

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Christopher Murillo, Assistant Planner

DATE: April 2, 2026

SUBJECT: **Project Name: Downtown Market Alcohol Special Use Permit;** Planning and Zoning Permit No. 25-510-03 (Special Use Permit - Alcohol), Property Located at 520 W. Fifth Street, APN 202-0-132-170.

- 1) **Recommendation:** That the Planning Commission (“**Commission**”):
 - a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
 - b) Adopt Resolution 2026-XX approving Planning and Zoning Permit No. 25-510-03 (Special Use Permit - Alcohol), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request for a new Alcohol Beverage Control (ABC) Type 21 (Off-Sale General) license to authorize the sale of Beer, Wine, and Distilled Spirits for off-site consumption in a two-story commercial building (Downtown Market) within an existing 3,494 square-foot tenant space located at 520 West Fifth Street (APN: 202-0-132-170) within the Downtown Edge (DT-E) zone. The proposed hours of alcohol sales is to be from 7 A.M. to 10 P.M.; Monday through Sunday. Filed by designated agent Elias Toma, 520 W. Fifth Street, Ste. A, Oxnard, CA 93030 on behalf of the property owner Peter J Hercz , 11 Madrigal San Clemente, CA 92673.

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

- 3) **Existing & Surrounding Land Uses:** The 0.38-acre site is currently developed with an existing 3,494 square-foot retail space located within the DT-E zone. The project site is surrounded by downtown commercial uses towards the East of the subject site and residential uses towards the west of the subject site. The following table summarizes the land uses and zoning designations of the project site and adjacent properties, which are also illustrated in Attachment A:

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Figure 1: Surrounding Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown Edge (DTE)	Downtown Edge (DT-E)	Grocery Store (Downtown Market) and Commercial Offices
North	Downtown Edge (DTE)	Downtown Edge (DT-E)	Single and Multi-Family Residences
	Residential Low Medium (RLM)	Multi-Family Residential (R-2)	Oxnard Housing Authority Office
South	Downtown Edge (DTE)	Downtown Edge (DT-E)	Single and Multi-Family Residences
	Residential Medium (RM)	Garden Apartment (R-3)	
East	Downtown Edge (DTE)	Downtown Edge (DT-E)	Various Commercial Uses
West	Commercial Office (COF)	Commercial Office Planned Development (C-O-PD)	Single Family Residence and Recovery Home

- 4) Background Information:** On July 20, 1960, Building Permit No. B14176 was approved to construct a fourplex Office Building with associated site improvements. On June 24, 2024; Plan Check No. 24-2603 was submitted to integrate a retail tenant space in the existing multi-unit office building.

The market has been operational for 1 year and previously has not sold alcohol prior to the submittal of a Special Use Permit from the City of Oxnard. Currently, the market sells common household items (cleaning supplies/solutions, toiletries, over-the-counter medicine), pre-packaged food, non-alcoholic beverages, and other related items. The market's current hours of operation are Monday through Sunday, 9:00 A.M to 10:00 P.M.

The applicant is now requesting a Type 21 ABC License to authorize the sale of alcohol for off-site consumption.

- 5) Environmental Determination:** In accordance with Section 15301, Class 1 (Existing Facilities) of the State California Environmental Quality Act (CEQA) Guidelines, projects involving "negligible or no expansion of use beyond that existing at the time of the lead agency's determination" may be found to be exempt from the requirements of CEQA. The Project involves a request to sell alcohol for off-site consumption within an existing multi-tenant commercial-office building and will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the

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Exemption. Therefore, Staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (Attachment C).

6) Analysis:

General Discussion: The proposed project is a request for a new ABC Type 21 license to authorize the sale of beer, wine, and distilled spirits for off-site consumption in a neighbor market within an existing 3,494 square-foot tenant space. In accordance with the General Commercial Zoning District and Oxnard City Code Sec. 16-107, the ability to sell alcohol for on-site consumption is subject to approval of an Alcohol Special Use Permit (ASUP) by the Planning Commission.

- a) **General Plan & Zoning Consistency:** The 2030 General Plan designation for the site is DTE and the zoning designation is for Downtown Edge (DT-E). General Plan Policy ICS-19.2 encourages Police Department review of development projects. The Project was reviewed by the Police Department and the recommendations are incorporated into the conditions of approval. Therefore, this Project is consistent with Policy ICS-19.2.

The subject market is proposed in the Downtown-Edge (Open Sub-Zone) Zoning District. The Downtown-Edge (Open Sub-Zone) is characterized by a mix of housing types with certain non-residential uses being allowed (subject to size limitations for compatibility). The subject market is applying for the sale of beer, wine, and distilled spirits in an existing market between residential and downtown commercial uses. In accordance with the Oxnard Downtown Code Sec. 16-148, the ability to sell alcohol for off-site consumption is subject to approval of a Special Use Permit by the Planning Commission. With approval of this permit, the proposed use is consistent with the zoning designation of the property.

- b) **Police Department Review:** The Oxnard Police Department provided a comprehensive report and analysis of the proposed alcohol request (Attachment D) in accordance with City Council Resolution No. 11,896 (Attachment E). The report analyzes the number of establishments selling alcoholic beverages within 350 feet and 1,000 feet of the Project site to determine whether a presumption of undue concentration exists, and whether approval of the ASUP is likely to significantly aggravate policing problems. The Police Department's Report is broken down into an analysis of the concentration of alcohol outlets, crime statistics, police and community input, and conclusion. The table below summarizes the findings of the Police Department's Report:

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Figure 2: Alcohol outlets located within 350 Feet

#	Business Name	Address	ABC Type	ASUP	On/Off -Sale	Premise	Alcohol	Alcohol Hours *
1	None							

**Alcohol hours reflect the period the business is permitted to serve alcohol under State law or by established City conditions.*

Figure 3: Alcohol outlets located between 350 Feet and 1000 Feet

#	Business Name	Address	ABC Type	ASUP	On/Off -Sale	Premise	Alcohol	Alcohol Hours *
1	Glass Bottle	344 S. C St.	21	N	Off	Liquor Store	Beer Wine Spirits	6a-2a
2	Tacos El Diablo	509 S. C St.	41	Y	On	Restaurant	Beer Wine	7a-9p
3	Beer Cave	521 S. C St	20	N	Off	Convenience Store	Beer Wine	6a-10p
4	Knights of Columbus	632 S. D St.	51	N	On	Club	Beer Wine Spirits	6a-2a
5	Doc's Meat Market #2	630 S. C St.	20	N	Off	Convenience Store	Beer Wine	7a-9p

**Alcohol hours reflect the period the business is permitted to serve alcohol under State law or by established City conditions.*

***These businesses are under construction. Shake Shack and Conico each have Alcohol SUPs. Springhill Suites' Alcohol SUP is pending approval.*

Concentration of Alcohol Outlets:

The Oxnard Police Department has reviewed the application for a Special Use Permit to approve an ABC Type 21 license for the Downtown Market. The report states that there are no existing supermarkets with alcohol licenses within the vicinity of the project location. This establishes that there is not an undue concentration under City standards. Therefore, a finding of public convenience can be made for this proposal. The Oxnard Police Department has recommended approval of the requested application.

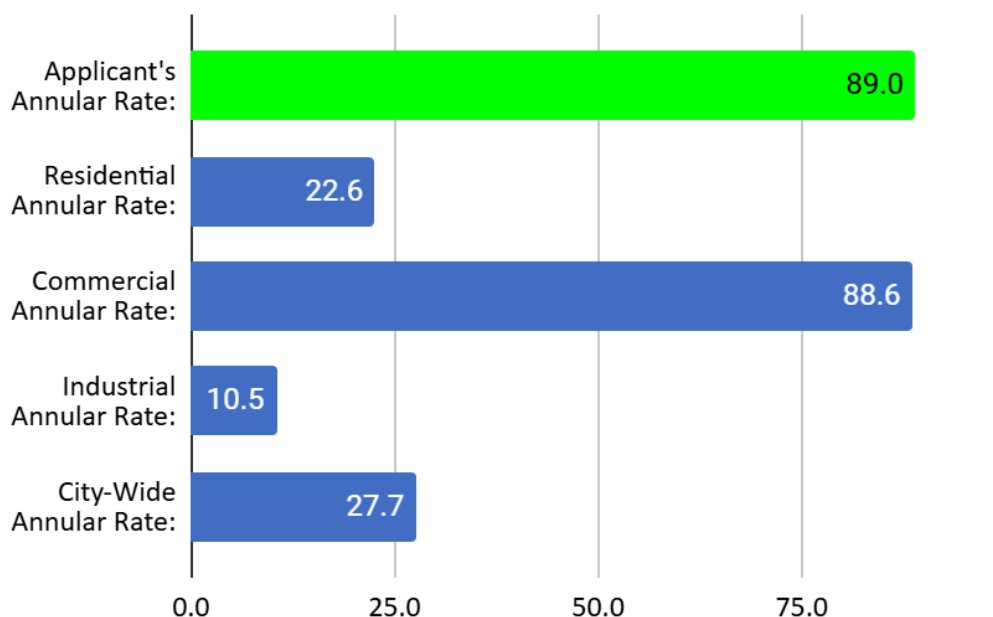
In the case of the applicant site, the annular crime rate is above the average annular citywide rate. This shows the site as having a crime rate above the standard established in 23958.4(1) B&P. Currently there are three off-sale licenses within the applicant's census tract. According to the ABC, four off-sale licenses are permitted within this census tract. Based on the above findings, there is not an undue concentration under the provisions of California Business and Professions Code Section 23958.4

Crime Statistics:

For comparison purposes the Police Department calculates the average number of IBRS¹ Group A and B crimes that occurred during a selected 12-month period. In the case of this report, all calculations are based on statistics from 2024. The average city-wide, annular average of Group A and B crimes is 27.7.

The average number of Group A and B crimes in the applicant's 1000 foot annular area is 89. This is above the average for commercial properties citywide and can be best illustrated in the graph below:

Figure 4: Crime Rate Per 1,000-Foot Radius Around Site



Police Department Input:

The Beat Coordinator who is responsible for the day-to-day monitoring of activity and deployment of police resources for the surrounding area said that the location is not generally considered to be a policing problem and has not required any specific attention.

Although the crime rate for the applicant site is higher than the City-wide average, the site rate is consistent with the average for commercial properties in the City.

¹ NIBRS - The National Incident Based Reporting System is an incident based data collection process local law enforcement agencies use to collect and report crime stats annually to the FBI. NIBRS replaces the Uniform Crime Report data collection system that was initiated in 1929.

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Community Input:

Several nearby business operators were contacted and interviewed regarding this business's request to sell alcohol. The comments were supportive; however, one concern was raised concerning single sales of beer, wine, and mixed drinks. The interviewee was advised that the applicant's conditions would prohibit single sales. With this information, the interviewee withdrew his concern.

Area Residents:

The Hobson Park East Neighborhood Chair was contacted and briefed about the project. He had no concerns about the project provided it was adequately conditioned.

Conclusion:

Downtown Market has been operating at this site since July 2025. The business is clean and orderly and has a broad inventory of grocery items

Concentration, Public Convenience and Necessity:

As previously discussed, there is no undue concentration of alcohol establishments under the standards established by the State of California or the City of Oxnard.

The proposed establishment is located where there are five other alcoholic beverage establishments. Within 1000-feet of the proposed establishment, there are three off-sale and two on-sale establishments. Authorizing an additional establishment will not exceed the concentration limits established by the City or the State.

Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if any adverse impact on the community or policing services.

- 7) Community Workshop and Public Input:** This Project is located within the Hobson Park East Neighborhood. On January 27, 2026, the Applicant mailed notices of the Community Workshop meeting to all property owners within the Hobson Park East Neighborhood. The Applicant also provided a notice, on the Project site, with a brief description of the project and contact information. The Community Workshop was held on February 9, 2026. The Chair of the community was present at the Community Workshop for this item. Staff received one comment in support of the project during the meeting, but raised concern in regards to the sale of single-shot bottles of distilled liquor. This issue is addressed in the *Police Operating Conditions*.

Consistent with public noticing requirements, the Planning Commission hearing was advertised in the newspaper, with an on-going site posting, and by mail to property owners within 300 feet of the subject property. To date, Staff has received one public comment in

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support for the project.

- 8) Appeal Procedure:** In accordance with Oxnard City Code Section 16-545, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the Planning Division's Office and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

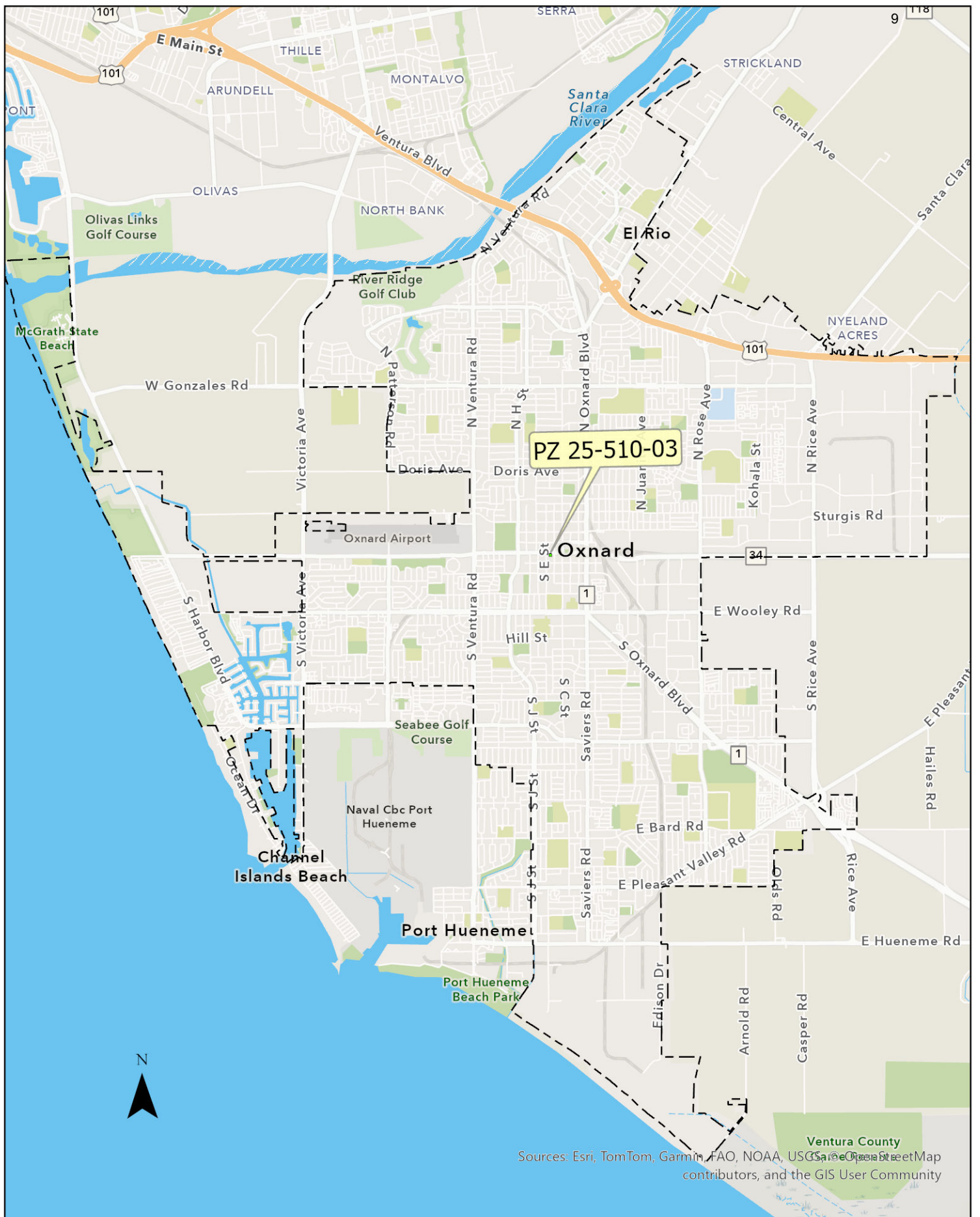
- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Police Department Report
- E. City Council Resolution No. 11896
- F. Draft Resolution PZ 25-510-03 (Special Use Permit - Alcohol)
- G. Staff Presentation

ATTACHMENT

A

MAPS

**(VICINITY, Aerial, GENERAL PLAN,
ZONING)**



0 0.5 1 2 Miles

Vicinity Map



0 25 50 100 Feet

Aerial Map

PZ 25-510-03



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

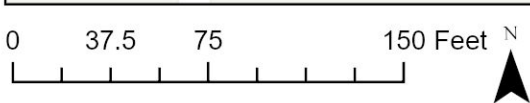
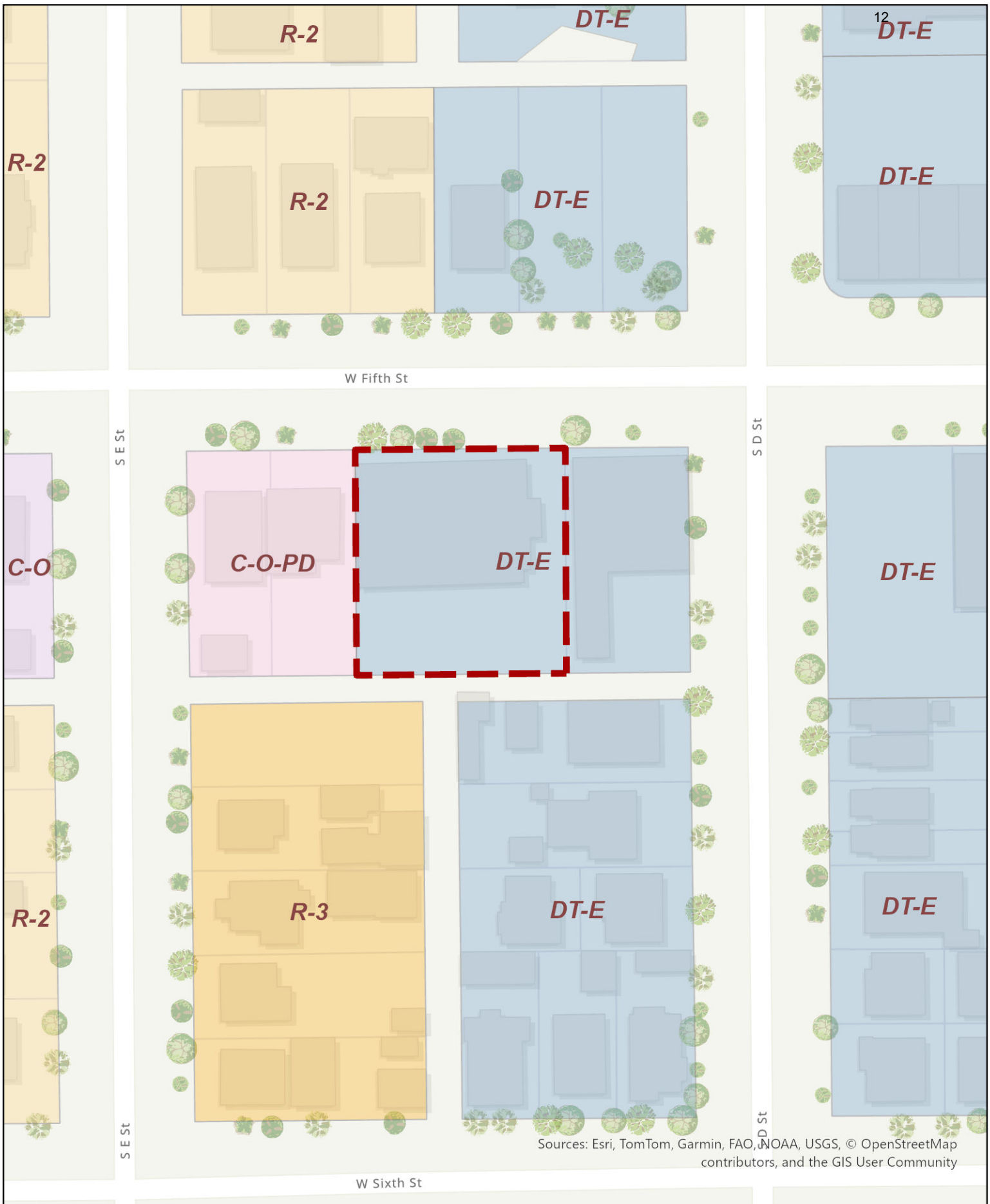
0 75 150 300 Feet

N



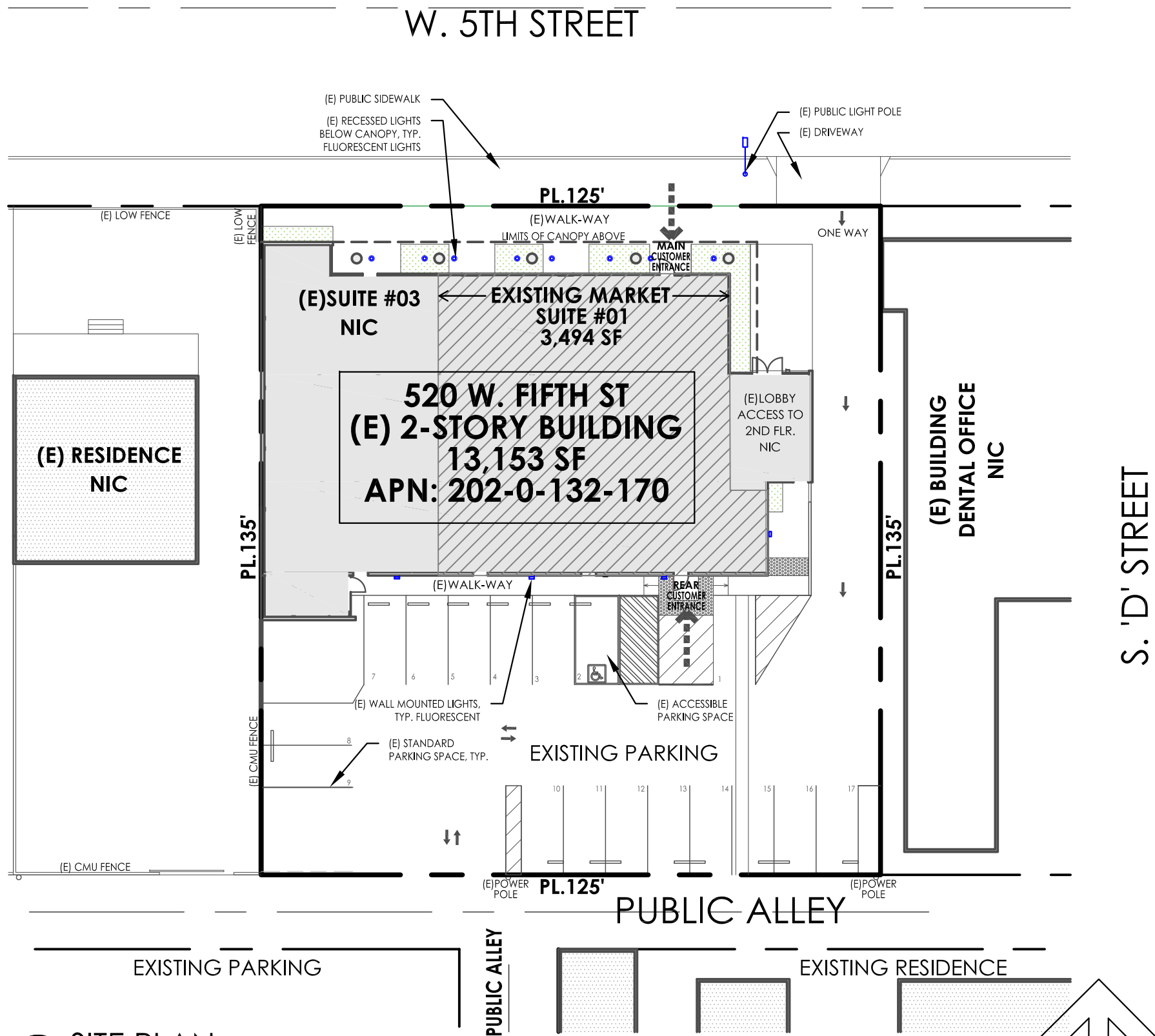
General Plan 2030 Map

PZ 25-510-03



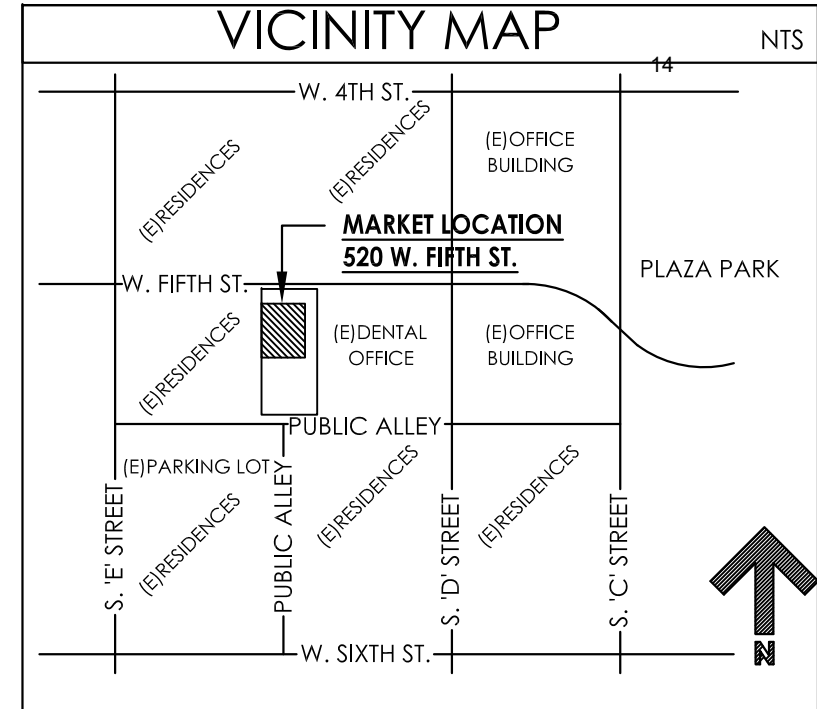
ATTACHMENT B

Project Plans



1 SITE PLAN
1" = 25'-0"

PARKING TABULATION	
REQUIRED PARKING SPACES (13,153/1000) FOR COMMERCIAL USES (OFFICE/RETAIL)	14 SPACES
PROVIDED:	
STANDARD SPACES	16 SPACES
VAN ACCESSIBLE	1 SPACE
TOTAL PARKING SPACES	17 SPACES

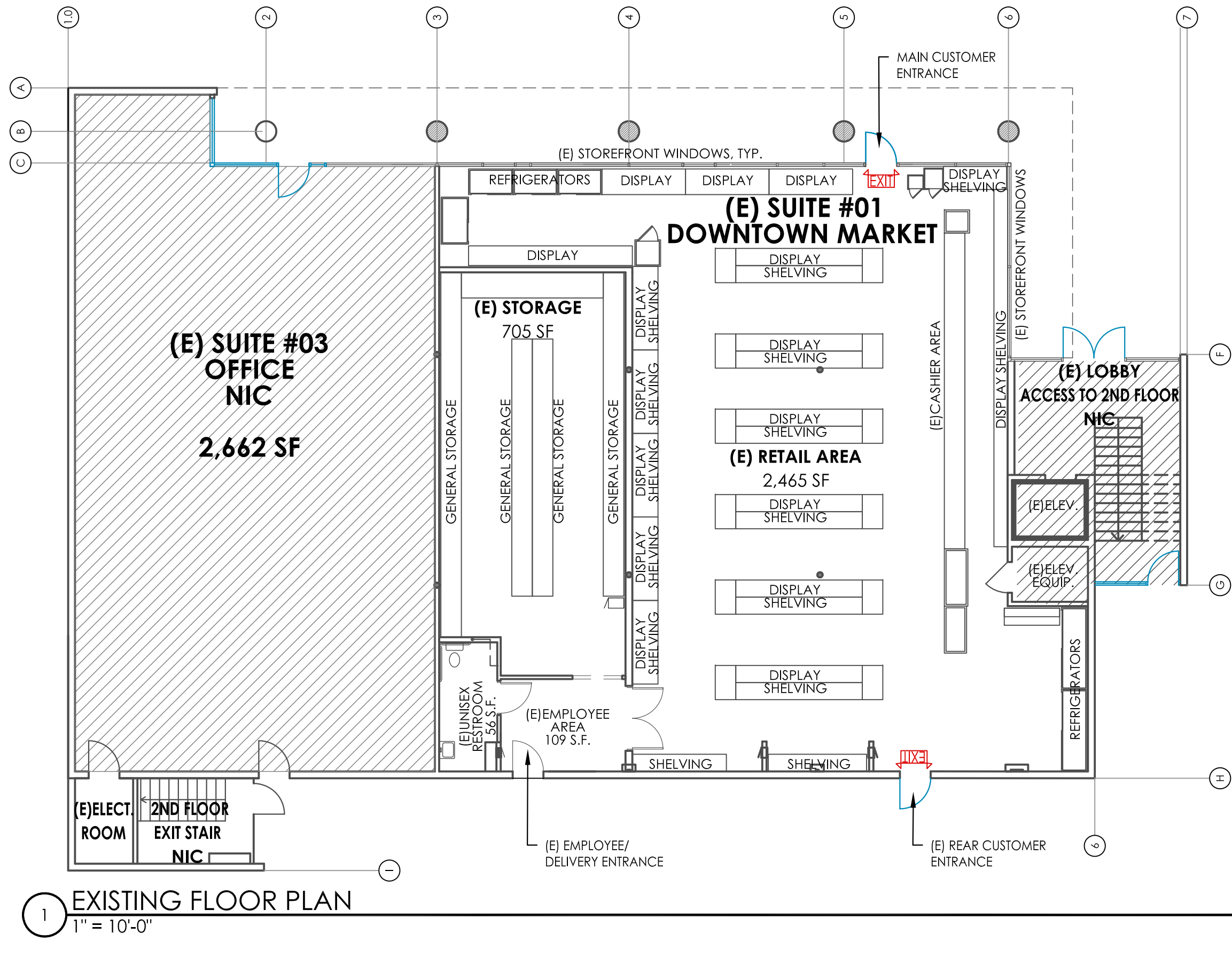


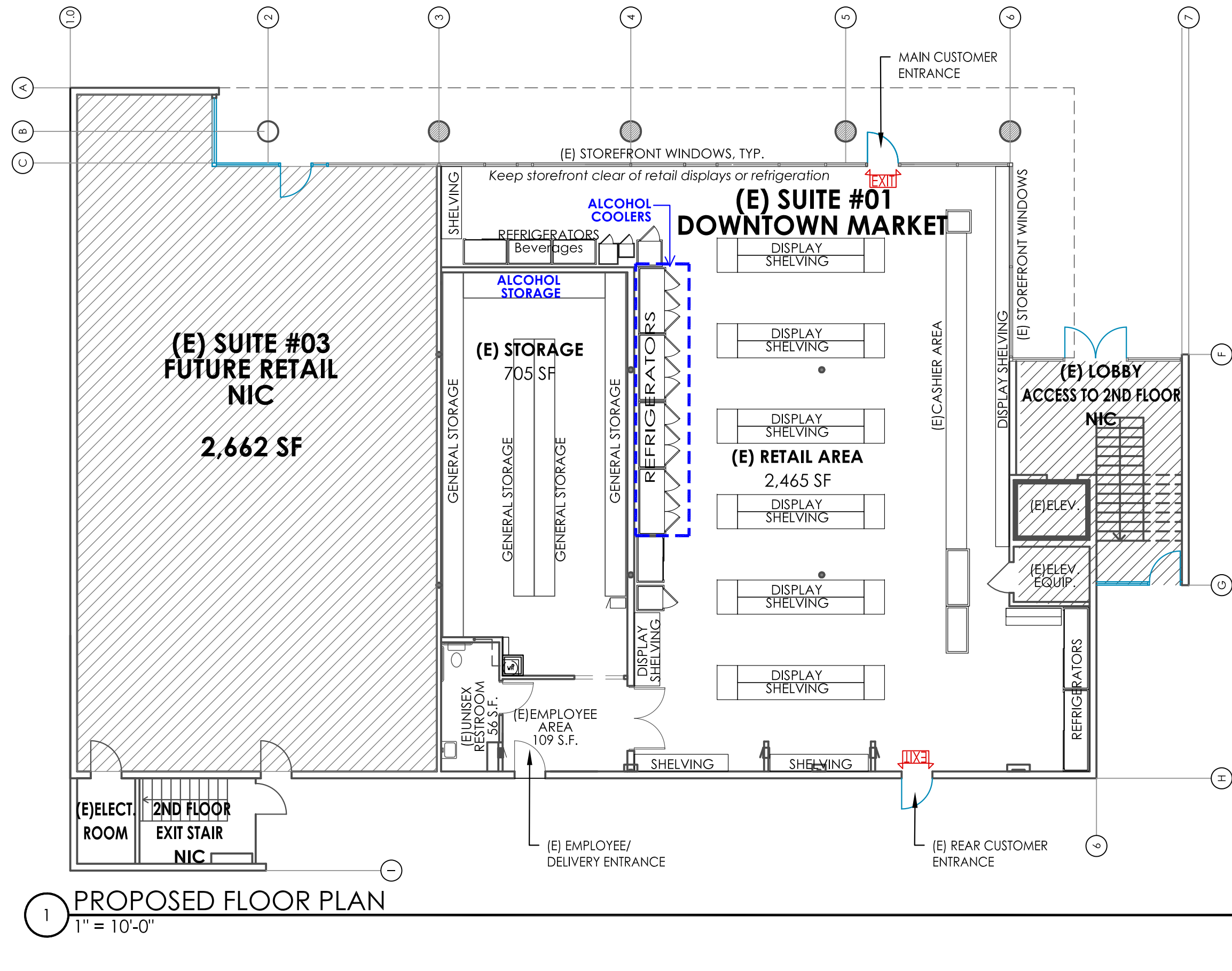
PROJECT ANALYSIS

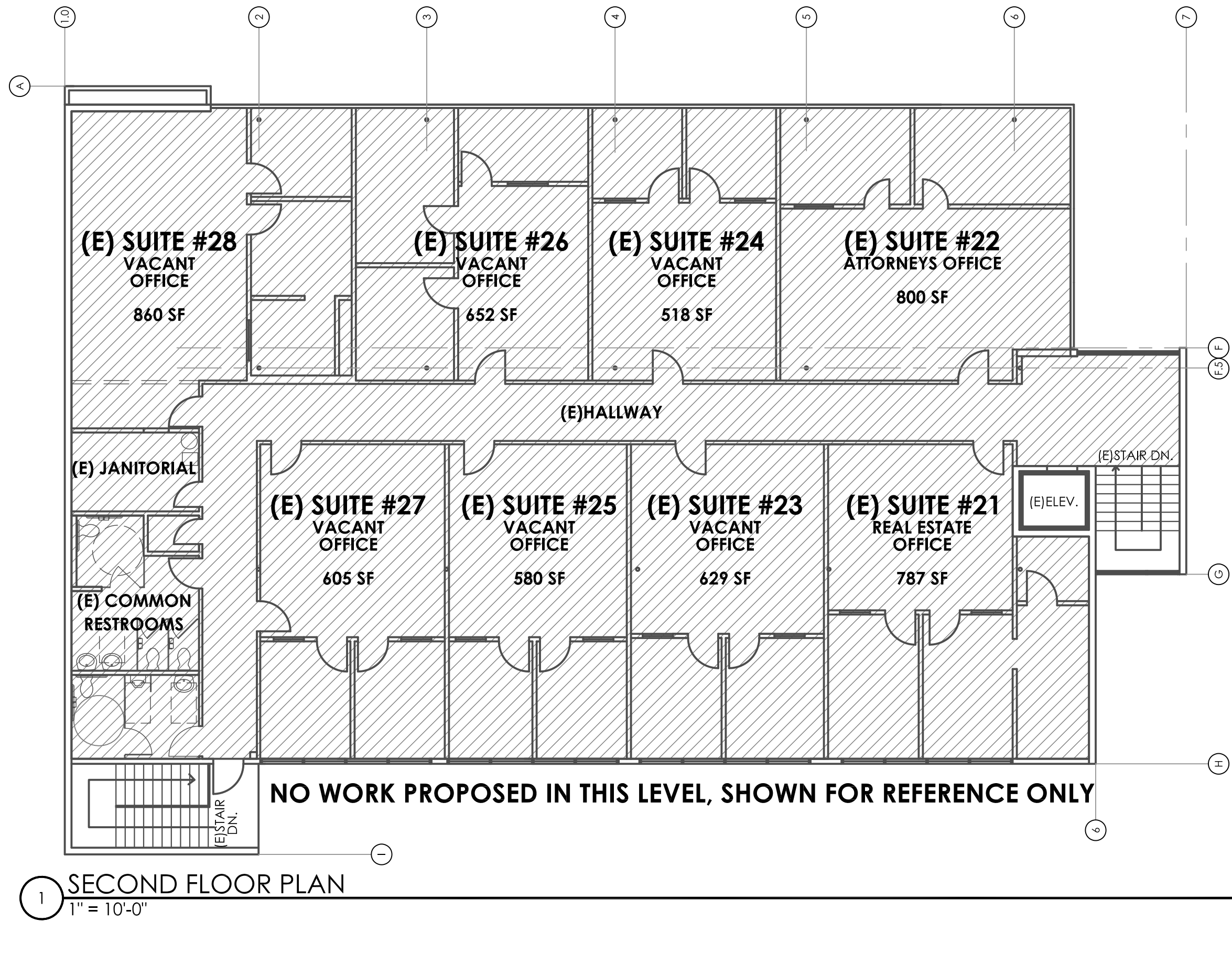
PROJECT ADDRESS	520 W. FIFTH ST. SUITE #01 OXNARD CA 93030
ASSESSORS PARCEL NO.	202-0-132-170
SITE AREA	(0.38 AC) 16,875 SF
EXISTING USE	COMMERCIAL /OFFICE
OCCUPANCY GROUP	B & M
CONSTRUCTION TYPE	III-B
FIRE SPRINKLER SYSTEM	NO
NUMBER OF STORIES	(E) 2 STORIES
BUILDING FOOTPRINT	6,348.0 SF
EXISTING BUILDING AREAS: NO CHANGE TO SIZE OF BUILDING	
1ST FLOOR:	6,348.0 SF
SUITE 01- RETAIL, MARKET	3,494.0 GSF
SUITE 03- OFFICE, VACANT	2,662.0 GSF
COMMON AREAS	192.0 GSF
2ND FLOOR:	6,805.0 SF
SUITE 21- OFFICE, REAL ESTATE	787.0 GSF
SUITE 22- OFFICE, ATTORNEY	800.0 GSF
SUITE 23- OFFICE, VACANT	629.0 GSF
SUITE 24- OFFICE, VACANT	518.0 GSF
SUITE 25- OFFICE, VACANT	580.0 GSF
SUITE 26- OFFICE, VACANT	652.0 GSF
SUITE 27- OFFICE, VACANT	605.0 GSF
SUITE 27- OFFICE, VACANT	860.0 GSF
COMMON AREAS	1,374.0 GSF
TOTAL BUILDING AREA	13,153.0 SF
AREA OF WORK	SUITE 01 - MARKET (GROUND FLOOR)
	3,494.0 GSF

PROJECT DIRECTORY

ARCHITECT: LIZETTE ELENES ERA ARCHITECTS OXNARD, CA (805) 824-4188	TENANT/APPLICANT: DOWNTOWN MARKET 805 ATTN: ELIAS TOMA OXNARD, CA (805) 765-7367
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ATTACHMENT C

Notice of Exemption

NOTICE OF EXEMPTION (NOE)

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

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

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

Project Title: Downtown Market Alcohol Special Use Permit

Project Applicant: Elias Toma

Project Location - Specific:

520 W. Fifth Street, Oxnard, California 93030, County of Ventura
Assessor Parcel Number: 202-0-132-170

Description of Nature, Purpose and Beneficiaries of Project: Planning and Zoning Permit No. 25-510-03 (Special Use Permit - Alcohol): A request for a new Alcohol Beverage Control (ABC) Type 21 (Off-Sale General) license to authorize the sale of alcohol for off-site consumption in a two-story commercial building (Downtown Market) within an existing 3,494 square-foot tenant space located at 520 West Fifth Street (APN: 202-0-132-170) within the Downtown Edge (DT-E) zone. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by designated agent Elias Toma, 520 W. Fifth Street, Oxnard CA 93030 on behalf of the property owner Peter J. Hercz, 11 Madrigal, San Clemente, CA 92673.

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

Name of Person or Agency Carrying Out Project (Applicant): Elias Toma

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Existing Facilities 15301
- ☐ Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from

the requirements of CEQA. The Project involves a request for a new Alcohol Beverage Control (ABC)

Type 21 (Off-Sale General) license to authorize the sale of alcohol for off-site consumption in a neighborhood market within an existing 3,494 square-foot tenant space. There are no proposed changes to the square footage of the structure. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, and they hereby authorize and direct the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

Lead Agency Contact Person: Christopher Murillo, Assistant Planner, 805-200-5895

Joe Pearson II, AICP

Planning and Environmental Services Manager
City of Oxnard

Date

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

ATTACHMENT D

Police Department Report



Police Department

Jason Benites, Chief of Police

January 21, 2026

To: Chris Murillo, Assistant Planner
Joe Pearson II, Planning Division Manager

From: Dale McAlpine, Patrol Support Division Commander
Scott Swenson, Safer Neighborhoods and Alcohol Compliance Specialist

Subject: Downtown Market, 520 W. Fifth St., #1, Oxnard
PZ 25-510-03, Alcohol SUP Review (ABC Type 21)

Site Information:

The applicant site is a first-floor tenant space within a two-story commercial building located at 520 W. Fifth Street. The site is within the Hobson East Neighborhood and the Downtown Edge Zone. The business has an entrance facing Fifth Street to the North and another entrance facing South to a private shared parking lot.

The applicant site is located on a commercially zoned property on the east edge of Downtown. This site is immediately adjacent to residential properties to the south, west, and north.

The Police Department recommends that the service of alcoholic beverages be limited to 7 A.M. to 10 P.M.

Concentration, Crime and Policing Services

The concentration of retail alcohol outlets and crime can have a significant impact on public safety and the delivery of police services. The State of California¹ and the City of Oxnard² have established standards to weigh concentration factors, and, when appropriate, mitigations to address those factors. The charts identify nearby retail alcohol establishments.

¹ *Concentration Standards for the State of California: §23958.4 Business and Professions Code*

² *Concentration Standards for the City of Oxnard: Council Resolution 11,896*

Alcohol outlets located within 350 Feet

#	Business Name	Address	A B C T y p e		O n / O f f - S a l e	Premise	Alcohol	Alcohol Hours *
1	None							

*Alcohol hours reflect the period the business is permitted to serve alcohol under State law or by established City conditions.

Alcohol outlets located between 350 Feet and 1000 Feet

#	Business Name	Address	A B C T y p e		O n / O f f - S a l e	Premise	Alcohol	Alcohol Hours *
1	Glass Bottle	344 S. C St.	21	N	Off	Liquor Store	Beer Wine Spirits	6a-2a
2	Tacos El Diablo	509 S. C St.	41	Y	On	Restaurant	Beer Wine	7a-9p
3	Beer Cave	521 S. C St	20	N	Off	Convenience Store	Beer Wine	6a-10p
4	Knights of Columbus	632 S. D St.	51	N	On	Club	Beer Wine Spirits	6a-2a
5	Doc's Meat Market #2	630 S. C St.	20	N	Off	Convenience Store	Beer Wine	7a-9p

City Council Resolution 11,896 establishes that there is undue concentration if there exists an alcohol establishment of a similar type within 350 feet of the applicant site. As noted on the chart above, there are no businesses with alcohol licenses within 350 feet of the applicant site. This establishes that there is not an undue concentration under City standards.

State standards for undue concentration are established under Business and Professions Code Section 23958.4.

(a) For purposes of Section 23958, "undue concentration" means the case in which the applicant premises for an original or premises-to-premises transfer of any retail license are located in an area where any of the following conditions exist:

- 1) The applicant premises are located in a crime reporting district³ that has a 20 percent greater number of reported crimes, as defined in subdivision c, than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency.
- 2) As to on-sale retail license applications, the ratio of on-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of on-sale retail licenses to population in the county in which the applicant premises is located.
- 3) As to off-sale retail license applications, the ratio of off-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of off-sale retail licenses to population in the county in which the applicant premises are located.

³ Oxnard P.D. does not collect crime data based on reporting districts. For the purposes of concentration of alcohol establishments, the crime stats are compared by 1000-foot annular areas.

In the case of the applicant site, the annular crime rate is 89.0, which is above the average annular citywide rate of 27.7. This shows the site as having a crime rate above the standard established in 23958.4(1) B&P.

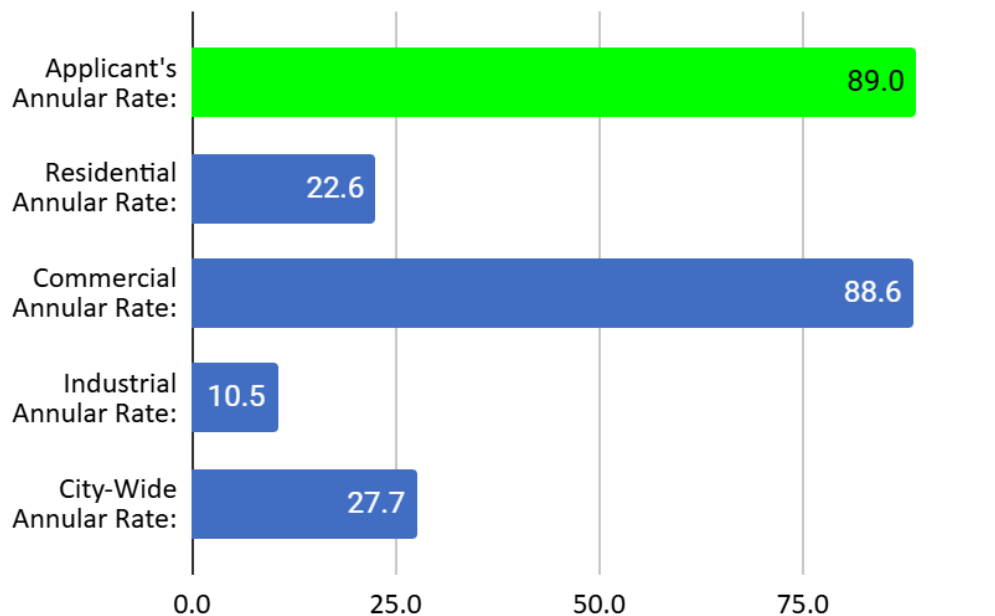
Currently there are 2 off-sale licenses within the applicant's census tract. According to the ABC, 3 off-sale licenses are permitted within this census tract.

Based on the above findings, there is not an undue concentration under the provisions of California Business and Professions Code Section 23958.4

Crime Statistics Review:

For comparison purposes, the Police Department calculates the average number of NIBRS⁴ Group A and B crimes that occurred during a selected 12-month period. In the case of this report, all calculations are based on statistics from 2024. The average city-wide, annular average of Part I and II crimes is 27.7.

The average number of Group A and B crimes in the applicant's 1000 feet annular area is 89. There is no significant difference between the applicant's rate and the average for commercial properties citywide. This is best illustrated in the graph below:



Police Department Input:

The Beat Coordinator who is responsible for the day-to-day monitoring of activity and deployment of police resources for the surrounding area said that the location is not

⁴ NIBRS - The National Incident Based Reporting System is an incident based data collection process local law enforcement agencies use to collect and report crime stats annually to the FBI. NIBRS replaces the Uniform Crime Report data collection system that was initiated in 1929.,,business'she,;

generally considered to be a policing problem and has not required any specific attention.

Although the crime rate for the applicant site is higher than the City-wide average, the site rate is consistent with the average for commercial properties in the City.

Community Input

Businesses:

Several nearby business operators were contacted and interviewed regarding this business's request to sell alcohol. The comments were supportive; however, one concern was raised concerning single sales of beer, wine, and mixed drinks. The interviewee was advised that the applicant's conditions would prohibit single sales. With this information, the interviewee withdrew his concern.

Area Residents:

The Neighborhood Chair was contacted and briefed about the project. He had no concerns about the project provided it was adequately conditioned.

Conclusion

Downtown Market has been operating at this site since July 2025. The business is clean and orderly and has a broad inventory of grocery items.

Concentration, Public Convenience and Necessity

As previously discussed, there is no undue concentration of alcohol establishments under the standards established by the State of California or the City of Oxnard.

The proposed establishment is located where there are five other alcoholic beverage establishments. Within 1000-feet of the proposed establishment, there are three off-sale and two on-sale establishments. Authorizing an additional establishment will not exceed the concentration limits established by the City or the State.

Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if any adverse impact on the community or policing services.

Police Operating Conditions

Off Sale - Market

RBS Training

- 1) Permittee and all sellers or servers shall complete an approved course in Responsible Beverage Sales and Service (RBSS) (available through the ABC website for the LEAD Program at www.abc.ca.gov/education/lead-training) within thirty (30) days of license granting and/or date of employment. The permittee is responsible for maintaining records showing servers have completed the required training and shall submit this documentation upon request by the Oxnard Police Department.
- 2) Permittee shall maintain a record of their employees who have successfully completed the required Responsible Beverage Service Training and make that record available to any representative of the Oxnard Police Department upon demand.

Hours

- 3) Alcohol sales shall be limited to 7 a.m. to 10 p.m. If the business operates during hours beyond 7 a.m. to 10 p.m., all displays and refrigerators containing alcoholic beverages shall be secured with an approved locking system during the hours when alcohol sales is prohibited so as to prevent customer access to these products.

Alcohol Control

- 4) All distilled spirits, not including cocktails and pre-mixed coolers, shall be secured in one of the following methods:
 - a) A security guard is posted at each public entrance throughout the hours the store is open to the public.
 - b) Or, distilled spirits are stored in a secure cabinet.
 - c) Or, all alcoholic beverages are placed in a semi-enclosed area, in line of sight of cashier stations, with no direct route to a store exit.
- 5) Single sales of alcoholic beverages shall be restricted as listed below:
 - a) Other than specialty beers and microbrews, beer, malt beverages and wine coolers in containers of 64oz in volume or less cannot be sold by single containers but must be sold in manufacturer prepackaged multi-unit quantities. The sale of mass-produced, low priced beer or malt liquor in single servings is prohibited (PD)
 - b) No wine shall be sold with an alcoholic content of greater than 15% by volume except for "Dinner Wines" which have been aged two years or more and maintained in corked bottles (Port, Sherry, Saki, Marsala, Madeira, Muscat, and Vermouth are permitted). (PD)

6) No temporary or permanent open displays of alcoholic beverages are permitted near customer entry/exit points. This includes stacked boxes, beer can “mountains” or cases containing alcoholic beverages, portable coolers, promotional displays, or any other alcohol displays where there is a clear, easy, or unobstructed path to any entry or exit.

7) Employees involved in the sale of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report for work with evidence of having consumed any intoxicants such as alcohol, illegal drugs or controlled substances.

License/Permit

8) The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without Planning Department review and approval by the Police Chief or designee. (PD)

9) Upon any individual transfer (person-to-person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing SUP shall be initiated, and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)

10) The permittee shall participate, when requested and reasonable, in programs and efforts of the Oxnard Police Department to inform and educate the patrons of alcohol establishments on the dangers of driving under the influence of alcohol or drugs. (PD)

11) A copy of these conditions must be maintained on the premises and made available upon the demand of any representative of the Oxnard Police Department at all times. (PL/PD)

Operations

12) The Police Chief or designee may immediately suspend operation of the use(s) approved by this permit pending a hearing on the suspension or revocation of this permit if the Chief determines that there have been significant violations of the conditions associated with the use(s) and/or Alcoholic Beverage Control (ABC) license and/or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions responded to that is associated with the operation of this use for which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension, and the manager shall schedule a hearing regarding the revocation of the permit by the Community Development Director to be held no more than 30 days after the suspension begins.

Additionally, violations of this permit which can lead to permit suspension, can include, but are not limited to:

- a) Failure to provide required operational documentation within 30-days when requested by mail or email. This would include, but not be limited to, quarterly food/alcohol sales, copies of security guard credentials, and proof of server’s completion of RBS Training.

- b) Repeated violations of a specific condition within this document or successor documents or permits.
- c) Evidence of service of alcoholic beverages to minors.
- d) Repeated failure to maintain a staff of servers trained in approved Responsible Beverage Service. (PD)
- e) Sales to habitual drunkards per section 25602(a) Business and Professions Code.

13) Permittee shall provide the Oxnard Police Department an email address for a responsible party for the business. This may be the owner, manager or other party who can respond to inquiries for the business. Permittee shall submit an email address to: specialprojects@oxnardpd.org . In the submission, identify the business name, the contact person's name, and their role in the business.

Security

14) A Security Plan shall be submitted and approved prior to the issuance of building permits. The plan shall include:

- a. The Security Plan Sheet that identifies the location of each security camera, camera recording, and support equipment.
- b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, and type of camera (dome, PTZ, etc.).

15) Prior to commencing the sale of alcohol permitted by this permit, permittee shall install a video surveillance system that shall be maintained at a reasonable industry standard and shall be operated 24-hours a day to monitor, at a minimum, the entrances and exits, any centralized point of sale, and areas immediately surrounding the exterior of the business. Any video system installed to meet the requirements of these conditions shall meet the following minimum standards:

- a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infrared lighting.
- b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
- c. Cameras shall have sufficient low-light capture ability to clearly monitor persons conducting transactions.
- d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.

e. The video system shall allow recording, live viewing, and playback of recorded video for a period of at least 30 days.

f. Recorded images shall bear a date and time stamp that cannot be altered.

g. At a minimum, one camera shall be dedicated to capturing head and upper body images of each person entering any door to the business. Cameras dedicated to this purpose shall be mounted at 7 feet above the floor in order to capture quality face images.

h. A monitor near each customer entrance shall be mounted from the ceiling. The bottom edge of the monitor shall be 7 feet above the floor. Its placement shall provide customers' images upon entry into the business.

i. During normal business hours, the licensee shall provide access to the digital recordings for any and all law enforcement purposes as determined by the City of Oxnard. (PD)

j. Cameras and linked monitors shall be placed in areas where unsecured alcoholic beverages are displayed (PD)

k. Exterior camera installations shall be placed to monitor activity in parking lots as well as approaches to doors to the business, including loading dock areas.

16) Failure to maintain the video surveillance system in good working order can be grounds for suspension of this permit. The permittee shall provide video records to the Chief of Police or his/her designee in a timely manner upon request.

17) Uniformed security officers employed by the permittee or under contract through a security patrol operator shall be attired consistent with Oxnard City Ordinance 7-261. Any security patrol operator serving this site shall have a business tax certificate issued by the City of Oxnard.

Crime Prevention Best Practices

17) The Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)

18) The Permittee shall have a safe and establish other responsible cash handling procedures to allow employees to reduce large amounts of cash in any cash drawer throughout the day. (PD)

19) The permittee shall establish and maintain a cash handling system that reduces the likelihood of robberies and theft. The system shall include the following components and practices:

- a) A safe having a programmable access control system. The access control system shall have the capability to restrict access times and record the individual passcode used at each opening of the safe.
- b) Established cash drawer maximums requiring staff to transfer larger bills into the drop safe.
- c) Cash drawer preparation and end-of-shift counts shall occur in a secure room away from customer access or view.

20) The permittee shall install height gauges at all exit doors. (PD)

21) Security gates or bars shall not be used as barriers to protect the front of the business. Security window films are recommended; the product must have Police Department and Planning approval prior to installation.

Site Management

22) Any graffiti painted or marked upon the premises or on any adjacent area under the control of Permittee shall be removed or painted over within forty-eight (48) hours of being applied. (PL/PD)

23) A condition of approval requires compliance with the Outdoor Lighting Code & Guideline:

- a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
- b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded, with the exceptions:
- c. Luminaires with a maximum output of 260 lumens per fixture, regardless of the number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
- d. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of the number of bulbs (equal to one 60-watt incandescent light), may be partially shielded, provided the bulb is not visible, and the fixture has an opaque cover to keep light from shining directly up.
- e. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly, any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height

of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

f. Exterior lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.

24) Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)

25) There shall be no advertising of alcoholic beverages visible from the outside of the establishment, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)

26) Windows shall remain clear of signage, posters, advertisements, or any other item that interferes with clear sightlines into and out of the business. No display or other object near, on or adjacent to the windows shall appear in the area between 48 and 78-inches above the floor.

27) The permittee shall post prominent, permanent signs indicating that loitering, open containers, and/or the consumption of alcoholic beverages is prohibited. These signs shall be posted in the parking lot and other adjacent areas under Permittee's reasonable control, including exterior common walkways and corridors. (PD)

28) There shall be no amusement machines or video devices maintained on the premises at any time. (PD)

29) Prominent signs shall be posted throughout the business, in effect, "No persons under 21 will be sold alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages". (PD)

30) There shall not be any self-service displays of any type of tobacco or vaping product including, but not limited to cigarettes, cigars and smokeless tobacco. (PD)

31) The permittee's internet presence shall be consistent with these conditions. Any site or internet presence reasonably controlled by the permittee shall not advertise or illustrate circumstances or activities that conflict with the provisions set forth in this permit and/or the ABC license. (PD)

SPECIAL POLICE CONDITIONS

32) The windows on the Fifth Street side of the building from the first concrete pillar to the left of the main door, to the second pillar to the right of the main door shall not have any signage, advertisements or other obstructions in the area between the floor and a height of 42-inches and the 78-inches above the floor. This clear view area shall exclude any displays, products or any other material that interferes with the view from the sidewalk into and toward the cashier's

station. Signage, posters, and other materials may be placed on these windows above 78-inches and below 42-inches from the floor. (PD)

33) The cashier's counter shall have openings within 6-feet of the Fifth Street door and a second opening in the general area of the south door of the business.

34) The floor behind the cashier's counter shall be elevated 6-inches above the floor. The south end of this elevated floor shall be equipped with an ADA employee work station ramp with a grade of 1 to 12. (6-foot length).

**ATTACHMENT
E**

**City Council Alcohol Resolution
No. 11,896**

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 11.896

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF OXNARD ADOPTING STANDARDS FOR
DETERMINING APPLICATIONS FOR SPECIAL USE
PERMITS TO SELL ALCOHOLIC BEVERAGES

WHEREAS, any person wishing to sell alcoholic beverages in the State of California must obtain a license to do so from the Department of Alcoholic Beverage Control; and

WHEREAS, Business and Professions Code Section 23790 provides that the Department of Alcoholic Beverage Control shall not issue a retail license "for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city"; and

WHEREAS, the City of Oxnard has enacted zoning ordinances restricting the sale of alcoholic beverages to certain zones and requiring that a person wishing to sell alcoholic beverages in such zones first obtain a special use permit; and

WHEREAS, section 34-147 of the Oxnard City Code provides in part:

"Before a special use permit may be granted, the applicant must show and the planning commission must find that the proposed use is in conformance with the general plan and other adopted standards and that the following conditions are met:

"(a) The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed special use permit shall be granted where the commission finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare."

WHEREAS, based on the experience of the Police Department that there is a relationship between crime and the consumption of alcohol and that establishments selling alcohol are incompatible with certain adjacent uses, the City Council wishes to adopt standards for determining when granting applications for special use permits to sell alcoholic beverages would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the public health, safety and general welfare; and

WHEREAS, this resolution applies only to the determination required by subsection (a) of section 34-147 of the City Code, and does not dispense with the requirement that in order to grant a special use permit to sell alcoholic beverages the application must satisfy the remainder of section 34-147; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a negative declaration for the adoption of this resolution ("the project"), and the City Council has considered the proposed negative declaration, together with any comments received during the public review process, finds on the basis of the initial study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and approves the negative declaration.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. City Council Resolution No. 8597 is repealed.

2. The Planning and Environmental Services Division of the Development Services Department shall refer to the Police Department applications for special use permits to sell alcoholic beverages at retail. The Police Department shall prepare and submit to the secretary of the Planning Commission, at least ten calendar days before the date set for hearing on the special use permit, a written report on the following matters:

(a) The name and address and a description of the type of all establishments selling alcoholic beverages within 1,000 feet of the location for which the special use permit is applied. As used in this resolution, "the type" refers to the nature of the business (e.g., grocery store, liquor store, bar or restaurant), not to the type of State Alcoholic Beverage Control license issued to or sought for the business.

(b) The annual number of incidents involving police responses within 1,000 feet of the location for which the special use permit is applied and how this number compares to the City average of police responses.

(c) The likelihood that granting the application will create or significantly aggravate police problems at or near the subject location.

(d) A list of conditions recommended for inclusion in the special use permit to minimize police problems if the application is granted. One such condition shall be that the applicant provide Responsible Beverage Sales and Service (RBSS) training to all operators and employees of the establishment within 30 days of their employment. The applicant may apply to the Police Department for a waiver of RBSS training for temporary or short-term employees.

3. The Planning Commission shall consider the report, as well as any other relevant evidence, in determining whether, under subsection (a) of section 34-147 of the City Code, granting an application for a special use permit to sell alcoholic beverages at retail would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the

Resolution No. 11,896

Page 3

public health, safety or general welfare. Before making such determination, the Planning Commission shall make the following findings, as well as any other relevant findings:

(a) The proposed use is not likely to create or significantly aggravate police problems within 1000 feet of the location for which the special use permit is applied; and

(b) The proposed use will not result in or add to an undue concentration of establishments selling alcoholic beverages at retail within 1000 feet of the location for which the special use permit is applied. For purposes of making this determination, there is a presumption that an undue concentration will result or be added to if the establishment for which the special use permit is applied will be located less than 350 feet from another establishment of the same type, and there is a presumption that an undue concentration will not result or be added to if the establishment for which the special use permit is applied will be located 350 feet or more from another establishment of the same type. However, either presumption may be rebutted by a preponderance of the evidence, based on the facts of the particular case.

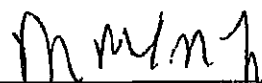
4. All of the procedures and other matters contained in section 34-146 et seq. of the City Code apply to applications for special use permits to sell alcoholic beverages at retail.

PASSED AND ADOPTED this 6th day of February, 2001, by the following vote:

AYES: Councilmembers Maulhardt, Pinkard, Zaragoza, Holden and Lopez.

NOES: None.

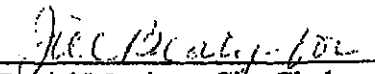
ABSENT: None.



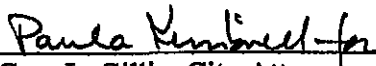
Dr. Manuel M. Lopez, Mayor

ATTEST:

APPROVED AS TO FORM:



Daniel Martinez, City Clerk



Gary L. Gillig, City Attorney

**ATTACHMENT
F**

**Draft Resolution 2026-XX
PZ 25-510-03**

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 25-510-03 (SPECIAL USE PERMIT - ALCOHOL) TO ALLOW FOR A NEW ALCOHOL LICENSE (ABC TYPE 21) TO AUTHORIZE THE SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION IN A NEIGHBORHOOD MARKET WITHIN AN EXISTING 3,494 SQUARE-FOOT TENANT SPACE FILED BY DESIGNATED AGENT ELIAS TOMA, 520 W. FIFTH STREET, OXNARD CA 93030 ON BEHALF OF THE PROPERTY OWNER PETER J. HERCZ, 11 MADRIGAL, SAN CLEMENTE CA 92673.

WHEREAS, on July 2, 2025, Elias Toma, (the “**Applicant**” and/or “**Permittee**”) on behalf of property owner Peter J. Hercz, submitted a request to a new Alcohol Beverage Control (ABC) Type 21 to authorize the sale of beer, wine, and distilled spirits for off-site consumption in an existing neighborhood market. The proposed times of alcohol sales are Mon.-Sun. between the hours 7 A.M. to 10 P.M. for off-site consumption at an existing 3,494 square-foot tenant space located at 520 West Fifth Street (APN: 202-0-132-170) (the “**Project**”); and

WHEREAS, on April 2, 2026, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider the Applicant’s request to approve Planning and Zoning Permit No. 25-510-03 (Special Use Permit - Alcohol), filed by Elias Toma in accordance with Section 16-530 through 16-553 of the Oxnard City Code and City Council Resolution No. 11,896; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 1 Categorical Exemption (Section 15301). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

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

The project site is located within the 2030 General Plan land use designation of Downtown Edge (DTE) and within the Downtown Edge (Open Sub-Zone) Zoning District (DT-E). The Project is surrounded by commercial and residential developments. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed Special Use Permit request for alcohol is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the physical scale and character of other commercial development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore the project will have no significant cumulative impact.

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

The proposed Special Use Permit request for alcohol will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the residential and commercial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by commercial and residential development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

The project is not located adjacent to any roads designated as state scenic highways according to Caltrans and does not result in any physical site changes. Therefore, the Special Use Permit will have no impact on scenic resources adjacent to the state scenic highway.

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

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

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

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

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

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

1) The proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.

As described in the Staff Report, the subject site is within the Dotown Edge (Open Sub-Zone) Zoning District (DT-E), with a 2030 General Plan designation of Downtown Edge (DTE). The existing 3,494 square-foot retail space requests a new ABC Type 21 license to authorize the sale of beer, wine, and distilled spirits for off-site consumption. The ability to sell alcohol for off-site consumption in the Downtown Edge (Open Sub-Zone) Zoning District is subject to approval of Special Use Permits by the Planning Commission pursuant to Oxnard Downtown Code Sec. 16-148. Therefore, the request for a new ABC Type 21 license is in conformance with the 2030 General Plan and the elements thereof and other adopted standards. Therefore, this Project meets this finding.

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

As described in the Staff Report, the Project will allow the sale of beer, wine, and distilled spirits for off-site consumption at an existing retail space. According to the Police report there are no other existing alcohol outlets with off-site licenses within 350 feet of the project location; therefore, the Police Department has determined that there is not an undue concentration of establishments selling alcohol. In the case of the applicant site, the annual crime rate is above the average annual citywide rate.

In addition, the Project will be subject to conditions of approval as recommended by the Oxnard Police Department Alcohol SUP Report to prevent aggravation of policing issues. Therefore, as conditioned, the proposed new Type 21 License will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health safety or general welfare. The Project will not aggravate policing issues when properly regulated through the imposition of and compliance with the conditions of approval. Based on these factors, this business, responsibly managed, would not have an adverse impact on area crime or demand for police services. As such, this Project meets this finding.

- 3) The site for the proposed use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and all items required by the conditions of approval.**

As described in the Staff Report, the proposed new Type 21 license to sell alcohol for off-site consumption, all sales will occur entirely within an existing building that is adequate for the proposed sales.

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

The project site is currently served by existing infrastructure which includes Fifth Street. The proposed new Type 21 license is not anticipated to generate significant traffic that would require improvements to infrastructure. Therefore, the site for the proposed new Type 21 license for alcohol sales will be served by roadways adequate in width and improved as necessary to carry project-generated traffic. As such, this Project meets this finding.

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

The project site is currently served by adequate sewerage, water, fire protection and storm drainage facilities. The proposed alcohol sales license will not generate significant impacts that would require additional facilities. Therefore, the site for the proposed alcohol sales Type 21 License will be provided with adequate sewerage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

- 6) The proposed use is not likely to create or significantly aggravate police problems within 1,000 feet of the location for which the special use permit is applied.**

The Project will not create, or significantly aggravate police problems within 1,000 feet of the location for which the Special Use Permit is requested, as discussed in the Staff Report and Oxnard Police Department Alcohol SUP Report. Based on the conditions to be placed on the business and the input from the community as well as the Beat Coordinator, there is no reason to oppose this application. As such, this Project meets this finding.

- 7) The proposed use will not result in or add to an undue concentration of establishments selling alcoholic beverages at retail within 1,000 feet of the location for which the special use permit is applied. For purposes of making this determination, there is a presumption that an undue concentration will result or be added to if the establishment for which the special use permit is applied will be located less than 350 feet from another establishment of the same type, and there is a presumption that an undue concentration will not result or be added to if the**

establishment for which the special use permit is applied will be located 350 feet or more from another establishment of the same type. However, either presumption may be rebutted by a preponderance of the evidence, based on the facts of the particular case.

As described in the Staff Report, and Oxnard Police Department Alcohol SUP Report, there are 5 establishments with an alcohol license within 1,000 feet of the subject property. The Police Department has determined that there is not an undue concentration under the established City Standards.

The annual crime rate is above the average annual citywide rate. Despite these findings, the Police Department believes the approval of the permit will not be detrimental to the community. The assessment from the Beat Coordinator, and the input from the community, there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if any adverse impact on the community or policing services.

SECTION 2. The Planning Commission, in accordance with CEQA, determines that the Project (Type 21 Alcohol License) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to CEQA Guidelines §15301 (Class 1) of the State CEQA Guidelines pertaining to projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to authorize the sale of alcohol for off-site consumption in a two-story commercial building (Downtown Market) within an existing 3,494 square-foot tenant space and will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the project will have a significant effect on the environment. The Planning and Environmental Services Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 25-510-03 (Special Use Permit - Alcohol), subject to the attached conditions of approval.

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

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

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition.

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	HD	Housing Department
DS	Eng Services/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Division
PL	Planning Division	FD	Fire Department
ER	Environmental Resources	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property and use described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL).
2. This permit is granted for the plans approved April 2, 2026, (“the plans”) on file with the Planning Division. The Project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a Major Modification to the plans is approved by the Planning Commission. A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A Major Modification shall be required for substantial changes or increases in such items (PL).
3. By commencing any activity related to the Project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein (CA).
4. Applicant agrees, as a condition of adoption of this resolution, at Developer’s own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA).

5. Any covenants, conditions, and restrictions (CC&Rs) applicable to the Project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail (CA).
6. Applicant shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager (PL).
7. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the Project property (PL/B).
8. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the Project property (FD).
9. Applicant shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the Project property, except as provided in a permit issued by the Fire Chief (FD).
10. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the Oxnard City Code (CA).

PLANNING DIVISION SPECIAL CONDITIONS

11. This permit shall automatically be void 12 months from the date of issuance, unless the Applicant has received a License Type 21 from the State Department of Alcoholic Beverage Control to sell alcoholic beverages on the Project property.
12. Unless the use is inaugurated no later than 12 months after this approval is granted and is diligently pursued thereafter, this approval will expire pursuant to the Oxnard City Code Section 16-553.
13. This permit shall be granted for a retail use only, and change to the use of the site shall require a modification to this Special Use Permit.

POLICE DEPARTMENT CONDITIONS

RBS Training

14. Permittee and all managers, supervisors of cashier staff shall complete an approved course in Responsible Beverage Sales and Service (RBSS) (available through the ABC website for the LEAD Program at www.abc.ca.gov/education/lead-training) within thirty

(30) days of license granting and/or date of employment. The permittee is responsible for maintaining records showing servers have completed the required training and shall submit this documentation upon request by the Oxnard Police Department.

15. Permittee shall maintain a record of their employees who have successfully completed the required Responsible Beverage Service Training and make that record available to any representative of the Oxnard Police Department upon demand.

Hours

16. Alcohol sales shall be limited to 7 a.m. to 11 p.m. If the business operates during hours beyond 7 a.m. to 11 p.m. all displays and refrigerators containing alcoholic beverages shall be secured with an approved locking system during the hours when alcohol sales is prohibited so as to prevent customer access to these products.

Alcohol Control

17. All distilled spirits, not including cocktails and pre-mixed coolers, shall be secured in one of the below methods:
 - A. A security guard posted at each public entrance throughout the hours the store is open to the public.
 - B. Or, distilled spirits stored in a secured cabinet
 - C. Or, all alcoholic beverages placed in a semi-enclosed area in line of cashier stations where there is no direct route to a store exit.
18. Single sales of alcoholic beverages shall be restricted as listed below:
 - A. Other than specialty beers and microbrews, beer, malt beverages and wine coolers in containers of 64oz in volume or less cannot be sold by single containers but must be sold in manufacturer pre-packaged multi-unit quantities. The sale of mass-produced, low priced beer or malt liquor in single servings is prohibited.
 - B. No wine shall be sold with an alcoholic content of greater than 15% by volume except for "Dinner Wines" which have been aged two years or more and maintained in corked bottles (Port, Sherry, Saki, Marsala, Madeira, Muscat and Vermouth are permitted).
19. No temporary or permanent open displays of alcoholic beverages are permitted near customer entry/exit points. This includes stacked boxes, beer can "mountains" or cases containing alcohol beverages, portable coolers, promotional displays or any other alcohol displays where there is a clear, easy or unobstructed path to any entry or exit.
20. Employees involved in the sale of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report for work with evidence of having consumed any intoxicants such as alcohol, illegal drugs or controlled substances.

License/Permit

21. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without Planning Department review and approval by the Police Chief or designee.
22. Upon any individual transfer (person-to-person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing SUP shall be initiated and conditions may be added or removed as appropriate to mitigate existing or potential problems.
23. The permittee shall participate, when requested and reasonable, in programs and efforts of the Oxnard Police Department to inform and educate the patrons of alcohol establishments on the dangers of driving under the influence of alcohol or drugs.
24. A copy of these conditions must be maintained on the premises and made available upon the demand of any representative of the Oxnard Police Department at all times. (PL/PD)

Operations

25. The Police Chief or designee may immediately suspend operation of the use(s) approved by this permit pending a hearing on the suspension or revocation of this permit if the Chief determines that there have been significant violations of the conditions associated with the use(s) and/or Alcoholic Beverage Control (ABC) license and/or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions responded to that is associated with the operation of this use for which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing regarding the revocation of the permit by the Community Development Director to be held no more than 30 days after the suspension begins.
 - a. Additionally, violations of this permit which can lead to permit suspension can include, but not limited to:
 - b. Failure to provide required operational documentation within 30-days when requested by mail or email. This would include, but not limited to quarterly food/alcohol sales, copies of security guard credentials, and proof of staff members' completion of RBS Training.
 - c. Repeated violations of a specific condition within this document or successor documents or permits.
 - d. Evidence of service of alcoholic beverages to minors.
 - e. Repeated failure to maintain a staff trained in approved Responsible Beverage Service. (PD)
 - f. Sales to habitual drunkards per section 25602(a) Business and Professions Code.
26. Permittee shall provide the Oxnard Police Department an email address for a responsible party for the business. This may be the owner, manager or other party who can respond to inquiries for the business. Permittee shall submit an email address to:

specialprojects@oxnardpd.org . In the submission, identify the business name, the contact person's name and their role in the business.

Security

27. A Security Plan shall be submitted and approved prior to the issuance of building permits. The plan shall include:
- a. The Security Plan Sheet that identifies the location of each security camera, camera recording and support equipment.
 - b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).
28. Prior to commencing the sale of alcohol permitted by this permit, permittee shall install a video surveillance system that shall be maintained at a reasonable industry standard and shall be operated 24-hours a day to monitor, at a minimum, the entrances and exits, any centralized point of sale and areas immediately surrounding the exterior of the business. Any video system installed to meet the requirement of these conditions shall meet the below minimum standards:
- a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
 - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - c. Cameras shall have sufficient low light capture ability to clearly monitor persons conducting transactions.
 - d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
 - e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
 - f. Recorded images shall bear a date and time stamp that cannot be altered.
 - g. At a minimum, one camera shall be dedicated to capturing head and upper body images of each person entering any door to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor in order to capture quality face images.
 - h. A monitor near each customer entrance shall be mounted near each public entrance. The bottom edge of the monitor shall be 7-feet above the floor. Its placement shall provide customers images upon entry into the business.
 - i. During normal business hours, the licensee shall provide access to the digital recordings for any and all law enforcement purposes as determined by the City of Oxnard.
 - j. Cameras and linked monitors shall be placed in areas where unsecured alcoholic beverages are displayed
 - k. Exterior camera installations shall be placed to monitor activity in parking lots as well as approaches to doors to the business including loading dock areas.

29. Failure to maintain the video surveillance system in good working order can be grounds for suspension of this permit. The permittee shall provide video records to the Chief of Police or his/her designee in a timely manner upon request.
30. Uniformed security officers employed by the permittee or under contract through a security patrol operator shall be attired consistent with Oxnard City Ordinance 7-261. Any security patrol operator serving this site shall have a business tax certificate issued by the City of Oxnard.

Crime Prevention Best Practices

31. The Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm).
32. Permittee shall have a safe and establish other responsible cash handling procedures to allow employees to reduce large amounts of cash to accumulate in any cash drawer throughout the day.
33. The permittee shall establish and maintain a cash handling system that reduces the likelihood of robberies and theft. The system shall include the following components and practices:
 - a) safe having a programmable access control system. The access control system shall have the capability to restrict access times and record the individual passcode used at each opening of the safe.
 - b) Established cash drawer maximums requiring staff to transfer larger bills into the drop safe.
 - c) Cash drawer preparation and end-of-shift counts shall occur in a secure room away from customer access or view.
34. The permittee shall install height gauges at all exit doors.
35. Security gates or bars shall not be used as barriers to protect the front of the business. Security window films are recommended, however the product must have Police Department and Planning approval prior to installation.

Site Management

36. Any graffiti painted or marked upon the premises or on any adjacent area under the control of Permittee shall be removed or painted over within forty-eight (48) hours of being applied. (PL/PD)
37. Applicant shall comply with the Outdoor Lighting Code & Guidelines:
 - a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.

- b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
 - c) Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - d) Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
 - e) Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
 - f) Exterior lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.
38. Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)
39. There shall be no advertising of alcoholic beverages visible from the outside of the establishment, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)
40. Windows shall remain clear of signage, posters, advertisements, or any other item that interferes with clear sightlines into and out of the business. No display or other object near, on or adjacent to the windows shall appear in the area between 48 and 78-inches above the floor.
41. The permittee shall post prominent, permanent signs indicating that loitering, open containers, and/or the consumption of alcoholic beverages is prohibited. These signs shall be posted in the parking lot and other adjacent areas under Permittee's reasonable control, including exterior common walkways and corridors.
42. There shall be no amusement machines or video devices maintained on the premises at any time.
43. Prominent signs shall be posted throughout the business, in effect, "No persons under 21 will be sold alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages".

44. There shall not be any self-service displays of any type of tobacco or vaping product including, but not limited to cigarettes, cigars and smokeless tobacco.
45. The permittee's internet presence shall be consistent with these conditions. Any site or internet presence reasonably controlled by the permittee shall not advertise or illustrate circumstances or activities that conflict with the provisions set forth in this permit and/or the ABC license.
46. The shipping/receiving doors at the rear of the store shall remain secured unless a designated staff member is present and in the process of receiving a delivery.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of April 2026.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 2nd day of April 2026, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

ATTACHMENT G

Staff Presentation

City of Oxnard Planning Commission

April 2, 2026

Downtown Market Alcohol SUP
520 W. Fifth Street
PZ 25-510-03
(Special Use Permit - Alcohol)

Applicant: Elias Toma - Agent

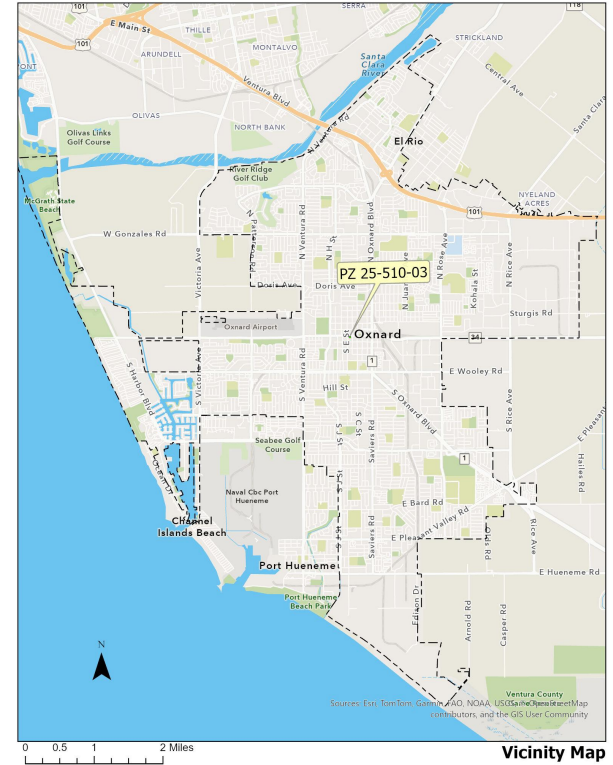
Case Planner: Christopher Murillo

A request for a new Alcohol Beverage Control (ABC) Type 21 (Off-Sale General) license to authorize the sale of alcohol for off-site consumption in a two-story commercial building (Downtown Market) within an existing 3,494 square-foot tenant space located at 520 West Fifth Street (APN: 202-0-132-170) within the Downtown Edge (DT-E) zone.

The proposed hours for alcohol sales are from 7:00 AM to 10:00 PM.

Downtown Market:

- The general location of the project site is within the Downtown Edge (DTE) Zoning District
- The market is located west of Fifth Street.



2030 General Plan: Downtown Edge (DTE)



Zoning Designation: Downtown Edge (DT-E)



LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown Edge (DTE)	Downtown Edge (DT-E)	Grocery Store (Downtown Market) and Commercial Offices
North	Downtown Edge (DTE) Residential Low Medium (RLM)	Downtown Edge (DT-E) Multi-Family Residential (R-2)	Single and Multi-Family Residences Oxnard Housing Authority Office
South	Downtown Edge (DTE) Residential Medium (RM)	Downtown Edge (DT-E) Garden Apartment (R-3)	Single and Multi-Family Residences
East	Downtown Edge (DTE)	Downtown Edge (DT-E)	Various Commercial Uses
West	Commercial Office (COF)	Commercial Office Planned Development (C-O-PD)	Single Family Residence and Recovery Home

- On July 20, 1960, Building Permit No. B14176 was approved to construct a fourplex Office Building with associated site improvements.
- The approved building permit(s) does not address the topic of alcohol sales and consumption.

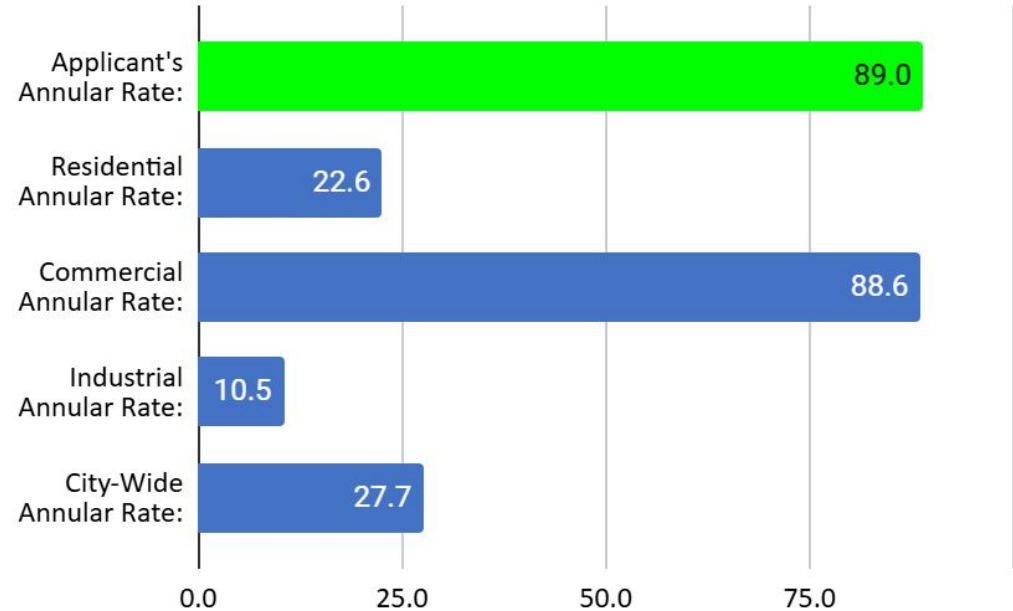
March 9, 2026





Crime:

- The crime rate within 1,000 feet of the site is higher than the average for commercial properties citywide. Crime rate is a concern for this project.
- Site is not considered to be a policing problem.



