUCTURAL INSPECTIONS, CONTACT THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.



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PROJECT INFORMATION:

OXNARD COLLEGE

2566 ETTING ROAD  
OXNARD, CA 93033

CURRENT ISSUE DATE:

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ISSUED FOR:

ZONING

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C	12/30/22	100% ZDS	IDS
D	12/13/23	PLANNER COMMENTS	BAK
E	03/15/24	ADD THIRD TREE	BAK

PLANS PREPARED BY:



5944 LUTHER LANE, SUITE 725  
DALLAS, TX 75225

CONSULTANT:



2500 REDHILL AVE., SUITE 240  
SANTA ANA, CA 92705  
OFFICE: (949) 202-4913 FAX: (818) 840-0708

DRAWN BY: CHK.: APV.:

IDS	JG	LK
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LICENSURE:

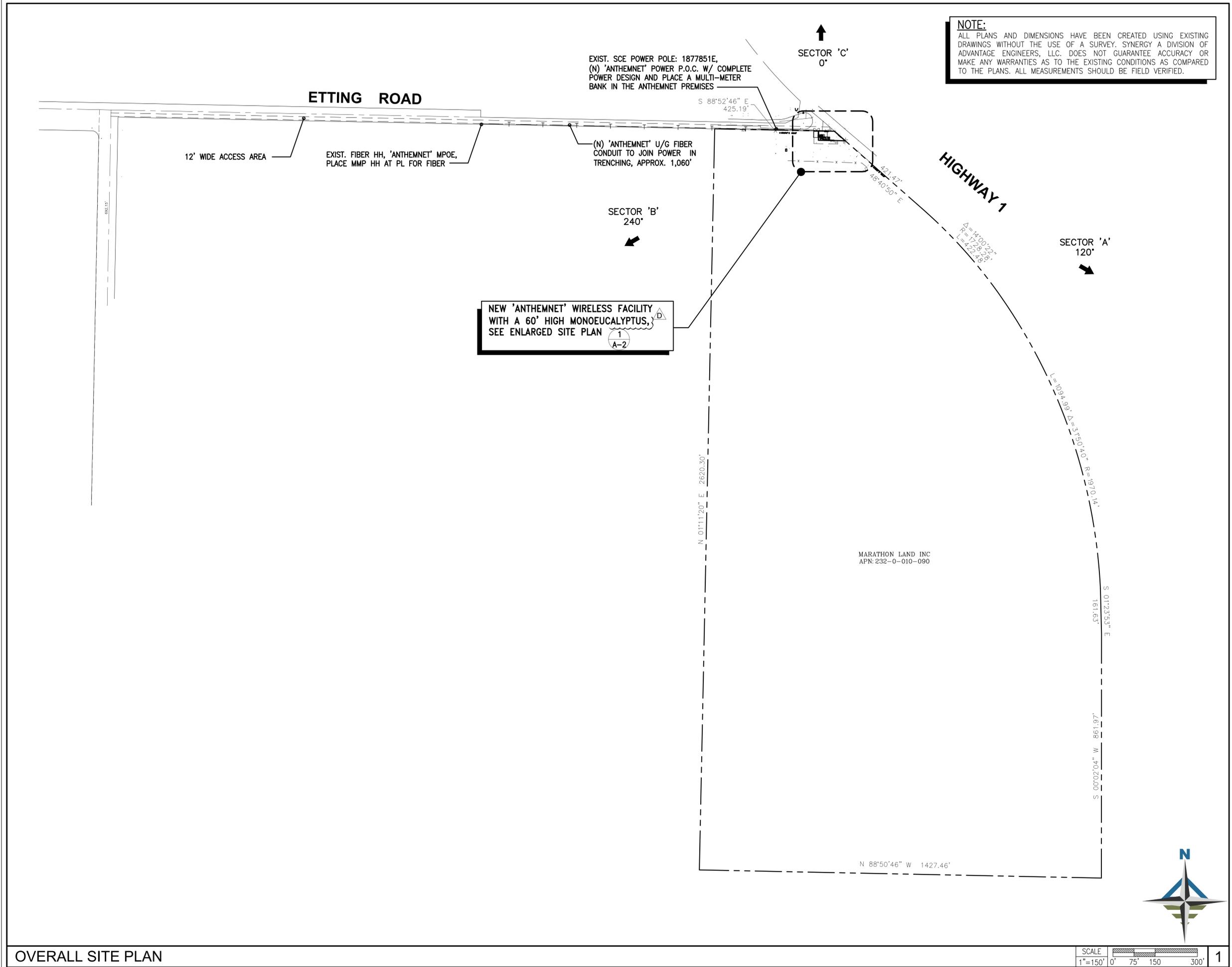
SHEET TITLE:

GENERAL STRUCTURAL NOTES

SHEET NUMBER: REVISION:

T-4

E



PROJECT INFORMATION:  
**OXNARD COLLEGE**  
2556 ETTING ROAD  
OXNARD, CA 93033

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PLANS PREPARED BY:  
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DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_  
IDS JG LK

LICENSURE:

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER: **A-1** REVISION: **E**

PROJECT INFORMATION:

**OXNARD COLLEGE**

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LICENSURE:

SHEET TITLE:

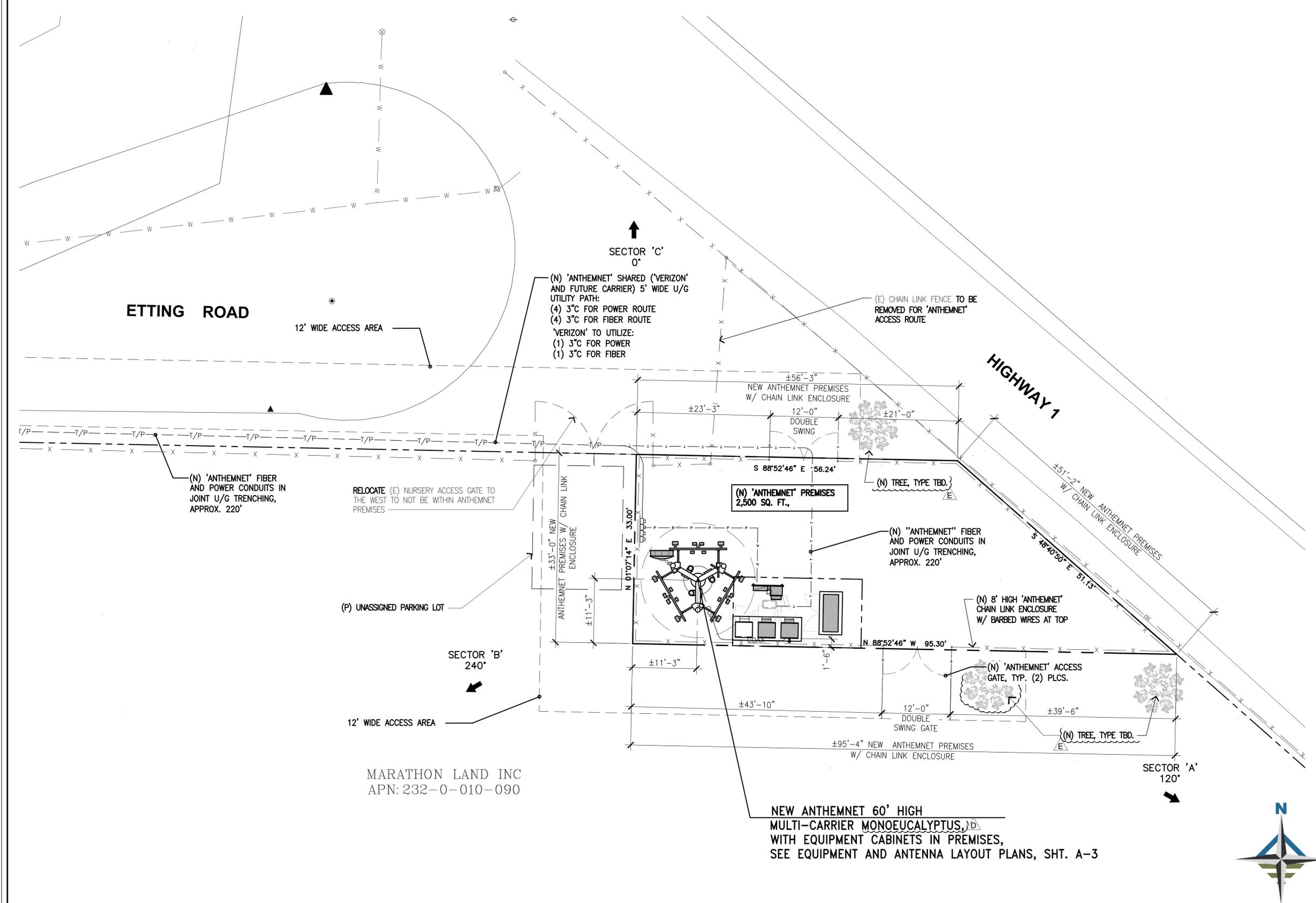
**ENLARGED SITE PLAN**

SHEET NUMBER: REVISION:

**A-2**

**E**

**NOTE:**  
ALL PLANS AND DIMENSIONS HAVE BEEN CREATED USING EXISTING DRAWINGS WITHOUT THE USE OF A SURVEY. SYNERGY A DIVISION OF ADVANTAGE ENGINEERS, LLC. DOES NOT GUARANTEE ACCURACY OR MAKE ANY WARRANTIES AS TO THE EXISTING CONDITIONS AS COMPARED TO THE PLANS. ALL MEASUREMENTS SHOULD BE FIELD VERIFIED.



