

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street, Oxnard, CA 93030
Thursday, July 18, 2019, 07:00 P.M.

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES**
- C. PUBLIC COMMENTS - On Items Not On The Agenda** At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.
- D. READING OF AGENDA**
- E. CONSENT AGENDA**
 - 1. APPROVAL OF MINUTES - May 16, 2019**
 - 2. APPROVAL OF MINUTES – June 20, 2019**
 - 3. PLANNING COMMISSION BY-LAWS**
- F. CONTINUED PUBLIC HEARING**
 - 1. PLANNING AND ZONING PERMIT NO. 17-500-19 (Special Use Permit),** a request for approval to construct a two-story, 41,024 square foot medical office building and associated on- and off-site improvements for the property located at 2001 Statham Boulevard. In accordance with Sections 16-651, 16-644.B, and 16-137 of the Oxnard City Code (OCC) three modifications are being requested: reduction in the number of required on-site parking spaces from 205 parking spaces to 127 parking spaces provided; reduction in the number of required on-site loading spaces from 2 spaces to 1 space provided; and increase in the maximum allowable building height from 35 feet to 40 feet 6 inches. The 2030 General Plan designation on the project site is Commercial General and the zoning on the property is General Commercial - Planned Development (C2-PD). The proposed project is exempt from environmental review pursuant to Section 15332 (Class 32) of the California Environmental Quality Act Guidelines. Filed by Rosa E. Alvarado on behalf of property owner Clinicas del Camino Real, Inc., 1040 Flynn Rd., Camarillo, California 93012. Project Planner: Jay Dobrowalski
PZ 17-500-19 Staff Report
- G. PUBLIC HEARING**
 - 1. PLANNING AND ZONING PERMIT NO. 18-300-10 (Tentative Parcel Map),** a request for approval to subdivide an 11.85 acre undeveloped lot located on the south side of HWY 101 between

The Palms Marketplace center off of Outlet Center Drive and CarMax auto sales lot off of Lockwood Street, Assessor Parcel Number 213-0-090-10, into two (2) lots of net size 4.86 acres and 6.13 acres; and construct the connection of Lockwood Street with associated infrastructure improvements. The project is exempt from environmental review pursuant to Section 15315, Class 15 of the California Environmental Quality Act Guidelines. Filed by Eric Widmer of Peak Surveys, Inc. on behalf of property owner, Sunbelt Enterprises, LLC, 5715 Mesmer Avenue, Los Angeles, CA 90230. Project Planner: Veronica Ortiz
PZ 18-300-10 Staff Report

- 2. PLANNING AND ZONING PERMIT NO. 18-400-03, Coastal Administrative Modification (Major), a request for approval to construct a wireless telecommunications facility that co-locates six, 6-foot tall panel antennae inside new screening boxes, six remote radio units inside an existing cupola, and installation of a new 12' x 23' ground level equipment enclosure that contains accessory equipment to include a diesel backup generator with a 54-gallon fuel tank. The facility will be constructed on the roof and in a service courtyard of the Embassy Suites hotel and resort located at 2101 Mandalay Beach Road. The proposed project is exempt from environmental review pursuant to Section, 15301, Class 1 of the CEQA Guidelines. Filed by James A. Rogers, Smartlink, LLC, designated agent for Verizon Wireless. Project Planner: Paul McClaren**
PZ 18-400-03 Staff Report

H. STUDY SESSION/REPORTS

I. PLANNING COMMISSION BUSINESS

J. PLANNING MANAGER COMMENTS

K. ADJOURNMENT FUTURE MEETINGS Thursday, August 1, 2019, 6:00 p.m., City Council Chambers CITY OF OXNARD PLANNING COMMISSION AGENDA Page 2

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.



PLANNING COMMISSION MEMO

DATE: July 18, 2019

TO: Planning Commission

FROM: Jay Dobrowalski, Associate Planner

SUBJECT: PZ No. 17-500-19 (Special Use Permit)
2001 Statham Boulevard

On February 21, 2019, the Planning Commission (Commission) considered PZ No. 17-500-19 (Special Use Permit) to authorize the construction and use of a two-story, 41,024 square-foot medical office building and associated off-site improvements on a vacant, 2.77-acre property located at 2001 Statham Boulevard. The proposed medical facility will be operated by Clinicas del Camino Real. In accordance with §16-137, §16-644.B, and §16-651 of the Oxnard City Code (OCC), three modifications are being requested: 1) increase in the maximum allowable building height, from 35 feet to 40 feet, 6 inches; 2) a reduction in the number of required on-site loading spaces from 3 spaces to 1 provided; and 3) a reduction in the number of required off-street parking spaces from 205 spaces to 191 provided (the "Project"). During the hearing, the Commission expressed concern for the project primarily regarding the proposed building height and parking. Consequently, the applicant requested that the item be continued to a later date to allow time to redesign the project. The Commission passed a motion to continue the item to April 18, 2019. The Applicant requested that the April 18th public hearing be continued in order to complete a revised parking study. The Planning Commission minutes associated with the February 21, 2019 hearing are included as Attachment A.

On June 20, 2019, the Planning Commission resumed the public hearing for Project PZ No. 17-500-19. The hearing was conducted with four commissioners present. During the hearing, the Commission was presented a revised project: since the project did not include the Code required 205 parking spaces on-site, the project included both on-site parking (127 spaces), and off-site parking (64 spaces) located at the Moose Lodge across Statham Boulevard. The Commission expressed concern for the project regarding the lack of on-site parking. During

testimony, the applicant indicated that the Moose Lodge would likely not sign the required City covenant for shared parking. A motion to approve the Project as presented was moved and the vote failed (the vote was 2 in favor and 2 against). Subsequently, the Commission voted to deny the project, and that vote also failed (the vote was 2 in favor and 2 against). The City Attorney stated that a resolution for approval and a resolution for denial would be presented to the Commission during the next scheduled hearing, on July 18, 2019. The Planning Commission minutes associated with the June 20, 2019 hearing are included as Attachment B. The two resolutions are included as Attachment C and Attachment D.

Attachments:

- A – Planning Commission Minutes from February 21, 2019
- B – Planning Commission Draft Minutes from June 20, 2019
- C – Resolution for Approval
- D – Resolution for Denial

**ATTACHMENT
A**

**PLANNING COMMISSION MINUTES
(FEBRUARY 21, 2019)**

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
February 21, 2019

A. ROLL CALL

At 7:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Vincent Stewart, Vice Chair Orlando Dozier, Commissioners Sanchez, Frank, Huber, and Chua were present. Commissioner Fuhring was absent. Staff members present were Kathleen Mallory, Planning Manager, Ken Rozell, Assistant City Attorney, Jay Dobrowalski, Associate Planner, Paul Wendt, Supervising Civil Engineer and Dee Lai, Recording Secretary. Chair Stewart presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

Commissioner Dozier led the pledge of allegiance.

C. PUBLIC COMMENTS – Items not on the Agenda

No public comments were received.

D. READING OF AGENDA

Kathleen reviewed the agenda.

E. CONSENT AGENDA

1. APPROVAL OF MINUTES = January 17, 2019

MOTION: Commissioner Frank moved and Commissioner Sanchez seconded a motion to approve the minutes of January 17, 2019. The question was called and the motion carried: 5:0:1:1. Commissioner Fuhring was absent and Commissioner Huber abstained.

F. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 17-500-19 (Special Use Permit). A request for approval to construct a two-story, 41,024 square foot medical office building and associated on- and off-site improvements for the property located at 2001 Statham Boulevard. The proposed medical facility will be operated by Clinicas Camino Del Real ("Clinicas"). In accordance with Sections 16-651 and 16-137 of the Oxnard City Code (OCC), two modifications are being requested: a) reduction in the number of required on-site parking spaces from 205 parking spaces to 127 parking spaces provided and the

allowance of one loading and unloading parking space instead of two loading and unloading spaces; and b) increase in the maximum allowable building height from 35 feet to 40 feet 6 inches. Filed by Rosa E. Alvarado on behalf of property owner Clinicas del Camino Real, Incorporated, 1040 Flynn Road, Camarillo, California 93012.

Project Planner: Jay Dobrowalski

Jay provided a powerpoint presentation outlining the request.

The Planning Commission discussed and inquired about several topics, including: hours associated with peak parking demand; reserved parking spaces during peak parking times; why there is an entrance on the Oxnard Blvd side of the building when there's no parking on that side of the building; medical transport parking; emergency exit doors; nearest medical facility from the location; height requirement; the approval process seems excessive and the standard time frame from submission to approval of this type of permit; medical waste; improvements to the roads, sidewalks, and bus turnouts that will result from the project; renderings or drawings which includes the location of the Peppermint Willow trees and the carrotwood trees; carrotwood trees are invasive and have shallow root system and why applicant decide to choose these types of trees; there was no traffic study in the PC packet; crosswalk on Oxnard Blvd intersection and whether it will have a countdown timer; community room capacity; safety of the sculptures in front of the building; coral trees being dangerous; infill exemption, whether there is biological study to see if endangered species reside on the site; contingencies on future tenants if they require more parking; calculations for the parking rate; project didn't go to community workshop; currently there is no bus service or sidewalks existing on Oxnard Blvd; whether there is a survey of commuters versus drivers; the number of staff and whether they will be local; whether the doctors will be new hires or transfers; the reason for parking reduction; reason for the request for the increase in building height; the number of parking spaces in the Camarillo facility; and if urgent care is provided elsewhere.

Commissioner Frank commented that she was disappointed because the parking and traffic study was not provided to the Commissioners. She didn't like the pueblo architectural design. She said that it is a wrong location for this use.

Commissioner Chua commented that the site is too small for this use. He said he can't support the parking reduction nor support the request for a height increase.

Commissioner Dozier commented that he's concern with the foot traffic to the facility and that parking is not enough but he will support because there's a high demand for medical service in the south side of Oxnard community and it will bring in 45 new jobs.

Commissioner Sanchez commented that south Oxnard is underserved by retail and medical service so it's great to see this coming to Oxnard.

Chair Stewart agreed with Commissioner Sanchez that we really do need the medical service in south Oxnard. He doesn't think that it's a clinic that people can easily walk to.

He recommended that the agenda item be continued to a date certain so the applicant can bring it back to the Commission and address all of the concerns that were discussed.

Antonio Alatorre requested that the item be continued to date certain, April 18, 2019.

All the Commissioners questions and concerns were addressed.

Chair Stewart opened the public comment.

There was no public comment.

Chair Stewart closed the public comment.

The agenda item F1 is continued to date certain, April 18, 2019.

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

Commissioner Huber commented that at the neighborhood council meeting, the City Manager talked about the CAG groups and they're looking for volunteers and to sign up if you're interested. Commissioner Sanchez commented about the emails he received regarding the Port tour invitation. Kathleen Mallory stated that all the Commissioners are welcome to contact the Port if interested in attending the tours. Commissioner Dozier inquired about the terms for the CAG. Commissioner Frank commented about the Short Term Rental (STR) meeting on February 26 and wanted Kathleen to announce this meeting.

I. PLANNING MANAGER COMMENTS

Planning Manager, Kathleen Mallory stated that the report and powerpoint for the STR meeting on February 26, 2019 is online. She also commented the City Council upheld the Planning Commission's decision to approve the Shoe City project. Kathleen stated that the next PC meeting will be on March 7, 2019

J. ADJOURNMENT

At 9:21 p.m., the Planning Commission concurred to adjourn.

SIGNATURES ON NEXT PAGE


Vincent Stewart, Chair

ATTEST:


Kathleen Mallory, Planning Manager

**ATTACHMENT
B**

**PLANNING COMMISSION DRAFT MINUTES
(JUNE 20, 2019)**

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
June 20, 2019
DRAFT

A. ROLL CALL

At 7:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Frank Vice Chair Chua, Commissioner Dozier, and Commissioner Fuhring were present . Staff members present were Jeffrey Lambert, Community Development Director, Ken Rozell, Assistant City Attorney, Isidro Figueroa, Interim Planning Manager, Jay Dobrowalski, Associate Planner, Earnel Bihis, Assistant Traffic Engineer, and Dee Lai, Recording Secretary. Chair Frank presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

Commissioner Fuhring led the pledge of allegiance.

C. PUBLIC COMMENTS – Items not on the Agenda

There were no public comments.

D. READING OF AGENDA

Jeff Lambert reviewed the agenda.

E. CONSENT AGENDA

1. APPROVAL OF MINUTES – May 16, 2019

MOTION: There was not a quorum to vote on the minutes. The May 16, 2019 minutes was moved to the next scheduled meeting.

2. APPROVAL OF MINUTES – June 6, 2019

MOTION: Commissioner Chua moved and Commissioner Fuhring seconded a motion to approve the minutes of June 6, 2019. The question was called and the motion carried: 4:0:3. Commissioners Huber, Sanchez, and Meyer were absent.

F. CONTINUED PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 17-500-19 (Special Use Permit) Request for approval to construct a two-story, 41,024 square-foot medical office building and associated on- and off-site improvements for the property located at 2001 Statham

Boulevard. In accordance with Sections 16-651, 16-644.B, and 16-137 of the Oxnard City Code (OCC) three modifications are being requested: reduction in the number of required on-site parking spaces from 205 parking spaces to 127 parking spaces provided; reduction in the number of required on-site loading spaces from 2 spaces to 1 space provided; and an increase in the maximum allowable building height from 35 feet to 40 feet-6 inches. The 2030 General Plan designation on the project site is Commercial General and the zoning on the property is General Commercial - Planned Development (C2-PD). The proposed project is exempt from environmental review pursuant to Section 15332 (Class 32) of the California Environmental Quality Act Guidelines. Filed by Rosa E. Alvarado on behalf of property owner Clinicas del Camino Real, Inc., 1040 Flynn Rd., Camarillo, California 93012.

Project Planner: Jay Dobrowalski

Vice Chair Chua commented that he had ex-parte communications for item G-1. He stated that he met with the applicant and asked him the reason for requesting modifications to the City's standards.

Jay provided a powerpoint presentation outlining the request.

The Planning Commission discussed and inquired about several topics, including: the height of the building; parking; Moose Lodge location; duration of the parking agreement with Moose Lodge; contingency plan and alternative business locations for shared parking if Moose Lodge doesn't sign the parking agreement and the City's covenant; limitations on how much can be built on the property; consideration on reducing the size of the building; transportation arrangements with patients; whether this Clinicas is exclusive to providing free service or if there are other Clinicas locations; bus stops; traffic study showing no walkers and bikers; hours and status of dial-a-ride; no entrance on Oxnard Blvd side of the building; peak parking demand hours; and traffic on Statham.

All the Commissioners questions and concerns were addressed.

Chair Frank opened the public testimony.

Public testimonies were received from Robert Garcia, Tom Garcia, and Andres Herrera.

Chair Frank closed the public testimony.

MOTION 1: Commissioner Dozier moved and Commissioner Fuhring seconded a motion to adopt a resolution approving PZ 17-500-19 (Special Use Permit). The question was called and motion failed: 2:2:3. Chair Frank and Vice Chair Chua voted no. Commissioners Huber, Sanchez, and Meyer were absent.

MOTION 2: Chair Frank moved and Vice Chair Chua seconded a motion to adopt a resolution denying PZ 17-500-19 (Special Use Permit). The question was called and the motion failed; 2:2:3. Commissioners Fuhring and Dozier voted no. Commissioners Huber, Sanchez, and Meyer were absent.

Due to a lack of a full quorum, Staff recommended that the item G-1 be continued to the next Planning Commission meeting to vote on the resolution of denial. The Commission agreed to continue the item to July 18, 2019.

Vice Chair Chua commented that he wanted the findings regarding the setbacks, size and height of the building to be part of the resolution of denial. He also commented that by approving the medical office, it will set a bad precedent for the City.

G. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 17-570-02 (Citywide Zone Change) – This is a comprehensive Citywide zone change to bring approximately 4,958 parcels located throughout the city into consistency with their respective 2030 General Plan land use designations. The zone change action creates consistency that is required by Government Code Section 65860(a). The proposed consistency zone changes do not change parcels' allowed or conditional uses or development regulations. Consistency is a technical correction that does not fall under the definition of a discretionary project subject to review under the California Environmental Quality (CEQA). The comprehensive zone change has been determined to be exempt from CEQA based upon Section 15061(b) (3). Filed by Jeffrey Lambert, Community Development Department, 214 South C Street, Oxnard.

Project Planner: Chris Williamson

Chris provided a powerpoint presentation outlining the request.

The Planning Commission discussed and inquired about several topics, including: t-shirt warehouse memo; whether zone change is going to impact existing business; timeline for the process to take effect; parcel removal requests and the timeframe to submit the requests; inconsistency of the General Plan (GP) and zoning; General Plan Amendment (GPA) updates; GP patches avoidance; removal of the word "condominium" in City Council ordinance regarding HOA; and addition of language requiring a second step review instead of giving discretion only to the Community Development Director.

All the Commissioners questions and concerns were addressed.

Chair Frank opened the public testimony.

Public testimonies were received from Roberto Garcia, Thomas Vandergan, and Isaac Jones.

Chair Frank closed the public testimony.

MOTION: Chair Frank moved and Commissioner Fuhring seconded a motion to adopt a resolution recommending to the City Council adopt an ordinance rezoning parcels as listed and specified in Exhibit A to City Council zone Change Ordinance. The

question was called and the motion carried: 4:0:3. Commissioners Huber, Sanchez, and Meyer were absent.

H. STUDY SESSION/REPORTS

I. PLANNING COMMISSION BUSINESS

Chair Frank requested that Staff include the By-Laws on the agenda for the next PC meeting for review and possible revisions to the meeting time to 6:00 p.m., instead of 7:00 p.m. She also requested that Staff makes a recommendation and include the cost of staff time and the financial consequences of delaying the meeting time to 7:00 p.m.

Vic Chair Chua commented about the City's standard rodent control containment for properties being graded.

Commissioner Dozier commented to the general public that the Commission sometime receives requests to meet outside of the Planning Commission and he erred on the side of caution, so he might decline from participating in the meetings.

J. PLANNING MANAGER COMMENTS

Jeffrey Lambert commented that Staff will bring the By-Laws to the Commission on the next Planning Commission meeting on July 18, 2019. He also stated that the Fisherman's Wharf LCPA will be coming to the Commission on July 18, 2019. It is all about the language of the LCPA, nothing with the proposal from the County.

K. ADJOURNMENT

At 8:53 p.m., the Planning Commission concurred to adjourn.

Deirdre Frank, Chair

ATTEST:

Jeffrey Lambert, Community Development Director

ATTACHMENT C

RESOLUTION FOR APPROVAL

RESOLUTION NO. 2018 – XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 17-500-19 (SPECIAL USE PERMIT) TO ALLOW THE CONSTRUCTION OF A 41,024 SQUARE-FOOT MEDICAL OFFICE BUILDING WITH A REDUCTION IN THE NUMBER OF ON-SITE PARKING SPACES AND ONE LOADING AND UNLOADING PARKING SPACE AND AN INCREASE IN THE MAXIMUM ALLOWABLE BUILDING HEIGHT. PROJECT IS LOCATED AT 2001 STATHAM BOULEVARD (APN: 220-0-010-325), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY ROSA ALVARADO ON BEHALF OF PROPERTY OWNER CLINICAS DEL CAMINO REAL, INCORPORATED, 1040 FLYNN ROAD, CAMARILLO, CA 93012.

WHEREAS, on November 30, 2017, Clinicas Del Camino Real, Incorporated (the **“Applicant”** and/or **“Permittee”**) submitted a request to allow the construction a 41,024 square-foot medical office building with a reduction in the number of on-site parking spaces and an increase in the maximum allowable building height, located at 2001 Statham Boulevard (APN: 220-0-010-325); and

WHEREAS, on June 20, 2019, 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. 17-500-19 (Special Use Permit) to allow the construction a 41,024 square-foot medical office building with a reduction in the number of on-site parking spaces and loading reduction in number of loading and unloading space and an increase in the maximum allowable building height, located at 2001 Statham Boulevard (APN: 220-0-010-325) (the **“Project”**) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, On June 20, 2019, the Planning Commission deliberated the merits of the Project and a motion to approve and a motion to deny the Project failed. The City Attorney advised the Planning Commission that a resolution recommending approval and a resolution recommending denial would be presented to the Planning Commission during the next Planning Commission hearing scheduled for July 18, 2019.

WHEREAS, On July 18, 2019, the Planning Commission considered both a resolution to approve and a resolution to deny the Project and the Planning Commission voted to approve the Project in accordance with Section 16-530 through 16-553 of Oxnard City Code; 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 categorical exemption.

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

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

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

The proposed use is located on property with a General Plan designation of Commercial General, which allows free-standing commercial uses along arterials, which may also include office uses. The proposed use involves the construction of a medical office building along South Oxnard Boulevard, which is an arterial roadway. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.

- (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.**

The proposed medical clinic activities will occur within the building and the landscaped parking area. The outdoor trash enclosure area will be screened from view from the street by a block wall and landscape screening. The vehicle parking area will be screened by landscaping along the perimeter. Thus, 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.