Findings:

- Crime rate around the site is above commercial average.
- Downtown Market has been operating at this site since July 2025. The business is clean and orderly and has a broad inventory of grocery items.
- There is not an undue concentration per City and State standards.
- Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if any adverse impact on the community or policing services.

Exempt from California Environmental Quality Act (CEQA) (Section 15301 “Existing Facilities”)

- Project does not require physical development.
- Does not trigger thresholds in City CEQA Guidelines or Exceptions to the Exemptions.
- A Notice of Exemption will be filed.

That the Planning Commission

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
- b) Adopt Resolution 2026-XX approving Planning and Zoning Permit No. 25-510-03 (Special Use Permit - Alcohol), subject to certain findings and conditions.

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Leila Carver, Contract Planner

DATE: April 2, 2026

SUBJECT: **Project Name: Fire Station No. 3;** Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-570-02 (Zone Change), 24-620-03 (General Plan Amendment), 24-580-03 (Zone Text Amendment), and Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-03; Located at 150 Hill Street (APN: 203-0-120-130).

- 1) Recommendation:** That the Planning Commission (“**Commission**”)
 - a)** Adopt a Resolution No. 2026-XX recommending that the City Council adopt Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-03 for the Fire Station No. 3 Project (Governor’s Office of Land Use and Climate Innovation State Clearinghouse No. 2025101167); and
 - b)** Adopt a Resolution 2026-XX approving Planning and Zoning Permit No. 24-500-07 (Special Use Permit); and
 - c)** Adopt a Resolution 2026-XX recommending the City Council approve Planning and Zoning Permit No. 24-570-02 (Zone Change), subject to certain findings and conditions; and
 - d)** Adopt a Resolution 2026-XX recommending the City Council approve Planning and Zoning Permit No. 24-620-03 (General Plan Amendment), subject to certain findings and conditions; and
 - e)** Adopt Resolution 2026-XX recommending the City Council approve Planning and Zoning Permit No. 24-580-03 (Zone Text Amendment), subject to certain findings and conditions.
- 2) Project Description and Applicant:** The applicant is requesting a Special Use Permit, Zone Change, General Plan Amendment, and Zone Text Amendment to demolish an existing one-story fire station (Oxnard Fire Station No. 3) and construct a new two-story 11,750 square foot fire station on an existing 0.66-acre parcel. For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”.

The proposed project requires approval of a Zone Change from Multiple Family Residential (R2) to Community Reserve (CR), a General Plan Amendment to change the land use designation from Residential Low Medium (RLM) to Public Semi Public (PSP), a Zone Text Amendment to allow for increased lot coverage subject to a Special Use Permit (SUP), and a SUP consisting of the following items: allow a fire station in the CR zone, reduced front

Fire Station No. 3; Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-620-03 (General Plan Amendment), 24-570-02 (Zone Change), 24-580-03 (Zone Text Amendment)

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yard setbacks, reduced side yard setbacks, increased lot coverage, and increased building height, use of tandem parking, exterior building signage, and locating a trash enclosure near the property line.

The request includes adoption of the proposed Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-03 (State Clearinghouse No. 2025101167) and approval of the Mitigation Monitoring and Reporting Program (MMRP) which has been prepared pursuant to the California Environmental Quality Act (CEQA) Public Resources Code (California Public Resources Code Section 21000 et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

The project application was filed by the City of Oxnard Public Works Department (the “**Applicant**”) on behalf of the City of Oxnard, 214 S. C Street, Oxnard, CA 93030, (“property owner”).

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

- 3) Existing & Surrounding Land Uses:** The Project site is currently improved with a one-story Oxnard Fire Station (Fire Station No. 3). Church uses are located to the East and South of the site. Residential uses are located to the North and West of the site. The following table, Table 1, Existing Zoning and Land Uses, summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated below in Exhibit A.

Table 1: Existing Zoning and Land Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Low Medium (RLM)	Multiple Family Residential (R-2)	Fire Station
North	Residential Low Medium (RLM) & Commercial General (CG)	Multiple Family Residential (R-2) & General Commercial (C-2)	Residential
South	Residential Low Medium (RLM)	Multiple Family Residential (R-2)	Church
East	Residential Low Medium (RLM)	Multiple Family Residential (R-2)	Church
West	Residential Low Medium (RLM)	Multiple Family Residential (R-2)	Residential

Fire Station No. 3; Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-620-03 (General Plan Amendment), 24-570-02 (Zone Change), 24-580-03 (Zone Text Amendment)
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Exhibit A

- 4) **Background Information:** The existing Fire Station No. 3 was built in 1954 and is the oldest fire station in the City. The existing station includes a 3,251 square foot fire station, 480-square-foot garage (2-apparatus bay), and over 350 square feet of shed space for a total of 4,452 square feet. The fire station is currently occupied by 22 sworn fire personnel and primarily serves the central portion of the City.

To continue providing essential services to the City and plan for future needs, the OFD needs a new fire station. According to a Facility Assessment, the long-term priority for the existing fire station is to provide the entire structure with a new facility that has, at minimum, three apparatus bays. The new facility would need to be designed with a minimum of 8,000 square feet to accommodate the current and future needs of the OFD.

The proposed development is within the Multiple Family Residential Zone (R-2) and the Residential Low Medium land use designation (RLM). The project proposes a zone change to change the zone from R-2 to Community Reserve (CR) and a general plan amendment to change the land use from RLM to PSP. Pursuant to Section 16-257 of the Oxnard Municipal Code, the CR zone allows Fire stations with the approval of a special use permit. The

Fire Station No. 3; Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-620-03 (General Plan Amendment), 24-570-02 (Zone Change), 24-580-03 (Zone Text Amendment)

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approval of Fire Station No. 3 is contingent on the approval of PZ 24-580-03 (ZTA), which will allow for an increase in lot coverage with approval of a SUP. A Condition of approval in Attachment E has been added to clarify this approval is subject to approval of PZ 24-580-03.

- 5) Environmental Determination:** Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the requirements of CEQA (Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The IS/MND identified and discussed potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. The IS/MND, State Clearinghouse (SCH) No. 2025101167, was available for public review from October 27, 2025, to November 26, 2025. The City of Oxnard received comment letters on the IS/MND from agencies, organizations, and interested parties. The written comments and responses to each of those comments received during the public review period of the Administrative Draft of the IS/MND are included in the Final IS/MND.

The IS/MND did not identify any potentially significant and unavoidable impacts (impacts that cannot be reduced to a less than significant level). The IS/MND identifies Less than significant impacts with mitigation incorporated (impacts that can be reduced to a less than significant level with mitigation measures) and less than significant impacts (impacts that do not require mitigation measures because the proposed project will not have a significant impact). The IS/MND concludes that after implementation of standard conditions and mitigation measures, all less than significant impacts associated with the proposed project would be reduced to less than significant levels. The IS/MND includes a Mitigation Monitoring and Reporting Program (MMRP) that details the process to implement the required mitigation measures. The MMRP contains Mitigation Measures related to Biological Resources (nesting birds), Cultural Resources (unanticipated discovery of human remains or ceremonial objects), Geology and Soils (Paleontological resources), and Tribal Cultural Resources.

Therefore, staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning Commission recommend the City Council certifies that: (1) The final IS/MND has been completed in compliance with CEQA; (2) The final IS/MND was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final IS/MND prior to approving the project; and (3) The final IS/MND reflects the lead agency's independent judgment and analysis.

Fire Station No. 3; Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-620-03 (General Plan Amendment), 24-570-02 (Zone Change), 24-580-03 (Zone Text Amendment)
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6) Analysis:

- a) **General Discussion:** The applicant requests a permit to demolish an existing one-story fire station and construct the new two-story fire station 3 building and ancillary site structures.

The existing fire station is relatively small with two apparatus bays and dorm rooms with fewer beds than can accommodate three fire personnel. Given the relatively small lot size of the existing parcel (0.66 acres) and the need for additional apparatus bays and sleeping accommodations, the OFD needs to replace the facility in its entirety. This new fire station would support the daily operation of the OFD in its existing Station No. 2 location to continue to serve the nearby neighborhoods, upgrading the facility to a larger, more modern space to better suit the OFD's current and future needs.

The Project involves the demolition and abatement of the existing 4,452 square foot single-story Fire Station No. 3 building and all associated/ancillary buildings and structures on the parcel. The existing building would be demolished to accommodate the construction of a new 12,324 square foot (gross), two-story Oxnard Fire Station No. 3 building and ancillary site structures.

Pursuant to Oxnard City Code (OCC), a Special Use Permit (SUP) is required for the proposed Fire Station use within the proposed CR zone. Additionally, Pursuant to OCC Sections 16-261 to 16-264, a SUP is required for a reduced front yard setback, reduced front yard and side yard setbacks, increased lot coverage, increased building heights over 25 feet, use of tandem parking, exterior building signage, and locating a trash enclosure near the property line. Pursuant to OCC Section 16-536, the Planning Commission is the decision maker for the SUP. If approved by the Planning Commission, the SUP would become effective pending the approval of the associated Zone Change, General Plan Amendment, and Zone Text Amendment by the City Council, as described below.

Pursuant to OCC Section 16-575, a Zone Change is required to change the existing R-2 zoning to CR. Pursuant to OCC Sections 16-581 and 16-587, the Planning Commission shall make a recommendation to the City Council on the Zone Change application, which shall be advisory only. Pursuant to OCC Section 16-588, the City Council is the decision maker for the requested Zone Change.

Pursuant to California Government Code Section 65358, a General Plan Amendment is required to change the land use designation from Residential Low Medium (RLM) to Public Semi Public (PSP) for the application to be consistent with the objective, policies, general land uses and programs of the city general plan. The Planning Commission shall make a recommendation to the City Council on the General Plan Amendment, which

Fire Station No. 3; Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-620-03 (General Plan Amendment), 24-570-02 (Zone Change), 24-580-03 (Zone Text Amendment)
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shall be advisory only. Pursuant to OCC Section 16-264, the City Council is the decision maker for the requested Zone Change.

A Zone Text Amendment to OCC Section 16-264 is required to allow for increased lot coverage subject to a SUP. Pursuant to OCC Sections 16-581 and 16-587, the Planning Commission shall make a recommendation to the City Council on the Zone Text Amendment application, which shall be advisory only. Pursuant to OCC Section 16-588, the City Council is the decision maker for the requested ZTA.

- b) *General Plan Consistency:*** The City's 2030 General Plan land use designation for Public Semi Public (PSP), allows private, quasi-public and public buildings and facilities owned by the City, County, State, Federal agencies, or other organizations that serve the general public. The proposed Project will allow for these types of land uses to be established, as described in Table 2: General Plan Consistency. Approval of these SUPs and General Plan Amendment have been determined to be consistent with the 2030 General Plan and the property's land use designation.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed Project, as described in Table 2, General Plan Consistency. The three consistency classification levels are:

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

Fire Station No. 3; Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-620-03 (General Plan Amendment), 24-570-02 (Zone Change), 24-580-03 (Zone Text Amendment)
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Table 2: General Plan Consistency

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD 1.6	I	Public Facilities: Enhance resident quality of life by providing adequate space for schools, libraries, parks and recreation areas, as well as space for the expansion of public facilities to support the community's vision.	The project proposes a municipal facility (fire station) to protect public health and safety, and will enhance resident quality of life.
CD 12.2		Municipal Design Guidelines: Design municipal structures in accordance with design guidelines, ensure compatibility with adjacent development, and set a standard for design excellence and sustainability.	The proposed project meets high-quality architectural standards, is compatible with surrounding developments, and will be consistent with this policy.
ICS 20.1		Fire Response Time: Achieve and maintain a response time of five (5) minutes 90 percent of the time as a goal for service call response and siting new fire stations.	The proposed project will expand the availability of fire services, will result in a reduction to the average service call response time, and will be consistent with this policy.
ICS 20.2		Provision of Fire Station Facilities and Equipment: Achieve and maintain fire station facilities, equipment (engines and apparatus), and staffing necessary to maintain the City's service standards (ISO rating, response time).	The proposed project will expand fire station facilities and equipment and will implement this policy.
SC 3.8		Require Use Of Passive Energy Conservation Design: As part of the City and Community EAP's, require the use of passive energy conservation by building material massing, orientation, landscape shading, materials, and other techniques as part of the design of local buildings, where feasible.	The proposed building design incorporates passive lighting and cooling through building orientation, window placement, materials and shading, and will be consistent with this policy.

Fire Station No. 3; Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-620-03 (General Plan Amendment), 24-570-02 (Zone Change), 24-580-03 (Zone Text Amendment)
 Planning Commission Hearing Date: April 2, 2026
 Page 8 of 12

CD 8.2	II	Services: Continue to ensure that public services and facilities are in place at the time of need or prior to the time new development occurs in order to avoid overloading existing urban service systems.	The proposed project, when completed, precedes future development of the area. The current project will implement these policies.
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- c) **Conformance with Development Standards:** The proposed development is located in the R-2 zone district. The applicant proposes to change the zoning to Community Reserve. In accordance with Section 16-260 to Section 16-264 of the Oxnard Municipal Code, compliance is met for all relevant development standards, as described in Table 3: Zoning Consistency, below.

Table 3: Zoning Consistency

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Building Envelope			
Lot Coverage	Max: 25%	33.6%	Yes, Subject to City Council approval of PZ 24-580-03 (ZTA)
Building Height	25 FT	36	Yes with SUP
Front Setback	25% of lot depth not to exceed 50 FT	34 FT 10 Inch	Yes with SUP
Side Setback	10% of parcel width not to exceed 50 FT	5 FT	Yes with SUP
Rear Setback	25% of lot depth not to exceed 50 FT	97 FT 4 Inch	Yes
Other Requirements			
Off-Street Parking	N/A	19 spaces	Yes, pursuant to OCC Section 16-622(B)

- d) **Site Design, Circulation and Parking:** The Project will be accessed from a public street to the north of the property (Hill Street) and an alley to the south of the property.

Fire Station No. 3; Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-620-03 (General Plan Amendment), 24-570-02 (Zone Change), 24-580-03 (Zone Text Amendment)
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In accordance with Oxnard City Code (OCC) Section 16-622, there is no parking requirement for fire station use. The project provides 19 stalls, consisting of 18 standard stalls and one (1) ADA accessible stall.

Much of the Project Site would be paved to provide parking and circulation and would include a fueling station for the fire apparatus, earthquake storage building, hose drying tower, and emergency generator located north of the fire station building. A trash enclosure would be provided near the southwest corner of the Project Site. Landscape would be provided near the frontage of the site, adjacent to Hill Street. The fire station would have a maximum height of 36 feet; and would be designed to include a hose drying tower with a maximum height of 31 feet.

The new construction would also include removal and replacement of both wet and dry site utilities to support the new facility, removal and replacement of site paving and the addition of landscaping, new perimeter fencing and/or masonry site walls, and aforementioned ancillary site structures including an earthquake storage building, trash/recycling enclosure, above-ground refueling tank, and standby generator. Public parking will not be provided as the building is not intended to be a traditional business, while private parking will be provided to support staff shift change.

In accordance with Oxnard City Code (OCC) Section 16-622, there is no parking requirement for fire station use. The project is providing 19 stalls, consisting of 18 standard stalls and one (1) ADA stall, to support staff needs for Fire Station 2. Additionally, three (3) bicycle racks are being proposed.

e) *Building Design:*

The proposed fire station will have a modern aesthetic and will comprise primarily of metal features, a facade with contemporary stucco dual glazed windows, and composite, stucco, and concrete wall panels. The exterior will also include aluminum-framed storefront, ceramic tile, perforated metal panel vertical sunshade overhead rapid coiling door, aluminum fixed window, and metal composite material horizontal sunshade, and articulated massing to break monotony.

The new construction would include a fire station split between two-story living quarters, an office area, and a single-story apparatus bay and service area to support the City of Oxnard Fire Department's growth.

The fire station would provide living quarters to accommodate up to 11 fire personnel per shift, which would include separate bunk rooms, restrooms, a kitchen, laundry facilities, dining room, day room room), an outdoor staff patio, and a fitness room. In addition, office space would be included to provide workspaces for fire personnel.

Fire Station No. 3; Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-620-03 (General Plan Amendment), 24-570-02 (Zone Change), 24-580-03 (Zone Text Amendment)
Planning Commission Hearing Date: April 2, 2026
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The fire station would include a single-story apparatus bay designed to accommodate two fire engines and one ladder truck. Adjacent to the large apparatus area are support spaces like turnouts where the firefighters would store firefighting equipment, a decontamination room where they would clean their gear and themselves, a shop space for equipment cleaning and repair of equipment and tools, an EMS storage room for required medical supplies, a restroom, and miscellaneous utility rooms that would support the fire station.

The exterior building colors would include a variety of color tones, with a gradient color ceramic tile along the frontage of the building. Two overhead rapid coiling doors for fire apparatus would also be provided along the building facade to promote quicker response times.

- f) **Landscaping:** The Project will provide 1,976 square feet of landscaping primarily along the project street frontages that will feature low water use, native and regionally adapted plants including grasses, succulents, and trees. Pedestrian pavers will also be used in the outdoor staff area.

g) **Operations:**

Fire Station Staffing

Fire Station No. 3 would provide a full range of emergency and non-emergency services and would continue to employ 22 fire personnel daily (two shifts daily, 11 personnel per shift). The fire station is proposed to be staffed and operated 24 hours per day, 7 days a week. This station would serve the existing Fire Station No. 3 service area and is estimated to respond to approximately 12 calls per day.

Fire Station Operations

Fire Station No. 3 would provide both fire and emergency medical services, specifically to serve as a hub for firefighters and ancillary personnel to ensure rapid emergency response and community safety. Typical operations would include firefighters on standby 24 hours a day to respond to fires, medical emergencies, and rescues. The station would house fire trucks, related equipment, and medical supplies as well as living quarters. Regarding the use of sirens at or nearby the fire station location, the typical practice for emergency siren use is to use sirens to break traffic at intersections or warn drivers of the emergency vehicle approach.

- h) **Temporary Fire Station:** During the construction of the proposed Fire Station No. 3, a temporary facility would be established on the City-owned lot on the corner of East Channel Islands Boulevard and Saviers Road to ensure uninterrupted emergency response services. This interim station would utilize modular buildings to house fire personnel and a temporary structure would be erected to accommodate fire apparatus. The temporary fire station facility would include establishing utility connections (water, sewer, power, and data) as well as pavement improvements to ensure a clear, drivable path of travel for

Fire Station No. 3; Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-620-03 (General Plan Amendment), 24-570-02 (Zone Change), 24-580-03 (Zone Text Amendment)
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Page 11 of 12

fire apparatus to safely enter and exit the site. The temporary accommodations would provide firefighters with operational spaces, including living quarters, equipment storage, and administrative areas to the extent feasible to maintain adequate levels of service.

The temporary fire station facility would be operational in approximately four months. Once the new Fire Station No. 3 is complete, operations would transition to the permanent facility. The temporary station would then be decommissioned, and the modular buildings removed, restoring the lot to its original condition.

- i) ***Zone Change:*** The applicant proposes a zone change to Community Reserve (C-R) for the fire station site. OCC Section 16-257 for the C-R zone currently permits a variety of public/semi-public and open space uses including public utility structures and public schools, among others. The 2030 General Plan (Community Development Element) permits Public/Semi-Public land uses in a variety of zones including the C-R zone. The 2030 General Plan (Section 3.5) states special purpose facilities can be located within the site's land use designation and specifies at Table 3.2 that C-R is the appropriate zone designation. Thus, the proposed zone change will establish consistency for the fire station project site and adjacent parcels. Attachment A includes exhibits showing the parcels subject to the zone change. The proposed Zone Change Resolution is included in Attachment F, and requires City Council approval (Planning Commission's action is a recommendation only).
- j) ***General Plan Amendment:*** The applicant proposes a General Plan Amendment to PSP land use designation for the fire station site. The 2030 General Plan (Community Development Element) Public/Semi-Public land use designation includes Private, quasi-public, and public buildings and facilities owned by the City, County, State, Federal agencies, or other organizations that serve the general public such as fire stations. Thus, the proposed General Plan Amendment will establish consistency for the fire station project site and adjacent parcels. Attachment A includes exhibits showing the parcels subject to the zone change. The proposed General Plan Amendment Resolution is included in Attachment G, and requires City Council approval (Planning Commission's action is a recommendation only).
- k) ***Zone Text Amendment:*** The applicant proposes to amend Section 16-264 to permit additional Lot Coverage in the Community Reserve (C-R) zone, subject to approval of a Special Use Permit. The proposed amendment adds the text, "Additional lot coverage may be permitted on approval of a special use permit as provided in sections 16-530 to 16-553." The proposed site plan shows a lot coverage of 33.6% (which exceeds the maximum lot coverage of 25% of the total lot area in the C-R zone) and would be permitted with approval of the Special Use Permit. The proposed Zone Text Amendment Resolution is included in Attachment H, and requires City Council approval (Planning Commission's action is a recommendation only).

Fire Station No. 3; Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-620-03 (General Plan Amendment), 24-570-02 (Zone Change), 24-580-03 (Zone Text Amendment)
Planning Commission Hearing Date: April 2, 2026
Page 12 of 12

- 7) **Development Advisory Committee:** The Project was last reviewed by the Development Advisory Committee (DAC) on May 7, 2025. Conditions of approval from DAC are included in the attached resolution.
- 8) **Community Input:** Prior to filing the applications for this project, the Fire Department convened four community meetings for the proposed Fire Station 2. The initial meetings were held on December 11, 2023 for the Cal-Gisler neighborhood, March 21, 2024 for the District 4 area, and April 17, 2024 for the Kamala neighborhood. An open house for Fire Station 3 was hosted on March 28, 2024. In all meetings, Fire Department executive staff and their consultants presented the design and responded to questions (e.g., site selection, improvements, funding, project timeline, etc.).
- 9) **Appeal Procedure:** In accordance with OCC Section 16-545 of the City Code, the Planning Commission's action on Planning and Zoning Permit Nos. 24-500-07 (SUP), may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the Planning Division's Office and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final. The Planning Commission's action on the General Plan Amendment, Zone Change, and Zone Text Amendment is advisory to the City Council. The Planning Commission's recommendation will be forwarded to the City Council for consideration.

Attachments:

- A. Maps (Aerial, General Plan, Zoning)
- B. Project Plans
- C. Final IS/MND
- D. Draft Resolution No. 2026-XX (Final IS/MND No. 25-03)
- E. Draft Resolution No. 2026-XX - PZ 23-500-07 (Special Use Permit)
- F. Draft Resolution No. 2026-XX - PZ 24-570-02 (Zone Change)
- G. Draft Resolution No. 2026-XX – PZ 24-620-03 (General Plan Amendment)
- H. Draft Resolution No. 2026-XX - PZ 24-580-03 (Zone Text Amendment)
- I. Presentation

ATTACHMENT

A

MAPS

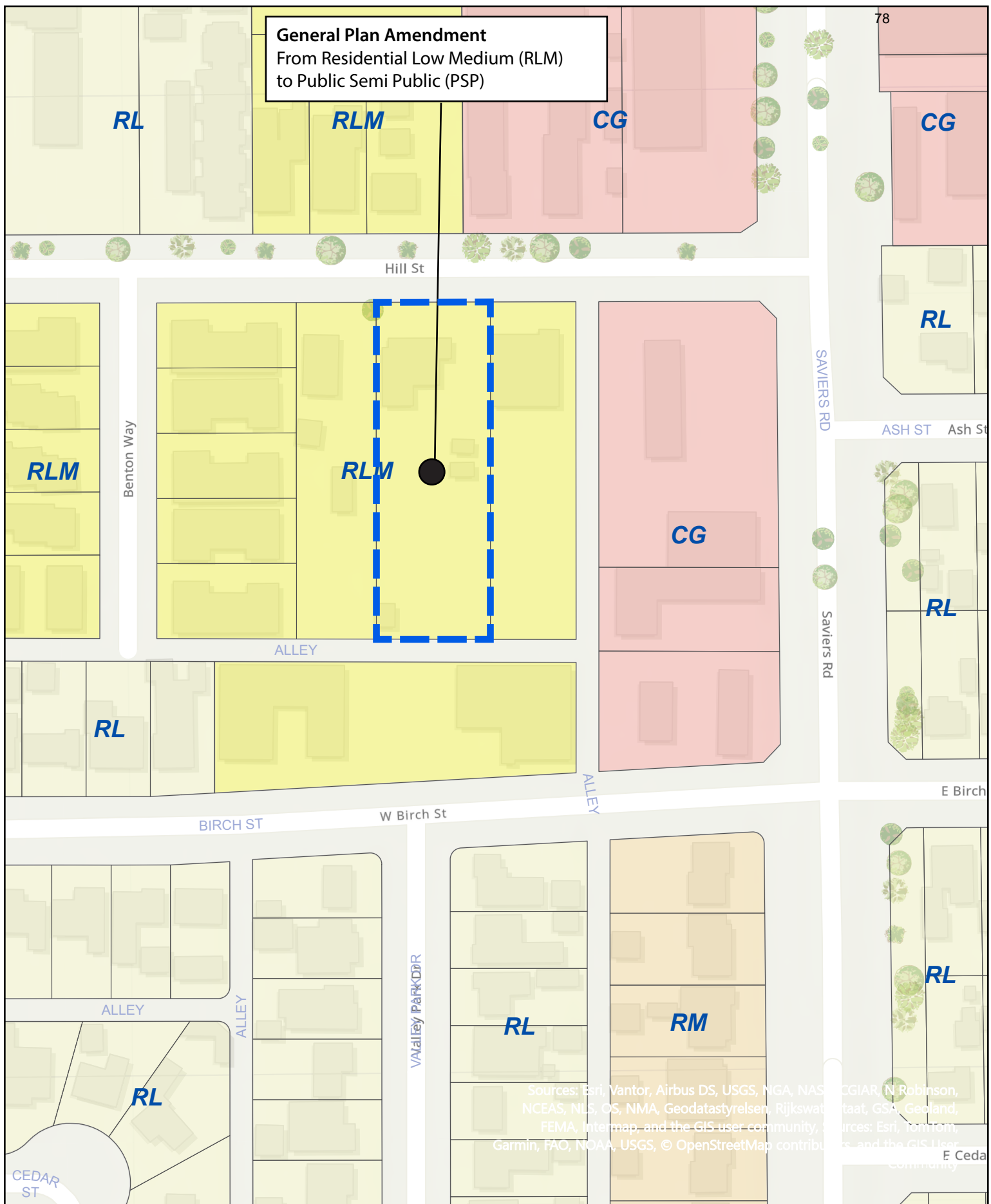
(VICINITY, GENERAL PLAN, ZONING)



0 40 80 160 Feet

Aerial Map

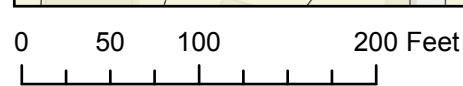
PZ 24-500-07
PZ 24-570-02
PZ 24-620-03
PZ 24-580-03



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

General Plan 2030 Map Amendment

PZ 24-500-07, 24-620-03, 24-570-02, 24-580-03



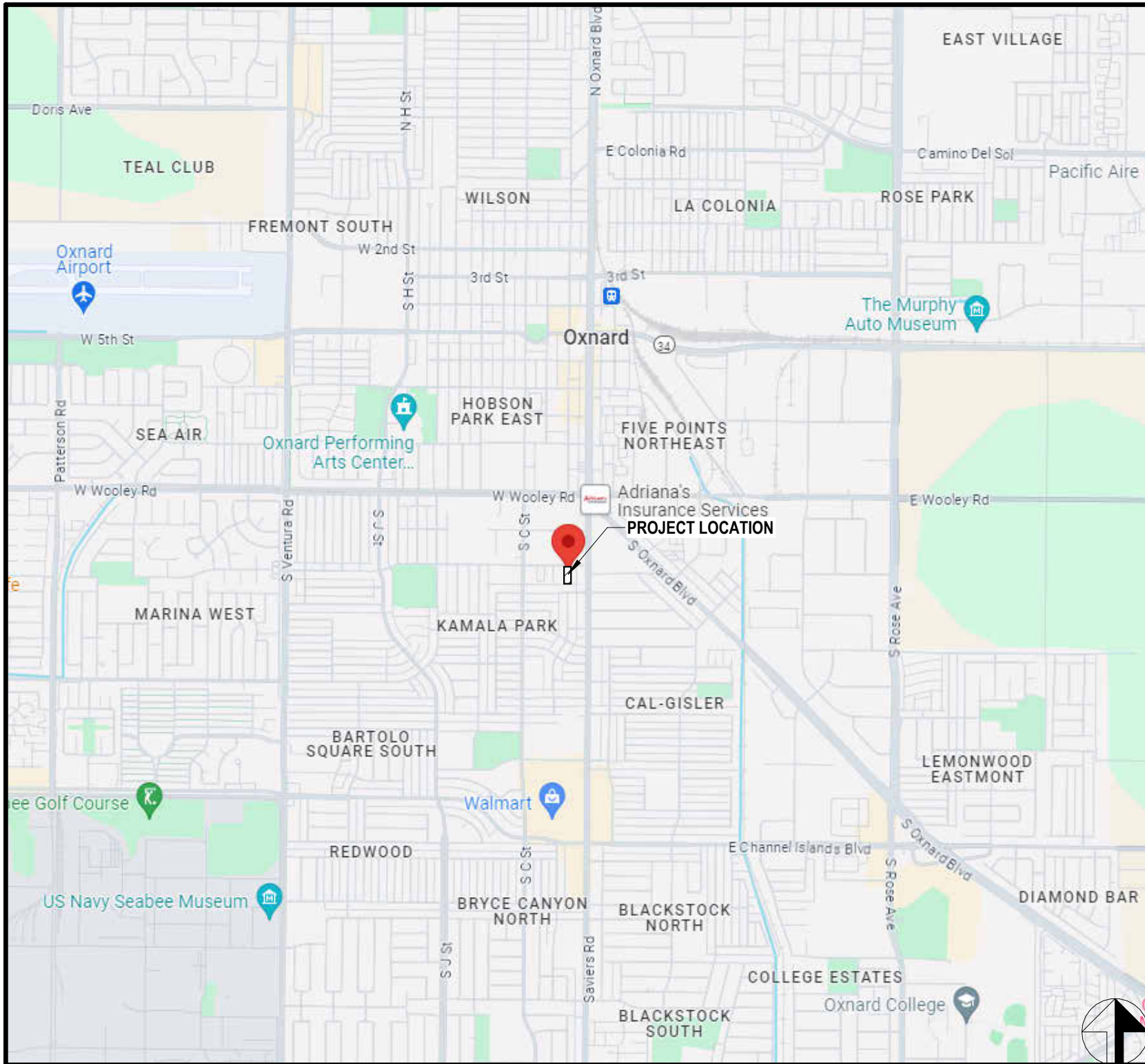
ATTACHMENT B

PROJECT PLANS

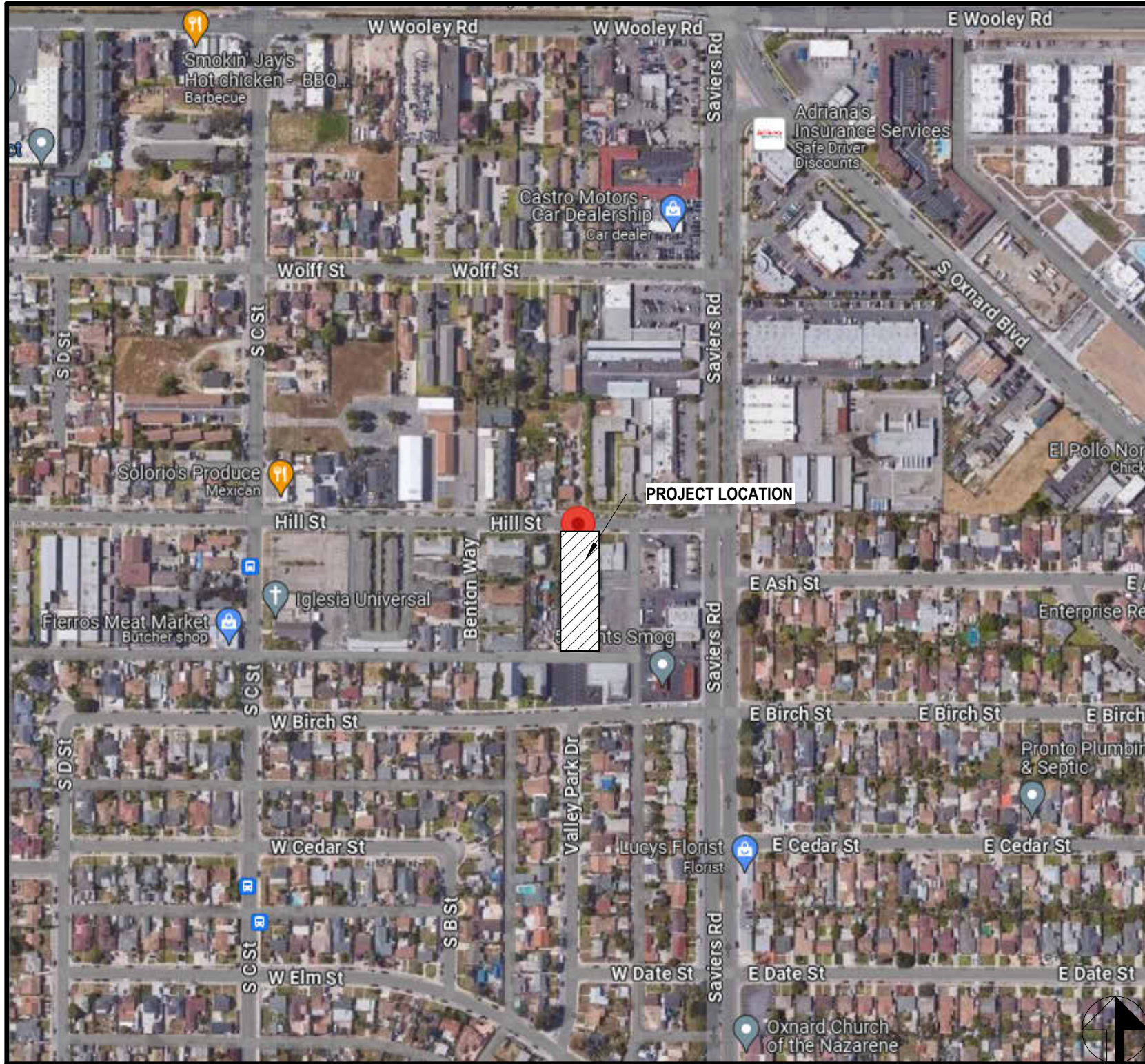
OXNARD FIRE STATION 3

150 HILL ST
OXNARD, CA 93033

LOCATION MAP



VICINITY MAP



PROJECT DATA

PERMIT APPLICANT:	COAR DESIGN GROUP ON BEHALF OF THE CITY OF OXNARD	
PROJECT ADDRESS:	150 HILL ST OXNARD, CA 93033	
ASSESSOR'S PARCEL NO.	203-0-120-130	
ZONING:	CURRENT: MULTI-FAMILY RESIDENTIAL (R-2)	PROPOSED: COMMUNITY RESERVE (C-R)
GOVERNING AGENCY:	CITY OF OXNARD 300 W 3RD ST OXNARD, CA 93030	
GOVERNING CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE	
OCCUPANCY GROUPS:	B, R-2, S-2	
CONSTRUCTION TYPE:	VB, SPRINKLERED	
SITE AREA:	28,575 SF	(0.66 ACRES)
BUILDING AREA:	12,324 SF (GROSS, FIRE STATION)	8,973 SF (FOOTPRINT, FIRE STATION)
BUILDING HEIGHT:	ALLOWABLE 25'-0"	ACTUAL 36'-0"
NUMBER OF STORIES:	2	

PARKING:	REQUIRED:	PROVIDED:
PUBLIC - STANDARD	N/A	0
PUBLIC - ACCESSIBLE	N/A	0
PUBLIC - VAN ACCESSIBLE	N/A	0
PUBLIC - TOTAL	N/A	0
PRIVATE - STANDARD	N/A	18
PRIVATE - ACCESSIBLE	N/A	0
PRIVATE - VAN ACCESSIBLE	N/A	1
PRIVATE - TOTAL	N/A	19
OVERALL TOTAL	19	

SCOPE OF WORK

SCOPE OF WORK: DEMO EXISTING 1-STORY OXNARD FIRE STATION 3 INCLUDING ABATEMENT OF (E) SITE AND FIRE STATION BUILDING, AND REMOVAL/REPLACEMENT OF SITE UTILITIES TO ACCOMMODATE NEW CONSTRUCTION.

CONSTRUCT A NEW 2-STORY OXNARD FIRE STATION 3 ON (E) PARCEL, INCLUDING BUT NOT LIMITED TO: REPLACEMENT OF (E) FIRE STATION APPARATUS BAY WITH ASSOCIATED SUPPORT AREAS, ADMIN/TRAINING AREA AND LIVING ACCOMODATIONS. ADDITIONAL NEW CONSTRUCTION TO SUPPORT FIRE STATION FACILITY SHALL INCLUDE BUT NOT BE LIMITED TO: PAVING, LANDSCAPE, ON-SITE PARKING, PERIMETER SITE FENCING AND/OR MASONRY WALLS, AND CONSTRUCTION OF ANCILLARY SITE STRUCTURE INCLUDING EARTHQUAKE STORAGE, SAND STORAGE, TRASH ENCLOSURE, HOSE DRYING TOWER, CARPORT CANOPY, STANDBY GENERATOR AND BELLY TANK, AND UL 2085 RATED 1000GAL ABOVE GROUND DIESEL VEHICLE REFUELING TANK.

PROJECT TEAM

ARCHITECTURE COAR Design Group 3640 Granite Ridge Dr, Suite 130 San Diego, CA 92123 (619) 698-9177 / (619) 698-9178 (FAX) Contact: Jeff Katz, AIA, jeff@coargroup.com	OWNER City of Oxnard 360 W Second St Oxnard, CA 93030 (805) 271-2280 Contact: Reza Bagherzadeh, P.E. reza.bagherzadeh@oxnard.org	OWNER Oxnard Fire Department 360 W Second St Oxnard, CA 93030 (805) 385-7700 Contact: Alexander Hamilton, Fire Chief alexander.hamilton@oxnard.org
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GEOTECHNICAL ENGINEER Gecon West, Inc. 2807 McGraw Ave Irvine, CA 92614 (949) 491-6570 Contact: Jelsa Adams jelsa@geconinc.com		

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PROJECT:

CITY OF OXNARD

OXNARD FIRE STATION 3

150 HILL ST
OXNARD, CA 93033



DESCRIPTION:	DATE:
50% SCHEMATIC DESIGN	03/08/24
90% SCHEMATIC DESIGN	06/03/24
DAC SUBMITTAL	08/21/24
DAC RESUBMITTAL	04/09/25
DAC RESUBMITTAL	07/07/25

NOT FOR
CONSTRUCTION

PROJECT NUMBER:
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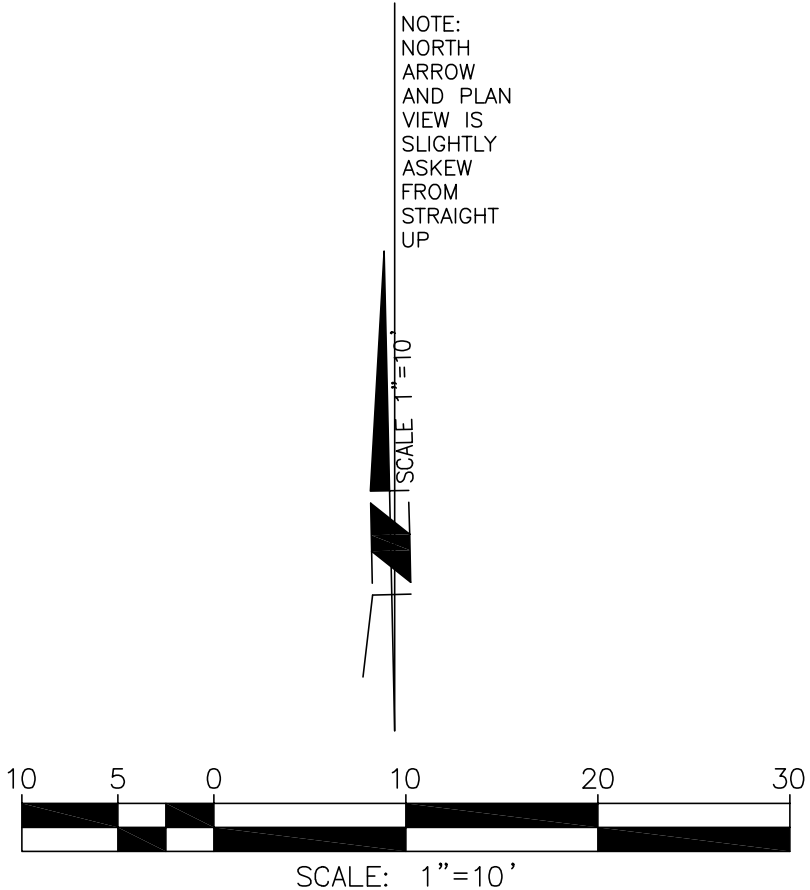
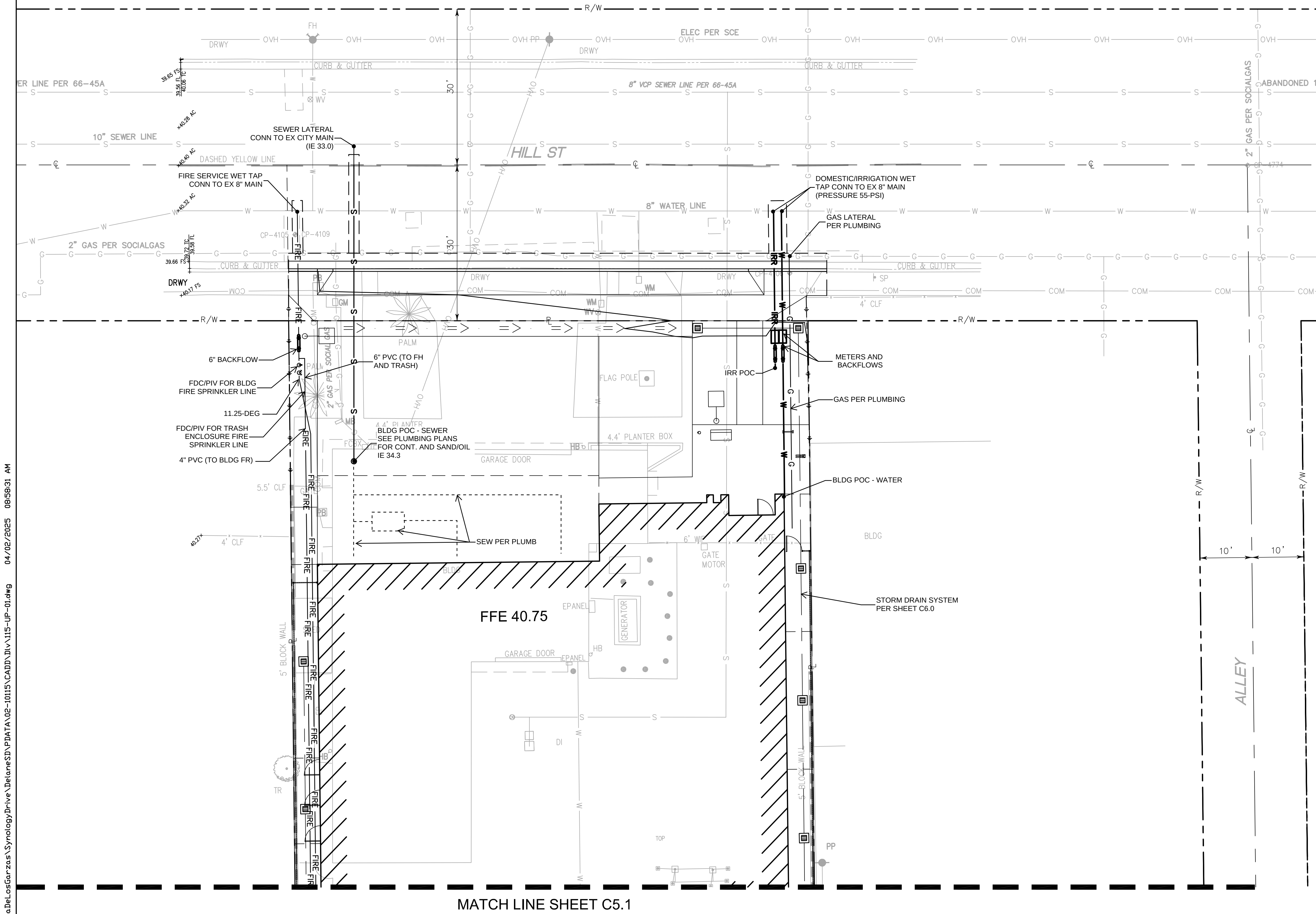
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PRELIMINARY UTILITY DATA (TRENCH BACKFILL PER OXNARD STD PLATE 602):

STORM DRAIN - 6-8" PVC (0.5% MIN SLOPE)
SANITARY SEWER - 6" PVC (1% MIN SLOPE), CONN TO MAIN PER OXNARD STD PLATE 405
FIRE SERVICE - 6" PVC (3.5' MIN COVER) PER OXNARD STD PLATE 311, THRUST BLOCKS PER PLATE 320
DOMESTIC WATER - 1.5" COPPER SERVICE (18" MIN COVER) PER OXNARD STD PLATE 304, BACKFLOW PER PLATE 309



NOT FOR CONSTRUCTION

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DELANE

ENGINEERING

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PROJECT:

CITY OF OXNARD
OXNARD FIRE STATION 3
150 HILL ST
OXNARD, CA 93033

CITY OF

OXNARD

CALIFORNIA

DESCRIPTION:	DATE:
50% SCHEMATIC DESIGN	03/08/24
90% SCHEMATIC DESIGN	06/03/24
DAC SUBMITTAL	08/21/24
DAC RESUBMITTAL	04/09/25
DAC RESUBMITTAL	07/07/25

NOT FOR CONSTRUCTION

PROJECT NUMBER:
02-10115

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
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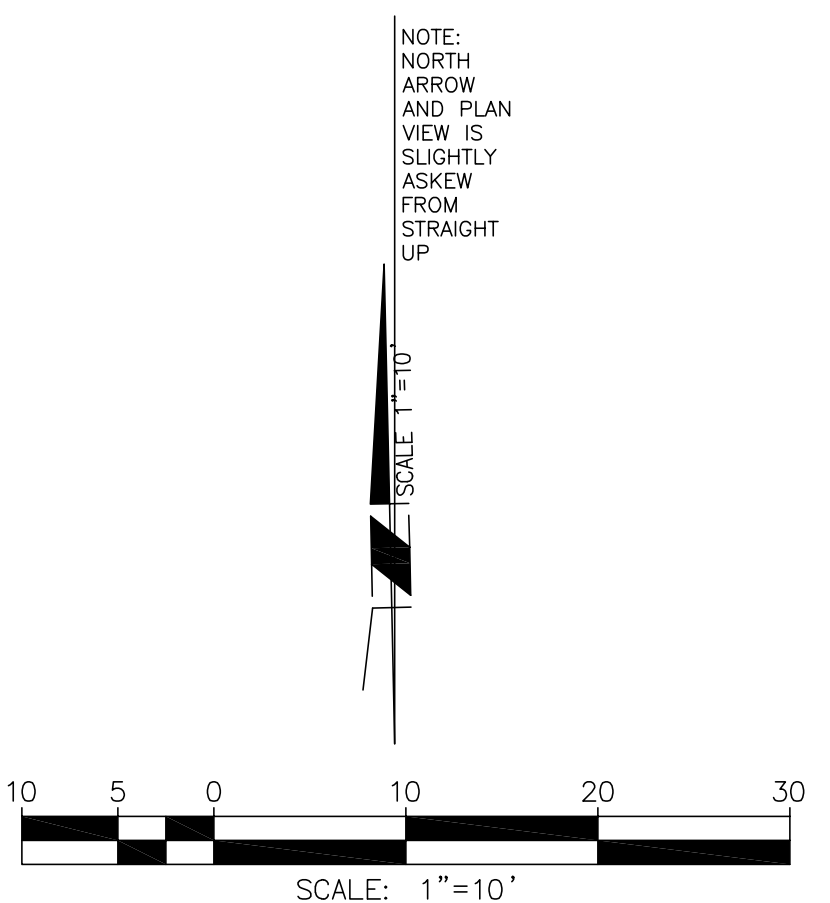
CITY OF OXNARD
OXNARD FIRE STATION 3
150 HILL ST
OXNARD, CA 93033



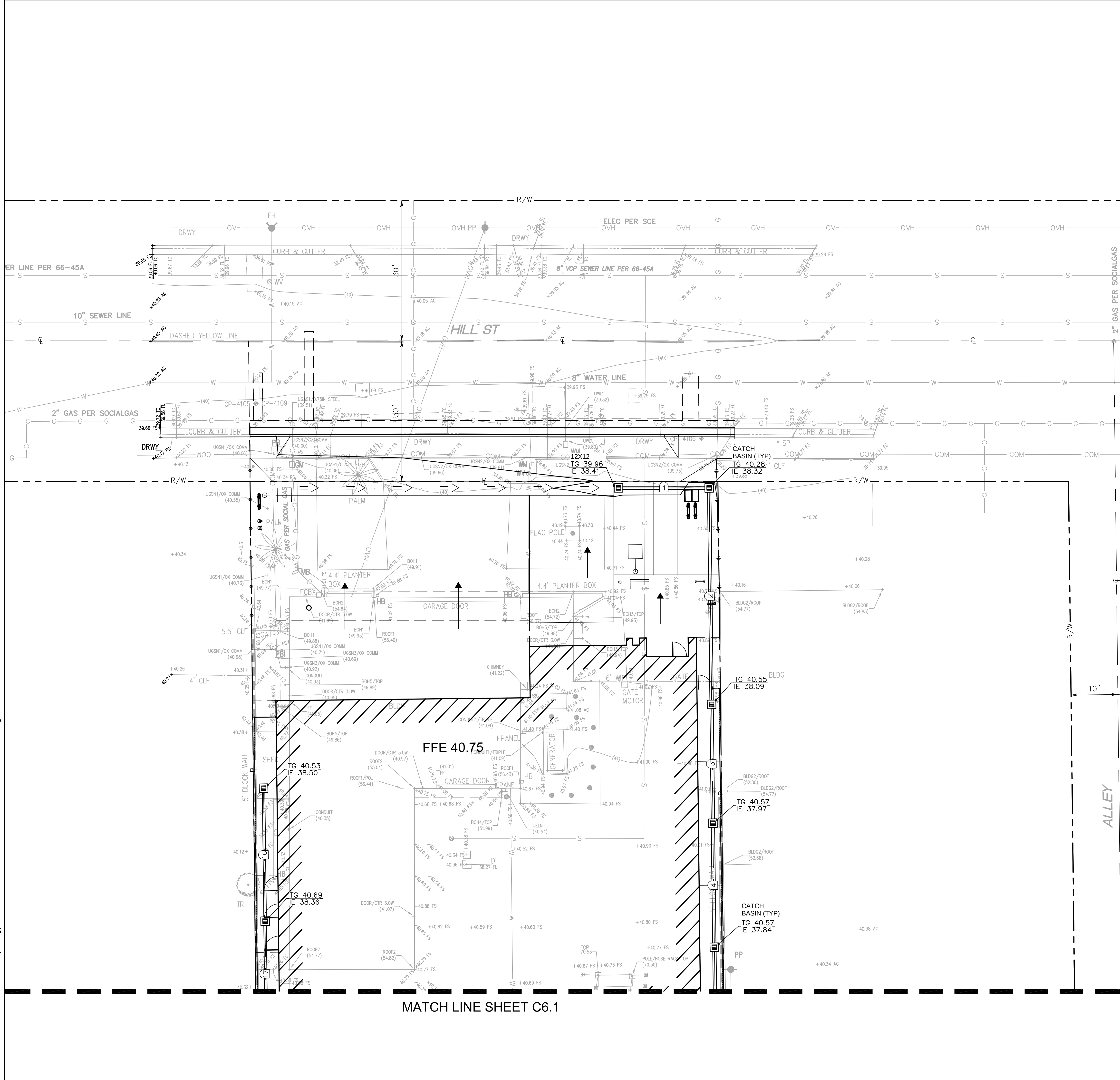
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UTILITY PLAN

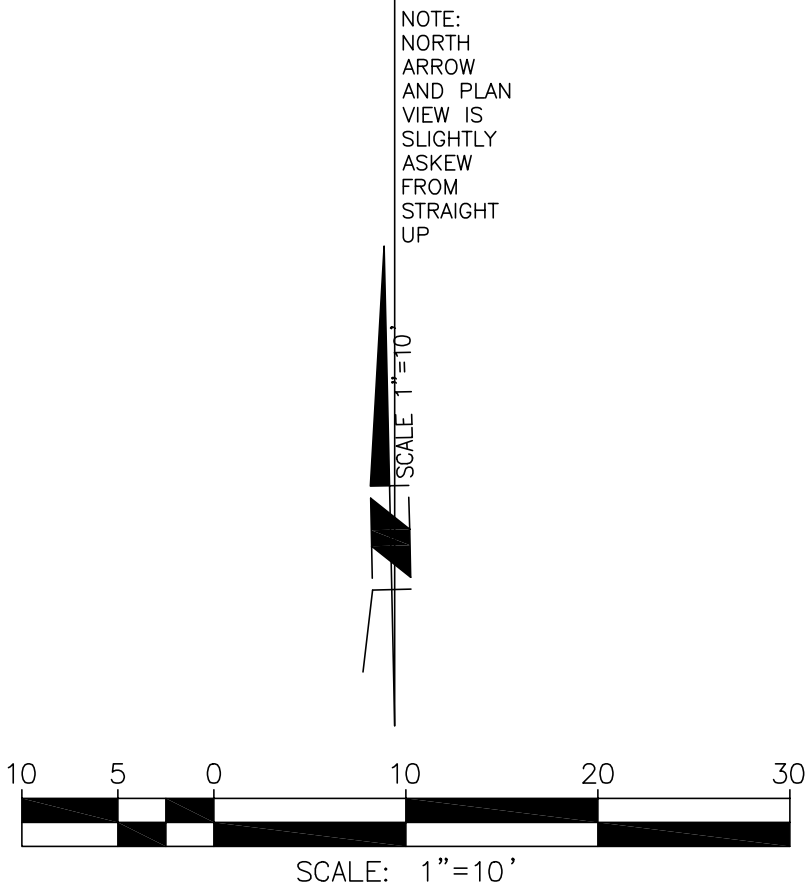
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STORM DRAIN DATA TABLE					
#	BEARING/DELTA	RADIUS	LENGTH	SLOPE	NOTE
1	S88°44'58"E	0.00	18.38'	0.50%	8" PVC
2	S00°36'28"W	0.00	45.27'	0.50%	8" PVC
3	S00°35'31"W	0.00	24.28'	0.50%	8" PVC
4	S00°34'42"W	0.00	25.37'	0.50%	8" PVC
5	S00°37'35"W	0.00	22.96'	0.50%	8" PVC
6	S00°34'13"W	0.00	20.87'	0.50%	8" PVC
7	S00°35'28"W	0.00	13.85'	0.50%	8" PVC
8	S00°34'17"W	0.00	8.96'	0.50%	8" PVC
9	S89°23'52"E	0.00	15.35'	0.50%	6" PVC
10	S89°23'52"E	0.00	17.16'	0.50%	6" PVC
11	S52°08'55"W	0.00	24.55'	0.62%	8" PVC
12	S53°28'43"W	0.00	34.96'	0.60%	8" PVC
13	N00°36'17"E	0.00	31.94'	0.50%	6" PVC
14	S89°29'26"E	0.00	8.24'	3.16%	8" PVC
15	S00°36'24"W	0.00	58.58'	1.00%	8" PVC
16	S00°32'55"W	0.00	27.29'	0.50%	6" PVC
17	S00°34°05"W	0.00	21.49'	0.50%	6" PVC
18	S00°33'17"W	0.00	30.79'	0.50%	6" PVC
19	S00°32'50"W	0.00	17.46'	1.00%	6" PVC
20	S00°37°07"W	0.00	27.23'	1.00%	6" PVC
21	S74°24'14"E	0.00	48.43'	1.03%	6" PVC
22	N89°23'43"W	0.00	9.50'	1.06%	6" PVC
23	S00°35'17"W	0.00	30.30'	0.99%	10" PVC
24	N23°11'57"W	0.00	1.91'	1.47%	6" PVC
25	N19°20'16"W	0.00	42.61'	0.49%	6" PVC
26	S89°23'52"E	0.00	7.16'	8.38%	10" PVC
27	N16°46'54"W	0.00	33.57'	-0.97%	8" PVC



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PROJECT:
CITY OF OXNARD
OXNARD FIRE STATION 3
150 HILL ST
OXNARD, CA 93033

CITY OF
OXNARD
CALIFORNIA

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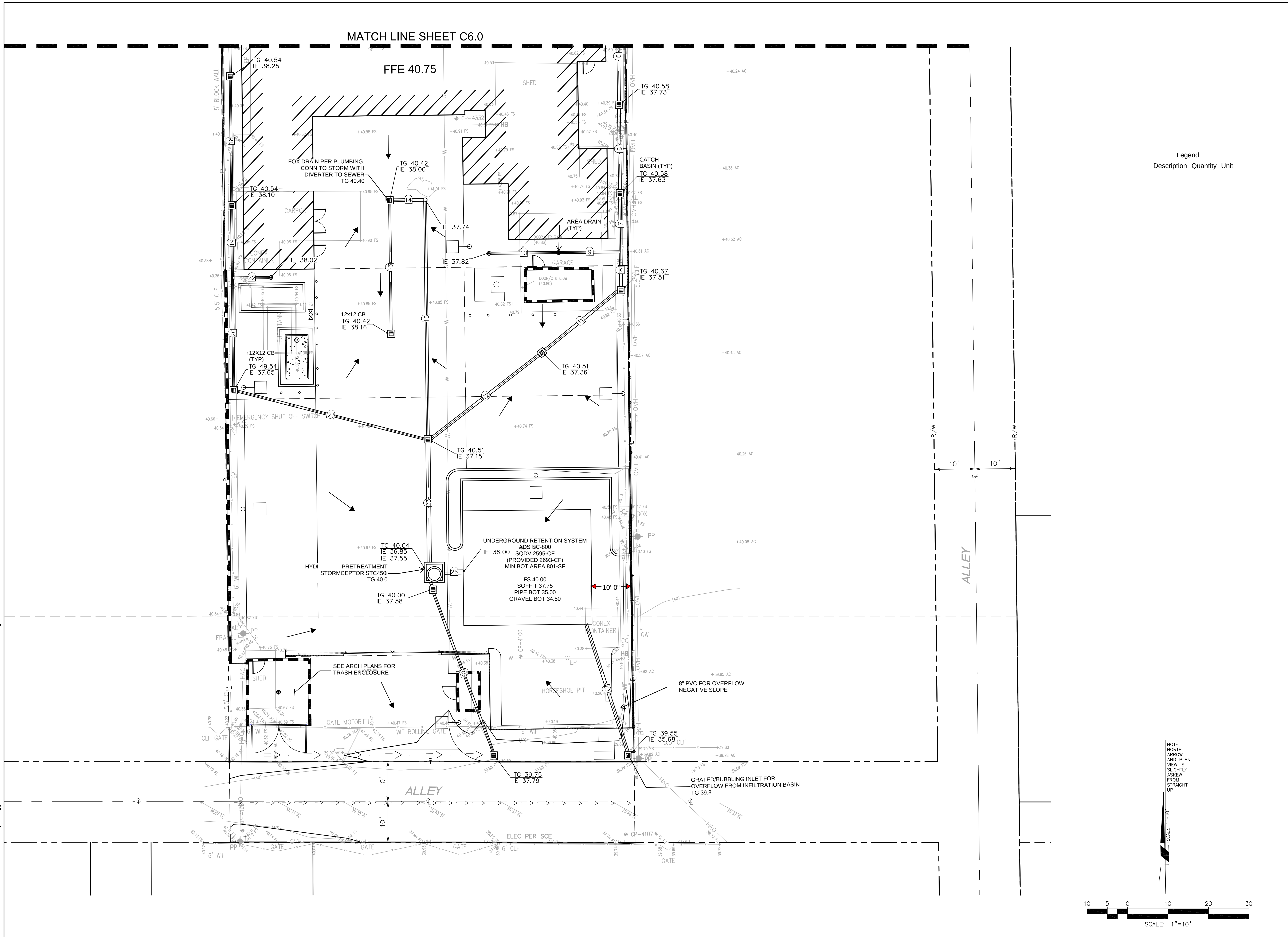
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PROJECT NUMBER:
02-10115

SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C2.0

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Legend
Description Quantity Unit

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CONSTRUCTION

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PROJECT:
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OXNARD FIRE STATION 3
150 HILL ST
OXNARD, CA 93033

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OXNARD
CALIFORNIA

DESCRIPTION:	DATE:
50% SCHEMATIC DESIGN	03/08/24
90% SCHEMATIC DESIGN	06/03/24
DAC SUBMITTAL	08/21/24
DAC RESUBMITTAL	04/09/25
DAC RESUBMITTAL	07/07/25

NOT FOR
CONSTRUCTION

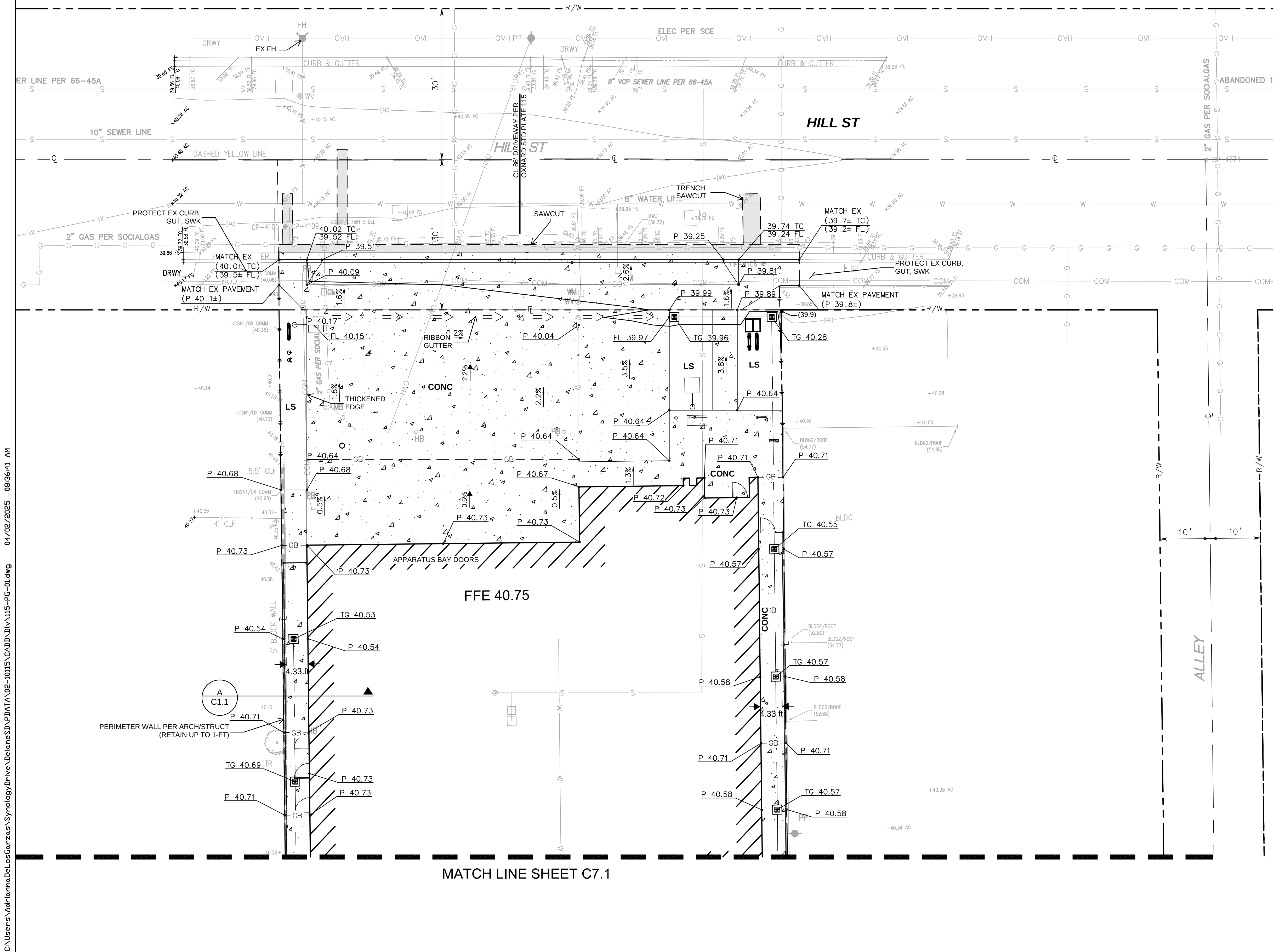
PROJECT NUMBER:
02-10115

SHEET TITLE:
GRADING
AND
DRAINAGE
PLAN

SHEET NUMBER:

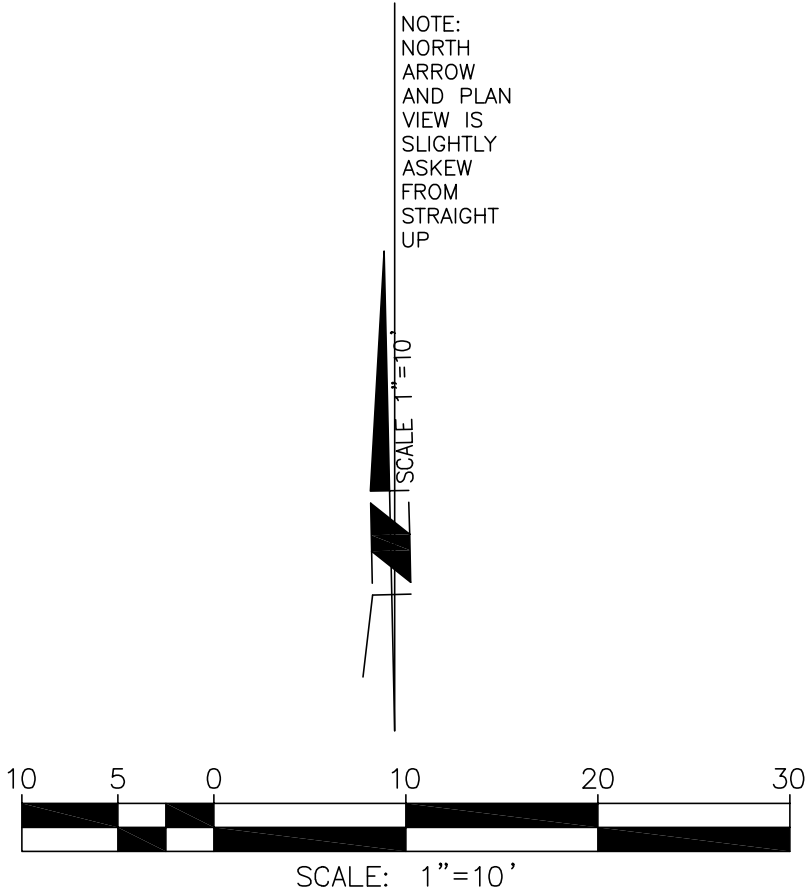
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PRELIMINARY PAVEMENT SECTIONS:

FIRE TRUCK APRONS - 7" PCC OVER COMPACTED SUBGRADE
PARKING STALLS - 5" PCC OVER COMPACTED SUBGRADE
SIDEWALKS AND WALKWAYS - 4" PCC WITH REBAR REINF



NOT FOR CONSTRUCTION

coar

DESIGN GROUP

9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

DELANE

ENGINEERING

4509 MURPHY CANYON ROAD, SUITE 330
SAN DIEGO, CA 92123
PHONE: 619-597-3556
WWW.DELANEENGINEERING.COM

PROJECT:
CITY OF OXNARD
OXNARD FIRE STATION 3
150 HILL ST
OXNARD, CA 93033

CITY OF

OXNARD

CALIFORNIA

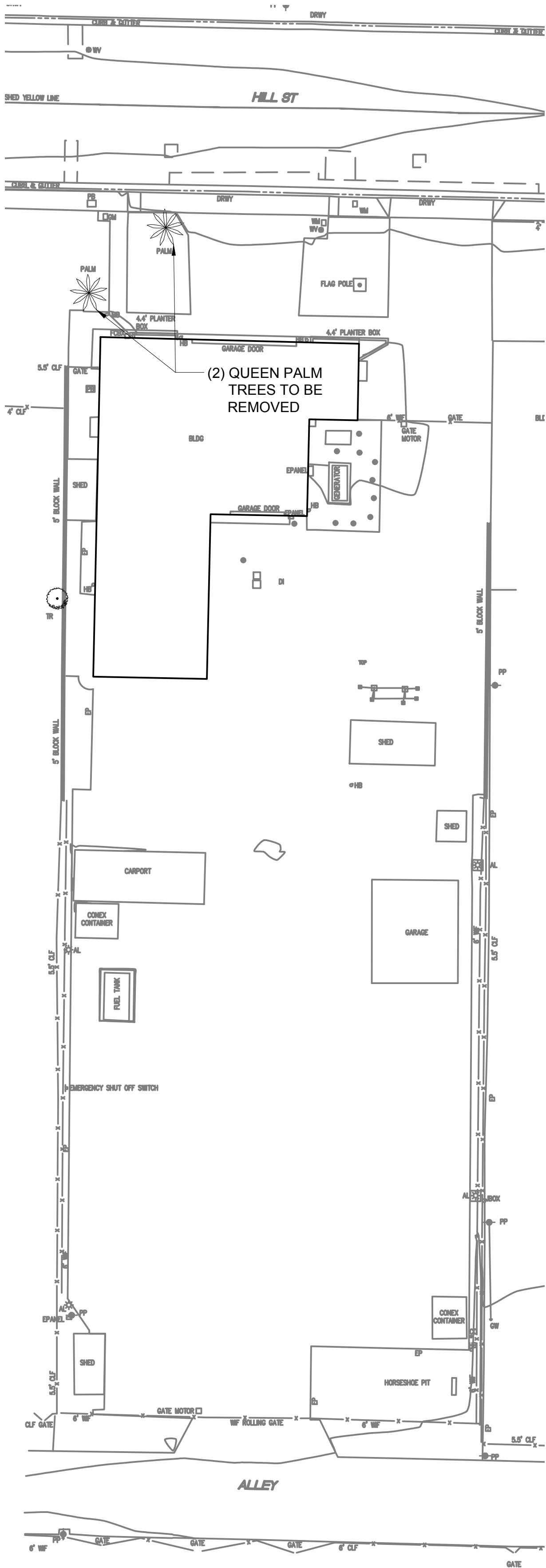
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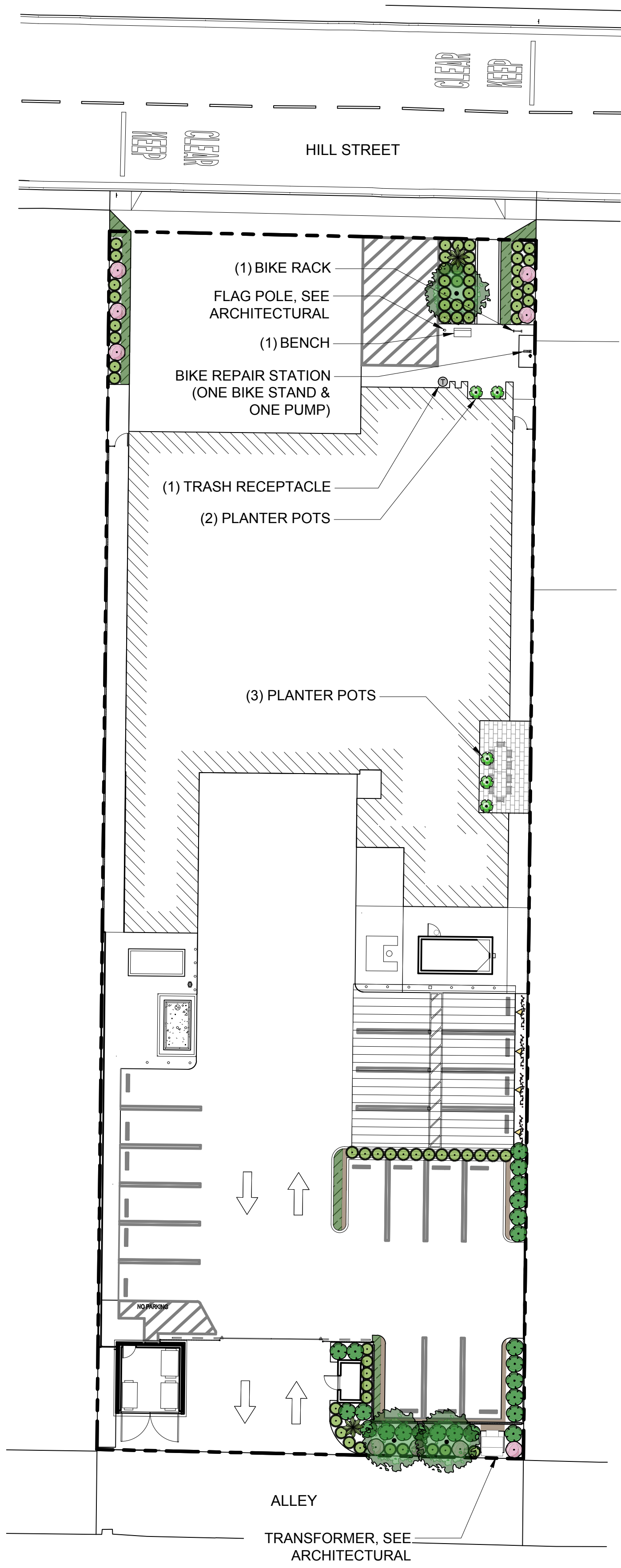
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02-10115

SHEET TITLE:
FINE GRADING AND PAVING PLAN

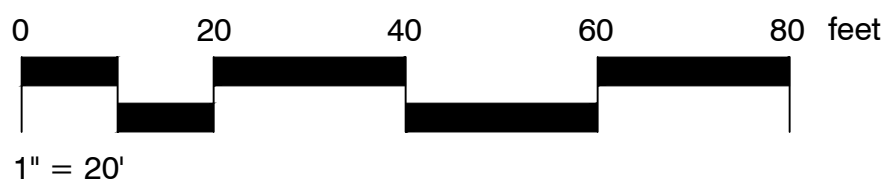
SHEET NUMBER:
C3.0



EXISTING TREE REMOVAL PLAN



PRELIMINARY LANDSCAPE PLAN



PLANTING LIST						
SYMBOL	DESCRIPTION	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	SMALL ACCENT TREE	ARBUS MARINA GEIJERA PARVIFLORA LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	STRAWBERRY TREE AUSTRALIAN WILLOW NATCHEZ CRAPE MYRTLE	24" BOX	AS SHOWN	3
	ACCENT SHRUB	AGAVE ATTENUATA 'VARIEGATA' AGAVE X 'BLUE FLAME' ALOE 'ALWAYS RED'	VARIEGATED AGAVE BLUE FLAME AGAVE ALWAYS RED ALOE	5 GAL	AS SHOWN	2
	FLOWERING SHRUB	CALLISTEMON 'LITTLE JOHN' CISTUS X PULVERULENTUS 'SUNSET' LEUCOPHYLLUM FRUTESCENS SALVIA LEUCANTHA 'SANTA BARBARA' WESTRINGIA FRUITICOSA 'WYNABBIE GEM'	LITTLE JOHN DWARF BOTTLEBRUSH SUNSET ROCKROSE TEXAS SAGE SANTA BARBARA MEXICAN BUSH SAGE WYNABBIE GEM COAST ROSEMARY	5 GAL	AS SHOWN	9
	STANDARD SHRUB	ARCTOSTAPHYLOS X 'EMERALD CARPET' DIANELLA X 'CLARITY BLUE' LOMANDRA LONGIFOLIA 'BREEZE' SESLERIA AUTUMNALIS 'FINELEAF' WESTRINGIA FRUTICOSA 'LOW HORIZON'	EMERALD CARPET MANZANITA CLARITY BLUE FLAX LILY BREEZE™ MAT RUSH AUTUMN MOOR GRASS LOW HORIZON COAST ROSEMARY	5 GAL	AS SHOWN	66
	SCREENING SHRUB	CUPRESSUS SEMPERVIRENS 'MONSHEL' PODOCARPUS MACROPHYLLUS 'MAKI' PRUNUS CAROLINIANA 'COMPACTA' RHAMNUS CALIFORNICA 'EVE CASE'	TINY TOWER ITALIAN CYPRESS MAKI YEW PODOCARPUS DWARF CAROLINA LAUREL CHERRY EVE VASE COFFEEBERRY	15 GAL	AS SHOWN	23
	VINE	CALLIANDRA HAEMATOCEPHALA DISTICTIS BUCCINATORIA GREWIA OCCIDENTALIS TRACHELOSPERMUM JASMINOIDES	RED POWDER PUFF BLOOD RED TRUMPET VINE LAVENDER STAR FLOWER STAR JASMINE	5 GAL	AS SHOWN	4
	PLANT IN POTS	AGAVE ATTENUATA 'RAY OF LIGHT' RHAPIS HUMILIS SANSEVIERIA TRIFASCIATA 'LAURENTII'	RAY OF LIGHT FOXTAIL AGAVE SLENDER LADY PALM LAURENTII SNAKE PLANT	5 GAL	AS SHOWN	5
	GROUND COVER	BULBINE FRUTESCENS CAREX DIVULSA CISTANCHE GRANDIFLORA ERIGERON GLAUCUS 'WAYNE RODERICK' ROSMARINUS OFFICINALIS ' HUNTINGTON CARPET' SENECIO SERPENS	BULBINE EUROPEAN GRAY SEDGE JAZZ TIME ROCK PURSLANE WAYNE RODERICK SEASIDE DAISY HUNTINGTON CARPET ROSEMARY BLUE CHALKSTICKS	1 GAL	18" o.c.	106

SITE FURNISHINGS AND AMENITIES					
SYMBOL	ITEM	DESCRIPTION	COLOR / FINISH	SUPPLIERS	QTY
	PLANTER POT	TOURNESOL HARLIE COLLECTION HCS 3600 WITH IRRIGATION CWC-2100 AND DRAINAGE SYSTEM	COLOR: SHADOW FINISH: FINE GRAIN MATERIAL: GFRC - LIGHTWEIGHT CONCRETE	TOURNESOL SITEWORKS PH: (800) 542-2282	5
	BENCH	MAGLIN 2300 SERIES ICONIC BACKED BENCHES	COLOR: BRONZE 14 FINISH: MATT FINISH MATERIAL: METAL & THERMALLY MODIFIED ASH WOOD	MAGLIN SITE FURNITURE PH: (800) 716-5506	1
	TRASH RECEPTACLE	MAGLIN 1000 SERIES 1050 TRASH CONTAINER	COLOR: BRONZE 14 FINISH: MATT FINISH MATERIAL: METAL & THERMALLY MODIFIED ASH WOOD	MAGLIN SITE FURNITURE PH: (800) 716-5506	1
	BIKE RACK	MADRAX HEAVY DUTY WINDER - 3 BIKES	COLOR: BLACK FINISH: POWDER COATED MATERIAL: GALVANIZED STEEL	MADRAX PH: (800) 448-7931	1
	BIKE STAND	SARIS INFRASTRUCTURE PUBLIC WORK STAND #26302C	COLOR: BLACK FINISH: POWDER COATED	SARIS INFRASTRUCTURE PH: (800) 783-7257	1
	BIKE PUMP	SARIS INFRASTRUCTURE OUTDOOR PUMP WITH GAUGE #26246 & #26242	MATERIAL: STAINLESS STEEL	SARIS INFRASTRUCTURE PH: (800) 783-7257	1

IRRIGATION CONCEPT NOTES

- SMALL AND/OR NARROW SHRUB AREAS ENCLOSED BY PAVEMENT, CURBS, WALLS, FENCES AND ADJACENT TO BUILDINGS AND STRUCTURES, ETC. SHALL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION (1/2" DRIPLINE WITH INTEGRAL DRIP EMITTERS AT 12" ON CENTER SPACING, DRIPLINE SPACED 12" APART) TO ELIMINATE IRRIGATION WATER ON NON-PLANTED AREAS.
- ALL TREES IN SHRUB AREAS SHALL HAVE SUPPLEMENTAL IRRIGATION SUCH AS BUBBLERS (6" POP-UP WITH STREAM BUBBLER, 2 PER TREE).
- ALL VINES SHALL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION (1/2" DRIPLINE WITH INTEGRAL DRIP EMITTERS AT 12" ON CENTER SPACING, DRIPLINE SPACED 12" APART) .
- ALL IRRIGATED AREAS SHALL BE ZONED SEPARATELY BY (5) 3/4" DRIP CONTROL ZONE VALVE KITS AND (2) 3/4" TREE CONTROL VALVES. ZONES SHALL BE DETERMINED BY THE WATER SUPPLY, TYPE OF PLANT MATERIAL, SUN EXPOSURE, LOCATION OR SPECIAL MICROCLIMATES.
- IRRIGATION SYSTEM WILL BE DESIGNED USING POTABLE WATER (AVAILABLE AT 55 PSI). ALL IRRIGATION EQUIPMENT SHALL SPECIFIED AND INSTALLED TO MEET ALL WATER AGENCY STANDARDS, INCLUDING CITY WATER CONSERVATION REQUIREMENTS.
- THE IRRIGATION SYSTEM WILL HAVE A DEDICATED 1" IRRIGATION WATER METER. A 1" BACKFLOW PREVENTER IN STAINLESS STEEL ENCLOSURE, 1" NORMALLY CLOSED MASTER VALVE AND FLOW SENSOR WILL BE INCLUDED.
- THE 1" PVC IRRIGATION SYSTEM SUPPLY LINE WILL PROVIDE WATER SUPPLY TO ALL VALVES ON SITE. PROVIDE (2) QUICK COUPLERS IN BOXES ON THE SITE FOR SUPPLEMENTAL WATERING.
- THIS SITE WILL BE CONTROLLED AND MANAGED WITH A STANDALONE, WEATHER-BASED IRRIGATION CONTROL SYSTEM. THE WEATHER SENSOR WILL BE INSTALLED ON STRUCTURE OR ON A POLE IN A LOCATION WHERE SUBJECT TO RAINFALL. THE MINIMUM 8 STATION CONTROLLER SHALL BE INSTALLED IN AN EXTERIOR, WALL-MOUNTED CABINET.