MARATHON LAND INC  
APN: 232-0-010-090

**NEW ANHEMNET 60' HIGH MULTI-CARRIER MONOEUCALYPTUS, WITH EQUIPMENT CABINETS IN PREMISES, SEE EQUIPMENT AND ANTENNA LAYOUT PLANS, SHT. A-3**

PROJECT INFORMATION:

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DRAWN BY: CHK.: APV.:

IDS JG LK

LICENSURE:

SHEET TITLE:

**NEW EQUIPMENT  
LAYOUT PLAN AND NEW  
ANTENNA LAYOUT PLAN**

SHEET NUMBER: REVISION:

**A-3**

**E**

**KEYED NOTES:**

- 1 (N) 'VERIZON' 30KW STANDBY DIESEL AC GENERATOR WITH 203 GAL. TANK CAPACITY
- 2 (N) 'VERIZON' EQUIPMENT CABINET
- 3 (N) 'VERIZON' BATTERY CABINET
- 4 'VERIZON' FUTURE CABINET
- 5 (N) 'VERIZON' GPS ANTENNA
- 6 (N) 'VERIZON' FIBER CABINET
- 7 (N) 'VERIZON' ILC CABINET
- 8 (N) 'VERIZON' WORK LIGHT
- 9 (N) 'VERIZON' 17"x30" FIBER FIBER VAULT
- 10 (N) 'ANTHEMNET' 60' HIGH MONOEUCALYPTUS } 2
- 11 (N) 'VERIZON' 5'0" WIDE H-FRAME } D
- 12 (N) 'ANTHEMNET' CONCRETE CAISSON, MIN. 6" ABOVE GRADE
- 13 (N) 'ANTHEMNET' MONOEUCALYPTUS DRIP LINE } D
- 14 (N) (4) 4" 'VERIZON' FIBER/DC CABLES CONDUIT IN UG. TRENCH

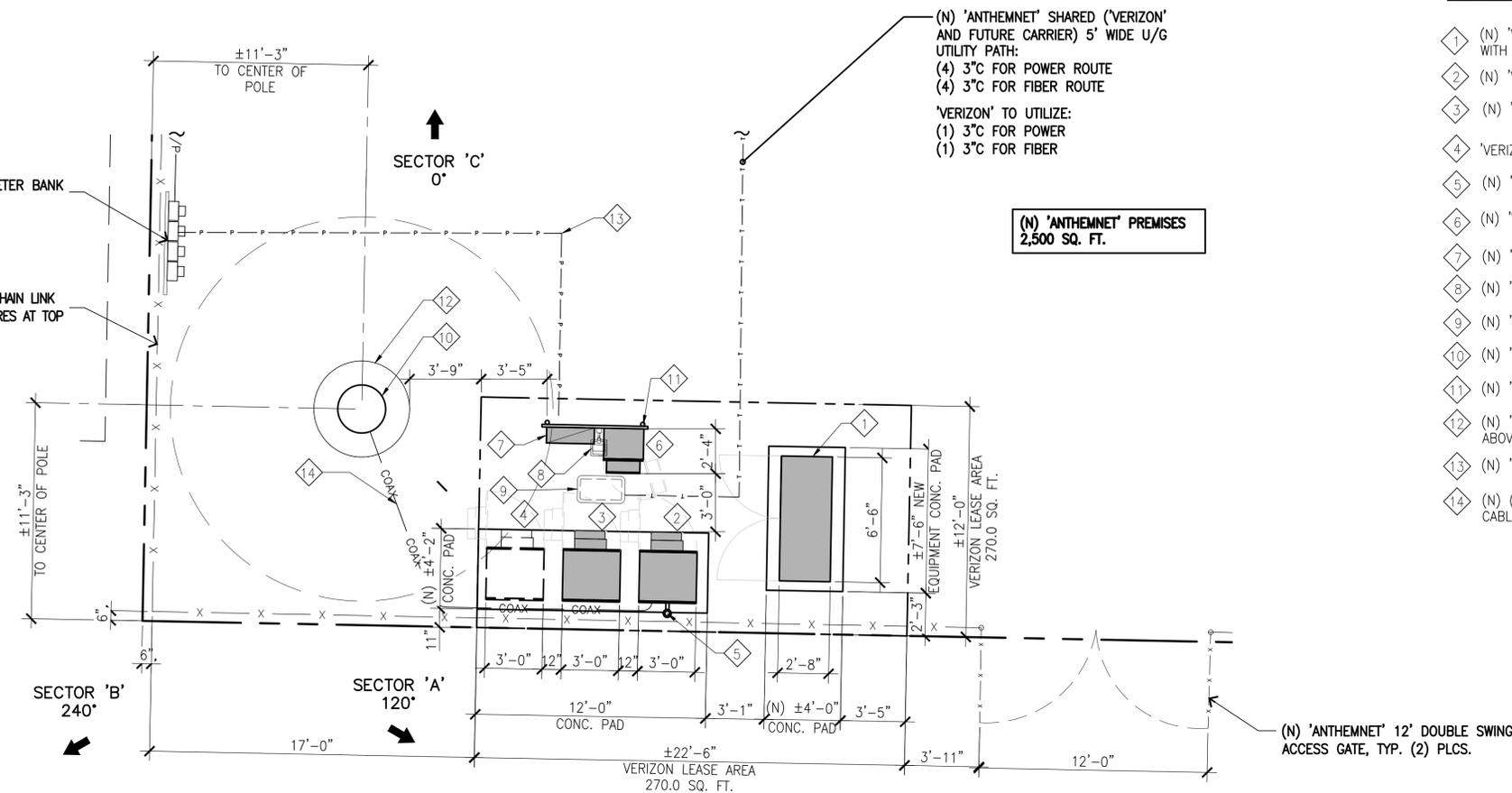
(N) 'ANTHEMNET' SHARED ('VERIZON' AND FUTURE CARRIER) 5' WIDE U/G UTILITY PATH:  
(4) 3"C FOR POWER ROUTE  
(4) 3"C FOR FIBER ROUTE

'VERIZON' TO UTILIZE:  
(1) 3"C FOR POWER  
(1) 3"C FOR FIBER

(N) 'ANTHEMNET' PREMISES  
2,500 SQ. FT.

(4) (N) 'ANTHEMNET' METER BANK IN THE PREMISES

(N) 8' HIGH 'ANTHEMNET' CHAIN LINK ENCLOSURE W/ BARBED WIRES AT TOP



**NEW EQUIPMENT LAYOUT PLAN**

SCALE 1/4"=1' 0' 1' 3' 7' 1



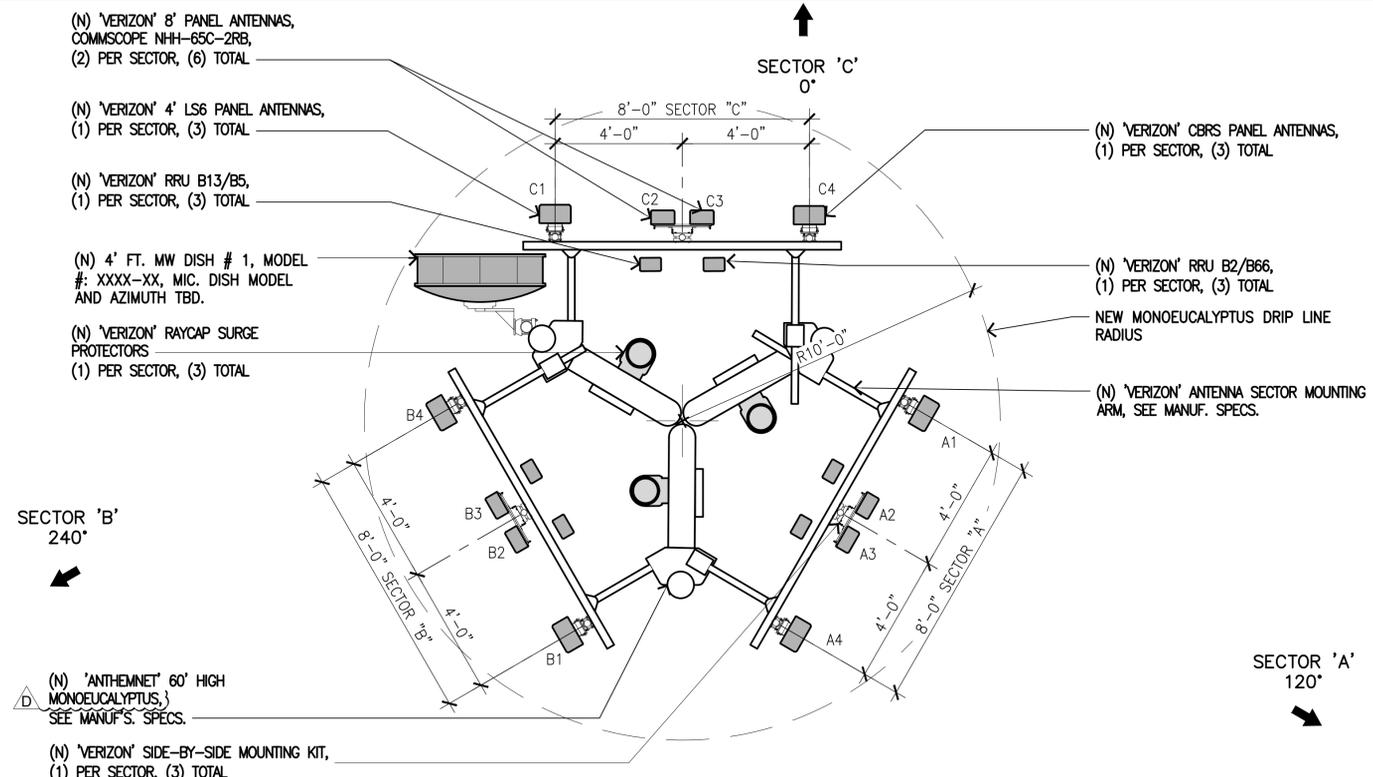
**NEW ANTENNA LAYOUT PLAN**

SCALE 3/8"=1' 0' 6' 1' 2' 4' 2



**NOTES:**

1. NEW PANEL ANTENNAS AND RRU'S SHALL BE PAINTED GREEN W/ CUSTOM EUCALYPTUS SOCK TO MATCH FAUX EUCALYPTUS.
2. NEW STANDOFF ARM AND BRACKET PER POLE MANUF'S. SPECS., PAINTED GREEN TO MATCH FAUX EUCALYPTUS.
3. FOR FINISHES/SOCKS, INCLUDE THE OPTION TO USE 3M WRAP IN ADDITION TO PAINT DUE TO NEWER ANTENNA MODEL REQUIREMENTS.
4. NEW MONOEUCALYPTUS, POLE AND FOUNDATION SEE MANUF'S SPECS.
5. FINISHES - (IF REQ'D) ANTENNAS TO HAVE EUCALYPTUS SOCKS, (IF REQ'D) TO BE PAINTED, OR BOTH AS NEEDED TO MATCH THE TREE FOLIAGE, NEWER ANTENNAS MAY REQUIRE USING 3M WRAP IN LIEU OF PAINTING AND INTEGRATED AIR-ANTENNAS WILL NOT ALLOW HAVING EUCALYPTUS SOCKS COVERING THE LOWER BACKSIDE (RRU) DUE TO RESTRICTING AIR FLOW AROUND COOLING FINS. RRU'S MAY REQUIRE A SHROUD (COVER) THAT CAN BE PAINTED.