- (3) **The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this Resolution.**

The project site is 2.76 acres and will have one building of 41,024 square feet, for 34% lot coverage. The building is consistent with the zoning requirements (see Staff Report Section 6.c). Per City Code (§ 16-622.F), the 41,042 square-foot proposed medical clinic requires 205 parking spaces. The applicant has submitted a parking study to demonstrate that the amount of City Code required parking is excessive, and commensurate with other Clinicas medical clinics within the City of Oxnard, 191 parking spaces (127 on-site spaces and 64 off-site spaces) is adequate for the proposed use. The parking study was reviewed by the City Traffic Engineer, who determined that the proposed parking area is adequate for the proposed medical clinic. Per City Code (§ 16-644.B), the medical clinic requires two loading zones. The parking study concludes that based on operational characteristics of the clinic, one loading zone is adequate. The City Traffic Engineer has evaluated the parking study and determined that the one

loading space is adequate for the proposed use. The project site is required to have 5% of the site landscaped, and the proposed project includes 35.35% of the site landscaped. Thus, the site for the proposed medical clinic is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

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

The proposed medical clinic use includes generation of vehicle trips to and from the project site. The project site has access from Statham Boulevard via two driveways. A traffic study was prepared for the proposed project (ATE Project 17078.01, May 10, 2019) and reviewed by the City Traffic Engineer. Pursuant to that review, no significant traffic impacts were identified as a result of the proposed project. Thus, the site for the proposed use will be served by adequate streets for the generated traffic.

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

The site for the proposed medical office building is located adjacent to existing utilities (water and sewer, water, fire protection, and storm drainage facilities). The proposed project does not require expansion of the existing site or the installation of new utilities. Thus, the site for the proposed use will be provided with adequate sewerage, water, fire protection, and storm drainage facilities.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15332 (Class 32) of the State CEQA Guidelines. This section pertains to projects characterized as infill development. The Planning and Environmental Services Division 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 No. 17-500-19 (Special Use Permit), subject to the attached conditions of approval.

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

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

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated February 21, 2019, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and

waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, *PK-1*)
17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)
18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)
19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, *PK-4*)
20. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)
21. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)
22. 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*)
23. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK, *PK-14*)
24. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS, *PK-15*)

25. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
26. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)
27. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)
28. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)

FIRE DEPARTMENT STANDARD CONDITIONS

29. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)
30. 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)
31. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
32. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)

33. 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*)
34. The project shall meet the minimum requirements of the “Fire Protection Planning Guide” published by the Fire Department. (FD, *F-6*)
35. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)
36. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
37. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
38. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)
39. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)
40. Developer shall install in each structure in the project a detection/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 allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)

FIRE DEPARTMENT SPECIAL CONDITIONS

41. 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.
42. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
43. Trash enclosures will require sprinklers.

POLICE DEPARTMENT SPECIAL CONDITIONS

44. All project lighting shall comply 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 following exceptions:
 - 1) 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.
 - 2) 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.
 - c) 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.
45. Exterior lighting of the site including parking areas shall be between 1 and 7 foot candles and shall be in harmony with existing adjacent lighting scheme.
 46. Lighting instruments shall be metal halide, LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
 47. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.
 48. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
 49. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. This plan shall be submitted and approved prior to the issuance of building permits.
 50. Security cameras shall be installed to monitor the business. The camera system shall comply with these 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 low light capability and be able to identify persons conducting transactions or entering the business.
- d) The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
- e) The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
- f) Recorded images shall bear a date and time stamp that cannot be altered.
- g) Prior to the installation of a security camera system, applicant shall submit a plan showing location of cameras and the scope of their capture area. The plan shall include a list of components.
- h) Camera installations intended to capture images of faces are best located so they target doorways and choke-points for foot traffic.
- i) Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
- j) Signs shall be posted on the property indicating that "Security Cameras in Use".
- k) The Oxnard Police Department requires that the all businesses utilizing Web accessible security cameras participate in the OPD Security Camera Registry which would provide Internet access to the camera system in the event of an emergency situation on the premises. This access shall be governed by a Memorandum of Understanding between the business and the OPD. Inquiries about the Security Camera Registry should be made via email to specialprojects@oxnardpd.org

- 51. A burglary/intrusion alarm system shall be installed; it shall be compliant with Oxnard City Code 11-95 through 11-100. Motion detection burglary or intrusion alarm systems shall utilize "Dual Technology" sensors capable of differentiating between human movement and non-human movement.
- 52. A robbery alarm system shall be installed in the Pharmacy. Several alarm activation buttons shall be located within the Pharmacy and placed in such a manner that accidental activation is unlikely and intended activation may be performed surreptitiously.
- 53. The Pharmacy counter shall have a plexiglass barrier in place to prevent "take-over" attempts.
- 54. The Pharmacy shall have doors that are always locked from exterior halls and access points.
- 55. Prior to the issuance of building permits, security plan sheet(s) shall be submitted illustrating:
 - a) The secure location where camera monitoring equipment is stored.
 - b) A plan documenting the location of all security camera installations throughout the facility. Cameras dedicated to capture images of persons faces as they enter the facility shall be specifically identified.

56. Prior to the issuance of the certificate of occupancy, security features shall be inspected by a member of the Oxnard Police Department. Features to be inspected shall include camera systems, alarm systems and points of controlled access and other features required through the Police Conditions. The inspection shall be coordinated through the Building Inspection Unit.

PLANNING DIVISION STANDARD CONDITIONS

57. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)
58. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)
59. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, PL-3)
60. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, PL-4)
61. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)
62. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the 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)
63. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
64. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage

from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)

65. 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*)
66. Developer shall provide graphic site directories at principal access walkway points. (PL/B, *PL-10*)
67. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
68. Developer agrees to participate in a water conservation program that includes water conserving devices within the City's water service area, if such a program is in effect when building permits are issued for this project. (PL, *PL-14*)
69. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
70. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).
71. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. (PL, *PL-50*)
72. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)
73. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)

74. For any exterior utility meter panels, Developer shall paint such panels 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*)
75. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
76. Developer shall stripe loading zones for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, *PL-49*)

PLANNING DIVISION SPECIAL CONDITIONS

77. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.
78. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
79. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
80. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications. (MND, C-1)
81. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)
82. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (MND, C-3)
83. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

- b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (MND, C-4)
- 84. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (MND, C-5)
- 85. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (MND, C-6)
- 86. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). ((MND, C-7)
- 87. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (MND, C-9)
- 88. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)
- 89. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)
- 90. The community room shall be for the exclusive use of medical clinic employees only, and shall not be available for public use.

ENVIRONMENTAL RESOURCES DIVISION

- 91. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "City of Oxnard C&D Environmental Resources Management & Recycling Plan" ("Plan") to the City for review and approval. The Plan shall provide that at least 50% of the waste generated on the

project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The 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. Developer shall use the Plan form.

92. Developer shall follow the approved “City of Oxnard C&D Environmental Resources Management & Recycling 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 demolition and/or construction, Developer shall complete and submit the “City of Oxnard C&D Environmental Resources Management & Recycling Report For Work Completed” (“Work Completed 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, Developer 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. Developer shall submit and obtain approval of the Work Completed Report prior to issuance of a certificate of occupancy.
93. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City’s Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
94. Developer shall make provisions to divert at least 50% of the waste material generated during occupancy through source reduction, recycling, reuse, and green waste programs. Developer shall complete and submit a “City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Plan” (“Occupancy Plan”) to the City’s Environmental Resources Division. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. A “City of Oxnard C&D Environmental Resources Management and Recycling Occupancy Report” shall be submitted to the Environmental Resources Division annually for approval on the anniversary date of the certificate of occupancy or at any such time that the facility’s operational functions change significantly.
95. Developer shall dispose of sewage and solid waste from the project by City’s wastewater and solid waste systems in a manner approved by the City Engineer.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

96. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
97. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)
98. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
99. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
100. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
101. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
102. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)
103. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)
104. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
105. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)

106. Developer shall install on-site and off-site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
107. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
108. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
109. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
110. Developer shall process permanent master planned improvements that are eligible for reimbursement in accordance with City policies, resolutions, and ordinances in effect at the time of recordation of the final map or parcel map or if there is no map, then at the time of public improvement plan approval. (DS-17)
111. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
112. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)

113. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
114. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
115. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
116. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
117. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
118. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
119. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
120. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
121. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)

122. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
123. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consent (as determined appropriate by the Development Services Director) from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project. (DS-36)
124. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
125. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
126. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
127. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
128. Developer shall dedicate and improve to City standards all sidewalks, parkways, streets, alleys, utilities and street appurtenances as directed by the Development Services Director. City will name all streets in accordance with adopted City guidelines. (DS-49)
129. Street and road improvements shall conform to City standard plates, design criteria and policies. Improvements shall include upgrading of existing pavement along the project frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. (DS-51)
130. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
131. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, "R" value tests of in-place soils, and approved traffic indices. (DS-53)

132. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
133. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)
134. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)
135. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15 feet from the face of the enclosure. (DS-69)
136. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
137. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
138. Prior to issuance of a building permit, all traffic signal, pavement marking and sign plans shall be prepared by a registered California traffic engineer and approved by the City Engineer prior to issuance of a grading, site improvement or a building permit. (TR-74)

STORMWATER QUALITY CONDITIONS

139. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
140. Developer shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS-79)

141. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)
142. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)
143. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)
144. Developer's engineer 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)
145. Developer shall provide pre-treatment for all infiltration based stormwater quality Best Management Practices ("BMPs"). Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50

micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)

146. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

147. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)
148. Developer shall widen Staham Boulevard along the project frontage and construct a northbound right turn lane at the Oxnard Boulevard intersection generally as shown on the engineering site plan. The widening shall accommodate (starting at the existing median curb) one 10-foot northbound left turn lane, two 12-foot northbound through lanes, one 12-foot northbound right turn lane, curb, gutter and sidewalk. Final alignment details to be approved by the City Engineer. (DS)
149. Prior to issuance of a grading/site improvement permit, Developer shall dedicate sufficient additional right-of-way along Statham Boulevard to place the property line at the back of sidewalk. (DS)
150. Developer shall widen Oxnard Boulevard along the project frontage (including a bus pull-out) to provide a 5-foot paved shoulder adjacent to the median, two 12-foot southbound vehicle lanes, an 8-foot shoulder, curb, gutter and sidewalk. Final alignment details to be approved by the City Engineer. (DS)
151. Developer shall extend the proposed Oxnard Boulevard sidewalk to end at the southerly property line. Developer shall install a barricade with signage at the termination of the sidewalk. Developer shall also install a warning sign near Statham Boulevard indicating that the sidewalk ends ahead. Final design to be approved by the City Engineer. (DS)
152. Developer shall construct the Oxnard Boulevard bus pull-out in general conformance with City standard plate 200 including a minimum 8-foot sidewalk against the curb. The final design shall include additional sidewalk width (approximately 4-feet wide by 30-feet long) to provide sufficient area for a future shelter and street furniture. Developer shall dedicate

an easement to the City that encompasses the entire sidewalk width. Final sidewalk design to be approved by the City Engineer. (DS)

153. Developer shall construct independent connections and water lines to serve a) onsite fire hydrant system; b) fire sprinkler service; and c) each water meter lateral. Developer shall dedicate a water line easement over the fire hydrant system in conformance with City design standards and policy. (DS)
154. Developer shall relocate proposed water lines such that they do not traverse areas proposed for tree plantings. Final location subject to approval of the City Engineer. (DS)
155. Developer shall design all slopes steeper than 5 (horizontal) to 1 (Vertical) with a minimum 24-inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS)
156. Developer shall install landscaping in code required finger planters. Sidewalks may be placed adjacent to the required 8-feet of landscaping but cannot replace the required landscaping. (DS)
157. The percolation tests for this project shall include implementation of the reduction factor specified in the “Guidelines for Design, Investigation, and reporting for Low Impact Development Stormwater Infiltration” published in the Administrative Manual of the County of Los Angeles Department of Public Works. This reduction factor is in addition to the safety factor specified in the Technical Guidance Manual. (DS)
158. Developer’s geotechnical engineer shall perform percolation tests on the exposed bottom of each (unless otherwise approved by the City Engineer) infiltration facility immediately prior to facility construction and provide the City with a written opinion that the exposed soil layer is suitable for the proposed infiltration facility based on review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. The report shall be reviewed and approved by the project civil engineer. (DS)
159. Concurrent with grading/site improvement plans and drainage calculations, Developer shall provide an engineering study that demonstrates that sufficient capacity exists (or will exist) in the downstream storm drain conveyance system to accommodate the proposed increase in stormwater runoff. The evaluation shall include capacity calculations for street flow upstream of the receiving catch basin(s). Developer shall construct all improvements determined to be necessary to provide sufficient storm water capacity to meet City design standards during 10% and 1% chance events. (DS)
160. Project drainage report shall include an evaluation of the stormwater conveyed to the existing underdrain located at the southerly end of the project’s Oxnard Boulevard frontage. Developer shall design and construct all improvements necessary to convey stormwater from this underdrain and the proposed Oxnard Boulevard improvements along

the project frontage to a safe point of discharge. Final design is subject to approval of the City Engineer. (DS)

161. Developer shall locate all infiltration facilities a minimum of 10-feet from all public water lines. (DS)
162. Developer's engineer shall submit an updated post-construction stormwater quality report that complies with all requirements of the adopted Technical Guidance Manual for approval by the City Engineer. Revisions shall include, but not necessarily be limited to, providing a) pre-treatment for infiltration facilities; b) providing treatment for the 5% Effective Impervious Area and pervious portion of the site; c) compliance with the maximum drain down time parameters; and d) partitioning of the hydrology calculations based on infiltration area. (DS)
163. Developer shall comply with City Code Chapter 21 regarding placement of utilities underground. This includes constructing all new services underground and payment of in-lieu fees for smaller projects. (DS)
164. Developer shall modify the traffic signal at the intersection of Oxnard Boulevard and Statham Boulevard. Modification shall include installation of advance and intersection loop detectors on the eastbound and westbound lanes of Oxnard Boulevard, installation of loop detectors on the new northbound right turn lane along Statham Blvd., replacement of the existing overhead street name signs with new City standard street name signs on all signal mast arms, retrofit of existing intersection safety lighting with LED lighting, replacement of all 8" traffic signal heads with standard 12" signal heads, replacement of all pedestrian signal heads with standard countdown pedestrian heads, replacement of the existing traffic signal pole and signal mast arm to accommodate the protected westbound left-turn lane on Oxnard Boulevard, and installation of emergency vehicle detection (EMTRAC) system. All conduits shall be 3" minimum diameter and all wires shall be cable. (TR)
165. Developer shall install video detection at the Oxnard Boulevard/Statham Boulevard intersection. Specifications for the video detection system shall be submitted for approval by the City Traffic Engineer. (TR)
166. All traffic signal pull boxes shall comply with the City's ITS program. (TR)
167. Developer shall upgrade the existing Oxnard Boulevard/Statham Boulevard intersection to provide ADA compliant pedestrian crossings on all four legs of the intersection. Improvements shall include, but not necessarily be limited to, restriping of all existing crosswalks, installation of additional pavement at the median to provide a fully paved crosswalk and compliant access ramps. (TR)
168. Prior to issuance of a Certificate of Occupancy, a written agreement in the form approved by the City Attorney's Office shall be executed by all landowners affected by the parking agreement and recorded with the County Recorder's Office. The agreement shall specify that the city is a third-party beneficiary to the agreement and shall state that the user agrees

to vacate the use within 12 months if a landowner should amend or terminate the agreement so that the user no longer has sufficient parking to satisfy the parking requirements in effect at the time the agreement was accepted by the city. (TR, PL)

169. Prior to Certificate of Occupancy, Developer shall install directional signage to indicate the location of off-site parking. Location and number of signs shall be approved by the City Traffic Engineer in consultation with the Planning Manager. (TR, PL)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 18th day of July , 2019.

Deirdre Frank, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 18th day of July , 2019, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Isidro Figueroa, Secretary

ATTACHMENT D

RESOLUTION FOR DENIAL

RESOLUTION NO. 2018 – XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD DENYING PLANNING AND ZONING PERMIT NO. 17-500-19 (SPECIAL USE PERMIT) TO ALLOW THE CONSTRUCTION OF A 41,024 SQUARE-FOOT MEDICAL OFFICE BUILDING WITH A REDUCTION IN THE NUMBER OF ON-SITE PARKING SPACES, A REDUCTION IN THE NUMBER OF LOADING AND UNLOADING PARKING SPACES, AND AN INCREASE IN THE MAXIMUM ALLOWABLE BUILDING HEIGHT. PROJECT IS LOCATED AT 2001 STATHAM BOULEVARD (APN: 220-0-010-325). FILED BY ROSA ALVARADO ON BEHALF OF PROPERTY OWNER CLINICAS DEL CAMINO REAL, INCORPORATED, 1040 FLYNN ROAD, CAMARILLO, CA 93012.

WHEREAS, on November 30, 2017, Clinicas Del Camino Real, Incorporated (the **“Applicant”** and/or **“Permittee”**) submitted a request to allow the construction a 41,024 square-foot medical office building with a reduction in the number of on-site parking spaces, a reduction in the number of loading and unloading spaces, and an increase in the maximum allowable building height, located at 2001 Statham Boulevard (APN: 220-0-010-325); and

WHEREAS, on June 20, 2019, 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. 17-500-19 (Special Use Permit) to allow the construction a 41,024 square-foot medical office building with a reduction in the number of on-site parking spaces, a reduction in the number of loading and unloading spaces, and an increase in the maximum allowable building height, located at 2001 Statham Boulevard (APN: 220-0-010-325) (the **“Project”**) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, On June 20, 2019, the Planning Commission deliberated the merits of the Project and a motion to approve and a motion to deny the Project failed.

WHEREAS, On July 18, 2019, the Planning Commission considered both a resolution to approve and a resolution to deny the Project and the Planning Commission voted to deny the Project in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

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.**

The proposed use is located on property with a General Plan designation of Commercial General, which allows free-standing commercial uses along arterials, which may also include office uses. The proposed use involves the construction of a medical office building along South Oxnard Boulevard, which is an arterial roadway. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.

- (2) **The proposed use will be materially detrimental to the public health, safety and welfare because of lack of adequate parking and entrance and drop-off location on Oxnard Boulevard.**

The proposed medical clinic does not include adequate parking on-site to comply with the City Code parking requirement. Although the project includes off-site parking located across Statham Boulevard, the Applicant does not have a long-term lease for the off-site parking and no alternative options for off-site parking if the current off-site parking location is no longer available. The lack of adequate guaranteed parking is detrimental to the public health, safety and welfare.

The proposed medical clinic includes a pedestrian entrance along Oxnard Boulevard. The only two vehicular entrances to the parking area are located along Statham Boulevard. Since the proposed building has an entrance facing Oxnard Boulevard, and does not have a vehicular entrance from Oxnard Boulevard, patients are likely to be dropped off in front of the building on Oxnard Boulevard. The project does not include a safe and secure place for passenger drop-off along Oxnard Boulevard, which is a busy roadway. Thus, the design of the proposed medical facility which includes the lack of a safe and secure drop-off place, and the lack of a vehicle entrance on Oxnard Boulevard is detrimental to the public safety and welfare.

Therefore, the proposed use will adversely affect or be materially detrimental to the public health, safety or general welfare.

- (3) **The site for the proposed use is not adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.**

The project site is 2.76 acres and will have one building of 41,024 square feet, for 34% lot coverage. The building is consistent with the zoning requirements (see Staff Report Section 6.c). The proposed building is designed to exceed the maximum allowable height of the C-2 zone (35 feet), up to a maximum of 40 feet and 6 inches. Since the building is designed to require additional height, the building is too large for the site; the site is inadequate in size to accommodate the proposed height.

Per City Code (§ 16-644.B), the medical clinic requires two loading zones. The parking study concludes that based on operational characteristics of the clinic, one

loading zone is adequate. The City Traffic Engineer has evaluated the parking study and determined that the one loading space is adequate for the proposed use. Thus, the site for the proposed medical clinic is adequate in size and shape to accommodate the requested reduction in number of loading zones

The project site is required to have 5% of the site landscaped, and the proposed project includes 35.35% of the site landscaped. Thus, the site for the proposed medical clinic is adequate in size and shape to accommodate the proposed landscaping.

Per City Code (§ 16-622.F), the 41,042 square-foot proposed medical clinic requires 205 parking spaces. The applicant has submitted a parking study that indicates that the amount of City Code required parking is excessive, and commensurate with other Clinicas medical clinics within the City of Oxnard, 191 parking spaces (127 on-site spaces and 64 off-site spaces) is adequate for the proposed use. The parking study was reviewed by the City Traffic Engineer, who determined that the proposed parking area (including the off-site parking) is adequate for the proposed medical clinic; however, the Applicant does not have assurances that the off-site parking will be available for a long-term period. The Planning Commission finds that because the project does not include adequate on-site parking and does not have a long-term lease for the off-site parking spaces, the site for the proposed medical clinic is inadequate in size to accommodate the required parking. Therefore, the site for the proposed medical clinic is not adequate in size and shape to accommodate the requested additional building height and reduction in the number of parking spaces.

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

The proposed medical clinic use includes generation of vehicle trips to and from the project site. The project site has access from Statham Boulevard via two driveways. A traffic study was prepared for the proposed project (ATE Project 17078.01, May 10, 2019) and reviewed by the City Traffic Engineer. Pursuant to that review, no significant traffic impacts were identified as a result of the proposed project. Thus, the site for the proposed use will be served by adequate streets for the generated traffic.

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

The site for the proposed medical office building is located adjacent to existing utilities (water and sewer, water, fire protection, and storm drainage facilities). The proposed project does not require expansion of the existing site or the installation of new utilities. Thus, the site for the proposed use will be provided with adequate sewerage, water, fire protection, and storm drainage facilities.

SECTION 2. Based on the findings set forth herein, the Planning Commission hereby denies Planning and Zoning Permit No. 17-500-19 (Special Use Permit).

SECTION 3. 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 4. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 18th day of July, 2019.

Deirdre Frank, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 18th day of July, 2019, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Isidro Figueroa, Secretary

Planning Commission Staff Report

To: Planning Commission

From: Veronica Ortiz-De Anda, Contract Planner

Date: July 18, 2019

Subject: Planning & Zoning Permit No. 18-300-10 (Tentative Parcel Map) – Subdivision of an undeveloped 11.85 acre parcel into two (2) lots and construction of Lockwood Street for purposes to connect the street along with associated infrastructure improvements.