LANDSCAPE MATERIAL LIST

SYMBOL	NAME	DESCRIPTION	QTY
	PEBBLE	3/4" - 1.5" PEBBLE	104 SQ FT
	PAVERS - PEDESTRIAN	PEDESTRIAN RATED PAVERS	252 SQ FT

PLANTING CONCEPT NOTES

- REMOVE ALL WEEDS, DEBRIS, AND ROCKS LARGER THAN ONE-HALF-INCH (1/2") FROM ALL PLANTING AREAS, AND DISPOSE OF LEGALLY AND APPROPRIATELY OFF-SITE.
- FINISH GRADE OF SOIL SHALL BE TWO-INCHES (2") BELOW ADJACENT FINISH PAVING SURFACE OR CURB IN SHRUB AND GROUNDCOVER AREAS.
- CONTRACTOR SHALL INSTALL A THREE-INCH (3") LAYER OF BARK MULCH IN ALL SHRUB AND GROUNDCOVER AREAS. SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS.
- ROOT BARRIERS (10' EACH SIDE OF TRUNK X 24" DEEP) SHALL BE INSTALLED WHERE TREES ARE WITHIN 5' OF PAVED SURFACE.

LANDSCAPE COMPLIANCE

- THE LANDSCAPE WILL COMPLY WITH THE APPLICABLE CITY OF OXNARD LANDSCAPE STANDARDS.
- THE LANDSCAPING AND IRRIGATION WILL COMPLY WITH THE CITY OF OXNARD WATER EFFICIENT LANDSCAPE ORDINANCE (CITY COUNCIL ORDINANCE NO.2822) AND LANDSCAPE WATER CONSERVATION STANDARDS.

PROJECT:

CITY OF OXNARD
OXNARD FIRE STATION 3

150 HILL ST
OXNARD, CA 93033

DESCRIPTION:

50% SCHEMATIC DESIGN 03/08/24
90% SCHEMATIC DESIGN 06/14/24
100% SCHEMATIC DESIGN 08/14/24
DAC RESUBMITTAL 04/04/25
DAC RESUBMITTAL 07/07/25

NOT FOR
CONSTRUCTION

PROJECT NUMBER:

230501

SHEET TITLE:

LANDSCAPE
CONCEPT
PLAN

SHEET NUMBER:

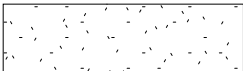
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PLOT PLAN NOTES

1.	ELECTRICALLY OPERATED VEHICULAR GATES SHALL INCLUDE CLICK-2-ENTER RADIO ACTIVATED CONTROL SYSTEM. ALL GATES AND THE MAIN ENTRANCE OF THE BUILDING SHALL HAVE A KNOX BOX SERIES 3200 INSTALLED.
2.	BUILDING(S) SHALL BE EQUIPPED THROUGHOUT WITH AN NFPA 13 APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. SEE SHEET T-2 FOR ADDITIONAL INFORMATION.
3.	BUILDING(S) SHALL BE EQUIPPED WITH AN NFPA 72 APPROVED FIRE ALARM SYSTEM AS REQUIRED BY 2022 CBC AND CFC. SEE SHEET T-2 FOR ADDITIONAL INFORMATION.
4.	FIRE LANE SIGNAGE AND MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH APPROVED STANDARDS FROM THE FIRE DEPARTMENT, CITY TRAFFIC ENGINEERING DIVISION, AND STATE VEHICLE CODE.
5.	ALL NEW HYDRANTS SHALL BE 6" WET BARREL WITH NST OUTLETS; TYPE 3 PER CITY OF OXNARD PUBLIC PLATE #23. HYDRANT LOCATIONS SHALL BE CLEARLY IDENTIFIED WITH BLUE REFLECTIVE MARKERS IN THE STREET.
6.	ALL COMMERCIAL STRUCTURES SHALL BE PROVIDED WITH A FIRE FLOW OF 4500GPM AT 20PSI RESIDUAL PRESSURE.
7.	PROJECT IS SUBJECT TO CUPA PERMIT. SEE SHEET T-2 FOR ADDITIONAL INFORMATION.
8.	ALL PERIMETER SITE FENCING SHALL BE 8'-0" HIGH DECORATIVE METAL FENCING, UNLESS NOTED OTHERWISE.
9.	ALL SITE LIGHTING IS SHOWN ON ELECTRICAL SITE PLAN.
10.	BUILDINGS SHALL BE EQUIPPED WITH FIRE EXTINGUISHERS, SEE SHEET T-2 FOR ADDITIONAL INFORMATION.

LEGEND

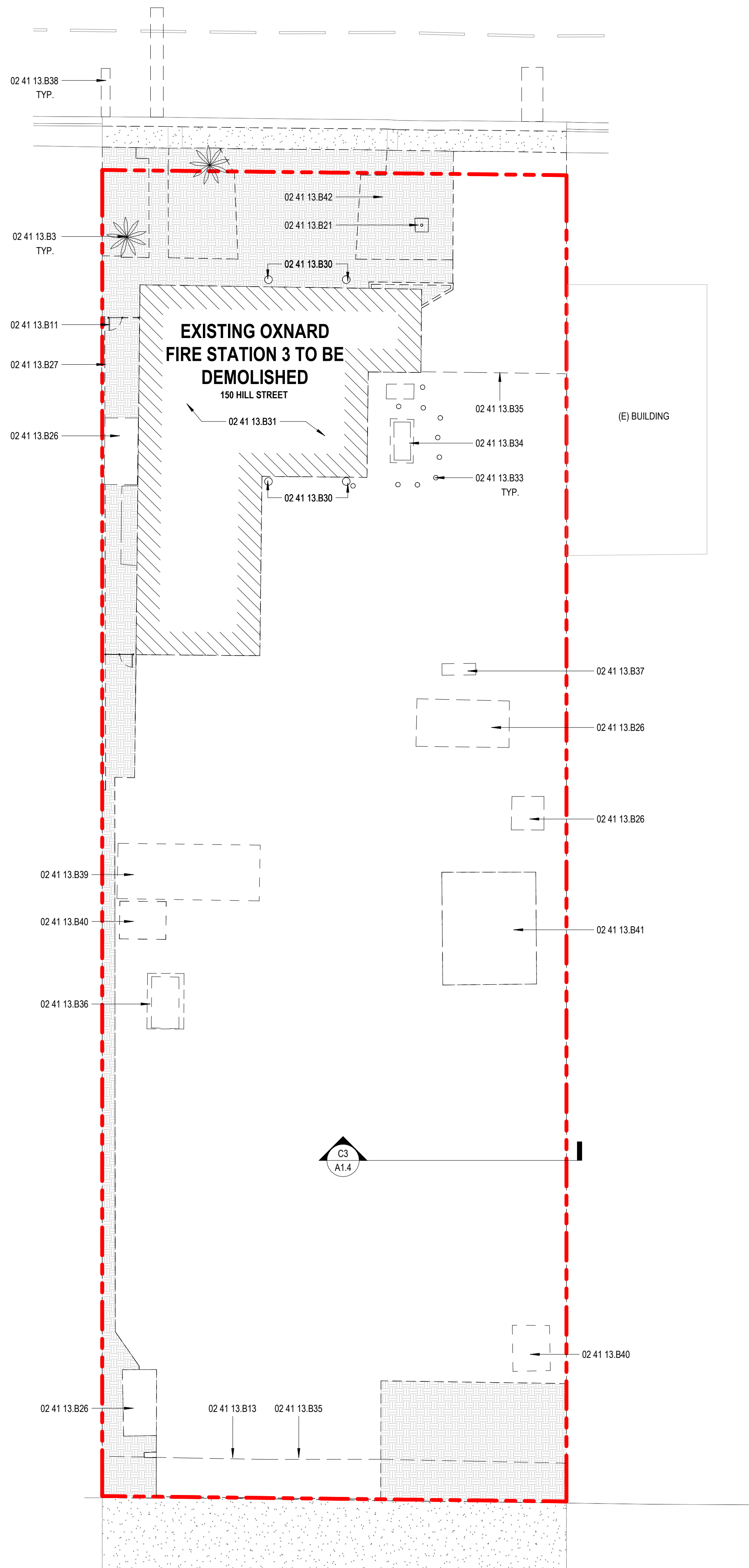
	CONCRETE DRIVEWAY, SEE CIVIL
	CONCRETE WALKWAY, SEE CIVIL
	LANDSCAPE, SEE LANDSCAPE
	PROPERTY LINE
	LINE OF REQUIRED SETBACK
	150'-0" HOSE PULL LENGTH
	150'-0" RADIUS AT FIRE HYDRANT

DESCRIPTION:	DATE:
100% SCHEMATIC DESIGN	03/08/2017
100% SCHEMATIC DESIGN	06/03/2017
100% AC SUBMITTAL	08/21/2017
100% AC RESUBMITTAL	04/09/2018
100% AC RESUBMITTAL	07/07/2018

SHEET TITLE:

PLOT PLAN

A1.0



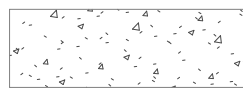
CONSTRUCTION NOTES

- 02 41 13.B3 DEMO EXISTING TREE, SEE LANDSCAPE
02 41 13.B11 DEMO EXISTING SWING GATE
02 41 13.B13 DEMO EXISTING METAL FENCE AND FOOTINGS
02 41 13.B21 DEMO EXISTING FLAG POLE
02 41 13.B26 DEMO EXISTING STORAGE SHED
02 41 13.B27 DEMO EXISTING CMU SITE WALL AND ASSOCIATED FOOTINGS
02 41 13.B30 REMOVE AND SALVAGE EXISTING FOUNDRY CASTING
02 41 13.B31 DEMO EXISTING SINGLE STORY BUILDING, FOUNDATION, INTERIOR PARTITIONS, EQUIPMENT, AND ROOF - INSPECT PREMISES FOR ASBESTOS AND LEAD PRIOR TO REMOVAL. REFER TO PHASE I ESA REPORT LISTED IN DEMO PLAN GENERAL NOTES.
02 41 13.B33 DEMO EXISTING BOLLARD AND FOOTINGS
02 41 13.B34 DEMO EXISTING EMERGENCY GENERATOR AND CONCRETE PAD
02 41 13.B35 DEMO EXISTING SLIDING GATE
02 41 13.B36 DEMO EXISTING ABOVE-GROUND FUEL TANK, ASSOCIATED REFUELING EQUIPMENT, AND CONCRETE PAD
02 41 13.B37 DEMO EXISTING HOSE DRYING TOWER AND FOUNDATION
02 41 13.B38 DEMO EXISTING SURFACE(S) TO ACCOMMODATE UTILITY CONNECTIONS, SEE CIVIL
02 41 13.B39 REMOVE EXISTING CARPORT STRUCTURE
02 41 13.B40 REMOVE AND SALVAGE EXISTING CONNEX CONTAINER. COORDINATE RELOCATION WITH CITY AND FIRE DEPT.
02 41 13.B41 DEMO EXISTING STRUCTURE, FOUNDATION AND/OR FOOTINGS
02 41 13.B42 REMOVE AND SALVAGE EXISTING HOSE REEL DISPLAY

DEMO PLAN GENERAL NOTES

1. GEOTECHNICAL INVESTIGATION REPORT #W1785-06-01B, PREPARED FOR COAR DESIGN GROUP BY GEOCON WEST, INC., DATED MAY 22, 2024.
2. PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT #W1785-77-02B, PREPARED FOR COAR DESIGN GROUP BY GEOCON WEST, INC., DATED AUGUST 24, 2023.

DEMO SITE PLAN LEGEND

-  EXISTING CONCRETE DRIVEWAY TO REMAIN, SEE CIVIL
-  EXISTING CONCRETE WALKWAY TO BE DEMOLISHED, SEE CIVIL
-  EXISTING LANDSCAPE TO REMAIN
-  EXISTING LANDSCAPE TO BE DEMOLISHED
-  PROPERTY LINE
-  EXISTING TO REMAIN



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SAN DIEGO, CA 92123
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CITY OF OXNARD
OXNARD FIRE STATION 3
150 HILL ST
OXNARD, CA 93033



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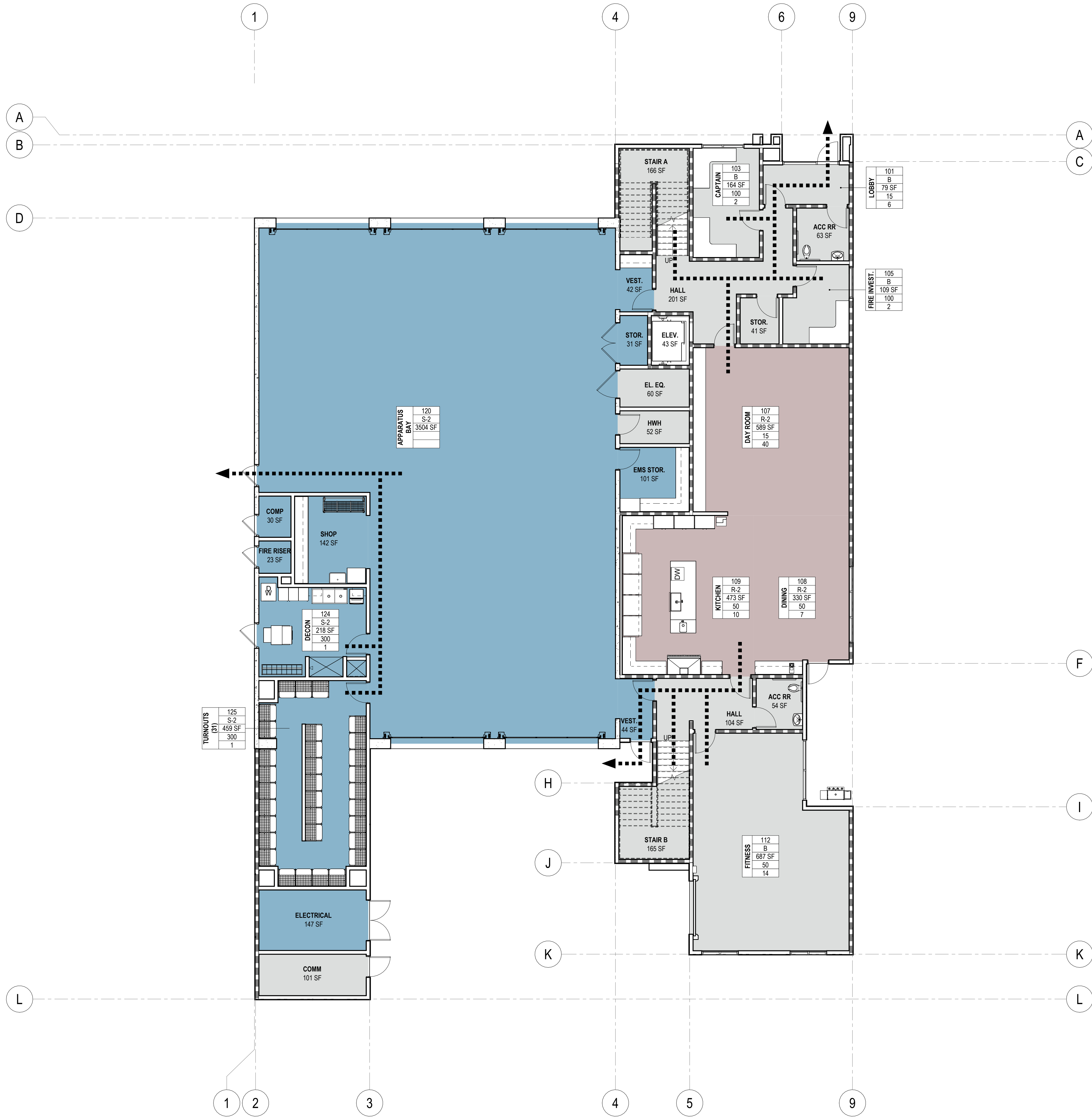
230501

SHEET TITLE:

DEMOLITION SITE
PLAN

SHEET NUMBER:

A1.1



OCCUPANT LOAD CALC 1ST FLOOR

ROOM NUMBER	DESCRIPTION	SQ. FT.	LOAD FACTOR	OCCUP	CLASS
101	LOBBY	79 SF	15	6	B
102	ACC RR	63 SF			B
103	CAPTAIN	164 SF	100	2	B
104	HALL	201 SF			B
105	FIRE INVEST.	109 SF	100	2	B
106	STOR.	41 SF			B
107	DAY ROOM	589 SF	15	40	R-2
108	DINING	330 SF	50	7	R-2
109	KITCHEN	473 SF	50	10	R-2
110	HALL	104 SF			B
111	ACC RR	54 SF			B
112	FITNESS	687 SF	50	14	B
113	VEST.	44 SF			S-2
114	EMS STOR.	101 SF			S-2
115	HWH	52 SF			B
116	EL. EQ.	60 SF			B
118	STOR.	31 SF			S-2
119	VEST.	42 SF			S-2
120	APPARATUS BAY	3504 SF	300	12	S-2
121	SHOP	142 SF			S-2
122	FIRE RISER	23 SF			S-2
123	COMP	30 SF			S-2
124	DECON	218 SF	300	1	S-2
125	TURNOUTS (31)	459 SF	300	2	S-2
126	ELECTRICAL	147 SF			S-2
127	COMM	101 SF			B

TOTAL N.S.F.: 7848 SF
CORE AREA: 1123 SF
TOTAL FIRST FLOOR G.S.F.: 8973 SF

96

WALL LEGEND

- 2x4 STUD WALL
- 2x4 STUD WALL - 1 HR RATED
- 2x6 STUD WALL
- 2x6 STUD WALL - 1 HR RATED
- 8" CONCRETE WALL
- 18" CONCRETE WALL

LEGEND

- PATH OF TRAVEL
- EXIT SIGN, SEE ELECTRICAL DRAWINGS
- FE FIRE EXTINGUISHER
- T TACTILE EXIT SIGN
- PH PANIC HARDWARE
- ROOM NUMBER
OCCUPANCY TYPE
NET SQ. FT.
OCC. LOAD FACTOR
OCCUPANTS

- B
- R-2
- S-2



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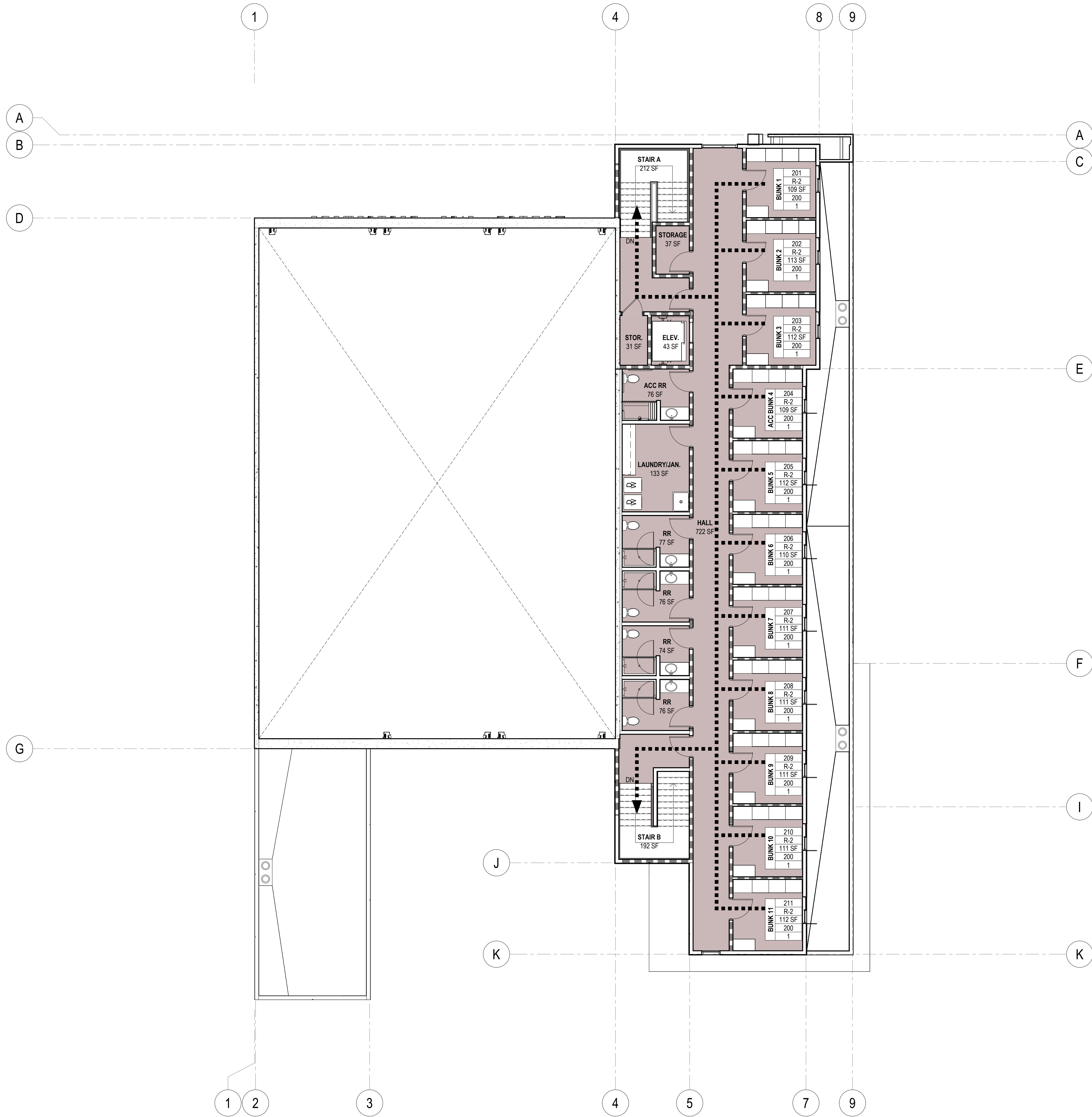
NOT FOR CONSTRUCTION

PROJECT NUMBER:
230501

SHEET TITLE:
FIRST FLOOR
EGRESS PLAN

SHEET NUMBER:

A0.1



OCCUPANT LOAD CALC 2ND FLOOR

ROOM NUMBER	DESCRIPTION	SQ. FT.	LOAD FACTOR	OCCUP	CLASS
130	STOR.	31 SF			R-2
201	BUNK 1	109 SF	200	1	R-2
202	BUNK 2	113 SF	200	1	R-2
203	BUNK 3	112 SF	200	1	R-2
204	ACC BUNK 4	109 SF	200	1	R-2
205	BUNK 5	112 SF	200	1	R-2
206	BUNK 6	110 SF	200	1	R-2
207	BUNK 7	111 SF	200	1	R-2
208	BUNK 8	111 SF	200	1	R-2
209	BUNK 9	111 SF	200	1	R-2
210	BUNK 10	111 SF	200	1	R-2
211	BUNK 11	112 SF	200	1	R-2
212	HALL	722 SF			R-2
213	RR	76 SF			R-2
214	RR	74 SF			R-2
215	RR	76 SF			R-2
216	RR	77 SF			R-2
217	LAUNDRY/JAN.	133 SF			R-2
218	ACC RR	76 SF			R-2
219	STORAGE	37 SF			R-2

TOTAL N.S.F.: 2524 SF
CORE AREA: 827 SF
TOTAL SECOND FLOOR G.S.F.: 3351 SF

12

WALL LEGEND

- 2x4 STUD WALL
- 2x4 STUD WALL - 1 HR RATED
- 2x6 STUD WALL
- 2x6 STUD WALL - 1 HR RATED
- 8" CONCRETE WALL
- 18" CONCRETE WALL

LEGEND

- PATH OF TRAVEL
- EXIT SIGN, SEE ELECTRICAL DRAWINGS
- FE FIRE EXTINGUISHER
- T TACTILE EXIT SIGN
- PH PANIC HARDWARE
- ROOM NAME: XXXX, XXXX, XXXX, XXXX, XXXX
- ROOM NUMBER, OCCUPANCY TYPE, NET SQ. FT., OCC. LOAD FACTOR, OCCUPANTS

- B
- R-2
- S-2



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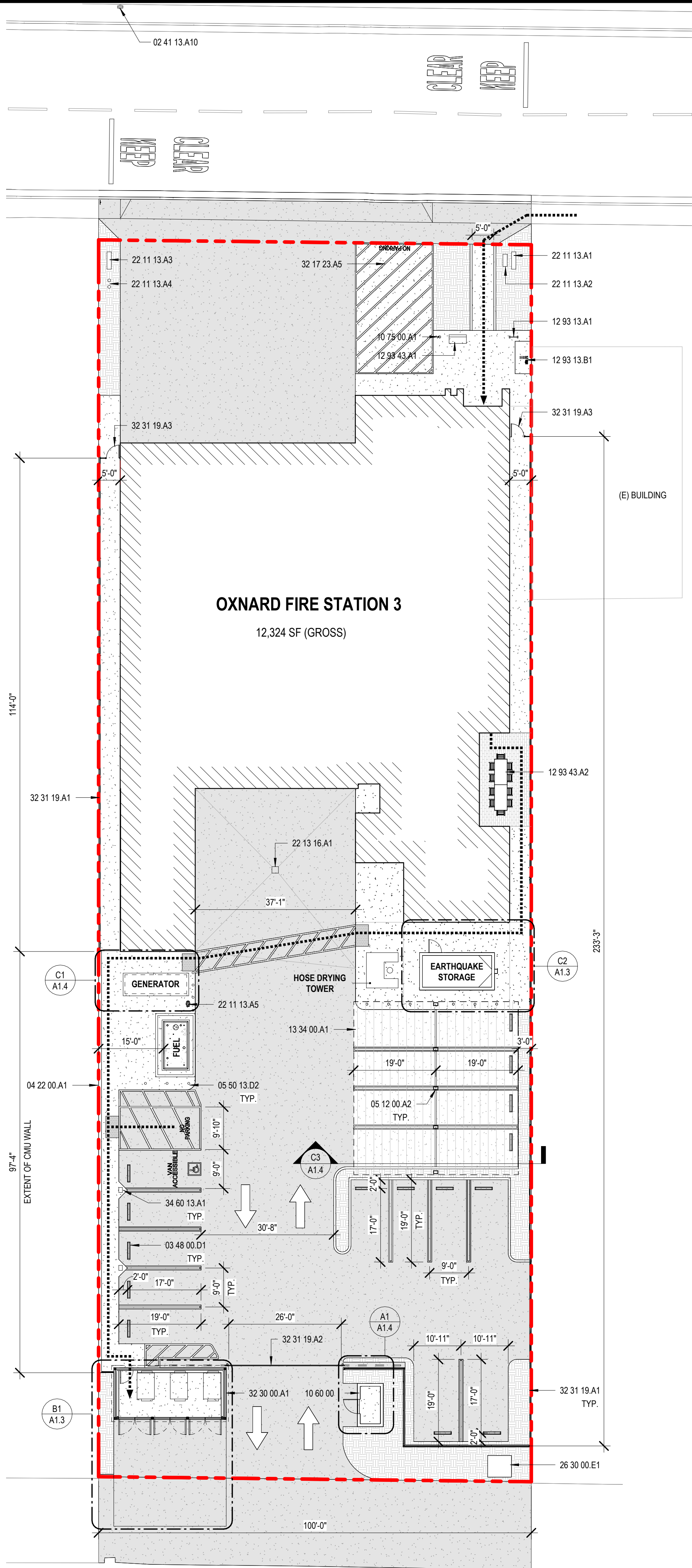
230501

SHEET TITLE:

SECOND FLOOR
EGRESS PLAN

SHEET NUMBER:

A0.2



CONSTRUCTION NOTES

- 02 41 13.A10 EXISTING FIRE HYDRANT TO REMAIN, PROTECT IN PLACE, SEE CIVIL
03 48 00.D1 PRECAST CONCRETE WHEEL STOP
04 22 00.A1 8'-0" HIGH SPLIT-FACE CMU WALL WITH 2" CAP
05 12 00.A2 STRUCTURAL STEEL COLUMN
05 50 13.D2 STEEL PIPE BOLLARD
10 60 00 SAND STORAGE
10 75 00.A1 FLAGPOLE
12 93 13.A1 1-LOOP WAVE STYLE BIKE RACK (CAPACITY: 3)
12 93 13.B1 BIKE REPAIR STATION
12 93 43.A1 BENCH
12 93 43.A2 PATIO TABLE AND CHAIRS
13 34 00.A1 METAL CANOPY
22 11 13.A1 DOMESTIC WATER BACKFLOW PREVENTER, SEE CIVIL
22 11 13.A2 IRRIGATION BACKFLOW PREVENTER, SEE CIVIL AND LANDSCAPE
22 11 13.A3 FIRE SERVICE BACKFLOW PREVENTER, SEE CIVIL
22 11 13.A4 FDC/PIV, SEE CIVIL
22 11 13.A5 FIRE HYDRANT, SEE CIVIL
22 11 13.A5 FOX DRAIN W/ DIVERTER VALVE TO SEWER SYSTEM FOR VEHICLE WASHING
26 30 00.E1 TRANSFORMER
32 17 23.A5 STRIPED 'NO PARKING' AREA (FOR FIRE DEPARTMENT USE ADJACENT TO DRIVEWAY)
32 30 00.A1 TRASH ENCLOSURE
32 31 19.A1 8'-0" HIGH DECORATIVE METAL FENCING
32 31 19.A2 (PAIR) 8'-0" HIGH X 13'-0" WIDE DECORATIVE METAL ROLLING GATES
32 31 19.A3 8'-0" HIGH X 3'-0" WIDE DECORATIVE METAL GATE WITH PANIC HARDWARE
34 60 13.A1 FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATION

GENERAL NOTES

- VEHICULAR GATES SHALL BE ELECTRICALLY OPERATED VIA CLICK-2-ENTER SYSTEM.
- ALL BUILDINGS SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
- ALL PERIMETER SITE FENCING SHALL BE 8'-0" HIGH DECORATIVE METAL FENCING, UNLESS NOTED OTHERWISE.
- ALL SITE LIGHTING IS SHOWN ON ELECTRICAL SITE PLAN.
- GEOTECHNICAL INVESTIGATION REPORT #W1785-06-018, PREPARED FOR COAR DESIGN GROUP BY GEOCON WEST, INC., DATED MAY 22, 2024.
- ALL PERIMETER MASONRY SITE WALLS AND TRASH ENCLOSURE WALLS SHALL RECEIVE A NON-SACRIFICIAL ANTI-GRAFFITI COATING ON THE EXTERIOR FACE.

LEGEND

- CONCRETE DRIVEWAY, SEE CIVIL
CONCRETE WALKWAY, SEE CIVIL
PAVERS, SEE CIVIL & LANDSCAPE
LANDSCAPE, SEE LANDSCAPE
PEDESTRIAN PAVERS
PROPERTY LINE
EXISTING
ACCESSIBLE PATH OF TRAVEL



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PROJECT:

CITY OF OXNARD
OXNARD FIRE STATION 3
150 HILL ST
OXNARD, CA 93033



DESCRIPTION:	DATE:
50% SCHEMATIC DESIGN	03/08/24
90% SCHEMATIC DESIGN	06/03/24
DAC SUBMITTAL	08/21/24
DAC RESUBMITTAL	04/09/25
DAC RESUBMITTAL	07/07/25

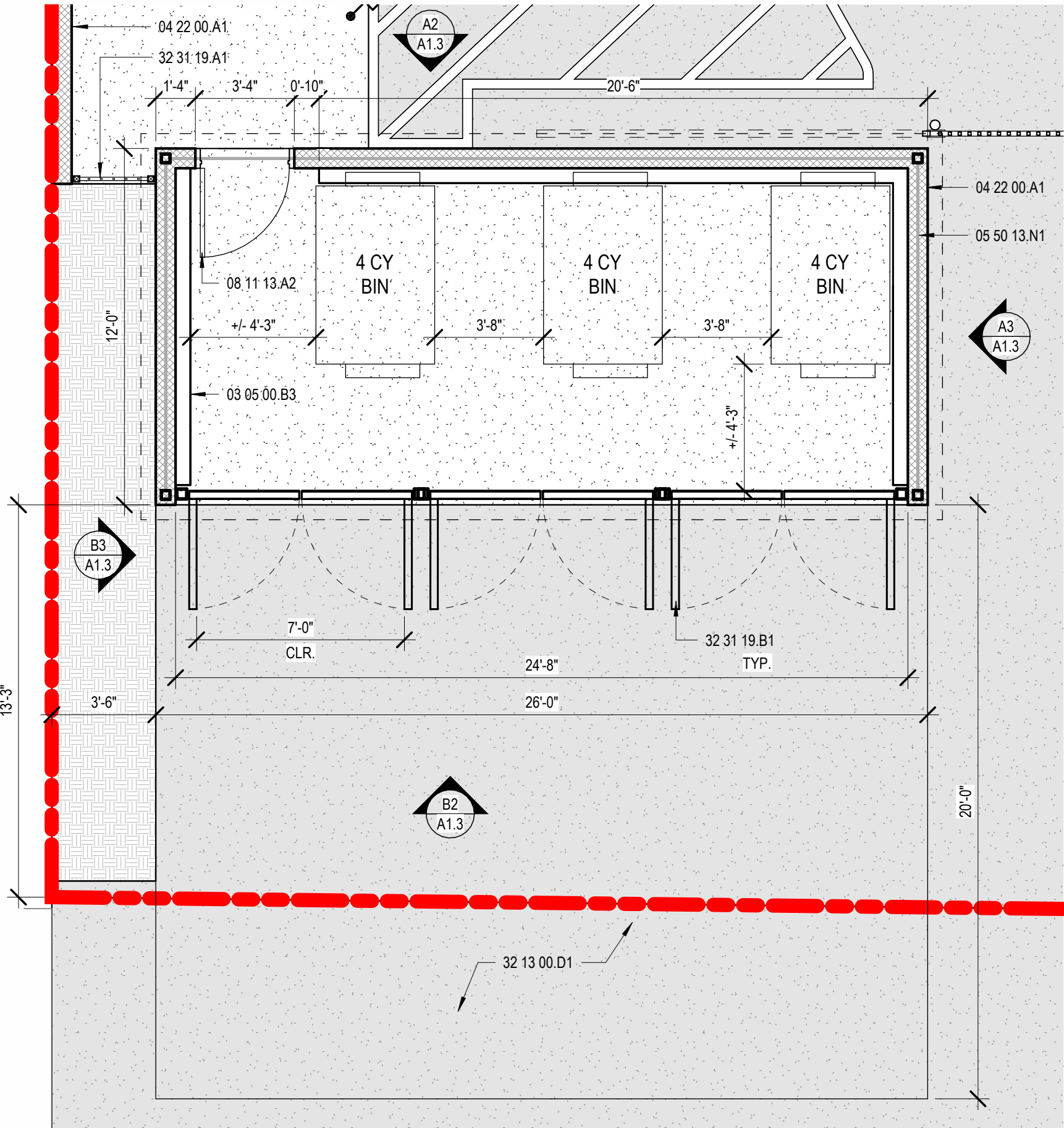
NOT FOR
CONSTRUCTION

PROJECT NUMBER:
230501

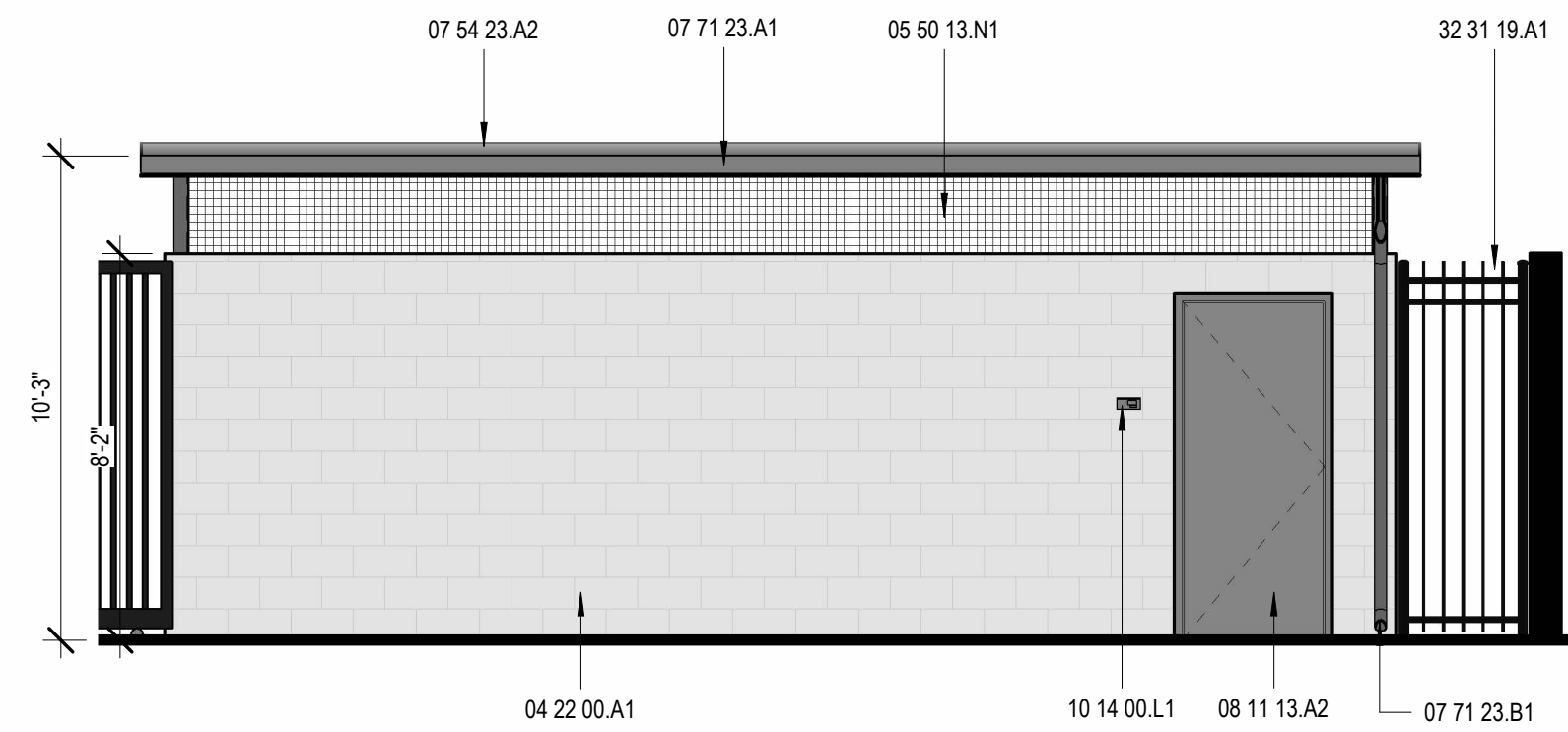
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SITE PLAN

SHEET NUMBER:

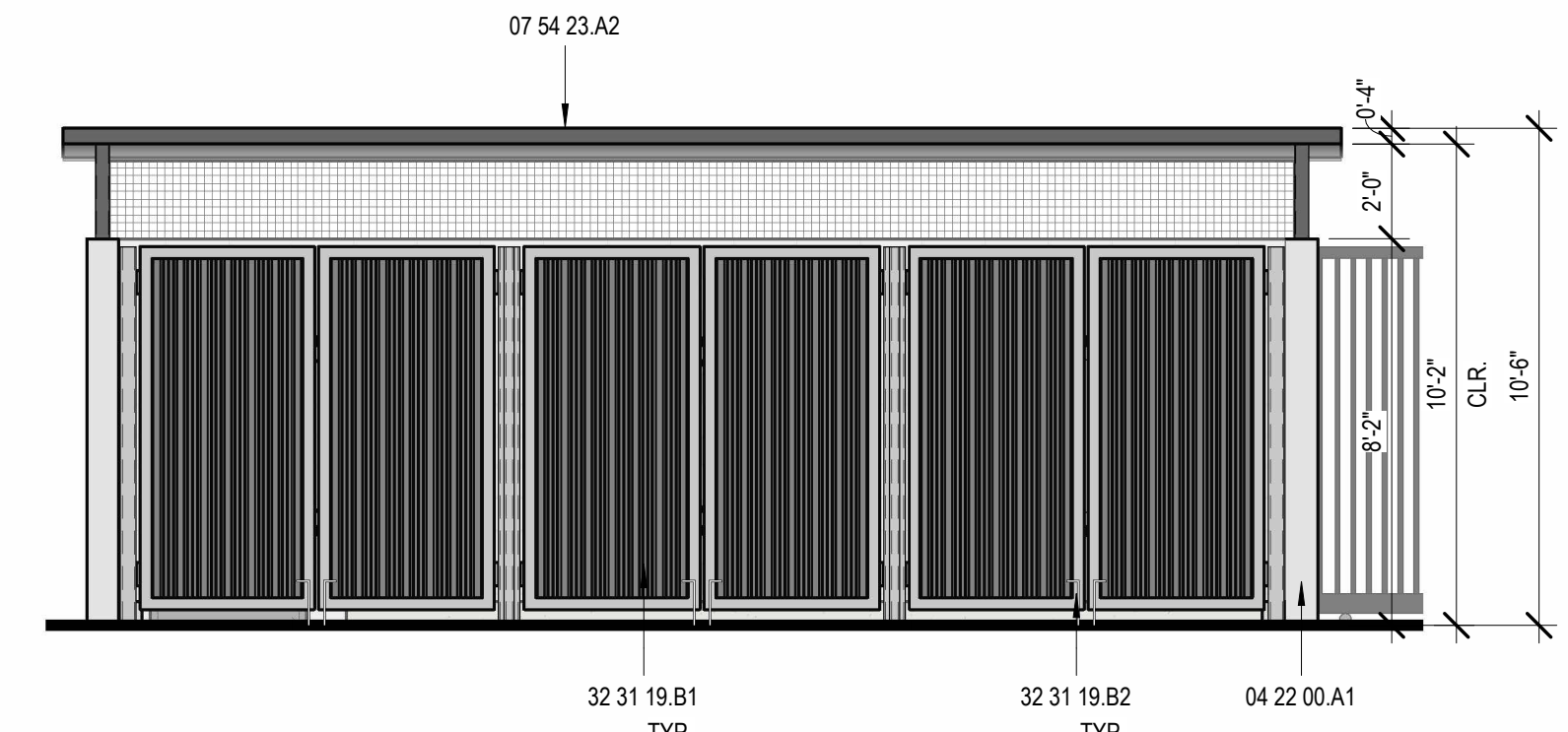
A1.2



B1
A1.3 TRASH ENCLOSURE - ENLARGED PLAN
SCALE: 1/4" = 1'-0"



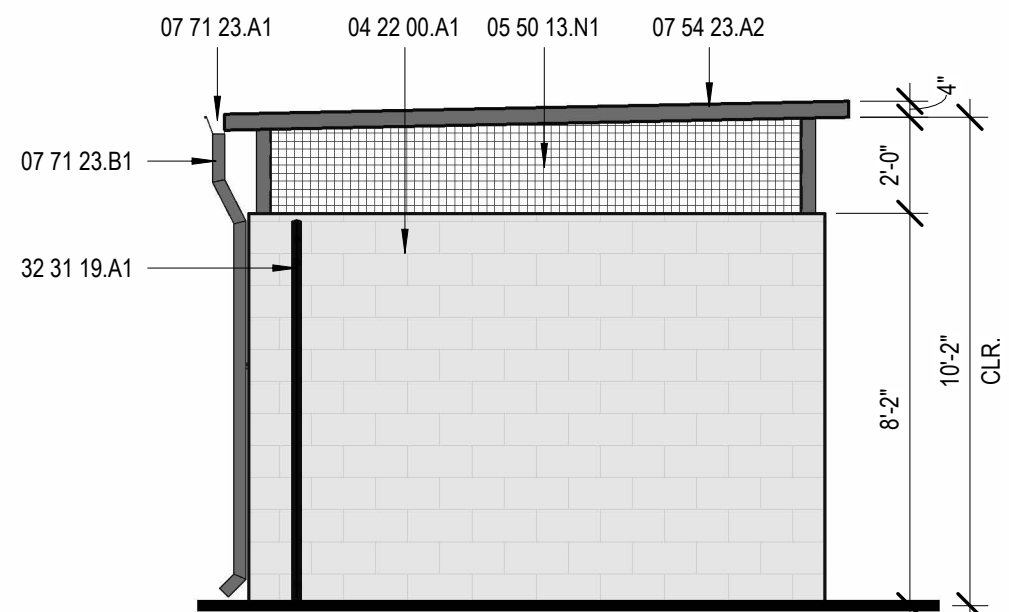
A2
A1.3 TRASH ENCLOSURE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



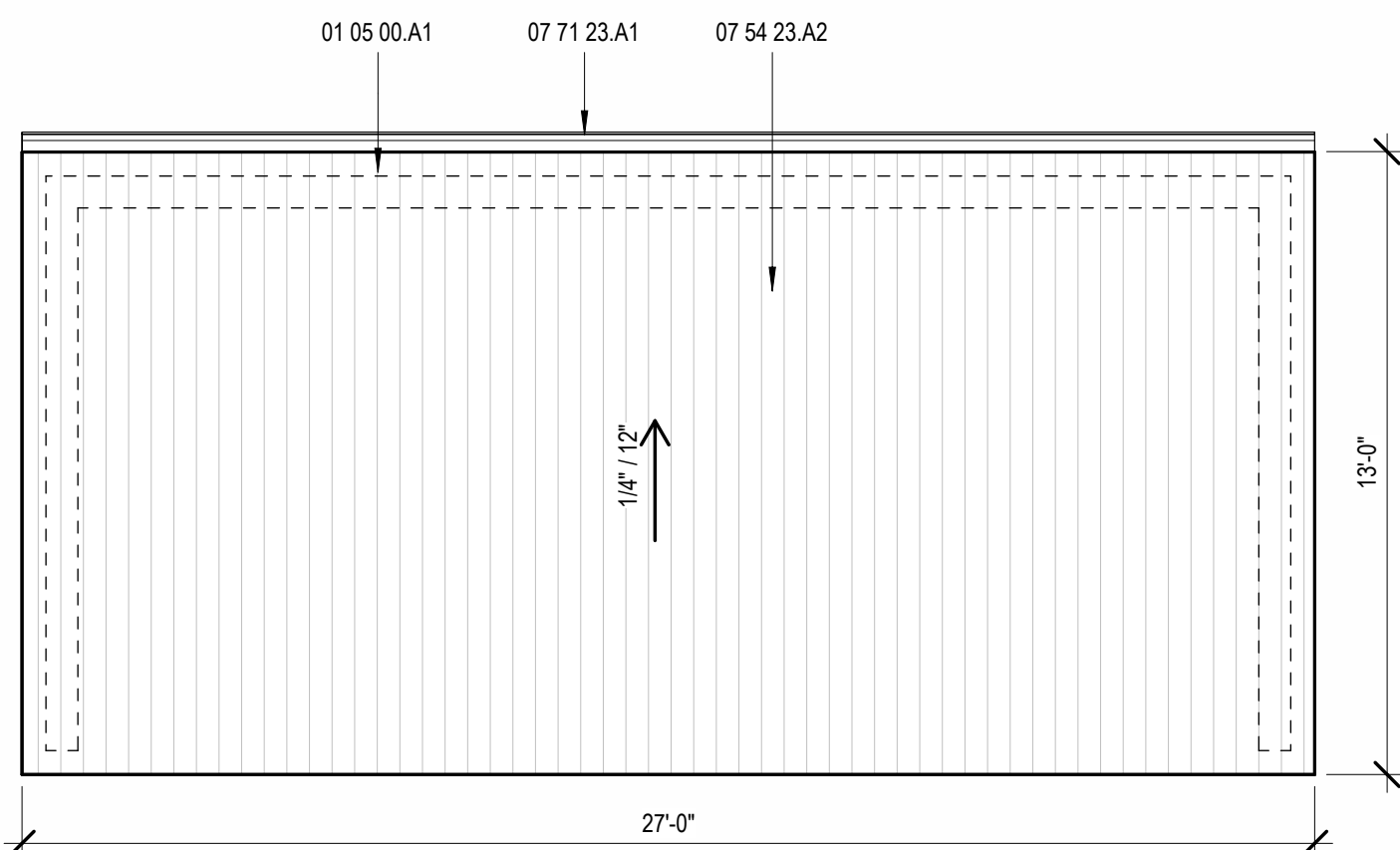
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A1.3 TRASH ENCLOSURE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



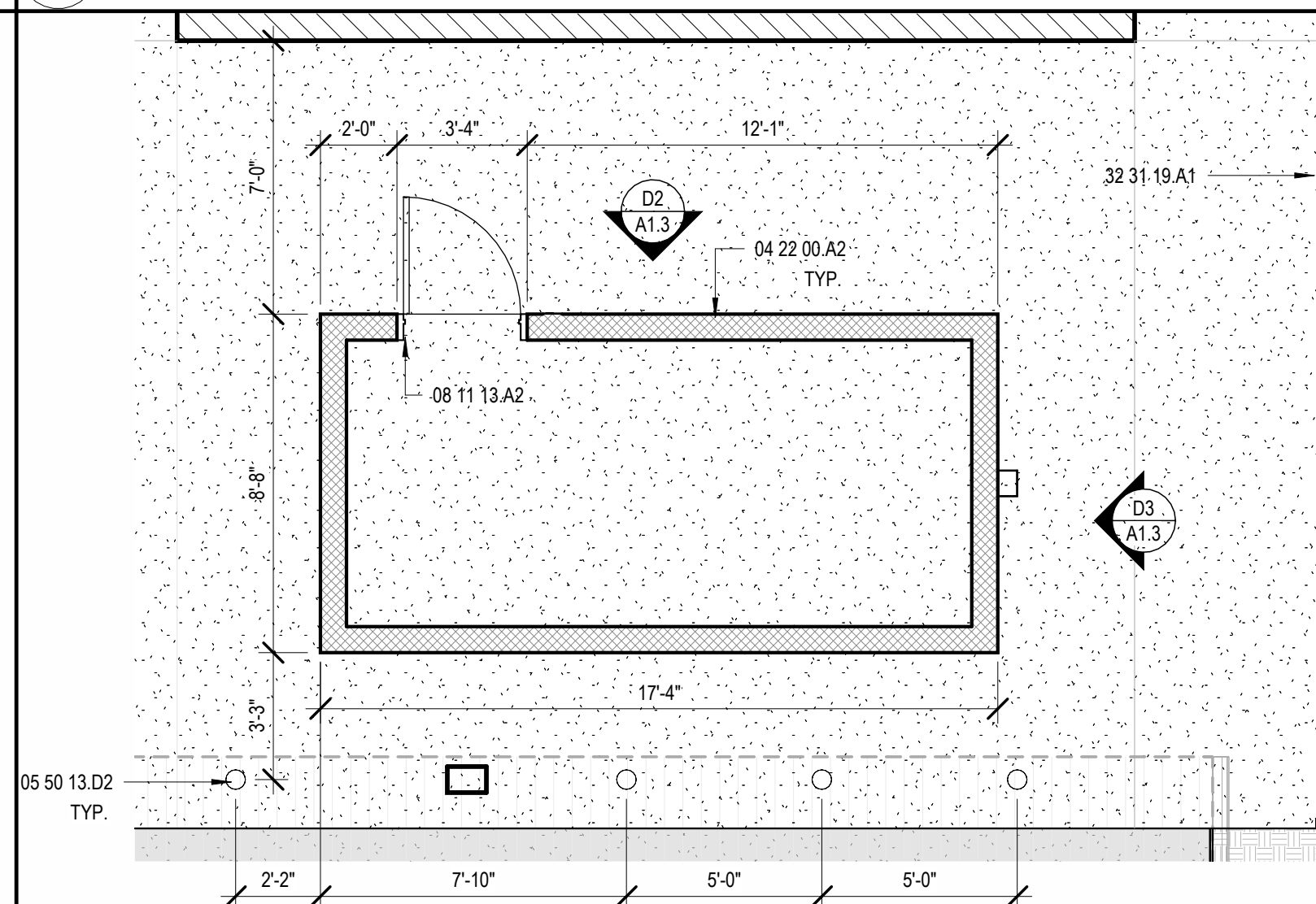
A3
A1.3 TRASH ENCLOSURE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



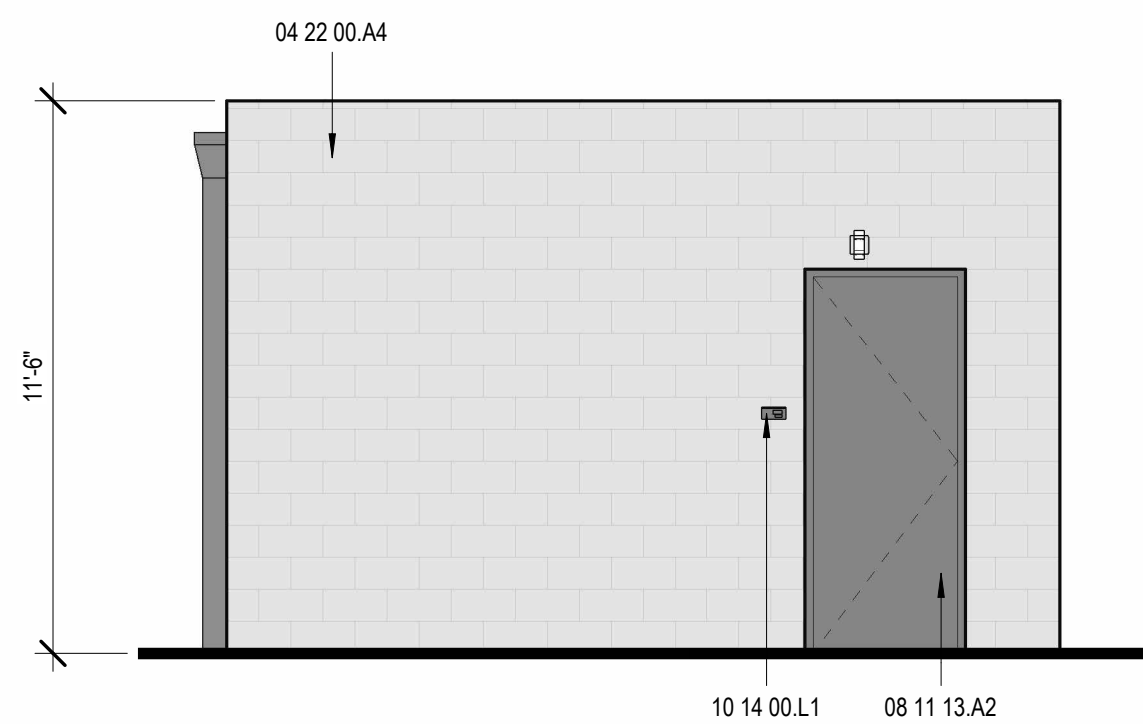
B3
A1.3 TRASH ENCLOSURE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



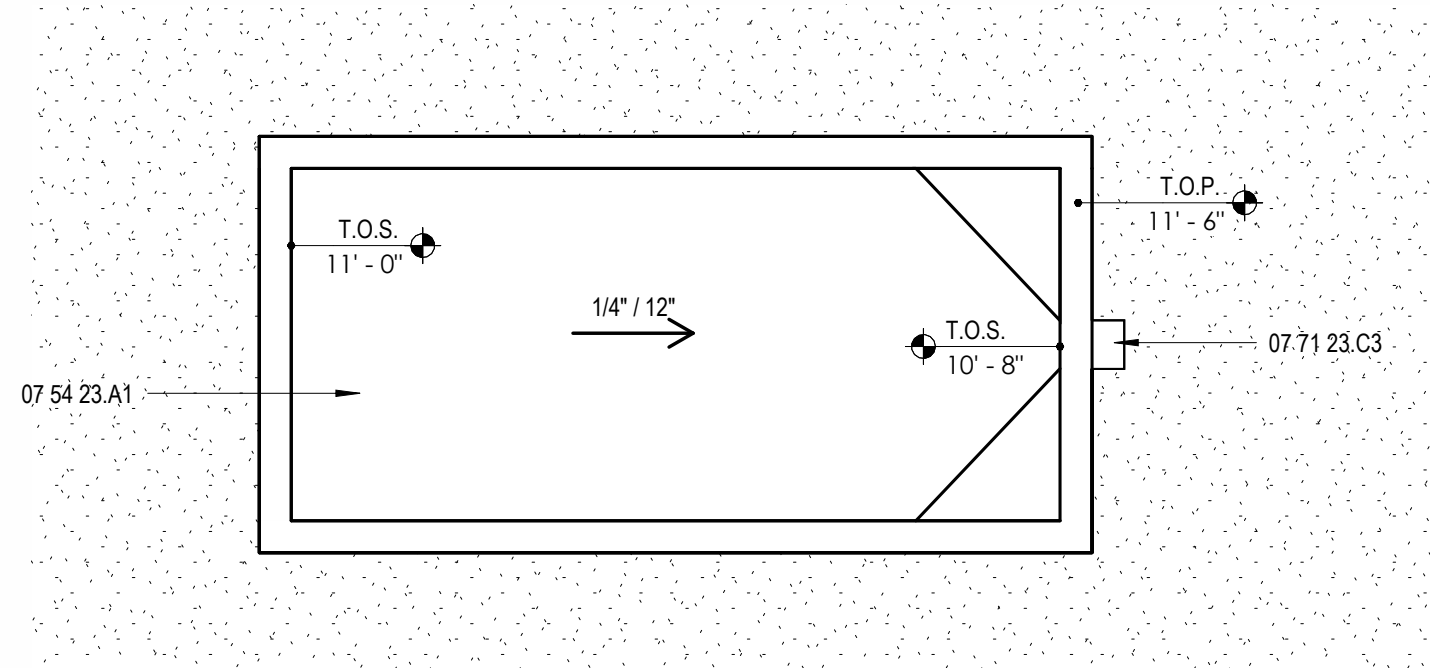
D1
A1.3 TRASH ENCLOSURE - ENLARGED ROOF PLAN
SCALE: 1/4" = 1'-0"



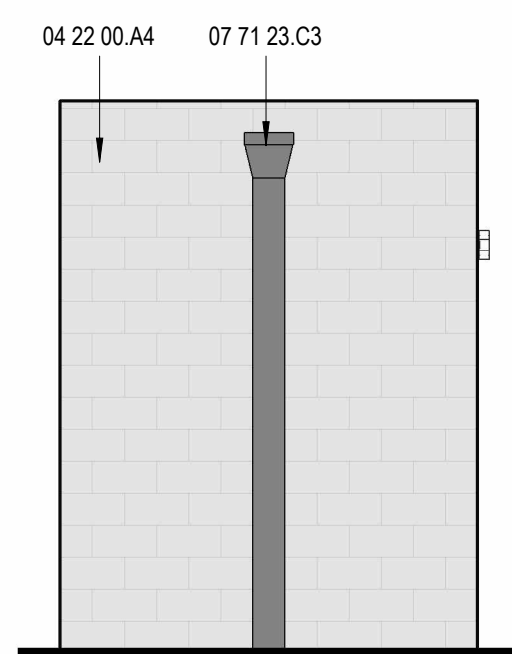
C2
A1.3 EARTHQUAKE STORAGE - ENLARGED PLAN
SCALE: 1/4" = 1'-0"



D2
A1.3 EARTHQUAKE STORAGE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



C3
A1.3 EARTHQUAKE STORAGE - ENLARGED ROOF PLAN
SCALE: 1/4" = 1'-0"



D3
A1.3 EARTHQUAKE STORAGE - EAST ELEVATION
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

01 05 00 A1	LINE OF WALL BELOW
03 05 00 B3	CONCRETE CURB
04 22 00 A1	8'-0" HIGH SPLIT-FACE CMU WALL WITH 2" CAP
04 22 00 A2	CMU WALL
04 22 00 A4	11'-4" HIGH SPLIT-FACE CMU WALL WITH 2" CAP
05 50 13 D2	STEEL PIPE BOLLARD
05 50 13 N1	METAL SECURITY MESH
07 54 23 A1	TPO ROOFING
07 54 23 A2	TPO ROOFING WITH SIMULATED STANDING SEAM DÉCOR PROFILE
07 71 23 A1	GUTTER
07 71 23 B1	DOWNSPOUT
07 71 23 C3	SCUPPER AND DOWNSPOUT
08 11 13 A2	HOLLOW METAL DOOR AND FRAME
10 14 00 L1	TACTILE SIGNAGE
32 13 00 D1	REINFORCED CONCRETE APRON
32 31 19 A1	8'-0" HIGH DECORATIVE METAL FENCING
32 31 19 B1	METAL GATE (PAINTED)
32 31 19 B2	CANE BOLT WITH SLEEVE AT CLOSED AND 90 DEGREE OPEN POSITIONS

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LEGEND

	TPO ROOFING WITH SIMULATED STANDING SEAM DÉCOR PROFILE
	TRASH ENCLOSURE/ EARTHQUAKE STORAGE/ SAND STORAGE/ PERIMETER SITE WALL SPLIT-FACE CMU WALLS; COLOR: NATURAL GRAY
	TRASH ENCLOSURE ROOF FASCIA & EXPOSED STRUCTURE; COLOR: MATCH MAIN BUILDING ROOF FASCIA
	TRASH ENCLOSURE METAL GATES; COLOR: MATCH MAIN BUILDING DOORS/FRAMES
	CONCRETE DRIVEWAY, SEE CIVIL
	CONCRETE WALKWAY, SEE CIVIL
	LANDSCAPE, SEE LANDSCAPE

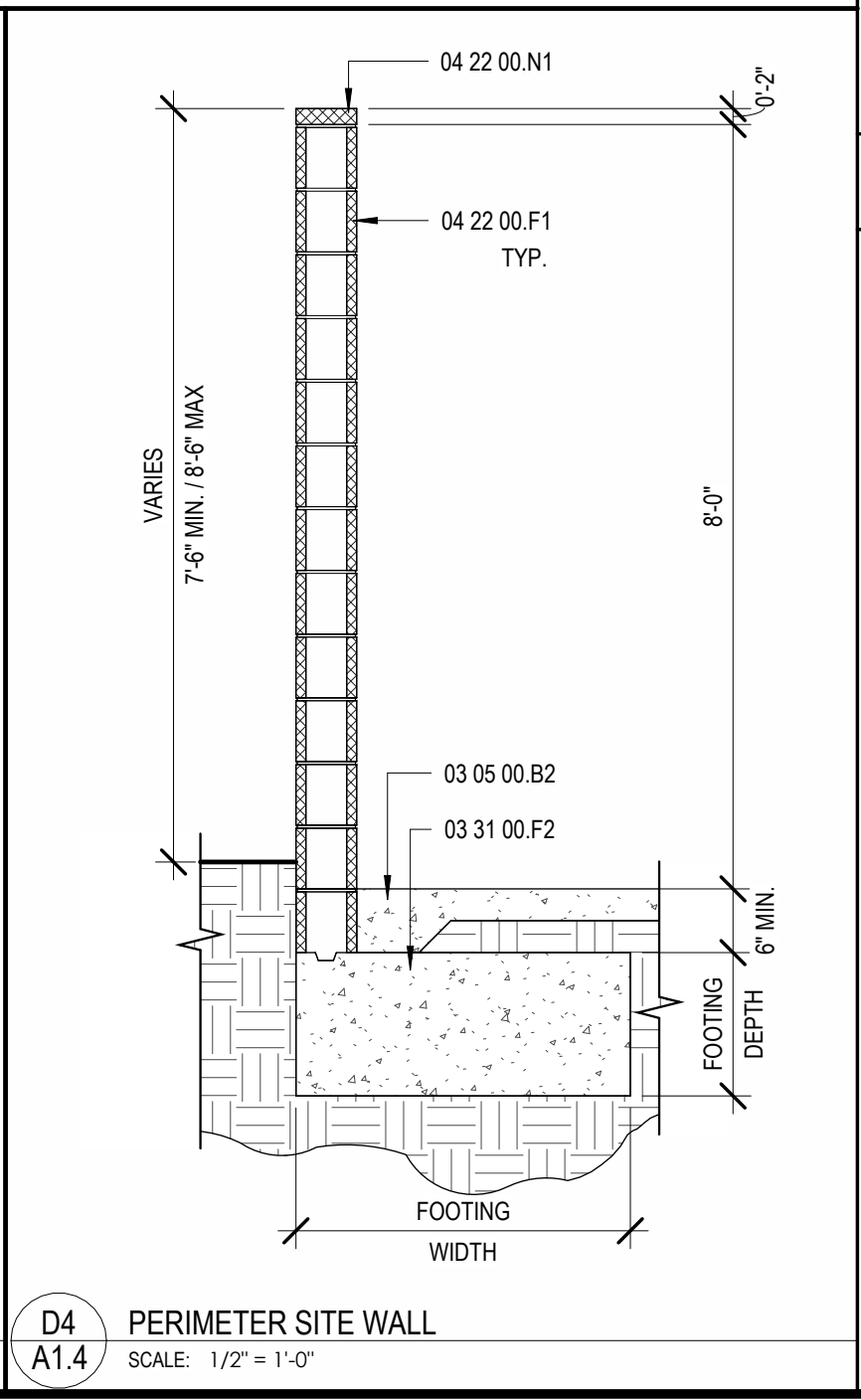
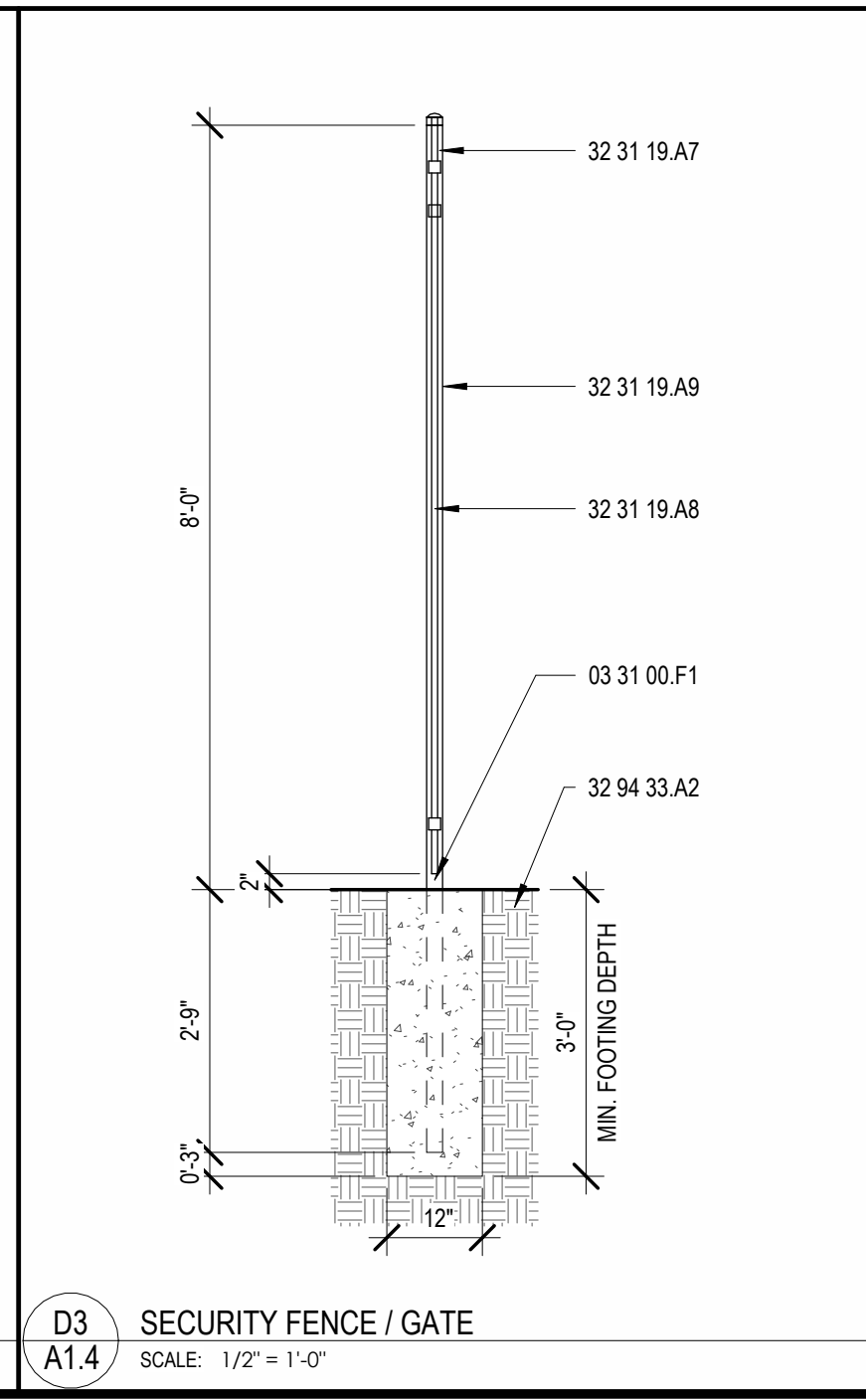
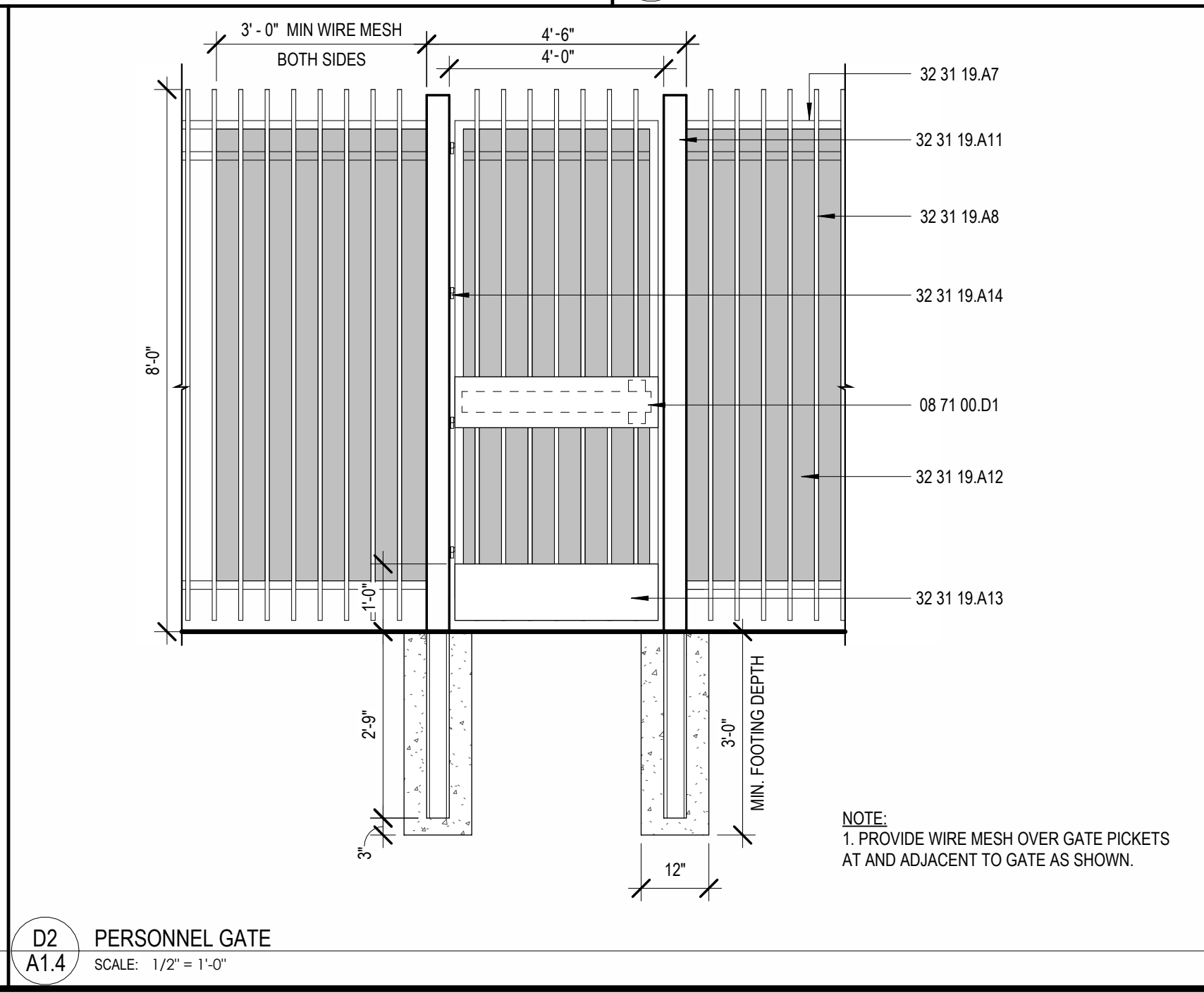
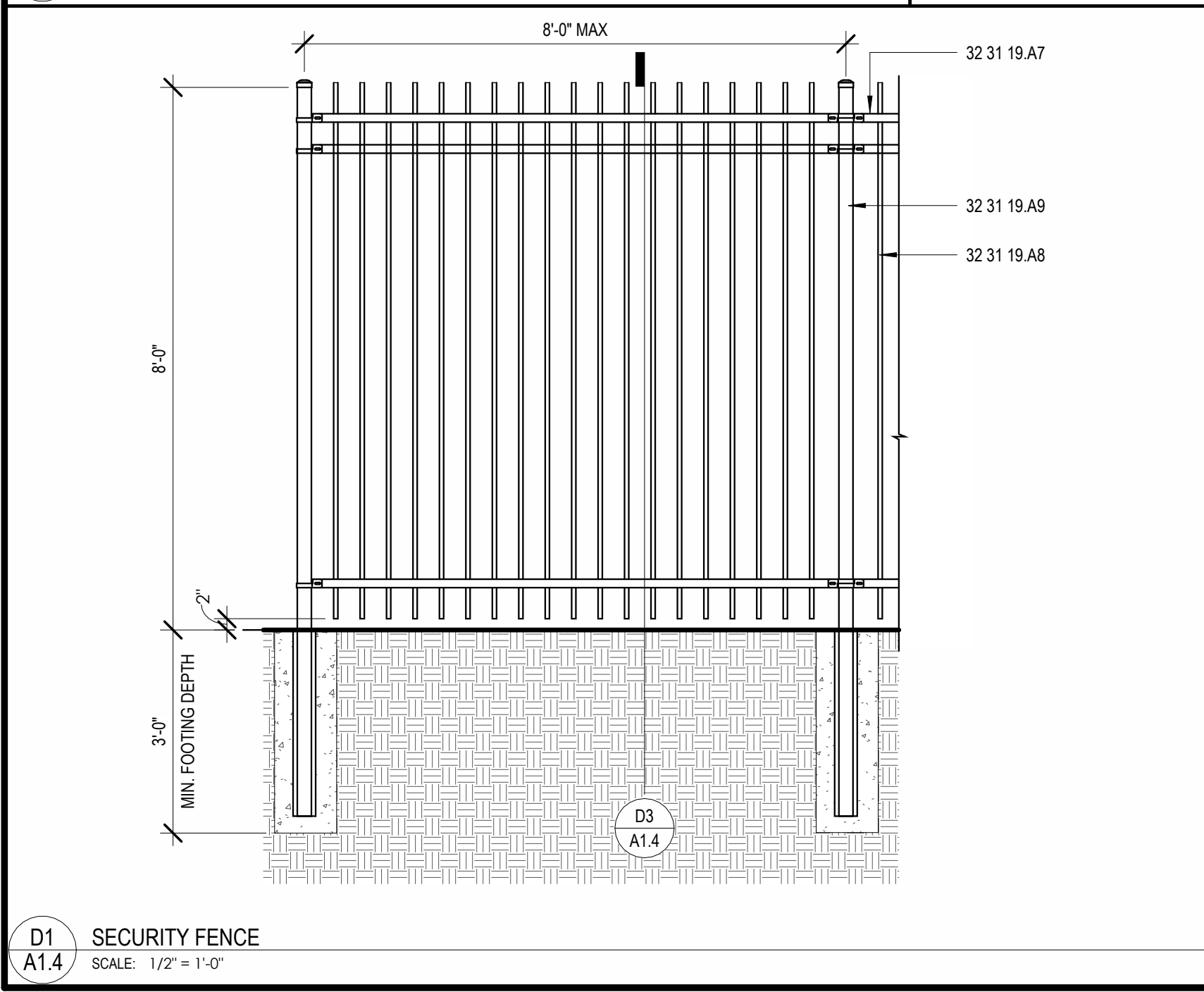
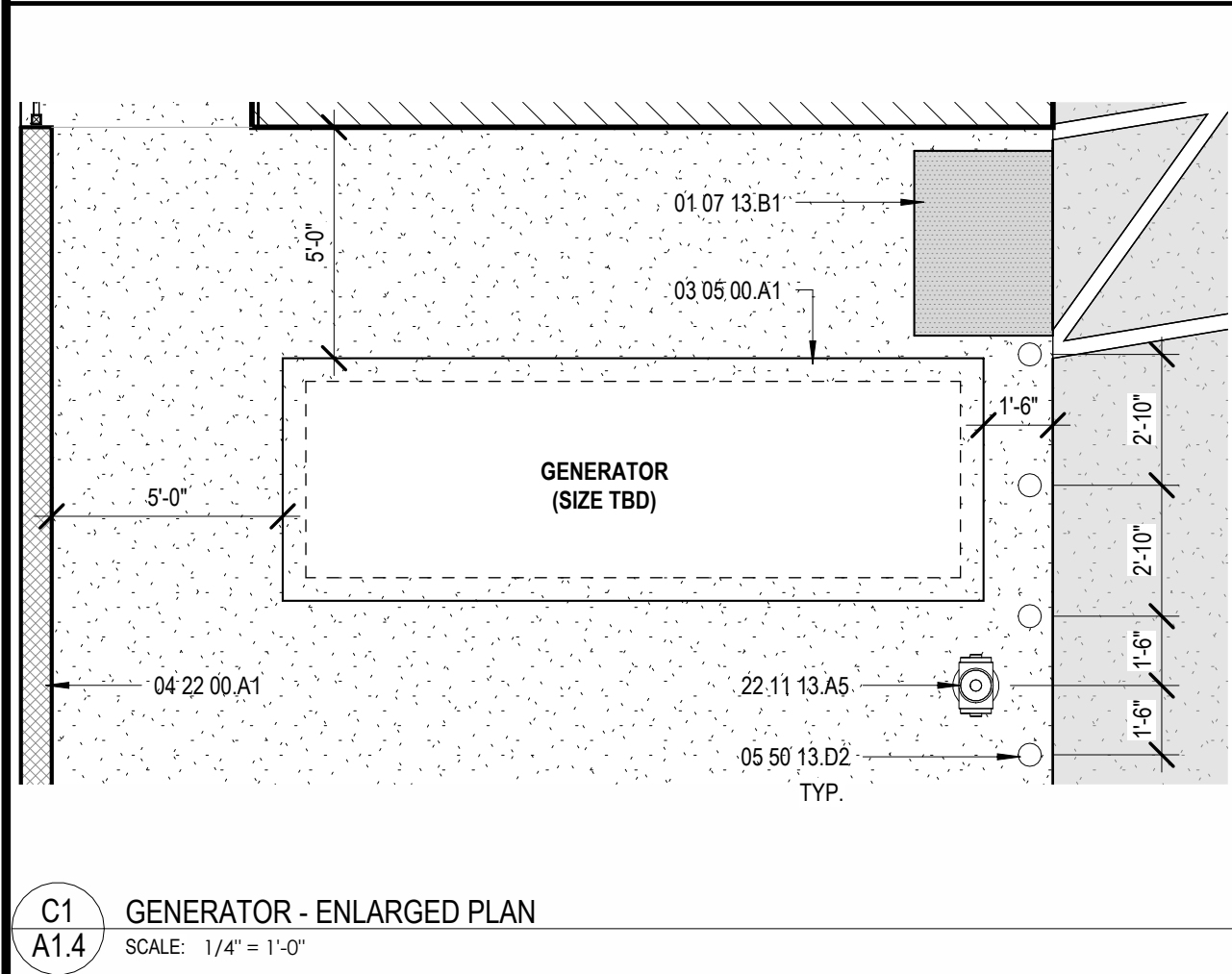
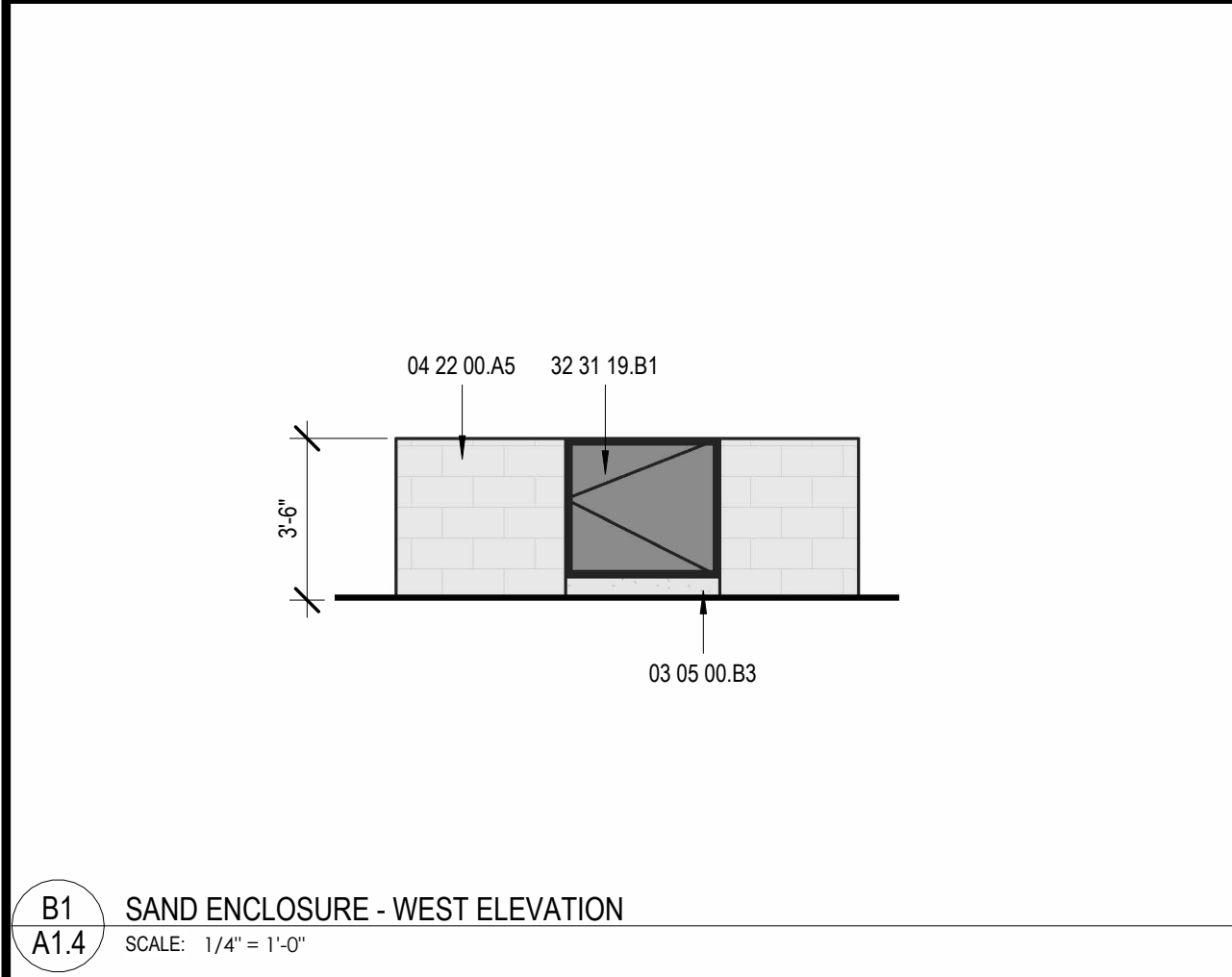
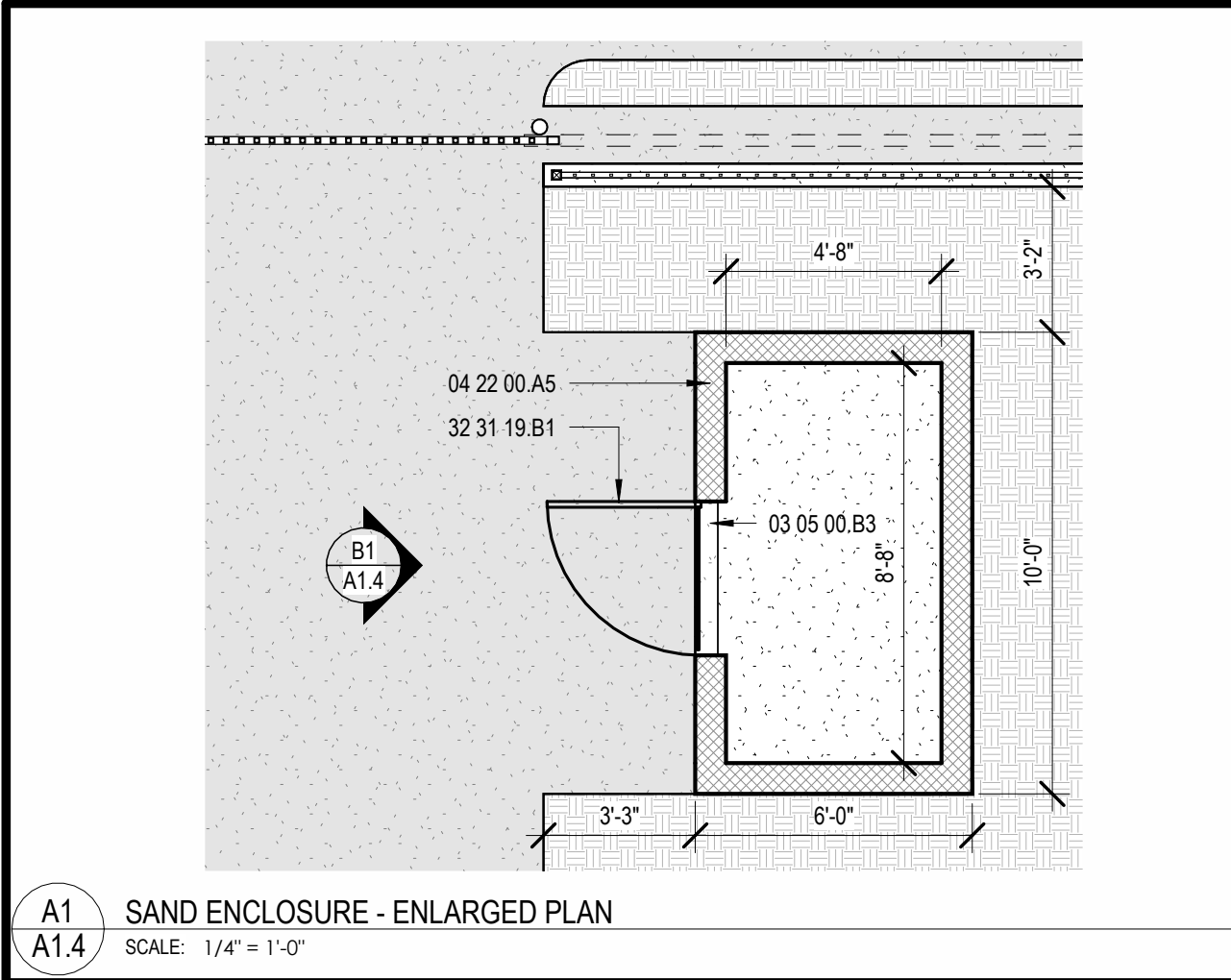
NOT FOR
CONSTRUCTION