(N) 'ANTHEMNET' 60' HIGH MONOEUCALYPTUS } SEE MANUF'S. SPECS.

(N) 'VERIZON' SIDE-BY-SIDE MOUNTING KIT, (1) PER SECTOR, (3) TOTAL

(N) 'VERIZON' RAYCAP SURGE PROTECTORS (1) PER SECTOR, (3) TOTAL

(N) 4' FT. MW DISH # 1, MODEL #: XXXX-XX, MIC. DISH MODEL AND AZIMUTH TBD.

(N) 'VERIZON' RRU B13/B5, (1) PER SECTOR, (3) TOTAL

(N) 'VERIZON' 4' LS6 PANEL ANTENNAS, (1) PER SECTOR, (3) TOTAL

(N) 'VERIZON' 8' PANEL ANTENNAS, COMMSCOPE NHH-65C-2RB, (2) PER SECTOR, (6) TOTAL

(N) 'VERIZON' CBR5 PANEL ANTENNAS, (1) PER SECTOR, (3) TOTAL

(N) 'VERIZON' RRU B2/B66, (1) PER SECTOR, (3) TOTAL

(N) 'VERIZON' ANTENNA SECTOR MOUNTING ARM, SEE MANUF. SPECS.

NEW MONOEUCALYPTUS DRIP LINE RADIUS

MW DISH # 1 TBD.xx

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PLANS PREPARED BY:



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CONSULTANT:



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IDS JG LK

LICENSURE:

SHEET TITLE:

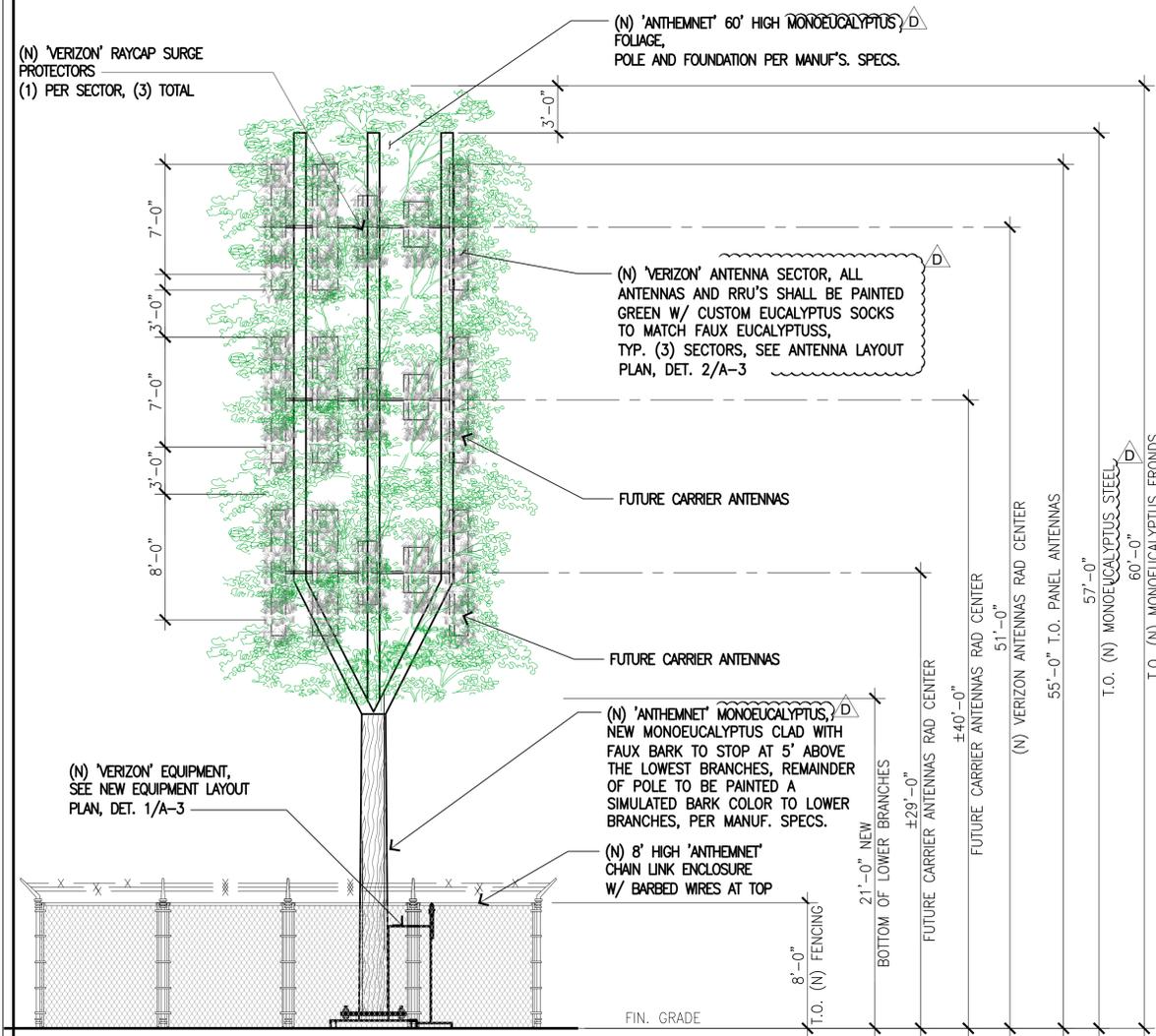
NEW WEST AND EAST ELEVATION

SHEET NUMBER: REVISION:

A-4

E

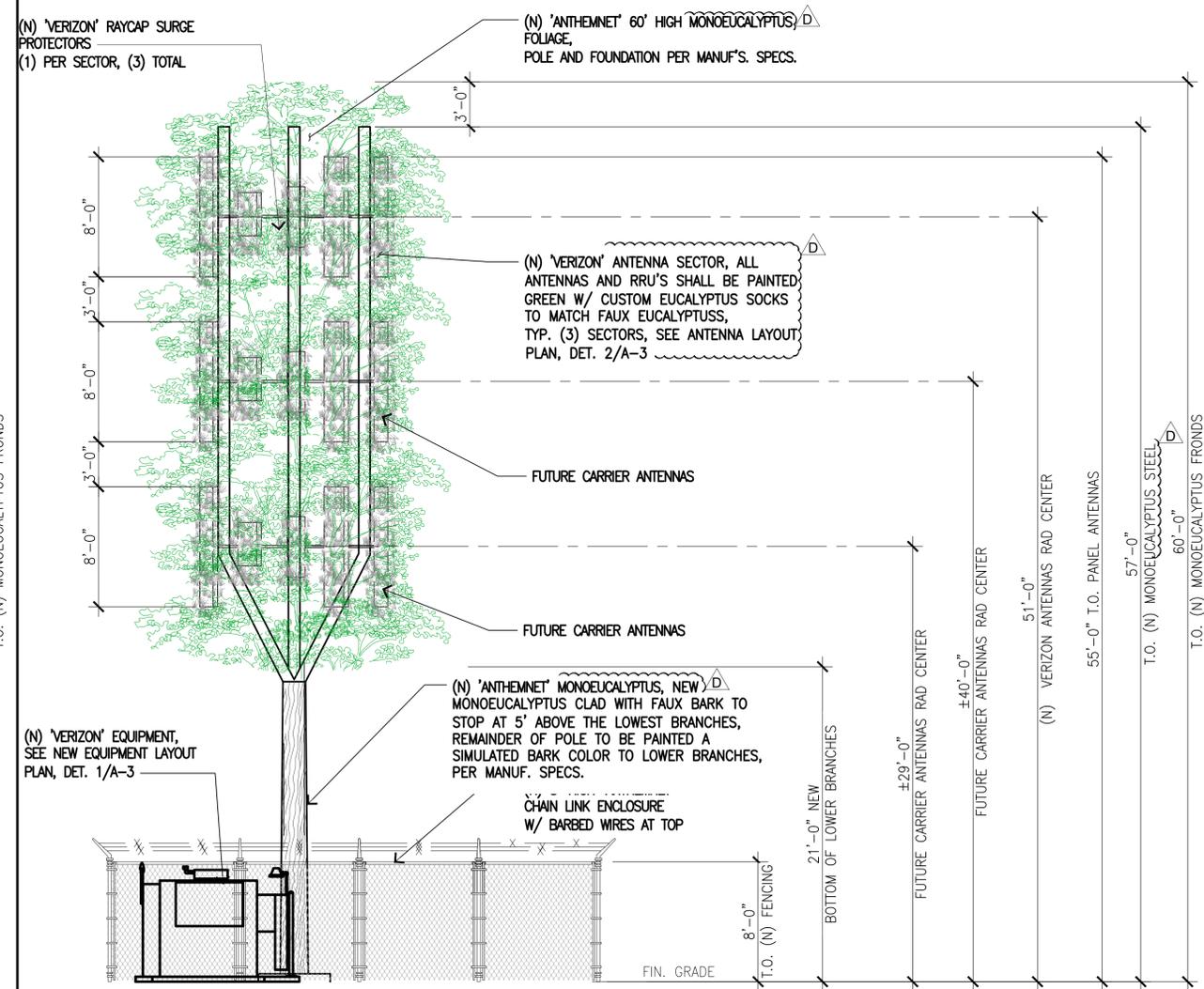
- NOTES:**
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  3. FOR FINISHES/SOCKS, INCLUDE THE OPTION TO USE 3M WRAP IN ADDITION TO PAINT DUE TO NEWER ANTENNA MODEL REQUIREMENTS.
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  5. FINISHES - (IF REQ'D) ANTENNAS TO HAVE EUCALYPTUS SOCKS, (IF REQ'D) TO BE PAINTED, OR BOTH AS NEEDED TO MATCH THE TREE FOLIAGE. NEWER ANTENNAS MAY REQUIRE USING 3M WRAP IN LIEU OF PAINTING AND INTEGRATED AIR-ANTENNAS WILL NOT ALLOW HAVING EUCALYPTUS SOCKS COVERING THE LOWER BACKSIDE (RRU) DUE TO RESTRICTING AIR FLOW AROUND COOLING FINS. RRU'S MAY REQUIRE A SHROUD (COVER) THAT CAN BE PAINTED.