1) Recommendation: That the Planning Commission adopt a resolution recommending approval of Planning and Zoning Permit No. 18-300-10 (TPM) to the City Council for property located on the south side of Highway 101 between the West and East terminus of Lockwood Street, A.P.N 213-0-090-10, subject to certain findings and conditions.

2) Project Description and Applicant: The proposed project involves a request to subdivide an existing undeveloped 11.85 acre parcel located on the south side of Highway 101 between the east and west terminus of Lockwood Street into two (2) lots of net size 6.13 and 4.86 acres; and construct the connection of Lockwood Street with associated infrastructure. For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**.” Filed by Eric Widmer on behalf of Sunbelt Enterprises, LLC, 5715 Mesmer Avenue, Los Angeles, CA 90230, the property owner and “**Applicant**”.

Existing & Surrounding Land Uses: The project site is a vacant undeveloped parcel located directly west of The Palms Marketplace Center. The following table summarizes the land uses and zoning designation of the project site and adjacent properties, which are also illustrated on attachment A:

Location	Zoning	General Plan	Existing land use
Project site	Business Research Park (BRP)	Business Research Park (BRP)	Vacant/Undeveloped
North	-	-	HWY 101
South	Business Research Park (BRP)	Business Research Park (BRP)	Medical Office Building
East	Business Research Park (BRP)	Business Research Park (BRP)	The Palms Marketplace Center
West	Business Research Park (BRP)	Business Research Park (BRP)	CarMax Auto Sales

- 3) Background Information:** The Project site is part of Tract 4881 approved by City Council on November 16, 1993 and recorded on December 8, 1993. Subsequent lot line adjustments, LLA 99-5-151 (recorded on February 2, 2000) and LLA 00-5-103 (recorded on October 31, 2000), were completed, however, no development was proposed. The parcel has remained undeveloped since it was created.
- 4) Environmental Determination:** In accordance with Section 15315, class 15 of the California Environmental Quality Act (CEQA), projects complying with City zoning, General Plan designation, and involving the subdivision of property into four or fewer parcels where there are no exceptions proposed and all City services and access exist are exempt from further environmental review. The proposed Project complies with the City's zoning and 2030 General Plan and involves the subdivision of property into two lots. The Project site is surrounded by urban development and all City services are in place. Direct access to the property is available at the east and west terminus of Lockwood Street and the proposed construction of Lockwood Street, a private street, will provide direct access to the new lots as well.

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 (see attachment B).

5) Analysis:

- a. **General Discussion:** The Project involves subdividing an 11.85 acre undeveloped commercially zoned property into two lots of net size 6.13 and 4.86 acres and construction of Lockwood Street, which connection will be a private street as are the east and west portions of the existing street. Necessary infrastructure associated, with the connection of Lockwood Street, such as sidewalk, curb, and improvements for compliance with storm water quality requirements, is also proposed.

This Project does not involve construction of buildings at this time. Future development and use of these parcels will be required to adhere to the development standards of the BRP zone in Division 12 of Chapter 16 of the Oxnard City Code (OCC) (See Attachment C).

- b. **General Plan Consistency:** Section 15-61 of the City's Subdivision Ordinance requires consistency of the proposed parcel map with the 2030 General Plan. The City's 2030 General Plan land use designation for the subject site is for Business and Research Park (BRP), which allows a variety of commercial uses such as but not limited to research and development facilities, restaurants, and office uses as well as certain manufacture and assembly uses. The proposed Project will allow for these types of land uses to be established in the future.

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

- I. Direct applicability to a proposed project or program (full text of the policy and an explanation).
- II. Related or indirect applicability to the proposed project or program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or distant applicability to the proposed project or program (all policies not listed as level i and ii are assumed to be consistent).

Policy	Level	Policy or title	Explanation
CD-1.2	II	In-fill development, priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development.	The project site is within a developed area of the City and qualifies as infill.
CD-15.6		Share of regional taxable sales	The project will provide new lots for the location or relocation of businesses, which may generate retail tax sales revenue to the City.
CD-14.1 CD-14.2		Design review process Development advisory committee functions (DAC)	The Development Advisory Committee (DAC) review process led to changes in the project and/or conditions of approval that meet these level II policies.
CD 18.1 CD 18.5		Attract new businesses Increase the availability of land for new businesses	The subdivision will provide for more land options to businesses/companies to open a new business or relocate to the City.
ICS 2.6		Minimize and monitor traffic and parking issues associated with construction activities, require additional traffic lanes and/or other traffic improvements for ingress and egress for new developments for traffic and safety reasons, where appropriate.	The proposed street connection of Lockwood Street will provide vehicles, bicyclists, and pedestrians to use Lockwood Street as an unobstructed route to reach North Rose Avenue and/or Gonzales Road improving the use efficiency of this street.
All others	III	All policies not listed above	No or distant applicability to the proposed project

- c. **Tentative Parcel Map:** The proposed Project is for subdivision of the parcel only and construction of the Lockwood Street connection. In accordance with Division 2 of the City's Subdivision Ordinance, the Planning Commission considers the proposed TPM and provides a recommendation to the City Council. The proposed dimensions and size of the lots comply with the minimum lot size requirement of the BRP zone. The BRP zone requires a minimum lot size of 20,000 square feet with minimum dimensions of 150 feet in depth, width of 100 feet interior lots, and 150 feet for corner lots. Each proposed lot is over 4 acres in size and their dimensions exceed 300 feet in width and 300 feet in depth.

If the TPM is approved by City Council, the Applicant will submit materials for final map review and approval. These materials will be reviewed by staff and by the City surveyor to ensure that the map is technically correct. With the City surveyor's recommendation, the Development Services Director will then forward the map to City Council as a "consent" item in the agenda for acceptance.

- 6) **Development Advisory Committee:** Section 15-38 of the City's Subdivision Ordinance requires that the proposed TPM be reviewed by the Development Advisory Committee (DAC). This project was distributed to members of the DAC on January 2, 2019 and March 26, 2019 for their review. Recommended conditions by the DAC have been incorporated into the attached resolution (see attachment D).
- 7) **Review By Other Agencies:** In accordance with Sections 66453-66455.9 of the Subdivision Map Act, the proposed project was distributed to other agencies for comment. Comments were received from Ventura County Watershed Protection District, Southern California Gas Company, and Southern California Edison. The comments received did not state objection or concerns on the implementation of this subdivision.
- 8) **Community Workshop:** A Community Workshop is not required for this Project, because it involves the creation of new lots and construction of a private street only. No other development is proposed.
- 9) **Appeal Procedure:** In accordance with Section 15-25 of the City's Subdivision Ordinance, an appeal from the Planning Commission's action may be taken in the manner provided by cal. Gov. Code Section 66452.5.

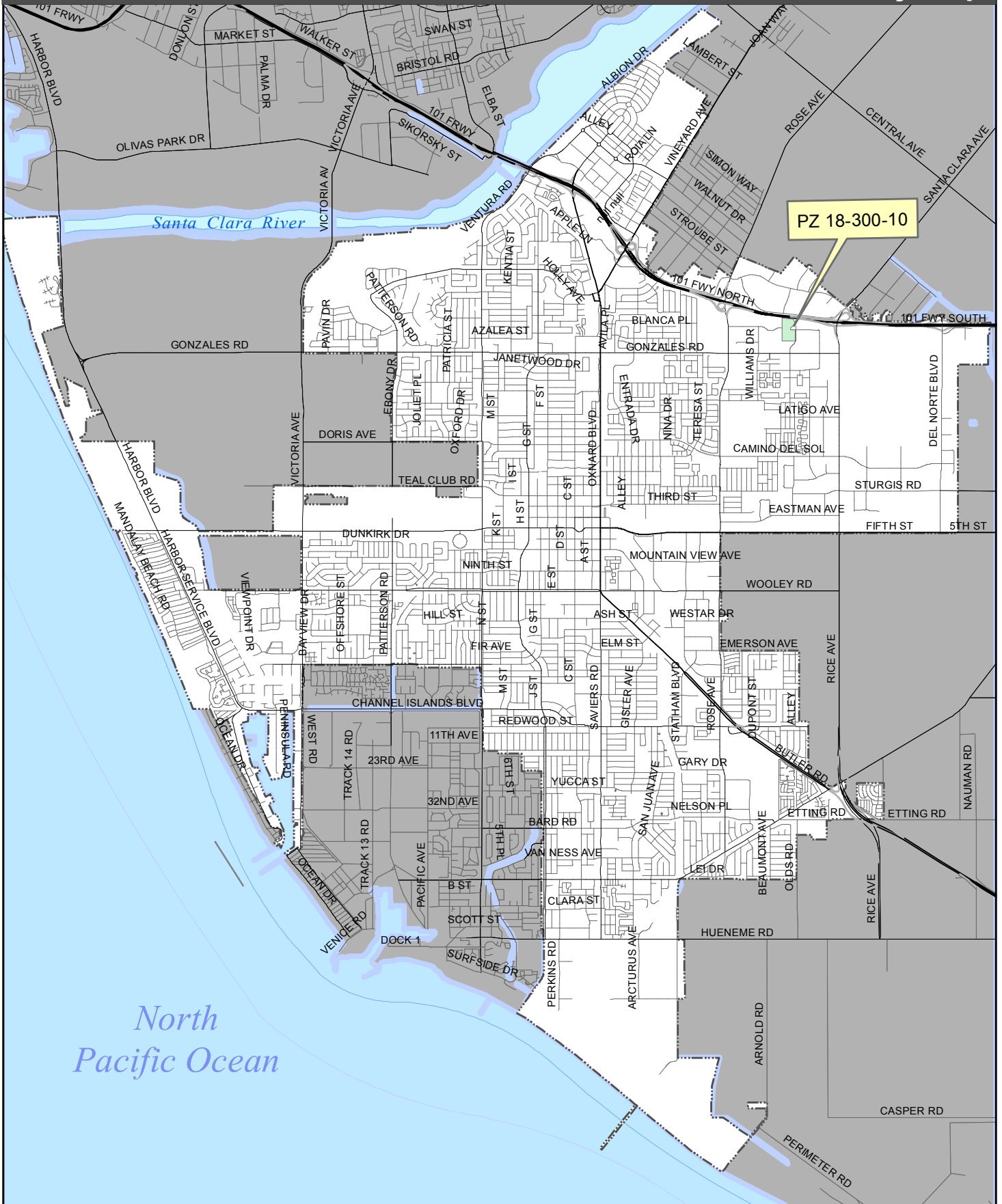
Attachments

- A. Maps (General Plan, Zoning, Aerial)
- B. Notice of Exemption
- C. Map and Street Improvement Plans
- D. Resolution & Conditions of Approval PZ 18-300-10 (Tentative Parcel Map)

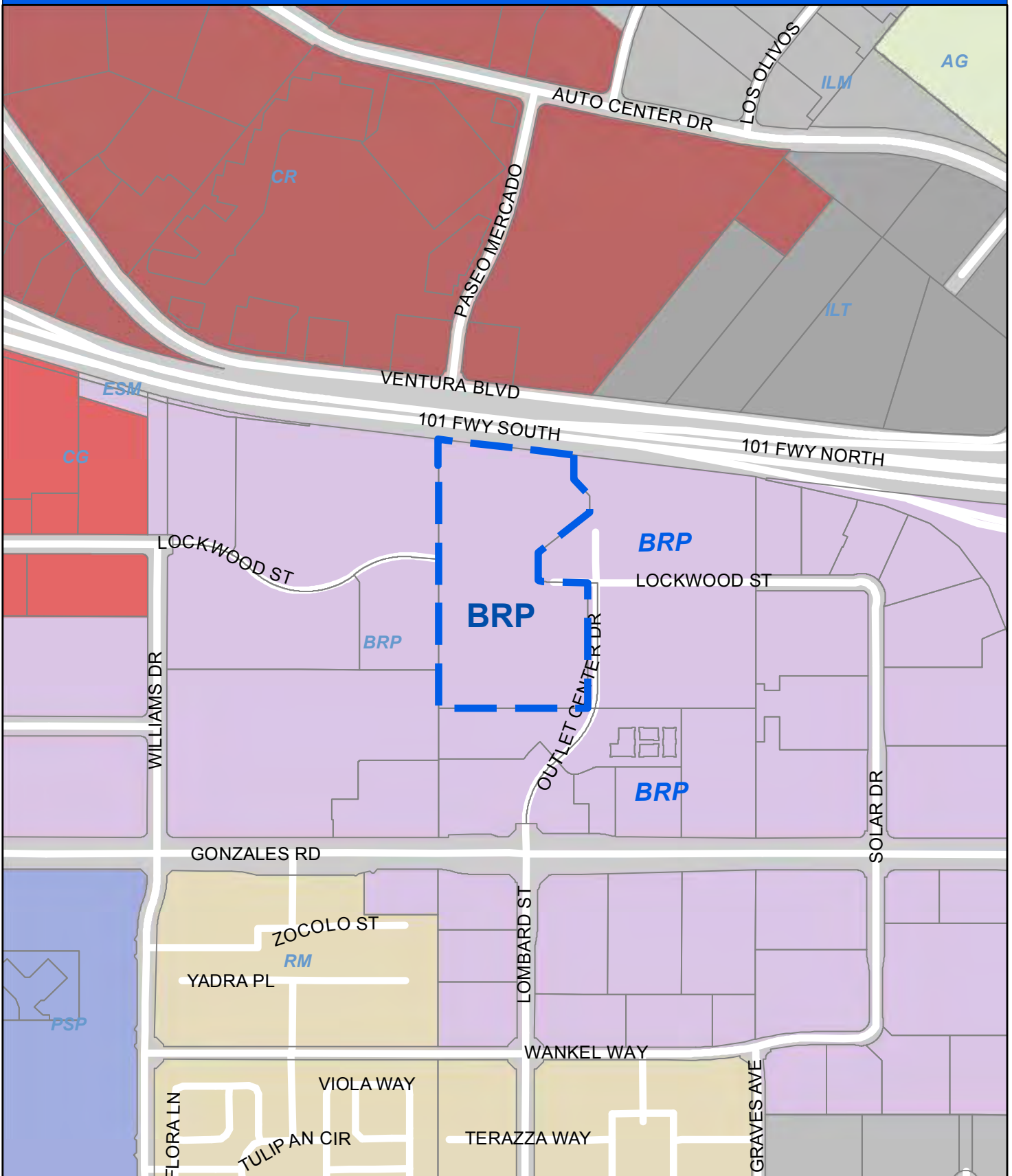
Prepared by: _____
VD

Approved by: _____
IF

Vicinity Map

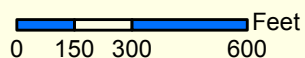


2030 General Plan Land Use Map



Oxnard Planning
June 26, 2019

PZ 18-300-10
Location: Lockwood/Outlet Center Dr
APN: 213009010

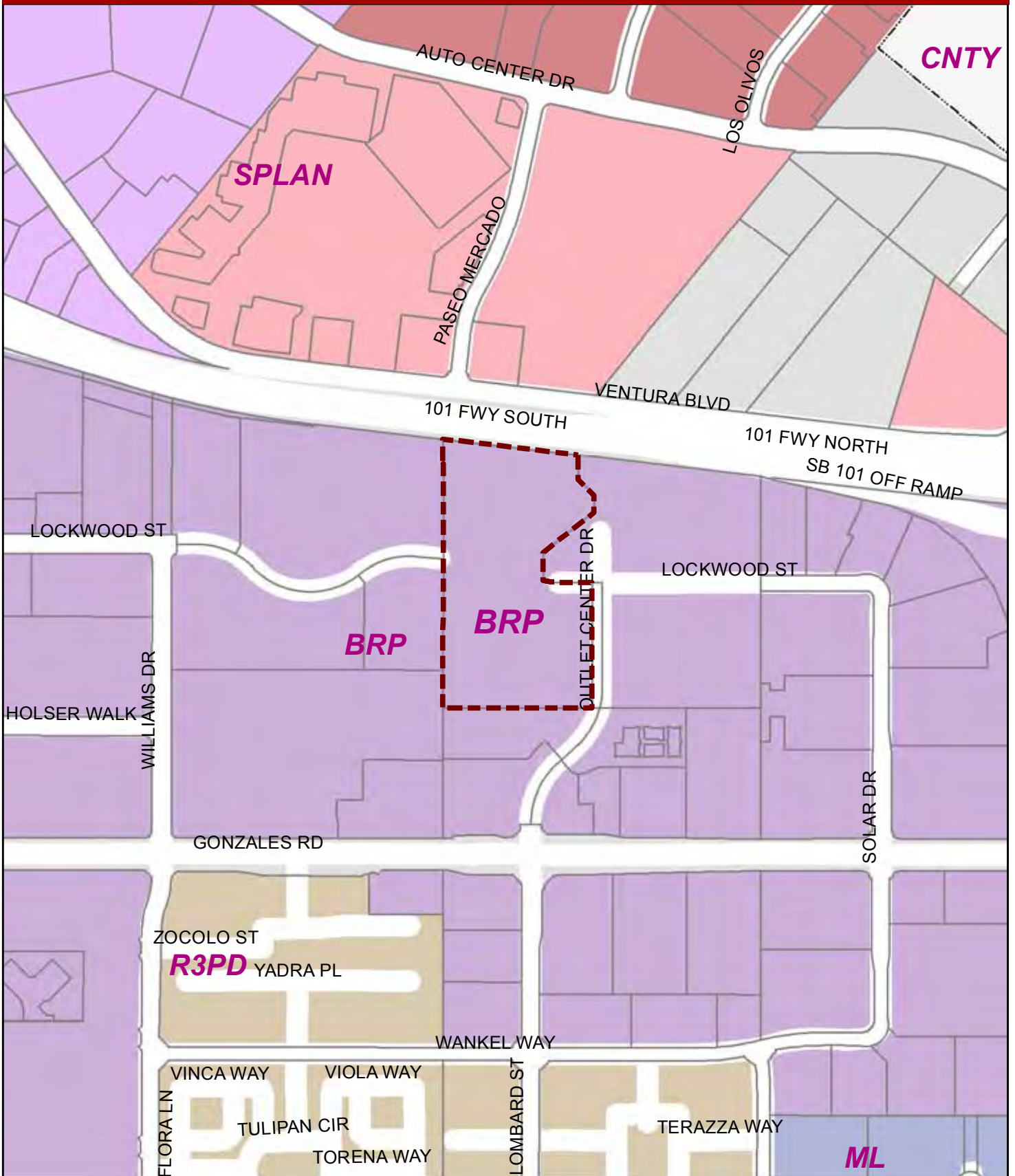


2030 General Plan Land Use Map



1:6,000

Zoning/Specific Plan Map



Oxnard Planning

June 26, 2019

PZ 18-300-10
Location: Lockwood/Outlet Center Dr
APN: 213009010

0 80 160 320 480 640 Feet

Zoning/Specific Plan Map



1:6,000

Aerial Map



OXNARD
CALIFORNIA

Oxnard Planning

June 26, 2019

PZ 18-300-10
Location: Lockwood/Outlet Center Dr
APN: 213009010

0 62.5 125 250 375 500 Feet

Aerial Map



NOTICE OF EXEMPTION

Project Description:

PZ No. 18-300-10 (TENTATIVE PARCEL MAP): A request to subdivide an existing undeveloped 11.85 acre parcel located on the south side of Highway 101 between the east and west terminus of Lockwood Street into two (2) lots of net size 6.13 and 4.86 acres; and construct the connection of Lockwood Street with associated infrastructure.

Finding:

The Planning Division of the Community Development Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- ☐ Ministerial Project
- ☒ Categorical Exemption
- ☐ Statutory Exemption
- ☐ Emergency Project
- ☐ Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- ☐ No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons: In accordance with Section 15315, class 15 of the California Environmental Quality Act (CEQA), projects complying with City zoning, General Plan designation, and involving the subdivision of property into four or fewer parcels where there are no exceptions proposed and all City services and access exist are exempt from further environmental review. The proposed Project complies with the City's zoning and General Plan and involves the subdivision of property into two lots. The Project site is surrounded by urban development and all City services are in place. Direct access to the property is available at the east and west terminus of Lockwood Street and the proposed construction of Lockwood Street, a private street, will provide direct access to the new lots as well.