PROJECT NUMBER:
230501

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:

A1.3



CONSTRUCTION NOTES	
01 07 13 B1	TRUNCATED DOME DETECTABLE WARNING SURFACE, SEE B1/T-6
03 05 00 A1	CONCRETE HOUSEKEEPING PAD
03 05 00 B1	CONCRETE PAVING, SEE CIVIL
03 05 00 B2	CONCRETE WALKWAY, SEE CIVIL
03 05 00 B3	CONCRETE CURB
03 31 00 F1	CONCRETE FOOTING, SEE STRUCTURAL
03 31 00 F2	CONCRETE FOOTING
03 48 00 D1	PRECAST CONCRETE WHEEL STOP
04 22 00 A1	8'-0" HIGH SPLIT-FACE CMU WALL WITH 2" CAP
04 22 00 A2	CMU WALL
04 22 00 A5	3'-4" HIGH SPLIT-FACE CMU WALL WITH 2" CAP
04 22 00 F1	SPLIT FACE CMU
04 22 00 N1	CMU CAP BLOCK
05 12 00 A2	STRUCTURAL STEEL COLUMN
05 12 00 B2	STRUCTURAL STEEL BEAM
05 50 13 D2	STEEL PIPE BOLLARD
07 41 13 A2	TAPERED-RIB-PROFILE, EXPOSED FASTENER METAL ROOF PANEL
07 71 23 A1	GUTTER
08 71 00 D1	PANIC HARDWARE
22 11 13 A5	FIRE HYDRANT, SEE CIVIL
32 31 19 A1	8'-0" HIGH DECORATIVE METAL FENCING
32 31 19 A7	1 1/2" SQUARE 14 GA RAIL
32 31 19 A8	0.75" SQUARE 18 GA PICKET
32 31 19 A9	2 1/2" SQUARE 16 GA POST
32 31 19 A11	3" SQUARE TUBE STEEL POST IN CONCRETE FOOTING
32 31 19 A12	WIRE MESH
32 31 19 A13	10" HIGH MINIMUM SOLID KICKPLATE
32 31 19 A14	HEAVY DUTY SPRING HINGES WELDED TO FRAME
32 31 19 B1	METAL GATE (PAINTED)
32 94 33 A2	FINISH GRADE, SEE CIVIL

LEGEND	
	TPO ROOFING WITH SIMULATED STANDING SEAM DÉCOR PROFILE
	TRASH ENCLOSURE/ EARTHQUAKE STORAGE/ SAND STORAGE/ PERIMETER SITE WALL SPLIT-FACE CMU WALLS; COLOR: NATURAL GRAY
	TRASH ENCLOSURE ROOF FASCIA & EXPOSED STRUCTURE; COLOR: MATCH MAIN BUILDING ROOF FASCIA
	TRASH ENCLOSURE METAL GATES; COLOR: MATCH MAIN BUILDING DOORS/FRAMES
	CONCRETE DRIVEWAY, SEE CIVIL
	CONCRETE WALKWAY, SEE CIVIL
	LANDSCAPE, SEE LANDSCAPE

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NOT FOR CONSTRUCTION

PROJECT NUMBER:

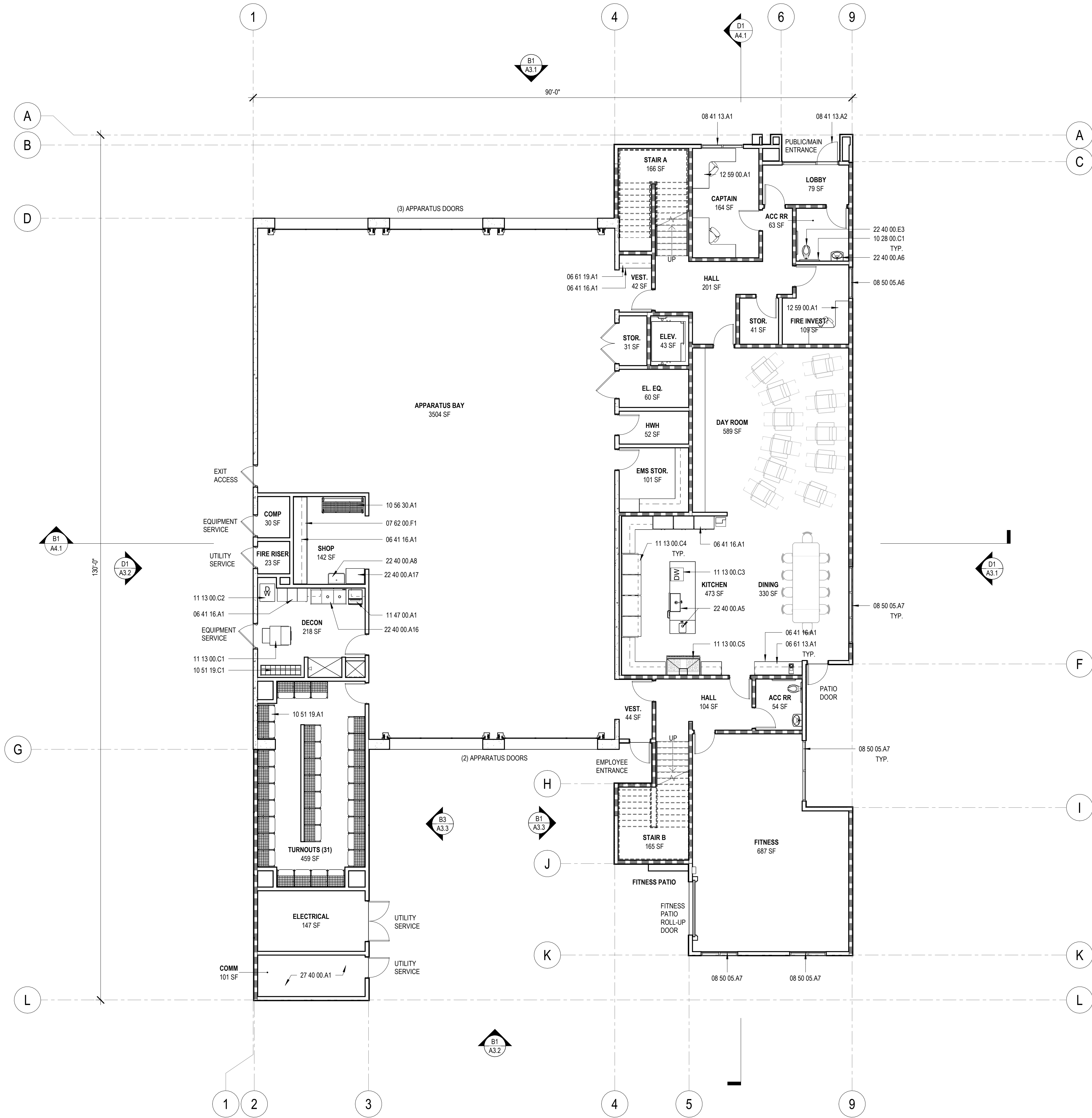
230501

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

A1.4



CONSTRUCTION NOTES

06 41 16.A1	PLASTIC LAMINATE CASEWORK, SEE FINISH SCHEDULE
06 61 13.A1	QUARTZ COUNTERTOP
06 61 19.A1	SOLID SURFACE COUNTERTOP
07 62 00.F1	SHEET METAL COUNTERTOP
08 41 13.A1	ALUMINUM-FRAMED STOREFRONT SYSTEM
08 41 13.A2	ALUMINUM-FRAMED ENTRANCE DOOR SYSTEM
08 50 05.A6	ALUMINUM OPERABLE WINDOW
08 50 05.A7	ALUMINUM FIXED WINDOW
10 28 00.C1	GRAB BAR
10 51 19.A1	METAL TURNOUT LOCKER
10 51 19.C1	LA DRYING RACK
10 56 30.A1	HOSE STORAGE RACK
11 13 00.C1	EXTRACTOR
11 13 00.C2	STACKED WASHER AND DRYER
11 13 00.C3	DISH WASHER
11 13 00.C4	REFRIGERATOR
11 13 00.C5	RANGE AND HOOD
11 47 00.A1	ICE MACHINE
12 59 00.A1	SYSTEM FURNITURE
22 40 00.A5	SINK
22 40 00.A6	WALL MOUNT SINK
22 40 00.A8	SERVICE SINK
22 40 00.A16	DEEP SINK WITH DRAIN BOARD
22 40 00.A17	PARTS WASHER
22 40 00.E3	TOILET
27 40 00.A1	SECURITY CAMERA DVR



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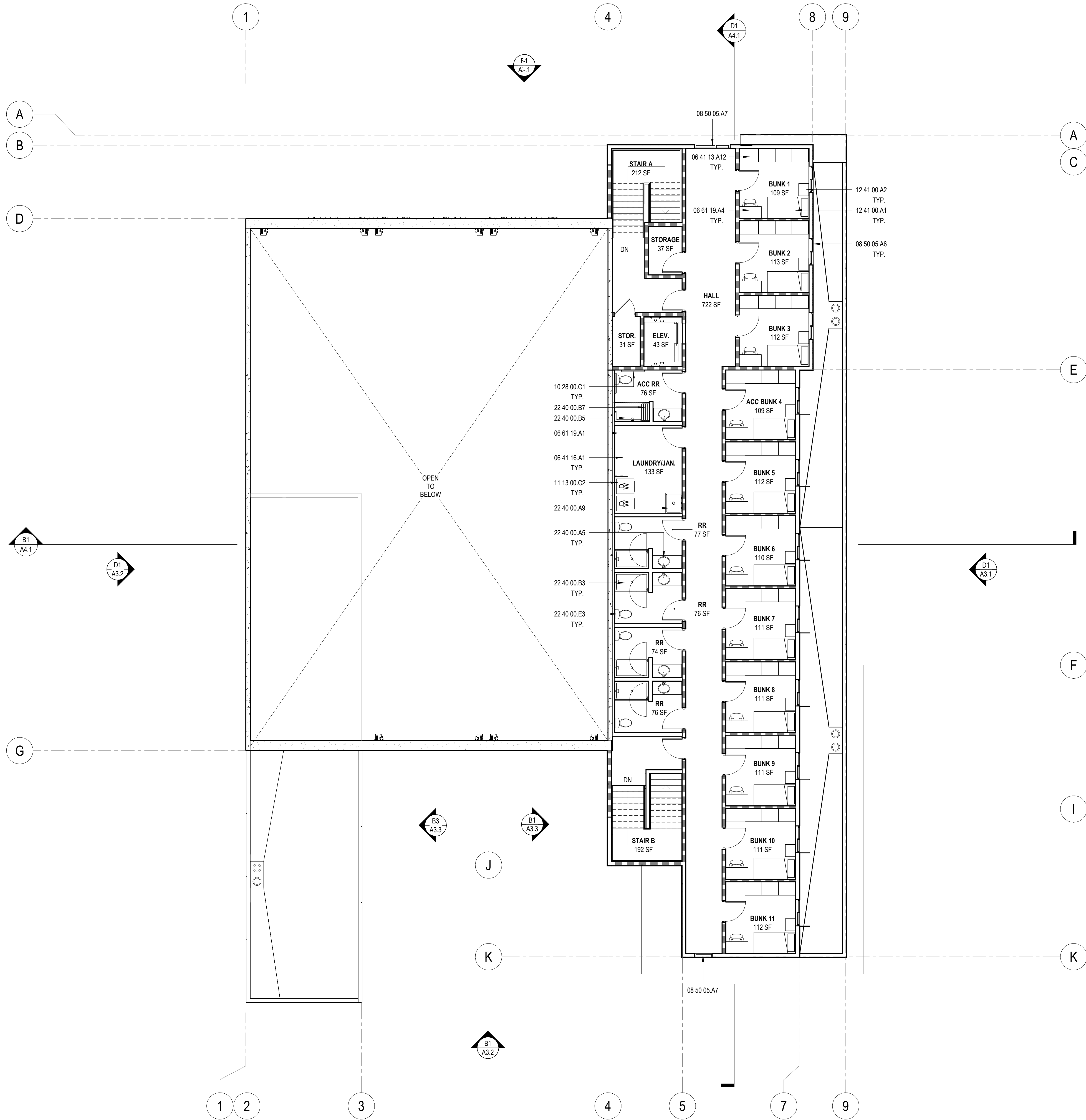
230501

SHEET TITLE:

FIRST FLOOR PLAN

SHEET NUMBER:

A2.1



CONSTRUCTION NOTES

- 06 41 13.A12 WOOD BUILT-IN CASEWORK, TYP. FOR ALL BUNK ROOMS
- 06 41 16.A1 PLASTIC LAMINATE CASEWORK, SEE FINISH SCHEDULE
- 06 61 19.A1 SOLID SURFACE COUNTERTOP
- 06 61 19.A4 SOLID SURFACE COUNTERTOP, TYP FOR ALL BUNK ROOMS
- 08 50 05.A6 ALUMINUM OPERABLE WINDOW
- 08 50 05.A7 ALUMINUM FIXED WINDOW
- 10 28 00.C1 GRAB BAR
- 11 13 00.C2 STACKED WASHER AND DRYER
- 12 41 00.A1 BED, TYP. FOR ALL BUNK ROOMS
- 12 41 00.A2 NIGHT STAND, TYP. FOR ALL BUNK ROOMS
- 22 40 00.A5 SINK
- 22 40 00.A9 MOP SINK
- 22 40 00.B3 PRE-FABRICATED SHOWER PAN
- 22 40 00.B5 PRE-FABRICATED ROLL-IN SHOWER PAN
- 22 40 00.B7 ACCESSIBLE SHOWER SEAT
- 22 40 00.E3 TOILET



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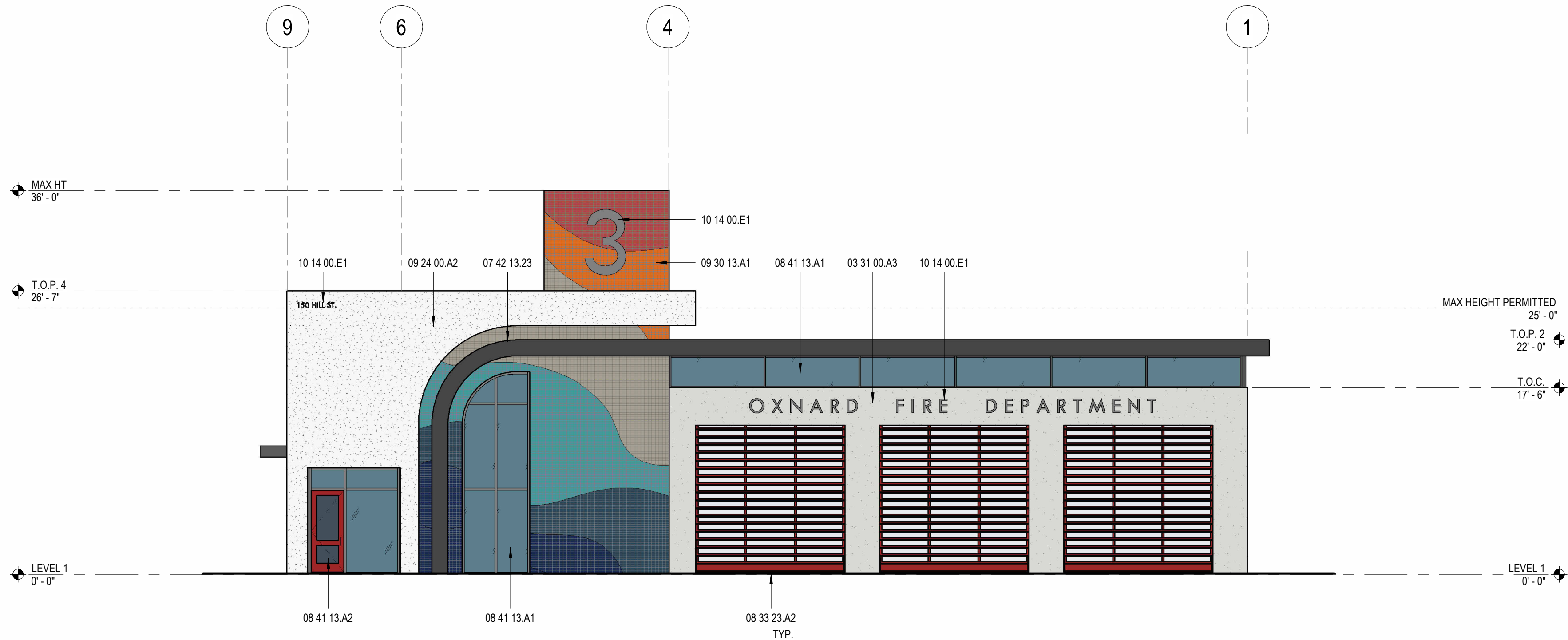
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CONSTRUCTION

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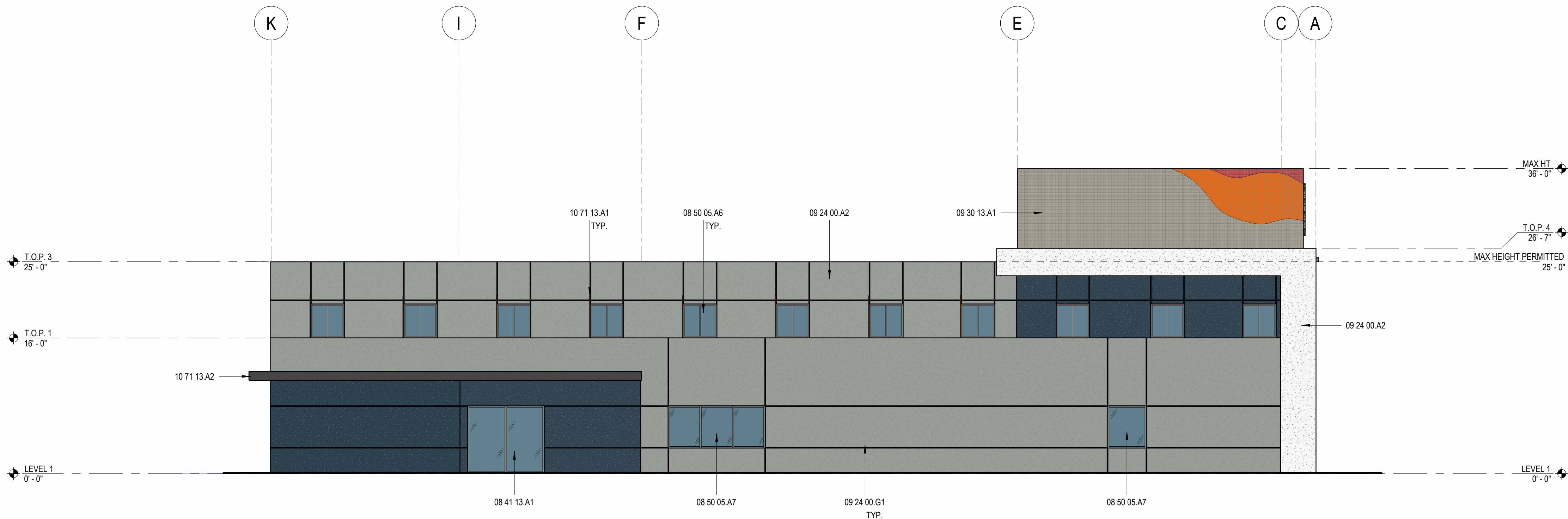
SHEET TITLE:
SECOND FLOOR
PLAN

SHEET NUMBER:

A2.2



B1 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



D1 EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

03 31 00.A3	CAST-IN-PLACE CONCRETE WALL (TYPE 1L)
07 42 13.23	METAL COMPOSITE MATERIAL WALL PANELS
08 33 23.A2	OVERHEAD RAPID COILING DOOR
08 41 13.A1	ALUMINUM-FRAMED STOREFRONT SYSTEM
08 41 13.A2	ALUMINUM-FRAMED ENTRANCE DOOR SYSTEM
08 50 05.A6	ALUMINUM OPERABLE WINDOW
08 50 05.A7	ALUMINUM FIXED WINDOW
09 24 00.A2	STUCCO, SEE FINISH SCHEDULE
09 24 00.G1	CONTROL JOINT
09 30 13.A1	CERAMIC TILE
10 14 00.E1	DIMENSIONAL LETTER SIGNAGE
10 71 13.A1	PERFORATED METAL PANEL VERTICAL SUNSHADE
10 71 13.A2	METAL COMPOSITE MATERIAL HORIZONTAL SUNSHADE

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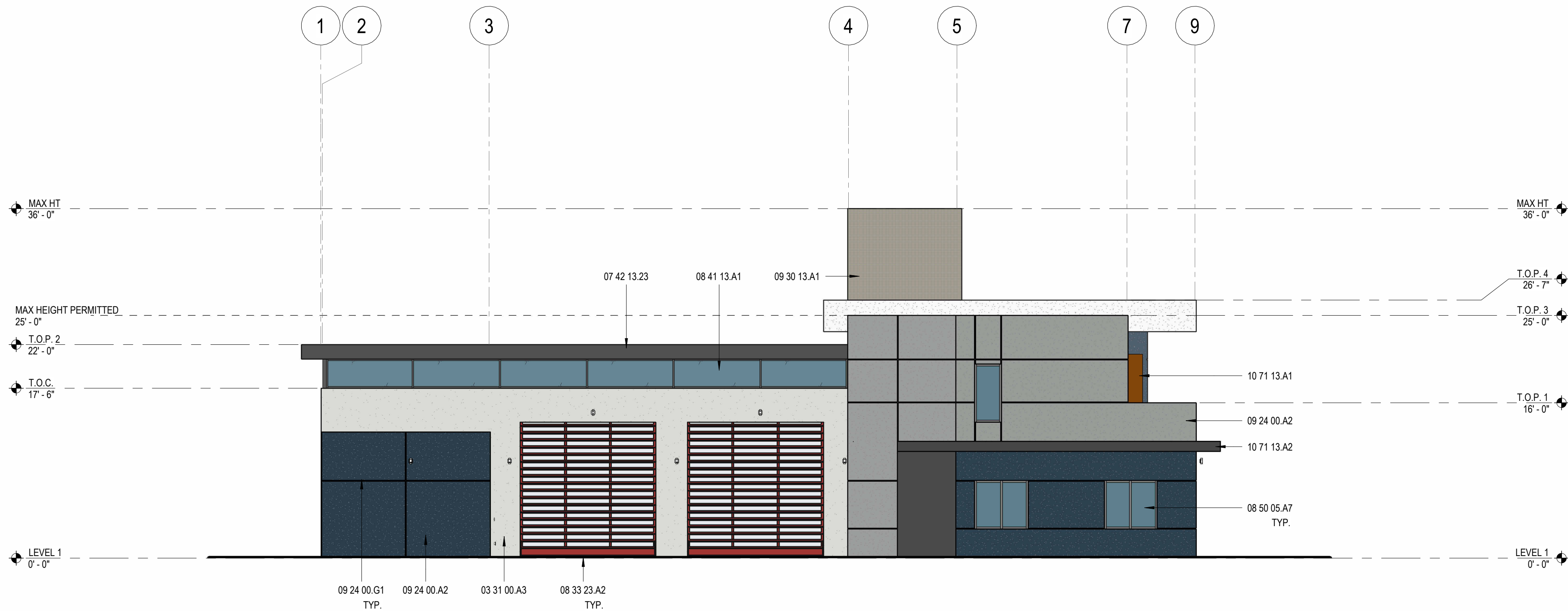
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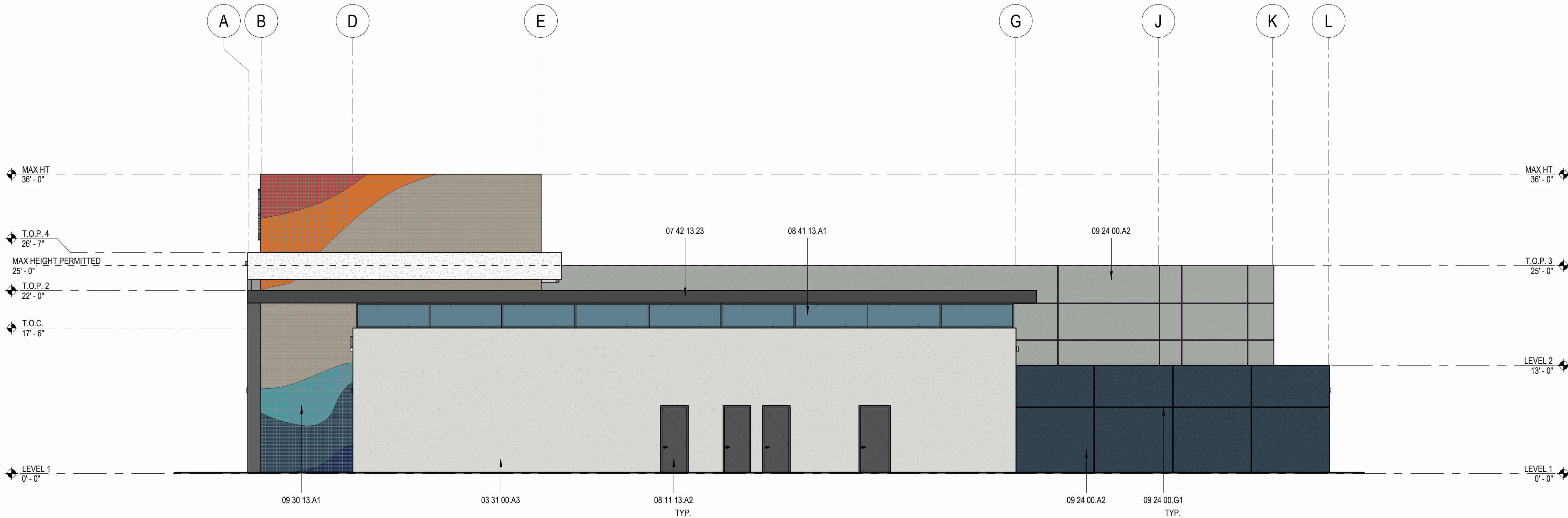
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A3.1



B1 SOUTH ELEVATION
A3.2 SCALE: 1/8" = 1'-0"



D1 WEST ELEVATION
A3.2 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

03 31 00.A3	CAST-IN-PLACE CONCRETE WALL (TYPE 1L)
07 42 13.23	METAL COMPOSITE MATERIAL WALL PANELS
08 11 13.A2	HOLLOW METAL DOOR AND FRAME
08 33 23.A2	OVERHEAD RAPID COILING DOOR
08 41 13.A1	ALUMINUM-FRAMED STOREFRONT SYSTEM
08 50 05.A7	ALUMINUM FIXED WINDOW
09 24 00.A2	STUCCO, SEE FINISH SCHEDULE
09 24 00.G1	CONTROL JOINT
09 30 13.A1	CERAMIC TILE
10 71 13.A1	PERFORATED METAL PANEL VERTICAL SUNSHADE
10 71 13.A2	METAL COMPOSITE MATERIAL HORIZONTAL SUNSHADE

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DAC RESUBMITTAL 07/07/25

LEGEND / FINISH SCHEDULE

	STUCCO WALL FINISH 'A' (BASIS-OF-DESIGN: DRYVIT STRATATONE, COLOR: CHINA WHITE)
	STUCCO WALL FINISH 'B' (BASIS-OF-DESIGN: DRYVIT STRATATONE, COLOR: TWILIGHT GRAY)
	STUCCO WALL FINISH 'C' (BASIS-OF-DESIGN: DRYVIT STRATATONE, COLOR: GRAY FLANNEL)
	CONCRETE WALL (TYPE 1L)
	CERAMIC TILE (BASIS-OF-DESIGN: DALTILE KEYSTONE 2X2 MOSAIC MESH, COLOR: RED)
	CERAMIC TILE (BASIS-OF-DESIGN: DALTILE KEYSTONE 2X2 MOSAIC MESH, COLOR: CLEMENTINE)
	CERAMIC TILE (BASIS-OF-DESIGN: DALTILE KEYSTONE 2X2 MOSAIC MESH, COLOR: ARCHITECTURAL GRAY)
	CERAMIC TILE (BASIS-OF-DESIGN: DALTILE KEYSTONE 2X2 MOSAIC MESH, COLOR: OCEAN BLUE)
	CERAMIC TILE (BASIS-OF-DESIGN: DALTILE KEYSTONE 2X2 MOSAIC MESH, COLOR: NAVY)
	CERAMIC TILE (BASIS-OF-DESIGN: DALTILE KEYSTONE 2X2 MOSAIC MESH, COLOR: NAUTICAL BLUE)
	ALUMINUM COMPOSITE METAL (ACM) PANELS (BASIS-OF-DESIGN: ALUCOBOND, COLOR: GREYHOUND)
	OVERHEAD RAPID COILING DOORS AND MAIN ENTRANCE (COLOR: RAL 3001)

NOT FOR
CONSTRUCTION

PROJECT NUMBER:

230501

SHEET TITLE:

EXTERIOR
ELEVATIONS

SHEET NUMBER:

A3.2

PROJECT:

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SHEET TITLE:

EXTERIOR
ELEVATIONS

SHEET NUMBER:

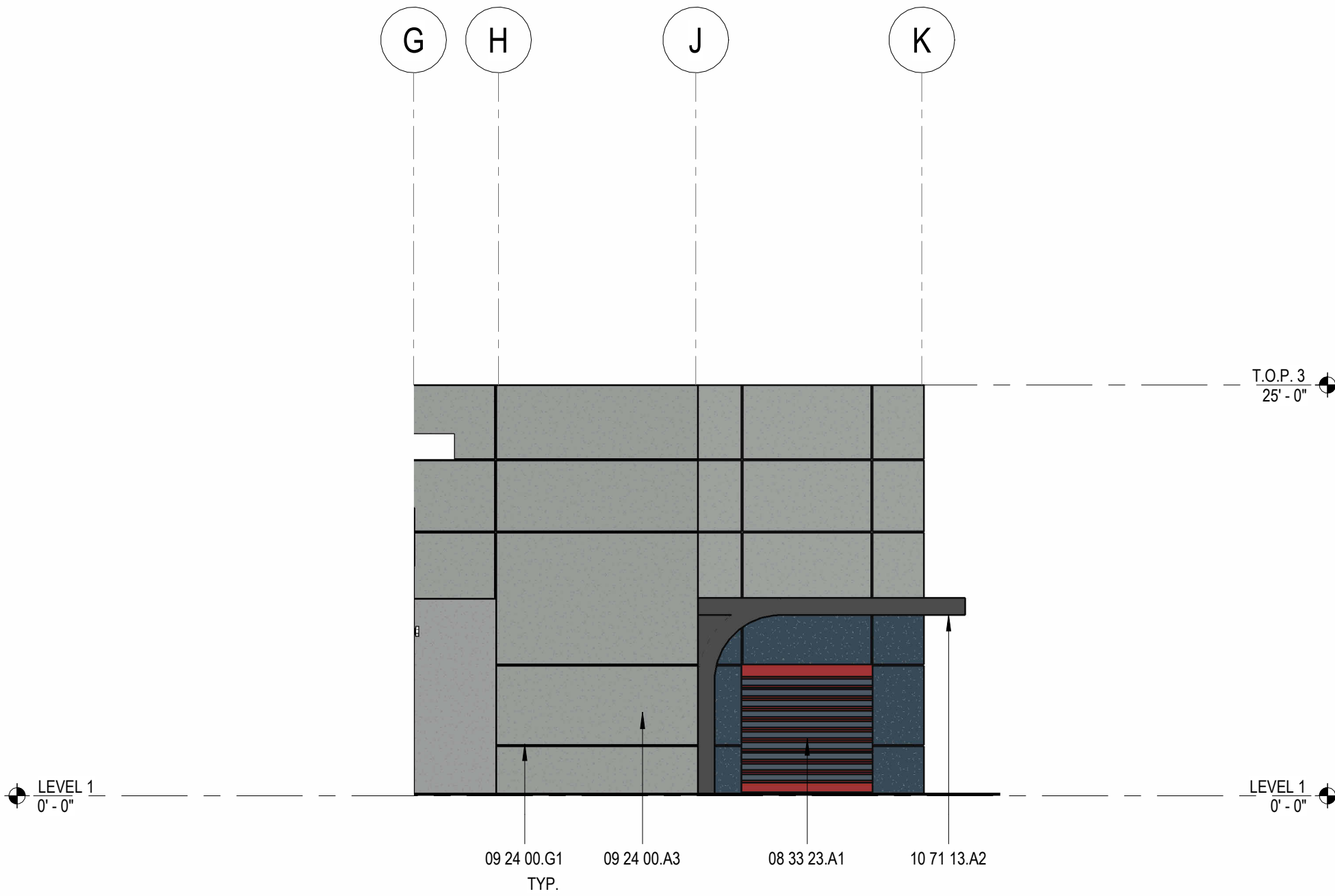
A3.3

CONSTRUCTION NOTES

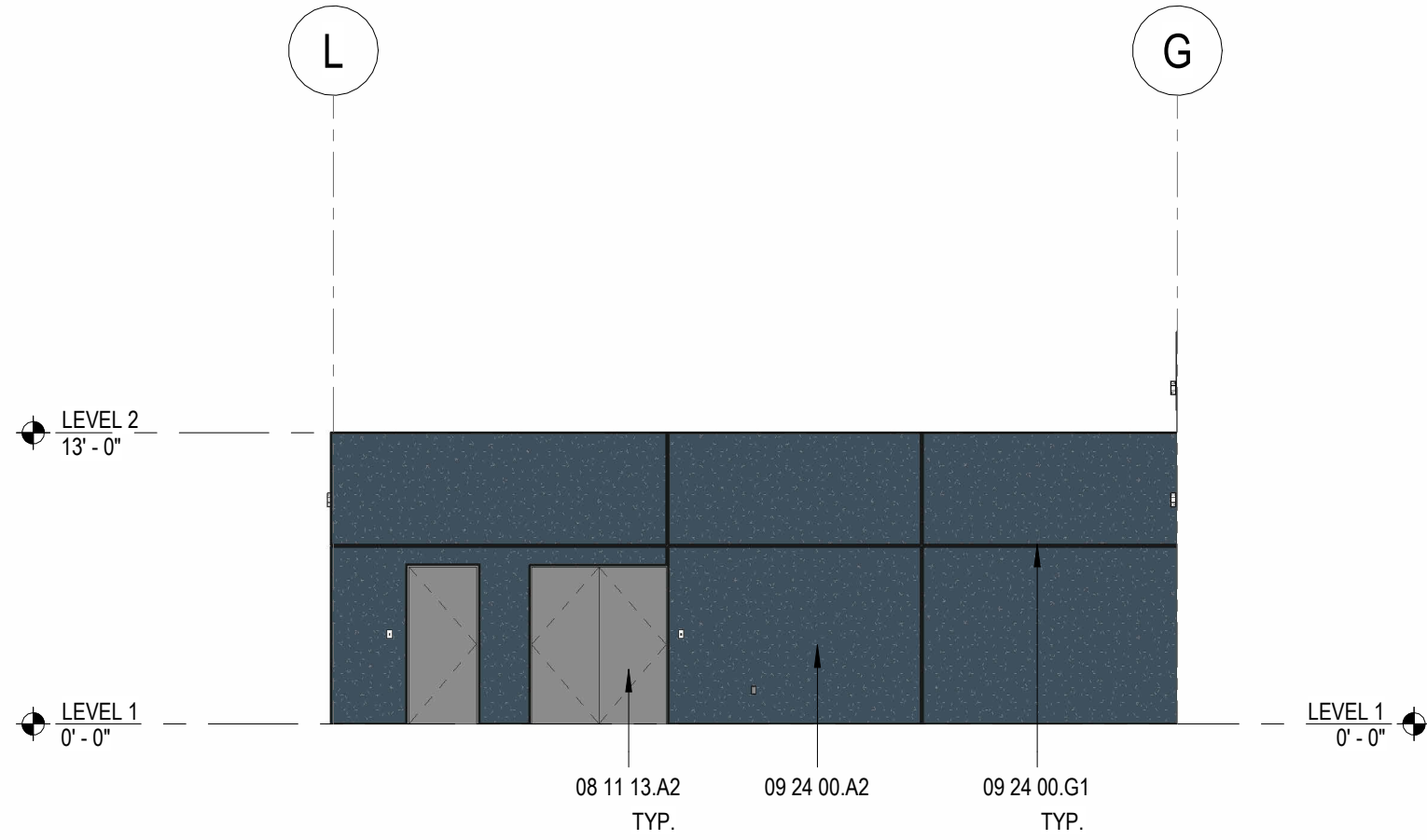
08 11 13.A2	HOLLOW METAL DOOR AND FRAME
08 33 23.A1	OVERHEAD COILING DOOR
09 24 00.A2	STUCCO, SEE FINISH SCHEDULE
09 24 00.A3	STUCCO OVER EXPANDED METAL LATH
09 24 00.G1	CONTROL JOINT
10 71 13.A2	METAL COMPOSITE MATERIAL HORIZONTAL SUNSHADE

LEGEND / FINISH SCHEDULE

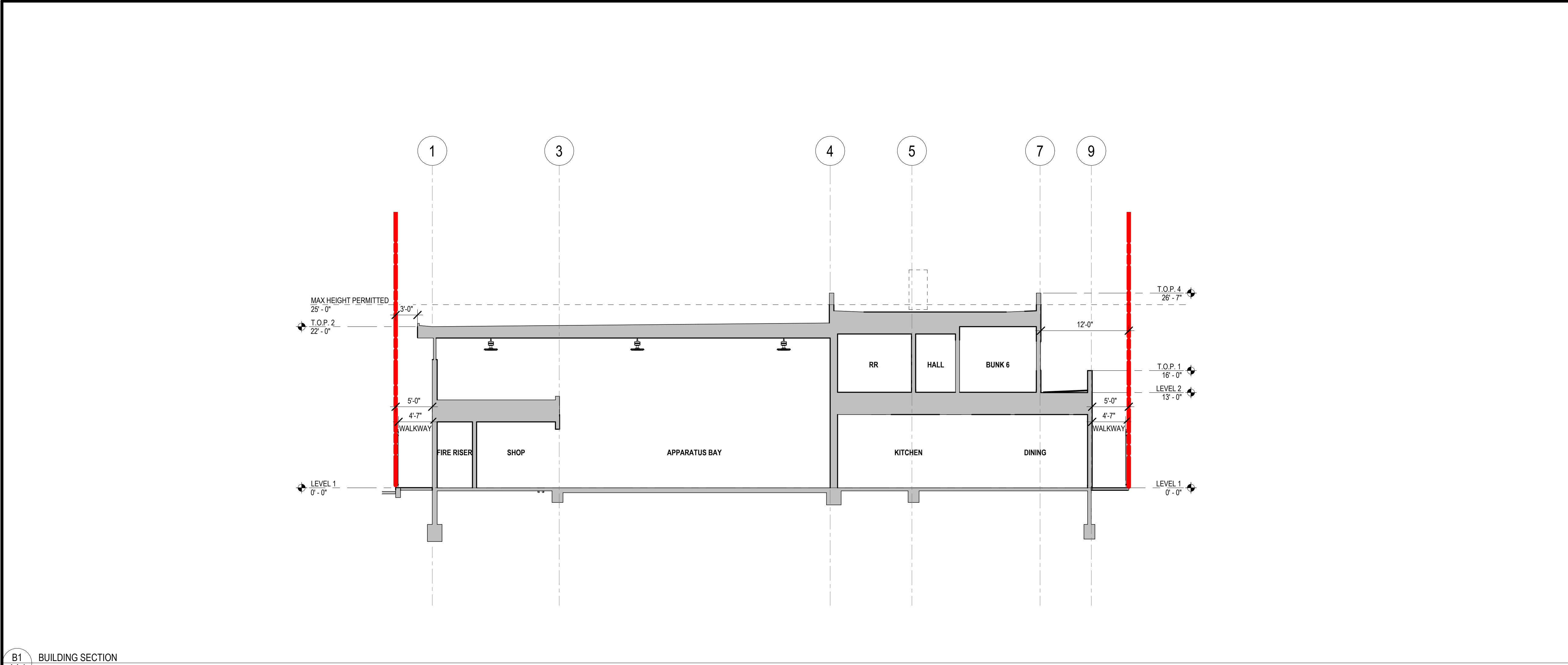
	STUCCO WALL FINISH 'A' (BASIS-OF-DESIGN: DRYVIT STRATATONE, COLOR: CHINA WHITE)
	STUCCO WALL FINISH 'B' (BASIS-OF-DESIGN: DRYVIT STRATATONE, COLOR: TWILIGHT GRAY)
	STUCCO WALL FINISH 'C' (BASIS-OF-DESIGN: DRYVIT STRATATONE, COLOR: GRAY FLANNEL)
	CONCRETE WALL (TYPE 1L)
	CERAMIC TILE (BASIS-OF-DESIGN: DALTILE KEYSTONE 2X2 MOSAIC MESH, COLOR: RED)
	CERAMIC TILE (BASIS-OF-DESIGN: DALTILE KEYSTONE 2X2 MOSAIC MESH, COLOR: CLEMENTINE)
	CERAMIC TILE (BASIS-OF-DESIGN: DALTILE KEYSTONE 2X2 MOSAIC MESH, COLOR: ARCHITECTURAL GRAY)
	CERAMIC TILE (BASIS-OF-DESIGN: DALTILE KEYSTONE 2X2 MOSAIC MESH, COLOR: OCEAN BLUE)
	CERAMIC TILE (BASIS-OF-DESIGN: DALTILE KEYSTONE 2X2 MOSAIC MESH, COLOR: NAVY)
	CERAMIC TILE (BASIS-OF-DESIGN: DALTILE KEYSTONE 2X2 MOSAIC MESH, COLOR: NAUTICAL BLUE)
	ALUMINUM COMPOSITE METAL (ACM) PANELS (BASIS-OF-DESIGN: ALUCOBOND, COLOR: GREYHOUND)
	OVERHEAD RAPID COILING DOORS AND MAIN ENTRANCE (COLOR: RAL 3001)



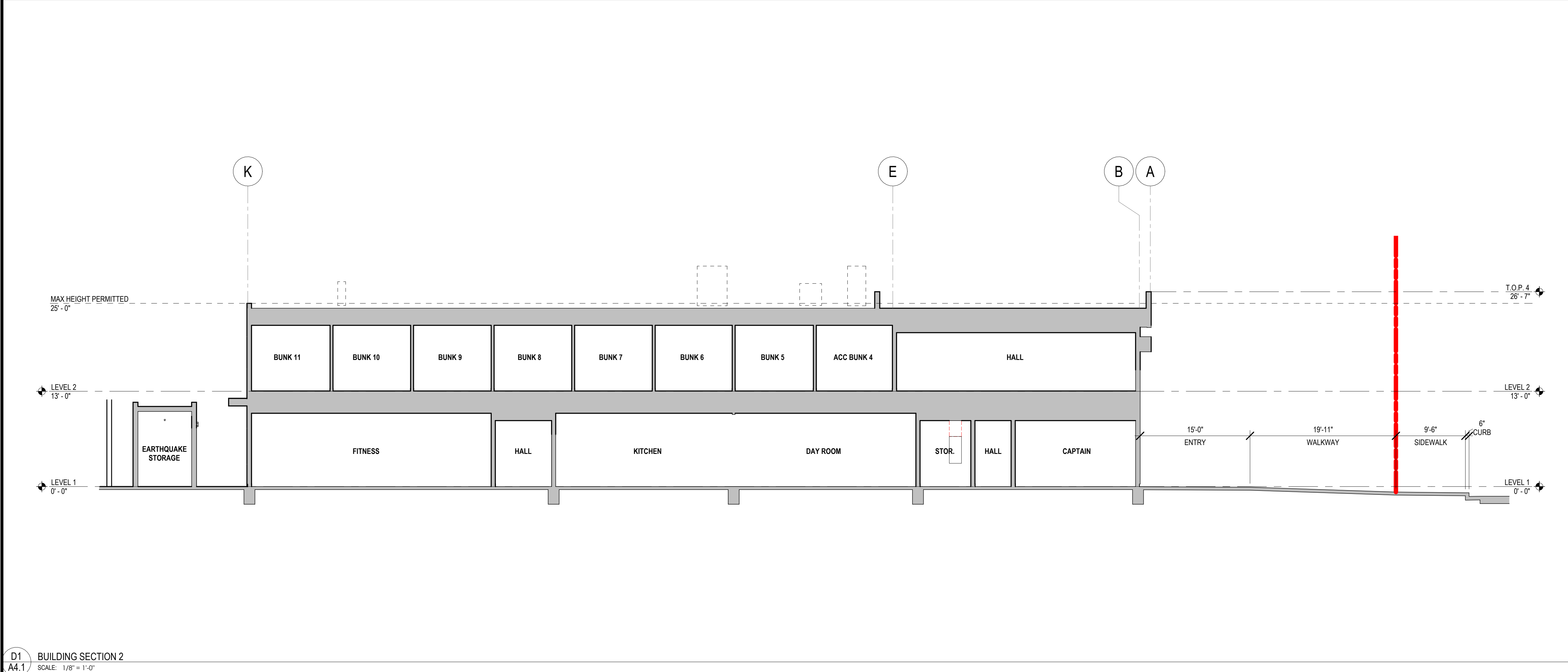
B1
A3.3 PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



B3
A3.3 PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"



B1 BUILDING SECTION
A4.1 SCALE: 1/8" = 1'-0"



D1 BUILDING SECTION 2
A4.1 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES



PROJECT:
CITY OF OXNARD
OXNARD FIRE STATION 3
150 HILL ST
OXNARD, CA 93033



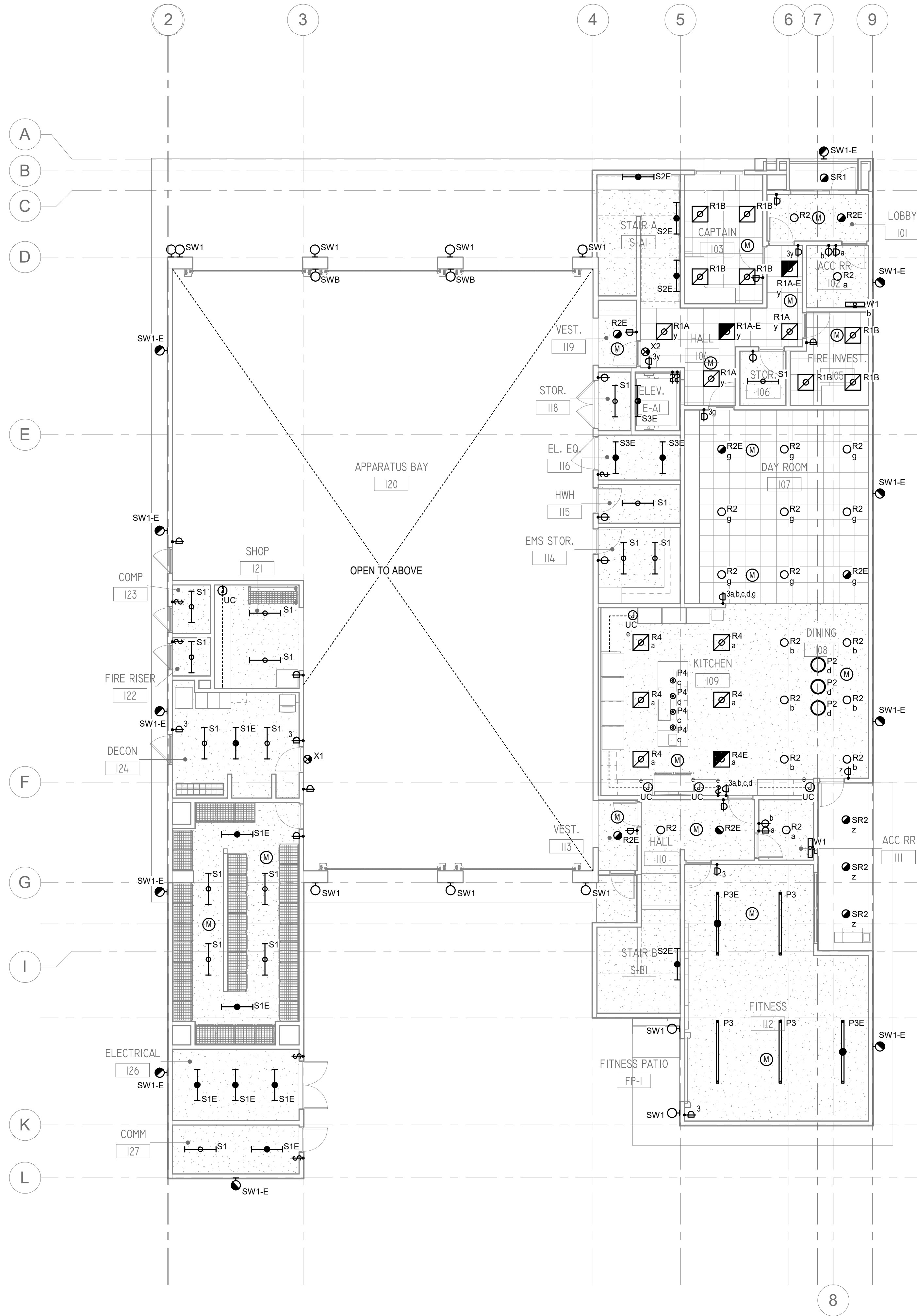
GENERAL NOTES

1. APPROXIMATE LOCATION(S) AND SIZE(S) OF ROOF-MOUNTED EQUIPMENT SHOWN DASHED. LOCATION(S) AND SCREENING REQUIREMENTS SHALL BE VERIFIED BY ARCHITECT.

DESCRIPTION:	DATE:
50% SCHEMATIC DESIGN	03/08/24
90% SCHEMATIC DESIGN	06/03/24
DAC SUBMITTAL	08/21/24
DAC RESUBMITTAL	04/09/25
DAC RESUBMITTAL	07/07/25

NOT FOR CONSTRUCTION
PROJECT NUMBER:
230501
SHEET TITLE:
BUILDING SECTIONS

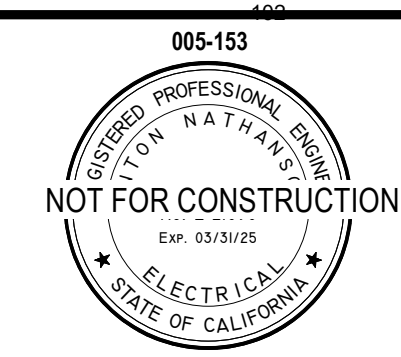
SHEET NUMBER:
A4.1



GENERAL NOTES - LIGHTING

- 1 ALL 20A 120V BRANCH CIRCUITS THAT EXCEED 100' SHALL USE #10AWG CONDUCTORS.
- 2 ALL 20A 277V BRANCH CIRCUITS THAT EXCEED 150' SHALL USE #10AWG CONDUCTORS.
- 3 ALL CORRIDOR AND STAIRS LIGHTING MOTION SENSORS SHALL REDUCE LIGHTING IN CORRIDOR BY 50% WHEN UNOCCUPIED.
- 4 VERIFY ALL FINISHES AND MOUNTING WITH ARCHITECT PRIOR TO PROCUREMENT.
- 5 ALL CEILING OCCUPANCY SENSORS TO BE 2FT MINIMUM FROM MECHANICAL DIFFUSES. FOLLOW MANUFACTURERS RECOMMENDATIONS.
- 6 PROVIDE MANUFACTURERS SHOP DRAWINGS FOR ALL LIGHTING CONTROLS PRIOR TO ROUGH IN.
- 7 ALL LIGHTING IS BACKED UP BY THE FULL STATION GENERATOR AND EMERGENCY BATTERY PACKS ARE TO BRIDGE THE GAP BEFORE THE GENERATOR KICKS ON.
- 8 EXIT SIGNS AND PATH OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUOUS EGRESS ILLUMINATION SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM WITH STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.
- 9 ALL DEVICES IN LOCATIONS OTHER THAN ACT OR DRYWALL SHALL HAVE SS COVER PLATES. AREA'S INCLUDE BUT NOT LIMITED TO APPARATUS BAY, TURN OUTS, AND DECON.
- 10 SLIDE DIMMERS ARE NOT PERMITTED ON THIS PROJECT.
- 11 ALL DEVICES AT COUNTERTOP AND BACKSPASH IN KITCHEN SHALL HAVE SS COVER PLATES.

SHEET KEYNOTES



PROJECT:

CITY OF OXNARD

OXNARD FIRE STATION 3

150 HILL ST
OXNARD, CA 93033



DESCRIPTION:	DATE:
50% SCHEMATIC DESIGN	03/08/24
90% SCHEMATIC DESIGN	06/03/24
DAC SUBMITTAL	08/21/24
DAC RESUBMITTAL	04/09/25
DAC RESUBMITTAL	07/07/25

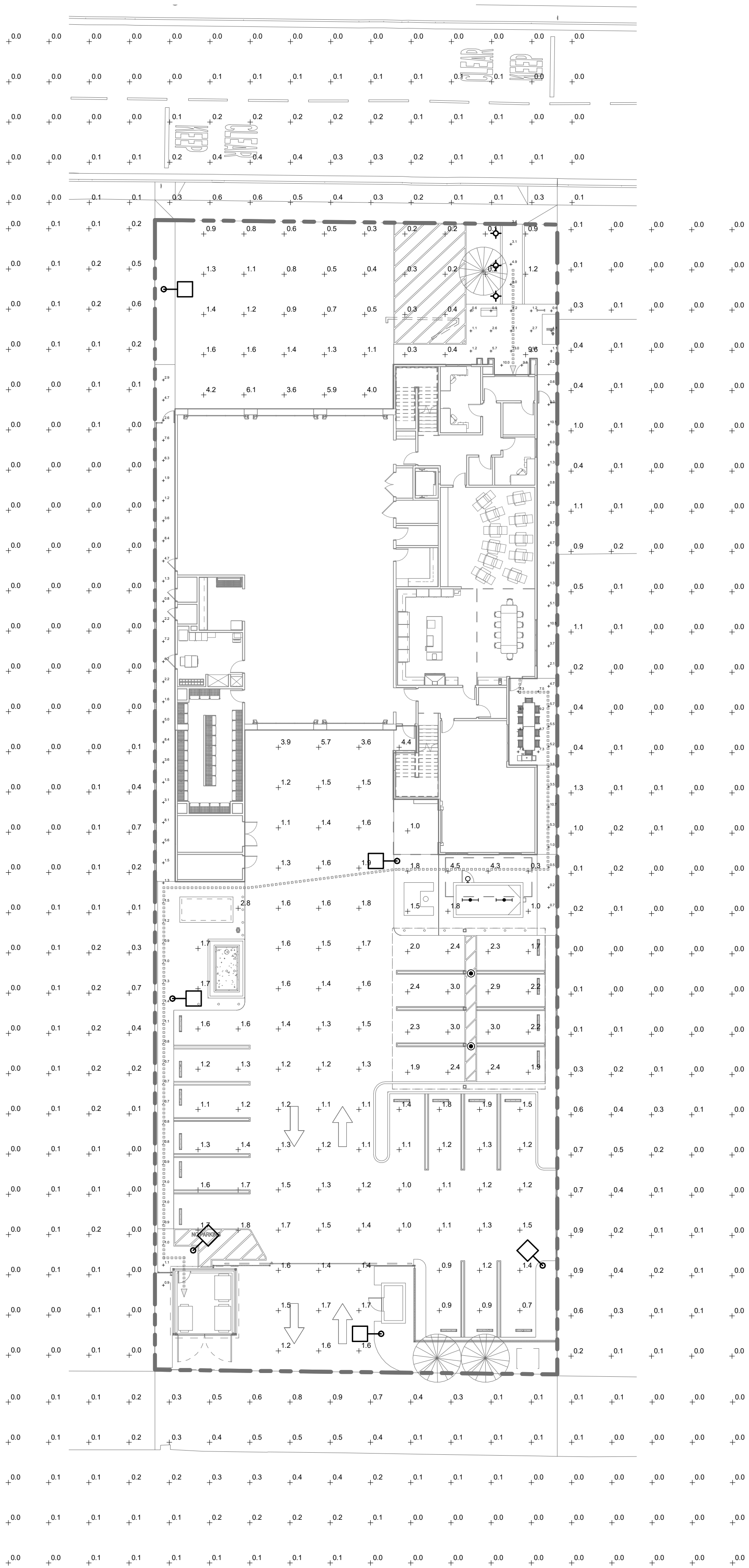
NOT FOR CONSTRUCTION

PROJECT NUMBER:
005-153

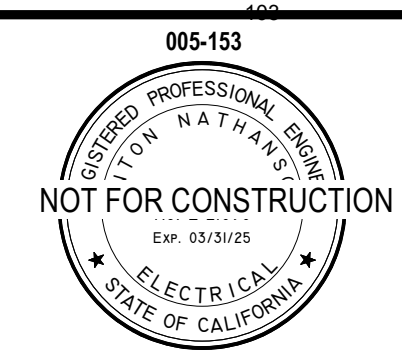
SHEET TITLE:
FIRST FLOOR LIGHTING PLAN

SHEET NUMBER:
E1.1





Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
COVERED PARKING	+	2.3 fc	4.5 fc	0.3 fc	15.0:1
EAST CORRIDOR		4.9 fc	10.7 fc	0.2 fc	53.5:1
ENTRY PATH		3.1 fc	13.0 fc	0.6 fc	21.7:1
FRONT PARKING	+	1.5 fc	9.6 fc	0.1 fc	96.0:1
LIGHT TRESPASS - EAST	+	0.1 fc	1.3 fc	0.0 fc	N/A
LIGHT TRESPASS - NORTH	+	0.1 fc	0.6 fc	0.0 fc	N/A
LIGHT TRESPASS - SOUTH	+	0.1 fc	0.9 fc	0.0 fc	N/A
LIGHT TRESPASS - WEST	+	0.1 fc	0.7 fc	0.0 fc	N/A
NORTH ENTRY	+	9.8 fc	10.0 fc	9.6 fc	1.0:1
WEST CORRIDOR	+	2.7 fc	8.4 fc	0.7 fc	12.0:1
BACK PARKING LOT	+	1.5 fc	5.7 fc	0.7 fc	8.1:1



PROJECT:

CITY OF OXNARD

OXNARD FIRE STATION 3

150 HILL ST
OXNARD, CA 93033



DESCRIPTION:	DATE:
50% SCHEMATIC DESIGN	03/08/24
90% SCHEMATIC DESIGN	06/03/24
DAC SUBMITTAL	08/21/24
DAC RESUBMITTAL	04/09/25
DAC RESUBMITTAL	07/07/25

NOT FOR CONSTRUCTION

PROJECT NUMBER:

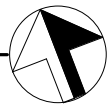
005-153

SHEET TITLE:

LIGHT TRESPASS
PHOTOMETRIC

SHEET NUMBER:

E4.5



ATTACHMENT C

FINAL IS/MND

SEE LINK BELOW

<https://www.oxnard.gov/community-development/planning-environmental-services/environmental-postings>

ATTACHMENT D

DRAFT RESOLUTION No. 2026-XX (FINAL IS/MND No. 25-03)

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION NO. 25-03 TO ALLOW THE PROPOSED CONSTRUCTION OF A NEW TWO-STORY FIRE STATION NO. 2 AND RELATED IMPROVEMENTS LOCATED ON THE EXISTING 0.66-ACRE PROPERTY AT 150 HILL STREET (APN: 203-0-120-130). FILED BY CITY OF OXNARD PUBLIC WORKS DEPARTMENT (THE “APPLICANT”) ON BEHALF OF THE CITY OF OXNARD, LLC, 214 S. C STREET, OXNARD, CALIFORNIA 93030 (THE “PROPERTY OWNER”).

WHEREAS, on October 7 , 2024, City of Oxnard Public Works Department (the “Applicant” and/or “Permittee”), submitted a request to approve Planning and Zoning Permit No. 24-500-07 (Special Use Permit), to allow for the demolition an existing one-story fire station (Oxnard Fire Station No. 3) and the construction of a new two-story fire station building (Fire Station No. 3), reduced front yard/setbacks, reduced side yards/setbacks, increased lot coverage, and increased building height, use of tandem parking, exterior building signage, locating a trash enclosure near the property line, and related improvements located on the existing 0.66-acre property at 150 Hill Street (“the Project”). The Special Use Permit allows for the development of Fire Station No. 3 on the property; and

WHEREAS, on October 7, 2024, the “applicant” also filed the following entitlement applications with the City of Oxnard, Special Use Permit (PZ 24-500-07), Zone Change (PZ 24-570-02), General Plan Amendment (PZ 24-620-03), Zone Text Amendment (PZ 24-580-03), and Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-03; and

WHEREAS, the City is the lead agency for purposes of the project pursuant to Public Resources Code section 21067; and

WHEREAS, the City determined that the Project and its associated actions are subject to the environmental review requirements of the California Environmental Quality Act (“CEQA”); and

WHEREAS, the Development Advisory Committee (DAC) reviewed the plans on May 7, 2025, and provided conditions of approval for the project that are incorporated within the recommended permits; and

WHEREAS, Pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures for which lessened potential adverse impacts to a level of less than significant. Therefore, the Planning Division has prepared a Mitigated Negative Declaration with mitigation measures and monitoring program in accordance with the provisions of CEQA, including, without limitation CEQA Guidelines Sections 15070, 15071, 15072, and 15073, which have been incorporated as conditions; and

WHEREAS, a Notice of Intent to Adopt an Initial Study and Draft Mitigated Negative Declaration (IS/MND), State Clearinghouse (SCH) No. 2025101167 for the Project was published and posted on October 27, 2025, at the State Office of Land Use and Climate Innovation (LCI) website and at the Ventura County Recorder’s Office pursuant to CEQA Guidelines Sections

15072 and 15073; and

WHEREAS, the public comment period on the Draft IS/MND ran for thirty (30) days commencing on October 27, 2025 and ending on November 26, 2025; and

WHEREAS, after the close of the comment period on the IS/MND, the IS/MND was modified as set forth in Chapter 2 Response to Comments of the Final IS/MND document; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City has prepared Final IS/MND No. 25-03 containing all comments received on the Draft IS/MND written responses to all substantive comments, and necessary changes to the text of the Draft IS/MND; and

WHEREAS, on April 2, 2026, the Planning Commission of the City of Oxnard conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the Final IS/MND No. 25-03; and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require the adoption of the Final IS/MND No. 25-03; and

WHEREAS, the comments of the Commissioners, agencies, interested groups, and members of the public have received adequate responses.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends City Council adoption of a Final IS/MND No. 25-03 attached to the staff report and incorporated by reference.

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

SECTION 2. The Final IS/MND has been completed in compliance with the California Environmental Quality Act (California Public Resources Code Section 21000 – 21189).

SECTION 3. The Final IS/MND was presented to the Planning Commission, which, at a hearing before the public, reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration prior to taking action regarding the Project and its associated development entitlements.

SECTION 4. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds pursuant to CEQA Guidelines §15074, the Final MND reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the Final IS/MND No. 25-03 prepared for the Project. The Final IS/MND is an accurate and complete statement of the potential environmental impacts of the project. The Final IS/MND was prepared under the direction of the City of Oxnard Planning Division and reflects its independent judgment and analysis of the environmental impacts.

SECTION 5. The Planning Commission hereby recommends City Council adoption of the Final IS/MND No. 25-03 set forth attached hereto and incorporated herein by reference, and based thereon and on the Record as a whole, the Planning Commission hereby finds that all potentially significant environmental effects of the Project and its associated development entitlement actions

Resolution No. 2024-XX (Final IS/MND No. 25-03)
Planning Commission Hearing Date: April 2, 2026
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have been reduced to a less-than-significant level in that all significant environmental effects have been eliminated or substantially lessened as set forth in the IS/MND. Based upon the foregoing, the Planning Commission determines that the Project and its associated actions will not have a significant effect upon the environment.

SECTION 6. The Planning Commission hereby recommends City Council adoption of the mitigation measures set forth in the Final IS/MND No. 25-03 and its accompanying Mitigation, Monitoring, and Reporting Program (“MMRP”), pursuant to Public Resources Code Section 21081.6, which is a program design to ensure compliance with the mitigation measures imposed to avoid or substantially lessen the significant effects identified in the Mitigated Negative Declaration/Initial Study and said mitigation measures are described in the MMRP included therein and incorporated herein by reference.

SECTION 7. The Planning Commission hereby approves the resolution recommending City Council adoption of Final IS/MND No. 25-03 attached to the staff report and incorporated by reference.

SECTION 8. The Secretary shall certify the adoption of this Resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of April, 2026, by the following vote:

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 2nd day of April 2026, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

ATTACHMENT E

**DRAFT RESOLUTION No. 2026-XX - PZ 23-500-07
(SPECIAL USE PERMIT)**

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING CITY COUNCIL APPROVAL OF PLANNING AND ZONING PERMIT NO. 24-500-07 (SPECIAL USE PERMIT) TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY FIRE STATION AND RELATED IMPROVEMENTS LOCATED ON THE EXISTING 0.66-ACRE PROPERTY AT 150 HILL STREET (APN: 203-0-120-130). FILED BY CITY OF OXNARD PUBLIC WORKS DEPARTMENT (THE “APPLICANT”) ON BEHALF OF THE CITY OF OXNARD, LLC, 214 S. C STREET, OXNARD, CALIFORNIA 93030 (THE “PROPERTY OWNER”).

WHEREAS, on October 7, 2024, City of Oxnard Public Works Department (the “Applicant” and/or “Permittee”), submitted a request to approve Planning and Zoning Permit No. 24-500-07 (Special Use Permit), to allow for the demolition an existing one-story fire station (Oxnard Fire Station No. 3) and the construction of a new two-story fire station building (Fire Station No. 3), reduced front yard/setbacks, reduced side yards/setbacks, increased lot coverage, and increased building height, use of tandem parking, exterior building signage, locating a trash enclosure near the property line, and related improvements located on the existing 0.66-acre property at 150 Hill Street (“the Project”). The Special Use Permit allows for the development of the fire station; and

WHEREAS, on October 7, 2024, the “applicant” also filed the following entitlement applications with the City of Oxnard, Zone Change (PZ 24-570-02), General Plan Amendment (PZ 24-620-03), Zone Text Amendment (PZ 24-580-03), and Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-03; and

WHEREAS, the City of Oxnard as the Lead Agency, has prepared Final IS/MND No. 25-03 in accordance with the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City’s Environmental Review Guidelines; and

WHEREAS, pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures for which lessened potential adverse impacts to a level of less than significant. Therefore, the Planning Division has prepared a Mitigated Negative Declaration with mitigation measures and monitoring program in accordance with the provisions of CEQA, including, without limitation CEQA Guidelines Sections 15070, 15071, 15072, and 15073, which have been incorporated as conditions; and

WHEREAS, a Notice of Intent to Adopt an Initial Study and Draft Mitigated Negative Declaration (IS/MND) (MND No. 25-03) for the Project was published and posted on October 27, 2025, at the State Office of Land Use and Climate Innovation (LCI) website and at the Ventura County Recorder’s Office pursuant to CEQA Guidelines Sections 15072 and 15073; and

WHEREAS, the public comment period on the Draft IS/MND ran for thirty (30) days commencing on October 27, 2025 and ending on November 26, 2025; and

Resolution Nos. PZ 24-500-07

Planning Commission Hearing Date: April 2, 2026

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WHEREAS, after the close of the comment period on the IS/MND, the IS/MND was modified as set forth in Chapter 2 Response to Comments of the Final IS/MND document; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City has prepared Final IS/MND No. 25-03 containing all comments received on the Draft IS/MND, written responses to all substantive comments, and necessary changes to the text of the Draft IS/MND; and

WHEREAS, on April 2, 2026, the Planning Commission conducted a duly noticed public hearing to consider the Applicant's request to approve Planning and Zoning Permit No. 24-500-07 (Special Use Permit) for the demolition an existing one-story fire station (Oxnard Fire Station No. 3) and the construction of a new two-story Fire Station No. 3 building and related improvements, in accordance with Sections 16-530 through 16-553 (Special Use Permit) of the Oxnard City Code; and

WHEREAS, Section 16-536 of the Oxnard City Code authorizes the Planning Commission to approve a Special Use Permit; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in Section 16-531 (Special Use Permit) of the Oxnard City Code, contingent on approval of the associated General Plan Amendment to amend the designation from Residential Low Medium (RLM) to Public Semi Public (PSP); Zone Change to change the zone from Multiple Family Residential Zone (R-2) to Community Reserve (CR); and Zone Text Amendment related to maximum lot coverage; and

WHEREAS, the Commission considered Final IS/MND No. 25-03 prior to taking action on the Project; and

WHEREAS, the Development Advisory Committee (DAC) reviewed the plans on May 7, 2025, and provided conditions of approval for the project that are incorporated within the recommended permits; and

WHEREAS, the Planning Commission finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof, and the Oxnard City Code for the reasons set forth in the Planning Commission Staff Report; and

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

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

Resolution Nos. PZ 24-500-07

Planning Commission Hearing Date: April 2, 2026

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SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Staff Report and all attachments thereto, pursuant to Section 16-531 of the Oxnard City Code, the Planning Commission finds with respect to the Special Use Permit:

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

As described in the Staff Report, the project proposes a General Plan Amendment to amend the designation from Residential Low Medium (RLM) to Public Semi Public (PSP), Zone Change from Multiple Family Residential Zone (R-2) to Community Reserve (CR), and Zone Text Amendment allowing projects to exceed the maximum lot coverage of 25% with a Special Use Permit. Development of Fire Station No. 3 located in a community reserve zone is consistent with General Plan goals and policies, which promotes enhancing resident quality of life as well as space for the expansion of public facilities to support the community's vision.

- 2. The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed special use permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare.**

The project proposes to construct a new two-story Fire Station No. 3. The project site is surrounded by residential and religious facility (church) uses. The proposed project, including uses and structures, is in alignment with the neighboring uses, buildings, and structures, and therefore will not adversely affect or be materially detrimental to such uses, buildings, or structure, nor to the public health, safety and general welfare.

- 3. The site that is subject to the special use permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and items which may be required by Section 16-532.**

The size and shape of the project site allows for the development of yards, walls, fences, and parking, as required by the project. Proposed exceptions to front yard setback, side yard setback, lot coverage and building height, per the SUP accommodate the specific requirements of the Fire Station 3 development project. Given these circumstances, the site for the proposed use is adequate in size and shape.

- 4. The site that is subject to the special use permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate.**

As described in the Staff Report, the project will be accessed via two driveways taking access from Hill Street to the North and an alley to the South. The site will be

Resolution Nos. PZ 24-500-07

Planning Commission Hearing Date: April 2, 2026

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served by streets and highways adequate in width and structure to carry the kind and quantity of traffic the proposed project is anticipated to generate, which is minimal given that the use is a fire station.

5. The site that is subject to the special use permit shall be provided with adequate sewerage, water, fire protection and storm drainage facilities.

As a condition of approval for the special use permit, the applicant shall be required to design and construct stormwater facilities that provide stormwater treatment that meets the requirements of the County of Ventura. Other existing services are adequate to provide for the proposed project.

SECTION 4. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment as identified and discussed in IS/MND No. 25-03. Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, has prepared an IS/MND (State Clearinghouse No. 2025101167) in accordance with the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The IS/MND identifies and discusses potential impacts, mitigation measures, and monitoring requirements.

SECTION 5. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby recommends City Council approval of Planning and Zoning Permit No. 24-500-07 (Special Use Permit), subject to the attached conditions of approval.

SECTION 6. This Resolution shall not become effective unless and until the City of Oxnard City Council adopts Final IS/MND No. 25-03 and approves the associated Zone Text Amendment (PZ No. 24-580-03), General Plan Amendment (PZ 24-620-03), and Zone Change (PZ 24-570-02). If the City Council fails to approve any of these permits, then this Resolution shall become null and void and be of no further force and effect.

SECTION 7. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code or Section 17-58 of the Oxnard City Code.

SECTION 8. The Secretary shall certify the adoption of this Resolution.

Resolution Nos. PZ 24-500-07

Planning Commission Hearing Date: April 2, 2026

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CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This Project permit is granted for the plans approved April 2, 2026, (collectively, “the plans”) on file with the Planning Division and approved pursuant to this Resolution. The Project shall conform to the plans, except as otherwise specified in these conditions or a modification is approved pursuant to the approval of the Community Development Director, or designee.
2. All required off-site and on-site improvements for the project, as outlined for each phase, including structures, paving, and landscaping, shall be completed prior to final inspection unless the Community Development Director, or designee allows for the improvements to be deferred.
3. By commencing any activity related to the project or using any structure authorized by this permit, Permittee accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
4. Permittee shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, the original completed, signed and notarized document, together with the required fees, shall be submitted to the Planning Manager for recordation.
5. Permittee shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code.

Resolution Nos. PZ 24-500-07

Planning Commission Hearing Date: April 2, 2026

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6. Permittee shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
7. Permittee shall not permit any combustible refuse or other flammable materials to be burned on the project property.
8. Permittee shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief.

LANDSCAPE STANDARD CONDITIONS

9. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, the Permittee shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Community Development Department and obtain approval of such plans. (PK/DS, PK-2)
10. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

WATER CONSERVATION

11. The design of the irrigation system shall include a water sensor shut off device as a water conservation measure. (PK, PK-22)
12. At time of submittal for plan check, the project's Landscape Architect or Architect shall provide the Community Development Department with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)
13. The Landscape Plans submitted to the Building and Engineering Division shall include a note that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

LANDSCAPE SPECIAL CONDITIONS

14. The final landscape plan shall be reviewed and approved by the Public Works Director or their designee prior to the issuance of a building permit. (PL)

PLANNING DIVISION

15. Plans submitted for building permit applications, including pre-manufactured structures, shall show on the building elevation sheets all exterior building materials and colors,

Resolution Nos. PZ 24-500-07

Planning Commission Hearing Date: April 2, 2026

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- including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)
16. Any application for a Minor Modification to the project shall be accompanied by three copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)
 17. Before building permits are issued, the improvement plans prepared for the project shall include a reproduction of all conditions of this permit as adopted by Resolution of the Community Development Director in all sets of construction documents and specifications for the project. If the architectural, structural, and civil improvements are submitted as one set for building permits, the conditions shall be on the architectural set. (PL, PL-3)
 18. Permittee may not modify any use approved by this permit unless the Planning Division Manager determines that Permittee has provided the parking required by the City Code for the modified use. (PL, PL-7)
 19. Parking areas shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.
 20. During the plan check review process, the Permittee shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
 21. Prior to issuance of building permits, the Permittee shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Permittee shall submit a plan showing both the lighting and landscape on the same sheet.
 22. Outdoor lighting instruments shall not be placed in close proximity to trees. In the event outdoor lighting instruments and trees are in close proximity an Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. Plan sheet shall include:
 - a. Tree species table which shows canopy bottom, top, and broadest diameter at a 20-year maturity. Bottom of tree canopies shall not be less than 15-above any drive area to provide clearance for Fire and Solid Waste Vehicles.

- b. Uplighting shall not count towards the photometric foot-candle requirements.
 - c. Areas where walkways exist opposite from parking stalls, Pole and arm instruments should be placed directly opposite from finger-planters.
 - d. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. (PL)
- 23. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Permittee shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street to the satisfaction of the Public Works Director. (PL/B, PL-8)
- 24. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, PL-9)
- 25. Dust control shall be provided at all times during project property preparation and construction activities. (B/DS, PL-13)
- 26. Prior to issuance of building permits, Permittee shall pay the document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).
- 27. If roof heating and cooling systems and other exterior mechanical equipment are proposed and located from adjoining property and public streets, the design shall recess or screen the roof exterior mechanical components. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. A note shall be placed on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)
- 28. Exterior utility meter panels if proposed shall be painted to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, PL-43)
- 29. Permittee shall comply with the provisions of applicable VCAPCD (Ventura County Air Pollution Control District) Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). (PL)

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30. This permit is granted subject to the approval of Zone Change (PZ 24-570-02) for the project property. (PL)
31. This permit is granted subject to the approval of General Plan Amendment (PZ 24-620-03) for the project property. (PL)
32. This permit is granted subject to the approval of Zone Text Amendment (24-580-03) to allow for increased lot coverage subject to a SUP. (PL)
33. This permit shall automatically become null and void 36 months from the effective date of the proposed Zone Change (PZ 24-570-02) and Zone Text Amendment (24-580-03) (30 days after the second reading), unless Permittee has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements.

PLANNING DIVISION MITIGATED NEGATIVE DECLARATION MITIGATION MEASURES

34. The following Mitigation Measures originally set forth in the Reporting/Monitoring Program, adopted for Oxnard Fire Station No. 3 Mitigated Negative Declaration (MND 25-03), shall be fully satisfied to the extent each applies to the Project, as set forth in detail in the Project's CEQA Consistency Checklist. The measures shall be included as conditions of required permit action to the extent each applies to the Project, and compliance shall result in potential impacts reduced to a level of less than significant and there shall be no residual impacts from the proposed Project. In the event of a conflict between the Project's CEQA MMRP and the below conditions, the former shall govern and control. Proposed mitigation for those impacts is as follows:

Biological Resources

Mitigation Measure BIO-1: This measure shall be included in construction drawings. If possible, ground disturbing activities and vegetation removal should be timed to occur outside the bird nesting season (September 1 to January 31).

If ground disturbing activities or vegetation removal are scheduled during the bird nesting season (February 1 to August 31), a preconstruction survey for nesting birds shall be conducted within 72 hours prior to initiation of construction activities. The survey shall be conducted by a qualified avian biologist with prior experience conducting nesting bird surveys for construction projects. The study area shall include the Project Site and a 100-foot buffer. If no active nests are found, no additional measures are required. This survey shall be repeated if there is a lapse in activities related to the project for fourteen days or more.

If active nests are found, the avian biologist shall map the location and document the species and nesting stage. The avian biologist shall implement an avoidance buffer area appropriate to the species. The qualified avian biologist may adjust the avoidance buffer

based on field observations of bird behavior and biology, if it can be demonstrated that the nest will be unaffected by project activities and the risk of nest failure is avoided. The nest site shall be fenced and/or flagged in all directions, and this area shall not be disturbed until the nest becomes inactive.

Cultural Resources and Tribal Cultural Resources

Mitigation Measure CUL-1: This measure shall be included in construction drawings. If previously unidentified buried archeological resources are uncovered during ground disturbing activities, work within 50 feet of the area of the find must halt, and a qualified archaeologist approved and retained by the City shall be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, the qualified archaeologist shall expeditiously prepare and implement a research design and archaeological data recovery plan that captures those categories of data for which the site is significant in accordance with Section 15064.5 of the *State CEQA Guidelines*.