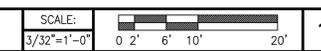
(N) WEST ELEVATION



2



(N) EAST ELEVATION



1



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IRVINE, CA 92618

PROJECT INFORMATION:

OXNARD COLLEGE

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CONSULTANT:



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DRAWN BY: CHK.: APV.:

IDS JG LK

LICENSURE:

SHEET TITLE:

NEW SOUTH  
ELEVATION

SHEET NUMBER: REVISION:

A-5

E

NOTES:

1. NEW PANEL ANTENNAS AND RRU'S SHALL BE PAINTED GREEN W/ CUSTOM EUCALYPTUS SOCK TO MATCH FAUX EUCALYPTUSS.
2. NEW STANDOFF ARM AND BRACKET PER POLE MANUF'S. SPECS., PAINTED GREEN TO MATCH FAUX EUCALYPTUSS.
3. FOR FINISHES/SOCKS, INCLUDE THE OPTION TO USE 3M WRAP IN ADDITION TO PAINT DUE TO NEWER ANTENNA MODEL REQUIREMENTS.
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5. FINISHES - (IF REQ'D) ANTENNAS TO HAVE EUCALYPTUS SOCKS, (IF REQ'D) TO BE PAINTED, OR BOTH AS NEEDED TO MATCH THE TREE FOLIAGE, NEWER ANTENNAS MAY REQUIRE USING 3M WRAP IN LIEU OF PAINTING AND INTEGRATED AIR-ANTENNAS WILL NOT ALLOW HAVING EUCALYPTUS SOCKS COVERING THE LOWER BACKSIDE (RRU) DUE TO RESTRICTING AIR FLOW AROUND COOLING FINS. RRU'S MAY REQUIRE A SHROUD (COVER) THAT CAN BE PAINTED.

(N) 'VERIZON' RAYCAP SURGE PROTECTORS (1) PER SECTOR, (3) TOTAL

(N) 'ANTHEMNET' 60' HIGH MONOEUCALYPTUS, FOLIAGE, POLE AND FOUNDATION PER MANUF'S. SPECS.

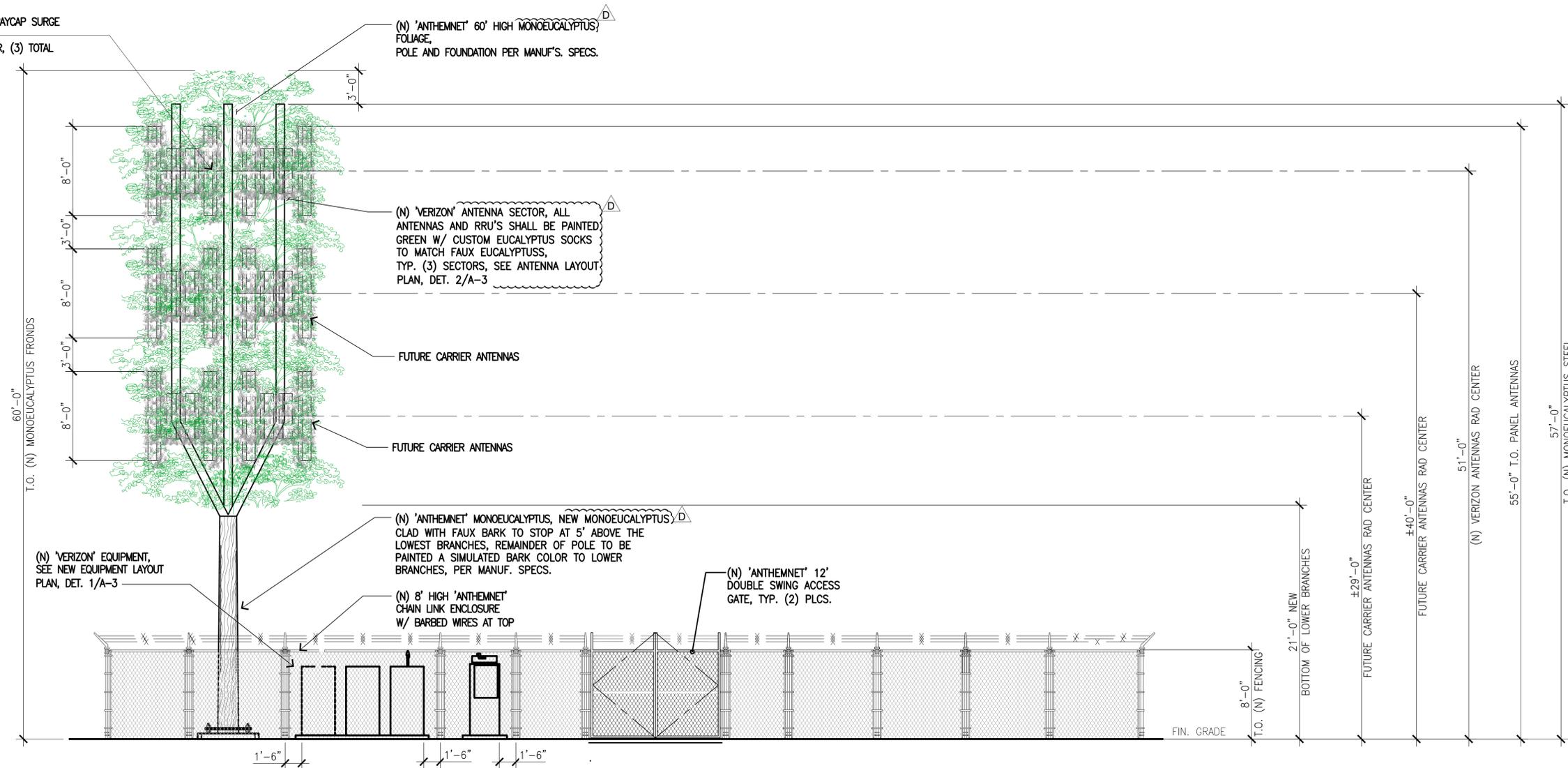
(N) 'VERIZON' ANTENNA SECTOR, ALL ANTENNAS AND RRU'S SHALL BE PAINTED GREEN W/ CUSTOM EUCALYPTUS SOCKS TO MATCH FAUX EUCALYPTUSS, TYP. (3) SECTORS, SEE ANTENNA LAYOUT PLAN, DET. 2/A-3

(N) 'ANTHEMNET' MONOEUCALYPTUS, NEW MONOEUCALYPTUS, CLAD WITH FAUX BARK TO STOP AT 5' ABOVE THE LOWEST BRANCHES, REMAINDER OF POLE TO BE PAINTED A SIMULATED BARK COLOR TO LOWER BRANCHES, PER MANUF. SPECS.

(N) 'VERIZON' EQUIPMENT, SEE NEW EQUIPMENT LAYOUT PLAN, DET. 1/A-3

(N) 8' HIGH 'ANTHEMNET' CHAIN LINK ENCLOSURE W/ BARBED WIRES AT TOP

(N) 'ANTHEMNET' 12' DOUBLE SWING ACCESS GATE, TYP. (2) PLCS.



(N) SOUTH ELEVATION

SCALE: 3/32"=1'-0" 0 2' 6' 10' 20'

1

PROJECT INFORMATION:

**OXNARD COLLEGE**

2556 ETTING ROAD  
OXNARD, CA 93033

CURRENT ISSUE DATE:

**03/15/2024**

ISSUED FOR:

**ZONING**

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	11/21/22	90% ZONING ISSUED FOR DRM	IDS
B	12/09/22	90% ZONING REV'D PER DRM REDLINES	IDS
C	12/30/22	100% ZDS	IDS
D	12/13/23	PLANNER COMMENTS	BAK
E	03/15/24	ADD THIRD TREE	BAK

PLANS PREPARED BY:



5944 LUTHER LANE, SUITE 725  
DALLAS, TX 75225

CONSULTANT:



2500 REDHILL AVE., SUITE 240  
SANTA ANA, CA 92705  
OFFICE: (949) 202-4913 FAX: (818) 840-0708

DRAWN BY: CHK.: APV.:

IDS JG LK

LICENSURE:

SHEET TITLE:

**NEW NORTH ELEVATION**

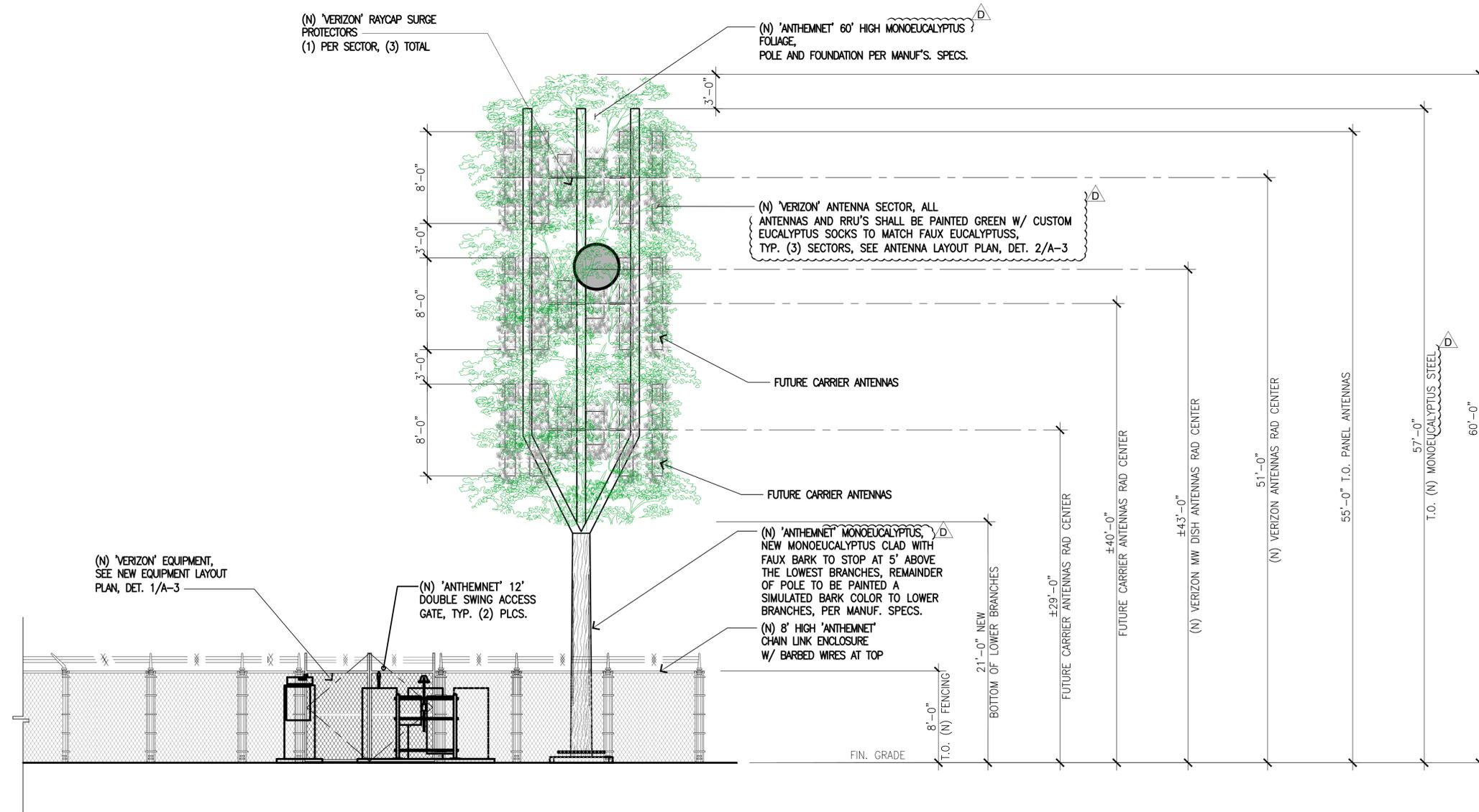
SHEET NUMBER: REVISION:

**A-6**

**E**

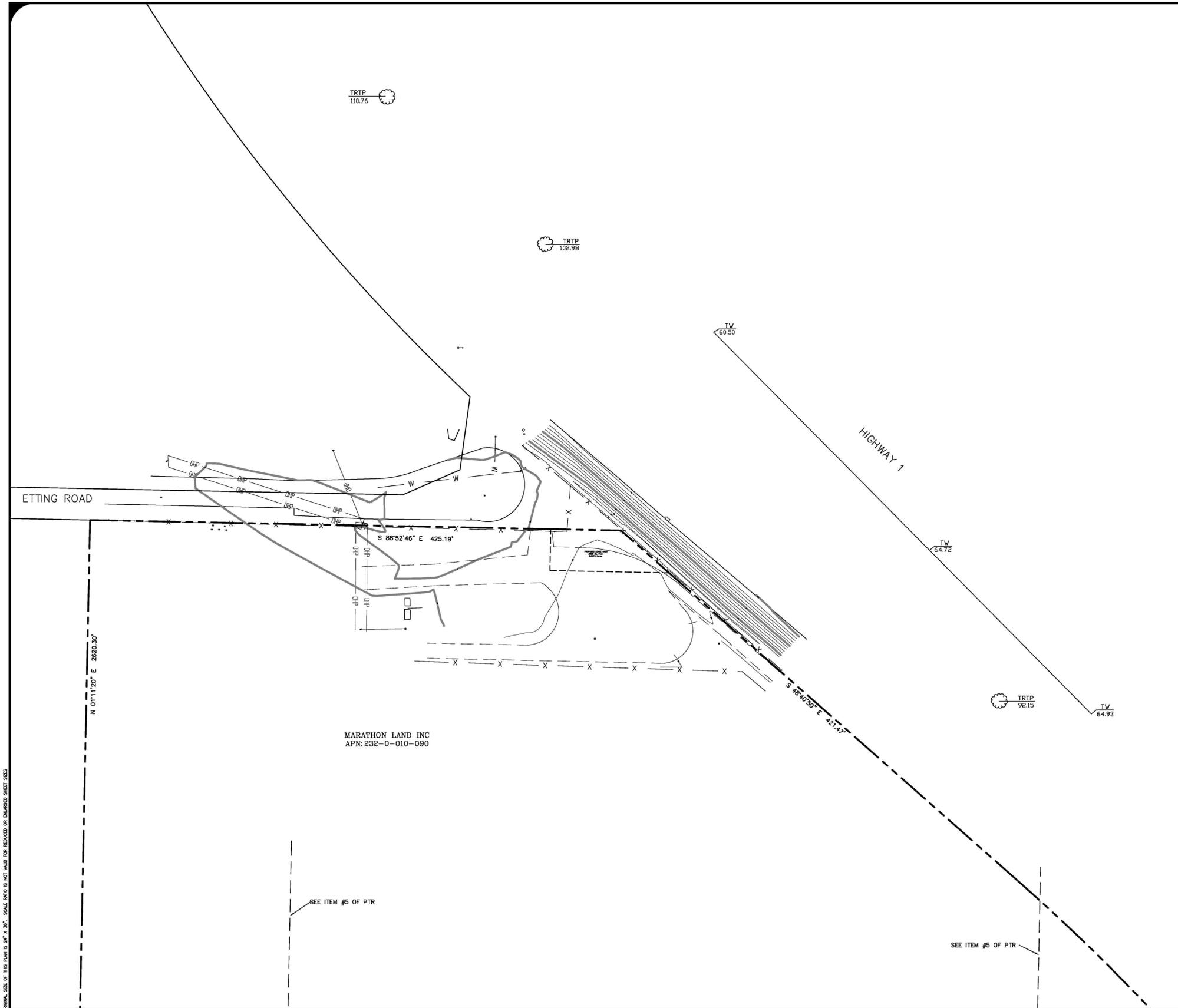
**NOTES:**

1. NEW PANEL ANTENNAS AND RRU'S SHALL BE PAINTED GREEN W/ CUSTOM EUCALYPTUS SOCK TO MATCH FAUX EUCALYPTUSS.
2. NEW STANDOFF ARM AND BRACKET PER POLE MANUF'S. SPECS., PAINTED GREEN TO MATCH FAUX EUCALYPTUSS.
3. FOR FINISHES/SOCKS, INCLUDE THE OPTION TO USE 3M WRAP IN ADDITION TO PAINT DUE TO NEWER ANTENNA MODEL REQUIREMENTS.
4. NEW MONOEUCALYPTUS, POLE AND FOUNDATION SEE MANUF'S SPECS.
5. FINISHES - (IF REQ'D) ANTENNAS TO HAVE EUCALYPTUS SOCKS, (IF REQ'D) TO BE PAINTED, OR BOTH AS NEEDED TO MATCH THE TREE FOLIAGE, NEWER ANTENNAS MAY REQUIRE USING 3M WRAP IN LIEU OF PAINTING AND INTEGRATED AIR-ANTENNAS WILL NOT ALLOW HAVING EUCALYPTUS SOCKS COVERING THE LOWER BACKSIDE (RRU) DUE TO RESTRICTING AIR FLOW AROUND COOLING FINS. RRU'S MAY REQUIRE A SHROUD (COVER) THAT CAN BE PAINTED.

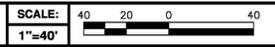




NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE ABOVE IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



NORTH SITE PLAN



LEGEND

- ⊕ BOLLARD
- + GUY WIRE
- ⊙ LIGHT POLE
- ⊙ LIGHT POLE STREET
- ⊙ MONUMENT FOUND
- ⊙ STORM DRAIN MANHOLE
- ⊙ TREE TOP DECIDUOUS
- ⊙ UTILITY POLE
- ⊙ VENT VAULT WATER
- ⊙ WATER VALVE
- W — UNDERGROUND WATER
- ELCB ELECTRICAL CABINET
- EP EDGE OF PAVEMENT
- ER EDGE OF DIRT ROAD
- FNCP FENCE TOP
- LP LIGHT POLE TOP
- NG GROUND SPOT ELEVATION
- RW RETAINING WALL TOP
- SDINL STORMDRAIN INLET
- TRTP TREE TOP DECIDUOUS
- TW TOP OF WALL
- WROH WIRE OVERHEAD
- WTPI WATER PIPE 12"
- — — BOUNDARY LINE
- — — CENTER LINE
- — — MISC. PROPERTY LINE
- — — MISC. TIE LINE
- — — RIGHT-OF-WAY LINE
- — — EASEMENT LINE
- X — FENCE LINE
- ||||| BUILDING EDGE
- — — OVERHEAD WIRES

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on October 12, 2022

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/15/2022	SITE SURVEY	DF

**FLOYD SURVEYING**  
 34006 GALLERON STREET  
 TEMECULA, CA 92592  
 OFFICE: (949) 200-0626  
 EMAIL: dfloyd.fsi@gmail.com

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

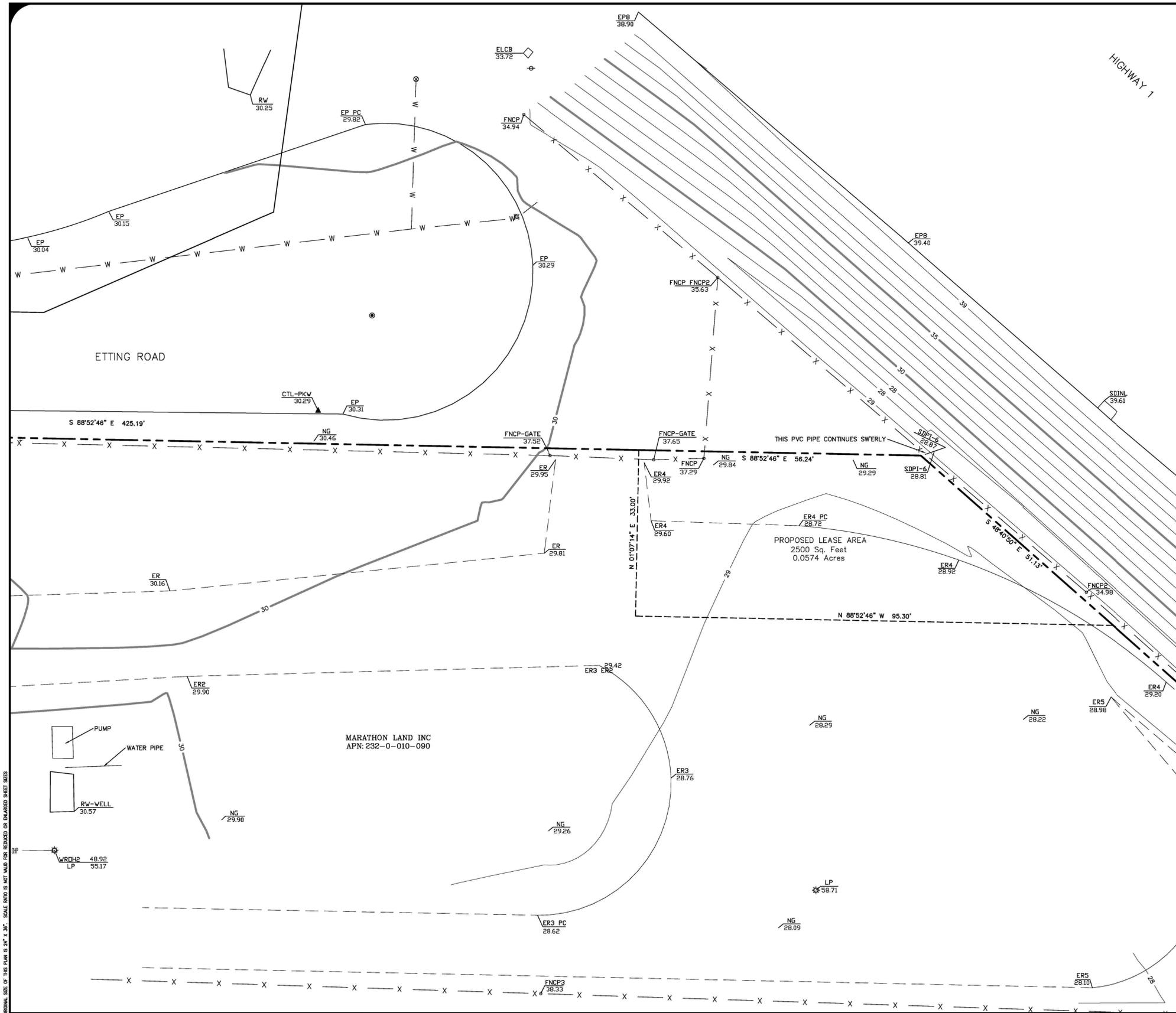
15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618