(Date)

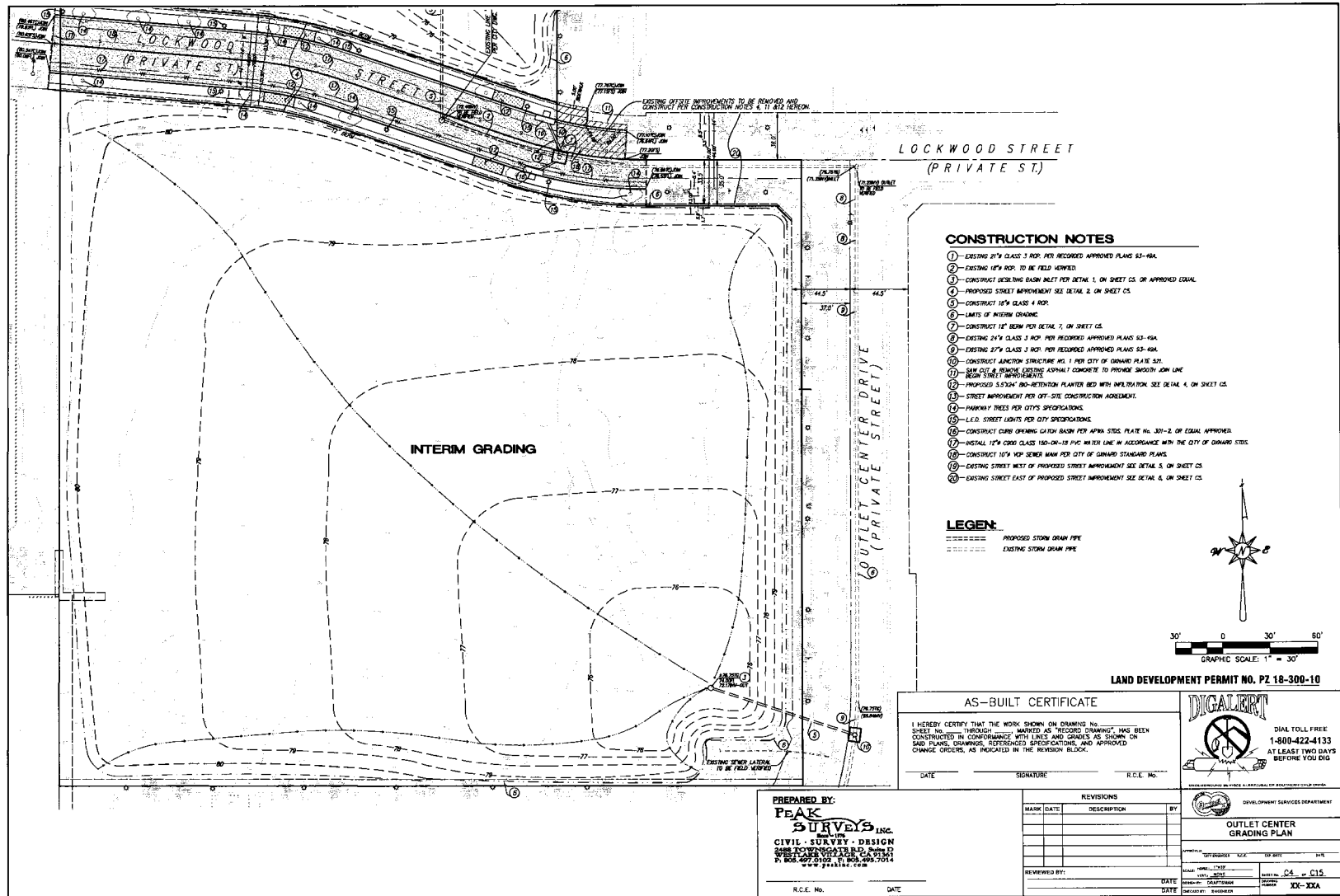
Isidro Figueroa
Acting Planning Manager

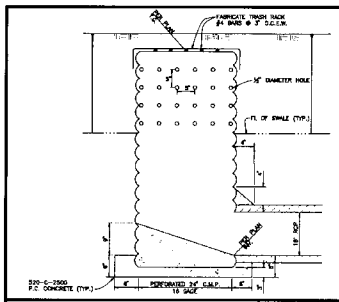


ENGINEERED GRADING CERTIFICATE

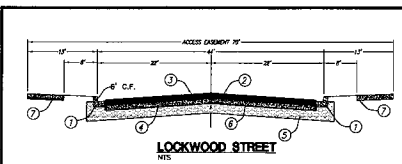
- ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

G:\PROJECTS\17-6187\DOT ST\DWG\OUTLET CENTER GRADING & SITE PLAN.dwg 06/03/2017

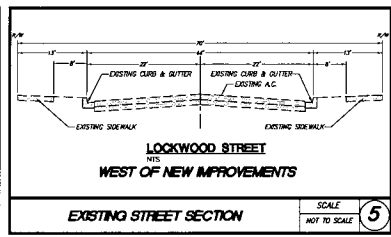




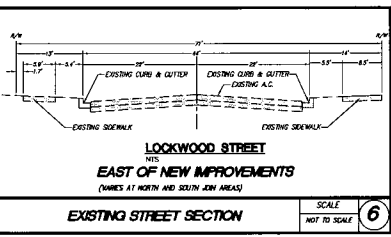
TYPICAL LOT DESILTING CATCH BASIN SCALE 1/8\"/>



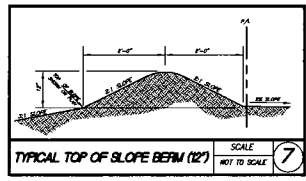
TYPICAL STREET SECTION SCALE 1/8\"/>



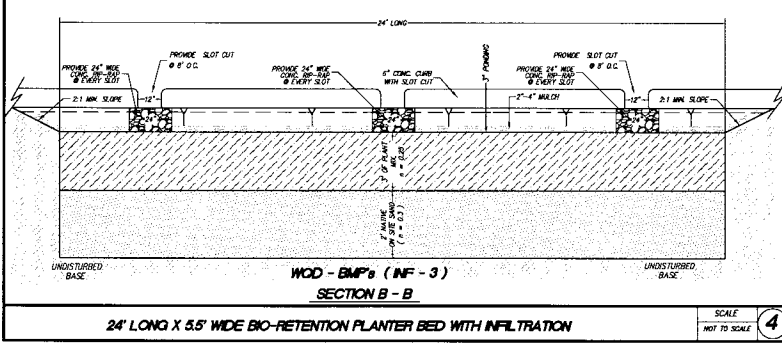
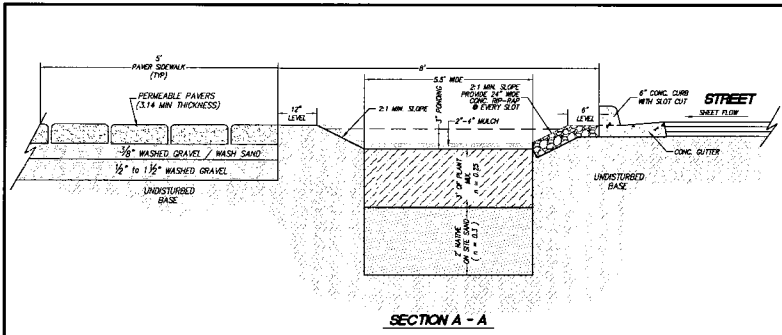
LOCKWOOD STREET WEST OF NEW IMPROVEMENTS SCALE 1/8\"/>



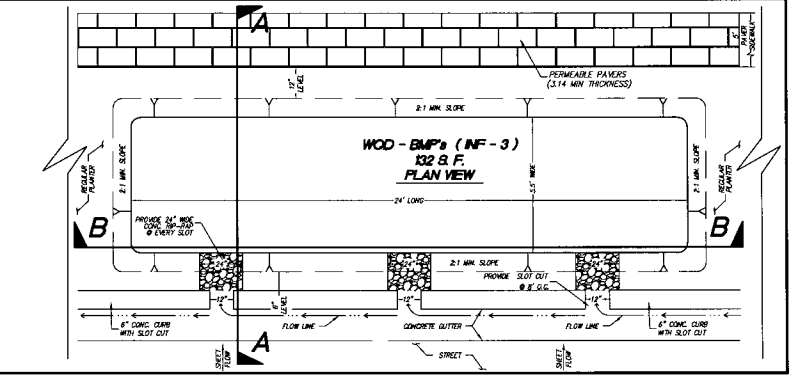
LOCKWOOD STREET EAST OF NEW IMPROVEMENTS SCALE 1/8\"/>



TYPICAL TOP OF SLOPE BEHIND (12') SCALE 1/8\"/>



24' LONG X 5.5' WIDE BIO-RETENTION PLANTER BED WITH INFILTRATION SCALE 1/8\"/>



LAND DEVELOPMENT PERMIT NO. PZ 18-300-10

AS-BUILT CERTIFICATE

I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING No. _____ SHEET No. _____ THROUGH _____ MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND DIMENSIONS AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

DATE _____ SIGNATURE _____ R.C.E. No. _____

PREPARED BY: PEAK SURVEYS INC. CIVIL - SURVEY - DESIGN 1000 S. 1000 E. SUITE 1000 P.O. BOX 1000000 SALT LAKE CITY, UT 84110-0000 www.peakinc.com

R.C.E. No. _____ DATE _____

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE _____

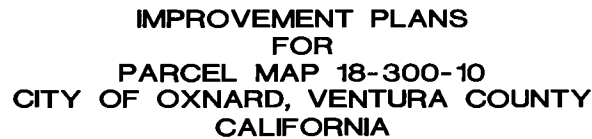
DATE _____

DESIGNED BY: _____ CHECKED BY: _____

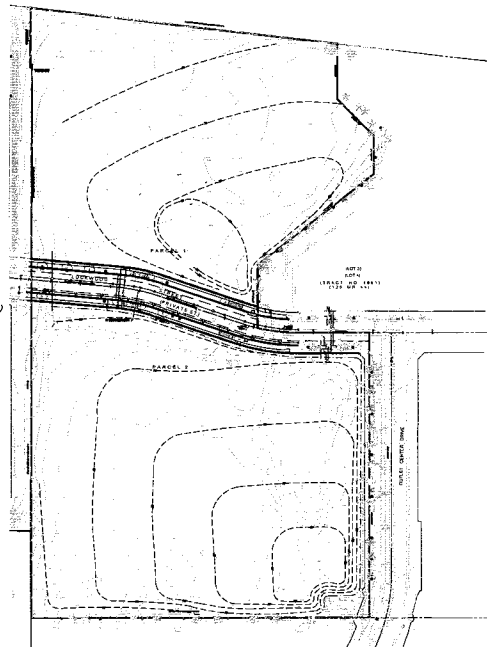
SCALE: CS - C15 XX - XXX

OUTLET CENTER GRADING PLAN

DATE: 06/05/2019



- 1 - CONSTRUCT TYPE A2-3 CONCRETE CURB AND GUTTER PER CITY OF CHICAGO PLATE 11.
- 2 - INSTALL FOG SEAL (3S-1H) PER CITY OF CHICAGO PLATE 101.
- 3 - INSTALL ASPHALT CONCRETE PER CITY OF CHICAGO PLATE 101. THICKNESS SHOWN ON SECTIONS HEREON. (4" MIN.)
- 4 - INSTALL AGGREGATE BASE PER CITY OF CHICAGO PLATE 101. THICKNESS SHOWN ON SECTIONS HEREON. (6" MIN.)
- 5 - ZONE OF SUBGRADE: MINIMUM 90% RELATIVE COMPACTION. THICKNESS SHOWN ON SECTIONS HEREON.
- 6 - INSTALL PRIME COAT (3S-7C) PER CITY OF CHICAGO PLATE 101.
- 7 - CONSTRUCT 4" THICK CONCRETE SUBGRADE PER CITY OF CHICAGO PLATES 112 AND 113.



GENERAL STREET NOTES

- [illegible]

SHEET INDEX

- G1. TITLE SHEET
- G2. GRADING PLAN COVER SHEET
- G3. GRADING PLAN LOT 1 (NORTH)
- G4. GRADING PLAN LOTS 2 & 3 (SOUTH)
- C5. GRADING DETAILS
- C6. COVER SHEET STREET IMPROVEMENT
- C7. LOCKWOOD STREET PLAN & PROFILE
- C8. SIGNING AND STOPPING PLANS
- C9. COVER SHEET STORM DRAIN IMPROVEMENT PLANS
- C10. LOCKWOOD STREET STORM DRAIN PLANS
- C11. LOCKWOOD STREET STORM DRAIN DETAILS
- C12. COVER SHEET - SEWER PLANS
- C13. LOCKWOOD SEWER PLAN & PROFILE
- C14. COVER SHEET WINTER PLANS

BENCH MARK

BM / 306-WILLIAMS ELEV=73.35
ALLUMPTON CRK. AT THE NORTHWESTERLY CORNER OF
GONZALES ROAD AND WILLIAMS DRIVE, 55 FEET WESTERLY
FROM THE CENTER OF WILLIAMS DRIVE, 48 FEET NORTHERLY
FROM THE CENTER DRIVE OF GONZALES ROAD, 33 FEET
SOUTHERLY FROM THE ECR 12 FEET EASTERLY FROM
THE DCR
NAVD 1988 DATUM

REFERENCE CITY STD. PLATES

- | | |
|-----------|--|
| PLATE 101 | - COMMERCIAL/LOCAL ARTERIAL |
| PLATE 110 | - ACCESS RAMP |
| PLATE 111 | - CONCRETE CURB, CURB & GUTTER |
| PLATE 112 | - EXPANSION JOINTS |
| PLATE 113 | - CURB & SIDEWALK JOINTS |
| PLATE 116 | - COMMERCIAL DRIVEWAYS |
| PLATE 117 | - ALLEY AND PRIVATE DRIVEWAY STANDARDS |
| PLATE 118 | - STREET NAME SIGN |
| PLATE 124 | - BARRICADE |

CAUTION: UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR THOSE SHOWN ON RECORDS
RECORDS EXAMINED AND INDICATED WITH THEIR APPROPRIATE LOCATION AND EXTENT. THE DEVELOPER,
BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, UNDERSTANDS
THAT THEY AGREE TO ASSUME LIABILITY, AND AGREE TO HOLD THE UNDERGROUND HARMLESS FOR ANY
DAMAGE OR DAMAGE TO PROPERTY OR PERSONS, INCLUDING THE PUBLIC RECORDS EXAMINED, NOT
NOTED BY THE UNDERGROUND, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED
AT VARIANCE WITH THAT REPORTED ON SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED
TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND ON THE SITES
LOCATED IN THE CONTRACTOR'S POSSESSION TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES
CONCERNED BEFORE STARTING TO WORK.

P R E L I M I N A R Y

OWNER / DEVELOPER			
SUNBELT ENTERPRISES, LLC			
AGENT:			
XXXXXX			
24 HOUR PHONE NO. _____			
THESE PLANS HAVE BEEN REVIEWED FOR POSSIBLE CONSTRUCTION CONFLICTS			
UTILITY CO.	SIGNATURE	TITLE	DATE
SO. CAL. GAS			
EDISON			
G.T.E.			
CABLE T.V.			

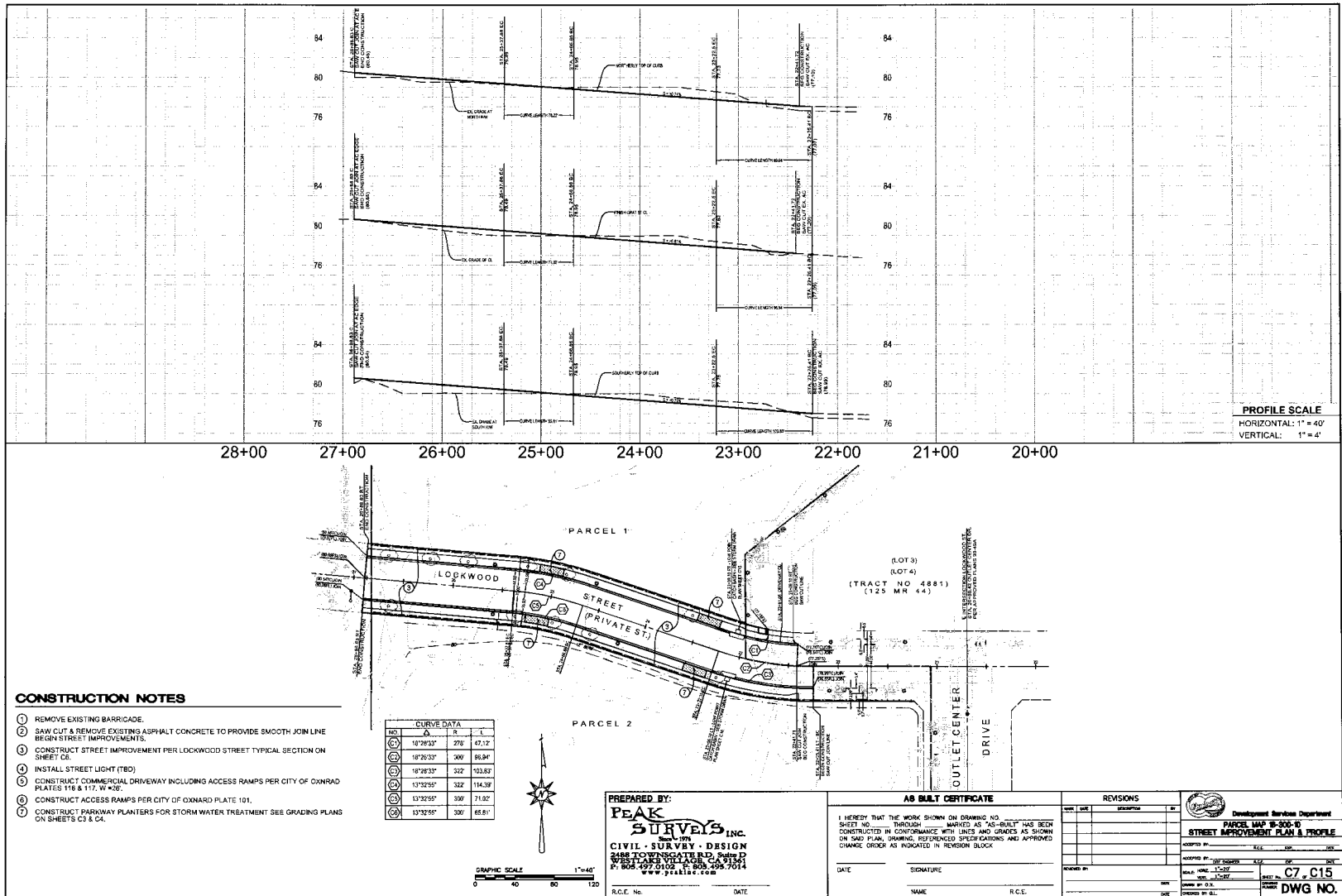
RECOMMENDED FOR APPROVAL

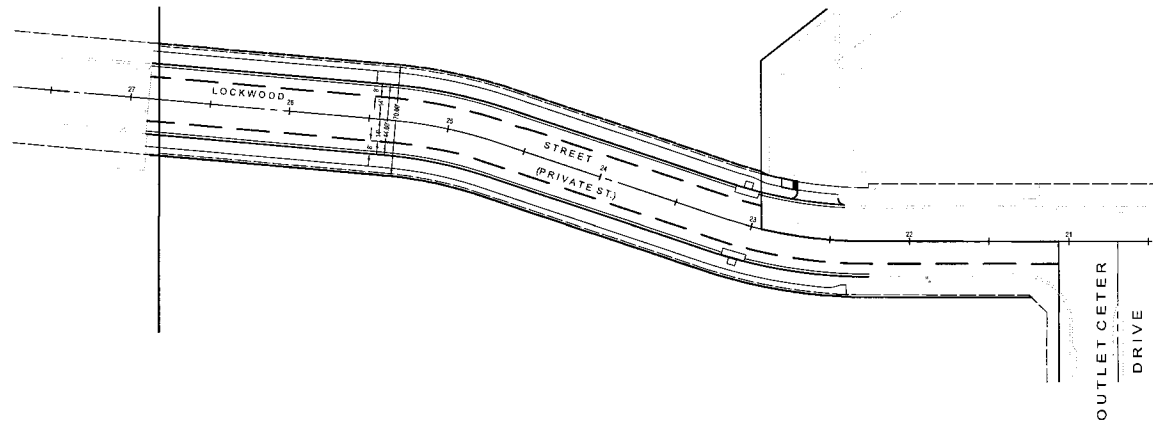
OPERATIONS DEPARTMENT	DATE
TRAFFIC MANAGER	DATE
FIRE DEPARTMENT	DATE
WASTEWATER MANAGER	DATE

PREPARED BY:
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WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 P: 805.495.7014
www.peakinc.com

AS BUILT CERTIFICATE	
I HEREBY THAT THE WORK SHOWN ON DRAWING NO. _____	
SHEET NO. _____	THROUGH _____ MARKED AS "AS-BUILT" HAS
CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS	
ON SMO PLAN, DRAWING, REFERENCED SPECIFICATIONS AND A	
CHANGE ORDER AS INDICATED IN REVISION BLOCK	
DATE _____	SIGNATURE _____
NAME _____	B/E _____

REVISIONS		 Development Services Department
DATE	DESCRIPTION	
PARCEL MAP 18-000-10 STREET IMPROVEMENT COVER SHEET		ADOPTED BY: _____ S.E.C. _____ DIST. _____ ADOPTED BY: _____ S.E.C. _____ DIST. _____ SCALE: HORIZ. 1"=100' VERT. 1"=20' SHEET NO. _____ OF _____ DRAWN BY: _____ CHECKED BY: _____
APPROVED BY: _____ DATE: _____		CITY OF LOS ANGELES DWG NO. _____





GRAPHIC SCALE 1"=30'

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 CIVIL SURVEY DESIGN
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 WESTLAKE VILLAGE, CA 91361
 P: 805.427.0102 F: 805.426.7014
 WWW.PEAKSURVEYS.COM

R.C.E. No. _____ DATE _____

AS BUILT CERTIFICATE

I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING NO. _____ SHEET NO. _____ THROUGH _____ MARKED AS "AS-BUILT" HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLAIN DRAWING, REFERENCED SPECIFICATIONS AND APPROVED CHANGE ORDERS AS INDICATED IN REVISION BLOCK.

DATE _____ SIGNATURE _____
 NAME _____ R.C.E. _____

REVISIONS

NO.	DATE	DESCRIPTION



Development Services Department
PANEL MAP 18-300-D
SIGNING AND SITING PLAN

ACCEPTED BY: _____ DATE: _____
 REVIEWED BY: _____ DATE: _____
 DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____

CB_C15
DWG NO.