Mitigation Measure CUL-2: This measure shall be included in construction drawings. In the event of unanticipated discovery of human remains and associated funerary or ceremonial objects:

1. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
2. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.98 as well as Health and Safety Code Section 7050.5 shall be followed.
3. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
4. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
5. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Geology and Soils

Mitigation Measure GEO-1: This measure shall be included in construction drawings. In the event paleontological resources are discovered during ground-disturbing construction activities, all work shall be halted within 50 feet of the discovery. A qualified paleontologist shall be retained, and a Paleontological Resource Mitigation Plan shall be prepared to address assessment and recovery of the resource in accordance with applicable federal, state, and local regulations and the professional standards set forth by the Society of Vertebrate Paleontology. A final report documenting any found resources, their recovery, and disposition shall be prepared in consultation with the City of Oxnard, and a copy of the report shall be provided to the City of Oxnard Planning Division.

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35. Prior to issuance of a site improvement permit, the Permittee shall provide a written status report to the City for all mitigation measures indicated in the mitigation monitoring program as required prior to this point in the construction process.

ENVIRONMENTAL RESOURCES DIVISION

36. This property is required to comply with state mandated diversion laws and must make provisions to manage three material streams (recycling, organics, trash) in any waste enclosure(s) constructed.
37. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, the Permittee shall complete and submit a "Environmental Resources Division Construction and Demolition Waste Management Plan" ("C&D Plan") to the City for review and approval. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The C&D Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The C&D Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The C&D Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Permittee shall use the appropriate C&D Plan form as defined by the Environmental Resources Division.
38. Permittee shall follow the approved "Environmental Resources Division Construction and Demolition Waste Management Plan" and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of project activity, the Permittee shall complete and submit the "Environmental Resources Division Construction and Demolition Waste Management Report" ("C&D Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the Permittee shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Permittee shall submit and obtain approval of the C&D Report prior to issuance of a certificate of occupancy.
39. Permittee shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or permittee shall arrange for self-hauling.
40. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, as appropriate, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383, AB 827); how staff will participate in the program; and how customers will be alerted to the presence of recycling on site and how contamination

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will be minimized. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities for processing and/or Disposal.

41. This property is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
42. Any landscaping maintenance resulting in organic material needing disposal, if performed in-house or via third party, must not be placed in the trash. All organic materials are required to be diverted from landfill disposal. Any third-party contract/service agreement must stipulate this requirement and be verified through the Environmental Resources Division.
43. The trash enclosure shall meet the City's latest trash enclosures requirements at the time of building permit submittal, or as approved by the Public Works Director.
44. Permittee shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

FIRE DEPARTMENT

45. All vehicle access driveways on the project property shall be designed to be at least 26 feet wide, exclusive of shoulders. The civil improvements shall be designed to mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. All designated fire lanes shall be marked in accordance with the California Vehicle Code. (FD/B, F-1)
46. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, F-2)
47. Before the City issues building permits, the Permittee shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
48. Two certified fire flow tests for the project property shall be obtained. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. The results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)
49. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, F-5)
50. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)

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51. At all times during construction, the Permittee shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, F-7)
52. Permittee shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
53. Security devices and measures shall be installed, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, F-9)
54. The project shall provide Central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
55. The turning radius of all project property driveways and turnaround areas used for emergency access shall be reviewed and approved by the City Traffic Engineering Department. (FD, F-11)
56. Automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD/PD, F-12)
57. Permittee shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD/PD, F-13)
58. The project shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, F-14)
59. The project shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, the Permittee shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)
60. The project shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, F-17)
61. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.

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62. Before the city issues a certificate of occupancy, the Permittee shall install a Knox key vault at a location to be determined by the Fire Department.
63. All trash enclosures require sprinklers.
64. Alley shall be maintained without obstructions and a minimum clear width of 20 feet and clear height of 13 feet 6 inches.
65. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
66. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.
67. FDC is required to be within 50-feet of the fire hydrant and not across drive isles.
68. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.
69. Verify height of parapet. Not to be over 40 inches.
70. Fire sprinkler coverage is required for:
 - a. Patios, overhangs or any other projections that are 48" or more from the structure.
 - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
 - d. Before the city issues a certificate of occupancy, the Permittee shall install a Knox key vault at a location to be determined by the Fire Department

POLICE DEPARTMENT

71. A Security Camera System is highly recommended for this project due to the nature of the business, the physical assets on site, and the potential for liability claims from the use/misuse of potentially dangerous equipment. If the applicant plans to install a Security Camera System it should meet the Police Department's Security Plan Guidelines. These guidelines can be obtained upon request via specialprojects@oxnardpd.org.
72. If Security cameras are installed the system should be designed to capture images of all persons and all vehicles that enter the site. The following recommendations should be

considered if a security system is incorporated:

- a. The camera system should be cloud based to facilitate off-site and mobile monitoring.
- b. Cameras and supporting equipment should supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
- c. Cameras should be made by a reputable manufacturer and maintained to current industry standards.
- d. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
- e. The video system should utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
- f. The video system should allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
- g. Recorded images should bear a date and time stamp that cannot be altered.
- h. All entry doorways to the premises should be monitored by a camera or cameras that are strategically mounted for face capture of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground. Face capture images shall be determined as those images where the clarity of a person's facial image is sufficient for later identification.
- i. All vehicular entrances to the parking facilities should be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.
- j. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
- k. A camera should be dedicated to face capture image of any person accessing the call system at the exterior of the primary entrance.
- l. Site management should provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
- m. Security cameras should be installed to monitor activity around each side of the building's exterior.

SECURITY PLAN

73. Unless alternate arrangements are made in coordination with the Oxnard Police Department, a Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The purpose of the Security Plan is to align the applicant's need to secure the development site for its end users with current security standards and to provide the Police Department an understanding of the layout of the site in the event of a critical incident. The Security Plan, when submitted directly to the Police Department, is considered a confidential document. The plan shall include:

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- a. The Security Plan Sheet will identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
 - b. The Security Plan should include a chart identifying each camera by an alpha-numeric, the scope of their capture area, and placement of the camera above the floor/ground.
 - c. The Security Plan should identify all doors with an alpha-numeric (e.g. D-1, D-2, etc.) that serve passage between public & semi-public, semi-public to semi-public and similar access points. When a camera is positioned for face capture it shall be noted on the camera chart.
 - d. The Security Plan Should identify any area which is served by an intrusion/burglary alarm system.
 - e. Click-to-Enter technology should be installed to provide access for first responders to all entrances to the facility that serve as an interface between public and semi-public areas. All such access points shall be identified on the Security Plan.
 - f. The permittee/property manager/owner should maintain all security features in good working condition and consistent with industry standards.
74. Block walls on the site, including trash enclosures, shall have adjacent irrigated landscape areas or strips containing plantings that dissuades the application of graffiti. Creeping fig or similar plantings are suggested.
 75. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)

BUILDING & ENGINEERING DIVISION

76. All plan check and processing fees shall be paid by the Permittee in effect at the time of construction plan submittal. All development fees and other applicable fees in effect at permit issuance shall be paid prior to permit issuance. (DS-1)
77. Before connecting the project to existing sewer and water service laterals the service laterals shall be inspected (pothole or video). Within the boundary of the project site, the permittee is required to bring all existing water services into compliance with current City standards, including removal of unused water or sewer laterals by disconnection at the main to the satisfaction of the Public Works Director. (DS-7)
78. The water system shall be designed to provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. (DS-11)

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79. All new on-site and off-site electric, cable, telephone and similar utility service laterals shall be installed underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider or to the satisfaction of the Public Works Director. (DS-12)
80. All grading shall conform to City's standard grading notes, City Code, and recommendations of the project soils engineer as approved by the City Engineer. (DS-30)
81. Permittee shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public right-of-way. (DS-31)
82. All slopes steeper than 5 (horizontal) to 1 (vertical) shall have a minimum 18-inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb, or similar improvement. (DS-32)
83. The grading plan shall be designed to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
84. The civil improvements shall be designed to provide adequate vehicle sight distance at all driveways and intersections as specified by Caltrans specifications. (TR-71)
85. Install bike racks in accordance with City standards at locations approved by the City Traffic Engineer. (TR-73)
86. The project shall be designed to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. All stormwater quality calculations and associated construction plans shall demonstrate compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
87. The stormwater quality calculations shall include site-specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)

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88. Using forms provided by the Building & Engineering Division, a stormwater quality control measures maintenance and operations plan ("the Plan") for this project shall be submitted to the Community Development Engineering Division for review and approval. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, the Plan shall provide proof of a contract or contacts with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. No grading or building permit shall be issued until the Community Development Director or his designee approves the Plan and the stormwater covenant with the Plan included as an exhibit is ready for recordation by the City. (DS-82)
89. The stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The Director of Public Works or their designee may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. The sidewalks, drive aisles, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. It is prohibited to discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)
90. The design engineer shall communicate with the project landscape architect and shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape-based stormwater quality best management practices. (DS-84)
91. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, the Permittee shall obtain an assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Permittee in accordance with the NPDES Construction General Permit. The project shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall be updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite. (DS-86)

BUILDING & ENGINEERING SPECIAL CONDITIONS

92. All plan check and processing fees shall be paid by the project proponent in effect at the time of construction plan submittal. All development fees and other applicable fees in effect at permit issuance shall be paid prior to permit issuance. (DS)
93. All grading shall conform to City's standard grading notes, City Code, and recommendations of the Project soils engineer as approved by the City Engineer. (DS)

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94. The site improvement plans and technical reports shall be prepared using standards and format(s) from the City of Oxnard Community Development Department Building and Engineering Division by a civil engineer licensed in the State of California. The design shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Building and Engineering Division. (DS)
95. At the improvement plan check submittal for construction permit, provide a Title Report with hyperlinks or provide all the referenced information on the Title Report (all the items listed on the exclusions section). The Title Report shall not be more than 6 months old at the time of improvement plan check submission. (DS)

TRASH ENCLOSURE

96. The trash enclosure shall be designed and constructed to the latest requirements from the Community Development Department and Public Works Environmental Resources Division to store three (3) 4-yard bins. (DS)
97. The trash enclosure shall face the alley and be positioned 5-feet away from the alley so that the doors/gates will not interfere with the alley when in open configuration, unless approved otherwise by the Environmental Resources Division. (DS)
98. The trash enclosure shall include a 15-foot concrete service apron for the full width of the alley in front of the trash enclosure designed to withstand the full loaded weight of the trash truck. An accessible path of travel shall connect the building to the trash enclosure. The trash enclosure shall have architectural mesh, or approved equal treatment, between the top of the wall and the ceiling to prevent unauthorized access. (DS)

PARKING AND SITE LAYOUT

99. The site vehicular access shall be designed to allow the fire trucks to enter and exit from the public street. (DS)
100. The driveway approach fronting the public street shall include a 5-foot pedestrian path of travel behind the driveway apron for pedestrian accessibility, unless approved otherwise by the City Engineer. (DS)
101. The parking facility shall be designed to meet the latest applicable City-adopted California Building Standards Code for accessible and electric vehicle parking, including accessible parking to be provided for each type of parking facility. (DS)
102. Standard parking stalls shall be 19'x9' or 17'x9' with a two foot (2') vehicle overhang. If wheel stops are used, they shall be placed at the 17-foot mark. (DS)

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103. Electric vehicle parking and accessible parking stalls shall be 18-foot-deep minimum without wheel stops. If wheel stops are used, the stalls shall be 19 feet deep with the wheel stops placed at the 17-foot mark. (DS)
104. Standard parking spaces shall be delineated with a double 3" stripe per City Code. (DS)
105. The design of the parking lot structural sections shall be designed based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The subgrade shall be tested for R-value during construction of the parking lot prior to placing base material and asphalt. (DS)

PUBLIC ROADWAY CONDITIONS

106. The roadway pavement affected by the trenching shall be restored from curb-to-curb for a minimum width of 8 feet unless approved otherwise by the City Inspector. (DS)
107. If the project improvements include public streets and alleys, the project shall use recycled materials for the public streets and alleys construction. The recycled materials shall, to the extent feasible and cost-effective, comply with Caltrans standard specifications adopted in 2018, meeting the requirements of AB 2953. Recycled materials include: (1) Recycled base and subbase materials as set forth in Sections 25-1.02 and 26-1.02 of the Caltrans standard specifications. (2) Reclaimed asphalt pavement and other materials in asphalt as set forth in Section 39-2.02B of the Caltrans standard specifications. (3) Reclaimed aggregate, fly ash, returned plastic concrete, and other materials in concrete as set forth in Sections 90-1.02, 90-2.02, and 90-9 of the Caltrans standard specifications. (DS)

UTILITY CONDITIONS

108. Existing utilities that are longer needed by the project shall be removed at the City's main in the public right-of-way per City Standards. Onsite existing utilities that used to serve demolished buildings or existing buildings to be demolished, shall be shown to be removed or abandoned on the improvement plans meeting the requirements of the project geotechnical engineer. (DS)
109. Before connecting the project to existing sewer and water service laterals the service laterals shall be inspected (pothole or video). The project is required to bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS)
110. All on-site and off-site electric, cable, telephone and similar utility service laterals shall be installed underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS)

STORMWATER CONDITIONS

111. The design and construction of the stormwater facilities shall provide stormwater treatment that meets the requirements of the Ventura County 2010 MS4 permit and the 2018 Technical Guidance Manual. A geotechnical report shall be submitted to demonstrate the technical evaluation of the feasibility or infeasibility of stormwater infiltration. The Geotechnical report shall apply a reduction factor in accordance with the infiltration testing method consistent with the LA County infiltration Design Guidelines. (DS)
112. The sizing of the stormwater treatment facility shall include the entire tributary area with a weight C-composite value. (DS)
113. If stormwater infiltration is proposed, pre-treatment is required for infiltration-based facilities consistent with the 2018 Technical Guidance Manual (TGM). An infiltration test shall be conducted at the bottom of the infiltration facility prior to backfill to validate that the infiltrate rate meets or exceeds the selected design value. The edge of the infiltration shall be located at least 10 feet from the neighboring property line and building foundation. (DS)
114. If infiltration is deemed technically infeasible, the project shall provide stormwater treatment using biofiltration or proprietary biofiltration sized at 150% of the required design storm intensity consistent with the 2018 TGM. (DS)
115. The building finished floor shall be designed to be at least 25 inches above the lowest adjacent street gutter or demonstrate to the satisfaction of the City Engineer that the finished floor will be protected against the 100-year storm event. (DS)
116. Using forms provided by the Development Services Division, a stormwater quality control measures maintenance and operations plan (“the Plan”) for this project shall be submitted to the Community Development Engineering Division for review and approval. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, the Plan shall provide proof of a contract or contacts with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. No grading or building permit shall be issued until the Community Development Director or his designee approves the Plan and the stormwater covenant with the Plan included as an exhibit is ready for recordation by the City. (DS)
117. The stormwater quality control measures maintenance and operations plan shall include:
1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. The sidewalks, drive aisles, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. It is prohibited to discharge any cleaning agent into the storm drain system; 3) Requirement to label all

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on-site storm drain inlets with the message “Don't Dump - Drains to Ocean” in accordance with City standards. (DS)

118. The drainage system onsite shall be designed to include the installation of the ‘Full Capture System Devices’ (“Devices”) certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments (“Amendments”) to capture and prevent trash flowing offsite. The Devices shall be sized and designed to treat the 1-year 1-hour storm event in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures (“TGM”). (DS)
119. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, the Permittee shall prepare a Local Stormwater Pollution Prevention Plan (“Local SWPPP”). The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Permittee shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS).

PUBLIC WORKS DEPARTMENT/ TRAFFIC DIVISION SPECIAL CONDITIONS

120. The project shall refresh the red curb on the frontage of the project site. Linear feet quantities and locations shall be shown on the plans.

PUBLIC WORKS DEPARTMENT/ WASTEWATER DIVISION SPECIAL CONDITIONS

121. Conduct annual Operations and maintenance (O&M) on the diversion valve/foxdrain to verify that it is working properly. Document date of verification and if any parts were replaced. Keep records onsite.

(Signatures on next page)

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PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of April 2026.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on 2nd day of April, 2026, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

ATTACHMENT F

DRAFT RESOLUTION No. 2026-XX - PZ 24-570-02 (ZONE CHANGE)

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PLANNING AND ZONING PERMIT NO. 24-570-02 (ZONE CHANGE) TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY FIRE STATION AND RELATED IMPROVEMENTS LOCATED ON THE EXISTING 0.66-ACRE PROPERTY AT 150 HILL STREET (APN: 203-0-120-130). FILED BY CITY OF OXNARD PUBLIC WORKS DEPARTMENT (THE “APPLICANT”) ON BEHALF OF THE CITY OF OXNARD, LLC, 214 S. C STREET, OXNARD, CALIFORNIA 93030 (THE “PROPERTY OWNER”).

WHEREAS, on October 7, 2024, City of Oxnard Public Works Department (the “Applicant” and/or “Permittee”) submitted a request to approve Planning and Zoning Permit No. 24-570-02 (Zone Change), to allow for the construction of a new two-story fire station 3 and related improvements located on the existing 0.66-acre property at 150 Hill Street (“the Project”). The Zone Change changes the subject site zoning from Residential Multiple Family (R-2) zone to Community Reserve (CR) Zone, as identified in Exhibit 1; and

WHEREAS, on October 7, 2024, the “applicant” also filed the following entitlement applications with the City of Oxnard, Special Use Permit (PZ 24-500-07), General Plan Amendment (PZ 24-620-03), Zone Text Amendment (PZ 24-580-03), and Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-03; and

WHEREAS, the City of Oxnard as the Lead Agency, has prepared Final IS/MND 25-03 in accordance with the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City’s Environmental Review Guidelines; and

WHEREAS, pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures for which lessened potential adverse impacts to a level of less than significant. Therefore, the Planning Division has prepared a Mitigated Negative Declaration with mitigation measures and monitoring program in accordance with the provisions of CEQA, including, without limitation CEQA Guidelines Sections 15070, 15071, 15072, and 15073, which have been incorporated as conditions; and

WHEREAS, a Notice of Intent to Adopt an Initial Study and Draft Mitigated Negative Declaration (IS/MND) (MND No. 25-03) for the Project was published and posted on October 27, 2025, at the State Office of Land Use and Climate Innovation (LCI) website and at the Ventura County Recorder’s Office pursuant to CEQA Guidelines Sections 15072 and 15073; and

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WHEREAS, the public comment period on the Draft IS/MND ran for thirty (30) days commencing on October 27, 2025 and ending on November 26, 2025; and

WHEREAS, after the close of the comment period on the IS/MND, the IS/MND was modified as set forth in Chapter 2 Response to Comments of the Final IS/MND document; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City has prepared Final IS/MND No. 25-03 containing all comments received on the Draft IS/MND written responses to all substantive comments, and necessary changes to the text of the Draft IS/MND No. 25-03; and

WHEREAS, the Commission considered Final IS/MND No. 25-03 prior to taking action on the Project; and

WHEREAS, the Planning Commission is concurrently recommending the City Council approve a General Plan Amendment for the project site (PZ 24-620-03); and

WHEREAS, the Planning Commission is concurrently recommending the City Council approve a Zone Text Amendment (PZ 24-580-03); and

WHEREAS, the Planning Commission is concurrently approving a Special Use Permit for the project site (PZ 24-500-07); and

WHEREAS, Section 16-581 of the Oxnard City Code authorizes the Planning Commission to recommend the action to be taken by the City Council on the application for a Zone Change; and

WHEREAS, on April 2, 2026, the Planning Commission conducted a duly noticed public hearing to consider the Applicant's request to approve Planning and Zoning Permit No. 24-570-02 (Zone Change) in accordance with Sections 16-575 through 16-590 (Zone Change) of the Oxnard City Code; and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require the approval of a Zone Change amending the City's Zoning Ordinance Map to change the zoning of the project site from Residential Multiple Family (R-2) zone to Community Reserve (CR) Zone, as identified in Exhibit 1; and

WHEREAS, the pursuit of the Zone Change is a reasonable exercise of the City's police powers to ensure the continued health, safety, and welfare of the public by providing housing opportunities for the residents of the City of Oxnard; and

WHEREAS, the proposed Zone Change is consistent with the policies and directives in the 2030 General Plan if the associated General Plan Amendment (PZ No. 24-620-03) is approved and the Zoning Ordinance to allow orderly development to those areas that can be

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served by existing or planned utilities, transportation, and service systems. The proposed Zone Change does not represent a significant change in the 2030 General Plan and Zoning Ordinance nor does it result in significant new environmental impacts that have not been previously evaluated.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF OXNARD HEREBY RECOMMENDS THAT THE CITY COUNCIL APPROVE A ZONE CHANGE ORDINANCE, WHICH AMENDS THE CITY'S ZONING ORDINANCE MAP, IN ACCORDANCE WITH EXHIBIT "1" ATTACHED HERETO AND MADE A PART OF THIS RESOLUTION:

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

SECTION 2. The Planning Commission finds that the Zone Change is internally consistent with all other provisions of the City of Oxnard 2030 General Plan.

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

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

SECTION 5. The Planning Commission determines that the proposed Zone Change from Residential Multiple Family (R-2) zone to Community Reserve (CR) Zone is the best use for the subject project site.

SECTION 6. The Planning Commission determines that the Zone Change is in the best interests and welfare of the City and its residents.

SECTION 7. In recommending adoption of this Resolution for the Zone Change, the Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment as identified and discussed in MND No. 25-03. Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, has prepared an IS/MND (State Clearinghouse No. 2025101167) in accordance with the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The IS/MND identifies and discusses potential impacts, mitigation measures, and monitoring requirements.

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SECTION 8. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby recommends to the City Council approval of Planning and Zoning Permit No. 24-570-02 (Zone Change).

SECTION 9. The action of the Planning Commission is a recommendation which may not be appealed.

SECTION 10. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of April, 2026.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on 2nd day of April 2026, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

Exhibits:

Exhibit 1: Proposed Zoning Map

Resolution No. 2026-XX (Planning and Zoning Permit No. 24-570-02)
 Planning Commission Date: April 2, 2026
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EXHIBIT 1



ATTACHMENT G

**DRAFT RESOLUTION No. 2026-XX – PZ 24-620-03
(GENERAL PLAN AMENDMENT)**

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING CITY COUNCIL APPROVAL OF PLANNING AND ZONING PERMIT NO. 24-620-03 (GENERAL PLAN AMENDMENT) TO AMEND THE LAND USE MAP OF THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION OF A 0.66 PARCEL FROM RESIDENTIAL LOW MEDIUM (RLM) TO PUBLIC SEMI PUBLIC (PSP) TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY FIRE STATION (FIRE STATION NO. 3) AND RELATED IMPROVEMENTS LOCATED ON THE EXISTING 0.66-ACRE PROPERTY AT 150 HILL STREET (APN: 203-0-120-130). FILED BY CITY OF OXNARD PUBLIC WORKS DEPARTMENT (THE “APPLICANT”) ON BEHALF OF THE CITY OF OXNARD, LLC, 214 S. C STREET, OXNARD, CALIFORNIA 93030 (THE “PROPERTY OWNER”).

WHEREAS, on October 7, 2024, City of Oxnard Public Works Department (the “Applicant” and/or “Permittee”), submitted a request to approve Planning and Zoning Permit No. 24-620-03 (General Plan Amendment), to amend the land use map of the General Plan to change the land use designation of a 0.66 acre parcel from residential low medium (RLM) to Public Semi Public (PSP), as identified in Exhibit 1, to allow for the demolition an existing one-story fire station (Oxnard Fire Station No. 3) and the construction of a new two-story fire station building (Fire Station No. 3), reduced front yard/setbacks, reduced side yards/setbacks, increased lot coverage, and increased building height, use of tandem parking, exterior building signage, locating a trash enclosure near the property line, and related improvements located on the existing 0.66-acre property at 150 Hill Street (“the Project”); and

WHEREAS, on October 7, 2024, the “applicant” also filed the following entitlement applications with the City of Oxnard, Zone Change (PZ 24-570-02), Special Use Permit (PZ 24-500-07), Zone Text Amendment (24-580-03), and Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-03 ; and

WHEREAS, the City of Oxnard as the Lead Agency, has prepared Final IS/MND 25-03 in accordance with the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City’s Environmental Review Guidelines; and

WHEREAS, pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures for which lessened potential adverse impacts to a level of less than significant. Therefore, the Planning Division has prepared a Mitigated Negative Declaration with mitigation measures and monitoring program in accordance

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with the provisions of CEQA, including, without limitation CEQA Guidelines Sections 15070, 15071, 15072, and 15073, which have been incorporated as conditions; and

WHEREAS, a Notice of Intent to Adopt an Initial Study and Draft Mitigated Negative Declaration (IS/MND) (MND No. 25-03) for the Project was published and posted on October 27, 2025, at the State Office of Land Use and Climate Innovation (LCI) website and at the Ventura County Recorder's Office pursuant to CEQA Guidelines Sections 15072 and 15073; and

WHEREAS, the public comment period on the Draft IS/MND ran for thirty (30) days commencing on October 27, 2025 and ending on November 26, 2025; and

WHEREAS, after the close of the comment period on the IS/MND, the IS/MND was modified as set forth in Chapter 2 Response to Comments of the Final IS/MND document; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City has prepared Final IS/MND No. 25-03 containing all comments received on the Draft IS/MND written responses to all substantive comments, and necessary changes to the text of the Draft IS/MND No. 25-03; and

WHEREAS, the Commission considered Final IS/MND No. 25-03 prior to taking action on the Project; and

WHEREAS, the Planning Commission is concurrently recommending the City Council approve a Zone Change for the project site (PZ 24-570-02); and

WHEREAS, the Planning Commission is concurrently recommending the City Council approve a Zone Text Amendment (PZ 24-580-03); and

WHEREAS, the Planning Commission is concurrently approving a Special Use Permit for the project site (PZ 24-500-07); and

WHEREAS, on April 2, 2026, the Planning Commission conducted a duly noticed public hearing to consider the Applicant's request to approve Planning and Zoning Permit No. 24-620-03 (General Plan Amendment); and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require the approval of a General Plan Amendment to amend the land use map of the General Plan to change the land use designation of a 0.66 acre parcel from residential low medium (RLM) to Public Semi Public (PSP) as identified in Exhibit 1; and

WHEREAS, the pursuit of the General Plan Amendment is a reasonable exercise of the City's police powers to ensure the continued health, safety, and welfare of the public by providing housing opportunities for the residents of the City of Oxnard; and

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WHEREAS, the proposed General Plan Amendment is consistent with the policies and directives in the 2030 General Plan and Zoning Ordinance to allow development to those areas that can be served by existing or planned utilities, transportation, and service systems. The proposed General Plan Amendment does not represent a significant change in the 2030 General Plan and Zoning Ordinance nor does it result in significant new environmental impacts that have not been previously evaluated; and

WHEREAS, the Planning Commission finds after due study and deliberation that the applicant agrees with the necessity of and accepts all elements, and requirements of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends that the City Council approve a General Plan Amendment (PZ 24-620-03), which amends the City's 2030 General Plan Land Use Map, in accordance with Exhibit 1 attached hereto and made a part of this Resolution.

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

SECTION 2. The Planning Commission finds that the General Plan Amendment is internally consistent with all other provisions of the City of Oxnard 2030 General Plan

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

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

SECTION 5. The Planning Commission determines that the proposed change in land use designation as identified in Exhibit 1 is the best use for the subject project site.

SECTION 6. The Planning Commission determines that the General Plan Amendment is in the best interests and welfare of the City and its residents.

SECTION 7. In recommending adoption of this Resolution for the General Plan Amendment, the Planning Commission finds and determines that the Project will not have a

*Resolution No. 2026-XX (Planning and Zoning Permit No. 24-620-03
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significant impact on the environment as identified and discussed in MND No. 25-03. Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, has prepared an IS/MND (State Clearinghouse No. 2025101167) in accordance with the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The IS/MND identifies and discusses potential impacts, mitigation measures, and monitoring requirements.

SECTION 8. Except as expressly amended herein, the 2030 General Plan Land Use Map shall remain in full force and effect and shall apply to the property affected by this Resolution.

SECTION 9. The action of the Planning Commission is a recommendation which may not be appealed.

SECTION 10. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of April 2026.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on 2nd day of April 2026, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

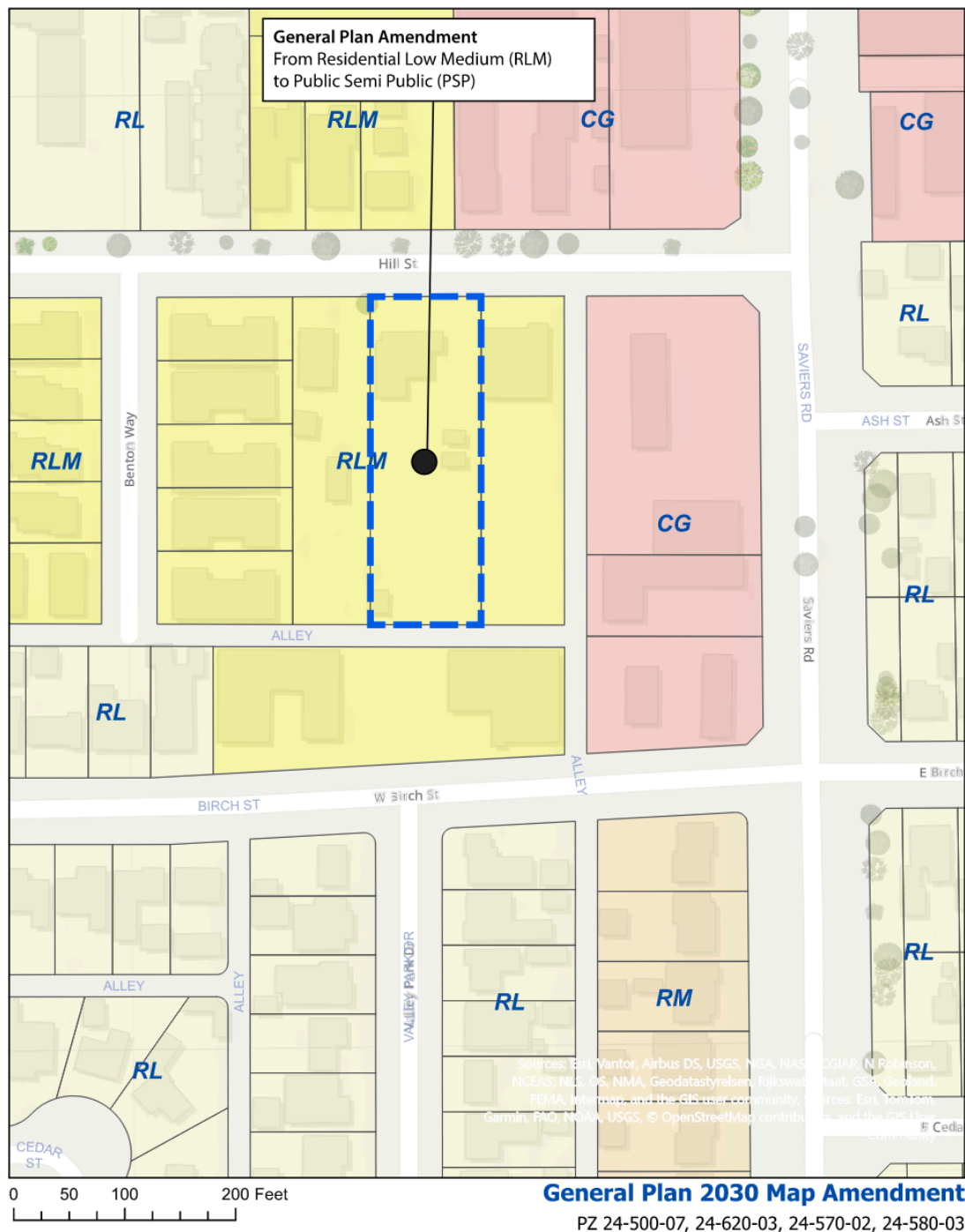
Joe Pearson II, AICP, Secretary

Resolution No. 2026-XX (Planning and Zoning Permit No. 24-620-03)
 Planning Commission Date: April 2, 2026
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Exhibits:

Exhibit 1: Proposed 2030 General Plan Land Use Designation Map

EXHIBIT 1



RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF PLANNING AND ZONING PERMIT NO. 24-580-03 (ZONE TEXT AMENDMENT) TO APPROVE AMENDMENTS TO THE OXNARD CITY CODE (OCC) CHAPTER 16 §SEC. 16-264. LOT COVERAGE TO MODIFY LOT COVERAGE ALLOWED IN THE COMMUNITY RESERVE (C-R) ZONE TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY FIRE STATION AND RELATED IMPROVEMENTS LOCATED ON THE EXISTING 0.66-ACRE PROPERTY AT 150 HILL STREET (APN: 203-0-120-13). FILED BY REZA BAGHERZADEH, 214 S. C STREET, OXNARD, CALIFORNIA 93030 (THE “APPLICANT”) ON BEHALF OF THE CITY OF OXNARD, 214 S. C STREET, OXNARD, CALIFORNIA 93030 (THE “PROPERTY OWNER”).

WHEREAS, on October 7, 2024, Reza Bagherzadeh (the “Applicant” and/or “Permittee”) submitted a request to approve Planning and Zoning Permit No. 24-580-03 (Zone Text Amendment), to amend chapter 16 of the Oxnard city code pertaining to lot coverage allowance in the community reserve zone to allow for the demolition an existing one-story fire station (Oxnard Fire Station No. 3) and the construction of a new two-story fire station building (Fire Station No. 3), reduced front yard/setbacks, reduced side yards/setbacks, increased lot coverage, and increased building height, use of tandem parking, exterior building signage, locating a trash enclosure near the property line, and related improvements located on the existing 0.66-acre property at 150 Hill Street (“the Project”); and

WHEREAS, on October 7, 2024, the “applicant” also filed the following entitlement applications with the City of Oxnard, Special Use Permit (PZ 24-500-07), Zone Change (PZ 24-570-02), General Plan Amendment (PZ 24-620-03), and Initial Study/Mitigated Negative Declaration (IS/MND) NO. 25-03; and

WHEREAS, the City of Oxnard as the Lead Agency, has prepared Final IS/MND No. 25-03 in accordance with the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City’s Environmental Review Guidelines; and

WHEREAS, pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures for which lessened potential adverse impacts to a level of less than significant. Therefore, the Planning Division has prepared a Mitigated Negative Declaration with mitigation measures and monitoring program in accordance with the provisions of CEQA, including, without limitation CEQA Guidelines Sections 15070, 15071, 15072, and 15073, which have been incorporated as conditions; and

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WHEREAS, a Notice of Intent to Adopt an Initial Study and Draft Mitigated Negative Declaration (IS/MND) (MND No. 25-03) for the Project was published and posted on October 28, 2025, at the State Office of Land Use and Climate Innovation (LCI) website and at the Ventura County Recorder's Office pursuant to CEQA Guidelines Sections 15072 and 15073; and

WHEREAS, the public comment period on the Draft IS/MND ran for thirty (30) days commencing on October 27, 2025 and ending on November 26, 2025; and

WHEREAS, after the close of the comment period on the IS/MND, the IS/MND was modified as set forth in Chapter 4 of the Response to Comment document; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City has prepared Final IS/MND No. 25-03 containing all comments received on the Draft IS/MND No. 25-03 written responses to all substantive comments, and necessary changes to the text of the Draft IS/MND 25-03; and

WHEREAS, the Commission considered Final IS/MND No. 25-03 prior to taking action on the Project; and

WHEREAS, on April 2, 2026, the Planning Commission conducted a duly noticed public hearing to consider the Applicant's request to approve Planning and Zoning Permit No. 24-580-03 (Zone Text Amendment) to amend chapter 16 of the Oxnard city code pertaining to lot coverage allowance in the community reserve zone to allow the construction of a new two-story, 234-unit fire station and related improvements, in accordance with Sections 16-575 through 16-590 (Zone Change) of the Oxnard City Code; and

WHEREAS, the Planning Commission finds that the proposed zone text amendment would be a reasonable exercise of the City's police powers to ensure the continued health, safety, and welfare by allowing lot coverage to exceed 25% of the total lot area for projects in the Community Reserve (CR) zone with the approval of a Special Use Permit (SUP); and

WHEREAS, the Planning Commission finds that the proposed zone text amendment conforms to the following City of Oxnard 2030 General Plan Goals and Policies; and

WHEREAS, the Planning Commission finds that the proposed ZTA is in the public interest and reflects the input from residents and stakeholders in the community, and decision-makers. There are no changes recommended under the proposed ZTA that would reduce or compromise existing standards that protect the health, safety or general welfare of the City; and

WHEREAS, the Planning Commission finds after due study and deliberation that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and

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 Planning Commission Date: April 2, 2026
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fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF OXNARD HEREBY RECOMMENDS TO THE CITY COUNCIL ADOPTION OF THE ORDINANCE ATTACHED HERETO AS EXHIBIT 1 ATTACHED HERETO AND MADE A PART OF THIS RESOLUTION:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated into the operative provisions of this Resolution.

SECTION 2. In recommending adoption of this Resolution for the Zone Change, the Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment as identified and discussed in MND No. 25-03. Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, has prepared an IS/MND (State Clearinghouse No. 2025101167) in accordance with the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The IS/MND identifies and discusses potential impacts, mitigation measures, and monitoring requirements.

SECTION 3. The Planning Commission, based on the findings set forth herein, recommends that the City Council of the City of Oxnard adopt PZ No. 24-580-03 attached hereto as Exhibit 1 and incorporated herein by this reference to this Resolution.

SECTION 4. The Planning Commission hereby recommends that the City Council adopt the ordinance approving the ordinance amendment.

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

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of April, 2026.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on 2nd day of April, 2026, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

*Resolution No. 2026-XX (Planning and Zoning Permit No. 24-580-03
Planning Commission Date: April 2, 2026
Page 4 of 6*

*Resolution No. 2026-XX (Planning and Zoning Permit No. 24-580-03
Planning Commission Date: April 2, 2026
Page 5 of 6*

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

Exhibits:

Exhibit 1: Proposed Zone Text Amendment

*Resolution No. 2026-XX (Planning and Zoning Permit No. 24-580-03
Planning Commission Date: April 2, 2026
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EXHIBIT 1

ZONE TEXT AMENDMENT TO ALLOW LOT COVERAGE TO EXCEED 25% SUBJECT TO APPROVAL OF A SPECIAL USE PERMIT

Section 16-264. LOT COVERAGE: Section 16-264 of Chapter 16 of the Oxnard City Code is hereby amended to allow a lot coverage of buildings or structures to exceed 25% of the lot area subject to a Special Use Permit to read as follows (new text underlined and highlighted in yellow):

SEC. 16-264. LOT COVERAGE.

The total area of the parcel which may be covered by buildings or structures shall not exceed 25% of the total lot area. Additional lot coverage may permitted on approval of a special use permit as provided in sections 16-530 to 16-553.

ATTACHMENT H

**DRAFT RESOLUTION No. 2026-XX - PZ 24-580-03
(ZONE TEXT AMENDMENT)**

ATTACHMENT I

PRESENTATION

Fire Station No. 3

Planning & Zoning Permit Nos. 24-500-07 (Special Use Permit), 24-570-02 (Zone Change, 24-620-03 (General Plan Amendment), 24-580-03 (Zone Text Amendment), and IS/MND No. 25-03

Located at 150 Hill Street

City of Oxnard, Applicant

Leila Carver, Contract Planner

The project includes the following requests:

Planning and Zoning Permit (PZ) 24-500-07 (Special Use Permit)

- to demolish an existing one-story fire station (Oxnard Fire Station 3) and construct a new 2-story fire station on an existing 0.66-acre parcel.

PZ 24-570-02 (Zone Change)

- to change the zoning from R2 to CR

PZ 24-620-03 (General Plan Amendment)

- to the general plan land use designation from RLM to PSP

PZ 24-580-03 (Zone Text Amendment)

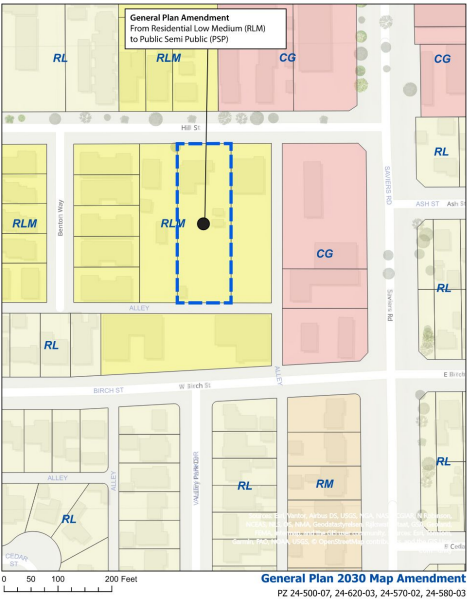
- To allow lot coverage exceeding 25% with the approval of a SUP



- Subject site: 150 Hill Street
- West of Saviers Road
- The property is currently developed as Fire Station 3



General Plan Land Use Designation



Public/ Semi Public (PSP)

Zoning Designation



Community Reserve (CR)

Subject Site: 150 Hill Street

Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Low Medium (RLM)	Multiple Family Residential (R-2)	Fire Station
North	Residential Low Medium (RLM) & Commercial General (CG)	Multiple Family Residential (R-2) & General Commercial (C-2)	Residential
East and South	Residential Low Medium (RLM)	Multiple Family Residential (R-2)	Church
West	Residential Low Medium (RLM)	Multiple Family Residential (R-2)	Residential

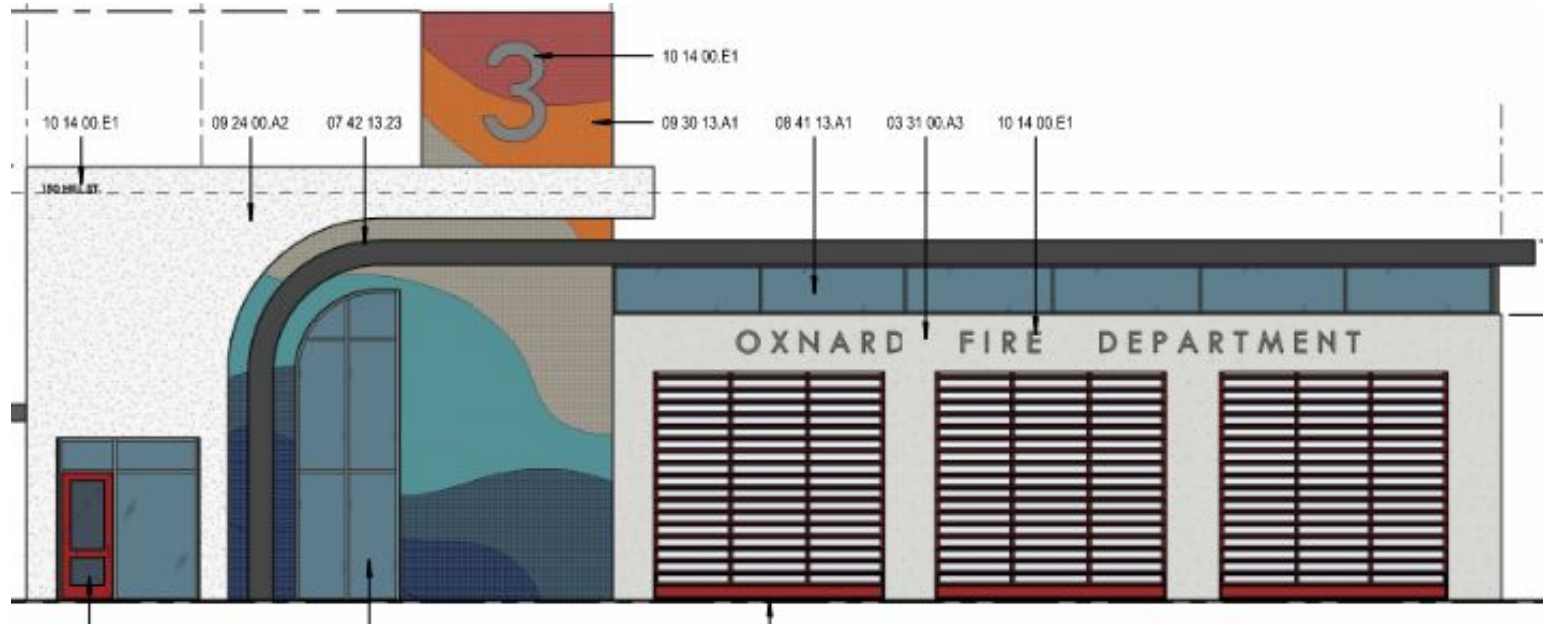
- The Project is consistent with the proposed Public/Semi Public(PSP) general plan land use designation, as well as with the Proposed Community Reserve (CR) zone.
- The project will also further many of the policies identified in the 2030 General Plan, as identified in the staff report.
- Some of the key policies are:
 - Community Development Policy 1.6 - Public Facilities
 - Community Development Policy 12.2 - Municipal Design Guidelines
 - Infrastructure and Community Services 20.1 & 20.2 – Fire Response Time & Fire Station Facilities and equipment

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Building Envelope			
Lot Coverage	Max: 25%	33.6%	Yes, Subject to City Council approval of PZ 24-580-03 (ZTA)
Building Height	25 FT	36	Yes with SUP
Front Setback	25% of lot depth not to exceed 50 FT	34 FT 10 Inch	Yes with SUP
Side Setback	10% of parcel width not to exceed 50 FT	5 FT	Yes with SUP
Rear Setback	25% of lot depth not to exceed 50 FT	97 FT 4 Inch	Yes
Other Requirements			
Off-Street Parking	N/A	19 spaces	Yes, pursuant to OCC Section 16-622(B)

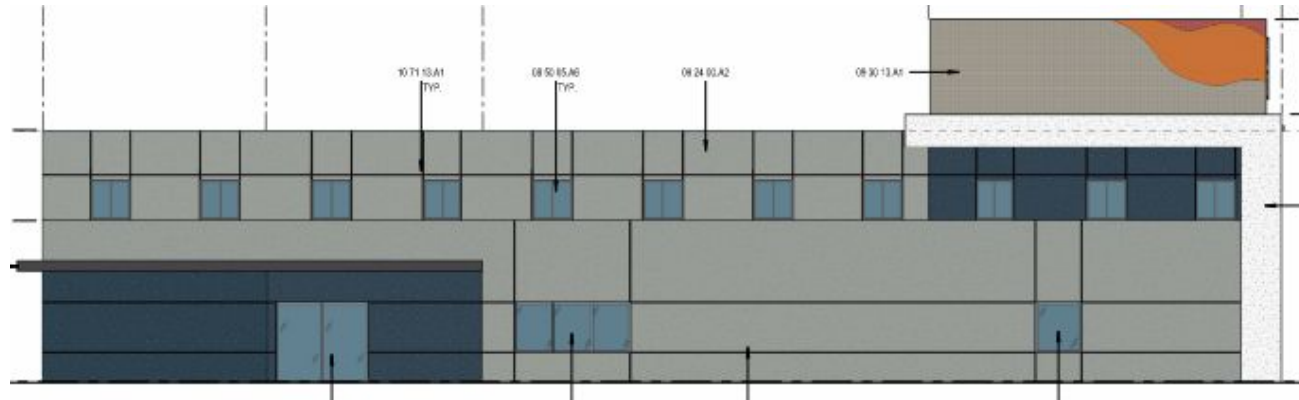


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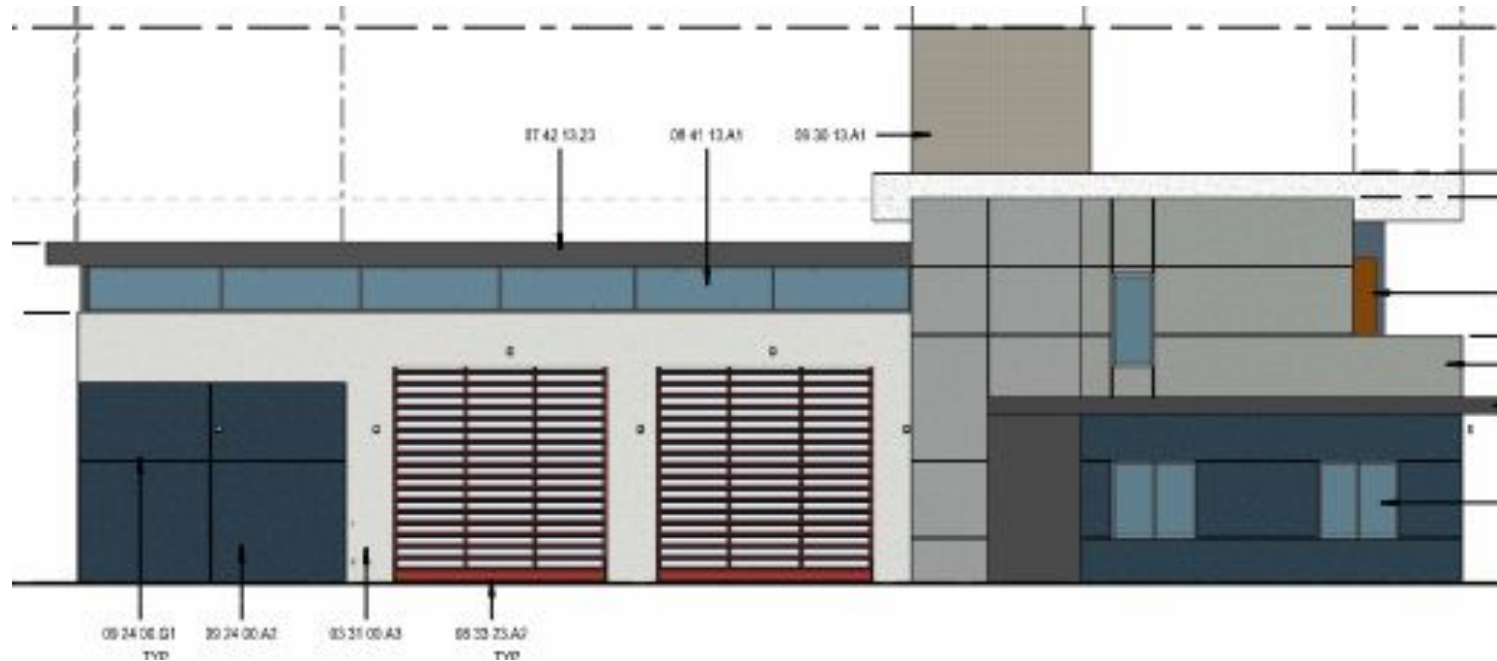




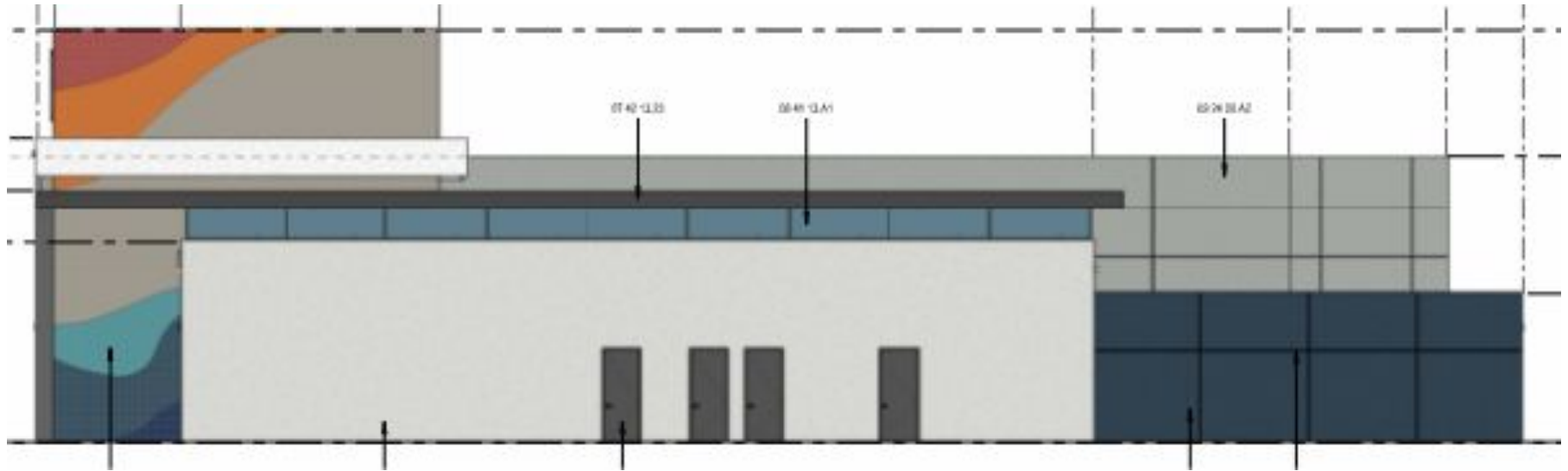
- North Elevation



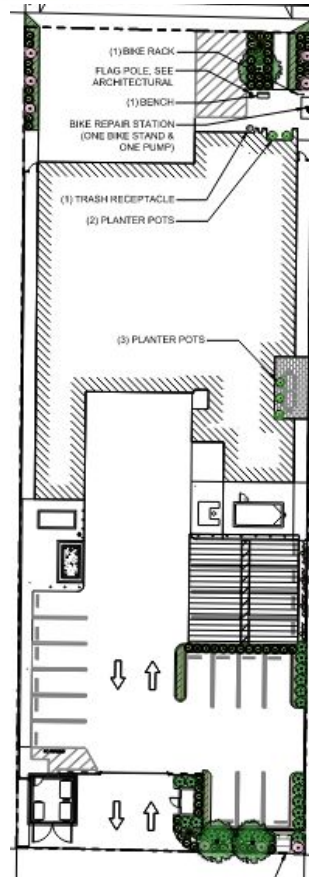
- East Elevation



- South Elevation



- West Elevation



- Property currently zoned as Multiple Family Residential (R2)
 - Intended for low-density, multi-family dwellings, as well as emergency shelters for families, and supportive housing.
- Request for zone change to Community Reserve (CR) zone:
 - Allows for a variety of public/semi-public and open space uses including public utility structures and public schools, among others.
- Impact of Zone Change:
 - Will establish consistency for the fire station project site and adjacent parcels.

- Property currently designated as Residential Low Medium (RLM)
 - Intended for Low-rise apartments and detached and attached single-family residences.
- Request for general plan amendment to Public /Semi Public land use designation:
 - Allows for Private, quasi-public, and public buildings and facilities owned by the City, County, State, Federal agencies, or other organizations that serve the general public such as fire stations. public/semi-public and open space uses including public utility structures and public schools, among others.
- Impact of General Plan Amendment:
 - Will establish consistency for the fire station project site and adjacent parcels.

- Zone Text Amendment to allow lot coverage to exceed the maximum lot coverage of 25% of the total lot area in the CR zone, , subject to approval of a Special Use Permit.
- Amendment would apply City wide on any property within the CR zone.
- Any increase above the standard would require PC approval.

- Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the requirements of CEQA (Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines.
- The IS/MND was available for public review from October 27, 2025, to November 26, 2025
- Comment Letters were received during public review period and are included in the Final Draft of the IS/MND, along with responses to each of the comments.
- No substantial evidence the project will have a significant effect on environment.
- The IS/MND includes a Mitigation Monitoring and Reporting Program that details the process to implement the required mitigation measures.

- Notice of PC hearing was provided:
 - Newspaper
 - On-site posting; and
 - Mailed to property owners within 300 feet
- To date, no public comment has been submitted in support or in opposition of the project

- Four community meetings held in early 2024 in Cal-Gisler, District 4, Kamala neighborhoods, and a Fire Station 3 Open House
- Executive staff and consultants presented project designs and held Q&A sessions.
- Key Topics Addressed: Site selection, planned improvements, funding sources, and project timelines.

Recommendation: That the Planning Commission:

- **Adopt Resolution No. 2026-XX** recommending City Council certification of Final IS/MND No. 25-03 and MMRP for the Fire Station No. 3 Project (SCH No. 2025101167); and
- **Adopt Resolution No. 2026-XX** Adopt a Resolution approving PZ 24-500-07 (SUP)
- **Adopt Resolutions** recommending City Council approval
 - PZ 24-570-02 (Zone Change).
 - PZ 24-620-03 (General Plan Amendment).
 - PZ 24-580-03 (Zone Text Amendment).



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Leila Carver, Contract Planner

DATE: April 2, 2026

SUBJECT: **Project Name: Oxnard Fire Station No. 2;** Planning and Zoning Permit No. 24-500-06 (Special Use Permit) and Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-02; Located at 531 E. Pleasant Valley Road (APN: 222-0-134-295).

- 1) **Recommendation:** That the Planning Commission (“**Commission**”)
 - a) Adopt a Resolution 2026-XX adopting Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-02 for the Fire Station No. 2 Project (Governor’s Office of Land Use and Climate Innovation State Clearinghouse No. 2025101324); and
 - b) Adopt a Resolution 2026-XX approving of Planning and Zoning Permit No. 24-500-06 (Special Use Permit).
- 2) **Project Description and Applicant:** The applicant is requesting a Special Use Permit to demolish an existing one-story fire station (Oxnard Fire Station No. 2) and construct a new two-story 12,585 square foot fire station, ancillary structures, and associated site improvements on an existing 0.67-acre parcel. For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”.

The proposed project requires approval of a Special Use Permit consisting of the following items: allow a fire station in the Community Reserve (CR) zone, reduced front yard setbacks, reduced side yard setbacks, increased lot coverage, and increased building height.

The request includes adoption of the proposed Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-02 (State Clearinghouse No. 2025101324) and approval of the Mitigation Monitoring and Reporting Program (MMRP) which has been prepared pursuant to the California Environmental Quality Act (CEQA) Public Resources Code (California Public Resources Code Section 21000 et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

The project application was filed by the City of Oxnard Public Works Department (the “**Applicant**”) on behalf of the City of Oxnard, 214 S. C Street, Oxnard, CA 93030, (“property owner”).

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

Fire Station No. 2; Planning and Zoning Permit No. 24-500-06 (Special Use Permit)

Planning Commission Hearing Date: April 2, 2026

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- 3) Existing & Surrounding Land Uses:** The Project site is currently improved with a one-story Oxnard Fire Station (Fire Station No. 2). Residential uses are located to the North, West, and East of the site. A church is located to the South of the site. The following Table 1: Existing and Surrounding Land Uses summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated below in Exhibit A.

Table 1: Existing and Surrounding Land Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Public/Semi Public (PSP)	Community Reserve (CR)	Fire Station
North	Residential Low (RL)	Single Family Residential (R-1)	Residential
South	Residential Low Medium (RLM)	Multiple Family Residential (R-2)	Church
East	Residential Medium (RM)	Garden Apartment Planned Development (R-3-PD)	Residential
West	Residential Medium (RM)	Garden Apartment Planned Development (R-3-PD)	Residential

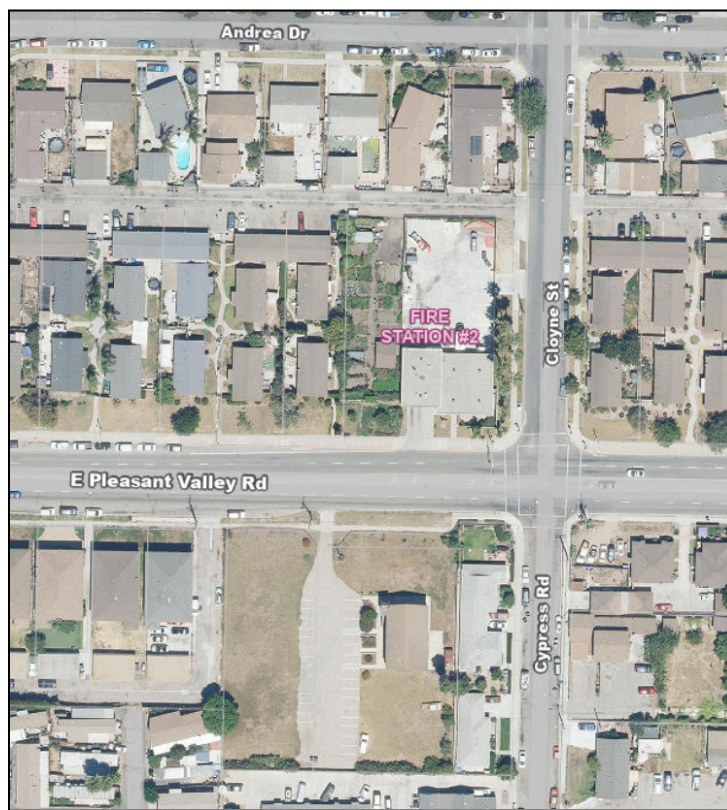


Exhibit A

Fire Station No. 2; Planning and Zoning Permit No. 24-500-06 (Special Use Permit)
Planning Commission Hearing Date: April 2, 2026
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- 4) **Background Information:** The existing Fire Station No. 2 was built in 1965 and was determined to be in poor condition and does not meet the current requirements of the OFD. The existing station includes a 3,763-square-foot fire station, 307-square-foot garage (2-apparatus bay), and 75-square-foot shed for a total of 4,145 square feet. The fire station is currently occupied by twenty sworn fire personnel and primarily serves the southern portion of the City.

To continue providing essential services to the City and plan for future needs, the OFD needs a new fire station. According to a Facility Assessment, the long-term priority for the existing fire station is to provide the entire structure with a new facility that has, at minimum, three apparatus bays. The new facility would need to be designed with a minimum of 8,000 square feet to accommodate the current and future needs of the OFD.

The proposed development is within the Community Reserve (CR) zone. Pursuant to Section 16-257 of the Oxnard Municipal Code, the CR zone allows Fire stations with the approval of a special use permit. The approval of Fire Station No. 2 is contingent on the approval of a Zone Text Amendment associated with the application for Fire Station No. 3 (Planning and Zoning Permit No. 24-500-07), which will allow for an increase in lot coverage with approval of a SUP. A condition of approval has been added to clarify this approval is subject to approval of PZ 24-580-03. The General Plan Designation is Public-Semi Public (PSP).

- 5) **Environmental Determination:** Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the requirements of CEQA (Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The IS/MND identified and discussed potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. The IS/MND State Clearinghouse (SCH) No. 2025101324 was available for public review from October 27, 2025, to November 26, 2025. The City of Oxnard received comment letters on the IS/MND from agencies, organizations, and interested parties. The written comments and responses to each of those comments received during the public review period of the Administrative Draft of the IS/MND are included in the Final IS/MND.

The IS/MND did not identify any potentially significant and unavoidable impacts (impacts that cannot be reduced to a less than significant level). The IS/MND identifies less than significant impacts with mitigation incorporated (impacts that can be reduced to a less than significant level with mitigation measures) and less than significant impacts (impacts that do not require mitigation measures because the proposed project will not have a significant impact). The IS/MND concludes that after implementation of standard conditions and mitigation measures, all less than significant impacts associated with the proposed project would be reduced to less than significant levels. The IS/MND includes a Mitigation

Fire Station No. 2; Planning and Zoning Permit No. 24-500-06 (Special Use Permit)
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Monitoring and Reporting Program (MMRP) that details the process to implement the required mitigation measures. The MMRP contains Mitigation Measures related to Biological Resources (nesting birds, habitat linkages for migratory birds), Cultural Resources (unanticipated discovery of human remains or ceremonial objects), Geology and Soils (Paleontological resources), Soil Management Plan, and Tribal Cultural Resources.

Therefore, staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning Commission certify that: (1) The final IS/MND has been completed in compliance with CEQA; (2) The final IS/MND was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final IS/MND prior to approving the project; and (3) The final IS/MND reflects the lead agency's independent judgment and analysis.

6) **Analysis:**

- a) **General Discussion:** The applicant requests a permit to demolish an existing one-story fire station and construct a new two-story fire station 2 building and ancillary site structures.

The existing fire station is relatively small with two apparatus bays and dorm rooms with fewer beds than can accommodate three fire personnel. Given the relatively small lot size of the existing parcel (0.67 acres) and the need for additional apparatus bays and sleeping accommodations, the OFD needs to replace the facility in its entirety. This new fire station would support the daily operation of the OFD in its existing Station No. 2 location to continue to serve the nearby neighborhoods, upgrading the facility to a larger, more modern space to better suit the OFD's current and future needs.

The Project involves the demolition of the existing 4,145 square foot fire station and adjoining community garden, and the construction of a 12,585 square foot (gross) new fire station. The fire station would include a separate 312 square foot trash enclosure, a 180-square-foot earthquake storage enclosure, a 68 square foot sand storage, and a 54 square foot hose drying tower. Including accessory structures, the project would result in a lot coverage of 34.2%.

Pursuant to Oxnard City Code (OCC), a Special Use Permit (SUP) is required for the proposed Fire Station use to be located within the CR zone. Additionally, Pursuant to OCC Sections 16-261 to 16-263, a SUP is required for reduced front yard setback, reduced side yard setback, and building height over 25 feet. Pursuant to OCC Section 16-536, the Planning Commission is the decision maker for the SUP. If approved by the Planning Commission, the SUP would become effective pending the approval of the PZ 24-580-03 for a Zone Text Amendment allowing for increased lot coverage subject to a SUP.

Fire Station No. 2; Planning and Zoning Permit No. 24-500-06 (Special Use Permit)
Planning Commission Hearing Date: April 2, 2026
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- b) General Plan Consistency:** The City’s 2030 General Plan land use designation for Public Semi Public (PSP), allows private, quasi-public and public buildings and facilities owned by the City, County, State, Federal agencies, or other organizations that serve the general public. The proposed Project will allow for these types of land uses to be established, as described in Table 2: General Plan Consistency Analysis. Approval of the SUP has been determined to be consistent with the 2030 General Plan and the property’s land use designation.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed Project, as described in Table 2: General Plan Consistency. The three consistency classification levels are:

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

Table 2: General Plan Consistency

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD 1.6	I	Public Facilities: Enhance resident quality of life by providing adequate space for schools, libraries, parks and recreation areas, as well as space for the expansion of public facilities to support the community’s vision.	The project proposes a municipal facility (fire station) to protect public health and safety, and will enhance resident quality of life.
CD 12.2		Municipal Design Guidelines: Design municipal structures in accordance with design guidelines, ensure compatibility with adjacent development, and set a standard for design excellence and sustainability.	The proposed project meets high-quality architectural standards, is compatible with surrounding developments, and will be consistent with this policy.

Fire Station No. 2; Planning and Zoning Permit No. 24-500-06 (Special Use Permit)

Planning Commission Hearing Date: April 2, 2026

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ICS 20.1		Fire Response Time: Achieve and maintain a response time of five (5) minutes 90 percent of the time as a goal for service call response and siting new fire stations.	The proposed project will improve upon the availability of fire services, will maintain or improve upon average service call response time, and will be consistent with this policy.
ICS 20.2		Provision of Fire Station Facilities and Equipment: Achieve and maintain fire station facilities, equipment (engines and apparatus), and staffing necessary to maintain the City's service standards (ISO rating, response time).	The proposed project will expand fire station facilities and equipment and will implement this policy.
SC 3.8		Require Use Of Passive Energy Conservation Design: As part of the City and Community EAP's, require the use of passive energy conservation by building material massing, orientation, landscape shading, materials, and other techniques as part of the design of local buildings, where feasible.	The proposed building design incorporates passive lighting and cooling through building orientation, window placement, materials and shading, and will be consistent with this policy.
CD 8.2	II	Services: Continue to ensure that public services and facilities are in place at the time of need or prior to the time new development occurs in order to avoid overloading existing urban service systems.	The proposed project, when completed, precedes future development of the area. The current project will implement these policies.

- c) **Conformance with Development Standards:** The proposed development is located in the Community Reserve (CR) zone district. In accordance with Section 16-260 to Section 16-264 of the Oxnard City Code (OCC), compliance is met for all relevant development standards, as described in Table 3: Zoning Consistency.

Fire Station No. 2; Planning and Zoning Permit No. 24-500-06 (Special Use Permit)
Planning Commission Hearing Date: April 2, 2026
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Table 3: Zoning Consistency

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Building Envelope			
Lot Coverage	Max: 25%	34%	Yes, Subject to City Council approval of Planning and Zoning Permit 24-580-03
Building Height	25 FT	29 Ft 8 Inch	Yes with SUP
Front Setback	25% of lot depth not to exceed 50 FT	30 FT 7 Inch	Yes with SUP
Side Setback	10% of parcel width not to exceed 50 FT	8 FT 9 Inch (West) 19 Ft 8 Inch (East)	Yes with SUP
Rear Setback	25% of lot depth not to exceed 50 FT	74 FT 7 Inch	Yes
Other Requirements			
Off-Street Parking	N/A	14 spaces	Yes, pursuant to OCC Section 16-622(B)

- d) *Site Design, Circulation and Parking:*** The Project will be accessed from a public street to the south of the property (Pleasant Valley Drive) and a public street to the east of the property (Cloyne Street) Fire trucks will generally enter the site from Cloyne Street and exit the site on to Pleasant Valley Drive when exiting the station. Staff access will generally be limited to Cloyne Street for both ingress and egress

Much of the Project Site would be paved to provide parking and circulation and would include a fueling station for the fire apparatus, earthquake storage building, hose drying tower, and emergency generator located north of the fire station building. A trash enclosure would be provided near the northeastern corner of the Project Site. Landscape would be provided around the perimeter of the site, adjacent to Cloyne Street and East Pleasant Valley Road. The fire station would have a maximum height of 29 feet and 8 inches; and would be designed to include a hose drying tower with a maximum height of 31 feet.

The new construction would also include removal and replacement of both wet and dry site utilities to support the new facility, removal and replacement of site paving and the addition of landscaping, new perimeter fencing and/or masonry site walls, and aforementioned ancillary site structures including an earthquake storage building, trash/recycling enclosure, above-ground refueling tank, and standby generator. Public parking will not be provided as the building is not intended to be a traditional business, while private parking will be provided to support staff shift change.

In accordance with Oxnard City Code (OCC) Section 16-622, there is no parking requirement for fire station use. The project is providing 14 stalls, consisting of 13 standard stalls and one (1) ADA stall, to support staff needs for Fire Station 2. The proposed parking is based on the existing station and proposed parking needs. Additionally, three (3) bicycle racks are being proposed.

- e) **Building Design:** The proposed fire station will have a modern aesthetic and will comprise primarily of metal features, a facade with contemporary stucco and metal composite wall panels. The exterior will also include aluminum-framed storefront, overhead coiling door, aluminum operable window, and exterior metal grating stair, and articulated massing to break monotony.

The fire station will consist of two floors. The first floor will include common spaces such as lobby, day room, kitchen, dining room, and fitness room. The second floor will consist of the bunk areas for the employees. The fire station would include a single-story apparatus bay designed to accommodate two fire engines and one ladder truck. Adjacent to the large apparatus area are support spaces like turnouts where the firefighters would store firefighting equipment, a decontamination room where they would clean their gear and themselves, a shop space for equipment cleaning and repair of equipment and tools, an EMS storage room for required medical supplies, a restroom, and miscellaneous utility rooms that would support the fire station.

The building would also provide living quarters to accommodate up to 10 fire personnel per shift, which would include separate bunk rooms, restrooms, a kitchen, laundry facilities, dining room, day room room), an outdoor staff patio, and a fitness room. In addition, office space would be included to provide workspaces for fire personnel.

The exterior building colors would include a variety of color tones, with a gradient color aluminum composite metal material displayed along the frontage of the building. Three overhead rapid coiling doors for fire apparatus would also be provided along the building facade to promote quicker response times. An exterior staircase would be located in the northern facade of the fire station building.

- f) **Landscaping:** The Project will provide 4,081 square feet of landscaping primarily along the project street frontages that will feature low water use, native and regionally adapted

Fire Station No. 2; Planning and Zoning Permit No. 24-500-06 (Special Use Permit)
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plants including grasses, succulents, and trees. Pedestrian pavers will also be used in the outdoor staff area.

g) *Operations:*

Fire Station Staffing

Fire Station No. 2 would provide a full range of emergency and non-emergency services and would continue to employ 20 fire personnel daily (two shifts daily, 10 personnel per shift). The fire station is proposed to be staffed and operated 24 hours per day, 7 days a week. This station would serve the existing Fire Station No.2 service area and is estimated to respond to approximately 12 calls per day.

Fire Station Operations

Fire Station No. 2 would provide both fire and emergency medical services, specifically to serve as a hub for firefighters and ancillary personnel to ensure rapid emergency response and community safety. Typical operations would include firefighters on standby 24 hours a day to respond to fires, medical emergencies, and rescues. The station would house fire trucks, related equipment, and medical supplies as well as living quarters. Regarding the use of sirens at or nearby the fire station location, the typical practice for emergency siren use is to use sirens to break traffic at intersections or warn drivers of the emergency vehicle approach.

- h) *Temporary Fire Station:*** During the construction of the proposed Fire Station No. 2, a temporary facility would be established on the City-owned lot on the corner of East Channel Islands Boulevard and Saviers Road to ensure uninterrupted emergency response services. This interim station would utilize modular buildings to house fire personnel and a temporary structure would be erected to accommodate fire apparatus. The temporary fire station facility would include establishing utility connections (water, sewer, power, and data) as well as pavement improvements to ensure a clear, drivable path of travel for fire apparatus to safely enter and exit the site. The temporary accommodations would provide firefighters with operational spaces, including living quarters, equipment storage, and administrative areas to the extent feasible to maintain adequate levels of service.

The temporary fire station facility would be operational in approximately four months. Once the new Fire Station No. 2 is complete, operations would transition to the permanent facility. The temporary station would then be decommissioned, and the modular buildings removed, restoring the lot to its original condition.

- 7) *Development Advisory Committee:*** The Project was last reviewed by the Development Advisory Committee (DAC) on May 7, 2025. Conditions of approval from DAC are included in the attached resolution.
- 8) *Community Input:*** Prior to filing the applications for this project, the Fire Department convened three community meetings for the proposed Fire Station 2. The initial meetings

Fire Station No. 2; Planning and Zoning Permit No. 24-500-06 (Special Use Permit)

Planning Commission Hearing Date: April 2, 2026

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were held on January 17, 2024 for the Pleasant Valley Estates neighborhood, and March 14, 2024 for the South Winds neighborhood. An open house for Fire Station 2 was hosted on March 27, 2024. In all meetings, Fire Department executive staff and their consultants presented the design and responded to questions (e.g., site selection, improvements, funding, project timeline, etc.).