**OXNARD COLLEGE2**  
 ETTING ROAD  
 OXNARD, CA 93033

SHEET TITLE:  
**SITE SURVEY**  
**GENERAL INFORMATION**

**LS2**



**LEGEND**

- ⊕ BOLLARD
- GUY WIRE
- ⊙ LIGHT POLE
- ⊙ LIGHT POLE STREET
- ⊙ MONUMENT FOUND
- ⊙ STORM DRAIN MANHOLE
- ⊙ TREE TOP DECIDUOUS
- ⊙ UTILITY POLE
- ⊙ VENT VAULT WATER
- ⊙ WATER VALVE
- W — UNDERGROUND WATER
- ELCB ELECTRICAL CABINET
- EP EDGE OF PAVEMENT
- ER EDGE OF DIRT ROAD
- FNCP FENCE TOP
- LP LIGHT POLE TOP
- NG GROUND SPOT ELEVATION
- RW RETAINING WALL TOP
- SDIWL STORMDRAIN INLET
- TRIP TREE TOP DECIDUOUS
- TW TOP OF WALL
- WROH WIRE OVERHEAD
- WTPI WATER PIPE 12"
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
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- RIGHT-OF-WAY LINE
- EASEMENT LINE
- - - - - FENCE LINE
- ||||| BUILDING EDGE
- OVERHEAD WIRES

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- 4) Field survey completed on October 12, 2022

**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	10/15/2022	SITE SURVEY	DF

**FLOYD SURVEYING**  
 34006 GALLERON STREET  
 TEMECULA, CA 92592  
 OFFICE: (949) 200-0626  
 EMAIL: dfloyd.fsi@gmail.com

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15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618



**OXNARD COLLEGE2**  
 ETTING ROAD  
 OXNARD, CA 93033

SHEET TITLE:  
**SITE SURVEY**  
**GENERAL INFORMATION**

**LS3**

DETAIL SITE PLAN  
 SCALE: 1"=10'  
 10 5 0 10

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BARS IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

## Exhibit 4

### ANTHEMNET OXNARD COLLEGE PL23-0016 CONSISTENCY WITH THE GENERAL PLAN

The 2040 Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

*All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.*

Furthermore, the Ventura County NCZO (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs*.

- 1. LU-16.1 Community Character and Quality of Life:** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

The proposed Wireless Communications Facility (WCF) is designed as a stealth faux Eucalyptus tree to have the least amount of visual impact while ensuring the adequate provision of public facilities and services. The WCF will provide radio telecommunication services to the surrounding area and is compatible with the neighboring uses.

Based on the discussion above, the project is consistent with General Plan Policy LU-16.1.

- 2. LU-16.2 Urban Design Standards for Commercial and Industrial Development:** *The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion.*

The proposed WCF will be located on a stealth antenna support structure designed as a faux Eucalyptus tree and helps maintain a high standard of urban design and environmental quality. The stealth design of the facility and location minimizes land use conflicts and will have no impact on traffic congestion.

Based on the above discussion, the project is consistent with General Plan Policy LU-16.2.

- 3. PFS-7.1 Accessible Public Utilities:** *The County shall work with utility companies and service providers to ensure that gas, electric, broadband, cellular mobile communications, cable television, and telephone utility transmission lines are located appropriately to provide for adequate services throughout the unincorporated area.*

The proposed WCF will ensure that cellular mobile communications infrastructure is provided for adequate services throughout the unincorporated area. The location of the facility is located appropriately to blend seamlessly into the surrounding environment.

Based on the above discussion, the proposed project is consistent with General Plan Policy PFS-7.1.

- 4. PFS-7.5 Broadband Service Access:** *The County shall encourage broadband service providers to expand service areas and provide high quality access to broadband (high-speed internet) and cellular mobile communications services to residents and businesses, including unserved and underserved areas.*

The proposed WCF will provide service and high-quality access to cellular mobile communications to the City of Oxnard, Oxnard College, and the unincorporated community near Oxnard. The construction of the facility and ability to add additional antennas ensures that the residents and businesses will maintain a high quality of service.

Based on the above discussion, the proposed project is consistent with General Plan Policy PFS-7.5.

- 5. AG-1.2 Agricultural Land Use Designation:** *The County shall ensure that discretionary development located on land designated as Agricultural on the General Plan Land Use Diagram and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory is planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.*

**AG-1.8 Avoid Development on Agricultural Land:** *The County shall ensure that discretionary development located on land identified as Important Farmland on the State's Important Farmland Inventory shall be conditioned to avoid direct loss of Important Farmland as much as feasibly possible.*

The proposed facility is located on land designated as Agricultural in the General Plan Land Use Diagram and identified as Prime Farmland on the State's Important Farmland Inventory but is designed to remove as little land as possible from potential agricultural production. The facility will be located on a portion of the

property which is not used for agricultural production and will not interfere with the operations on site.

Based on the discussion above, the project is consistent with General Plan Policy AG-1.2 and AG-1.8.

## EXHIBIT 5

### CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP) CASE NO. PL23-0016

#### Anthemnet Facility-Oxnard College

#### RESOURCE MANAGEMENT AGENCY CONDITIONS

##### Planning Division

##### 1. Project Description

This Conditional Use Permit (CUP) is based on, and limited to, compliance with the project description stated in this condition, Exhibits 2-6 of the Planning Director hearing on May 16, 2024, and the remaining conditions of approval set forth below. Together, these conditions and documents describe the “Project.”

Any deviations from the Project must first be reviewed by the County to determine if they conform to the conditions of approval of CUP PL23-0016. Project deviations may require a modification of this permit and further environmental review pursuant to the California Environmental Quality Act (CEQA). Any deviation from the Project that is implemented without the required County approval constitutes a violation of this permit and applicable law.

The Project description is as follows:

This CUP authorizes the construction and operation of a new, stealth WCF for a 10-year period. The proposed WCF would be owned and operated by Anthemnet and Verizon will be the wireless carrier utilizing the new WCF.

The stealth WCF would be installed within a 2,500-square foot lease area and be comprised of a 60-foot-tall faux Eucalyptus tree and associated ancillary equipment. An emergency standby generator is also proposed to be maintained within the lease area. The Verizon equipment mounted on the faux Pine would include:

- Twelve Verizon panel antennas mounted at 51-feet above ground level;
- 6 Remote Radio Units (RRUs) mounted behind the panel antennas;
- One 4-foot diameter microwave dish antenna;
- Four equipment cabinets ground mounted in lease area.

The WCF will be unmanned, except for occasional periodic maintenance visits, and will operate 24 hours a day. Access to the facility is available from Etting Road,

a public, paved road. Water service is not required to operate or maintain the proposed project, and no exterior lighting or grading is proposed.

The development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and remaining conditions of approval below.

## **2. CUP Modification Review**

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and,
- b. Environmental review, as required pursuant to the California Environmental Quality Act (*CEQA*; *California Public Resources Code*, §§ 21000-21178) and the State CEQA Guidelines (*California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387*), as amended from time to time.

## **3. Acceptance of Conditions and Schedule of Enforcement Responses**

The Permittee's acceptance of this CUP and operations under this CUP shall be deemed to be acceptance by the Permittee of all conditions of this CUP. Failure to abide by and comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in the *Ventura County Non-Coastal Zoning Ordinance* (Article 14), which include, but are not limited to, the following actions:

- Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- Suspension of the permitted land uses (Condition of Approval No. 1);
- Modification of the CUP conditions listed herein;
- Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- The imposition of civil administrative penalties; and/or,
- Revocation of this CUP.

It is the Permittee's or the Permittee's successors-in-interest's responsibility to be aware of, and to comply with, the CUP conditions and all applicable federal, state, and local laws and regulations.

#### 4. Time Limits

##### a. Use Inauguration:

- (1) The decision to grant this CUP becomes effective upon the expiration of the 10-day appeal period following the date of decision, or when any appeals of the decision are finally resolved. Once the decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition of Approval No. 1.
- (2) This CUP shall expire and become null and void if the Zoning Clearance for Use Inauguration has not been issued within one year from the date the CUP becomes effective (See *Ventura County Non-Coastal Zoning Ordinance* [2010, § 8111-4.7]). The Planning Director may grant a one-year extension of the deadline to obtain the Zoning Clearance for Use Inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to inaugurate the permitted land use, and the Permittee has requested the extension in writing prior to the expiration of the one-year period.
- (3) Prior to the issuance of the Use Inauguration Zoning Clearance, all fees and charges billed to that date by any County agency, as well as all fines, penalties, and sureties, must be paid or submitted in full. After issuance of the Use Inauguration Zoning Clearance, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

##### b. Permit Expiration:

This CUP will expire on **XX/XX/2034**.