[illegible]

- C1. TITLE SHEET
- C2. GRADING PLAN COVER SHEET
- C3. GRADING PLAN LOT 1 (NORTH)
- C4. GRADING PLAN LOTS 2 & 3 (SOUTH)
- C5. GRADING DETAILS
- C6. COVER SHEET STREET IMPROVEMENT
- C7. LOCKWOOD STREET PLAN & PROFILE
- C8. SIGNING AND STRIPPING PLANS
- C9. COVER SHEET STORM DRAIN IMPROVEMENT PLANS
- C10. LOCKWOOD STREET STORM DRAIN PLANS
- C11. LOCKWOOD STREET STORM DRAIN DETAILS
- C12. COVER SHEET - SEWER PLANS
- C13. LOCKWOOD SEWER PLAN & PROFILE
- C14. COVER SHEET WATER PLANS
- C15. LOCKWOOD WATER PLAN

BM # 306-WILLIAMS ELEV=73.35
ALUMINUM DISK AT THE NORTHWESTERLY CORNER OF
GONZALES ROAD AND WILLIAMS DRIVE, 55 FEET WESTERLY
FROM THE CENTER OF WILLIAMS DRIVE, 48 FEET NORTHERLY
FROM THE CENTER DIVIDE OF GONZALES ROAD, 33 FEET
SOUTHERLY FROM THE ECR 12 FEET EASTERLY FROM
THE BCR
NAVD 1988 DATUM

PLATE 101 - COMMERCIAL/LOCAL ARTERIAL
 PLATE 110 - ACCESS RAMP
 PLATE 111 - CONCRETE CURB, CURB & GUTTER
 PLATE 112 - EXPANSION JOINTS
 PLATE 113 - CURB & SIDEWALK JOINTS
 PLATE 116 - COMMERCIAL DRIVEWAYS
 PLATE 117 - ALLEY AND PRIVATE DRIVEWAY STANDARD
 PLATE 118 - STREET NAME SIGN
 PLATE 124 - BARRIAGE

[illegible]

P R E L I M I N A R Y

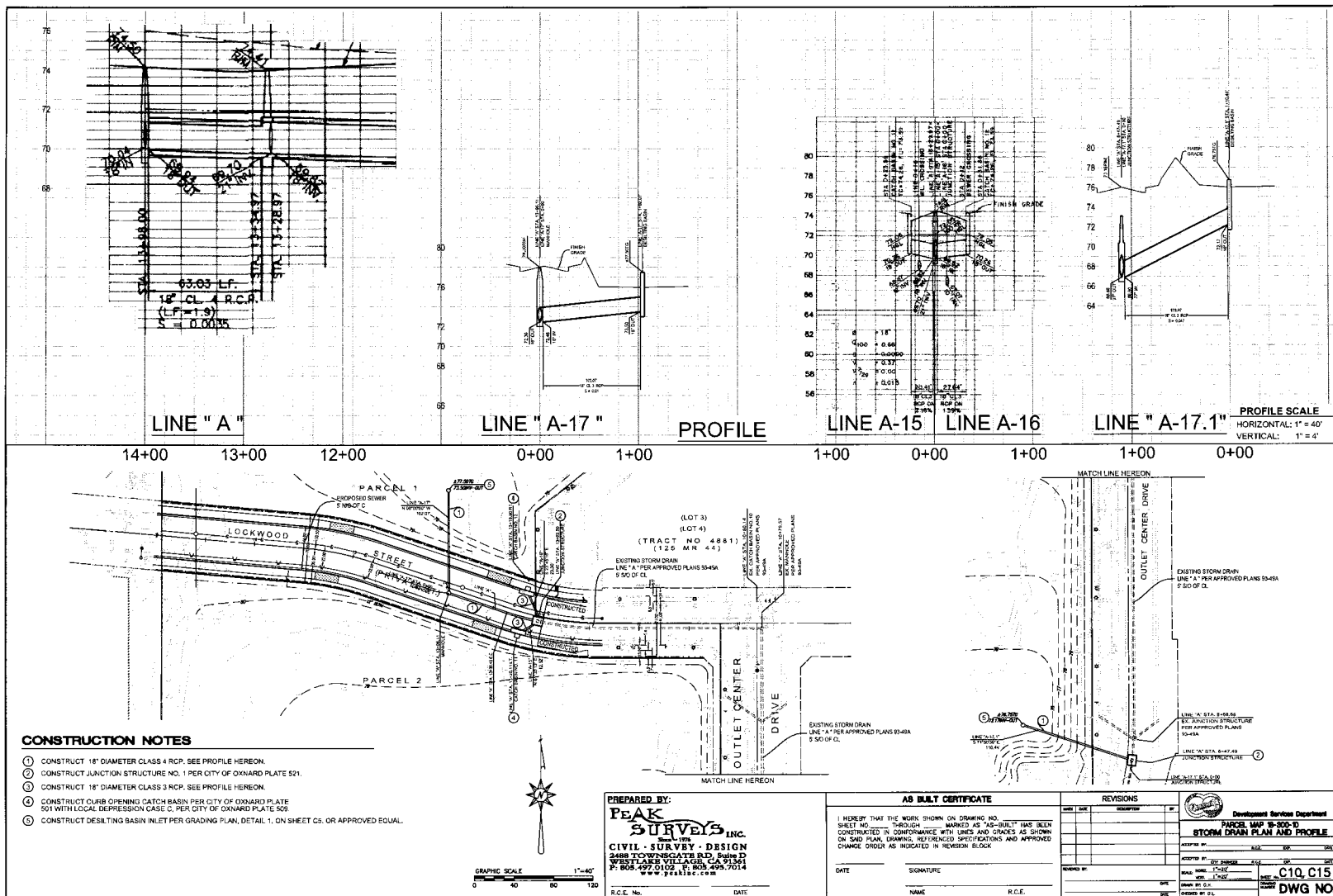
OWNER / DEVELOPER			
SUNBELT ENTERPRISES, LLC			
AGENT:			
24 HOUR PHONE NO. _____			
THESE PLANS HAVE BEEN REVIEWED FOR POSSIBLE CONSTRUCTION CONFLICTS			
UTILITY CO.	SIGNATURE	TITLE	DATE
SO. CAL. GAS	_____	_____	_____
EDISON	_____	_____	_____
G.T.E.	_____	_____	_____
CABLE T.V.	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

<u>RECOMMENDED FOR APPROVAL</u>	
OPERATIONS DEPARTMENT	DATE
TRAFFIC MANAGER	DATE
FIRE DEPARTMENT	DATE
WASTEWATER MANAGER	DATE

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www.peakinc.com

AS BUILT CERTIFICATE	
I HEREBY THAT THE WORK SHOWN ON DRAWING NO. _____	
SHEET NO. _____	THROUGH _____ MARKED AS "AS-BUILT" HAS BEEN
CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN	
ON SAID PLAN, DRAWING, RETROFITTED SPECIFICATIONS AND APPROVED	
CHANGE ORDER AS INDICATED IN REVISION BLOCK	
DATE _____	SIGNATURE _____
NAME _____	_____

[illegible]



STORM DRAIN PLAN DETAILS

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 WEST ASH VILLAGE CA 91781
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 WWW.PEAKSURV.COM

R.C.E. No. _____ DATE _____

AS BUILT CERTIFICATE

I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING NO. _____ SHEET NO. _____ THROUGH _____ MARKED AS "AS-BUILT" HAS BEEN CONSTRUCTED IN CONFORMANCE WITH UNITS AND GRADERS AS SHOWN ON SAID PLAN, DRAWING, REFERENCED SPECIFICATIONS AND APPROVED CHANGE ORDER AS INDICATED IN REVISION BLOCK.

DATE _____ SIGNATURE _____
 NAME _____ R.C.E. _____

REVISIONS

NO.	DATE	DESCRIPTION	BY



Development Services Department

PARKS MAP 15-300-D
 STORM DRAIN PLAN DETAILS

ACCEPTED BY: _____ R.C.E. _____
 DATE: _____
 SEAL: _____
 EXPIRATION: _____
 DWG NO. _____



C13. LOCKWOOD SEWER PLAN & PROFILE
C14. COVER SHEET WATER PLANS

BENCH MARK

BM # 306-WILLIAMS ELEV=73.35
ALUMINUM DISK, AT THE NORTHWESTERLY CORNER OF
GONZALES ROAD AND WILLIAMS DRIVE, 33 FEET WESTERLY
FROM THE CENTER OF WILLIAMS DRIVE, 48 FEET NORTHERLY
FROM THE CENTER DMCE OF GONZALES ROAD, 33 FEET
SOUTHERLY FROM THE ECR 12 FEET EASTERLY FROM
THE BCR
NAD83 1988 DATUM

REFERENCE CITY STD. PLATES

PLATE 400 - PR-CAST CONCRETE MANHOLE
PLATE 401 - SEWER MANHOLE PROTECTIVE COATING
PLATE 405 - HOUSE CONNECTION (8" & BELOW)
PLATE 412 - MANHOLE FRAME AND COVER
PLATE 407 - TERMINAL CLEANOUT

GENERAL STREET NOTES

- [illegible]

CAUTION: UNDERGROUND STRUCTURES



P R E L I M I N A R Y

OWNER / DEVELOPER			
SUNBELT ENTERPRISES, LLC			
AGENT:			
XXXXXX			
24 HOUR PHONE NO _____			
THESE PLANS HAVE BEEN REVIEWED FOR POSSIBLE CONSTRUCTION VIOLATIONS			
UTILITY CO	SIGNATURE	TITLE	DATE
SO. CAL. GAS			
EDISON			
G.T.E.			
CABLE T.V.			

RECOMMENDED FOR APPROVAL _____	
OPERATIONS DEPARTMENT	DATE _____
TRAFFIC MANAGER	DATE _____
FIRE DEPARTMENT	DATE _____
WASTEWATER MANAGER	DATE _____

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ON SAID PLAN, DRAWING, REFERENCED SPECIFICATIONS AND APPROVED	
CHANGE ORDER AS INDICATED IN REVISION BLOCK	
DATE _____	SIGNATURE _____
NAME _____	DATE _____

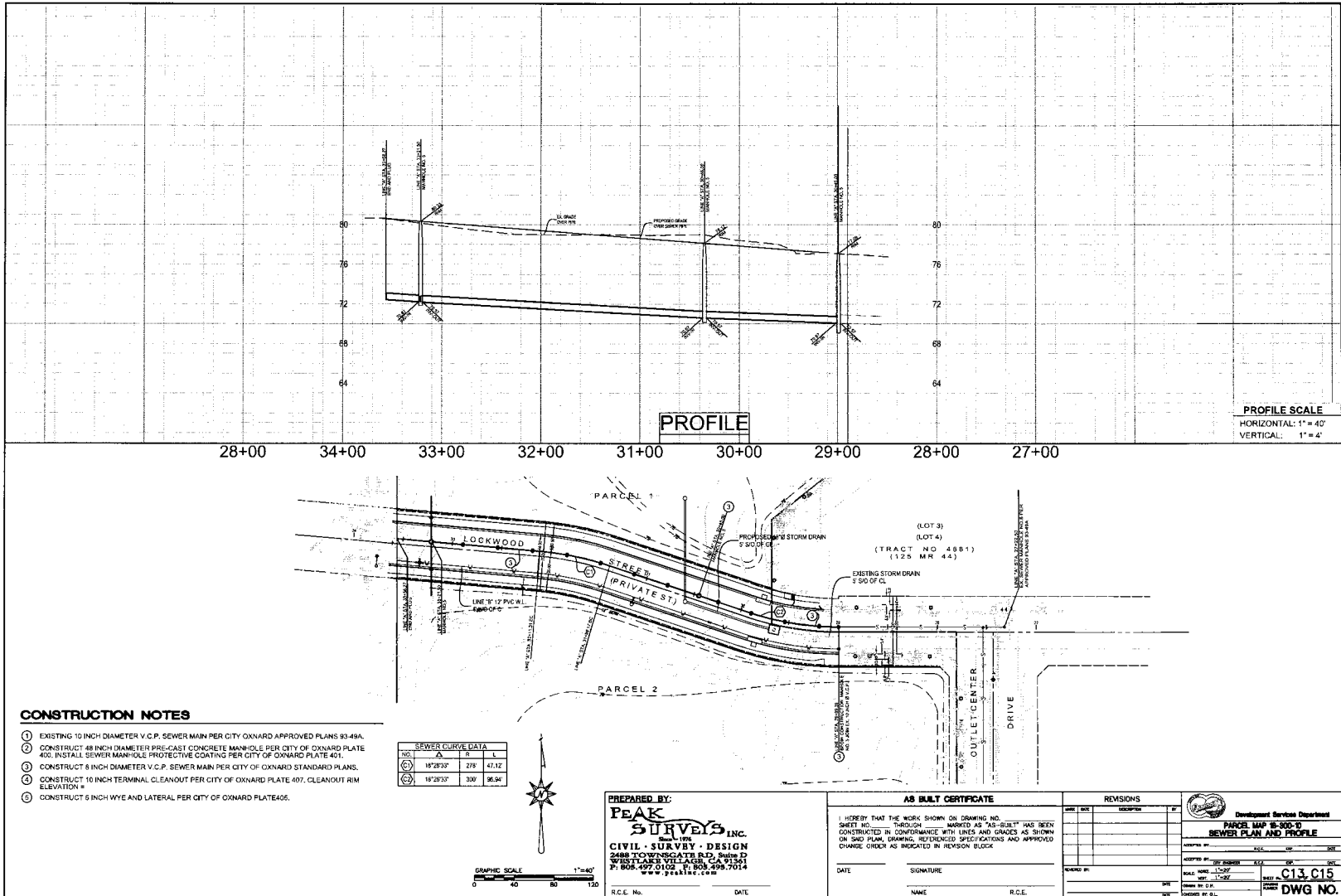
REVISIONS			
DATE	BY	DESCRIPTION	SP



Development Services Department
PARCEL MAP 15-300-10
SEWER COVER SHEET

ACCEPTED BY _____	DATE _____	SCALE _____
DESIGNED BY _____	DATE _____	SCALE _____
DRAWN BY _____	DATE _____	SCALE _____
CHECKED BY _____	DATE _____	SCALE _____

C12 **C15**
DWG NO





CAUTION: UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR THOSE SHOWN ON RECORDS EXAMINED AND AGREED TO BY THEIR APPROPRIATE LOCATION AND DEPTH. THE OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF THE UTILITIES AND STRUCTURES BY ACCEPTING THESE ASSUMES OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, UNDERSTANDS THAT THEY AGREE TO ASSUME LIABILITY, AND AGREE TO HOLD THE UNDERSIGNED HARMLESS FOR ANY LIABILITY FOR DAMAGE RESULTING FROM THE EXISTING OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED BY THE OWNER OR THOSE SHOWN ON RECORDS EXAMINED. THE CONTRACTOR SHALL BE AT VARIANCE WITH THAT REPORTED ON SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES.

[illegible]

OPERATIONS DEPARTMENT	DATE
TRAFFIC MANAGER	DATE
FIRE DEPARTMENT	DATE
WASTEWATER MANAGER	DATE

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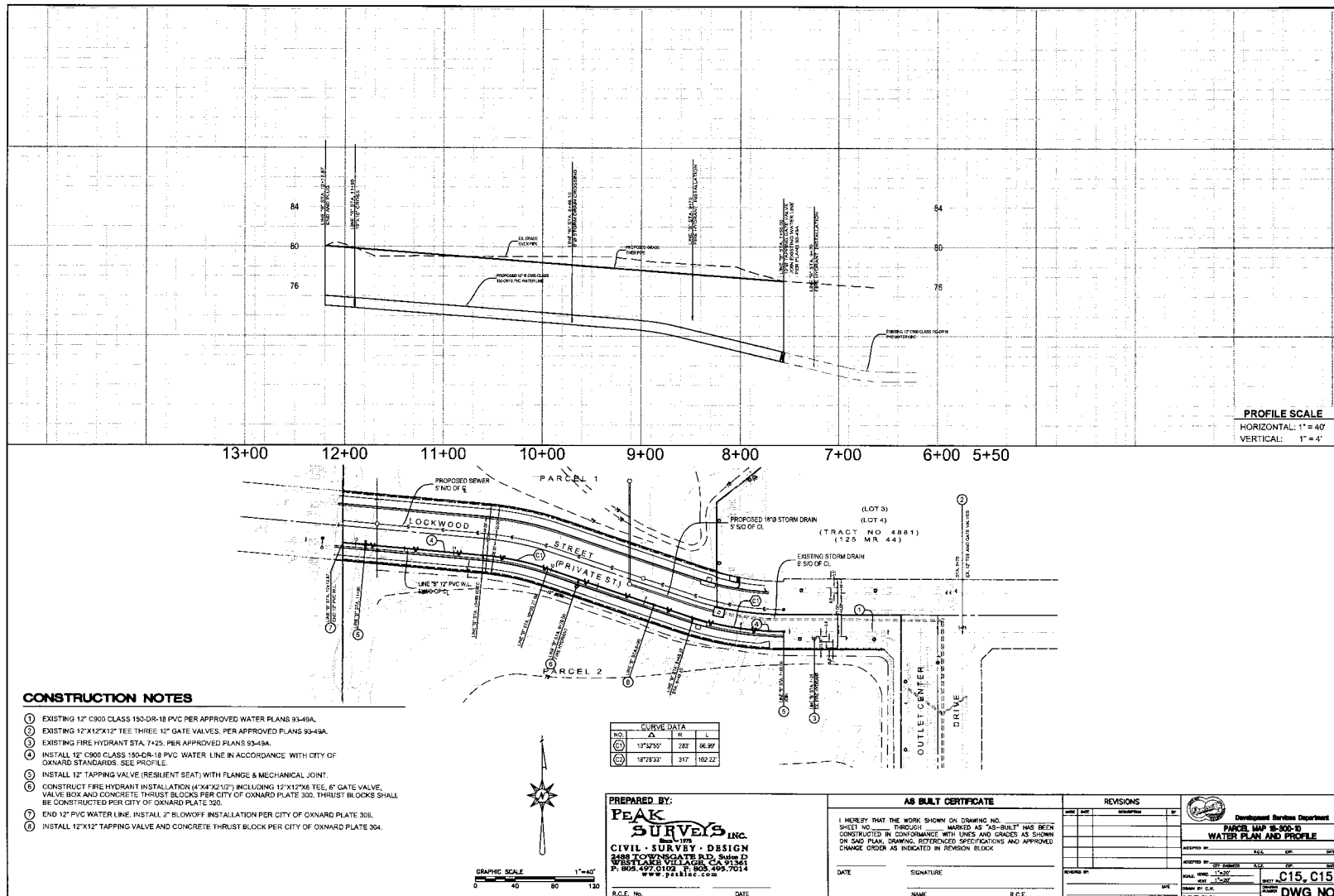
BCE No.	DATE
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SHEET NO. _____ THROUGH _____ MARKED AS "AS-BUILT" HAS BEEN
CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN
ON SAID PLAN, DRAWING, REFERENCED SPECIFICATIONS AND APPROVED
CHANGE ORDER AS INDICATED IN REVISION BLOCK

DATE _____ SIGNATURE _____

NAME _____ D.P.E. _____

[illegible]



RESOLUTION NO. 2019-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL TO CITY COUNCIL OF PLANNING AND ZONING PERMIT NO. 18-300-10 (TENTATIVE PARCEL MAP), A REQUEST TO SUBDIVIDE AN EXISTING 11.85 ACRE UNDEVELOPED PARCEL INTO (2) TWO PARCELS OF NET SIZE 6.13 AND 4.86 ACRES AND CONSTRUCTION OF THE STREET AND INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE CONNECTION OF LOCKWOOD STREET, A PRIVATE STREET , SUBJECT TO CERTAIN CONDITIONS. THE PROJECT SITE (A.P.N. 213-0-090-10) IS LOCATED ON THE SOUTH SIDE OF HIGHWAY 101 BETWEEN THE WEST AND EAST TERMINUS OF LOCKWOOD STREET. FILED BY DESIGNATED AGENT ERIC WIDMER ON BEHALF OF THE PROPERTY OWNER, SUNBELT ENTERPRISES, LLC, 5715 MESMER AVENUE, LOS ANGELES, CA 90230

WHEREAS, on October 12, 2018, Eric Widmer (the **“Applicant”** and/or **“Developer”** and/or **“Permittee”**) submitted a request to subdivide an undeveloped parcel generally located south of Highway 101 between CarMax auto sales lot off of Lockwood Street and The Palms Marketplace Center off of Outlet Center Drive Street (the **“Project”**); and

WHEREAS, said tentative parcel map was referred to various public utility companies and City departments for recommendations, and

WHEREAS, the Planning Commission finds the tentative parcel map conforms to the City’s 2030 General Plan and elements thereof; and

WHEREAS, the Project was reviewed against the California Environmental Quality Act (CEQA) and found to be exempt from further CEQA review per Section 15315, “Minor Land Divisions”; and

WHEREAS, on July 18, 2019, the Planning Commission of the City of Oxnard (**“Planning Commission”**) considered the Applicant’s request to approve Planning and Zoning Permit No. 18-300-10 (Tentative Parcel Map), in accordance with Chapter 15 “Subdivisions” of the Oxnard City Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the approval of the tentative parcel map, subject to the following conditions:

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans on file with the Planning Division. The Final Map shall conform to these plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning Manager or a major modification to the plans is approved by the Planning Commission. A major modification shall be required for substantial changes, including changes to the Project Conditions. (PL, *G-2*)
3. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)
4. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit. If there is a conflict between the CC&Rs and this permit, this permit shall prevail. (CA, *G-7*)
5. Developer shall complete the "Notice of Land Use Restriction and Conditions" form, using the form provided by the City for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed signed and notarized document, together with the required fees to the Planning Manager (PL, *G-8*)

DEVELOPMENT SERVICES DEPARTMENT STANDARD CONDITIONS

6. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
7. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
8. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
9. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
10. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
11. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
12. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action

or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)

13. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
14. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
15. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
16. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
17. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
18. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
19. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed

and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)

20. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
21. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
22. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
23. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
24. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18 inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)
25. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
26. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consent (as determined appropriate by the Development Services Director) from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project. (DS-36)
27. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
28. Developer shall dedicate to the City all water rights for the project property by title sheet dedication on the final map or parcel map. (DS-39)

29. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
30. Street and road improvements shall conform to City standard plates, design criteria and policies. Improvements shall include upgrading of existing pavement along the project frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. (DS-51)
31. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
32. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, "R" value tests of in-place soils, and approved traffic indices. (DS-53)
33. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
34. Prior to release of the final map or parcel map for recordation, Developer shall post security satisfactory to the City Attorney guaranteeing that all survey monuments will be set as required by the Government Code and the City Code. (DS-57)
35. Developer shall submit a street lighting plan as a part of the civil improvement plans. Developer shall install streetlights in accordance with the plan. (DS-60)
36. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)
37. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
38. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods

to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)

39. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)
40. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)
41. Developer's engineer 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)
42. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

43. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

44. The roadway improvements to be constructed concurrent with recordation of this parcel map exceed 10,000 square feet of impervious surface area and require implementation of stormwater quality mitigations for "Streets, roads, highways, and freeway construction" in conformance with the Ventura County 2011 Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS)
45. The percolation tests for this project shall include implementation of the reduction factor specified in the "Guidelines for Design, Investigation, and Reporting for Low Impact Development Stormwater Infiltration" published in the Administrative Manual of the County of Los Angeles Department of Public Works. This reduction factor is in addition to the safety factor specified in the TGM. (DS)
46. Developer's geotechnical engineer shall perform percolation tests on the exposed bottom of all infiltration facilities immediately prior to facility construction and provide the City with a written opinion that the exposed soil layer is suitable for the proposed infiltration facility based on review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the project civil engineer. (DS)
47. Stormwater runoff from this site shall be limited and on-site detention shall be provided in conformance with the "Agreement for Stormwater Retention within Rice Road Drain Watershed" and the approved drainage report for Tract 4317. The detention basin(s) shall be designed in accordance with Public Works standards and policies. The Developer shall provide a City standard Declaration of Restrictive Covenant for Detention Basin Perpetual Maintenance by the property owner as each lot within this subdivision is developed. (DS)
48. Developer shall clearly note future stormwater detention requirements on the grading and storm drain improvement plans associated with the subdivision. (DS)
49. Developer shall construct de-silting basins that treat the stormwater runoff from the disturbed areas (graded areas) of the site prior to discharge into the underground storm drain system. De-silting basin design shall meet or exceed the California Stormwater Quality Association (CASQA) sediment basin and sediment trap design standards and are subject to approval of

the Development Services Manager. (DS)

50. Developer shall obtain construction plan approval and issuance of a construction permit for the roadway and utility improvements proposed by this project concurrent with processing of the parcel map for recordation. (DS)
51. Developer shall remove and reconstruct the existing driveway (serving an existing parking lot) on the north side of Lockwood Street near the southeast corner of proposed parcel 1. The reconstruction shall extend the sidewalk and gutter across the driveway similar to City standard plate 115. The final design shall accommodate the existing drainage pattern and is subject to approval of the Development Services Manager and the adjacent property owner. (DS)
52. Prior to recordation of the parcel map, Developer shall provide evidence of a shared maintenance agreement between the lots created by this map for the private roadway and drainage improvements proposed for construction by this project. Maintenance agreement shall be recorded prior to or concurrent with the parcel map. (DS)
53. Developer shall install fire hydrants along the Lockwood Street frontage of this map in conformance with City design standards and City Fire Marshal direction. (DS)
54. The proposed water main extension shall be designed in conformance with City Water Division standards and shall be dedicated to the City. (DS)
55. Developer shall construct sewer laterals to each proposed parcel concurrent with construction of the sewer main. (DS)
56. Developer shall install LED street lights along the Lockwood Street frontage of the map. The final location and style of lighting to be approved by the City Traffic Engineer and Planning Manager. (TR)
57. Developer shall install “No Parking” signs along the Lockwood Street frontage of the map. The final location of signs to be approved by the City Traffic Engineer. (TR)
58. Developer shall remove the “Not a Through Street” sign at the southeast corner of the Lockwood Street/Williams Drive intersection. (TR)

PLANNING DIVISION STANDARD CONDITIONS

59. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City’s Subdivisions Code.
60. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the

City Council in all sets of construction documents and specifications for the project. (PL, PL-3).

61. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities.

PLANNING DIVISION SPECIAL CONDITIONS

Air Quality

62. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications. (MND, C-1)
63. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)
64. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (MND, C-3)
65. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (MND, C-4)
66. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (MND, C-5)
67. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (MND, C-6)

68. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). ((MND, C-7)
69. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APDC regularities regarding Asbestos (Rule 63.7). (MND, C-8)
70. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (MND, C-9)
71. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

Cultural Resources

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

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

73. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading

permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

FIRE DEPARTMENT CONDITIONS

All listed items shall be included on the plan check notes detailing fire department requirements.

74. Prior to any construction or storage of equipment on the project site, approval for such work shall be obtained from the Fire Code official.

75. Proposed road improvements will need to be approved by the Fire Department and Traffic Division prior to commencing work.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 18th day of July, 2019, by the following vote:

Deidre Frank, Chairman

I hereby certify that the foregoing is a true copy of the Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 18th day of July 2019 and carried by the following vote:

AYES: Commissioners:

NOES: Commissioner:

ABSENT: Commissioner:

ATTEST: _____
Isidro Figueroa, Acting Secretary



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Paul McClaren, Associate Planner

DATE: July 18, 2019

SUBJECT: Planning and Zoning Permit No. 18-400-03, Coastal Administrative Modification (Major), Located at 2101 Mandalay Beach Road.

- 1) Recommendation:** That the Planning Commission approve Planning and Zoning Permit No. 18-400-03 for a Coastal Administrative Modification (Major) to PZ 04-230-06 (Coastal Development Permit), for co-location of a wireless telecommunications facility, subject to certain findings and conditions.
- 2) Project Description and Applicant:** A request to allow co-location of six, 6-foot tall panel antennae inside new screening boxes, six remote radio units inside an existing cupola, and installation of a new 12' x 23' ground level equipment enclosure that is nine feet tall. Inside the equipment enclosure, the applicant will install accessory equipment to include a diesel backup generator with a 54-gallon fuel tank. The equipment enclosure will be constructed in a service courtyard of the Embassy Suites hotel and resort located at 2101 Mandalay Beach Road. Filed by James A. Rogers, Smartlink, LLC, designated agent for Verizon Wireless.
- 3) Existing & Surrounding Land Uses:** The existing land use is the Embassy Suites hotel and resort located adjacent to the Pacific Ocean and public beach (see Attachment A).

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Visitor Serving Commercial (VSC)	Coastal Visitor Serving Commercial (CVC)	Embassy Suites hotel & resort
North	Recreation Area (REC)	Coastal Recreation (RC)	Public Beach; Oxnard Beach Park
South	Recreation Area (REC)	Coastal Recreation (RC)	Public Beach; Public Parking Lot
East	Planned Unit Development (PUD)	Coastal Medium Density Multiple-Family (R-3-C)	The Colony at Mandalay Bay (Multi-family condominiums)
West	Recreation Area (REC)	Coastal Recreation (RC)	Public Beach

- 4) Background Information:** Planning and Zoning Permit 04-230-06, Coastal Development Permit was approved by the Planning Commission on December 2, 2004, and allowed the installation of six antennae mounted behind fiberglass reinforced panels (FRPs) on the existing cupola which were made to appear as architectural elements of the building. An equipment enclosure was also approved on the roof. Planning and Zoning Permit 11-400-02, Coastal Development Permit was approved by the Planning Commission on November 27, 2011, and allowed the co-location of three antennae mounted at the cupola and additional equipment added to the existing enclosure. A number of additional administrative permits have been issued for modifications to these two wireless facilities installations.
- 5) Environmental Determination:** In accordance with Section 15301 (Existing Facilities), Class 1 of the State CEQA Guidelines, projects involving the minor alteration of existing structures, facilities, mechanical equipment, or involving negligible 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 the California Environmental Quality Act (CEQA). This project will add minor architectural features to the building and a small enclosure. Additionally, an electromagnetic frequency emissions report was prepared on January 4, 2018, by Hammett & Edison, Inc. (see Attachment B) which states the maximum exposure at ground level for this facility is modeled to be no more than 19% of the permissible exposure levels that are set by the Federal Communication Commission. 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 (see Attachment C).
- 6) Analysis:**
- a) General Discussion:** The project site is located within the Coastal Visitor Serving Commercial (CVC) zone district, where wireless communications facilities are permitted. The applicant requests approval to allow the installation of six, 6-foot tall panel antennae inside new screening boxes, six remote radio units inside the existing cupola, and installation of a new 12' x 23' ground level equipment enclosure that is nine feet tall. Inside the equipment enclosure, the applicant will install accessory equipment to include a diesel backup generator with a 54-gallon fuel tank. The antennae will not be visible and the screen walls will appear to be an integral component of the cupola tower. The related equipment will be completely enclosed within a new equipment enclosure located in a service courtyard. The equipment enclosure has been designed to integrate into the existing building. Since none of the proposed antennae or equipment will be visible the site is considered a stealth facility.
- b) General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Visitor Serving Commercial (VSC). The proposed wireless facility is consistent with policy ICS-18.3, which encourages wireless providers to meet the following conditions: locate away from residential and open space areas; not be visible from public rights-of-way and local and State scenic highways; locate on existing buildings; and incorporate well-designed stealth techniques that disguise the facility.

Approval of this Coastal Administrative Modification permit has been determined to be consistent with the General Plan and the property's land use designation.

c) Conformance with Zoning Development Standards: The proposed development is located in the Coastal Visitor-Serving Commercial (CVC) zone district. In accordance with the City Code, the proposed wireless co-location may be permitted with an approved Coastal Administrative Modification. The co-location policy in Oxnard City Code §17-52(E) encourages site sharing and the use of existing buildings and utilities. The proposed project does not affect the existing use on the project site.

d) Site Design: The existing cupola will have additional FRP panels added to to the lower portion but will be incorporated into the existing design so as to appear as though they are part of the cupola design. The equipment enclosure is on the ground in a service courtyard where vehicles park, deliveries are made and the trash is collected. The enclosure has been designed to match the existing finishes of the building to include the incorporation of columns on the exterior of the enclosure that will be aligned with existing columns on the building facade (see Attachment D).

7) Appeal Procedure: In accordance with §17-58(J) of the City Code, the Planning Commission's actions may be appealed to the City Council within 10 working days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. EME Report
- C. Notice of Exemption
- D. Project Plans
- E. Resolution

APPROVALS

DEPARTMENT	NAME	PLEASE ADD: COMMENTS/APPROVAL & DATE
Planner	Paul McClaren	
Planning Manager	Isidro Figueroa (interim)	
Comm. Dev. Director	Jeff Lambert	Appproved - 6-27-19
City Attorney	Ken Rozell	

ATTACHMENT “A”

Maps (Vicinity, General Plan, Zoning)

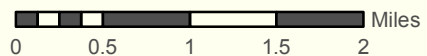
Vicinity Map



PZ 18-400-03

North
Pacific Ocean

Vicinity Map



1:70,000

2030 General Plan Land Use Map



Oxnard Planning

July 5, 2019

PZ 18-400-03
Location: 2101 Mandalay Beach Rd
APN: 191038010
Verizon Co-location

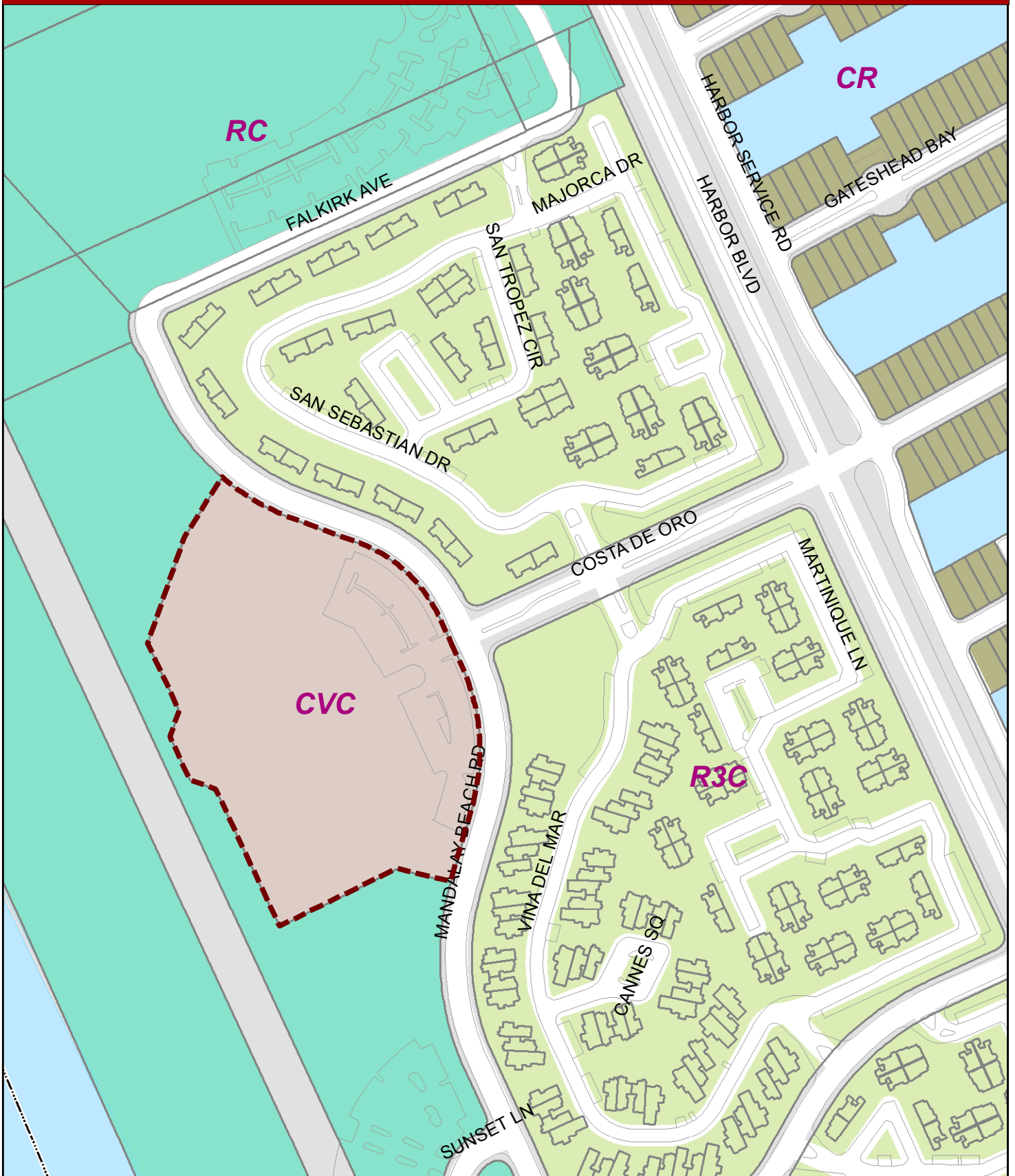
0 75 150 300 Feet

2030 General Plan Land Use Map



1:3,000

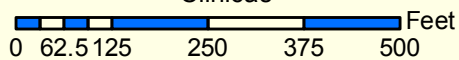
Zoning/Specific Plan Map



Oxnard Planning

July 5, 2019

PZ 17-500-19
Location: 2001 Statham BLVD
APN: 22000010325
Clinicas



Zoning/Specific Plan Map



1:3,000

Aerial Map



Oxnard Planning

July 5, 2019

PZ 18-400-03
Location: 2101 Mandalay Beach Rd
APN: 191038010
Verizon Co-location

0 75 150 300 450 600 Feet

Aerial Map



ATTACHMENT “B”

EME Report

**Verizon Wireless • Proposed Base Station (Site Name “Oxnard Beach”)
2101 Mandalay Beach Road • Oxnard, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site Name “Oxnard Beach”) proposed to be located at 2101 Mandalay Beach Road in Oxnard, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas at the Embassy Suites located at 2101 Mandalay Beach Road in Oxnard. The proposed operation will, together with the existing base stations at the site, comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm ²	1.00 mW/cm ²
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A



**Verizon Wireless • Proposed Base Station (Site Name “Oxnard Beach”)
2101 Mandalay Beach Road • Oxnard, California**

small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Infinigy Engineering, dated December 6, 2017, it is proposed to install six Andrew Model NHH-45C directional panel antennas behind view screens to be installed on sides of the architectural tower above the two-story Embassy Suites located at 2101 Mandalay Beach Road in Oxnard. The antennas would employ up to 5° downtilt, would be mounted at an effective height of about 37 feet above ground, and would be oriented in pairs toward 65°T, 155°T, and 335°T. The maximum effective radiated power in any direction would be 47,280 watts, representing simultaneous operation at 18,780 watts for AWS, 10,000 watts for PCS, 10,840 watts for cellular, and 7,660 watts for 700 MHz service.

Presently located on the sides of the tower are similar antennas for use by AT&T Mobility and T-Mobile. For the limited purpose of this study, the transmitting facilities of those carriers are assumed to be as follows:

Operator	Service	Maximum ERP	Antenna Model	Downtilt	Height
AT&T	AWS	2,100 watts	Andrew SBNH-1D6565A	2°	57 ft
	PCS	5,300	Andrew SBNH-1D6565A	2	57
	Cellular	1,600	Andrew SBNH-1D6565A	2	57
	700 MHz	1,000	Andrew SBNH-1D6565A	2	57
T-Mobile	AWS	4,400	Ericsson AIR21	2	37
	PCS	2,200	Ericsson AIR21	2	37



**Verizon Wireless • Proposed Base Station (Site Name "Oxnard Beach")
2101 Mandalay Beach Road • Oxnard, California**

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself is calculated to be 0.10 mW/cm², which is 18% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of all three carriers, is 19% of the public exposure limit. The maximum calculated cumulative level at any nearby building* is 43% of the public limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels. Levels may exceed the applicable exposure limits on parts of the sloped roof in front of the antennas, as shown in Figure 3.

Recommended Mitigation Measures

Due to their mounting locations and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the tower or the identified roof sections, including employees and contractors of the wireless carriers and of the property owner. No access within the areas shaded yellow in Figure 3 or within 45 feet directly in front of the antennas themselves, such as might occur during certain maintenance activities, should be allowed while the pertinent antennas are in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs[†] be posted on the screens in front of the antennas, readily visible from any angle of approach to persons who might need to work within that distance. Similar measures should already be in place for the other carriers at the site; applicable mitigations for those carriers have not been determined as part of this study.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 2101 Mandalay Beach Road in Oxnard, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The

* Including the three-story residences located at least 270 feet from the antennas, based on photographs from Google Maps.

† Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.



**Verizon Wireless • Proposed Base Station (Site Name "Oxnard Beach")
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highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2019. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

January 4, 2018




William F. Hammett, P.E.
707/996-5200



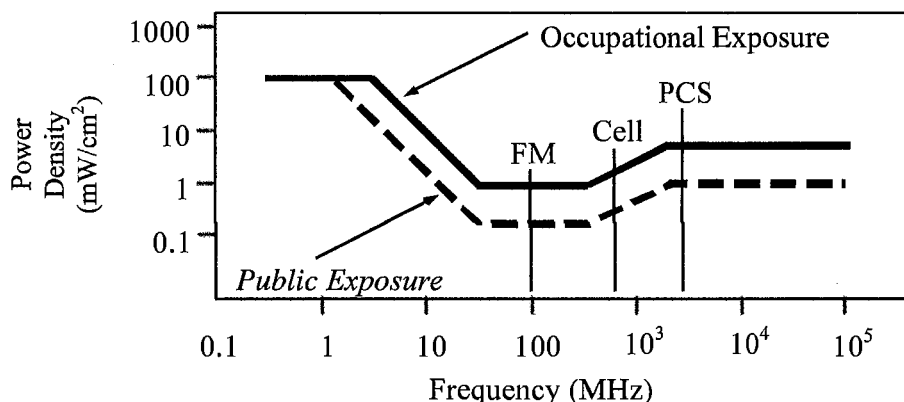
HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



HAMMETT & EDISON, INC.
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FCC Guidelines
Figure 1

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

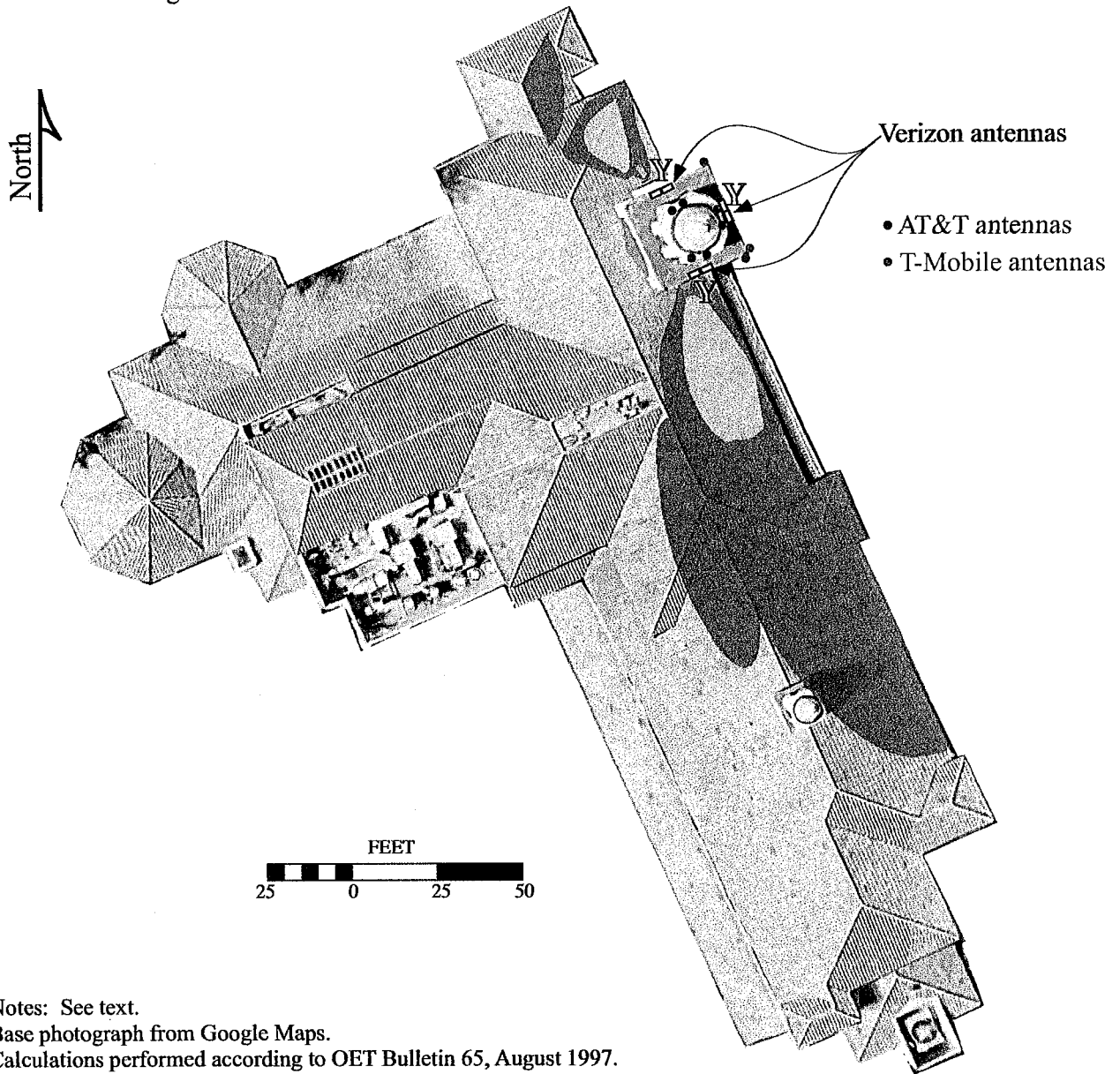


**Verizon Wireless • Proposed Base Station (Site Name "Oxnard Beach")
2101 Mandalay Beach Road • Oxnard, California**

Calculated Cumulative RF Exposure Levels on Roof

Recommended Mitigation Measures

- Post explanatory signs on screens in front of antennas
- Provide training



Notes: See text.