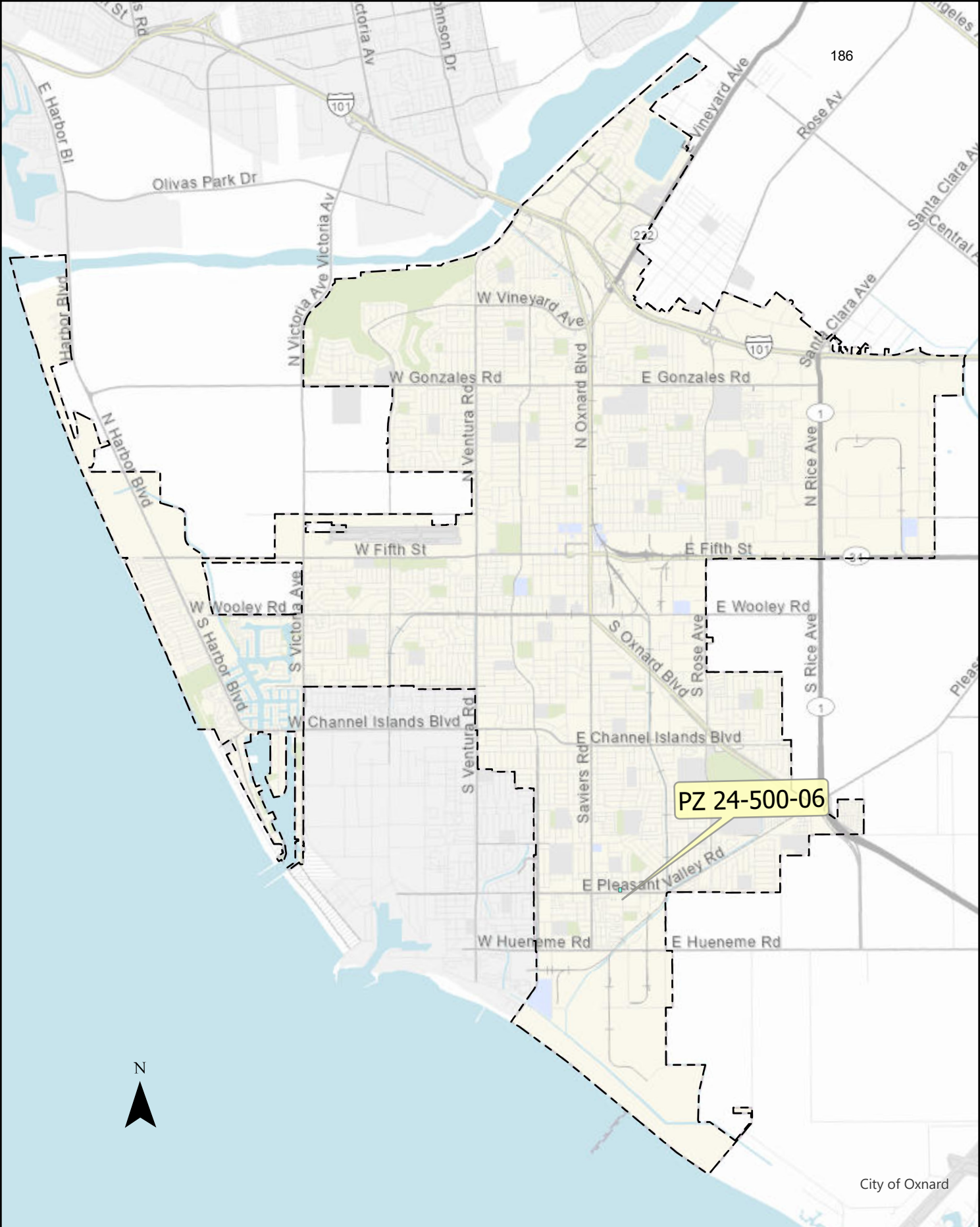
- 9) Appeal Procedure:** In accordance with OCC Section 16-545, the Planning Commission's action on Planning and Zoning Permit Nos. 24-500-06 (SUP) may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the Planning Division's Office and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

- A. Maps (Vicinity, Aerial, General Plan, Zoning)
- B. Project Plans
- C. Final IS/MND
- D. Draft Resolution No. 2026-XX - PZ 23-500-06 (Special Use Permit)
- E. Draft Resolution No. 2026-XX - IS/MND (MND No. 25-02)
- F. Presentation

ATTACHMENT
A

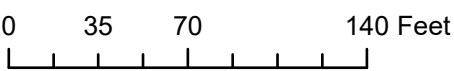
MAPS
(VICINITY, GENERAL PLAN)



City of Oxnard

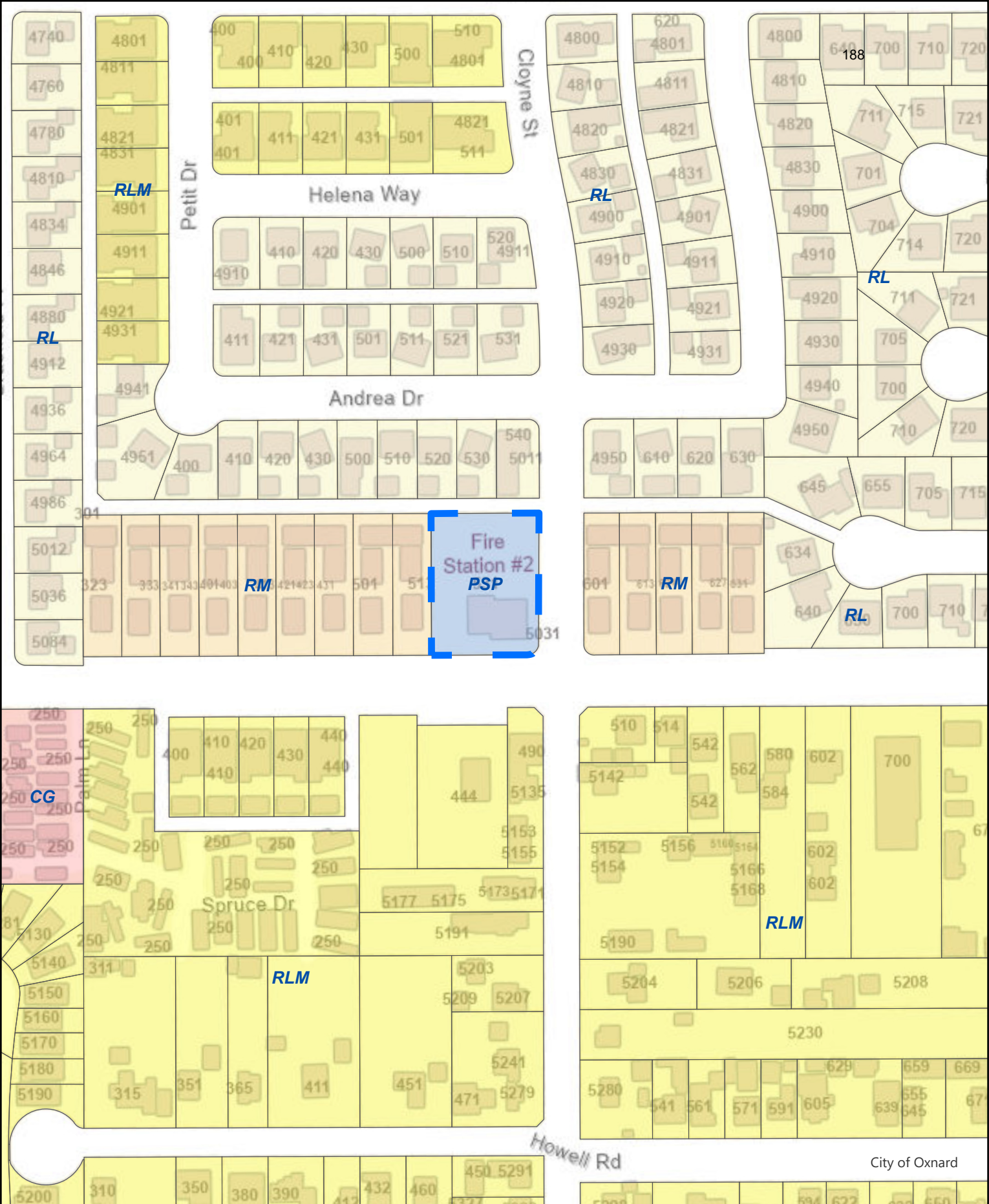
Vicinity Map

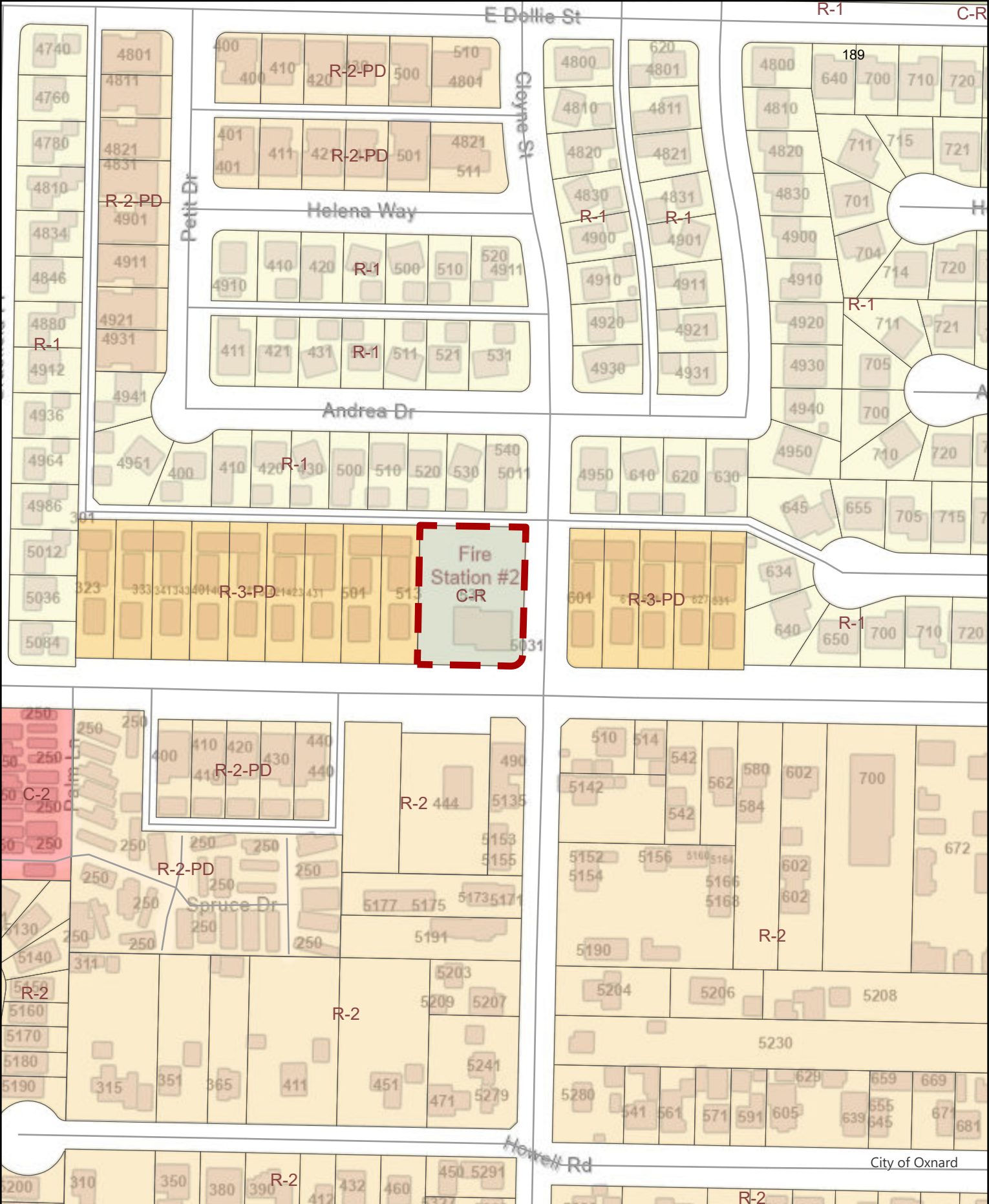
PZ 24-500-06



Aerial Map

PZ 24-500-06





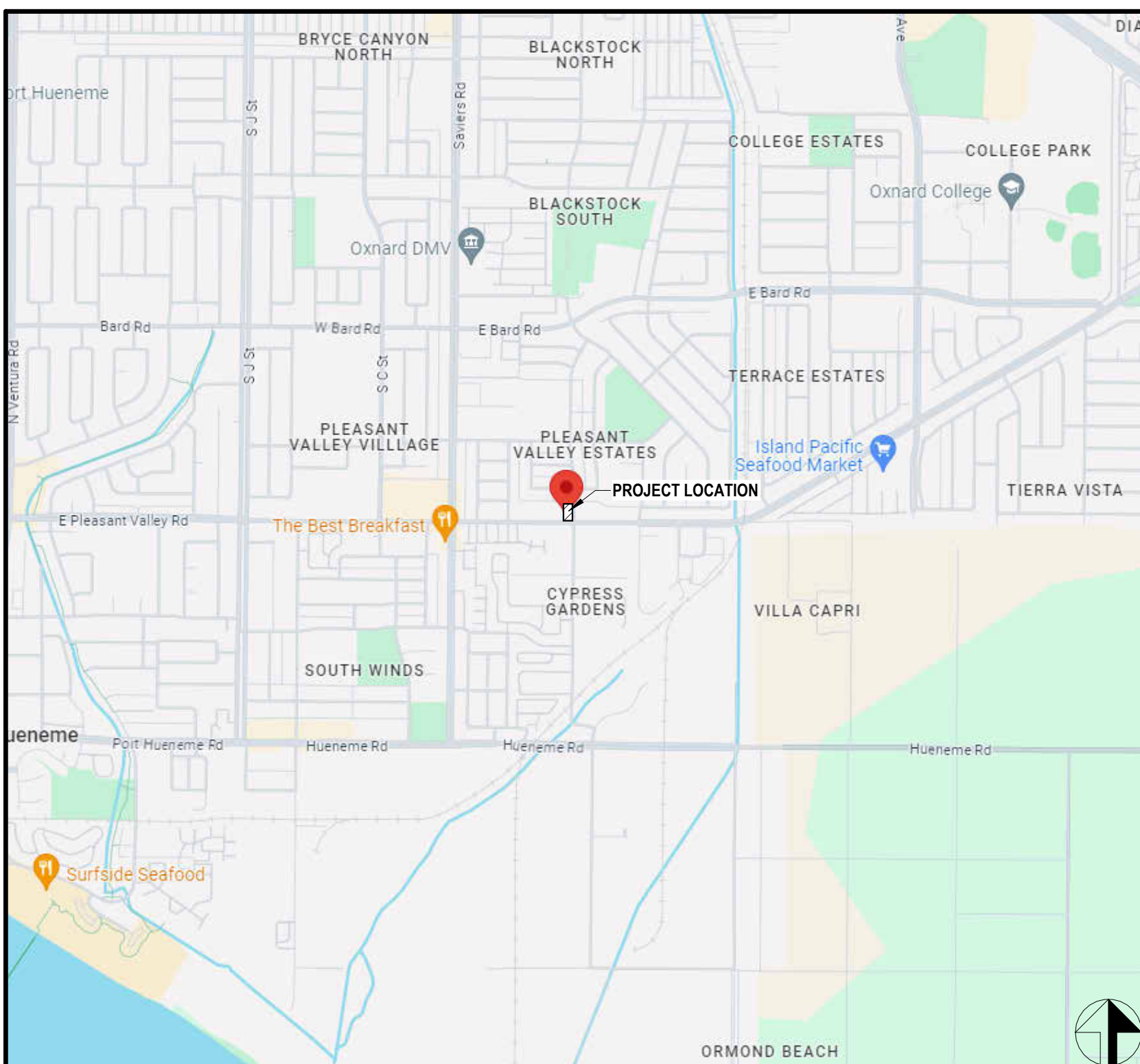
ATTACHMENT B

PROJECT PLANS

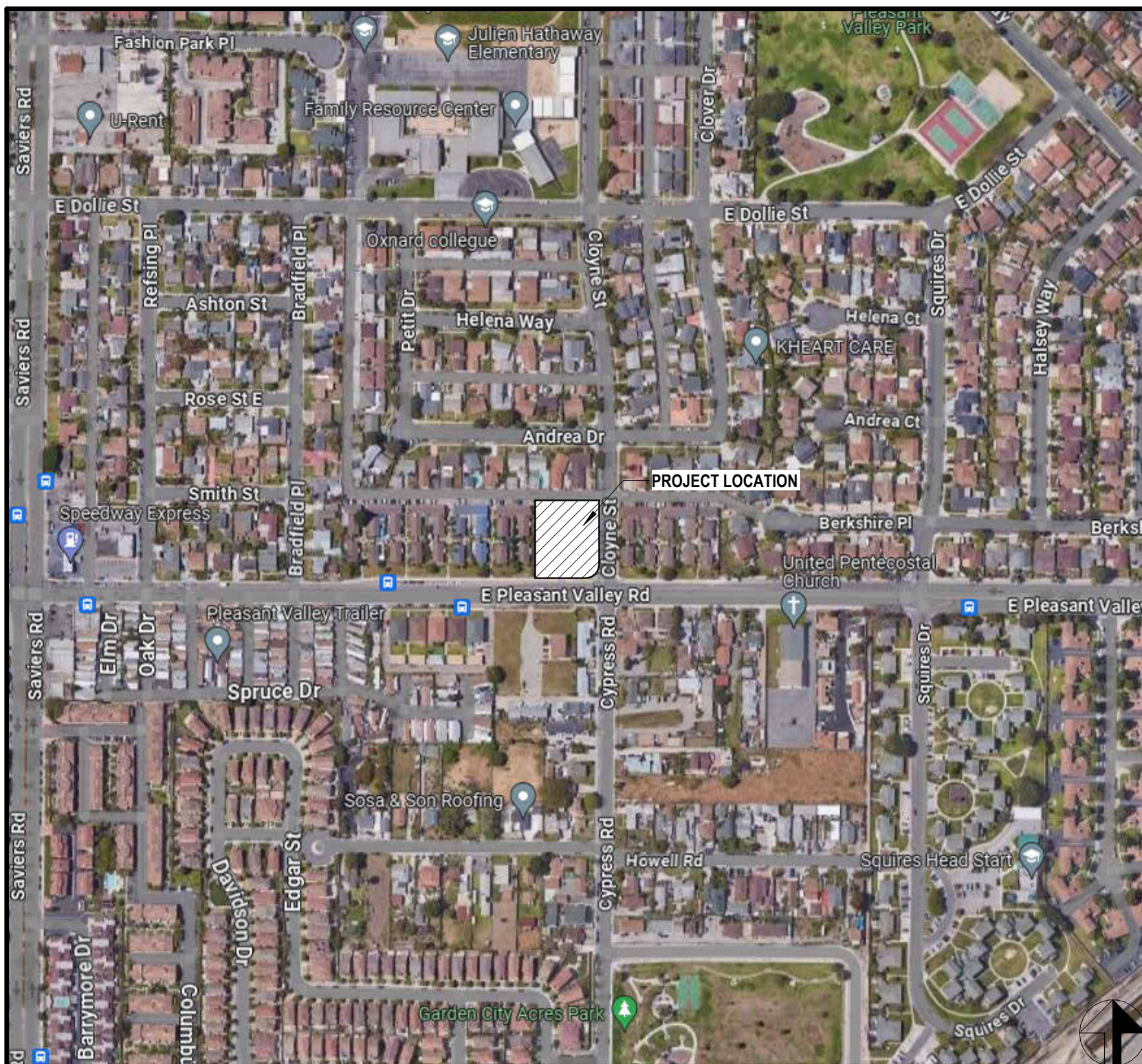
OXNARD FIRE STATION 2

531 E PLEASANT VALLEY RD
OXNARD, CA 93033

LOCATION MAP



VICINITY MAP



PROJECT DATA

PERMIT APPLICANT:	COAR DESIGN GROUP ON BEHALF OF THE CITY OF OXNARD	
PROJECT ADDRESS:	531 E PLEASANT VALLEY RD OXNARD, CA 93033	
ASSESSOR'S PARCEL NO.:	222-0-134-295	
ZONING:	COMMUNITY RESERVE (C-R)	
GOVERNING AGENCY:	CITY OF OXNARD 300 W 3RD ST OXNARD, CA 93030	
GOVERNING CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE	
OCCUPANCY GROUPS:	B, R-2, S-2	
CONSTRUCTION TYPE:	VB, SPRINKLERED	
SITE AREA:	29,362 SF (0.67 ACRES)	
BUILDING AREA:	12,585 SF (GROSS, FIRE STATION)	9,418 SF (FOOTPRINT, FIRE STATION)
BUILDING HEIGHT:	ALLOWABLE 25'-0"	ACTUAL 29'-8"
NUMBER OF STORIES:	2	

PARKING:	REQUIRED:	PROVIDED:
PUBLIC - STANDARD	N/A	0
PUBLIC - ACCESSIBLE	N/A	0
PUBLIC - VAN ACCESSIBLE	N/A	0
PUBLIC - TOTAL	N/A	0
PUBLIC - STANDARD	N/A	13
PUBLIC - ACCESSIBLE	N/A	0
PUBLIC - VAN ACCESSIBLE	N/A	1
PUBLIC - TOTAL	N/A	14
OVERALL TOTAL		14

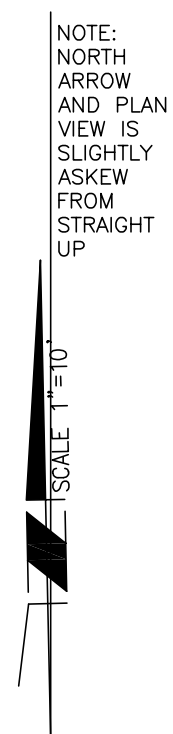
SCOPE OF WORK

SCOPE OF WORK:	DEMO EXISTING 1-STORY OXNARD FIRE STATION 2 INCLUDING ABATEMENT OF (E) SITE AND FIRE STATION BUILDING, AND REMOVAL/REPLACEMENT OF SITE UTILITIES TO ACCOMMODATE NEW CONSTRUCTION. CONSTRUCT A NEW 2-STORY OXNARD FIRE STATION 2 ON (E) PARCEL, INCLUDING BUT NOT LIMITED TO: REPLACEMENT OF (E) FIRE STATION APPARATUS BAY WITH ASSOCIATED SUPPORT AREAS, ADMIN/TRAINING AREA AND LIVING ACCOMMODATIONS. ADDITIONAL NEW CONSTRUCTION TO SUPPORT FIRE STATION FACILITY SHALL INCLUDE BUT NOT BE LIMITED TO: PAVING, LANDSCAPE, ON-SITE PARKING, PERIMETER SITE FENCING AND/OR MASONRY WALLS, AND CONSTRUCTION OF ANCILLARY SITE STRUCTURE INCLUDING EARTHQUAKE STORAGE, SAND STORAGE, TRASH ENCLOSURE, HOSE DRYING TOWER, CARPORT CANOPY, STANDBY GENERATOR AND BELLY TANK, AND UL 2085 RATED 1000GAL ABOVE GROUND DIESEL VEHICLE REFUELING TANK.
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PROJECT TEAM

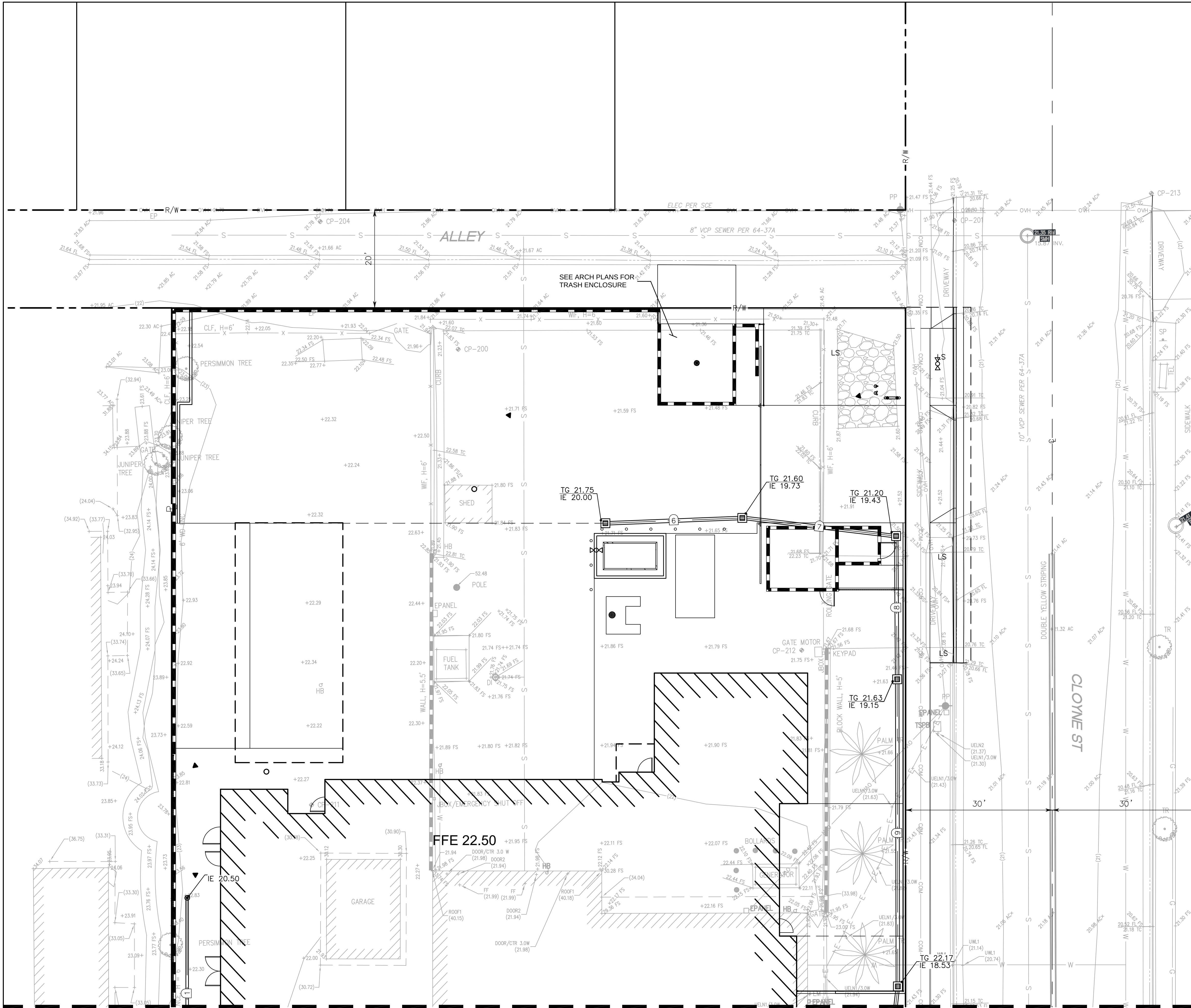
ARCHITECTURE	OWNER	OWNER
COAR Design Group 3640 Granite Ridge Dr, Suite 130 San Diego, CA 92123 (619) 698-9177 / (619) 698-9178 (FAX) Contact: Jeff Katz, AIA, jeff@coargroup.com	City of Oxnard 300 West 3rd St Oxnard, CA 93030 (805) 385-7700 Contact: Alexander Hamilton, Fire Chief alexander.hamilton@oxnard.org	Oxnard Fire Department 360 W Second St Oxnard, CA 93030 (805) 385-7700 Contact: Alexander Hamilton, Fire Chief alexander.hamilton@oxnard.org
CIVIL	LANDSCAPE	STRUCTURAL
Delane Engineering 4908 Murphy Canyon Rd, Suite 330 San Diego, CA 92123 (619) 535-0602 Contact: John Prince, P.E. jprince@delaneengineering.com	KTUA 3916 Normal St San Diego, CA 92103 (619) 294-4477 Contact: Luke Wilson luke@ktua.com	ZFA Structural Engineers 1212 4th St, Suite 2 Santa Rosa, CA 95404 (707) 526-0992 Contact: Luke Wilson luke@zfa.com
MECHANICAL	PLUMBING	ELECTRICAL
McParlane & Associates 4630 Viewridge Ave, Suite A San Diego, CA 92123 (858) 277-9721 / (858) 277-9760 (FAX) Contact: Doug Isaaks, P.E. disaaks@mcparlane.com	McParlane & Associates 4630 Viewridge Ave, Suite A San Diego, CA 92123 (858) 277-9721 / (858) 277-9760 (FAX) Contact: Doug Isaaks, P.E. disaaks@mcparlane.com	ELEN Consulting, Inc. 9150 Chivespeak Ave, Suite 220 San Diego, CA 92123 (619) 550-1085 Contact: Anton Nathanson, P.E. anathanson@elenconsulting.com
GEOTECHNICAL ENGINEER		
Geon West, Inc. 2807 McGraw Ave Irvine, CA 92614 (949) 491-6570 Contact: Jelsa Adams jelsa@geoninc.com		

STORM DRAIN - 6-8" PVC (0.5% MIN SLOPE)
SANITARY SEWER - 6" PVC (1% MIN SLOPE), CONN TO MAIN PER OXNARD STD PLATE 405
FIRE SERVICE - 8" PVC (3.5' MIN COVER) PER OXNARD STD PLATE 311, THRUST BLOCKS PER PLATE 320
DOMESTIC WATER - 1.5" COPPER SERVICE (18" MIN COVER) PER OXNARD STD PLATE 304, BACKFLOW PER PLATE 309



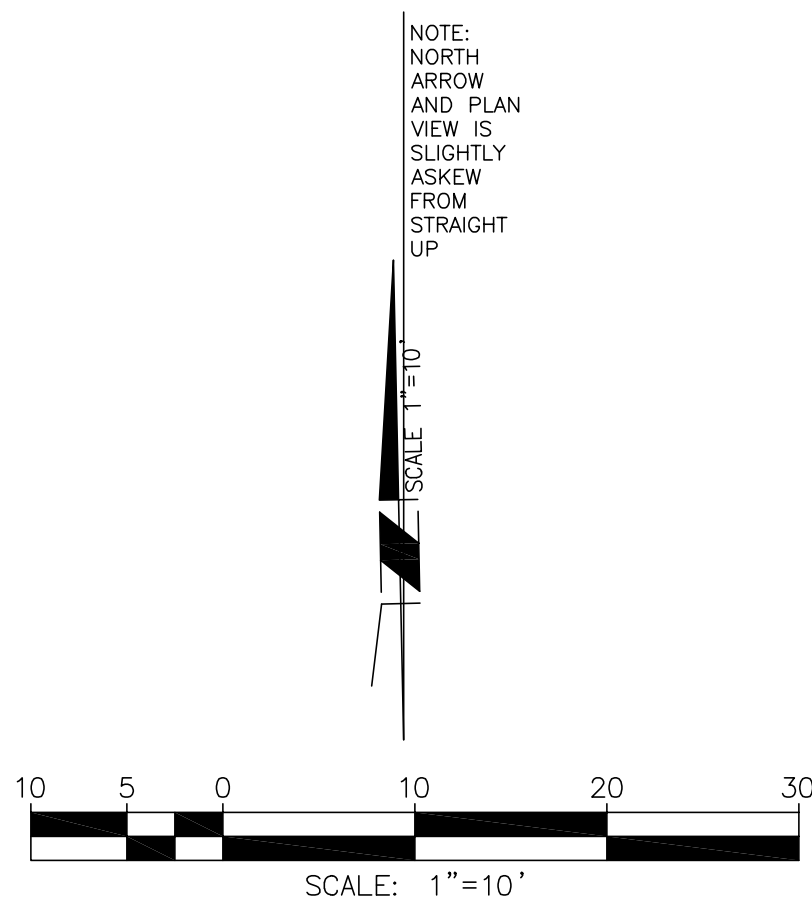
MATCH LINE SHEET C5.1

C1.0



MATCH LINE SHEET C6.1

FIRE SERVICE DATA TABLE (C-900, CL305)				
#	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N88°47'57"W	0.00	51.12'	6" PVC
2	N88°47'57"W	0.00	3.10'	6" PVC
3	S01°12'03"W	0.00	4.00'	6" PVC
4	N88°47'48"W	0.00	71.60'	6" PVC
5	S43°02'18"W	0.00	95.76'	6" PVC
6	S01°12'03"W	0.00	21.80'	6" PVC
7	S88°47'57"E	0.00	3.00'	6" PVC
8	S01°12'03"W	0.00	5.30'	3" Reinforced Concrete Pipe
9	N88°48'43"W	0.00	56.52'	3" Reinforced Concrete Pipe
10	S00°00'00"E	0.00	25.79'	3" Reinforced Concrete Pipe
11	N01°12'03"E	0.00	3.40'	3" Reinforced Concrete Pipe
12	N88°47'57"W	0.00	38.44'	6" PVC



NOT FOR CONSTRUCTION

coar

DESIGN GROUP

9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

DELANE

ENGINEERING

4509 MURPHY CANYON ROAD, SUITE 330
SAN DIEGO, CA 92123
PHONE: 619.737.2556
WWW.DELANEENGINEERING.COM

PROJECT:

CITY OF OXNARD

OXNARD FIRE STATION 2

531 E PLEASANT VALLEY RD.
OXNARD, CA 93033

DESCRIPTION:DATE:

50% SCHEMATIC DESIGN03/08/24

90% SCHEMATIC DESIGN06/03/24

DAC SUBMITTAL08/21/24

DAC RESUBMITTAL04/09/25

DAC RESUBMITTAL07/07/25

NOT FOR CONSTRUCTION

PROJECT NUMBER:

02-10114

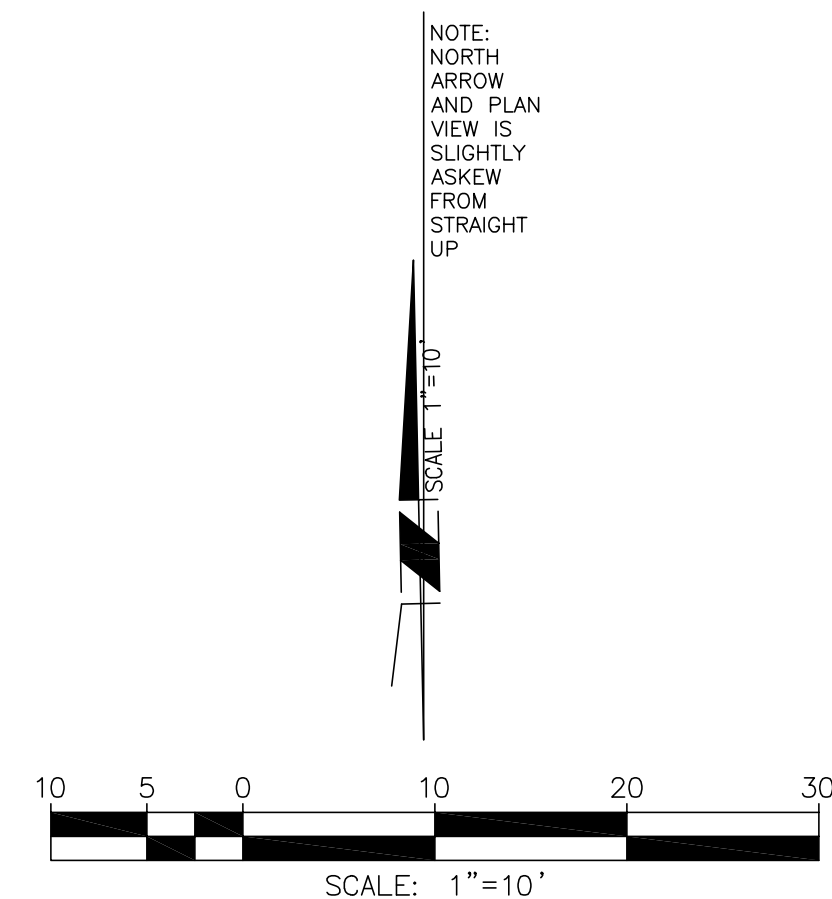
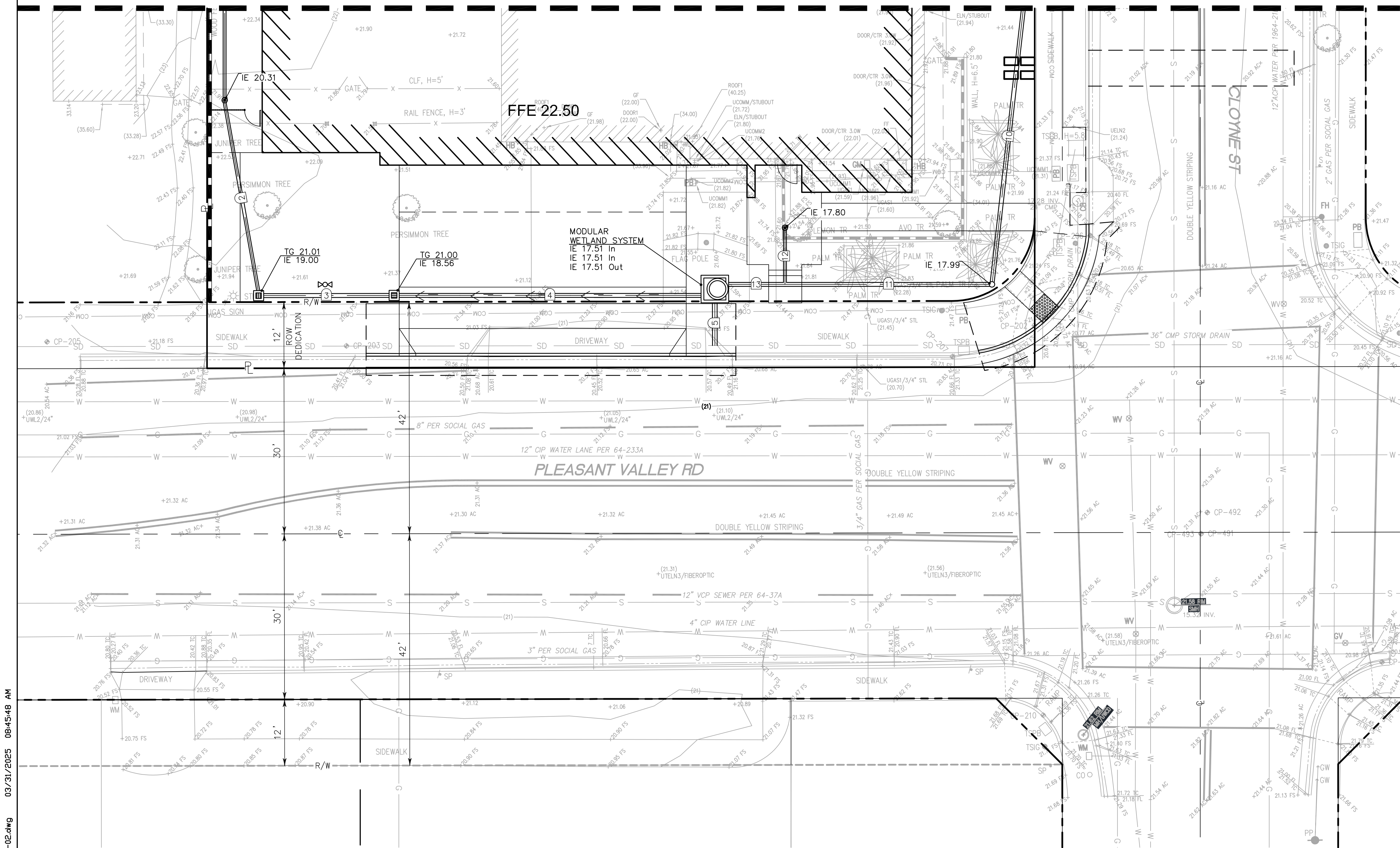
SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C2.0

MATCH LINE SHEET C6.0



NOT FOR
CONSTRUCTION

coar
DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
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619.698.9177 | www.coargroup.com

DELANE
ENGINEERING
4509 MURPHY CANYON ROAD, SUITE 330
SAN DIEGO, CA 92123
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PROJECT:
CITY OF OXNARD
OXNARD FIRE STATION 2
531 E PLEASANT
VALLEY RD.
OXNARD, CA 93033

CITY OF
OXNARD
CALIFORNIA

DESCRIPTION:	DATE:
50% SCHEMATIC DESIGN	03/08/24
90% SCHEMATIC DESIGN	06/03/24
DAC SUBMITTAL	08/21/24
DAC RESUBMITTAL	04/09/25
DAC RESUBMITTAL	07/07/25

NOT FOR
CONSTRUCTION

PROJECT NUMBER:
02-10114

SHEET TITLE:
GRADING
AND
DRAINAGE
PLAN

SHEET NUMBER:

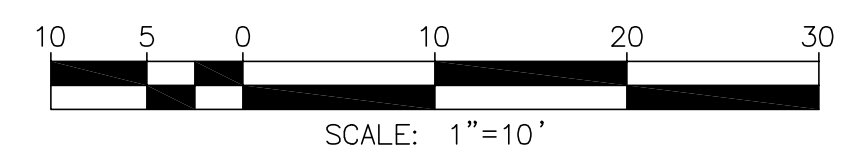
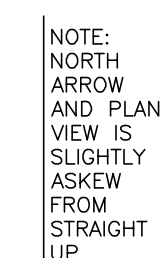
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CITY OF
OXNARD
CALIFORNIA

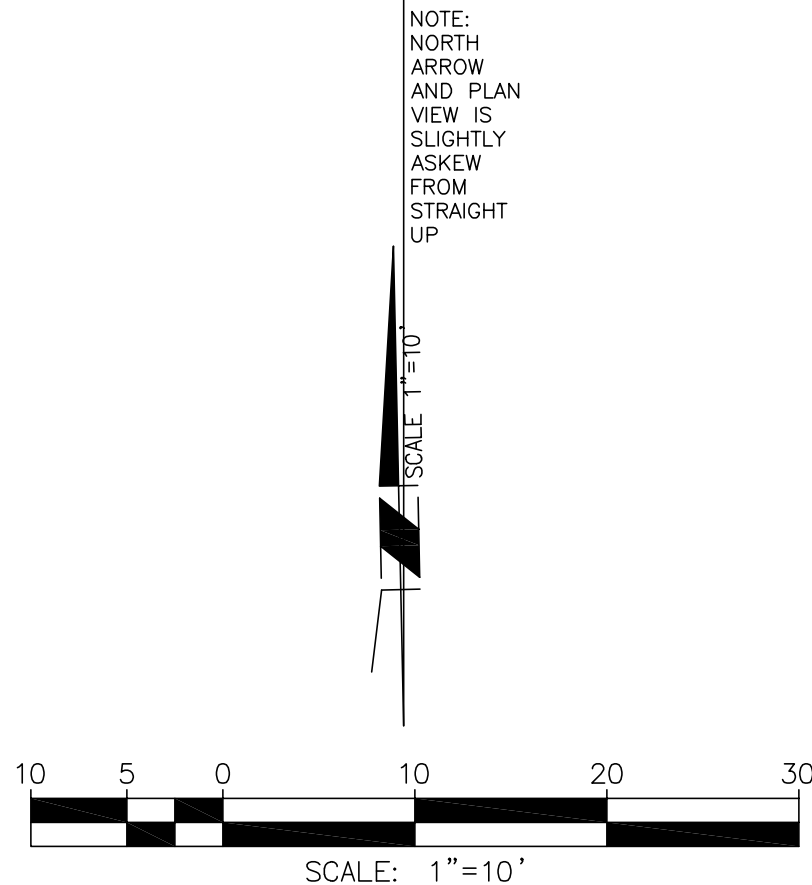
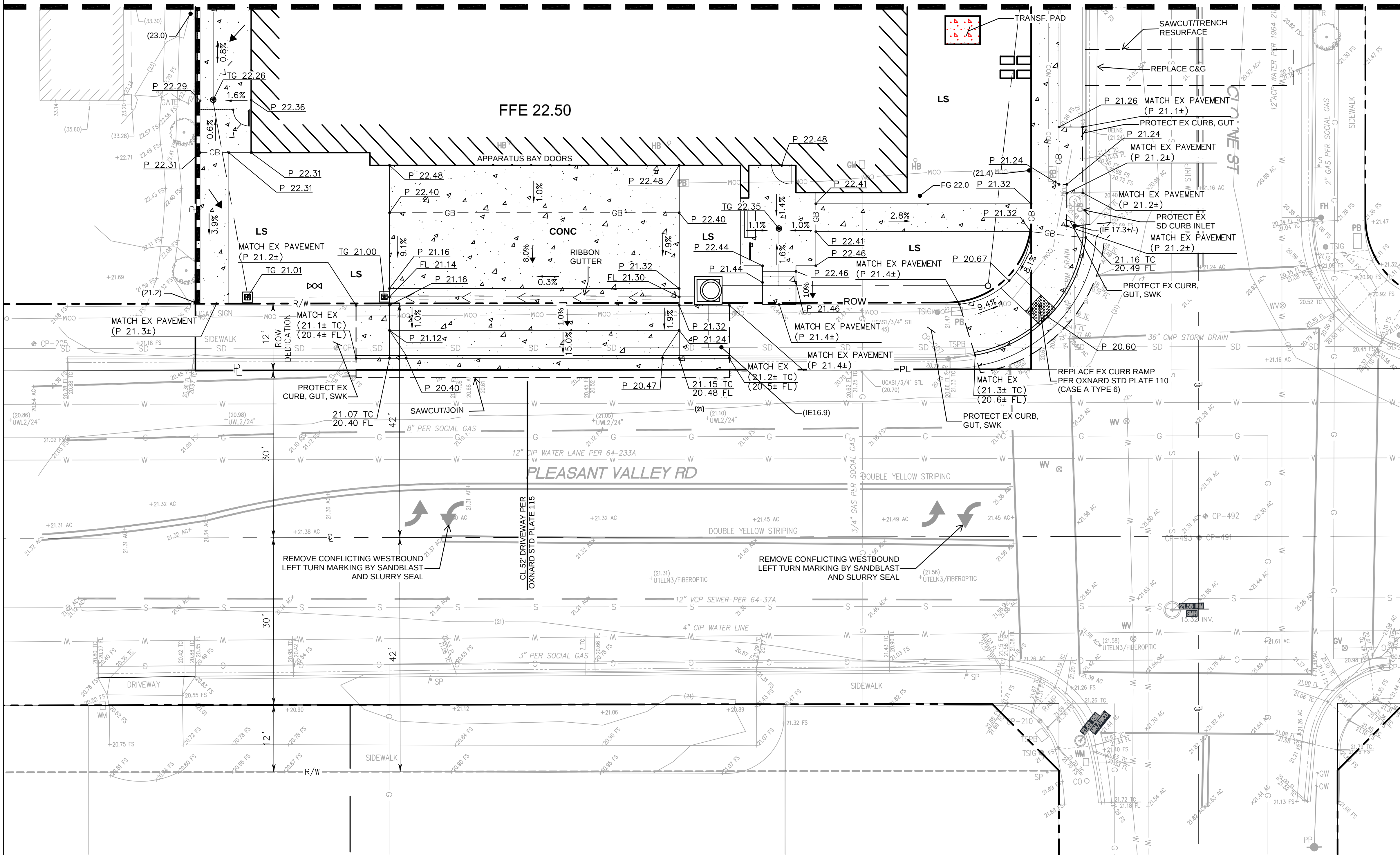
C3.0

FIRE TRUCK APRONS - 7" PCC OVER COMPACTED SUBGRADE
PARKING STALLS - 5" PCC OVER COMPACTED SUBGRADE
SIDEWALKS AND WALKWAYS - 4" PCC WITH REBAR REINF



MATCH LINE SHEET C7.1

MATCH LINE SHEET C7.0



NOT FOR
CONSTRUCTION

coar
DESIGN GROUP

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DELANE
ENGINEERING

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PHONE: 619.757.5555
WWW.DELANEENGINEERING.COM

PROJECT:

CITY OF OXNARD
OXNARD FIRE STATION 2

531 E PLEASANT
VALLEY RD.
OXNARD, CA 93033

CITY OF
OXNARD
CALIFORNIA

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DAC SUBMITTAL 08/21/24

DAC RESUBMITTAL 04/09/25

DAC RESUBMITTAL 07/07/25

NOT FOR
CONSTRUCTION

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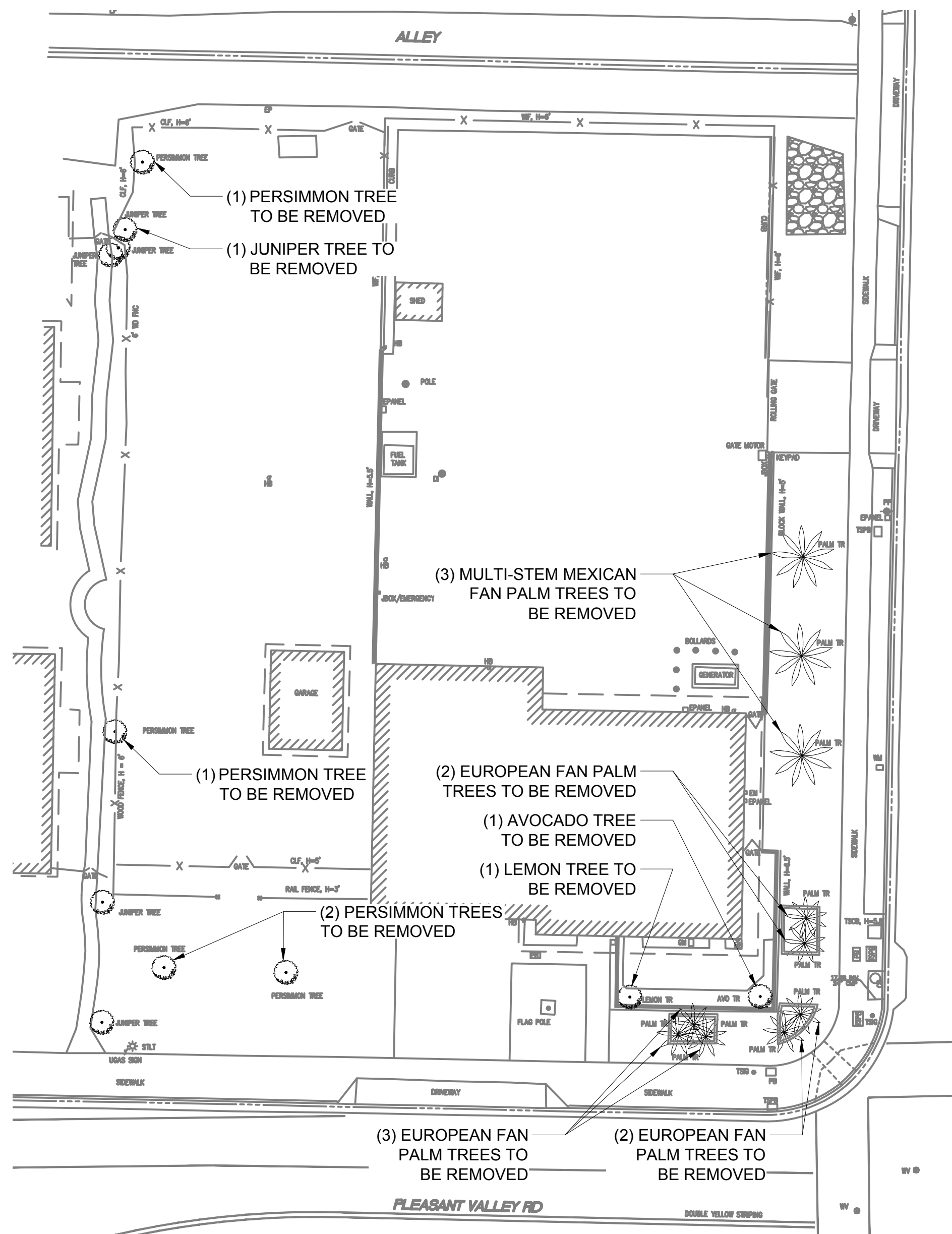
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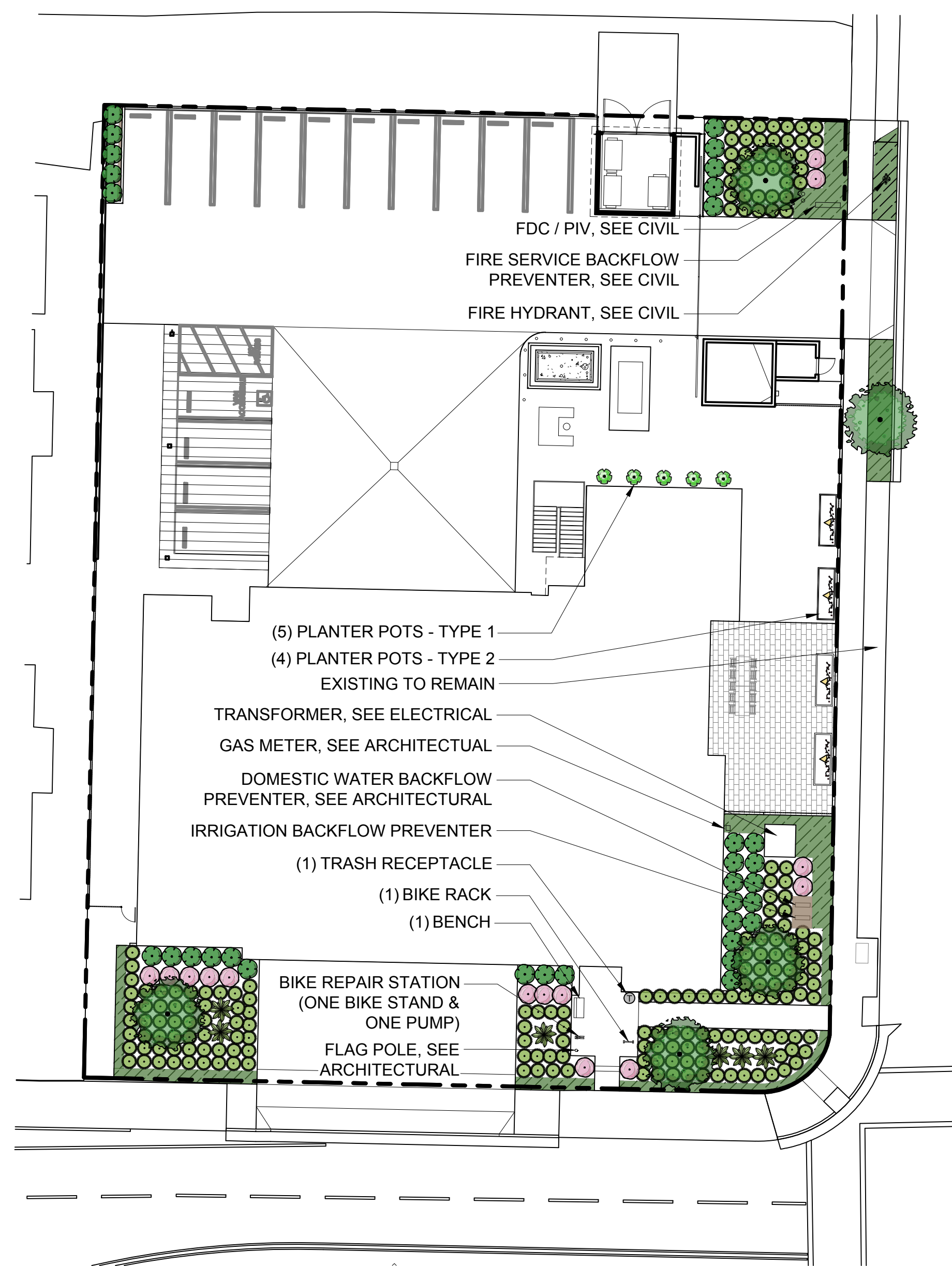
FINE
GRADING
AND PAVING
PLAN

SHEET NUMBER:

C3.1



EXISTING TREE REMOVAL PLAN



PRELIMINARY LANDSCAPE PLAN

IRRIGATION CONCEPT NOTES

- SMALL AND/OR NARROW SHRUB AREAS ENCLOSED BY PAVEMENT, CURBS, WALLS, FENCES AND ADJACENT TO BUILDINGS AND STRUCTURES, ETC. SHALL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION (1/2" DRIPLINE WITH INTEGRAL DRIP EMITTERS AT 12" ON CENTER SPACING, DRIPLINE SPACED 12" APART) TO ELIMINATE IRRIGATION WATER ON NON-PLANTED AREAS.
- ALL TREES IN SHRUB AREAS SHALL HAVE SUPPLEMENTAL IRRIGATION SUCH AS BUBBLERS (6" POP-UP WITH STREAM BUBBLER, 2 PER TREE).
- ALL VINES SHALL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION (1/2" DRIPLINE WITH INTEGRAL DRIP EMITTERS AT 12" ON CENTER SPACING, DRIPLINE SPACED 12" APART) .
- ALL IRRIGATED AREAS SHALL BE ZONED SEPARATELY BY (5) 3/4" DRIP CONTROL ZONE VALVE KITS AND (1) 3/4" TREE CONTROL VALVES. ZONES SHALL BE DETERMINED BY THE WATER SUPPLY, TYPE OF PLANT MATERIAL, SUN EXPOSURE, LOCATION OR SPECIAL MICROCLIMATES.
- IRRIGATION SYSTEM WILL BE DESIGNED USING POTABLE WATER (AVAILABLE AT 60 PSI). ALL IRRIGATION EQUIPMENT SHALL SPECIFIED AND INSTALLED TO MEET ALL WATER AGENCY STANDARDS, INCLUDING CITY WATER CONSERVATION REQUIREMENTS.
- THE IRRIGATION SYSTEM WILL HAVE A DEDICATED 1" IRRIGATION WATER METER. A 1" BACKFLOW PREVENTER IN STAINLESS STEEL ENCLOSURE, 1" NORMALLY CLOSED MASTER VALVE AND FLOW SENSOR WILL BE INCLUDED.
- THE 1" PVC IRRIGATION SYSTEM SUPPLY LINE WILL PROVIDE WATER SUPPLY TO ALL VALVES ON SITE. PROVIDE (5) QUICK COUPLERS IN BOXES ON THE SITE FOR SUPPLEMENTAL WATERING.
- THIS SITE WILL BE CONTROLLED AND MANAGED WITH A STANDALONE, WEATHER-BASED IRRIGATION CONTROL SYSTEM. THE WEATHER SENSOR WILL BE INSTALLED ON STRUCTURE OR ON A POLE IN A LOCATION WHERE SUBJECT TO RAINFALL. THE MINIMUM 8 STATION CONTROLLER SHALL BE INSTALLED IN AN EXTERIOR, WALL-MOUNTED CABINET.

PLANTING CONCEPT NOTES

- REMOVE ALL WEEDS, DEBRIS, AND ROCKS LARGER THAN ONE-HALF-INCH (1/2") FROM ALL PLANTING AREAS, AND DISPOSE OF LEGALLY AND APPROPRIATELY OFF-SITE.
- FINISH GRADE OF SOIL SHALL BE TWO-INCHES (2") BELOW ADJACENT FINISH PAVING SURFACE OR CURB IN SHRUB AND GROUNDCOVER AREAS.
- CONTRACTOR SHALL INSTALL A THREE-INCH (3") LAYER OF BARK MULCH IN ALL SHRUB AND GROUNDCOVER AREAS. SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS.
- ROOT BARRIERS (10' EACH SIDE OF TRUNK X 24" DEEP) SHALL BE INSTALLED WHERE TREES ARE WITHIN 5' OF PAVED SURFACE.

LANDSCAPE COMPLIANCE

- THE LANDSCAPE WILL COMPLY WITH THE APPLICABLE CITY OF OXNARD LANDSCAPE STANDARDS.
- THE LANDSCAPING AND IRRIGATION WILL COMPLY WITH THE CITY OF OXNARD WATER EFFICIENT LANDSCAPE ORDINANCE (CITY COUNCIL ORDINANCE NO.2822) AND LANDSCAPE WATER CONSERVATION STANDARDS.

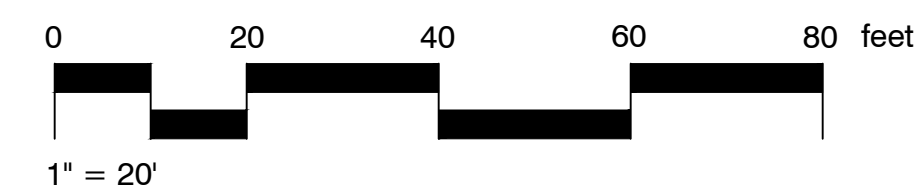
PLANTING LIST						
SYMBOL	DESCRIPTION	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	SMALL ACCENT TREE	ARBUS MARINA GEIJERA PARVIFLORA LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	STRAWBERRY TREE AUSTRALIAN WILLOW NATCHEZ CRAPE MYRTLE	24" BOX	AS SHOWN	5
	ACCENT SHRUB	AGAVE ATTENUATA 'VARIEGATA' AGAVE X 'BLUE FLAME' ALOE 'ALWAYS RED'	VARIEGATED AGAVE BLUE FLAME AGAVE ALWAYS RED ALOE	5 GAL	AS SHOWN	6
	FLOWERING SHRUB	CALLISTEMON 'LITTLE JOHN' CISTUS X PULVERULENTUS 'SUNSET' LEUCOPHYLLUM FRUTESCENS SALVIA LEUCANTHA 'SANTA BARBARA' WESTRINGIA FRUITICOSA 'WYNABBIE GEM'	LITTLE JOHN DWARF BOTTLEBRUSH SUNSET ROCKROSE TEXAS SAGE SANTA BARBARA MEXICAN BUSH SAGE WYNABBIE GEM COAST ROSEMARY	5 GAL	AS SHOWN	14
	STANDARD SHRUB	ARCTOSTAPHYLOS X 'EMERALD CARPET' DIANELLA X 'CLARITY BLUE' LOMANDRA LONGIFOLIA 'BREEZE' SESLERIA AUTUMNALIS 'FINELEAF' WESTRINGIA FRUITICOSA 'LOW HORIZON'	EMERALD CARPET MANZANITA CLARITY BLUE FLAX LILY BREEZE™ MAT RUSH AUTUMN MOOR GRASS LOW HORIZON COAST ROSEMARY	5 GAL	AS SHOWN	196
	SCREENING SHRUB	CUPRESSUS SEMPERVIRENS 'MONSHEL' PODOCARPUS MACROPHYLLUS 'MAKI' PRUNUS CAROLINIANA 'COMPACTA' RHAMNUS CALIFORNICA 'EVE CASE'	TINY TOWER ITALIAN CYPRESS MAKI YEW PODOCARPUS DWARF CAROLINA LAUREL CHERRY EVE VASE COFFEEBERRY	15 GAL	AS SHOWN	32
	VINE	CALLIANDRA HAEMATOCEPHALA DISTICTIS BUCCINATORIA GREWIA OCCIDENTALIS TRACHELOSPERMUM JASMINOIDES	RED POWDER PUFF BLOOD RED TRUMPET VINE LAVENDER STAR FLOWER STAR JASMINE	5 GAL	AS SHOWN	4
	PLANT IN POTS	AGAVE ATTENUATA 'RAY OF LIGHT' RHAPIS HUMILIS SANSEVIERIA TRIFASCIATA 'LAURENTII'	RAY OF LIGHT FOXTAIL AGAVE SLENDER LADY PALM LAURENTII SNAKE PLANT	5 GAL	AS SHOWN	5
	GROUNDCOVER	BULBINE FRUTESCENS CAREX DIVULSA CISTANCHE GRANDIFLORA ERIGERON GLAUCUS 'WAYNE RODERICK' ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' SENECIO SERPENS	BULBINE EUROPEAN GRAY SEDGE JAZZ TIME ROCK PURSLANE WAYNE RODERICK SEASIDE DAISY HUNTINGTON CARPET ROSEMARY BLUE CHALKSTICKS	1 GAL	18" o.c.	382

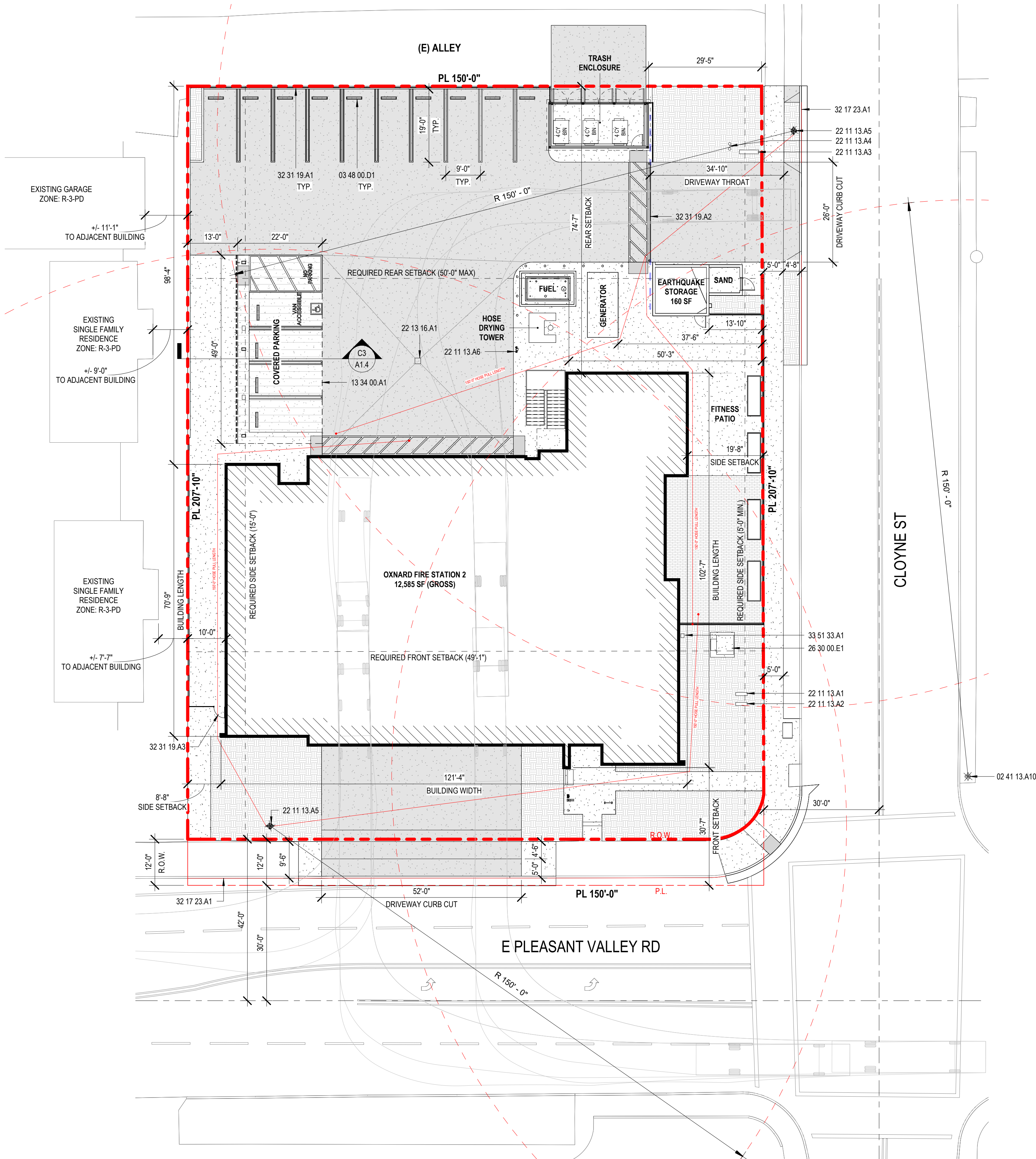
SITE FURNISHINGS AND AMENITIES

SYMBOL	ITEM	DESCRIPTION	COLOR / FINISH	SUPPLIERS	QTY
	PLANTER POT - TYPE 1	TOURNESOL HARLIE COLLECTION HCS 3600 WITH IRRIGATION CWC-2100 AND DRAINAGE SYSTEM	COLOR: SHADOW FINISH: FINE GRAIN MATERIAL: GFRC - LIGHTWEIGHT CONCRETE	TOURNESOL SITEWORKS PH: (800) 542-2282	5
	PLANTER POT - TYPE 2	TOURNESOL WILSHIRE PLANTERS WITH GREENSCREEN TRELLIS	COLOR: SHADOW FINISH: FINE GRAIN MATERIAL: GFRC - LIGHTWEIGHT CONCRETE	TOURNESOL SITEWORKS PH: (800) 542-2282	4
	BENCH	MAGLIN 2300 SERIES ICONIC BACKED BENCHES	COLOR: BRONZE 14 FINISH: MATT FINISH MATERIAL: METAL & THERMALLY MODIFIED ASH WOOD	MAGLIN SITE FURNITURE PH: (800) 716-5506	1
	TRASH RECEPTACLE	MAGLIN 1000 SERIES 1050 TRASH CONTAINER	COLOR: BRONZE 14 FINISH: MATT FINISH MATERIAL: METAL & THERMALLY MODIFIED ASH WOOD	MAGLIN SITE FURNITURE PH: (800) 716-5506	1
	BIKE RACK	MADRAX HEAVY DUTY WINDER - 3 BIKES	COLOR: BLACK FINISH: POWDER COATED MATERIAL: GALVANIZED STEEL	MADRAX PH: (800) 448-7931	1
-	BIKE STAND	SARIS INFRASTRUCTURE PUBLIC WORK STAND #26302C	COLOR: BLACK FINISH: POWDER COATED	SARIS INFRASTRUCTURE PH: (800) 783-7257	1
-	BIKE PUMP	SARIS INFRASTRUCTURE OUTDOOR PUMP WITH GAUGE #26246 & #26242	MATERIAL: STAINLESS STEEL	SARIS INFRASTRUCTURE PH: (800) 783-7257	1

LANDSCAPE MATERIAL LIST

SYMBOL	NAME	DESCRIPTION	QTY
	PEBBLE	3/4" - 1.5" PEBBLE	38 SQ FT
	PAVERS - PEDESTRIAN	PEDESTRIAN RATED PAVERS	958 SQ FT





CONSTRUCTION NOTES

- 02 41 13.A10 EXISTING FIRE HYDRANT TO REMAIN, PROTECT IN PLACE, SEE CIVIL
03 48 00.D1 PRECAST CONCRETE WHEEL STOP
13 34 00.A1 METAL CANOPY
22 11 13.A1 DOMESTIC WATER BACKFLOW PREVENTER, SEE CIVIL
22 11 13.A2 IRRIGATION BACKFLOW PREVENTER, SEE CIVIL AND LANDSCAPE
22 11 13.A3 FIRE SERVICE BACKFLOW PREVENTER, SEE CIVIL
22 11 13.A4 FDC/PIV, SEE CIVIL
22 11 13.A5 FIRE HYDRANT, SEE CIVIL
22 11 13.A6 WHARFHEAD HYDRANT (FOR APPARATUS FILL ONLY), SEE CIVIL
22 13 16.A1 FOX DRAIN W/ DIVERTER VALVE TO SEWER SYSTEM FOR VEHICLE WASHING
26 30 00.E1 TRANSFORMER
32 17 23.A1 PAINT CURB RED WITH 'NO PARKING' IN WHITE LETTERS
32 31 19.A1 8'-0" HIGH DECORATIVE METAL FENCING
32 31 19.A2 (PAIR) 8'-0" HIGH X 13'-0" WIDE DECORATIVE METAL ROLLING GATES
32 31 19.A3 8'-0" HIGH X 3'-0" WIDE DECORATIVE METAL GATE WITH PANIC HARDWARE
33 51 33.A1 GAS METER

PLOT PLAN NOTES

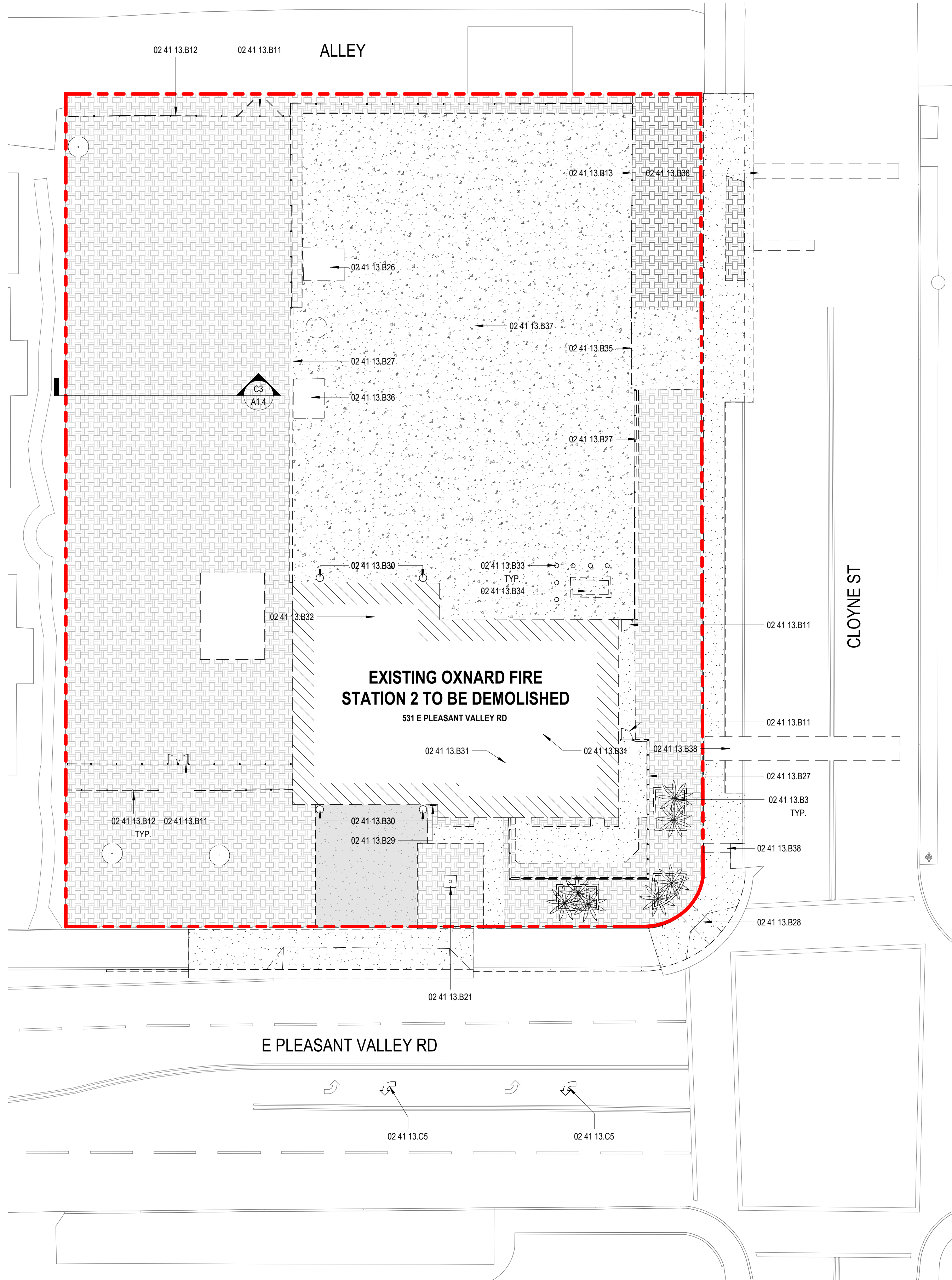
- ELECTRICALLY OPERATED VEHICULAR GATES SHALL INCLUDE CLICK-2-ENTER RADIO ACTIVATED CONTROL SYSTEM. ALL GATES AND THE MAIN ENTRANCE OF THE BUILDING SHALL HAVE A KNOX BOX SERIES 3200 INSTALLED.
- BUILDING(S) SHALL BE EQUIPPED THROUGHOUT WITH AN NFPA 13 APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. SEE SHEET T-2 FOR ADDITIONAL INFORMATION.
- BUILDING(S) SHALL BE EQUIPPED WITH AN NFPA 72 APPROVED FIRE ALARM SYSTEM AS REQUIRED BY 2022 CBC AND CFC. SEE SHEET T-2 FOR ADDITIONAL INFORMATION.
- FIRE LANE SIGNAGE AND MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH APPROVED STANDARDS FROM THE FIRE DEPARTMENT, CITY TRAFFIC ENGINEERING DIVISION, AND STATE VEHICLE CODE.
- ALL NEW HYDRANTS SHALL BE 6" WET BARREL WITH NST OUTLETS; TYPE 3 PER CITY OF OXNARD PUBLIC PLATE #23. HYDRANT LOCATIONS SHALL BE CLEARLY IDENTIFIED WITH BLUE REFLECTIVE MARKERS IN THE STREET.
- ALL COMMERCIAL STRUCTURES SHALL BE PROVIDED WITH A FIRE FLOW OF 4500GPM AT 20PSI RESIDUAL PRESSURE.
- PROJECT IS SUBJECT TO CUPA PERMIT. SEE SHEET T-2 FOR ADDITIONAL INFORMATION.
- ALL PERIMETER SITE FENCING SHALL BE 8'-0" HIGH DECORATIVE METAL FENCING, UNLESS NOTED OTHERWISE.
- ALL SITE LIGHTING IS SHOWN ON ELECTRICAL SITE PLAN.
- BUILDINGS SHALL BE EQUIPPED WITH FIRE EXTINGUISHERS, SEE SHEET T-2 FOR ADDITIONAL INFORMATION.

PLOT PLAN TABLE

PROJECT ADDRESS:	531 E PLEASANT VALLEY RD OXNARD, CA, 93033	
APN:	222-0-134-295	
ZONING:	COMMUNITY RESERVE (C-R)	
SITE AREA:	29,362 SF (0.67 ACRES)	
SETBACKS:	REQUIRED	PROPOSED
FRONT:	49'-1" (25% PARCEL DEPTH)	18'-10"
SIDE A:	15'-0" (10% PARCEL WIDTH)	8'-8"
SIDE B:	5'-0" (MIN ON MINOR STREET)	20'-0"
REAR:	50'-0" (25% PARCEL DEPTH, ≤50'-0")	74'-7"
BUILDING HEIGHT:	ALLOWABLE	PROPOSED
FIRE STATION:	25'-0"	29'-8"
HOSE DRYING TOWER:	25'-0"	31'-0"
TRASH ENCLOSURE:	25'-0"	10'-6"
EARTHQUAKE STORAGE:	25'-0"	11'-6"
SAND STORAGE:	25'-0"	3'-6"
CARPORT:	25'-0"	15'-0" MAX / 13'-4" MIN
BUILDING AREA:	EXISTING TO BE DEMOLISHED	
	3,763 SF (FIRE STATION)	
	307 SF (GARAGE)	
	75 SF (SHED)	
TOTAL:	4,145 SF	
	PROPOSED	
	9,418 SF (FIRE STATION FOOTPRINT)	
	180 SF (EARTHQUAKE STORAGE)	
	312 SF (TRASH ENCLOSURE)	
	54 SF (HOSE DRYING TOWER)	
	68 SF (SAND STORAGE)	
TOTAL:	10,032 SF (BUILDING FOOTPRINT AREA)	
LOT COVERAGE:	BUILDINGS:	10,032 SF (0.23 ACRES) = 34.2%
	PAVED AREA:	15,249 SF (0.35 ACRES) = 51.9%
	LANDSCAPE:	4,081 SF (0.09 ACRES) = 13.9%
	TOTAL:	29,362 SF (0.67 ACRES) = 100.0%
PARKING:	REQUIRED	PROPOSED
PUBLIC:	N/A	0
PRIVATE:	N/A	14
BICYCLE:	2	3
EVCS (PUBLIC):	0	0
EVCS (PRIVATE):	4	4

LEGEND

- CONCRETE DRIVEWAY, SEE CIVIL
CONCRETE WALKWAY, SEE CIVIL
PEDESTRIAN PAVERS, SEE CIVIL & LANDSCAPE
LANDSCAPE, SEE LANDSCAPE
PROPERTY LINE
LINE OF REQUIRED SETBACK
150'-0" HOSE PULL LENGTH
150'-0" RADIUS AT FIRE HYDRANT



CONSTRUCTION NOTES

- 02 41 13.B3 DEMO EXISTING TREE, SEE LANDSCAPE
02 41 13.B11 DEMO EXISTING SWING GATE
02 41 13.B12 DEMO EXISTING CHAIN LINK FENCE
02 41 13.B13 DEMO EXISTING METAL FENCE AND FOOTINGS
02 41 13.B21 DEMO EXISTING FLAG POLE
02 41 13.B26 DEMO EXISTING STORAGE SHED
02 41 13.B27 DEMO EXISTING CMU SITE WALL AND ASSOCIATED FOOTINGS
02 41 13.B28 DEMO EXISTING CURB RAMP, SEE CIVIL
02 41 13.B29 REMOVE AND SALVAGE EXISTING PLAQUE
02 41 13.B30 REMOVE AND SALVAGE EXISTING FOUNDRY CASTING
02 41 13.B31 DEMO EXISTING SINGLE STORY BUILDING, FOUNDATION, INTERIOR PARTITIONS, EQUIPMENT, AND ROOF - INSPECT PREMISES FOR ASBESTOS AND LEAD PRIOR TO REMOVAL. REFER TO PHASE I ESA REPORT LISTED IN DEMO PLAN GENERAL NOTES.
02 41 13.B32 EXISTING COMMUNITY GARDEN SHED, COORDINATE RELOCATION OR DEMOLITION WITH CITY
02 41 13.B33 DEMO EXISTING BOLLARD AND FOOTINGS
02 41 13.B34 DEMO EXISTING EMERGENCY GENERATOR AND CONCRETE PAD
02 41 13.B35 DEMO EXISTING SLIDING GATE
02 41 13.B36 DEMO EXISTING ABOVE-GROUND FUEL TANK, ASSOCIATED REFUELING EQUIPMENT, AND CONCRETE PAD
02 41 13.B37 DEMO EXISTING HOSE DRYING TOWER AND FOUNDATION
02 41 13.B38 DEMO EXISTING SURFACE(S) TO ACCOMMODATE UTILITY CONNECTIONS, SEE CIVIL
02 41 13.C5 REMOVE TRAFFIC ARROW



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PROJECT:

CITY OF OXNARD
OXNARD FIRE STATION 2

531 E PLEASANT VALLEY RD
OXNARD, CA 93033



DESCRIPTION: DATE:

50% SCHEMATIC DESIGN 03/08/24

90% SCHEMATIC DESIGN 06/03/24

DAC SUBMITTAL 08/21/24

DAC RESUBMITTAL 04/09/25

DAC RESUBMITTAL 07/07/25

DEMO PLAN GENERAL NOTES

1. GEOTECHNICAL INVESTIGATION REPORT #W1785-06-01A, PREPARED FOR COAR DESIGN GROUP BY GEOCON WEST, INC., DATED MAY 22, 2024.
2. PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT #W1785-77-02A, PREPARED FOR COAR DESIGN GROUP BY GEOCON WEST, INC., DATED AUGUST 24, 2023.

DEMO SITE PLAN LEGEND

- EXISTING CONCRETE DRIVEWAY TO REMAIN, SEE CIVIL
EXISTING CONCRETE WALKWAY TO BE DEMOLISHED, SEE CIVIL
EXISTING LANDSCAPE TO REMAIN
EXISTING LANDSCAPE TO BE DEMOLISHED
PROPERTY LINE
EXISTING TO REMAIN

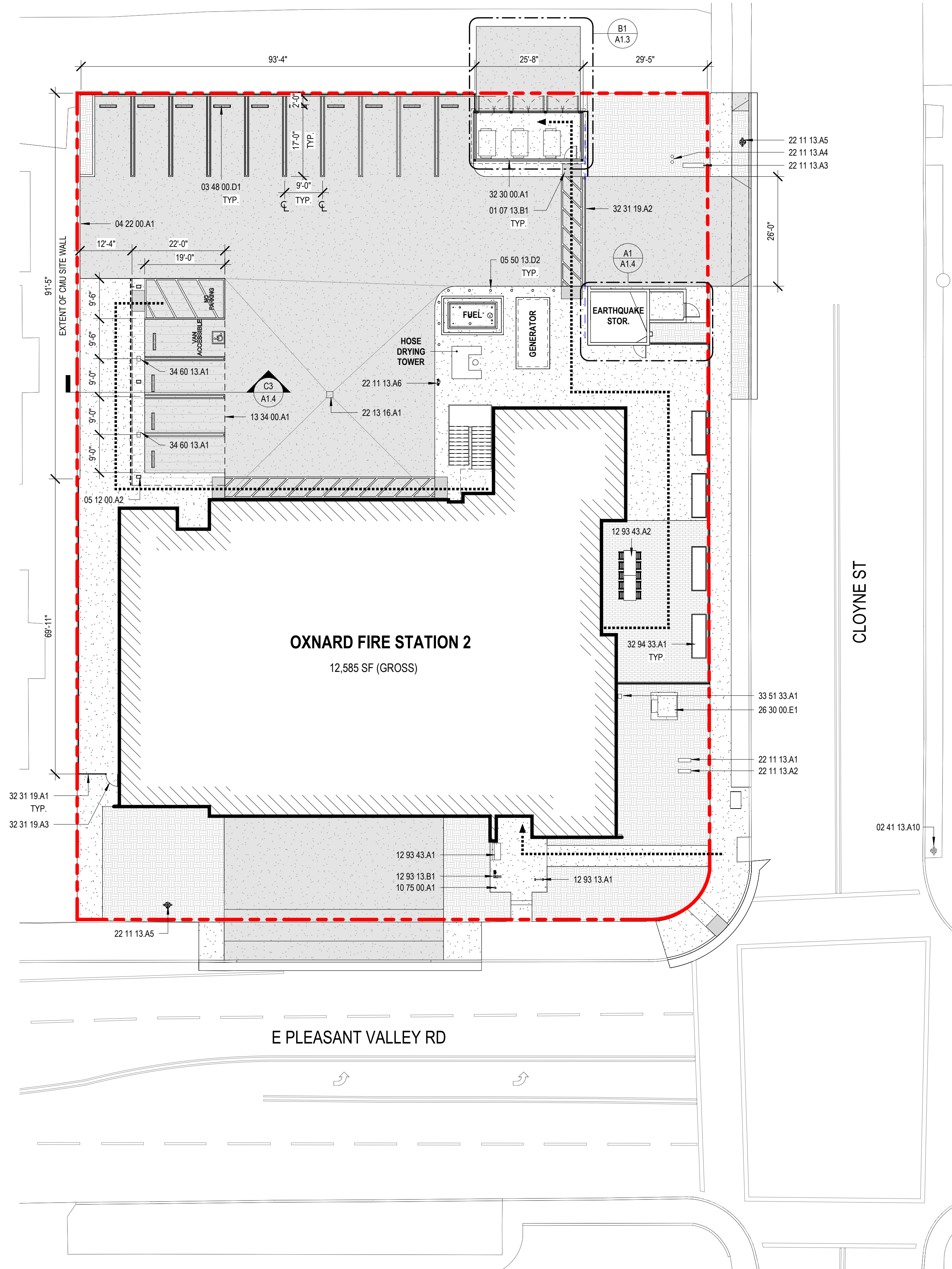
NOT FOR CONSTRUCTION

PROJECT NUMBER:
230501

SHEET TITLE:
DEMOLITION SITE PLAN

SHEET NUMBER:

A1.1



CONSTRUCTION NOTES

- 01 07 13.B1 TRUNCATED DOME DETECTABLE WARNING SURFACE, SEE B1/T-6
- 02 41 13.A10 EXISTING FIRE HYDRANT TO REMAIN, PROTECT IN PLACE, SEE CIVIL
- 03 48 00.D1 PRECAST CONCRETE WHEEL STOP
- 04 22 00.A1 8'-0" HIGH SPLIT-FACE CMU WALL WITH 2" CAP
- 05 12 00.A2 STRUCTURAL STEEL COLUMN
- 05 50 13.D2 STEEL PIPE BOLLARD
- 10 75 00.A1 FLAGPOLE
- 12 93 13.A1 1-LOOP WAVE STYLE BIKE RACK (CAPACITY: 3)
- 12 93 13.B1 BIKE REPAIR STATION
- 12 93 43.A1 BENCH
- 12 93 43.A2 PATIO TABLE AND CHAIRS
- 13 34 00.A1 METAL CANOPY
- 22 11 13.A1 DOMESTIC WATER BACKFLOW PREVENTER, SEE CIVIL
- 22 11 13.A2 IRRIGATION BACKFLOW PREVENTER, SEE CIVIL AND LANDSCAPE
- 22 11 13.A3 FIRE SERVICE BACKFLOW PREVENTER, SEE CIVIL
- 22 11 13.A4 FDC/PIV, SEE CIVIL
- 22 11 13.A5 FIRE HYDRANT, SEE CIVIL
- 22 11 13.A6 WHARFHEAD HYDRANT (FOR APPARATUS FILL ONLY), SEE CIVIL
- 22 13 16.A1 FOX DRAIN W/ DIVERter VALVE TO SEWER SYSTEM FOR VEHICLE WASHING
- 26 30 00.E1 TRANSFORMER
- 32 30 00.A1 TRASH ENCLOSURE
- 32 31 19.A1 8'-0" HIGH DECORATIVE METAL FENCING
- 32 31 19.A2 (PAIR) 8'-0" HIGH X 13'-0" WIDE DECORATIVE METAL ROLLING GATES
- 32 31 19.A3 8'-0" HIGH X 3'-0" WIDE DECORATIVE METAL GATE WITH PANIC HARDWARE
- 32 94 33.A1 SITE PLANTERS, SEE LANDSCAPE
- 33 51 33.A1 GAS METER
- 34 60 13.A1 FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATION

GENERAL NOTES

- VEHICULAR GATES SHALL BE ELECTRICALLY OPERATED VIA CLICK-2-ENTER SYSTEM.
- ALL BUILDINGS SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
- ALL PERIMETER SITE FENCING SHALL BE 8'-0" HIGH DECORATIVE METAL FENCING, UNLESS NOTED OTHERWISE.
- ALL SITE LIGHTING IS SHOWN ON ELECTRICAL SITE PLAN.
- GEOTECHNICAL INVESTIGATION REPORT #W1785-06-01A, PREPARED FOR COAR DESIGN GROUP BY GEOCON WEST, INC., DATED MAY 22, 2024.
- ALL PERIMETER MASONRY SITE WALLS AND TRASH ENCLOSURE WALLS SHALL RECEIVE A NON-SACRIFICIAL ANTI-GRAFFITI COATING ON THE EXTERIOR FACE.