The uses authorized by this CUP may be temporarily extended beyond the CUP expiration date when an application for permit renewal is actively under consideration. In accordance with § 8111-2.10 of the *Ventura County Non-Coastal Zoning Ordinance*, permits being processed for renewal shall remain in full force and effect until the renewal request is acted on when:

- (1) An application for a permit modification (renewal) is filed and accepted as "complete" by the Planning Division prior to expiration of the permit (§ 8111-6); and

(2) The Permittee is in compliance with all terms and conditions of the original permit at the time the application for renewal is filed.

## **5. Documentation of Compliance with Other Agencies' Requirements**

**Purpose:** To ensure compliance with and notification of federal, state, or local government regulatory agencies that have requirements that pertain to the project that is the subject of this CUP.

**Requirement:** The Permittee shall provide the Planning Division with documentation (e.g., copies of correspondence, reports, or information related to issues permits or agreements from other agencies, which are required pursuant to a condition of this CUP) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the project.

**Documentation:** The Permittee shall provide this documentation to the County Planning Division in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division project file.

**Timing:** Copies of all correspondence, reports, or information related to issues covered by this permit, which are received by the Permittee from, or sent by the Permittee to, other Federal, State, or local jurisdictions or agencies shall be provided to the Planning Division within 30 days of their receipt/issuance. The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction or as dictated by the respective agency.

**Monitoring and Reporting:** The Planning Division shall maintain the documentation provided by the Permittee in the respective project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

## **6. Notice of CUP Requirements and Retention of CUP Conditions**

**Purpose:** To ensure full and proper notice of permit requirements and conditions affecting the use of the subject property.

**Requirement:** Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors regularly dealing with the daily operation of the proposed activities, of the pertinent conditions of this CUP.

**Documentation:** The Permittee shall maintain a current set of CUP conditions and exhibits.

**Timing:** Prior to issuance of a Zoning Clearance, the documentation of notification shall be provided. Evidence of ongoing notification shall be maintained as a public record by the Permittee for the life of the permit.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

## **7. Recordation of Notice of Land Use Entitlement**

**Purpose:** To ensure compliance with applicable permit conditions and regulations pursuant to § 8111-8.3 of the *Ventura County Non-Coastal Zoning Ordinance*.

**Requirement:** The Permittee and Property Owner of record shall sign, have notarized, and record with the Office of the County Recorder, a “Notice of Land Use Entitlement” form furnished by the Planning Division, for the tax assessor’s parcel that is subject to this CUP. The notice shall describe the responsibilities of the Property Owner and Permittee for compliance with all applicable permit conditions and regulations.

**Documentation:** The Permittee shall provide to the Planning Division a copy of the recorded “Notice of Land Use Entitlement”.

**Timing:** Prior to the issuance of a Zoning Clearance for use inauguration, the “Notice of Land Use Entitlement” shall be recorded.

**Monitoring and Reporting:** The Permittee shall return a copy of the recorded “Notice of Land Use Entitlement” form to Planning Division staff for inclusion in the project file.

## **8. Financial Responsibility for Compliance Monitoring and Enforcement**

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning

Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

- b. Establishment of Revolving Compliance Accounts: Within 10 calendar days of the effective date of the decision on this CUP, the Permittee, or the Permittee's successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
- (1) A payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in Condition 8a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.
  - (2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.
- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

## 9. Defense and Indemnity

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart

- (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

#### **10. Invalidation of Condition(s)**

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings, and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute, feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for any significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

## **11. Consultant Review and Contracting**

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions may require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In such cases, the hiring of the consultant will be at the Permittee's expense.

## **12. Relationship of CUP Conditions, Laws and Other Permits**

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this CUP, nor compliance with the conditions of this CUP, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

The Permittee shall obtain/maintain a business tax certificate for the operation of the wireless communications facility. The certificate shall be prominently displayed at the Permittees' facility's business office for the life of the permit.

### **13. Site Maintenance**

**Purpose:** To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous or unsightly conditions which are visible from outside of the Project site.

**Requirement:** The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition of Approval No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description and approved site uses shall be stored on the site during the life of this permit.

**Documentation:** The Permittee shall maintain the Project site in compliance with Condition of Approval No. 1 and the approved plans for the Project.

**Timing:** The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition of Approval No. 1 throughout the life of the Project.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

### **14. Contact Person**

**Purpose:** To facilitate the resolution of any complaints involving the facility or its operations under this CUP.

**Requirement:** In order to facilitate the resolution of complaints, a contact person that represents the Permittee shall be designated. The designated contact person shall be available, via telecommunication, 24 hours a day.

**Documentation:** The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the CUP site.

**Timing:** Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's agent(s) for the project file.

**Monitoring and Reporting:** The Planning Division shall maintain the contact information provided by the Permittee in the respective project file. If the address or

phone number of the Permittee's agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide the Planning Division with the new information in writing within three calendar days of the change. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

### **15. Resolution of Complaints**

The following process shall be used to resolve complaints related to this project:

- a. If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation.
- b. If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this permit is confirmed, County may initiate enforcement actions pursuant to § 8114-3 of the *Non-Coastal Zoning Ordinance*.

### **16. Reporting of Major Incidents**

**Purpose:** To ensure that the Planning Director is notified of major incidents within the CUP area.

**Requirement:** The Permittee shall immediately notify the Planning Director by telephone, email, FAX, and/or voicemail of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property within the CUP area.

**Documentation:** Upon request of any County agency, the Permittee shall provide a written report of any incident that shall include, but is not limited to: a description of the facts of the incident; the corrective measures used, if any; and, the steps taken to prevent a recurrence of the incident.

**Timing:** The Permittee shall provide the written report to the requesting County agency and Planning Division within seven days of the request.

**Monitoring and Reporting:** The Planning Division maintains any documentation provided by the Permittee related to major incidents in the CUP file.

### **17. Change of Permittee and/or Property Owner**

**Purpose:** To ensure that the Planning Division is properly and promptly notified of any change of property ownership or change of Permittee affecting the CUP site.

**Requirement:** The Permittee shall file, as an initial notice with the Planning Director, the name(s), address(es), telephone number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

**Documentation:** The initial notice must be submitted with the new Property Owner's and/or Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer, and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) acknowledging and agreeing to comply with all conditions of this CUP.

**Timing:** The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

**Monitoring and Reporting:** The Planning Division shall maintain notices submitted by the Permittee in the project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

#### **18. Removal of Facility for Abandonment of Use and/or Expiration of Permit**

**Purpose:** In compliance with § 8111-2.8 and § 8111-6.2 of the *Ventura County Non-Coastal Zoning Ordinance* and in order to ensure that the use of the subject property remains compatible with existing and potential uses of other property within the general area, the communication facility shall be removed if this CUP expires or if the facility is abandoned. The facility shall be considered to be abandoned if it has not been in use for 12 continuous months.

**Requirement:** Upon the expiration of this permit, or abandonment of the use, the Property Owner shall:

- a. notify the County that the Permittee has discontinued the use of the facility;
- b. remove the facility and all appurtenant structures; and,
- c. restore the premises to the conditions existing prior to the issuance of the permit, to the extent feasible, as determined by the Planning Director.

**Documentation:** Photos of the site after restoration is completed shall be provided to the County Planning Division.

**Timing:** The Property Owner shall complete the notification, removal, and restoration activities within 60 days of the expiration of this permit, or abandonment of the use, unless the Planning Director grants (in writing) additional time.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

## **19. Future Co-location of Wireless Communication Facilities and Equipment**

**Purpose:** To minimize the potential environmental impacts associated with the development of wireless communication facilities through co-location of facilities and equipment, in compliance with § 8107-45.4 of the *Ventura County Non-Coastal Zoning Ordinance*.

**Requirement:** The Permittee shall make the facility and site available to other telecommunication carriers and, in good faith, accommodate all reasonable requests for co-location in the future, subject to the following parameters:

- a. the party seeking the co-location shall be responsible for all facility modifications, environmental review, mitigation measures, associated costs, and permit processing;
- b. the Permittee shall not be not be required to compromise the operational effectiveness of its facility or place its prior approval at risk;
- c. the Permittee shall make its facilities and site available for co-location on a non-discriminatory and equitable cost basis; and,
- d. the County retains the right to verify that the use of the Permittee's facilities and site conforms to County policies.

**Documentation:** Permittee shall demonstrate to the satisfaction of the Planning Director that the wireless communications tower associated with the subject facility is engineered in a manner that can accommodate supplementary antennas to co-locate at least one additional telecommunication carrier.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit evidence to the Planning Division that the facility is engineered to accommodate the co-location of at least one additional carrier.

**Monitoring and Reporting:** Prior to the issuance of a Certificate of Occupancy, Building and Safety inspectors and Planning Division staff have the authority to inspect the facility to confirm that it is constructed as approved.

## **20. Lighting Restrictions**

Any new exterior lighting shall be hooded, and no unobstructed beam of exterior light of lighting glare shall be directed over or beyond property lines or directed toward any area along any adjoining roadway.

## **21. Required Screening Trees**

**Purpose:** To ensure visual aesthetic to mask the proposed facility from being prominently visible from public viewpoints, and to adhere to the landscaping requirements of the NCZO, the faux Eucalyptus tree must be surrounded by screening trees and be maintained for the term of the CUP. At least three (3) new 48-inch box sized trees must be planted to surround the facility and screen the WCF from public viewpoints.

**Requirement:** The new trees must be kept and maintained for the term of this CUP. If the new trees do not survive, or are removed for any reason, the permittee shall submit a landscape plan to bring the facility back into compliance with the landscape requirements of § 8175-5.20.3(r) of the Ventura County Non-Coastal Zoning Ordinance.

**Documentation:** The permittee shall submit a landscape plan, and a signed agreement between the property owner and the applicant ensuring that the trees will not be removed and will be maintained during the CUP term.

**Timing:** The landscape plan must be approved by the Planning Director prior to issuance of the Zoning Clearance for Construction. In the event that the trees do not survive, or are removed, the permittee shall submit a new landscaping plan to the Planning Division for review and approval.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved plans in the Project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

## **ENVIRONMENTAL HEALTH DIVISION CONDITIONS**

### **22. Hazardous Materials/Waste Management (CUPA Permit Required)**

**Purpose:** To comply with the California Code of Regulations Title 22, Division 4.5, California Health and Safety Code chapter 6.95; and Ventura County Ordinance Code, and to ensure the safe storage, handling, and disposal of any potentially hazardous material and/or waste.