Base photograph from Google Maps.

Calculations performed according to OET Bulletin 65, August 1997.

Legend:	<u>Less Than Public</u>	<u>Exceeds Public</u>	<u>Exceeds Occupational</u>	<u>Exceeds 10x Occupational</u>
Shaded color	blank			
Boundary marking	N/A			
Sign type	I - Green INFORMATION	B - Blue NOTICE	Y - Yellow CAUTION	O - Orange WARNING



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

Y7UC
Figure 3

ATTACHMENT “C”

Notice of Exemption



NOTICE OF EXEMPTION

Project Description:

PZ 18-400-03 (COASTAL ADMINISTRATIVE MODIFICATION - MAJOR) TO CO-LOCATE A STEALTH WIRELESS FACILITY IN AN EXISTING CUPOLA AND CONSTRUCT A NEW, 274 SQUARE-FOOT, GROUND LEVEL EQUIPMENT ENCLOSURE AT 2101 MANDALAY BEACH ROAD SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY JAMES A. ROGERS (APPLICANT), 18401 VON KARMAN, SUITE 400, IRVINE, CA 92612.

Finding:

The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- ☐ Ministerial Project
- ☒ Categorical Exemption
- ☐ Statutory Exemption
- ☐ Emergency Project
- ☐ Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- ☐ No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons: In accordance with the California Environmental Quality Act Guidelines and Section 15301, projects involving the minor alteration of existing structures, facilities, mechanical equipment, or involving negligible expansion of use beyond that existing at the time of the lead agency's determination may be found to be exempt. The proposed project is a co-location of a new stealth wireless facility and construction of a new, 274 square-foot, ground level enclosure at an existing hotel located in a Visitor Serving Commercial coastal zone.

(Date)

Jeffrey Lambert
Community Development Director

ATTACHMENT “D”

Project Plans



OXNARD BEACH

2101 MANDALAY BEACH ROAD OXNARD CA 93035



VIEW 1



LOCATION

©2017 Google Maps



EXISTING



PROPOSED

LOOKING SOUTH FROM MANDALAY BEACH ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



OXNARD BEACH

2101 MANDALAY BEACH ROAD OXNARD CA 93035



VIEW 2



LOCATION

©2017 Google Maps



EXISTING



PROPOSED

LOOKING WEST FROM MANDALAY BEACH ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



OXNARD BEACH

2101 MANDALAY BEACH ROAD OXNARD CA 93035



VIEW 3



LOCATION

©2017 Google Maps



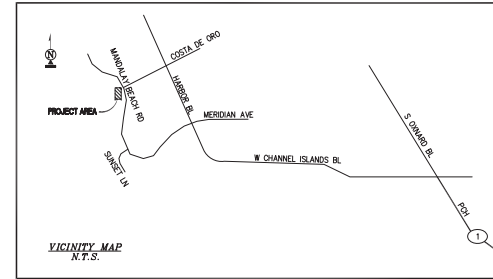
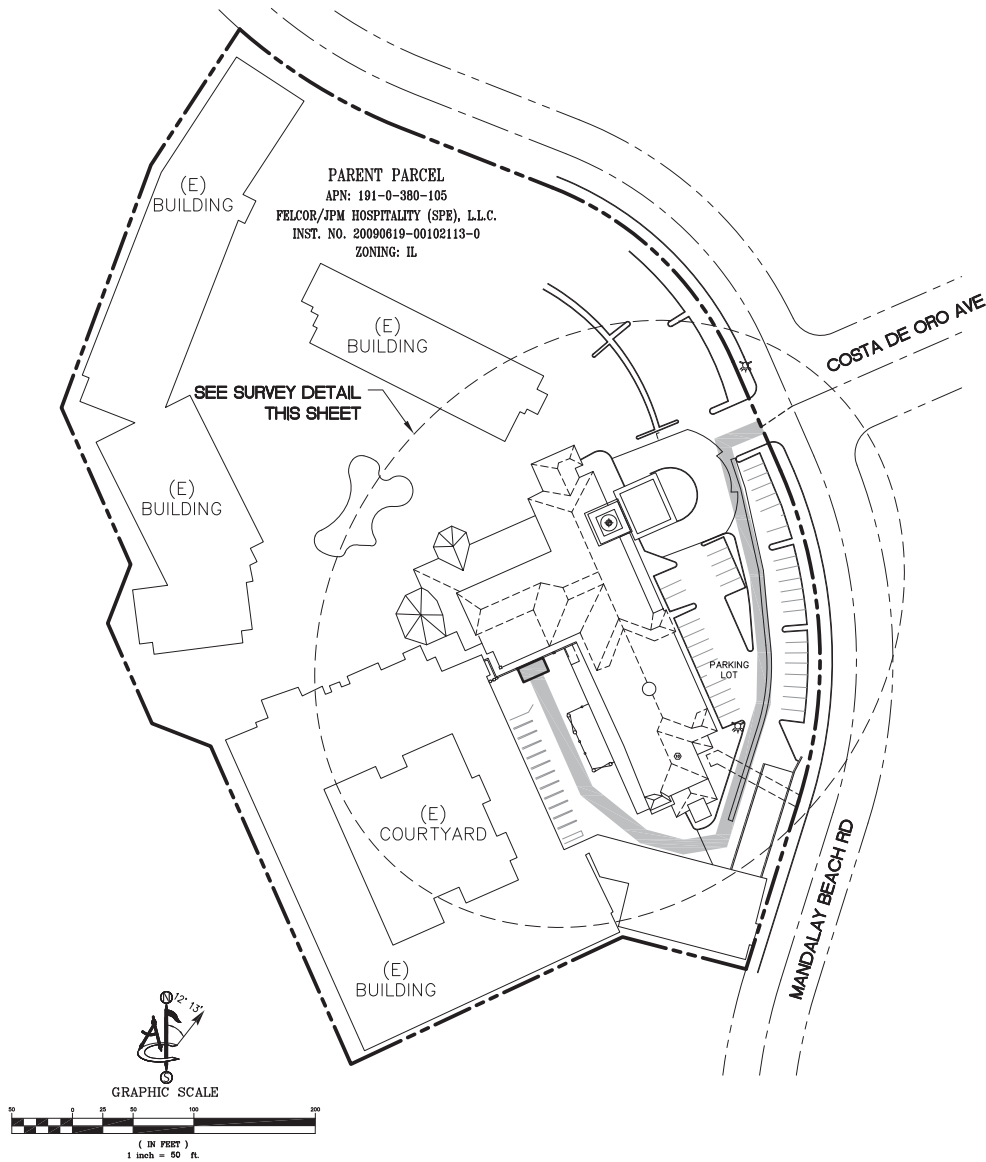
EXISTING



PROPOSED

LOOKING NORTHWEST FROM MANDALAY BEACH ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



SURVEY DATE
 11/06/2017

BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
 PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

FLOOD ZONE
 THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06111C0911E, DATED 01/20/2010

UTILITY NOTES
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION
 LOT 19 OF TRACT NO. 2923, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 97, PAGES 85 TO 99, INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY AS PROVIDED IN DEEDS OF RECORD.

SCHEDULE "B" NOTE
 REFERENCE IS MADE TO THE CONDITION OF TITLE GUARANTEE ORDER #09024881-920-CMM-CMB, ISSUED BY COMMONWEALTH LAND TITLE, DATED AUGUST 25, 2017. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

SCHEDULE "B" EXCEPTIONS 1-6, 8, 13, 14 AND 15 ARE NOT SURVEY MATTERS AND CANNOT BE PLOTTED.
 SCHEDULE "B" EXCEPTIONS 10AND 12 ARE BLANKET LEASES OVER ENTIRE PARCEL.

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: MAY 16, 1984
 RECORDING NO: 53947 OFFICIAL RECORDS
 AFFECTS: ALL THOSE COMMON AREAS EXCLUSIVE OF BUILDING SITES LYING WITHIN TRACT NO. 2923.
 LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HEREINABOVE.
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY
 PURPOSE: PIPELINES
 RECORDING DATE: MARCH 20, 1985
 RECORDING NO: 027549 OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

10. **BLANKET EASEMENT OVER COMMON AREAS**
 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: SEPTEMBER 6, 1985
 RECORDING NO: 097876 OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND
 LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HEREINABOVE.
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
PLOTTED

SCHEDULE "B" SUMMARY
 THE SURVEYORS OPINION IS THAT NO SCHEDULE "B" ITEMS PROVIDED BY SAID REPORT AFFECT THE PROPOSED WIRELESS FACILITY PREMISES SHOWN HEREON BUT MAY AFFECT THE ACCESS EASEMENT.

SURVEYOR'S NOTES
 SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.
 THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
 ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

verizon

15505 SAND CANYON AVENUE
 BUILDING "D"; FIRST FLOOR
 IRVINE, CA 92618

PROJECT INFORMATION:

OXNARD BEACH
 2101 MANDALAY BEACH ROAD
 OXNARD, CA 93035
 VENTURA COUNTY

ORIGINAL ISSUE DATE:

11/07/2017

REV.: DATE: DESCRIPTION: BY:

A	11/7/17	PRELIM	BS
B	11/16/17	REV. DETAIL (A)	NS
O	11/17/17	SUBMITTAL	DRH

PLANS PREPARED BY:



18401 VON KARMAN AVENUE
 SUITE 400
 IRVINE, CA 92612
 TEL: (949) 851-2201
 FAX: (949) 387-1275

CONSULTANT:



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

DRAWN BY: CHK.: APV.:

BS SB BC

LICENSER:

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

SV-1

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF LOT 19 OF TRACT NO. 2923, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 97, PAGES 85 TO 89, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A 12.00 FOOT WIDE STRIP, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE APPARENT CENTERLINE INTERSECTION OF COSTA DE ORO AVENUE AND MANDALAY BEACH ROAD, FROM WHICH POINT THE APPARENT CENTERLINE INTERSECTION OF SAID COSTA DE ORO AVENUE AND HARBOR BOULEVARD BEARS NORTH 66° 25' 37" EAST, 749.50 FEET;

THENCE DEPARTING SAID POINT, SOUTH 55° 54' 36" WEST, 30.51 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID MANDALAY BEACH ROAD AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 67° 28' 31" WEST, 34.33 FEET;

THENCE SOUTH 14° 49' 43" EAST, 63.66 FEET;

THENCE SOUTH 13° 51' 58" EAST, 49.03 FEET;

THENCE SOUTH 05° 39' 16" EAST, 63.68 FEET;

THENCE SOUTH 01° 05' 14" WEST, 41.06 FEET;

THENCE SOUTH 17° 01' 19" WEST, 119.32 FEET;

THENCE SOUTH 80° 35' 56" WEST, 31.53 FEET;

THENCE NORTH 75° 08' 38" WEST, 34.23 FEET;

THENCE NORTH 51° 09' 16" WEST, 60.01 FEET;

THENCE NORTH 23° 50' 15" WEST, 102.69 FEET TO THE POINT OF BEGINNING;

CONTAINING 7,194 SQUARE FEET, MORE OR LESS.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT 19 OF TRACT NO. 2923, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 97, PAGES 85 TO 89, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE APPARENT CENTERLINE INTERSECTION OF COSTA DE ORO AVENUE AND MANDALAY BEACH ROAD, FROM WHICH POINT THE APPARENT CENTERLINE INTERSECTION OF SAID COSTA DE ORO AVENUE AND HARBOR BOULEVARD BEARS NORTH 66° 25' 37" EAST, 749.50 FEET;

THENCE DEPARTING SAID POINT, SOUTH 55° 54' 36" WEST, 30.51 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID MANDALAY BEACH ROAD;

THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 67° 28' 31" WEST, 34.33 FEET;

THENCE SOUTH 14° 49' 43" EAST, 63.66 FEET;

THENCE SOUTH 13° 51' 58" EAST, 49.03 FEET;

THENCE SOUTH 05° 39' 16" EAST, 63.68 FEET;

THENCE SOUTH 01° 05' 14" WEST, 41.06 FEET;

THENCE SOUTH 17° 01' 19" WEST, 119.32 FEET;

THENCE SOUTH 80° 35' 56" WEST, 31.53 FEET;

THENCE NORTH 75° 08' 38" WEST, 34.23 FEET;

THENCE NORTH 51° 09' 16" WEST, 60.01 FEET;

THENCE NORTH 23° 50' 15" WEST, 102.69 FEET TO THE POINT OF BEGINNING;

CONTAINING 273 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	11.37'	S66°09'45"W
L2	12.00'	N23°50'15"W
L3	22.75'	N66°09'45"E
L4	12.00'	S23°50'15"E
L5	11.38'	S66°09'45"W

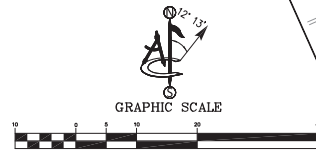
LEGEND

- AP ASPHALT
- BLDG TOP OF BUILDING
- CLF CHAIN LINK FENCE
- CONC EDGE OF CONCRETE
- D/W ACCESS DRIVEWAY
- FC FACE OF CURB
- UP LIGHT POLE
- TOP TOP OF CUPOLA
- WOF WOOD FENCE
- WOF WOOD FENCE
- PALM TREES
- AS NOTED
- UTILITY MANHOLES
- UTILITY METER
- FIRE HYDRANT
- LIGHT POLE
- ELECTRICAL TRANSFORMER
- SPOT ELEVATION
- GAS VALVE
- POSITION OF GEODETIC COORDINATES
- CMU WALLS
- CHAIN LINK FENCE
- WOOD FENCE
- CURLINES
- CONCRETE LIMITS
- EXISTING BUILDINGS
- PARKING STRIPES
- STREET CENTERLINES
- RIGHT OF WAY LINES
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- LEASE AREA LIMITS

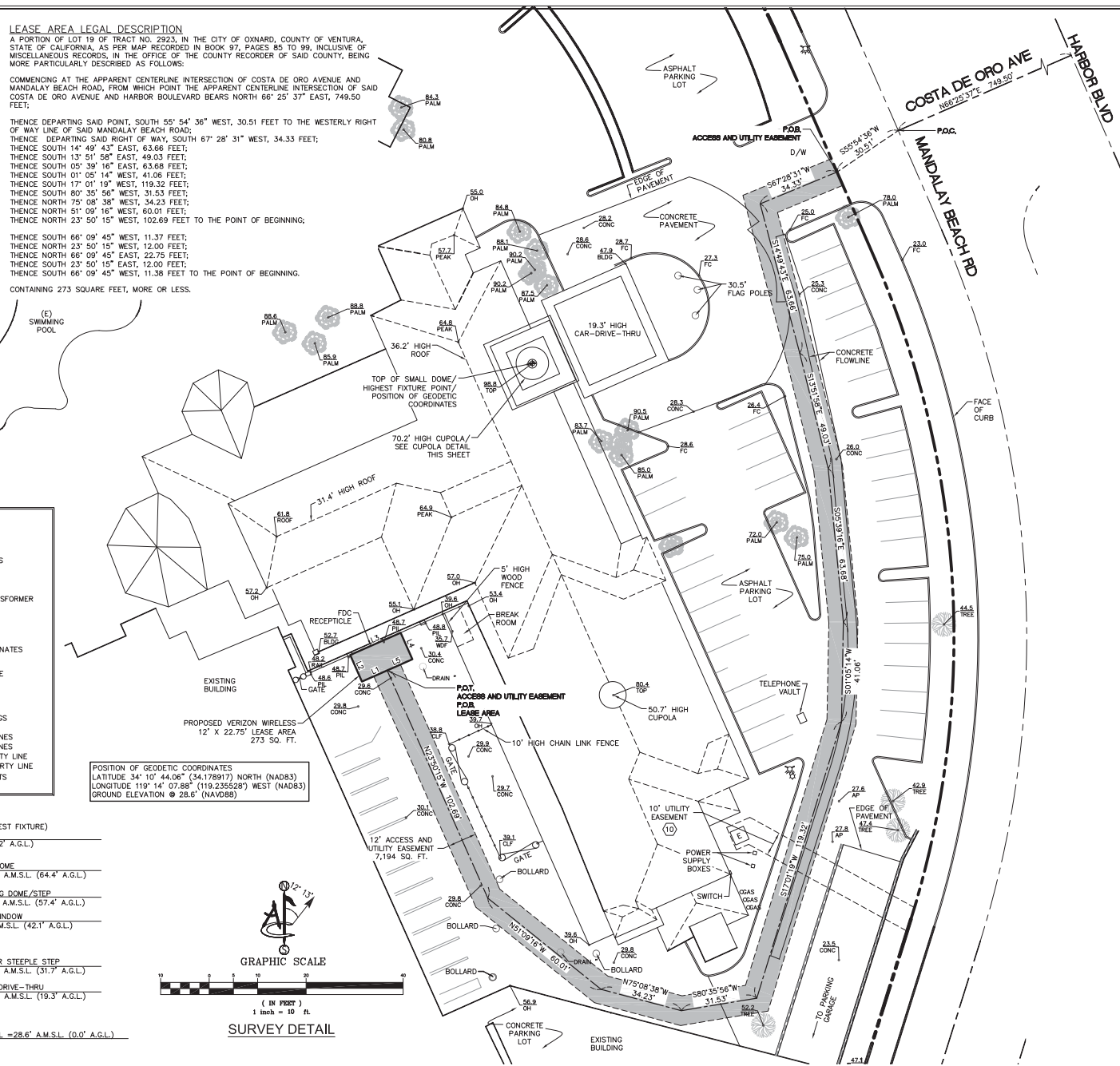
BOTTOM OF SMALL DOME ELEV. = 97.1' A.M.S.L. (68.5' A.G.L.)	TOP OF SMALL DOME (HIGHEST FIXTURE) NO SPIRE ON DOME ELEV. = 98.9' A.M.S.L. (70.2' A.G.L.)
TOP OF UPPER WINDOW ELEV. = 96.1' A.M.S.L. (67.5' A.G.L.)	TOP OF BIG DOME ELEV. = 93.0' A.M.S.L. (64.4' A.G.L.)
TOP OF UPPER COLUMN ELEV. = 81.4' A.M.S.L. (52.8' A.G.L.)	BOTTOM OF BIG DOME/STEP ELEV. = 86.0' A.M.S.L. (57.4' A.G.L.)
TOP OF LOWER STEEPLE STEP ELEV. = 74.5' A.M.S.L. (45.9' A.G.L.)	TOP OF LOWER WINDOW ELEV. = 70.7' A.M.S.L. (42.1' A.G.L.)
TOP OF LOWER COLUMN ELEV. = 68.8' A.M.S.L. (40.2' A.G.L.)	TOP OF LOWER STEEPLE STEP ELEV. = 60.3' A.M.S.L. (31.7' A.G.L.)
	TOP OF CAR DRIVE-THRU ELEV. = 47.9' A.M.S.L. (19.3' A.G.L.)