LEGEND

- CONCRETE DRIVEWAY, SEE CIVIL
- CONCRETE WALKWAY, SEE CIVIL
- PEDESTRIAN PAVERS, SEE CIVIL & LANDSCAPE
- LANDSCAPE, SEE LANDSCAPE
- PROPERTY LINE
- EXISTING
- ACCESSIBLE PATH OF TRAVEL



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PROJECT:

CITY OF OXNARD

OXNARD FIRE STATION 2

531 E PLEASANT VALLEY RD
OXNARD, CA 93033



DESCRIPTION:	DATE:
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90% SCHEMATIC DESIGN	06/03/24
DAC SUBMITTAL	08/21/24
DAC RESUBMITTAL	04/09/25
DAC RESUBMITTAL	07/07/25

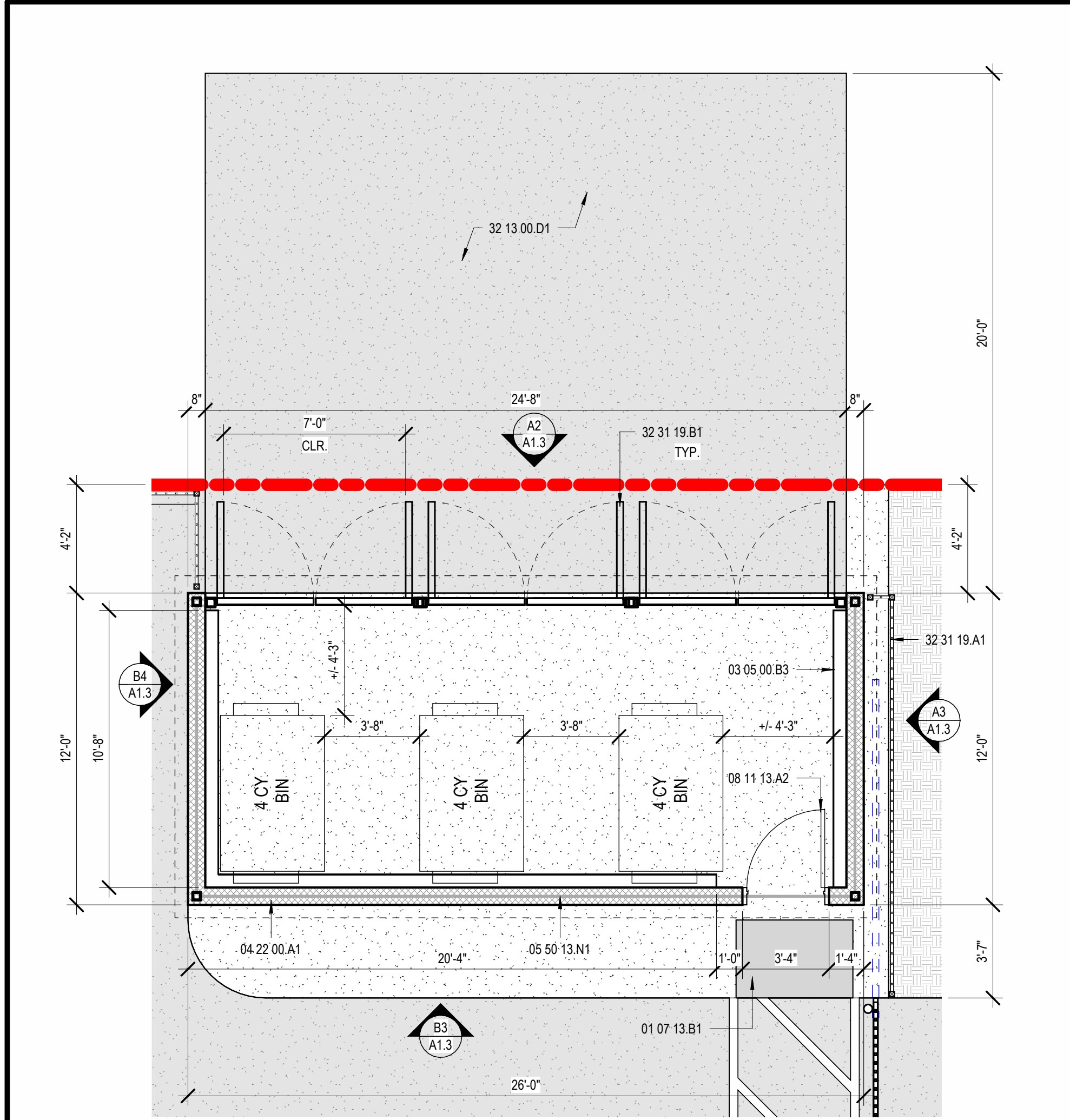
NOT FOR CONSTRUCTION

PROJECT NUMBER:
230501

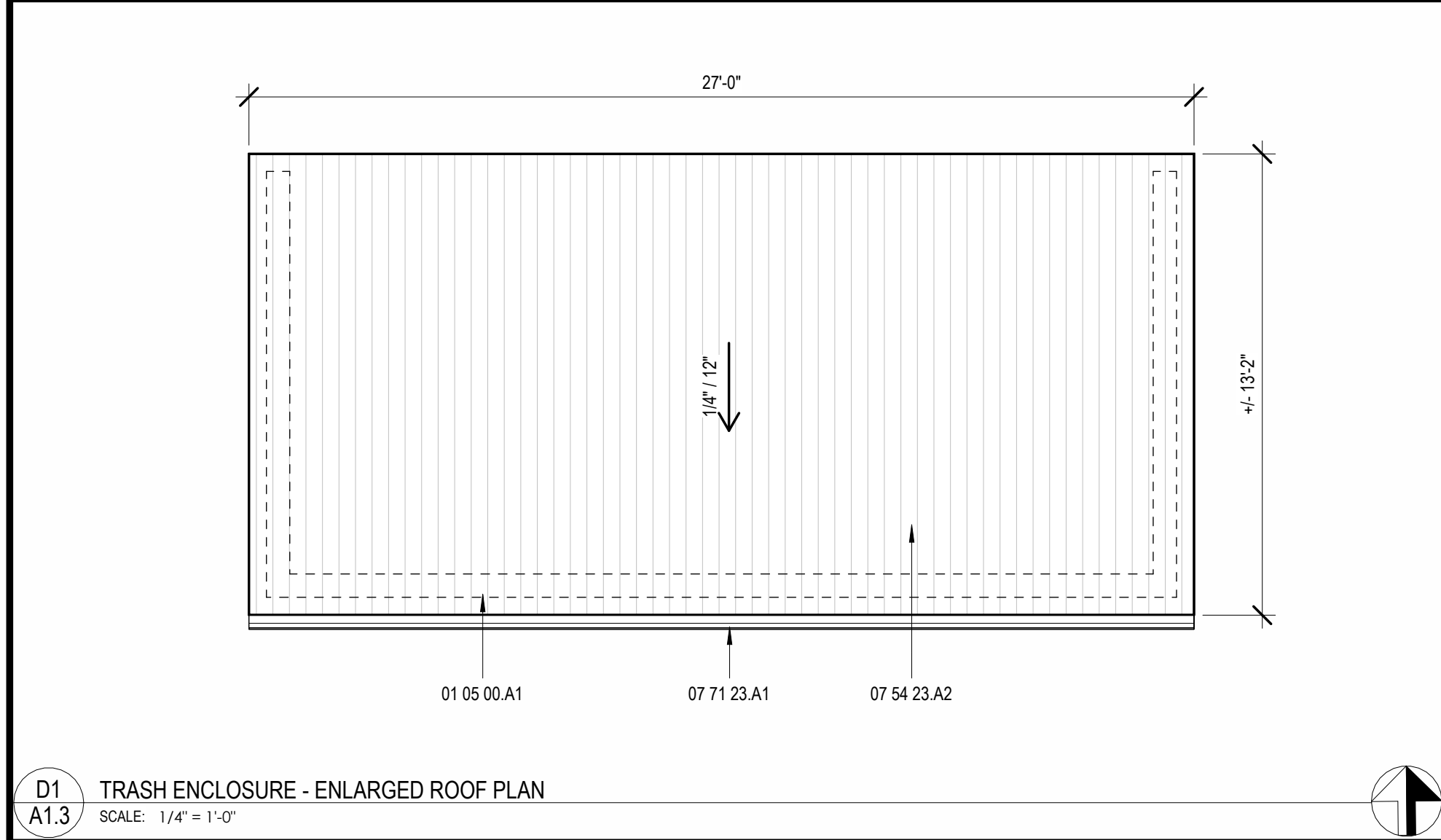
SHEET TITLE:
SITE PLAN

SHEET NUMBER:

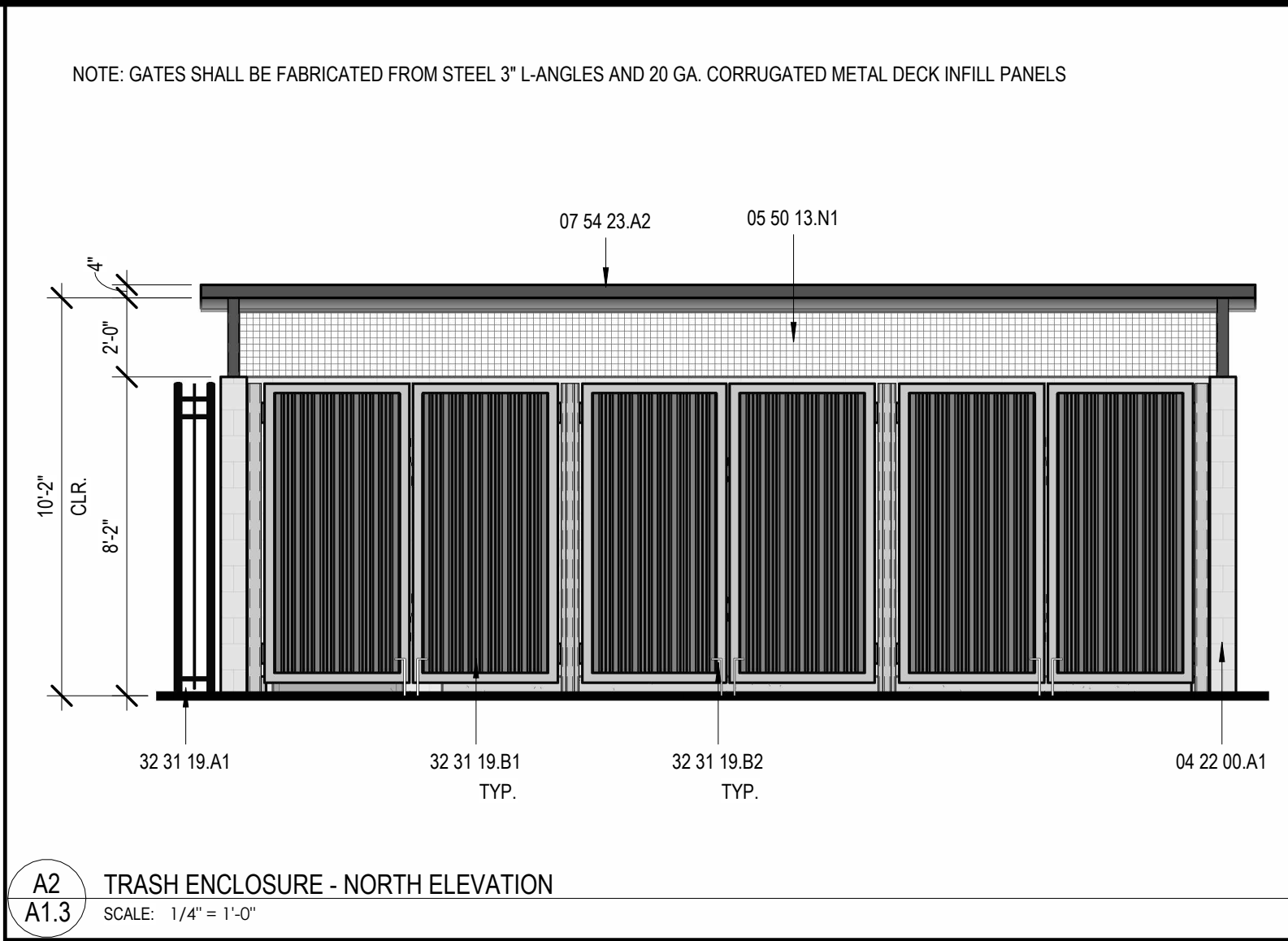
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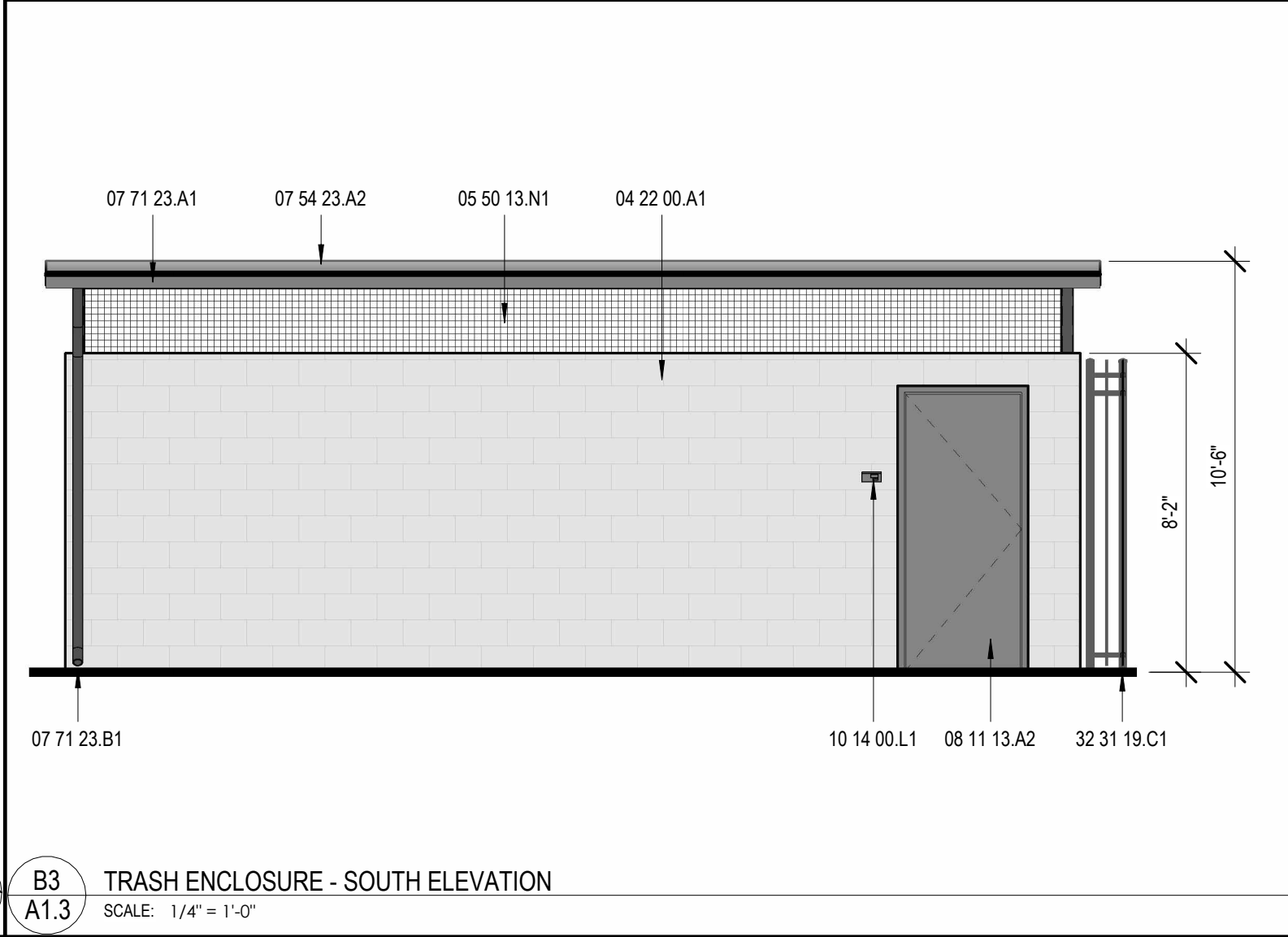
B1
A1.3 TRASH ENCLOSURE - ENLARGED PLAN
SCALE: 1/4" = 1'-0"



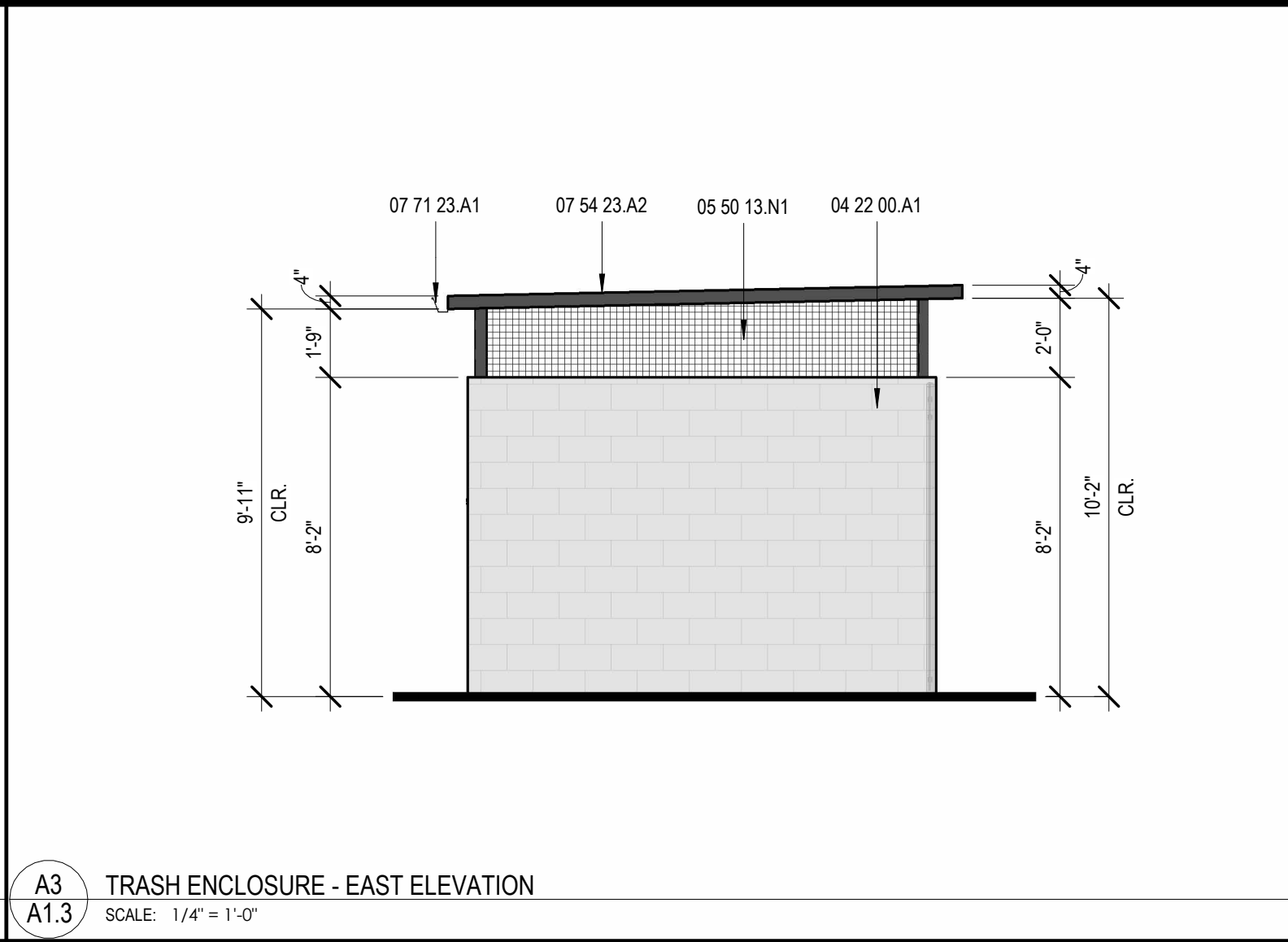
D1
A1.3 TRASH ENCLOSURE - ENLARGED ROOF PLAN
SCALE: 1/4" = 1'-0"



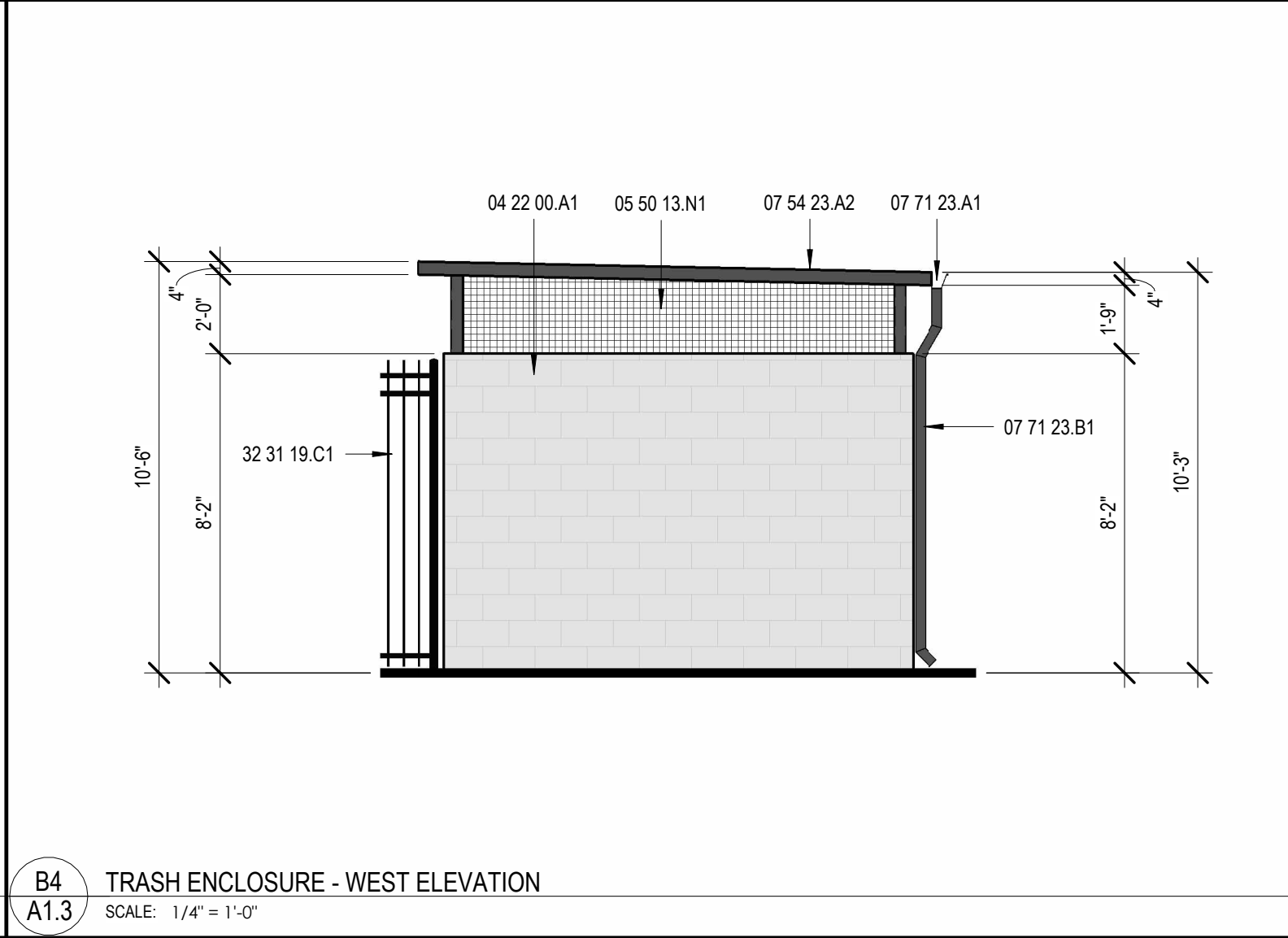
A2
A1.3 TRASH ENCLOSURE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



B3
A1.3 TRASH ENCLOSURE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



A3
A1.3 TRASH ENCLOSURE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



B4
A1.3 TRASH ENCLOSURE - WEST ELEVATION
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

- 01 05 00.A1 LINE OF WALL BELOW
- 01 07 13.B1 TRUNCATED DOME DETECTABLE WARNING SURFACE, SEE B1/T-6
- 03 05 00.B3 CONCRETE CURB
- 04 22 00.A1 8'-0" HIGH SPLIT-FACE CMU WALL WITH 2" CAP
- 05 50 13.N1 METAL SECURITY MESH
- 07 54 23.A2 TPO ROOFING WITH SIMULATED STANDING SEAM DÉCOR PROFILE
- 07 71 23.A1 GUTTER
- 07 71 23.B1 DOWNSPOUT
- 08 11 13.A2 HOLLOW METAL DOOR AND FRAME
- 10 14 00.L1 TACTILE SIGNAGE
- 32 13 00.D1 REINFORCED CONCRETE APRON
- 32 31 19.A1 8'-0" HIGH DECORATIVE METAL FENCING
- 32 31 19.B1 METAL GATE (PAINTED)
- 32 31 19.B2 CANE BOLT WITH SLEEVE AT CLOSED AND 90 DEGREE OPEN POSITIONS
- 32 31 19.C1 7'-0" HIGH DECORATIVE METAL FENCING

LEGEND

- TPO ROOFING WITH SIMULATED STANDING SEAM DÉCOR PROFILE
- TRASH ENCLOSURE/ EARTHQUAKE STORAGE/ SAND STORAGE/ PERIMETER SITE WALL SPLIT-FACE CMU WALLS; COLOR: NATURAL GRAY
- TRASH ENCLOSURE ROOF FASCIA & EXPOSED STRUCTURE; COLOR: MATCH MAIN BUILDING ROOF FASCIA
- TRASH ENCLOSURE METAL GATES; COLOR: MATCH MAIN BUILDING DOORS/FRAMES
- CONCRETE DRIVEWAY, SEE CIVIL
- CONCRETE WALKWAY, SEE CIVIL
- LANDSCAPE, SEE LANDSCAPE



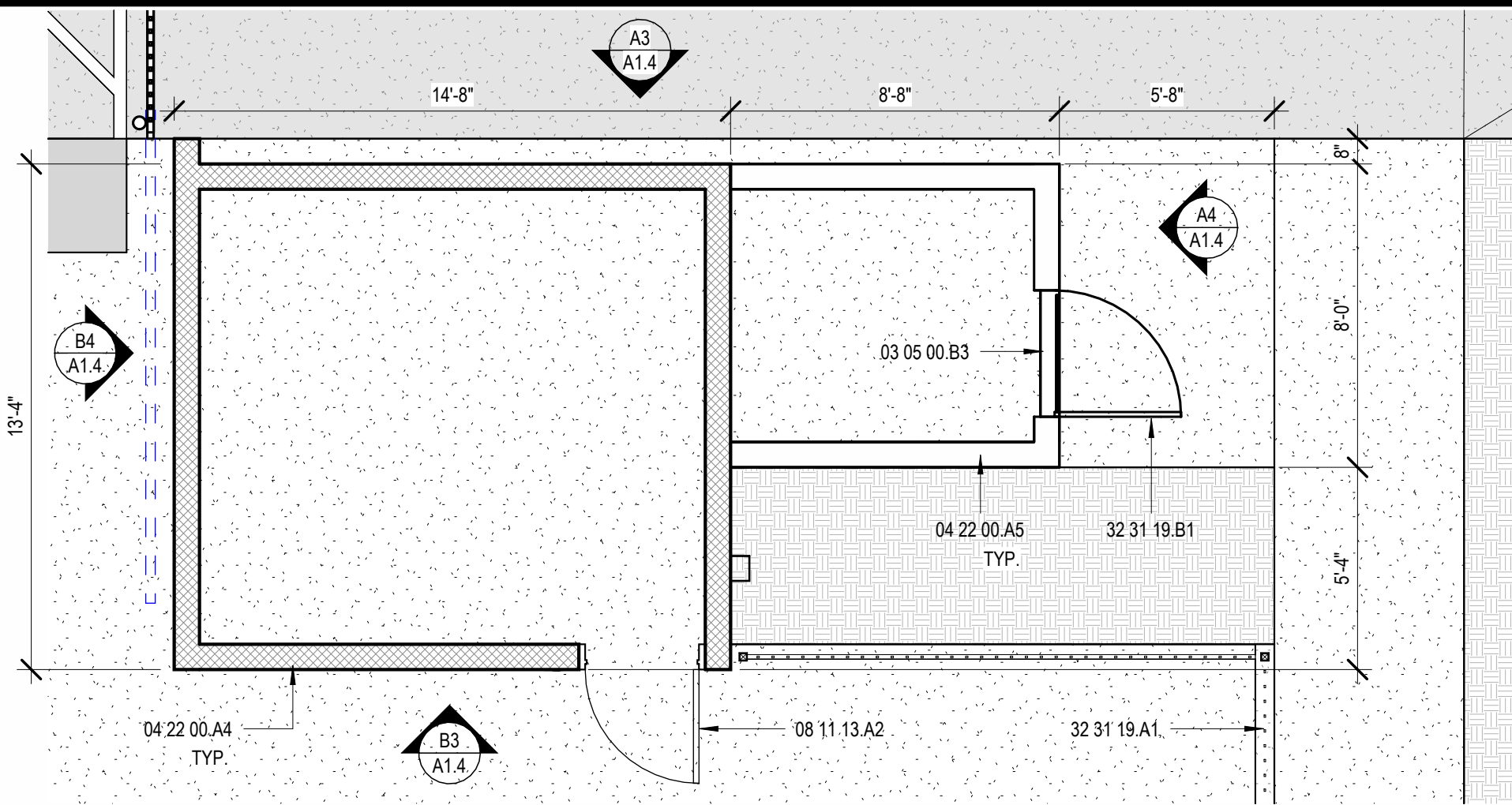
PROJECT:
CITY OF OXNARD
OXNARD FIRE STATION 2
531 E PLEASANT VALLEY RD
OXNARD, CA 93033



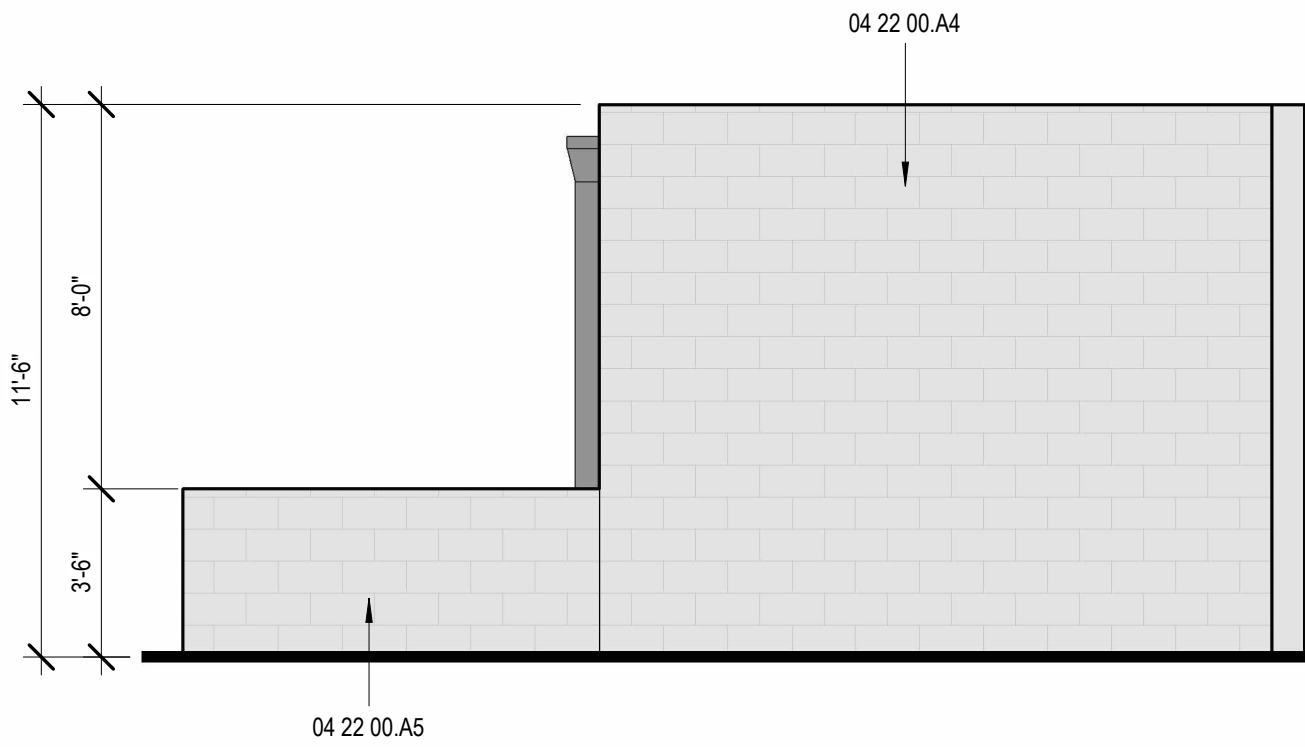
DESCRIPTION:	DATE:
50% SCHEMATIC DESIGN	03/08/24
90% SCHEMATIC DESIGN	06/03/24
DAC SUBMITTAL	08/21/24
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DAC RESUBMITTAL	07/07/25

NOT FOR CONSTRUCTION
PROJECT NUMBER:
230501
SHEET TITLE:
SITE DETAILS

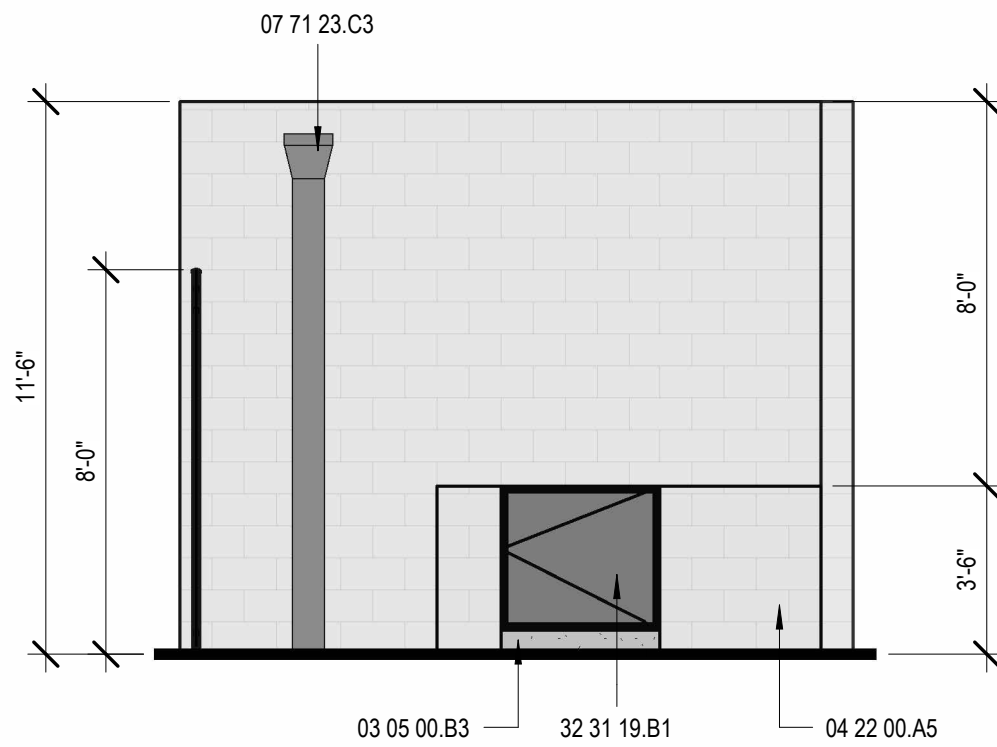
SHEET NUMBER:
A1.3



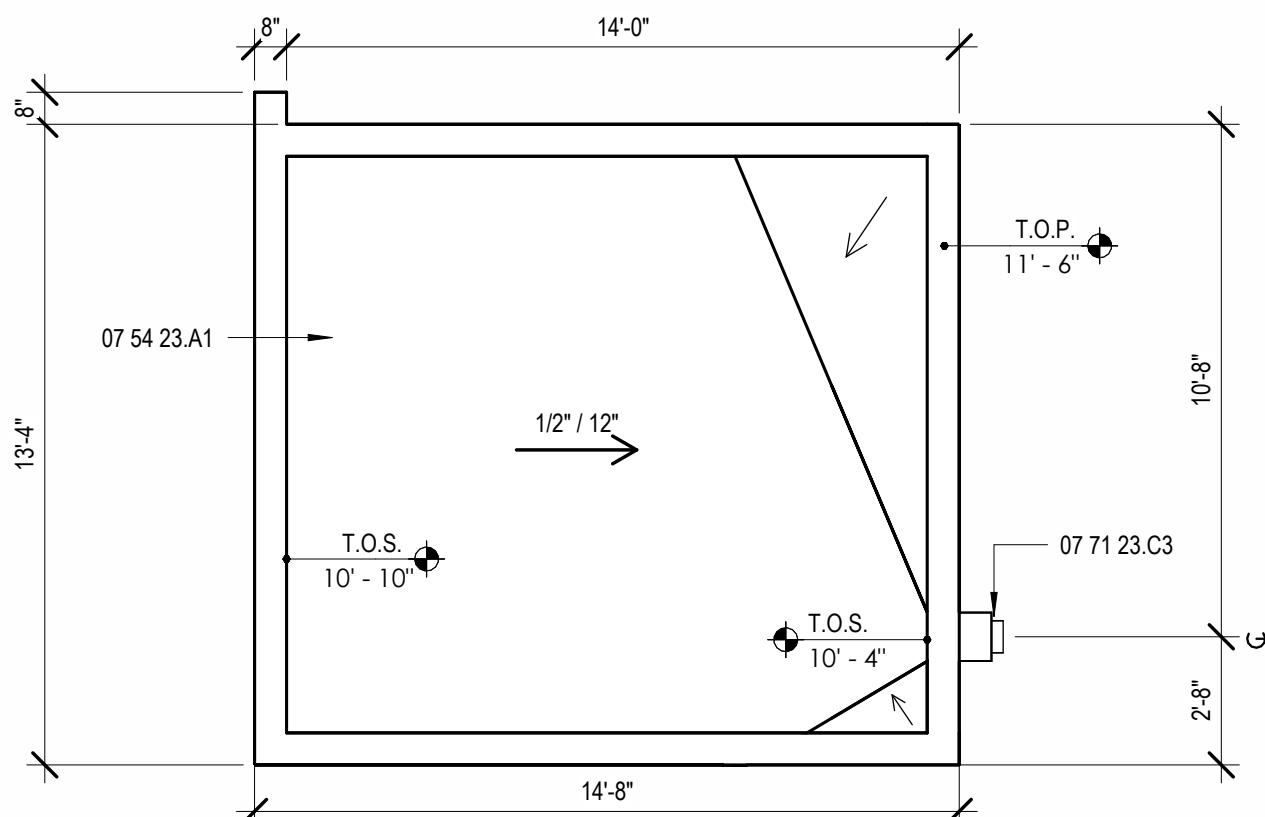
A1
A1.4 EARTHQUAKE AND SAND ENCLOSURE - ENLARGED PLAN
SCALE: 1/4" = 1'-0"



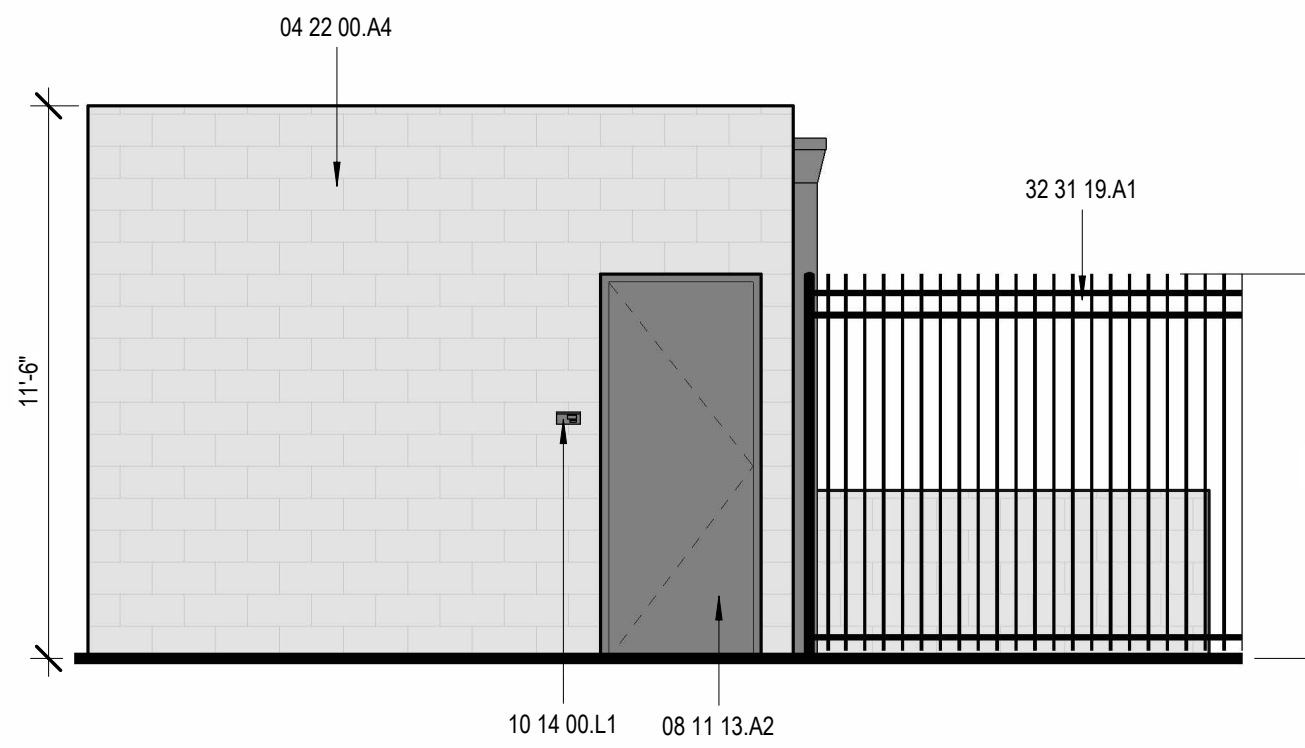
A3
A1.4 EARTHQUAKE AND SAND ENCLOSURE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



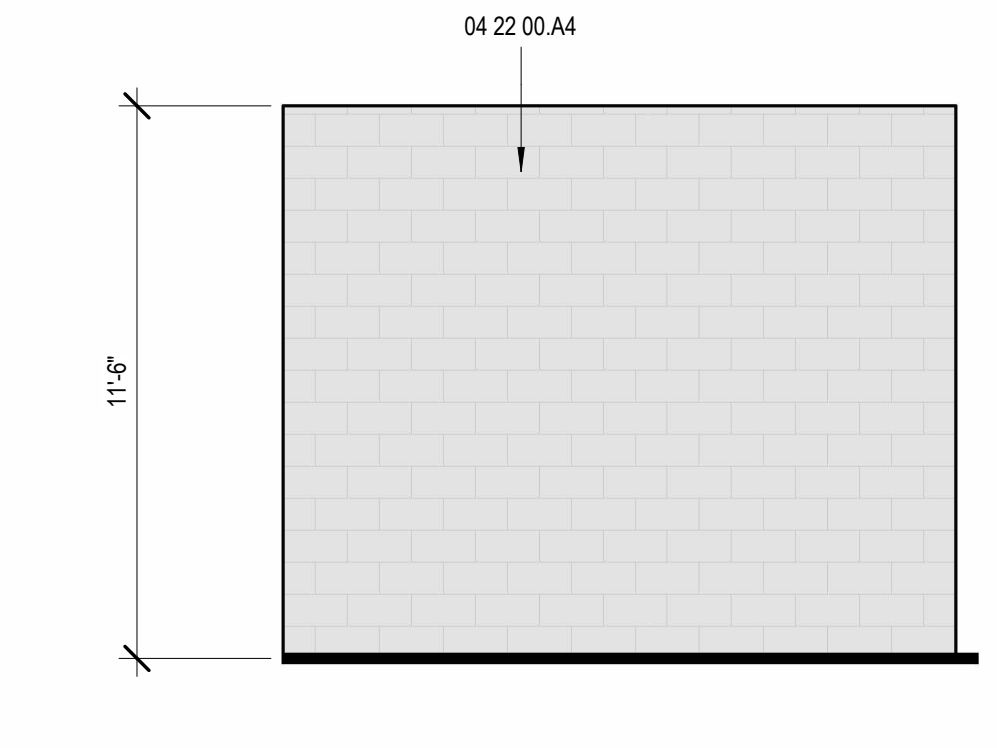
A4
A1.4 EARTHQUAKE AND SAND ENCLOSURE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



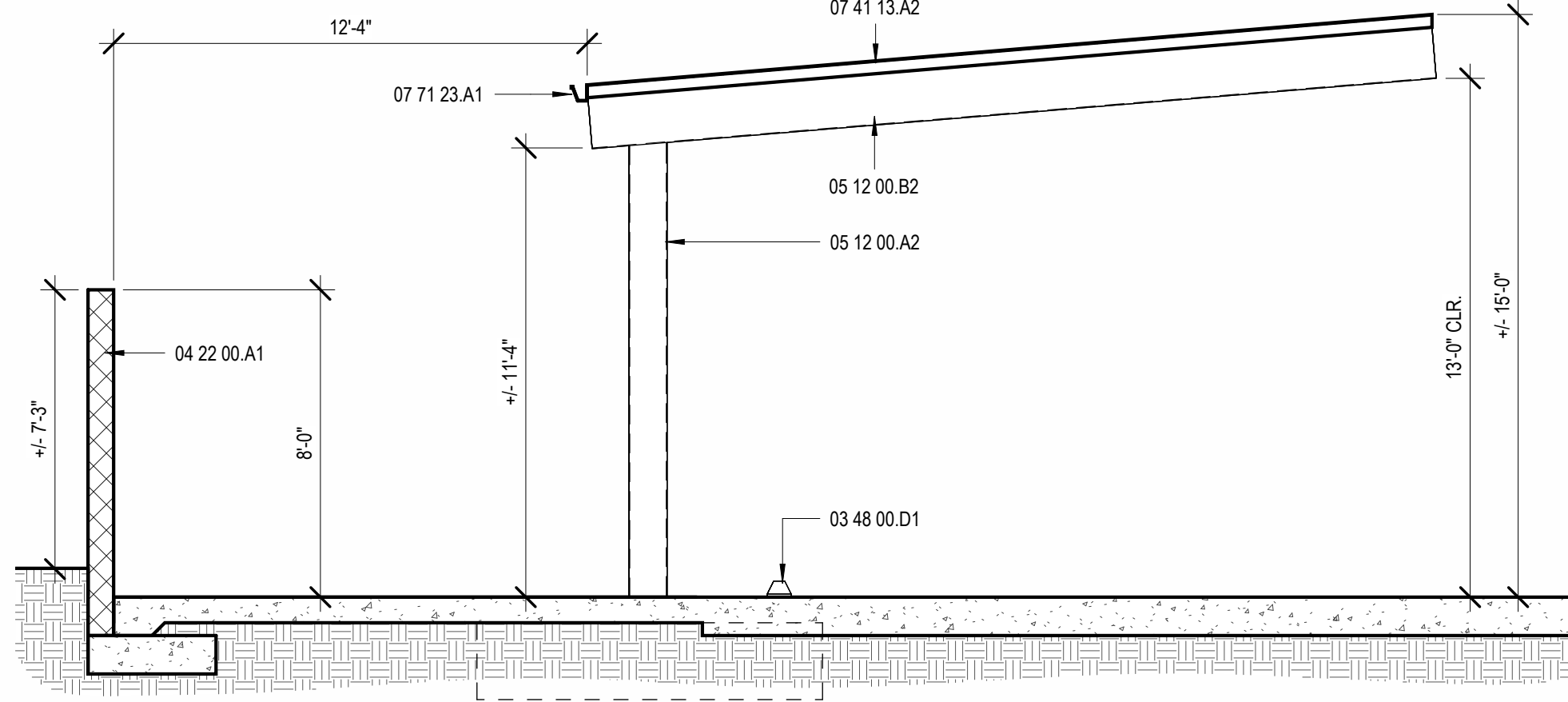
B1
A1.4 EARTHQUAKE AND SAND ENCLOSURE - ENLARGED ROOF PLAN
SCALE: 1/4" = 1'-0"



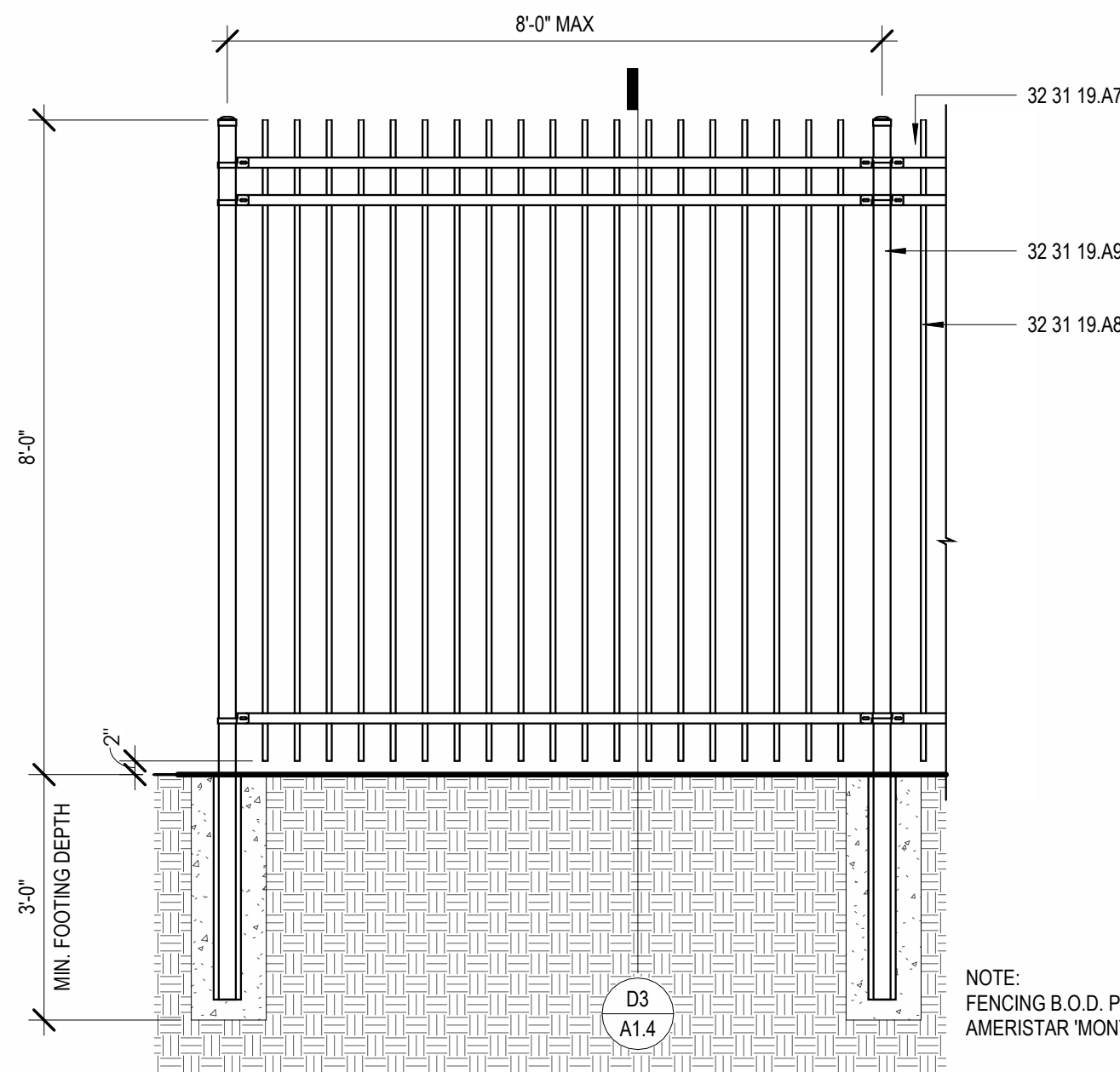
B3
A1.4 EARTHQUAKE AND SAND ENCLOSURE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



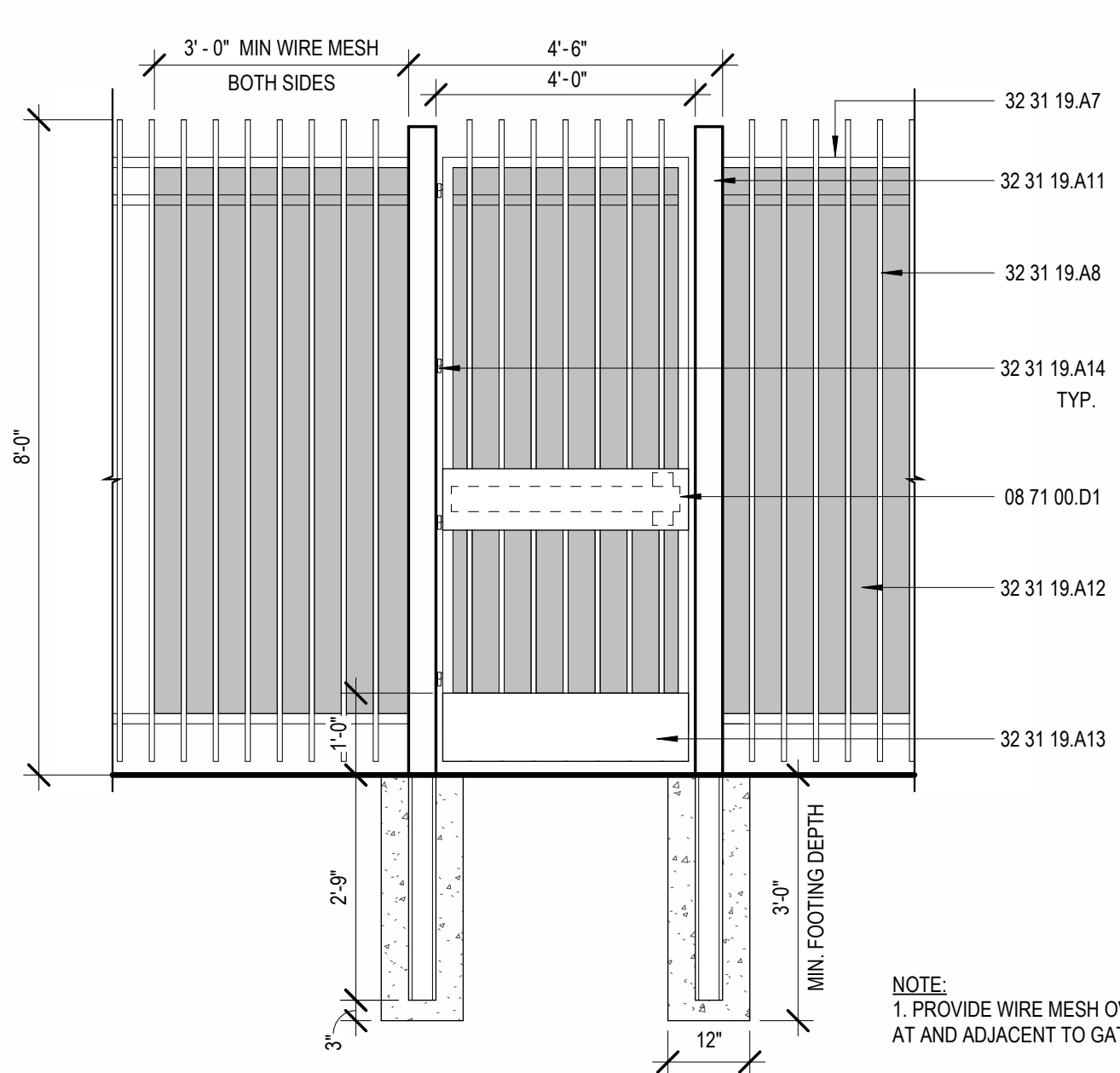
B4
A1.4 EARTHQUAKE AND SAND ENCLOSURE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



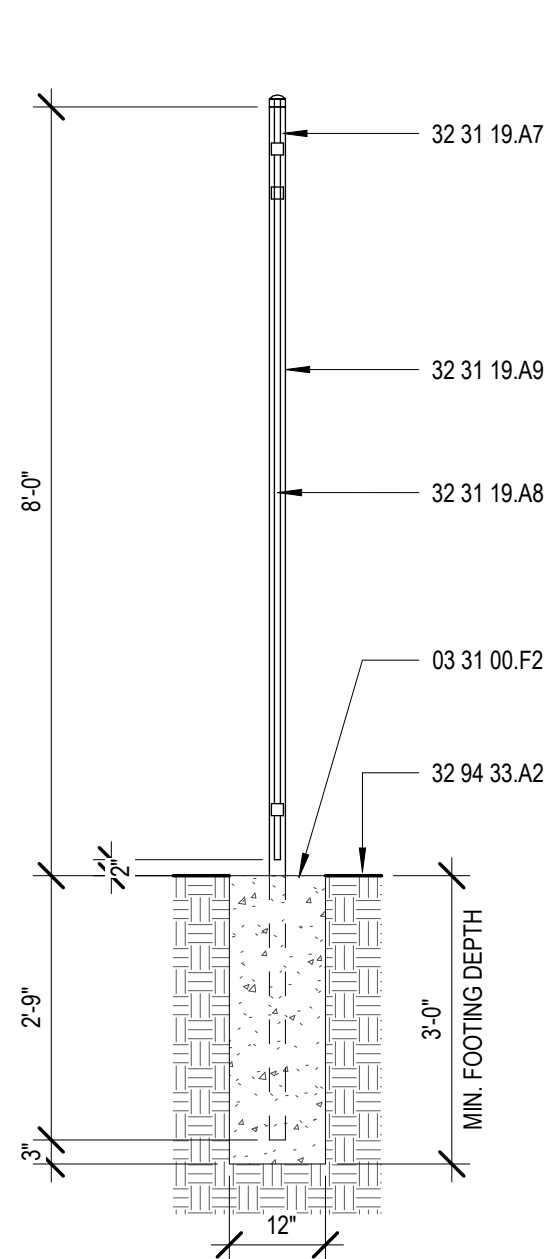
C3
A1.4 CARPORT - SECTION
SCALE: 1/4" = 1'-0"



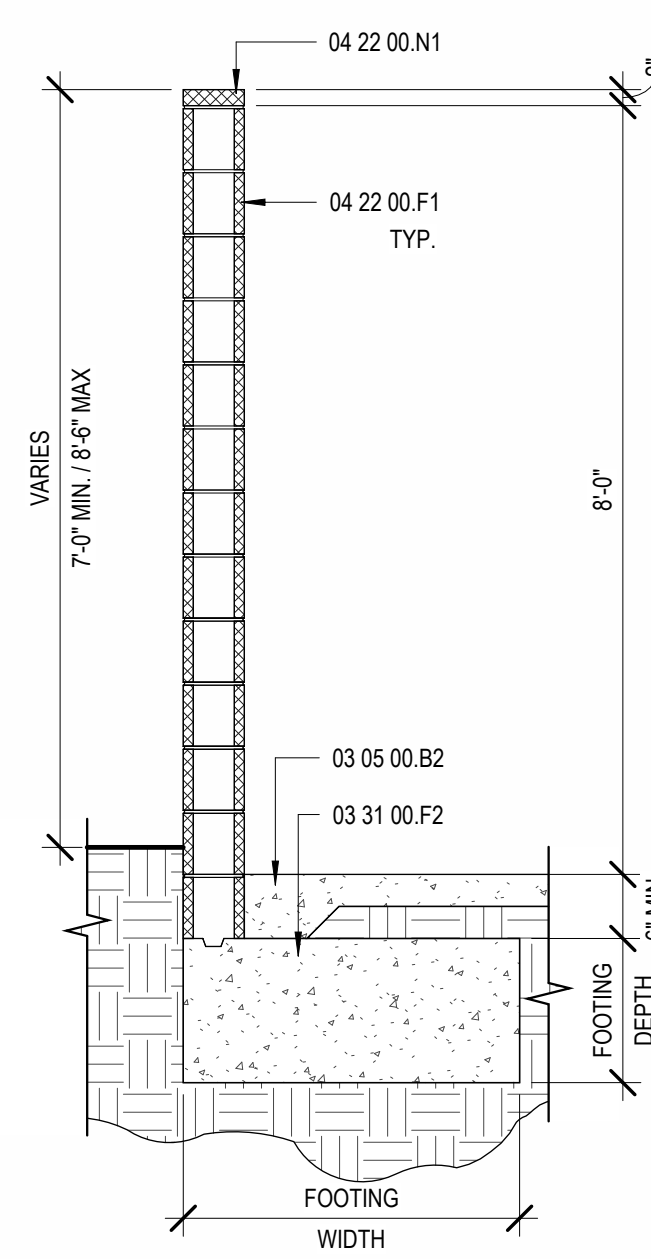
D1
A1.4 SECURITY FENCE
SCALE: 1/2" = 1'-0"



D2
A1.4 PERSONNEL GATE
SCALE: 1/2" = 1'-0"



D3
A1.4 SECURITY FENCE / GATE
SCALE: 1/2" = 1'-0"



D4
A1.4 PERIMETER SITE WALL
SCALE: 1/2" = 1'-0"

CONSTRUCTION NOTES

- 03 05 00.B2 CONCRETE WALKWAY, SEE CIVIL
- 03 05 00.B3 CONCRETE CURB
- 03 31 00.F2 CONCRETE FOOTING
- 03 48 00.D1 PRECAST CONCRETE WHEEL STOP
- 04 22 00.A1 8'-0" HIGH SPLIT-FACE CMU WALL WITH 2" CAP
- 04 22 00.A4 11'-4" HIGH SPLIT-FACE CMU WALL WITH 2" CAP
- 04 22 00.A5 3'-4" HIGH SPLIT-FACE CMU WALL WITH 2" CAP
- 04 22 00.F1 SPLIT FACE CMU
- 04 22 00.N1 CMU CAP BLOCK
- 05 12 00.A2 STRUCTURAL STEEL COLUMN
- 05 12 00.B2 STRUCTURAL STEEL BEAM
- 07 41 13.A2 TAPERED-RIB-PROFILE, EXPOSED FASTENER METAL ROOF PANEL
- 07 54 23.A1 TPO ROOFING
- 07 71 23.A1 GUTTER
- 07 71 23.C3 SCUPPER AND DOWNSPOUT
- 08 11 13.A2 HOLLOW METAL DOOR AND FRAME
- 08 71 00.D1 PANIC HARDWARE
- 10 14 00.L1 TACTILE SIGNAGE
- 32 31 19.A1 8'-0" HIGH DECORATIVE METAL FENCING
- 32 31 19.A7 1 1/2" SQUARE 14 GA RAIL
- 32 31 19.A8 0.75" SQUARE 18 GA PICKET
- 32 31 19.A9 2 1/2" SQUARE 16 GA POST
- 32 31 19.A11 3" SQUARE TUBE STEEL POST IN CONCRETE FOOTING
- 32 31 19.A12 WIRE MESH
- 32 31 19.A13 10" HIGH MINIMUM SOLID KICKPLATE
- 32 31 19.A14 HEAVY DUTY SPRING HINGES WELDED TO FRAME
- 32 31 19.B1 METAL GATE (PAINTED)
- 32 94 33.A2 FINISH GRADE, SEE CIVIL

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DESIGN GROUP

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PROJECT:

CITY OF OXNARD
OXNARD FIRE STATION 2

531 E PLEASANT VALLEY RD
OXNARD, CA 93033

CITY OF
OXNARD
CALIFORNIA

DESCRIPTION: DATE:

50% SCHEMATIC DESIGN 03/08/24

90% SCHEMATIC DESIGN 06/03/24

DAC SUBMITTAL 08/21/24

DAC RESUBMITTAL 04/09/25

DAC RESUBMITTAL 07/07/25

LEGEND

- TPO ROOFING WITH SIMULATED STANDING SEAM DÉCOR PROFILE
- TRASH ENCLOSURE/ EARTHQUAKE STORAGE/ SAND STORAGE/ PERIMETER SITE WALL SPLIT-FACE CMU WALLS; COLOR: NATURAL GRAY
- TRASH ENCLOSURE ROOF FASCIA & EXPOSED STRUCTURE; COLOR: MATCH MAIN BUILDING ROOF FASCIA
- TRASH ENCLOSURE METAL GATES; COLOR: MATCH MAIN BUILDING DOORS/FRAMES
- CONCRETE DRIVEWAY, SEE CIVIL
- CONCRETE WALKWAY, SEE CIVIL
- LANDSCAPE, SEE LANDSCAPE

NOT FOR
CONSTRUCTION

PROJECT NUMBER:

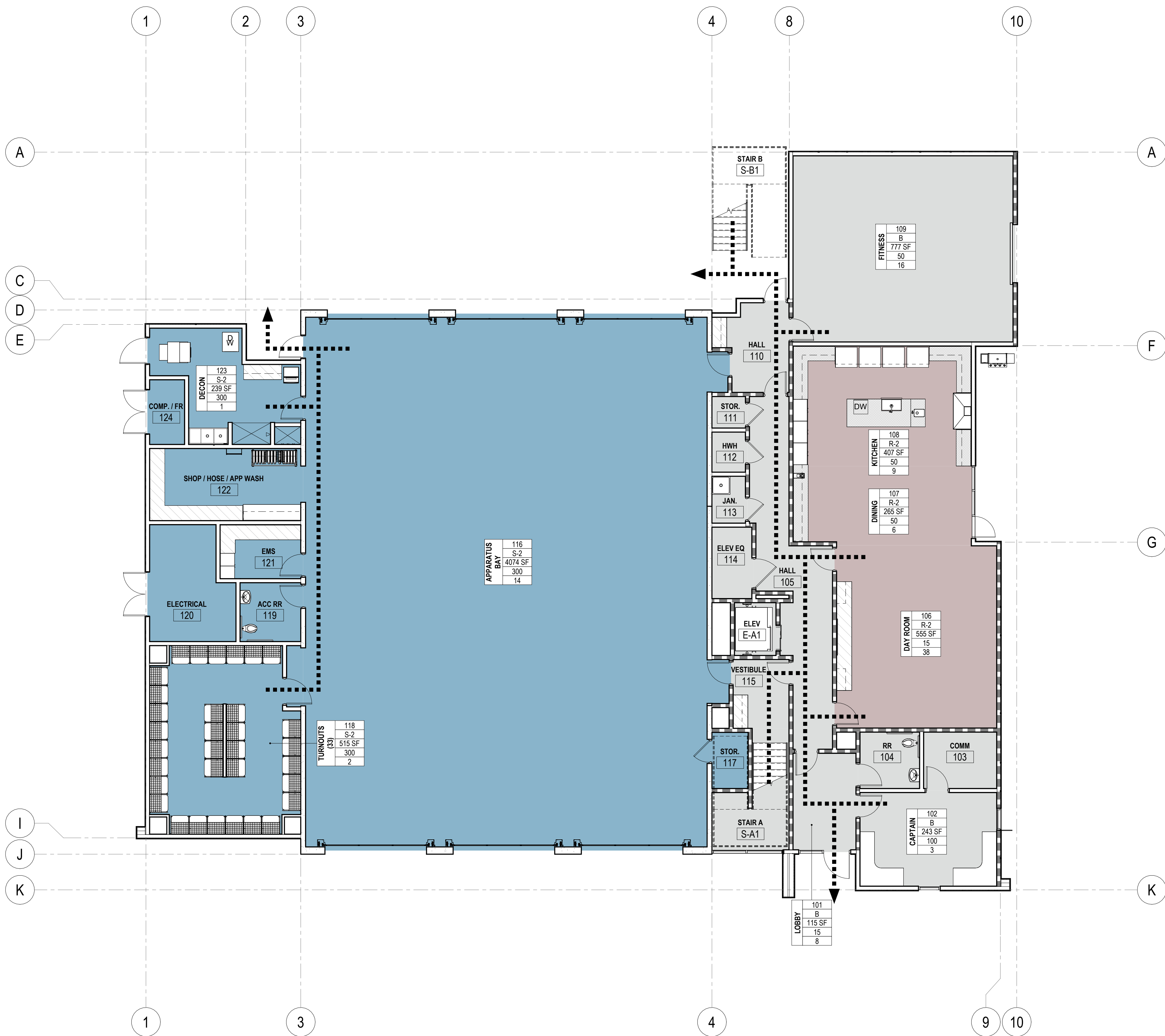
230501

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

A1.4



OCCUPANT LOAD CALC 1ST FLOOR

ROOM NUMBER	DESCRIPTION	SQ. FT.	LOAD FACTOR	OCCUP.	CLASS
101	LOBBY	115 SF	15	8	B
102	CAPTAIN	243 SF	100	3	B
103	COMM	78 SF			B
104	RR	64 SF			B
105	HALL	306 SF			B
106	DAY ROOM	555 SF	15	38	R-2
107	DINING	265 SF	50	6	R-2
108	KITCHEN	407 SF	50	9	R-2
109	FITNESS	777 SF	50	16	B
110	HALL	106 SF			B
111	STOR.	20 SF			B
112	HWH	25 SF			B
113	JAN.	30 SF			B
114	ELEV EQ	54 SF			B
115	VESTIBULE	73 SF			B
116	APPARATUS BAY	4074 SF	300	14	S-2
117	STOR.	39 SF			S-2
118	TURNOUTS (33)	515 SF	300	2	S-2
119	ACC RR	68 SF			S-2
120	ELECTRICAL	170 SF			S-2
121	EMS	83 SF			S-2
122	SHOP / HOSE / APP WASH	207 SF			S-2
123	DECON	239 SF	300	1	S-2
124	COMP. / FR	43 SF			S-2

TOTAL FIRST FLOOR N.S.F.: 8556 SF
CORE AREA: 862 SF
TOTAL FIRST FLOOR G.S.F.: 9418 SF



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CITY OF OXNARD
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DAC RESUBMITTAL 07/07/25

WALL LEGEND

- 2x4 STUD WALL
- 2x4 STUD WALL - 1 HR RATED
- 2x6 STUD WALL
- 2x6 STUD WALL - 1 HR RATED
- 8" CONCRETE WALL
- 12" CONCRETE WALL

LEGEND

- PATH OF TRAVEL
- EXIT SIGN, SEE ELECTRICAL DRAWINGS
- FE FIRE EXTINGUISHER
- T TACTILE EXIT SIGN
- PH PANIC HARDWARE
- ROOM NAME: ROOM NUMBER, OCCUPANCY TYPE, NET SQ. FT., OCC. LOAD FACTOR, OCCUPANTS
- B
- R-2
- S-2

NOT FOR CONSTRUCTION
PROJECT NUMBER: 230501
SHEET TITLE: FIRST FLOOR EGRESS PLAN
SHEET NUMBER:

A0.1



OCCUPANT LOAD CALC 2ND FLOOR

ROOM NUMBER	DESCRIPTION	SQ. FT.	LOAD FACTOR	FLOOR OCCUP	CLASS
201	BUNK 1	109 SF	200	1	R-2
202	BUNK 2	108 SF	200	1	R-2
203	BUNK 3	108 SF	200	1	R-2
204	BUNK 4	108 SF	200	1	R-2
205	BUNK 5	110 SF	200	1	R-2
206	BUNK 6	110 SF	200	1	R-2
207	BUNK 7	110 SF	200	1	R-2
208	BUNK 8	109 SF	200	1	R-2
209	BUNK 9	110 SF	200	1	R-2
210	BUNK 10	109 SF	200	1	R-2
211	LADDER	7 SF			R-2
212	HALL	757 SF			R-2
213	RR	82 SF			R-2
214	RR	82 SF			R-2
215	RR	82 SF			R-2
216	LAUNDRY/JAN.	135 SF			R-2
217	RR	90 SF			R-2
218	ACC RR	89 SF			R-2
219	STORAGE	76 SF			R-2

TOTAL SECOND FLOOR N.S.F. 2493 SF
CORE AREA: 674 SF
TOTAL SECOND FLOOR G.S.F. 3167 SF



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90% SCHEMATIC DESIGN 06/03/24
DAC SUBMITTAL 08/21/24

DAC RESUBMITTAL 04/09/25

DAC RESUBMITTAL 07/07/25

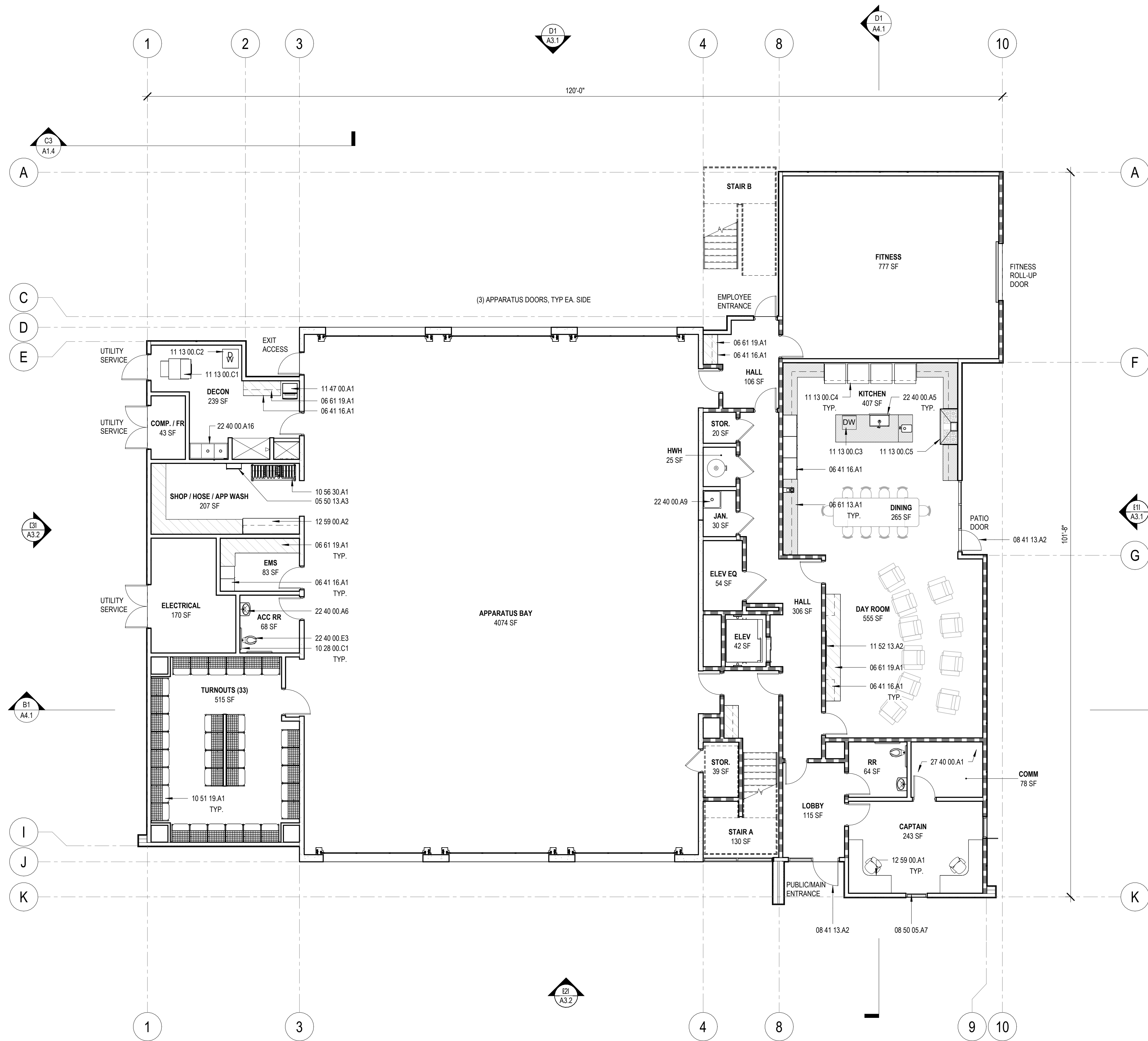
NOT FOR CONSTRUCTION

PROJECT NUMBER:
230501

SHEET TITLE:
SECOND FLOOR
EGRESS PLAN

SHEET NUMBER:

A0.2



CONSTRUCTION NOTES

- 05 50 13.A3 METAL ACCESS LADDER
- 06 41 16.A1 PLASTIC LAMINATE CASEWORK, SEE FINISH SCHEDULE
- 06 61 13.A1 QUARTZ COUNTERTOP
- 06 61 19.A1 SOLID SURFACE COUNTERTOP
- 08 41 13.A2 ALUMINUM-FRAMED ENTRANCE DOOR SYSTEM
- 08 50 05.A7 ALUMINUM FIXED WINDOW
- 10 28 00.C1 GRAB BAR
- 10 51 19.A1 METAL TURNOUT LOCKER
- 10 56 30.A1 HOSE STORAGE RACK
- 11 13 00.C1 EXTRACTOR
- 11 13 00.C2 STACKED WASHER AND DRYER
- 11 13 00.C3 DISH WASHER
- 11 13 00.C4 REFRIGERATOR
- 11 13 00.C5 RANGE AND HOOD
- 11 47 00.A1 ICE MACHINE
- 11 52 13.A2 65" TV
- 12 59 00.A1 SYSTEM FURNITURE
- 12 59 00.A2 WORK BENCH WITH SHEET METAL COUNTERTOP
- 22 40 00.A5 SINK
- 22 40 00.A6 WALL MOUNT SINK
- 22 40 00.A9 MOP SINK
- 22 40 00.A16 DEEP SINK WITH DRAIN BOARD
- 22 40 00.E3 TOILET
- 27 40 00.A1 SECURITY CAMERA DVR



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PROJECT:

CITY OF OXNARD
OXNARD FIRE STATION 2

531 E PLEASANT VALLEY RD
OXNARD, CA 93033



DESCRIPTION: DATE:

50% SCHEMATIC DESIGN 03/08/24

90% SCHEMATIC DESIGN 06/03/24

DAC SUBMITTAL 08/21/24

DAC RESUBMITTAL 04/09/25

DAC RESUBMITTAL 07/07/25

NOT FOR CONSTRUCTION

PROJECT NUMBER:
230501

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:

A2.1



CONSTRUCTION NOTES

- 05 50 13.A3 METAL ACCESS LADDER
06 41 13.A12 WOOD BUILT-IN CASEWORK, TYP. FOR ALL BUNK ROOMS
06 41 16.A1 PLASTIC LAMINATE CASEWORK, SEE FINISH SCHEDULE
06 61 19.A4 SOLID SURFACE COUNTERTOP, TYP FOR ALL BUNK ROOMS
11 13 00.C2 STACKED WASHER AND DRYER
12 41 00.A1 BED, TYP. FOR ALL BUNK ROOMS
12 41 00.A2 NIGHT STAND, TYP. FOR ALL BUNK ROOMS
22 40 00.A5 SINK
22 40 00.A9 MOP SINK
22 40 00.B3 PRE-FABRICATED SHOWER PAN
22 40 00.B5 PRE-FABRICATED ROLL-IN SHOWER PAN
22 40 00.B7 ACCESSIBLE SHOWER SEAT
22 40 00.E3 TOILET



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WALL LEGEND

- 2x4 STUD WALL
2x4 STUD WALL - 1 HR RATED
2x6 STUD WALL
2x6 STUD WALL - 1 HR RATED
8" CONCRETE WALL
12" CONCRETE WALL

NOT FOR
CONSTRUCTION

PROJECT NUMBER:

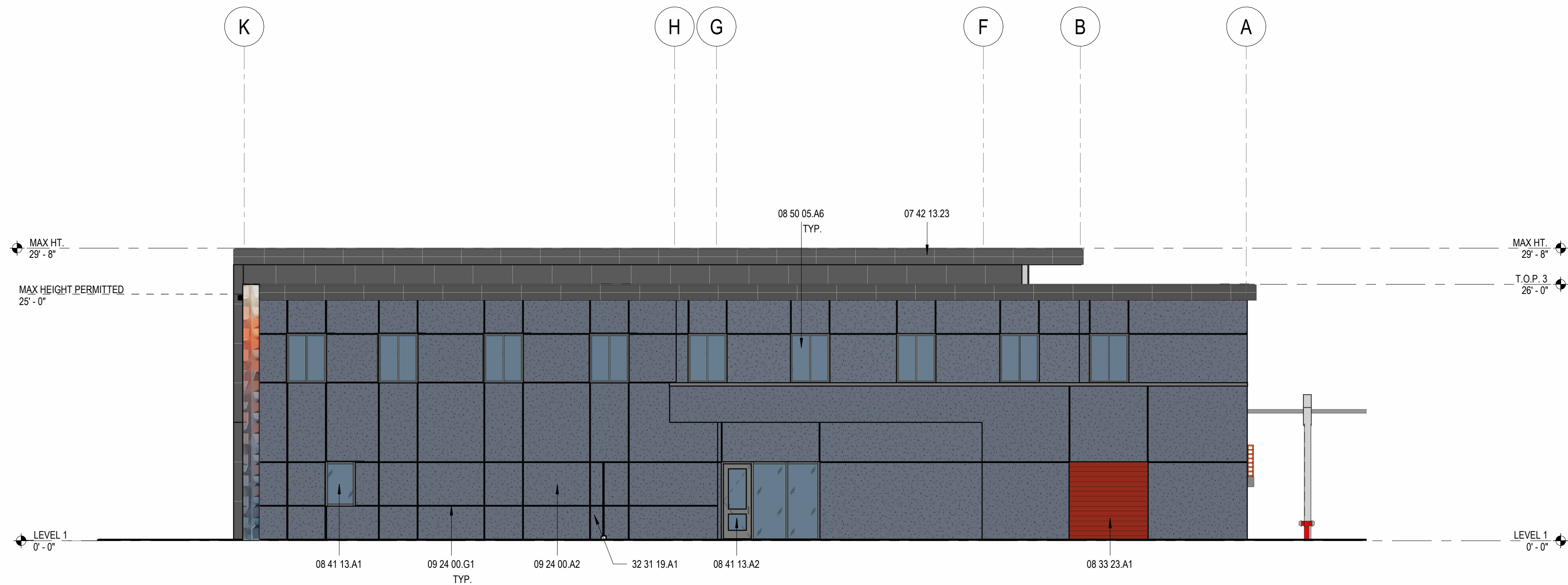
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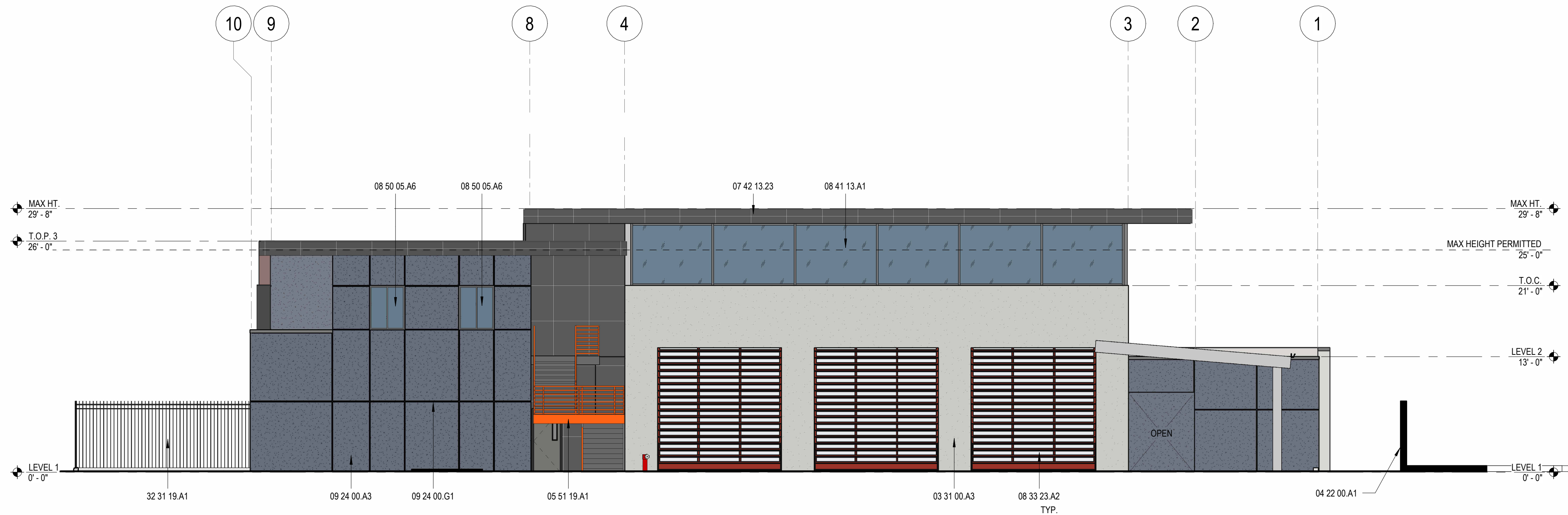
SECOND FLOOR
PLAN

SHEET NUMBER:

A2.2



B1
A3.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



D1
A3.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

03 31 00.A3	CAST-IN-PLACE CONCRETE WALL (TYPE 1L)
04 22 00.A1	8'-0" HIGH SPLIT-FACE CMU WALL WITH 2" CAP
05 51 19.A1	EXTERIOR METAL GRATING STAIR
07 42 13.23	METAL COMPOSITE MATERIAL WALL PANELS
08 33 23.A1	OVERHEAD COILING DOOR
08 33 23.A2	OVERHEAD RAPID COILING DOOR
08 41 13.A1	ALUMINUM-FRAMED STOREFRONT SYSTEM
08 41 13.A2	ALUMINUM-FRAMED ENTRANCE DOOR SYSTEM
08 50 05.A6	ALUMINUM OPERABLE WINDOW
09 24 00.A2	STUCCO, SEE FINISH SCHEDULE
09 24 00.A3	STUCCO OVER EXPANDED METAL LATH
09 24 00.G1	CONTROL JOINT
32 31 19.A1	8'-0" HIGH DECORATIVE METAL FENCING

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PROJECT:

CITY OF OXNARD
OXNARD FIRE STATION 2

531 E PLEASANT VALLEY RD
OXNARD, CA 93033



DESCRIPTION:

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90% SCHEMATIC DESIGN 06/03/24

DAC SUBMITTAL 08/21/24

DAC RESUBMITTAL 04/09/25

DAC RESUBMITTAL 07/07/25

NOT FOR
CONSTRUCTION

PROJECT NUMBER:

230501

SHEET TITLE:

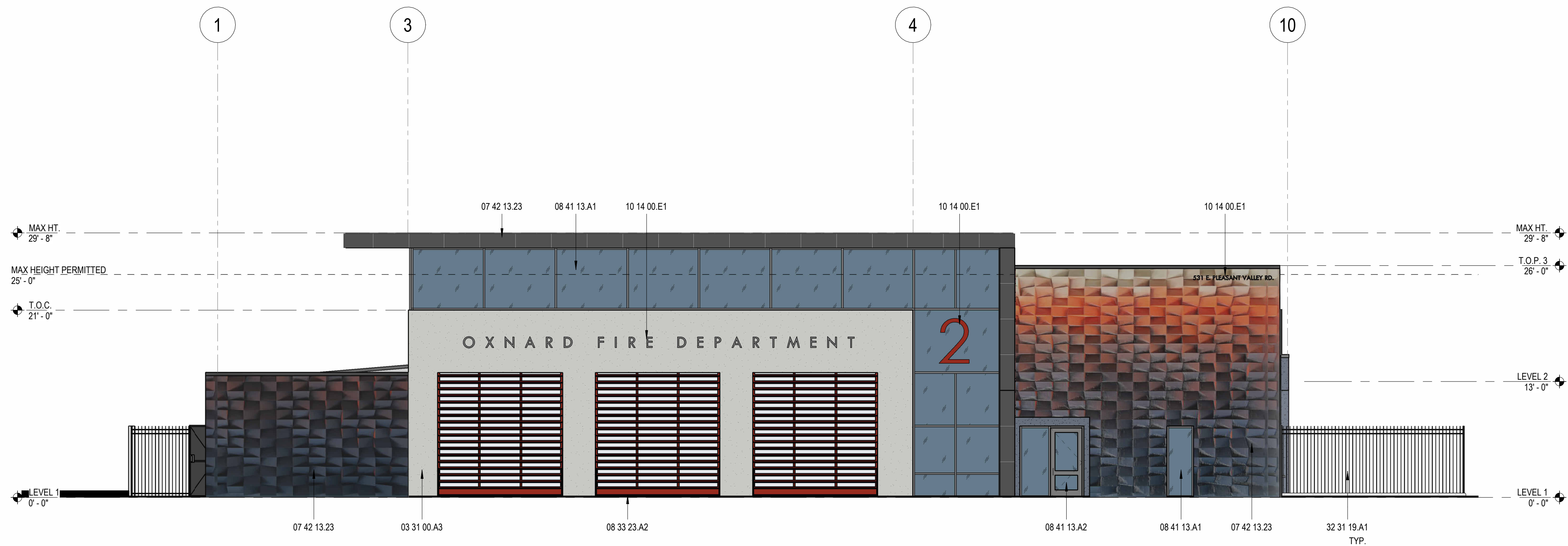
EXTERIOR
ELEVATIONS

SHEET NUMBER:

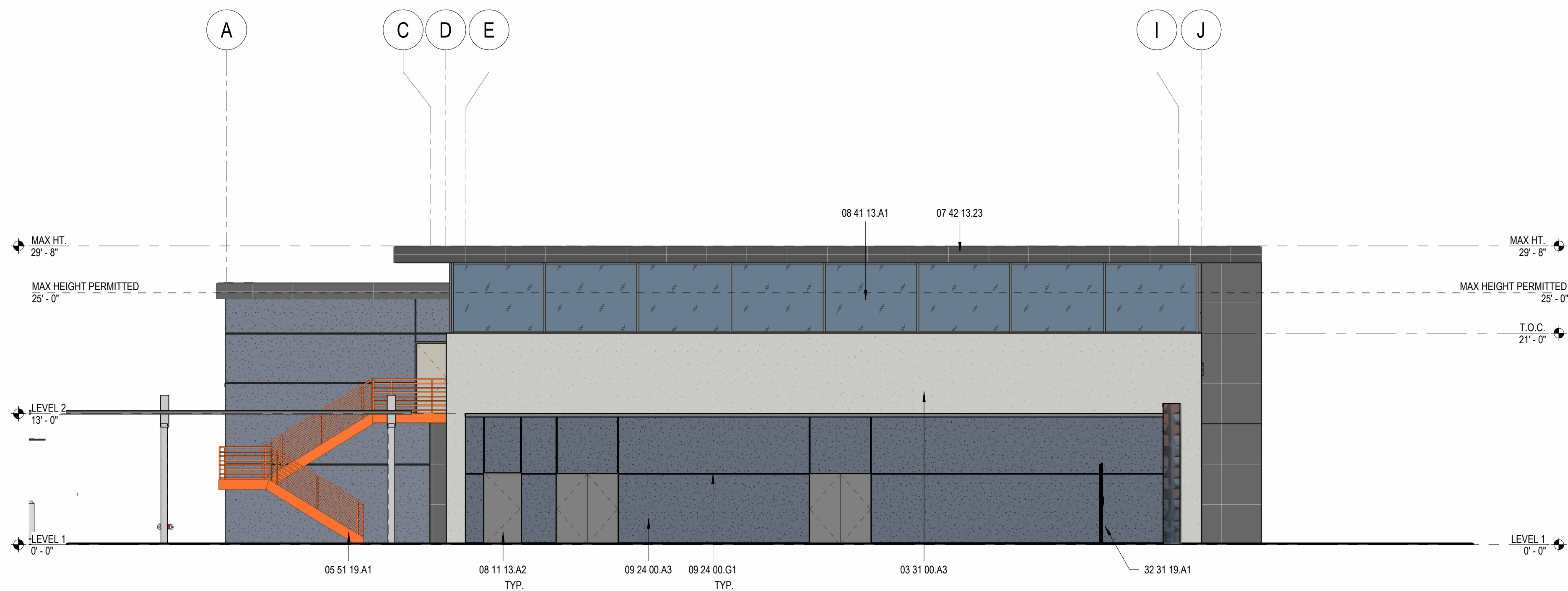
A3.1

LEGEND

	STUCCO WALL FINISH 'A' (BASIS-OF-DESIGN: DRYVIT STRATATONE, COLOR: CITATION)
	CONCRETE WALL (TYPE 1L)
	SOLID COLOR ALUMINUM COMPOSITE METAL (ACM) PANELS (BASIS-OF-DESIGN: ALUCOBOND, COLOR: GREYHOUND)
	OVERHEAD RAPID COILING DOORS AND MAIN ENTRY (COLOR: RAL 3001)
	GRADIENT COLOR ALUMINUM COMPOSITE METAL (ACM) PANELS (BASIS-OF-DESIGN: ALUCOBOND, COLORS, FROM TOP: SAKURA, CUPRAL, ANTHRACITE SILVER METALLIC, OCEAN)



B1 SOUTH ELEVATION
A3.2 SCALE: 1/8" = 1'-0"



D1 WEST ELEVATION
A3.2 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

03 31 00.A3	CAST-IN-PLACE CONCRETE WALL (TYPE 1L)
05 51 19.A1	EXTERIOR METAL GRATING STAIR
07 42 13.23	METAL COMPOSITE MATERIAL WALL PANELS
08 11 13.A2	HOLLOW METAL DOOR AND FRAME
08 33 23.A2	OVERHEAD RAPID COILING DOOR
08 41 13.A1	ALUMINUM-FRAMED STOREFRONT SYSTEM
08 41 13.A2	ALUMINUM-FRAMED ENTRANCE DOOR SYSTEM
09 24 00.A3	STUCCO OVER EXPANDED METAL LATH
09 24 00.G1	CONTROL JOINT
10 14 00.E1	DIMENSIONAL LETTER SIGNAGE
32 31 19.A1	8'-0" HIGH DECORATIVE METAL FENCING

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PROJECT:

CITY OF OXNARD
OXNARD FIRE STATION 2

531 E PLEASANT VALLEY RD
OXNARD, CA 93033



DESCRIPTION:

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90% SCHEMATIC DESIGN 06/03/24

DAC SUBMITTAL 08/21/24

DAC RESUBMITTAL 04/09/25

DAC RESUBMITTAL 07/07/25

NOT FOR
CONSTRUCTION

PROJECT NUMBER:

230501

SHEET TITLE:

EXTERIOR
ELEVATIONS

SHEET NUMBER:

A3.2

LEGEND

	STUCCO WALL FINISH 'A' (BASIS-OF-DESIGN: DRYVIT STRATATONE, COLOR: CITATION)
	CONCRETE WALL (TYPE 1L)
	SOLID COLOR ALUMINUM COMPOSITE METAL (ACM) PANELS (BASIS-OF-DESIGN: ALUCOBOND, COLOR: GREYHOUND)
	OVERHEAD RAPID COILING DOORS AND MAIN ENTRY (COLOR: RAL 3001)
	GRADIENT COLOR ALUMINUM COMPOSITE METAL (ACM) PANELS (BASIS-OF-DESIGN: ALUCOBOND, COLORS, FROM TOP: SAKURA, CUPRAL, ANTHRACITE SILVER METALLIC, OCEAN)

PROJECT:

CITY OF OXNARD
OXNARD FIRE STATION 2

531 E PLEASANT VALLEY RD
OXNARD, CA 93033



CONSTRUCTION NOTES

GENERAL NOTES

1. APPROXIMATE LOCATION(S) AND SIZE(S) OF ROOF-MOUNTED EQUIPMENT SHOWN DASHED. LOCATION(S) AND SCREENING REQUIREMENTS SHALL BE VERIFIED BY ARCHITECT.