**Requirement:** The Permittee shall submit a Hazardous Materials Business Plan (HMBP) to the Environmental Health Division/Certified Unified Program Agency (Ventura CUPA) for storage of hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid). If hazardous wastes are generated, an EPA ID number issued by the California Department of Toxic Substances Control must be obtained and maintained in active status. Wastes identified as "non-hazardous" may require waste determination analysis to confirm if wastes are listed hazardous wastes, exhibits a hazardous characteristic through testing, or application of general knowledge.

**Documentation:** A completed HMBP must be submitted to the Ventura CUPA electronically through the California Environmental Reporting System (CERS). Maintain all records of hazardous waste determination testing and disposal and make available for review by this Ventura CUPA staff upon request.

**Timing:** HMBP must be submitted through CERS annually, and whenever there is a change to the type, quantity, or location of the hazardous materials. EPA ID number must be renewed annually.

**Monitoring and Reporting:** Verification of hazardous materials inventory as well as ongoing compliance with requirements shall be accomplished through field inspection by Ventura CUPA staff. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency website: <https://vcrma.org/cupa>

### **23. Hazardous Materials/Waste Reporting and Management – Battery Storage**

**Purpose:** To ensure the storage, handling, and disposal of any potentially hazardous material associated with batteries at wireless communication facilities complies with applicable State and local regulations.

**Requirement:** Used batteries must be properly disposed of or recycled in accordance with state and local regulations. If hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid) are stored onsite, or any hazardous wastes are generated, additional permitting, monitoring, and reporting requirements would apply. This threshold shall be calculated as the cumulative total of all batteries on the site. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency (CUPA) website: <https://vcrma.org/cupa>

**Documentation and Reporting:** Verification of hazardous materials inventory as well as ongoing compliance with requirements shall be accomplished through field inspection by Ventura County CUPA staff. CUPA staff may request any documentation needed to determine whether a substance is considered a hazardous material. CUPA staff may request a site visit to determine if reportable quantities are being stored at a location and therefore require the submission of a Hazardous Materials Business Plan (HMBP) and issuance of a permit.

**Monitoring:** Ventura County CUPA staff responds to issues related to the proper storage and disposal of hazardous materials and wastes. When applicable, the Ventura County CUPA issues hazardous material and hazardous waste permits and conducts site inspections.

## **PUBLIC WORKS AGENCY CONDITIONS**

### ***Water Quality Section***

#### **24. Compliance with Stormwater Development Construction Program**

**Purpose:** To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004002 (Permit), the proposed project will be subject to the construction requirements for surface water quality and storm water runoff, in accordance with Part 4.F., "Development Construction Program", of the Permit.

**Requirement:** The construction of the proposed project shall meet requirements contained in Part 4.F., "Development Construction Program", of the Permit through the inclusion of an effective combination of construction best management practices (BMPs) during all ground disturbing activities.

**Documentation:** The Permittee shall submit a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre) to the Public Works Agency - County Stormwater Program (CSP) for review and approval, a template for which can be found at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>.

**Timing:** The above listed item shall be submitted to the CSP for review and approval prior to issuance of a zoning clearance for construction.

**Monitoring and Reporting:** The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs. (CSP-3)

## **VENTURA COUNTY AIR POLLUTION CONTROL DISTRICT CONDITIONS**

### **25. Construction Dust**

**Purpose:** To ensure that fugitive dust and particulate matter that may result from site preparation and construction activities are minimized to the greatest extent feasible.

**Requirement:** The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

**Documentation:** The project applicant shall ensure compliance with the following provisions:

1. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
2. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
3. All trucks shall cover their loads as required by California Vehicle Code §23114.
4. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering.
5. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.
6. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
7. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the

degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

**Timing:** Throughout the construction phases of the project.

**Reporting and Monitoring:** Dust control is a standard condition on all Grading Permits issued by Public Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of dust-related provisions for grading operation shall also be conducted by APCD staff on a complaint-driven basis.

## **26. Complaint-Driven for Discharge Pollutants**

**Purpose:** To ensure that discharge of air contaminants that may result from site construction or operations are minimized to the greatest extent feasible.

**Requirement:** Construction and operation shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, as described below.

- A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

**Documentation:** There is no documentation required for this condition.

**Timing:** Throughout the period of the construction and CUP.

**Monitoring and Reporting:** Monitoring and Enforcement of the Nuisance Rule shall be conducted by APCD staff during compliance inspections and on a complaint-driven basis.

## **27. Permits Required for Emergency Generator**

**Purpose:** To ensure that project operations, such as standby generators, shall be conducted in compliance with all applicable VCAPCD Rules and Regulations, in particular Rule 10, (Permits Required), for certain types of new and modified equipment and operations that require APCD permits prior to installation.

**Requirement:** The Permittee shall obtain an Authority to Construct prior to installation and a Permit to Operate prior to operation. All APCD Permitting requirements shall be satisfied prior to any operations commencing onsite. To contact APCD Permitting, please

contact the Engineering Division at 805-303-3688 or by email at engineering@vcapcd.org.

**Documentation:** An approved Authority to Construct and an approved Permit to Operate from APCD.

**Timing:** The Permittee shall submit the appropriate applications and supporting documentation to APCD for review and approval prior to beginning construction or installation or prior to beginning operation. The Permittee shall provide the Planning Division these APCD permits, or written confirmation from APCD that the permits are not needed, prior to the issuance of a Zoning Clearance for use inauguration and/or installation.

**Monitoring and Reporting:** A copy of both the approved Authority to Construct and a Permit to Operate shall be maintained as part of the project file. Ongoing compliance with the requirements of the Permit to Operate shall be accomplished through field inspection by APCD inspectors.

## **VENTURA COUNTY FIRE PROTECTION DISTRICT CONDITIONS**

### **28. Fire Code Permits**

**Requirement:** Applicant and/or tenant shall obtain all applicable International Fire Code (IFC) permits prior to occupancy or use of any system or item requiring an IFC permit. Per 2022 CFC "to store, handle or use Class II liquids in excess of 25 gallons in a building or in excess of 60 gallons outside a building" a Ventura County Fire Code Permit is required.

## **OTHER CONDITIONS**

### **29. Diesel Fuel Tank Area**

**Purpose:** In accordance with the Ventura County General Plan Goals, Policies, and Programs Policies WR-2.1, WR-2.2, WR-2.3, WR-4.5, Diesel Fuel Tank Area is required.

**Requirement:** The Diesel Fuel Tank Area shall be constructed with a covered (roof or canopy), concrete pad with berm designed to prevent runoff and to collect all spilled liquids into a sump for legal disposal off site. The concrete pad shall be underlain by a cemented and lapped 80-mil HDPE liner turned up on the edges to prevent leakage.

**Documentation:** A copy of the approved Diesel Fuel Tank Area site plan.

**Timing:** Prior to the Issuance of a Zoning Clearance for use inauguration, the Permittee shall submit a Diesel Fuel Tank Area site plan to the WPD for review and approval.

**Monitoring and Reporting:** A copy of the approved Diesel Fuel Tank Area site plan will be maintained in the case file. The Permittee shall allow the WPD to inspect the Diesel Fuel Tank Area upon request. (GWQ-4).

### **30. Pesticide Application Restricted Entry Interval**

**Purpose:** In order to prevent the entry of service technicians or other facility personnel to the permitted site during a pesticide application or the Restricted Entry Interval of an application, the permittee must designate a point of contact and post the contact information on or at the facility.

**Requirement:** The Permittee shall designate a point of contact for agricultural operators to inform the relevant person(s) of pesticide applications near the facility and the Restricted Entry Intervals of said applications. The Permittee shall post on or at the facility the contact information of the designated point of contact. The posting must:

- Be visible and readable from at least as far as the CUP boundary,
- Be written in both English and Spanish,
- Include language equivalent to “To inform service technicians of pesticide applications and Restricted Entry Intervals, please contact...”, and
- Have current, accurate contact information for a point of contact that responds to contact from agricultural operators in a timely fashion during normal business hours.

**Documentation:** The Permittee shall provide a copy and picture of the posted sign and all relevant information to the Ventura County Department of Agriculture/Weights & Measures (VCDAWM) for review and approval.

**Timing:** Prior to the issuance of a Zoning Clearance for Use Inauguration, the Permittee shall receive approval from the Planning Division and post the required information on site. This information must be updated and maintained for the life of the permit.

**Monitoring and Reporting:** VCDAWM shall report any failure to comply with this condition to the Planning Division.



# OXNARD COLLEGE

2556 ETING ROAD  
OXNARD, CA 93033



PHOTOGRAPHIC VISUALIZATIONS CREATED BY



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## PROJECT DESCRIPTION

**THIS PROJECT IS AN UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:**

### ANTHEMNET:

1. NEW (1) 60' HIGH MONOEUCALYPTUS <sup>D</sup>

### VERIZON:

2. NEW (6) 8' ANTENNAS
3. NEW (3) 4' LS6 ANTENNAS
4. NEW (3) CBRS ANTENNAS
5. NEW (3) RRU B13/B5
6. NEW (3) RRU B2/B66
7. NEW (2) NEW EQUIPMENT CABINETS
8. NEW (1) FUTURE EQUIPMENT CABINET
9. NEW (1) GPS ANTENNA
10. NEW (3) RAYCAP (SURGE PROTECTORS)
11. NEW (1) 30KW STANDBY DIESEL AC GENERATOR WITH 203 GAL. TANK CAPACITY
12. NEW HYBRID CABLES AND JUMPERS
13. NEW UTILITY CONDUIT RUNS
14. NEW 8' HIGH CHAIN LINK EQUIPMENT ENCLOSURE
15. INSTALL (N) 4'FT. MW DISH MODEL # XXXX-XXX
16. RAD CENTER IS 43.0' FT.
17. AZMUTH IS: TBD

County of Ventura  
Planning Director Hearing  
Case No. PL23-0016  
Exhibit 6 - Photo Simulations

GEODETIC COORDINATES  
34.16103/-119.14055

This photo simulation is being provided as a conceptual representation of the proposed wireless facility. For exact dimensions and design, please refer to the submitted plans. Ascend South West is not Responsible for Post Simulation Production Design Changes, Scaling Error, Omissions, Color Discrepancies, Material Variances or any Construction Related Concern.

Rev Date: 12/20/23



Existing Conditions



Proposed Site Build

View: 1  
Revision Date: 12/20/23

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Existing Conditions

Proposed Site Build

View: 2  
Revision Date: 12/20/23

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Existing Conditions



Proposed Site Build

View: 3  
Revision Date: 12/20/23

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**NETWORK  
CONNEX**

EST. 2008  
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**ANTHEMNET**