DESCRIPTION:	DATE:
50% SCHEMATIC DESIGN	03/08/24
90% SCHEMATIC DESIGN	06/03/24
DAC SUBMITTAL	08/21/24
DAC RESUBMITTAL	04/09/25
DAC RESUBMITTAL	07/07/25

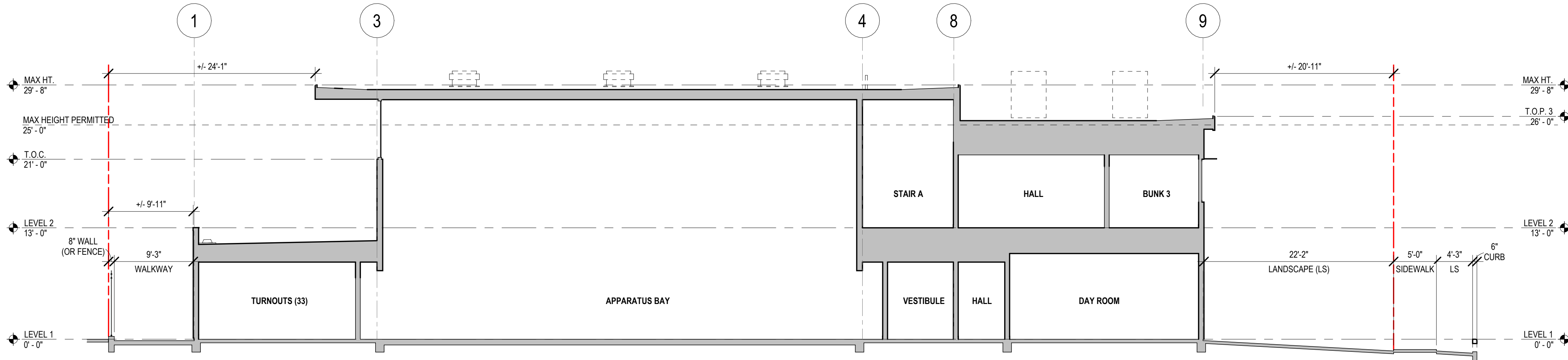
NOT FOR
CONSTRUCTION

PROJECT NUMBER:
230501

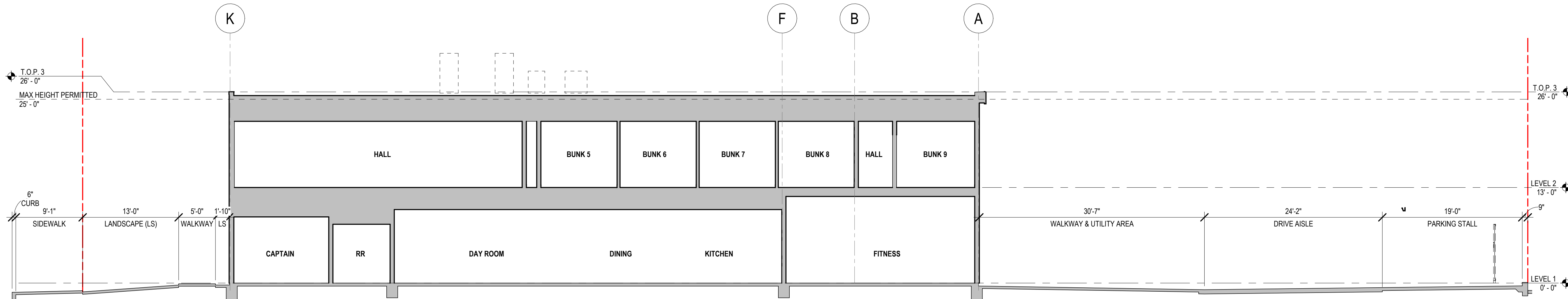
SHEET TITLE:
BUILDING
SECTIONS

SHEET NUMBER:

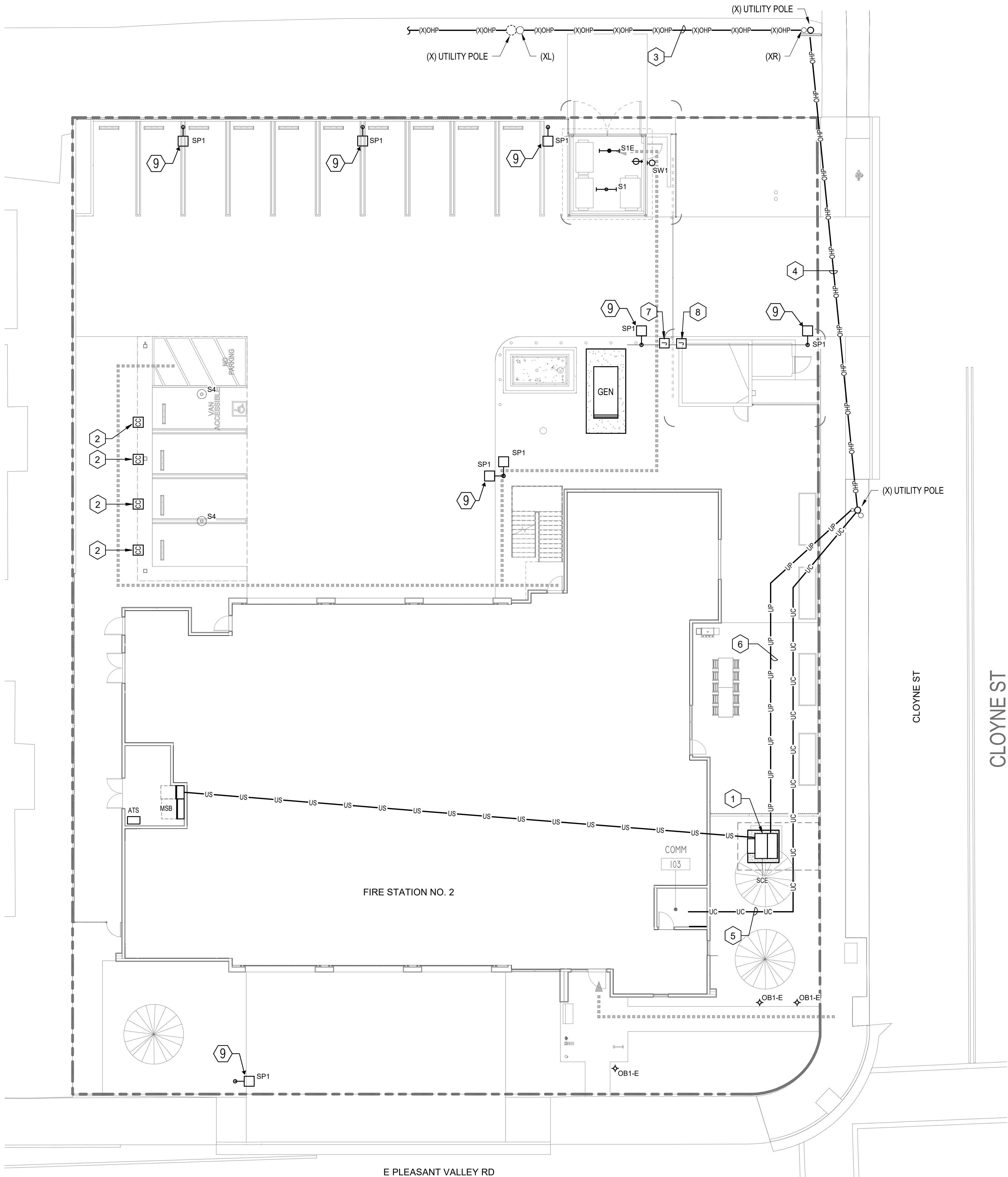
A4.1



B1 BUILDING SECTION
A4.1 SCALE: 1/8" = 1'-0"



D1 BUILDING SECTION
A4.1 SCALE: 1/8" = 1'-0"



GENERAL NOTES - SITE

- 1 ELECTRICAL CONTRACTOR TO VERIFY EXACT PLACEMENT OF HANDHOLDS AND CONDUIT ROUTING WITH OWNER/ARCHITECT PLANS PRIOR TO ROUGH IN.
- 2 ELECTRICAL CONTRACTOR SHALL COORDINATE TEMP POWER WITH UTILITY PLANNER.
- 3 CONTACT SDG&E PLANNER TBD COORDINATE CONNECTION TO SDG&E SERVICE.
- 4 CONTACT LOCAL INTERNET PROVIDER PLANNER TO COORDINATE CONNECTION TO SERVICE.
- 5 STAND-BY GENERATOR SHOP DRAWING SUBMITTAL FOOTPRINT DIMENSION SHALL NOT EXCEED THE FOOTPRINT DIMENSION SHOWN ON THIS DRAWING. THE DIMENSIONS INCLUDE THE NEMA 3R ENCLOSURE AND EXHAUST TURN-UP.
- 6 IT SHALL BE THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO OBTAIN ALL GENERATOR PERMITS REQUIRED FOR INSTALLATION AND OPERATION OF THE DIESEL ENGINE GENERATOR.
- 7 ALL UNDERGROUND POWER CIRCUIT CONDUIT SHALL BE MIN. 1" C. AND CONDUCTORS SHALL BE #10 MIN. U.O.N.
- 8 REFER TO TRAFFIC SIGNAL PLAN FOR INFORMATION AND REQUIREMENTS.

SHEET KEYNOTES

- 1 NEW PAD MOUNTED SCE TRANSFORMER. VERIFY ALL ELECTRICAL CONNECTIONS, LOCATIONS, AND REQUIREMENTS WITH SCE SHOP DRAWINGS PRIOR TO ROUGH IN.
- 2 PROVIDE 2" C.O. WITH NYLON PULL WIRE AND SPARE 40A 2P BREAKER FOR FUTURE EV STATIONS. VERIFY CONDUIT ROUTING AND FUTURE EV LOCATIONS WITH OWNER/ARCHITECT PLANS PRIOR TO ROUGH IN.
- 3 MAINTAIN EXISTING 3PH, 12KV OVERHEAD LINE AND REMOVE EXISTING 1PH, 120/240V OVERHEAD LINE.
- 4 REMOVE EXISTING 1PH, 120/240V OVERHEAD LINE AND PROVIDE NEW 3PH, 12KV OVERHEAD LINE.
- 5 PROVIDE (24" C.O. FOR COMMUNICATIONS SERVICE. VERIFY CONDUIT REQUIREMENTS WITH SERVICE PROVIDER SHOP DRAWINGS PRIOR TO INSTALLATION.
- 6 PROVIDE AND INSTALL NEW UNDERGROUND C.O. FROM SCE UTILITY POLE RISER TO NEW PAD MOUNTED TRANSFORMER. COORDINATE ROUTING AND REQUIREMENTS WITH SCE SHOP DRAWINGS PRIOR TO ROUGH IN.
- 7 PROVIDE WEATHERPROOF POWER JUNCTION BOX AND MOTOR RATED TOGGLE SWITCH FOR GATE MOTOR CONTROLLER. VERIFY LOCATION WITH ARCHITECTURAL PRIOR TO INSTALLATION.
- 8 PROVIDE WEATHERPROOF COMM JUNCTION BOX FOR GATE MOTOR CONTROLLER. VERIFY REQUIREMENTS WITH GATE MANUFACTURER PRIOR TO ROUGH IN. PROVIDE 3/4" C.O. WITH PULLSTRING FROM MOTOR CONTROLLER JUNCTION BOX TO TELECOM ROOM.
- 9 SP1 18-FT LIGHTING POLE.

005-152

REGISTERED PROFESSIONAL ENGINEER
ELECTRICAL
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
Exp. 03/31/25

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DESIGN GROUP

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ELEN

CONSULTING

5150 CHESAPEAKE DR, STE 220
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www.ELENconsulting.com

PROJECT:

CITY OF OXNARD
OXNARD FIRE STATION 2
531 E PLEASANT VALLEY RD
OXNARD, CA 93033

CITY OF
OXNARD
CALIFORNIA

DESCRIPTION:	DATE:
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DAC RESUBMITTAL	04/09/25
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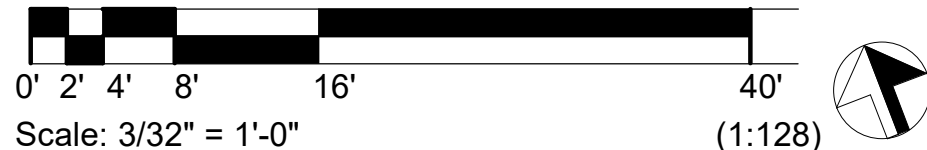
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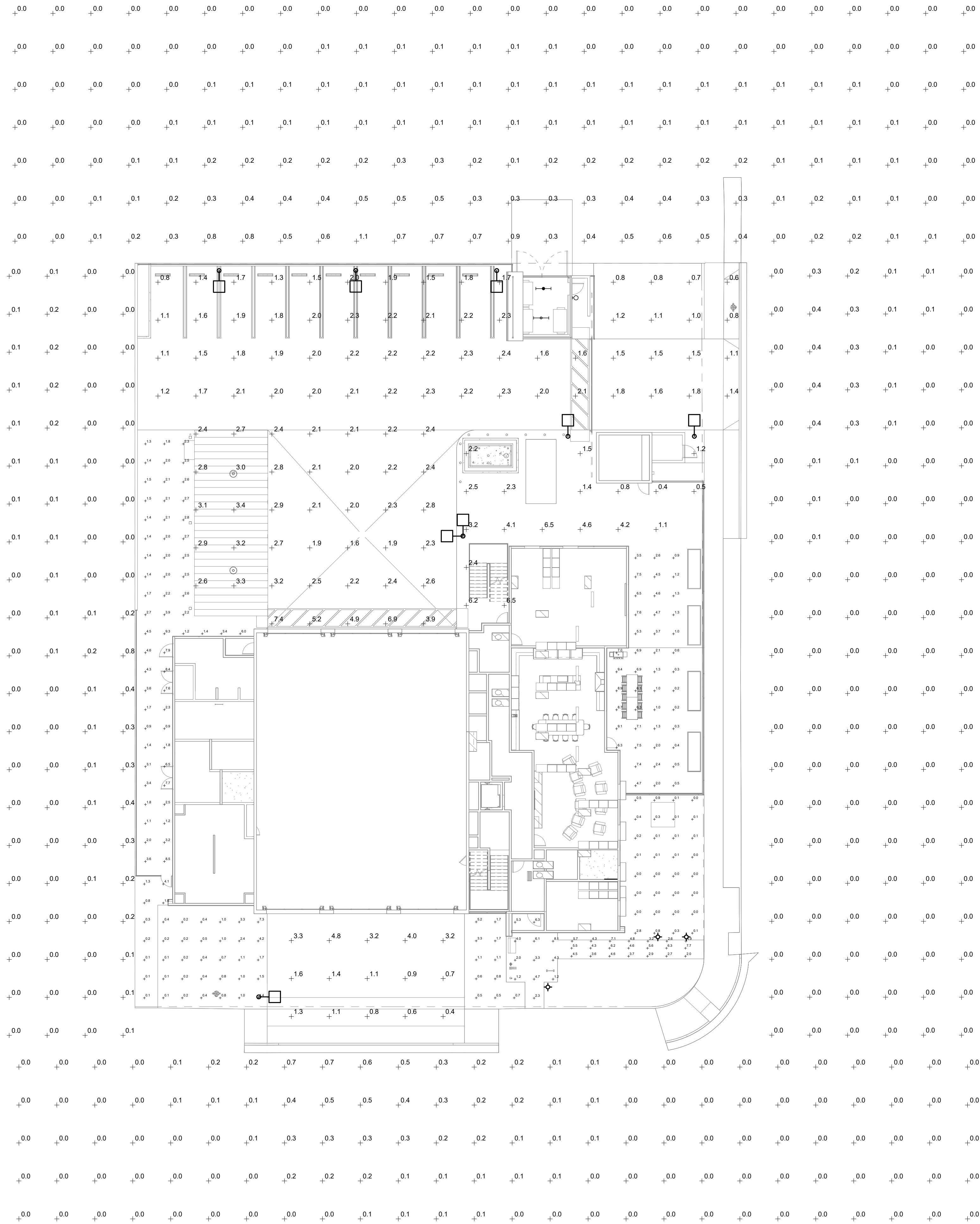
PROJECT NUMBER:
005-152

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ELECTRICAL SITE PLAN

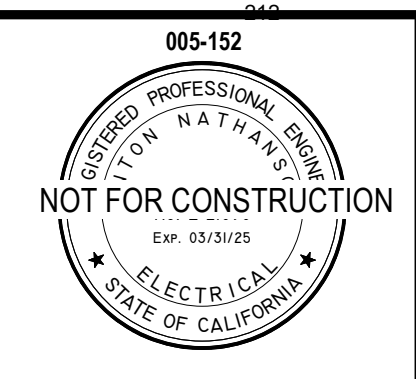
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E1.0





Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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FRONT ENTRANCE	+	1.9 fc	4.8 fc	0.4 fc	12.0:1	4.8:1
LANDSCAPE EAST	+	0.2 fc	2.8 fc	0.0 fc	N/A	N/A
LANDSCAPE WEST	+	1.1 fc	7.3 fc	0.1 fc	73.0:1	11.0:1
LIGHT TRESPASS EAST	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
LIGHT TRESPASS NORTH	+	0.1 fc	1.1 fc	0.0 fc	N/A	N/A
LIGHT TRESPASS SOUTH	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A
LIGHT TRESPASS WEST	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
OUTDOOR FITNESS/ DINNING	+	3.9 fc	9.4 fc	0.2 fc	47.0:1	19.5:1
OUTDOOR SERVICE HALL	+	3.0 fc	9.3 fc	0.9 fc	10.3:1	3.3:1
OUTDOOR STAIR	+	1.6 fc	5.2 fc	0.5 fc	10.4:1	3.2:1
PARKING LOT	+	2.2 fc	7.4 fc	0.6 fc	12.3:1	3.7:1
VALLEY RD ENTRY	+	4.3 fc	8.1 fc	1.2 fc	6.8:1	3.6:1



PROJECT:

CITY OF OXNARD

OXNARD FIRE STATION 2

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OXNARD, CA 93033



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90% SCHEMATIC DESIGN	06/03/24
DAC SUBMITTAL	08/21/24
DAC RESUBMITTAL	04/09/25
DAC RESUBMITTAL	07/07/25

NOT FOR CONSTRUCTION

PROJECT NUMBER:

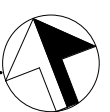
005-152

SHEET TITLE:

LIGHT TRESPASS
SITE
PHOTOMETRIC

SHEET NUMBER:

E4.5



ATTACHMENT C

FINAL IS/MND

SEE LINK BELOW

<https://www.oxnard.gov/community-development/planning-environmental-services/environmental-postings>

ATTACHMENT D

DRAFT RESOLUTION (PZ 23-500-06 SPECIAL USE PERMIT)

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 24-500-06 (SPECIAL USE PERMIT) TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY FIRE STATION NO. 2 AND RELATED IMPROVEMENTS LOCATED ON THE EXISTING 0.67-ACRE PROPERTY AT 531 EAST PLEASANT VALLEY ROAD (APN: 222-0-134-295). FILED BY CITY OF OXNARD PUBLIC WORKS DEPARTMENT (THE “APPLICANT”) ON BEHALF OF THE CITY OF OXNARD, LLC, 214 S. C STREET, OXNARD, CALIFORNIA 93030 (THE “PROPERTY OWNER”).

WHEREAS, on October 7, 2024, City of Oxnard Public Works Department (the “Applicant” and/or “Permittee”), submitted a request to approve Planning and Zoning Permit No. 24-500-06 (Special Use Permit), to allow for the demolition an existing one-story fire station (Oxnard Fire Station No. 2) and construct a new two-story 12,585 square foot fire station, ancillary structures, reduced front yard setbacks, reduced side yards setbacks, increased lot coverage, and increased building height and related improvements on an existing 0.67-acre at 531 E. Pleasant Valley Road (“the Project”); and

WHEREAS, the City of Oxnard as the Lead Agency, has prepared Final IS/MND No. 25-02 in accordance with the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City’s Environmental Review Guidelines; and

WHEREAS, pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures by which lessened potential adverse impacts to a level of less than significant. Therefore, the Planning Division has prepared a Mitigated Negative Declaration with mitigation measures and monitoring program in accordance with the provisions of CEQA, including, without limitation CEQA Guidelines Sections 15070, 15071, 15072, and 15073, which have been incorporated as conditions; and

WHEREAS, a Notice of Intent to Adopt an Initial Study and Draft Mitigated Negative Declaration (IS/MND) (MND No. 25-02) for the Project was published and posted on October 27, 2025, at the State Office of Land Use & Climate Innovation (LCI) website and at the Ventura County Recorder’s Office pursuant to CEQA Guidelines Sections 15072 and 15073; and

WHEREAS, the public comment period on the Draft IS/MND ran for thirty (30) days commencing on October 27, 2025 and ending on November 26, 2025; and

WHEREAS, after the close of the comment period on the IS/MND, the IS/MND was modified as set forth in Chapter 2 Response to Comments of the Final IS/MND document; and

Resolution No. 2026-XX (PZ 24-500-06)

Planning Commission Hearing Date: April 2, 2026

Page 2 of 24

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City has prepared Final IS/MND No. 25-02 containing all comments received on the Draft IS/MND, written responses to all substantive comments, and necessary changes to the text of the Draft IS/MND; and

WHEREAS, on April 2, 2026, the Planning Commission conducted a duly noticed public hearing to consider the Applicant's request to approve Planning and Zoning Permit No. 24-500-06 (Special Use Permit) for the construction of a new two-story Fire Station No. 2 building and related improvements, in accordance with Sections 16-530 through 16-553 (Special Use Permit) of the Oxnard City Code; and

WHEREAS, Section 16-536 of the Oxnard City Code authorizes the Planning Commission to approve a Special Use Permit; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in Section 16-531 (Special Use Permit) of the Oxnard City Code; and

WHEREAS, the Commission considered Final IS/MND No. 25-02 prior to taking action on the Project; and

WHEREAS, the Development Advisory Committee (DAC) reviewed the plans on May 7, 2025, and provided conditions of approval for the project that are incorporated within the recommended permits; and

WHEREAS, the Planning Commission finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof, and the Oxnard City Code for the reasons set forth in the Planning Commission Staff Report; and

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

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

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Staff Report and all attachments thereto, pursuant to Section 16-531 of the Oxnard City Code, the Planning Commission finds with respect to the Special Use Permit:

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

As described in the Staff Report, development of Fire Station No. 2 located in a community reserve zone is consistent with General Plan goals and policies, which promotes enhancing resident quality of life as well as space for the expansion of public facilities to support the community's vision.

2. **The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed special use permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare.**

The project proposes to demolish the existing Fire Station No. 2 and construct a new two-story Fire Station No. 2. The project site is surrounded by residential and religious facility (church) uses. The proposed project, including uses and structures, is in alignment with the neighboring uses, buildings, and structures, and therefore will not adversely affect or be materially detrimental to such uses, buildings, or structure, nor to the public health, safety and general welfare.

3. **The site that is subject to the special use permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and items which may be required by Section 16-532.**

The size and shape of the project site allows for the development of yards, walls, fences, and parking, as required by the project. Proposed exceptions to front yard setback, side yard setback, and building height, per the SUP, accommodate the specific requirements of the Fire Station No. 2 development project. Given these circumstances, the site for the proposed use is adequate in size and shape.

4. **The site that is subject to the special use permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate.**

As described in the Staff Report, the project will be accessed via two driveways taking access from Pleasant Valley Drive to the South and Cloyne Street to the East. The site will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic the proposed project is anticipated to generate, which is minimal given that the use is a fire station.

5. **The site that is subject to the special use permit shall be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

As a condition of approval for the special use permit, the applicant shall be required to design and construct stormwater facilities that provide stormwater treatment that

Resolution No. 2026-XX (PZ 24-500-06)
Planning Commission Hearing Date: April 2, 2026
Page 4 of 24

meets the requirements of the County of Ventura. Other existing services are adequate to provide for the proposed project.

SECTION 4. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment as identified and discussed in Final IS/MND No. 25-02. Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, has prepared an IS/MND (State Clearinghouse No. 2025101324) in accordance with the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The IS/MND identifies and discusses potential impacts, mitigation measures, and monitoring requirements.

SECTION 5. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby approves Planning and Zoning Permit No. 24-500-06 (Special Use Permit), subject to the attached conditions of approval and contingent on approval of Planning and Zoning Permit No. 24-500-07, Zone Text Amendment (PZ No. 24-580-03) for Fire Station No. 3.

SECTION 6. This Resolution shall not become effective unless and until the City of Oxnard City Council adopts Final IS/MND No. 25-03 and approves the associated Zone Text Amendment (PZ No. 24-580-03). If the City Council fails to approve any of these permits, then this Resolution shall become null and void and be of no further force and effect.

SECTION 7. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 8. The Secretary shall certify the adoption of this Resolution.

[CONDITIONS OF APPROVAL ON FOLLOWING PAGE]

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This Project permit is granted for the plans approved April 2, 2026, (collectively, “the plans”) on file with the Planning Division and approved pursuant to this Resolution. The Project shall conform to the plans, except as otherwise specified in these conditions or a modification is approved pursuant to the approval of the Community Development Director or Designee.
2. All required off-site and on-site improvements for the project, as outlined for each phase, including structures, paving, and landscaping, shall be completed prior to final inspection unless the Community Development Director or Designee allows for the improvements to be deferred.
3. By commencing any activity related to the project or using any structure authorized by this permit, the Permittee accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
4. Permittee shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, the original completed, signed and notarized document, together with the required fees, shall be submitted to the Planning Manager for recordation.

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5. Permittee shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code.
6. Permittee shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
7. Permittee shall not permit any combustible refuse or other flammable materials to be burned on the project property.
8. Permittee shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief.

LANDSCAPE STANDARD CONDITIONS

9. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, the Permittee shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Community Development Department and obtain approval of such plans. (PK/DS, PK-2)
10. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELo). (PK, PK-7.1)

WATER CONSERVATION

11. The design of the irrigation system shall include a water sensor shut off device as a water conservation measure. (PK, PK-22)
12. At time of submittal for plan check, the project's Landscape Architect or Architect shall provide the Community Development Department with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)
13. The Landscape Plans submitted to the Building and Engineering Division shall include a note that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

LANDSCAPE SPECIAL CONDITIONS

14. The final landscape plan shall be reviewed and approved by the Public Works Director or their designee prior to the issuance of a building permit. (PL)

PLANNING DIVISION

15. Plans submitted for building permit applications, including pre-manufactured structures, shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)
16. Any application for a Minor Modification to the project shall be accompanied by two copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)
17. Before building permits are issued, the improvement plans prepared for the project shall include a reproduction of all conditions of this permit as adopted by Resolution of the Community Development Director, or designee in all sets of construction documents and specifications for the project. If the architectural, structural, and civil improvements are submitted as one set for building permits, the conditions shall be on the architectural set. (PL, PL-3)
18. Permittee may not modify any use approved by this permit unless the Planning Division Manager determines that Permittee has provided the parking required by the City Code for the modified use. (PL, PL-7)
19. Parking areas, shall be between 1 and 7-foot candles, unless otherwise approved, and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.
20. During the plan check review process, the Permittee shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
21. Prior to issuance of building permits, the Permittee shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Permittee shall submit a plan showing both the lighting and landscape on the same sheet.
22. Outdoor lighting instruments shall not be placed in close proximity to trees. In the event

outdoor lighting instruments and trees are in close proximity an Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. Plan sheet shall include:

- a. Tree species table which shows canopy bottom, top, and broadest diameter at a 20-year maturity. Bottom of tree canopies shall not be less than 15-above any drive area to provide clearance for Fire and Solid Waste Vehicles.
 - b. Uplighting shall not count towards the photometric foot-candle requirements.
 - c. Areas where walkways exist opposite from parking stalls, Pole and arm instruments should be placed directly opposite from finger-planters.
 - d. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. (PL)
23. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Permittee shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street to the satisfaction of the Public Works Director. (PL/B, PL-8)
24. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, PL-9)
25. Dust control shall be provided at all times during project property preparation and construction activities. (B/DS, PL-13)
26. Prior to issuance of building permits, the Permittee shall pay the document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).
27. If roof heating and cooling systems and other exterior mechanical equipment are proposed and located from adjoining property and public streets, the design shall recess or screen the roof exterior mechanical components. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. A note shall be placed on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)

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28. Exterior utility meter panels if proposed shall be painted to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, PL-43)
29. Permittee shall comply with the provisions of applicable VCAPCD (Ventura County Air Pollution Control District) Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). (PL)
30. This permit is granted subject to approval of Planning and Zoning Permit (PZ) 24-580-03 (Zone Text Amendment) by the Oxnard City Council. (PL)
31. This permit shall automatically become null and void 36 months from the effective date of the proposed Zone Text Amendment (PZ 24-580-03) (30 days after the second reading), unless Permittee has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements.

PLANNING DIVISION MITIGATED NEGATIVE DECLARATION MITIGATION MEASURES

32. The following Mitigation Measures originally set forth in the Reporting/Monitoring Program, adopted for Oxnard Fire Station No. 2 Mitigated Negative Declaration (MND No. 25-02), shall be fully satisfied to the extent each applies to the Project, as set forth in detail in the Project's CEQA Consistency Checklist. The measures shall be included as conditions of required permit action to the extent each applies to the Project, and compliance shall result in potential impacts reduced to a level of less than significant and there shall be no residual impacts from the proposed Project. In the event of a conflict between the Project's CEQA MMRP and the below conditions, the former shall govern and control. Proposed mitigation for those impacts is as follows:

Biological Resources

Mitigation Measure BIO-1: This measure shall be included in construction drawings. If possible, ground disturbing activities and vegetation removal should be timed to occur outside the bird nesting season (September 1 to January 31).

If ground disturbing activities or vegetation removal are scheduled during the bird nesting season (February 1 to August 31), a preconstruction survey for nesting birds shall be conducted within 72 hours prior to initiation of construction activities. The survey shall be conducted by a qualified avian biologist with prior experience conducting nesting bird surveys for construction projects. The study area shall include the Project Site and a 100-foot buffer. If no active nests are found, no additional measures are required. This survey shall be repeated if there is a lapse in activities related to the project for fourteen

days or more.

If active nests are found, the avian biologist shall map the location and document the species and nesting stage. The avian biologist shall implement an avoidance buffer area appropriate to the species. The qualified avian biologist may adjust the avoidance buffer based on field observations of bird behavior and biology, if it can be demonstrated that the nest will be unaffected by project activities and the risk of nest failure is avoided. The nest site shall be fenced and/or flagged in all directions, and this area shall not be disturbed until the nest becomes inactive.

Cultural Resources and Tribal Cultural Resources

Mitigation Measure CUL-1: This measure shall be included in construction drawings. If previously unidentified buried archeological resources are uncovered during ground disturbing activities, work within 50 feet of the area of the find must halt, and a qualified archaeologist approved and retained by the City shall be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, the qualified archaeologist shall expeditiously prepare and implement a research design and archaeological data recovery plan that captures those categories of data for which the site is significant in accordance with Section 15064.5 of the *State CEQA Guidelines*.

Mitigation Measure CUL-2: This measure shall be included in construction drawings. In the event of unanticipated discovery of human remains and associated funerary or ceremonial objects:

1. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
2. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.98 as well as Health and Safety Code Section 7050.5 shall be followed.
3. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
4. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
5. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Geology and Soils

Mitigation Measure GEO-1: This measure shall be included in construction drawings. In the event paleontological resources are discovered during ground-disturbing construction activities, all work shall be halted within 50 feet of the discovery. A qualified

paleontologist shall be retained, and a Paleontological Resource Mitigation Plan shall be prepared to address assessment and recovery of the resource in accordance with applicable federal, state, and local regulations and the professional standards set forth by the Society of Vertebrate Paleontology. A final report documenting any found resources, their recovery, and disposition shall be prepared in consultation with the City of Oxnard, and a copy of the report shall be provided to the City of Oxnard Planning Division.

Hazards and Hazardous Materials

Mitigation Measure HAZ-1: This measure shall be included in construction drawings. Prior to issuance of a grading permit, a Soil Management Plan (SMP) shall be prepared by a qualified environmental professional to establish appropriate management practices for handling impacted soil if encountered during construction activities. These documents shall include the following:

- Site control procedures to control the flow of personnel, vehicles, and materials in and out of the Site.
 - Measures to minimize dust generation, storm water runoff, and tracking of soil off-site.
 - Protocols for soil removal and subsequent subsurface soil sampling and evaluation.
 - Protocols for conducting earthwork activities in areas where impacted soil is present or suspected. Worker training requirements, health and safety measures, and soil handling procedures should be described.
 - Protocols to evaluate the quality of soil suspected of being contaminated so that appropriate mitigation, disposal, or reuse alternatives, if necessary, can be determined.
 - Procedures to evaluate and document the quality of any soil imported to the Site.
33. Prior to issuance of a site improvement permit, the Permittee shall provide a written status report to the City for all mitigation measures indicated in the mitigation monitoring program as required prior to this point in the construction process.

ENVIRONMENTAL RESOURCES DIVISION

34. This property is required to comply with state mandated diversion laws and must make provisions to manage three material streams (recycling, organics, trash) in any waste enclosure(s) constructed.
35. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, the Permittee shall complete and submit a “Environmental Resources Division Construction and Demolition Waste Management Plan” (“C&D Plan”) to the City for review and approval. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The C&D Plan shall

- include the entire project area, even if tenants are pursuing or will pursue independent programs. The C&D Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The C&D Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. The Permittee shall use the appropriate C&D Plan form as defined by the Environmental Resources Division.
36. Permittee shall follow the approved “Environmental Resources Division Construction and Demolition Waste Management Plan” and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of project activity, the Permittee shall complete and submit the “Environmental Resources Division Construction and Demolition Waste Management Report” (“C&D Report”) and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the Permittee shall provide documentation, on the disposal facility’s letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Permittee shall submit and obtain approval of the C&D Report prior to issuance of a certificate of occupancy.
 37. Permittee shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Permittee shall arrange for self-hauling.
 38. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, as appropriate, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383, AB 827); how staff will participate in the program; and how customers will be alerted to the presence of recycling on site and how contamination will be minimized. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities for processing and/or Disposal.
 39. This property is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
 40. Any landscaping maintenance resulting in organic material needing disposal, if performed in-house or via third party, must not be placed in the trash. All organic materials are required to be diverted from landfill disposal. Any third-party contract/service agreement must stipulate this requirement and be verified through the Environmental Resources Division.
 41. The trash enclosure shall meet the City’s latest trash enclosures requirements at the time of building permit submittal, or as approved by the Public Works Director.

42. Permittee shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

FIRE DEPARTMENT

43. All vehicle access driveways on the project property shall be designed to be at least 26 feet wide, exclusive of shoulders. The civil improvements shall be designed to mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. All designated fire lanes shall be marked in accordance with the California Vehicle Code. (FD/B, F-1)
44. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, F-2)
45. Before the City issues building permits, the Permittee shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
46. Two certified fire flow tests for the project property shall be obtained. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. The results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)
47. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, F-5)
48. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
49. At all times during construction, the Permittee shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, F-7)
50. Permittee shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
51. Security devices and measures shall be installed, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, F-9)
52. The project shall provide Central station monitoring of the fire sprinkler system and all

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control valves. (FD, F-10)

53. The turning radius of all project property driveways and turnaround areas used for emergency access shall be reviewed and approved by the City Traffic Engineering Department. (FD, F-11)
54. Automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD/PD, F-12)
55. Permittee shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD/PD, F-13)
56. The project shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, F-14)
57. The project shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, the Permittee shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)
58. The project shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, F-17)

FIRE DEPARTMENT SPECIAL CONDITIONS

59. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.
60. Before the city issues a certificate of occupancy, the Permittee shall install a Knox key vault at a location to be determined by the Fire Department.
61. All trash enclosures require sprinklers.
62. Alley shall be maintained without obstructions and a minimum clear width of 20 feet and clear height of 13 feet 6 inches.
63. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
64. Fire hydrants shall be operational and accessible at all times. No parking, storage or

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staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.

65. FDC is required to be within 50-feet of the fire hydrant and not across drive isles.
66. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.
67. Verify height of parapet. Not to be over 40 inches.
68. Fire sprinkler coverage is required for:
 - a. Patios, overhangs or any other projections that are 48" or more from the structure.
 - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
 - d. Before the city issues a certificate of occupancy, the Permittee shall install a Knox key vault at a location to be determined by the Fire Department.

POLICE DEPARTMENT

69. A Security Camera System is highly recommended for this project due to the nature of the business, the physical assets on site, and the potential for liability claims from the use/misuse of potentially dangerous equipment. If the applicant plans to install a Security Camera System it should meet the Police Department's Security Plan Guidelines. These guidelines can be obtained upon request via specialprojects@oxnardpd.org.
70. If Security cameras are installed the system should be designed to capture images of all persons and all vehicles that enter the site. The following recommendations should be considered if a security system is incorporated:
 - a. The camera system should be cloud based to facilitate off-site and mobile monitoring.
 - b. Cameras and supporting equipment should supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
 - c. Cameras should be made by a reputable manufacturer and maintained to current industry standards.

- d. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
- e. The video system should utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
- f. The video system should allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
- g. Recorded images should bear a date and time stamp that cannot be altered.
- h. All entry doorways to the premises should be monitored by a camera or cameras that are strategically mounted for face capture of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground. Face capture images shall be determined as those images where the clarity of a person's facial image is sufficient for later identification.
- i. All vehicular entrances to the parking facilities should be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.
- j. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
- k. A camera should be dedicated to face capture image of any person accessing the call system at the exterior of the primary entrance.
- l. Site management should provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
- m. Security cameras should be installed to monitor activity around each side of the building's exterior.

SECURITY PLAN

- 71. Unless alternate arrangements are made in coordination with the Oxnard Police Department, a Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The purpose of the Security Plan is to align the applicant's need to secure the development site for its end users with current security standards and to provide the Police Department an understanding of the layout of the site in the event of a critical incident. The Security Plan, when submitted directly to the Police Department, is considered a confidential document. The plan shall include:
 - a. The Security Plan Sheet will identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.

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- b. The Security Plan should include a chart identifying each camera by an alpha-numeric, the scope of their capture area, and placement of the camera above the floor/ground.
 - c. The Security Plan should identify all doors with an alpha-numeric (e.g. D-1, D-2, etc.) that serve passage between public & semi-public, semi-public to semi-public and similar access points. When a camera is positioned for face capture it shall be noted on the camera chart.
 - d. The Security Plan Should identify any area which is served by an intrusion/burglary alarm system.
 - e. Click-to-Enter technology should be installed to provide access for first responders to all entrances to the facility that serve as an interface between public and semi-public areas. All such access points shall be identified on the Security Plan.
 - f. The permittee/property manager/owner should maintain all security features in good working condition and consistent with industry standards.
72. Block walls on the site, including trash enclosures, shall have adjacent irrigated landscape areas or strips containing plantings that dissuades the application of graffiti. Creeping fig or similar plantings are suggested.
73. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)

BUILDING & ENGINEERING DIVISION

74. All plan check and processing fees shall be paid by the Permittee in effect at the time of construction plan submittal. All development fees and other applicable fees in effect at permit issuance shall be paid prior to permit issuance. (DS-1)
75. Before connecting the project to existing sewer and water service laterals the service laterals shall be inspected (pothole or video). Within the boundary of the project site, the permittee is required to bring all existing water services into compliance with current City standards, including removal of unused water or sewer laterals by disconnection at the main to the satisfaction of the Public Works Director. (DS-7)
76. The water system shall be designed to provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. (DS-11)
77. All new on-site and off-site electric, cable, telephone and similar utility service laterals

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- shall be installed underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider or to the satisfaction of the Public Works Director. (DS-12)
78. All grading shall conform to City's standard grading notes, City Code, and recommendations of the project soils engineer as approved by the City Engineer. (DS-30)
 79. Permittee shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public right-of-way. (DS-31)
 80. All slopes steeper than 5 (horizontal) to 1 (vertical) shall have a minimum 18-inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb, or similar improvement. (DS-32)
 81. The grading plan shall be designed to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
 82. The civil improvements shall be designed to provide adequate vehicle sight distance at all driveways and intersections as specified by Caltrans specifications. (TR-71)
 83. Install bike racks in accordance with City standards at locations approved by the City Traffic Engineer. (TR-73)
 84. The project shall be designed to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. All stormwater quality calculations and associated construction plans shall demonstrate compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
 85. The stormwater quality calculations shall include site-specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)

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86. Using forms provided by the Building & Engineering Division, a stormwater quality control measures maintenance and operations plan ("the Plan") for this project shall be submitted to the Community Development Engineering Division for review and approval. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, the Plan shall provide proof of a contract or contacts with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. No grading or building permit shall be issued until the Community Development Director or his designee approves the Plan and the stormwater covenant with the Plan included as an exhibit is ready for recordation by the City. (DS-82)
87. The stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The Director of Public Works or their designee may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. The sidewalks, drive aisles, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. It is prohibited to discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)
88. The design engineer shall communicate with the project landscape architect and shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape-based stormwater quality best management practices. (DS-84)
89. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, the Permittee shall obtain an assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Permittee in accordance with the NPDES Construction General Permit. The project shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall be updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite. (DS-86)

BUILDING & ENGINEERING SPECIAL CONDITIONS

90. All plan check and processing fees shall be paid by the project proponent in effect at the time of construction plan submittal. All development fees and other applicable fees in effect at permit issuance shall be paid prior to permit issuance. (DS)
91. All grading shall conform to City's standard grading notes, City Code, and recommendations of the Project soils engineer as approved by the City Engineer. (DS)

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92. The site improvement plans and technical reports shall be prepared using standards and format(s) from the City of Oxnard Community Development Department Building and Engineering Division by a civil engineer licensed in the State of California. The design shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Building and Engineering Division. (DS)
93. At the improvement plan check submittal for construction permit, provide a Title Report with hyperlinks or provide all the referenced information on the Title Report (all the items listed on the exclusions section). The Title Report shall not be more than 6 months old at the time of improvement plan check submission. (DS)

TRASH ENCLOSURE

94. The trash enclosure shall be designed and constructed to the latest requirements from the Community Development Department and Public Works Environmental Resources Division to store three (3) 4-yard bins. (DS)
95. The trash enclosure shall face the alley and be positioned 5-feet away from the alley so that the doors/gates will not interfere with the alley when in open configuration, unless approved otherwise by the Environmental Resources Division. (DS)
96. The trash enclosure shall be located at least 25 feet from the back of the public sidewalk, unless approved otherwise by the Environmental Resources and Traffic Divisions. (DS)
97. The trash enclosure shall include a 15-foot concrete service apron for the full width of the alley in front of the trash enclosure designed to withstand the full loaded weight of the trash truck. An accessible path of travel shall connect the building to the trash enclosure. The trash enclosure shall have architectural mesh, or approved equal treatment, between the top of the wall and the ceiling to prevent unauthorized access. (DS)

PARKING AND SITE LAYOUT

98. The site vehicular access shall be designed to allow the fire trucks to enter and exit from the public street. (DS)
99. The driveway approach fronting the public street shall include a 5-foot pedestrian path of travel behind the driveway apron for pedestrian accessibility, unless approved otherwise by the City Engineer. (DS)
100. The parking facility shall be designed to meet the latest applicable City-adopted California Building Standards Code for accessible and electric vehicle parking, including accessible parking to be provided for each type of parking facility. (DS)
101. Standard parking stalls shall be 19'x9' or 17'x9' with a two foot (2') vehicle overhang. If

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wheel stops are used, they shall be placed at the 17-foot mark. (DS)

102. Electric vehicle parking and accessible parking stalls shall be 18-foot-deep minimum without wheel stops. If wheel stops are used, the stalls shall be 19 feet deep with the wheel stops placed at the 17-foot mark. (DS)
103. Standard parking spaces shall be delineated with a double 3" stripe per City Code. (DS)
104. The design of the parking lot structural sections shall be designed based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The subgrade shall be tested for R-value during construction of the parking lot prior to placing base material and asphalt. (DS)

PUBLIC ROADWAY CONDITIONS

105. The roadway pavement affected by the trenching shall be restored from curb-to-curb for a minimum width of 8 feet unless approved otherwise by the City Inspector. (DS)
106. If the project improvements include public streets and alleys, the project shall use recycled materials for the public streets and alleys construction. The recycled materials shall, to the extent feasible and cost-effective, comply with Caltrans standard specifications adopted in 2018, meeting the requirements of AB 2953. Recycled materials include: (1) Recycled base and subbase materials as set forth in Sections 25-1.02 and 26-1.02 of the Caltrans standard specifications. (2) Reclaimed asphalt pavement and other materials in asphalt as set forth in Section 39-2.02B of the Caltrans standard specifications. (3) Reclaimed aggregate, fly ash, returned plastic concrete, and other materials in concrete as set forth in Sections 90-1.02, 90-2.02, and 90-9 of the Caltrans standard specifications. (DS)

SPECIAL UTILITY CONDITIONS

107. Existing utilities that are longer needed by the project shall be removed at the City's main in the public right-of-way per City Standards. Onsite existing utilities that used to serve demolished buildings or existing buildings to be demolished, shall be shown to be removed or abandoned on the improvement plans meeting the requirements of the project geotechnical engineer. (DS)
108. Before connecting the project to existing sewer and water service laterals the service laterals shall be inspected (pothole or video). The project is required to bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS)
109. All on-site and off-site electric, cable, telephone and similar utility service laterals shall be installed underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS)

SPECIAL STORMWATER CONDITIONS

110. The design and construction of the stormwater facilities shall provide stormwater treatment that meets the requirements of the Ventura County 2010 MS4 permit and the 2018 Technical Guidance Manual. A geotechnical report shall be submitted to demonstrate the technical evaluation of the feasibility or infeasibility of stormwater infiltration. The Geotechnical report shall apply a reduction factor in accordance with the infiltration testing method consistent with the LA County infiltration Design Guidelines. (DS)
111. The sizing of the stormwater treatment facility shall include the entire tributary area with a weight C-composite value. (DS)
112. If stormwater infiltration is proposed, pre-treatment is required for infiltration-based facilities consistent with the 2018 Technical Guidance Manual (TGM). An infiltration test shall be conducted at the bottom of the infiltration facility prior to backfill to validate that the infiltrate rate meets or exceeds the selected design value. The edge of the infiltration shall be located at least 10 feet from the neighboring property line and building foundation. (DS)
113. If infiltration is deemed technically infeasible, the project shall provide stormwater treatment using biofiltration or proprietary biofiltration sized at 150% of the required design storm intensity consistent with the 2018 TGM. (DS)
114. The building finished floor shall be designed to be at least 25 inches above the lowest adjacent street gutter or demonstrate to the satisfaction of the City Engineer that the finished floor will be protected against the 100-year storm event. (DS)
115. Using forms provided by the Development Services Division, a stormwater quality control measures maintenance and operations plan (“the Plan”) for this project shall be submitted to the Community Development Engineering Division for review and approval. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, the Plan shall provide proof of a contract or contacts with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. No grading or building permit shall be issued until the Community Development Director or his designee approves the Plan and the stormwater covenant with the Plan included as an exhibit is ready for recordation by the City. (DS)
116. The stormwater quality control measures maintenance and operations plan shall include:
 - 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning;
 - 2) Requirement to maintain parking lots free of litter and debris. The sidewalks, drive aisles, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. It is

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prohibited to discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS)

117. The drainage system onsite shall be designed to include the installation of the 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") to capture and prevent trash flowing offsite. The Devices shall be sized and designed to treat the 1-year 1-hour storm event in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS)
118. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, the Permittee shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP"). The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Permittee shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS).

PUBLIC WORKS DEPARTMENT/ WASTEWATER DIVISION SPECIAL CONDITIONS

119. Conduct annual Operations and maintenance (O&M) on the diversion valve/foxdrain to verify that it is working properly. Document date of verification and if any parts were replaced. Keep records onsite.

PUBLIC WORKS DEPARTMENT/ TRAFFIC DIVISION SPECIAL CONDITIONS

120. The project shall refresh the red curb on the frontage of the project site. Linear feet quantities and locations shall be shown on the plans.

(Signatures on next page)

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PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of April, 2026.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on 2nd day of April, 2026, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

ATTACHMENT E

DRAFT RESOLUTION (IS/MND (MND No. 25-02)

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD ADOPTING A MITIGATED NEGATIVE DECLARATION NO. 25-02 TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY FIRE STATION NO. 2 AND RELATED IMPROVEMENTS LOCATED ON THE EXISTING 0.67-ACRE PROPERTY AT 531 EAST PLEASANT VALLEY ROAD (APN: 222-0-134-295). FILED BY CITY OF OXNARD PUBLIC WORKS DEPARTMENT (THE “APPLICANT”) ON BEHALF OF THE CITY OF OXNARD, LLC, 214 S. C STREET, OXNARD, CALIFORNIA 93030 (THE “PROPERTY OWNER”).

WHEREAS, on October 7, 2024, City of Oxnard Public Works Department (the “Applicant” and/or “Permittee”), submitted a request to approve Planning and Zoning Permit No. 24-500-06 (Special Use Permit), to allow for the demolition an existing one-story fire station (Oxnard Fire Station No. 2) and construct a new two-story 12,585 square foot fire station, ancillary structures, reduced front yard setbacks, reduced side yards setbacks, increased lot coverage, and increased building height and related improvements on an existing 0.67-acre at 531 E. Pleasant Valley Road (“the Project”); and

WHEREAS, the City is the lead agency for purposes of the project pursuant to Public Resources Code section 21067; and

WHEREAS, the City determined that the Project and its associated actions are subject to the environmental review requirements of the California Environmental Quality Act (“CEQA”); and

WHEREAS, the Development Advisory Committee (DAC) reviewed the plans on May 7, 2025, and provided conditions of approval for the project that are incorporated within the recommended permits; and

WHEREAS, Pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures for which lessened potential adverse impacts to a level of less than significant. Therefore, the Planning Division has prepared a Mitigated Negative Declaration with mitigation measures and monitoring program in accordance with the provisions of CEQA, including, without limitation CEQA Guidelines Sections 15070, 15071, 15072, and 15073, which have been incorporated as conditions; and

WHEREAS, a Notice of Intent to Adopt an Initial Study and Draft Mitigated Negative Declaration (IS/MND), State Clearinghouse (SCH) No. 2025101324, for the Project was published and posted on October 27, 2025, at the State Office of Land Use and Climate Innovation (LCI) website and at the Ventura County Recorder’s Office pursuant to CEQA Guidelines Sections 15072 and 15073; and

WHEREAS, the public comment period on the Draft IS/MND ran for thirty (30) days commencing on October 27, 2025 and ending on November 26, 2025; and

WHEREAS, after the close of the comment period on the IS/MND, the IS/MND was modified as set forth in Chapter 2 Response to Comments of the Final IS/MND document; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City has prepared Final IS/MND No. 25-02 containing all comments received on the Draft IS/MND written responses to all substantive comments, and necessary changes to the text of the Draft IS/MND; and

WHEREAS, on April 2, 2026, the Planning Commission of the City of Oxnard conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the Final IS/MND No. 25-02; and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require the adoption of the Final IS/MND No. 25-02; and

WHEREAS, the comments of the Commissioners, agencies, interested groups, and members of the public have received adequate responses.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby adopts Final IS/MND No. 25-02 attached to the staff report and incorporated by reference.

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

SECTION 2. The Final IS/MND has been completed in compliance with the California Environmental Quality Act (California Public Resources Code Section 21000 – 21189).

SECTION 3. The Final IS/MND was presented to the Planning Commission, which, at a hearing before the public, reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration prior to taking action regarding the Project and its associated development entitlements.

SECTION 4. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds pursuant to CEQA Guidelines §15074, the Final MND reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the Final IS/MND No. 25-02 prepared for the Project. The Final IS/MND is an accurate and complete statement of the potential environmental impacts of the project. The Final IS/MND was prepared under the direction of the City of Oxnard Planning Division and reflects its independent judgment and analysis of the environmental impacts.

SECTION 5. The Planning Commission hereby adopts Final IS/MND No. 25-02 set forth attached hereto and incorporated herein by reference, and based thereon and on the Record as a whole, the Planning Commission hereby finds that all potentially significant environmental effects of the Project its associated development entitlement actions have been reduced to a less-than-significant level in that all significant environmental effects have been eliminated or substantially lessened as set forth in the IS-MND. Based upon the foregoing, the Planning Commission determines that the Project and its associated actions will not have a significant effect upon the environment.

SECTION 6. The Planning Commission hereby adopts the mitigation measures set forth in the Final IS/MND No. 25-02 and its accompanying Mitigation, Monitoring, and Reporting Program ("MMRP"), pursuant to Public Resources Code Section 21081.6, which is a program design to ensure compliance with the mitigation measures imposed to avoid or substantially lessen

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the significant effects identified in the Mitigated Negative Declaration/Initial Study and said mitigation measures are described in the MMRP included therein and incorporated herein by reference.

SECTION 7. The Planning Commission hereby approves the resolution adopting Final IS/MND No. 25-02 attached to the staff report and incorporated by reference.

SECTION 8. The Secretary shall certify the adoption of this Resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of April 2026, by the following vote:

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 2nd day of April 2026, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

ATTACHMENT F

STAFF PRESENTATION

Fire Station No. 2

Planning & Zoning Permit Nos. 24-500-06 (Special Use Permit) and IS/MND No. 25-02

Located at 531 E. Pleasant Valley Rd

City of Oxnard, Applicant

Leila Carver, Contract Planner

Planning Commission
April 2, 2026

The project includes the following requests:

- Planning and Zoning Permit 24-500-06 (Special Use Permit)
 - To demolish an existing one-story fire station (Oxnard Fire Station 2) and construct a new 2-story fire station on an existing 0.67-acre parcel.

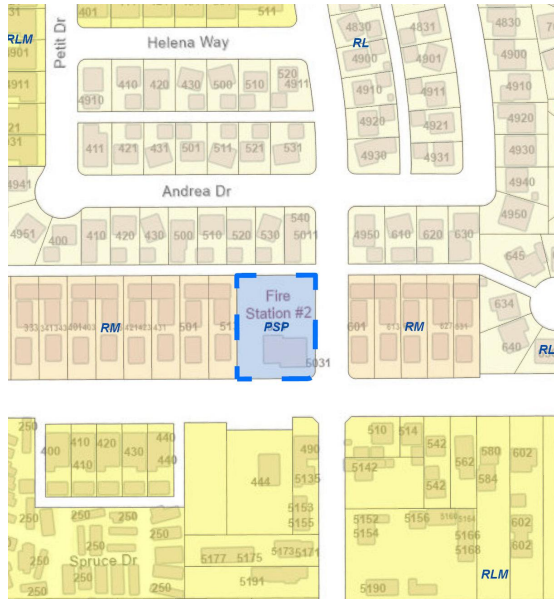
Project Location

246

- Subject site: 531 E. Pleasant Valley Rd.
- West of Cloyne Street and north of Pleasant Valley Rd.
- The property is currently developed as Fire Station 2



General Plan Land Use Designation



Public/ Semi Public (PSP)

Zoning Designation



Community Reserve (CR)

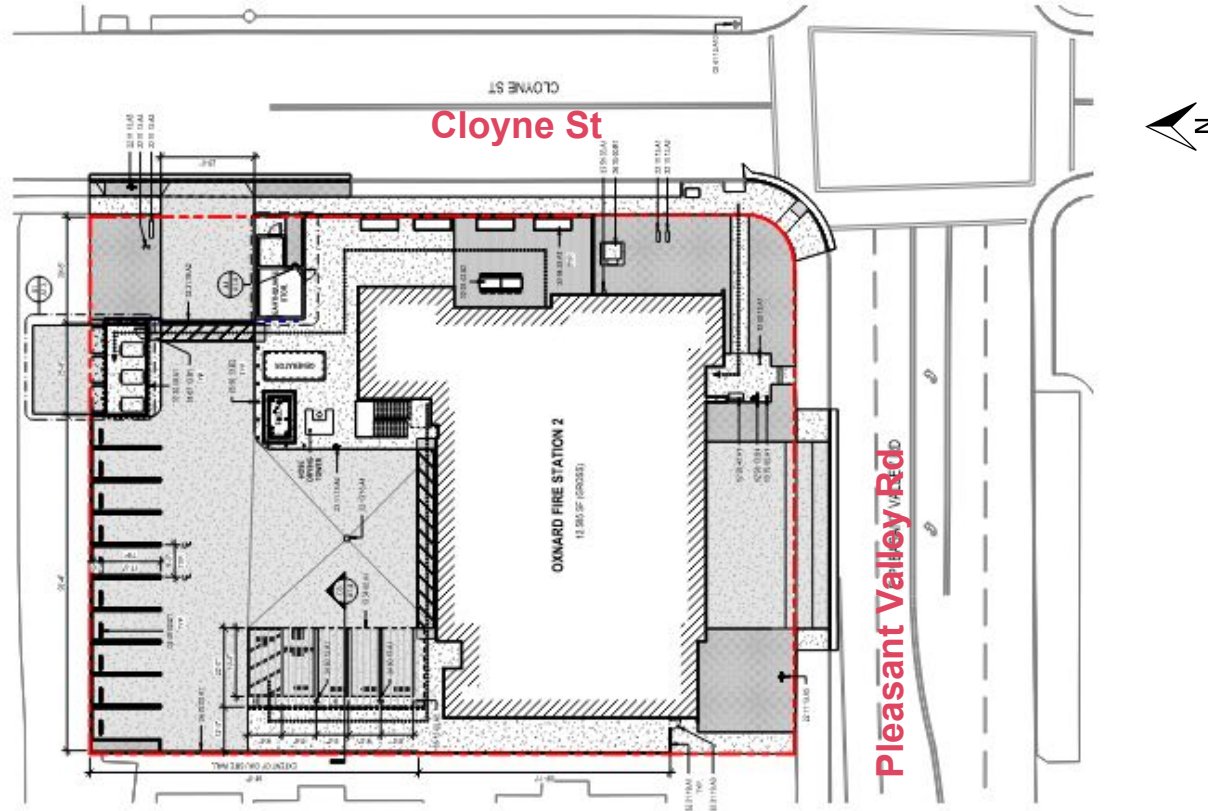
Subject Site: 531 E. Pleasant Valley Rd.

Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Public/Semi Public (PSP)	Community Reserve (CR)	Fire Station
North	Residential Low (RL)	Single Family Residential (R-1)	Residential
South	Residential Low Medium (RLM)	Multiple Family Residential (R-2)	Church
East and West	Residential Medium (RM)	Garden Apartment Planned Development (R-3-PD)	Residential

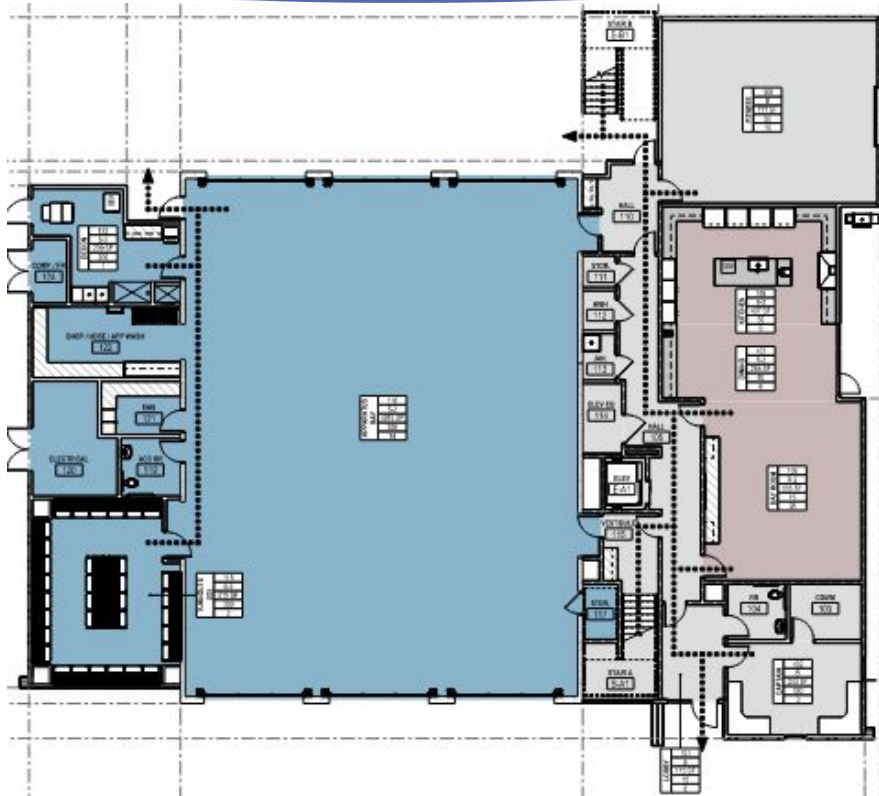
- The Project is consistent with the Public/Semi Public(PSP) general plan land use designation, as well as with the Community Reserve (CR) zone.
- The project will also further many of the policies identified in the 2030 General Plan, as identified in the staff report.
- Some of the key policies are:
 - Community Development Policy 1.6 - Public Facilities
 - Community Development Policy 12.2 - Municipal Design Guidelines
 - Infrastructure and Community Services 20.1 & 20.2 - Fire Response Time & Fire Station Facilities and equipment

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Building Envelope			
Lot Coverage	Max: 25%	34%	Yes, Subject to City Council approval of Planning and Zoning Permit 24-580-03
Building Height	25 FT	29 Ft 8 Inch	Yes with SUP
Front Setback	25% of lot depth not to exceed 50 FT	30 FT 7 Inch	Yes with SUP
Side Setback	10% of parcel width not to exceed 50 FT	8 FT 9 Inch (West) 19 Ft 8 Inch (East)	Yes with SUP
Rear Setback	25% of lot depth not to exceed 50 FT	74 FT 7 Inch	Yes
Other Requirements			
Off-Street Parking	N/A	14 spaces	Yes, pursuant to OCC Section 16-622(B)

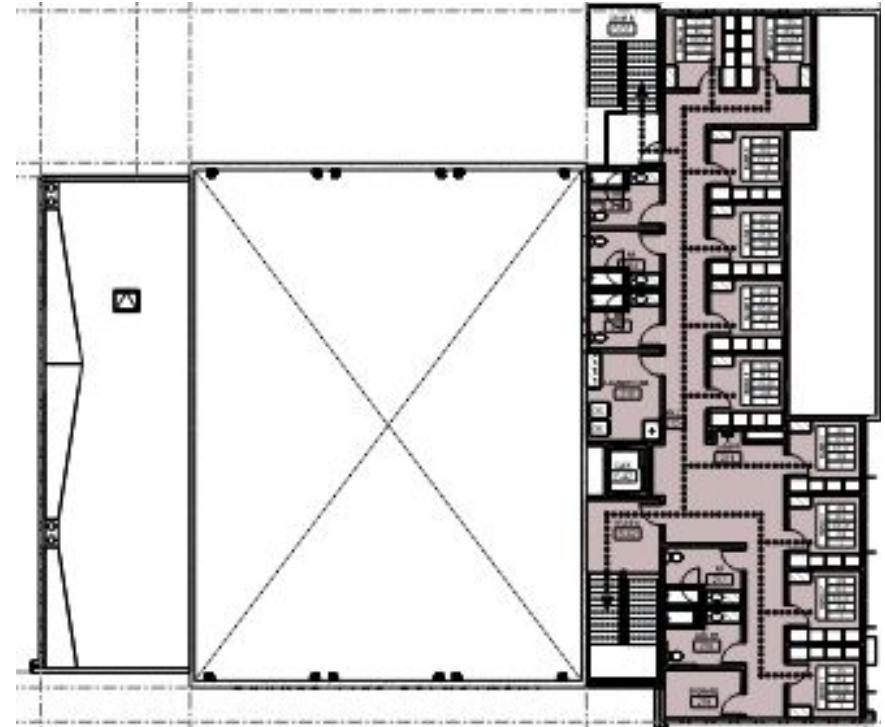


Floor Plan

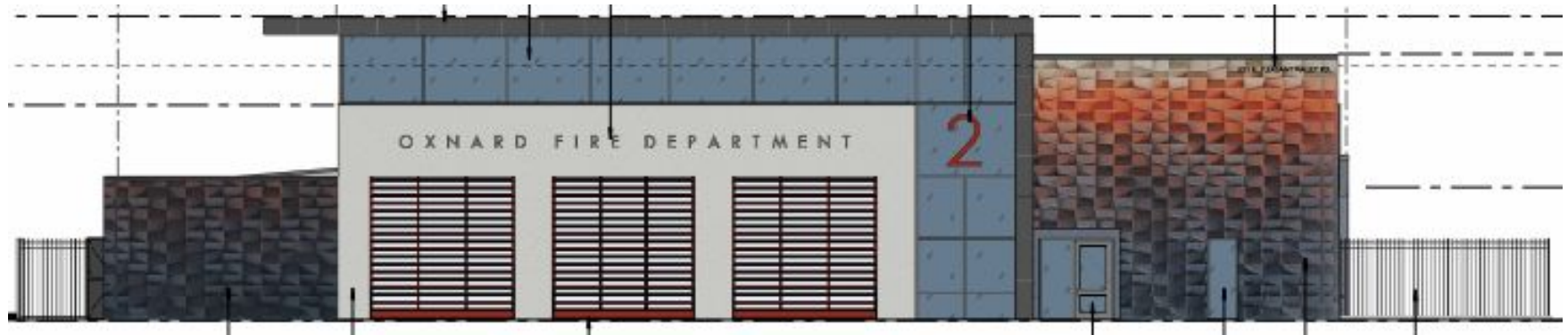
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First Floor



Second Floor



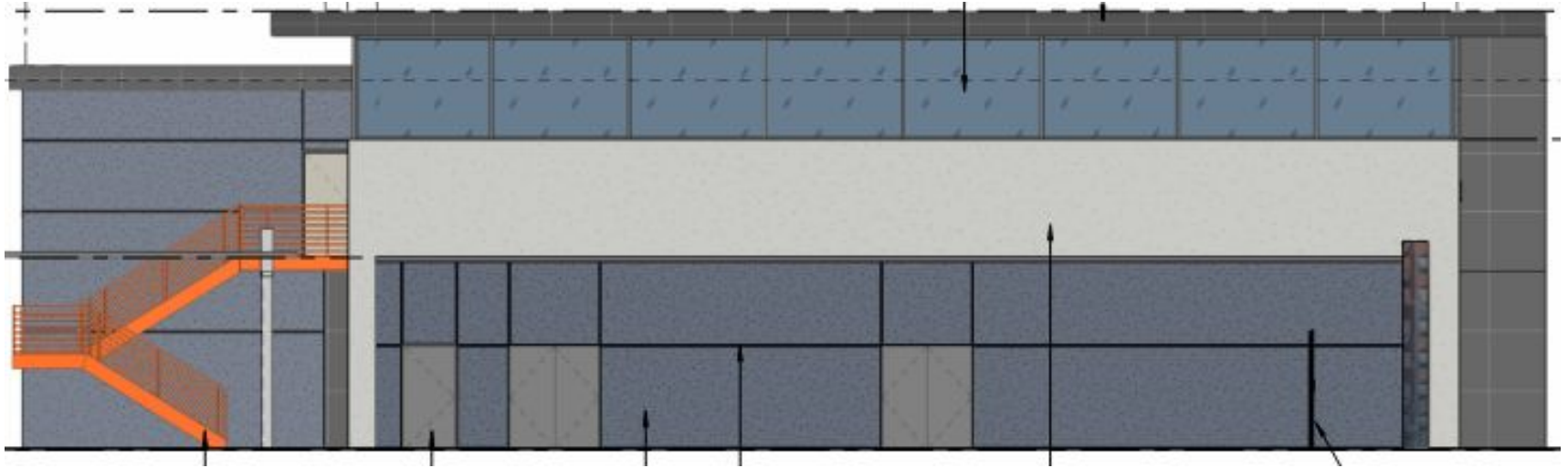
- South Elevation



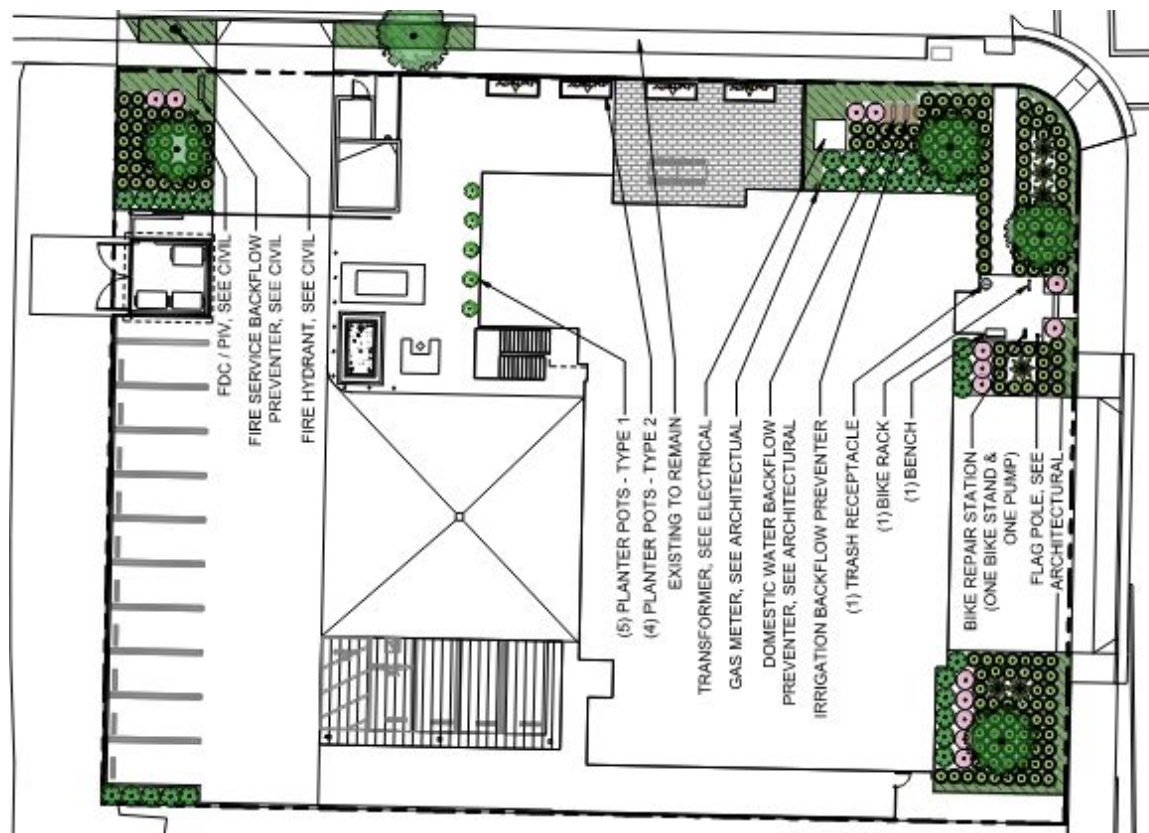
- East Elevation



- North Elevation



- West Elevation



- Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the requirements of CEQA (Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines.
- The IS/MND was available for public review from October 27, 2025, to November 26, 2025
- Comment Letters were received during public review period and are included in the Final Draft of the IS/MND, along with responses to each of the comments.
- No substantial evidence the project will have a significant effect on environment.
- The IS/MND includes a Mitigation Monitoring and Reporting Program that details the process to implement the required mitigation measures.

- Notice of PC hearing was provided:
 - Newspaper
 - On-site posting; and
 - Mailed to property owners within 300 feet
- To date, no public comment has been submitted in support or in opposition of the project

- Three community meetings held in early 2024 in Pleasant Valley Estates and South Winds neighborhoods and a Fire Station 2 Open House).
- Executive staff and consultants presented project designs and held Q&A sessions.
- Key Topics Addressed: Design, funding, and project timelines.

Recommendation: That the Planning Commission:

1. **Adopt Resolution No. 2026-XX** certifying Final IS/MND No. 25-02 and MMRP for the Fire Station No. 2 Project (SCH No. 2025101324); and
2. **Adopt Resolution No. 2026-XX** approving PZ 24-500-06 (Special Use Permit)