CUPOLA DETAIL
NOT TO SCALE

POSITION OF GEODETIC COORDINATES
LATITUDE 34° 10' 14.06" (34.178917) NORTH (NAD83)
LONGITUDE 119° 14' 07.88" (119.235528) WEST (NAD83)
GROUND ELEVATION @ 28.6" (NAV88)



SURVEY DETAIL



verizon

15505 SAND CANYON AVENUE
BUILDING "D"; FIRST FLOOR
IRVINE, CA 92618

PROJECT INFORMATION:

OXNARD BEACH
2101 MANDALAY BEACH ROAD
OXNARD, CA 93035
VENTURA COUNTY

ORIGINAL ISSUE DATE:

11/07/2017

REV. DATE DESCRIPTION BY

A	11/7/17	PRELIM	BS
B	11/16/17	REV. DETAIL (A)	NS
O	11/17/17	SUBMITTAL	DRH

PLANS PREPARED BY:

smartlink

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CONSULTANT:



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH: (408) 659-4072
www.ambitconsulting.us

DRAWN BY: CHK.: APV.:

BS	SB	BC
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LICENSER:

SHEET TITLE:

SITE SURVEY

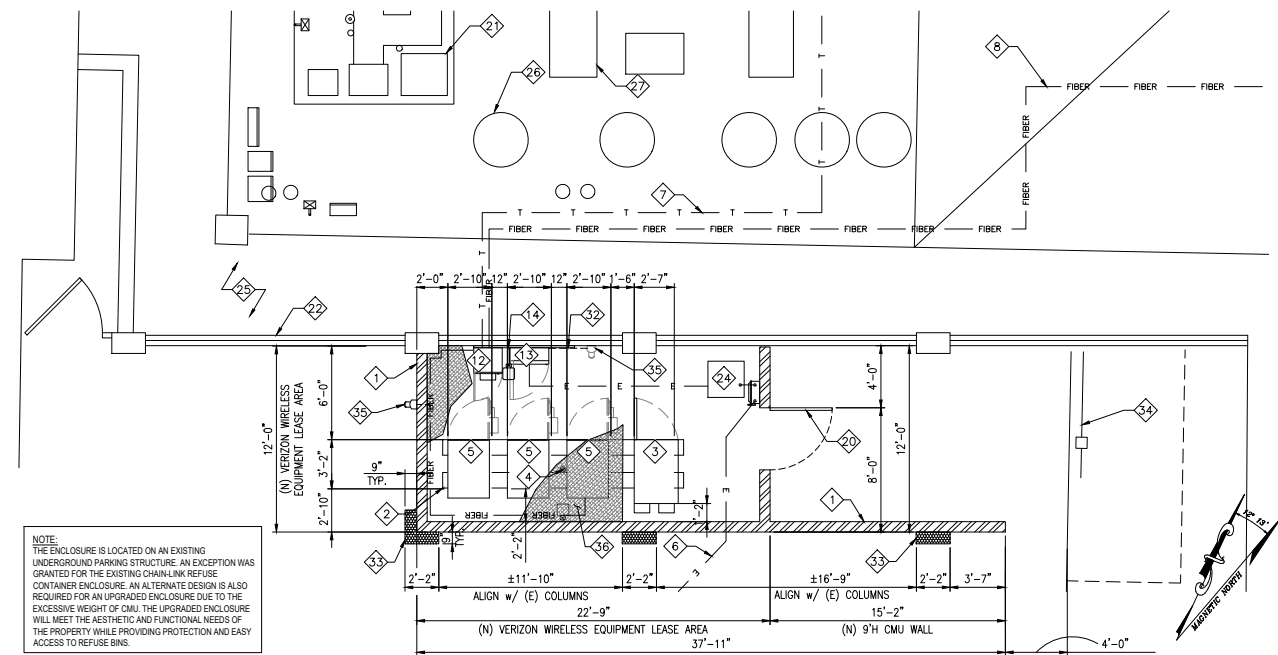
SHEET NUMBER:

SV-2

EQUIPMENT KEYNOTES:

- 1 NEW VERIZON WIRELESS 9'H. SCREEN WALL, FINISH, TEXTURE AND COLOR TO MATCH EXISTING BUILDING
- 2 (N) W10X26 STEEL BEAM, TYP. OF (2)
- 3 NEW VERIZON WIRELESS 54 GALLON DIESEL, DC GENERATOR
- 4 NEW VERIZON WIRELESS GPS ANTENNA
- 5 NEW VERIZON WIRELESS (3) MCE EQUIPMENT CABINETS
- 6 NEW VERIZON WIRELESS POWER CONDUIT IN PARKING GARAGE BELOW DECK (APPROX. 250'). G.C. TO DETERMINE CABLE RUN AND VERIFY IN FIELD.
- 7 NEW VERIZON WIRELESS TELCO CONDUIT FROM MPOE ROOM ON 2ND FLOOR DOWN TO EQUIPMENT LEASE AREA (APPROX. 280'). G.C. TO DETERMINE CALBE RUN AND VERIFY IN FIELD.
- 8 NEW VERIZON WIRELESS FIBER/COAX ROUTE, FOLLOW EXISTING CABLE RUNS (APPROX. 380'). G.C. TO VERIFY IN FIELD.
- 9 NEW VERIZON WIRELESS UNI-STRUT MOUNTED HYBRIFLEX/COAX CABLES ON (N) STL. STUD WALL
- 10 NEW VERIZON WIRELESS FIBER/COAX CONDUIT PENETRATION INSIDE BELL TOWER, (3) 4" TOTAL (G.C. TO APPLY POLYURATHANE FOAM DUCT-SEALING SYSTEM OR EQUAL)
- 11 (N) VERIZON WIRELESS 6' TALL ANTENNAS W/ 2" CLR. (NHH-65B-R2B), TOTAL OF (2) AT ALPHA SECTOR
- 12 NEW VERIZON WIRELESS FIBER CABINET, CHARLES CUBE RL1003-A
- 13 NEW VERIZON WIRELESS ILC POWER CABINET
- 14 NEW VERIZON WIRELESS WORK LIGHT, TYP. OF 2
- 15 (N) VERIZON WIRELESS 8'-6"H x 4'-3"W x 2'-2"D FRP BOXES, TEXTURED AND PAINTED TO MATCH EXISTING, (3) TOTAL
- 16 (N) VERIZON WIRELESS RADIUS TRIM ABOVE TYP. 12A MATCH EXISTING TRIM, TYP. OF 3 LOCATIONS
- 17 (N) VERIZON WIRELESS 6' TALL ANTENNAS W/ 2" CLR. (NHH-45B-R2B), (2) AT BETA & (2) GAMMA, (4) TOTAL
- 18 (N) VERIZON WIRELESS RRU/L, (2) PER SECTOR, (6) TOTAL
- 19 (N) VERIZON WIRELESS (1) 3300 SURGE SUPPRESSOR, (1) PER SECTOR, (3) TOTAL
- 20 NEW VERIZON WIRELESS 4'-3" WIDE METAL ACCESS GATE W/ SOLID SHEET METAL FACE PAINTED TO MATCH ADJACENT DOORS (VERIFY WITH LANDLORD)
- 21 EXISTING EQUIPMENT CABINET BY OTHERS, TYP.
- 22 EXISTING BUILDING WALL, TYP.
- 23 EXISTING BELL, TYP.
- 24 (N) STEP-DOWN TRANSFORMER, SEE ELECTRICAL SHEETS FOR MORE INFORMATION
- 25 (E) 2ND FLOOR EXTERIOR WALKWAY
- 26 (E) EXHAUST HOOD, TYP.
- 27 (E) MECHANICAL EQUIPMENT, TYP.
- 28 (E) ANTENNAS BY OTHERS, TYP.
- 29 (E) ACCESS HATCH
- 30 (E) BELL TOWER
- 31 (E) RADIO UNITS BY OTHERS, TYP.
- 32 (N) VERIZON WIRELESS FUSED DISCONNECT, AS REQUIRED
- 33 (E) DECORATIVE COLUMN, FINISH, TEXTURE AND COLOR TO MATCH EXISTING BUILDING
- 34 (E) WOOD FENCE TO BE REMOVED
- 35 (E) GENERATOR PLUG TO BE RELOCATED & WALL MOUNTED ON OUTSIDE FACE OF (N) VERIZON WIRELESS STL. STUD WALL. G/C TO REROUTE CONDUIT WITHIN LEASE AREA
- 36 (N) UV FIREPROOF MESH, COLOR TO MATCH EXISTING
- 37 (N) FRP BOX VENTS WITH INSECT SCREENS, TOP, BOTTOM & SIDES, (TYP.)

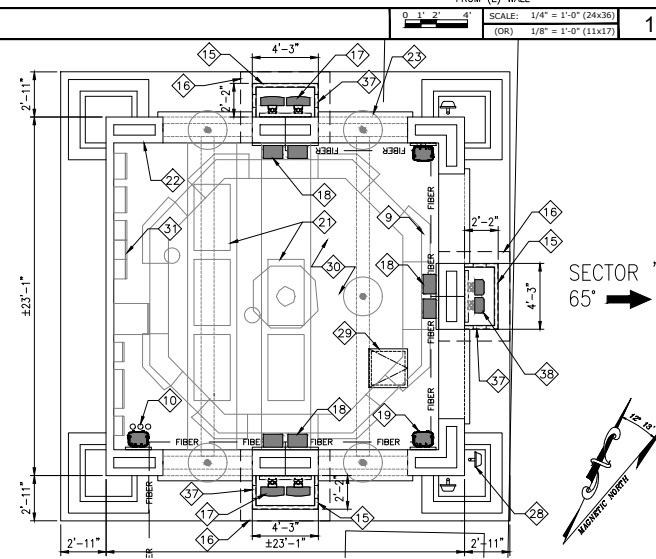
KEYNOTES



EQUIPMENT PLAN

ANTENNA SCHEDULE							
SECTOR	ANTENNA			ANTENNA	CENTER	RRUS	
	TECHNOLOGY	MODEL	SIZE	WEIGHT (LBS)	AZIMUTH	LINE	QUANTITY
SECTOR 'A'	A1	700-LTE/850-LTE/PCS-LTE	NHH-65B-R2B	72.0"	±43.7	36°-11"	(2) RRUS
	A2	700-LTE/850-LTE/AMS/AMS3	NHH-65B-R2B	72.0"	±43.7		EA. ±105
	-	-	-	-	-		-
SECTOR 'B'	B1	700-LTE/850-LTE/PCS-LTE	NHH-45B-R2B	72.0"	±73.6	36°-11"	(2) RRUS
	B2	700-LTE/850-LTE/AMS/AMS3	NHH-45B-R2B	72.0"	±73.6		EA. ±105
	-	-	-	-	-		-
SECTOR 'C'	C1	700-LTE/850-LTE/PCS-LTE	NHH-45B-R2B	72.0"	±73.6	335°	(2) RRUS
	C2	700-LTE/850-LTE/AMS/AMS3	NHH-45B-R2B	72.0"	±73.6		EA. ±105
	-	-	-	-	-		-

ANTENNA PLAN



ISSUE STATUS

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0	01/12/19	100% ZONING	MR
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ENGINEERING, LLP

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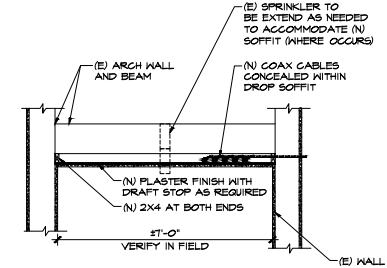
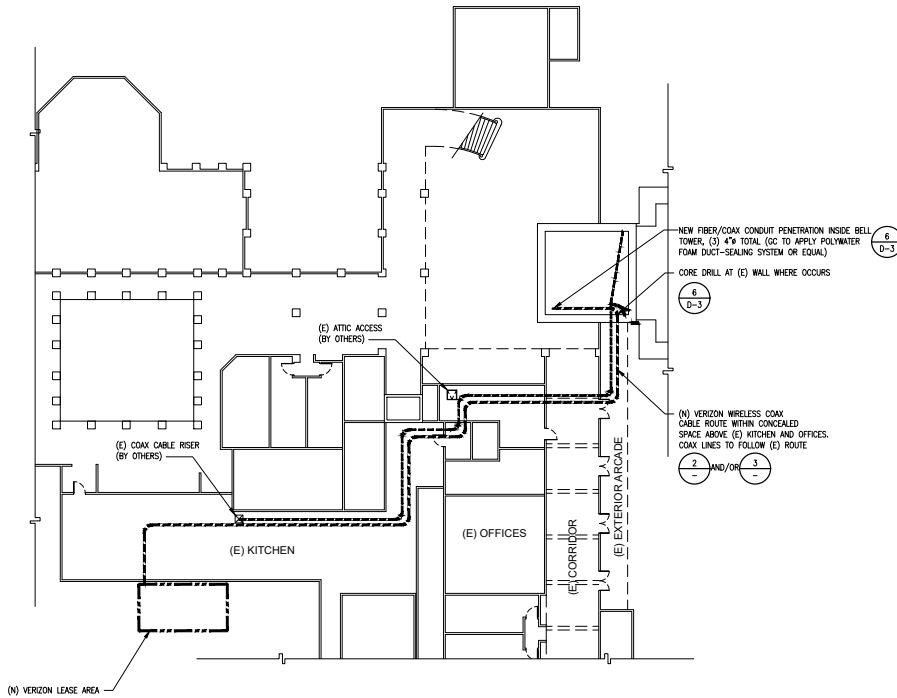
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ZONING DRAWINGS**
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SHEET TITLE:
**EQUIPMENT &
ANTENNA PLANS**

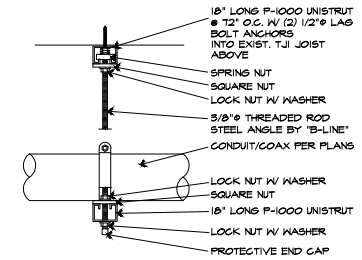
A-2



DROP SOFFIT

SCALE
N.T.S.

3



CONDUIT SUPPORT

SCALE
N.T.S.

2

CABLE ROUTE PLAN AT FIRST FLOOR

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

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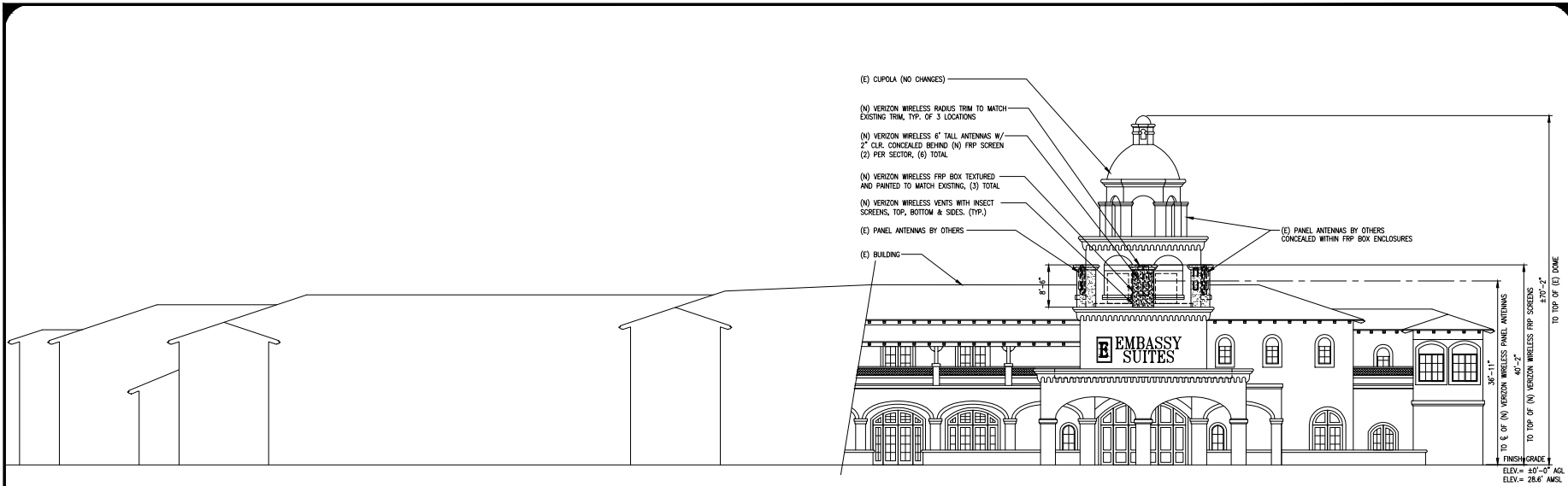
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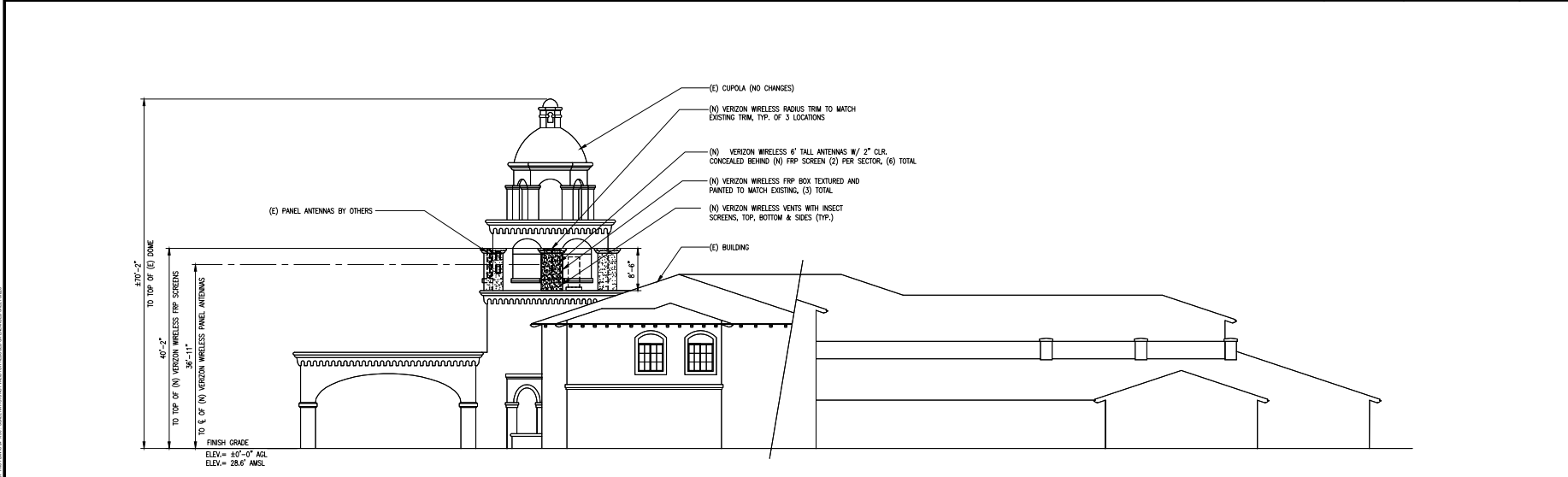
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**CABLE ROUTING
PLAN**

A-2.1



NORTHEAST ELEVATION

0 3' 6' 12' SCALE: 3/32" = 1'-0" (24x36)
(OR) 3/64" = 1'-0" (11x17) 1



NORTHWEST ELEVATION

0 3' 6' 12' SCALE: 3/32" = 1'-0" (24x36)
(OR) 3/64" = 1'-0" (11x17) 2

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SHEET TITLE:
ELEVATIONS

A-3

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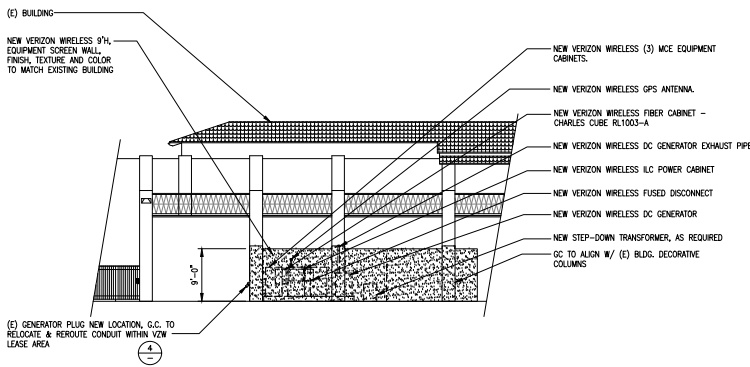
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**OXNARD BEACH
 ZONING DRAWINGS**
 2101 MANDALAY BEACH RD.,
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SHEET TITLE:
ELEVATIONS

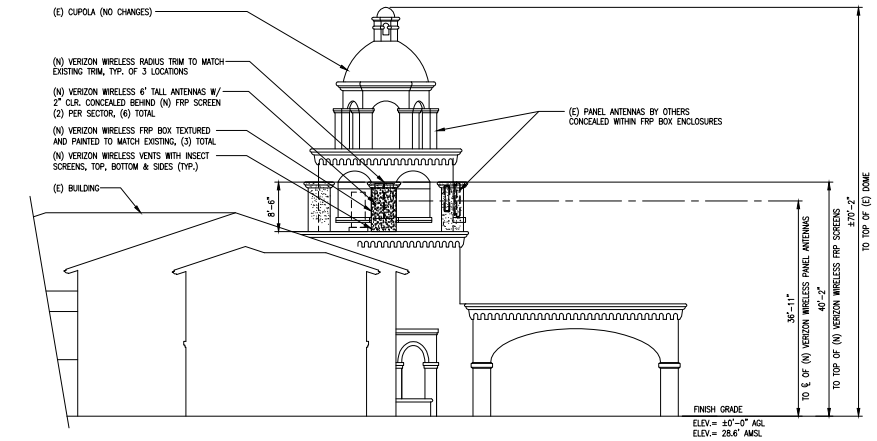
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EQUIPMENT ELEVATION

0 3' 6' 12' SCALE: 3/32" = 1'-0" (24x36)
 (OR) 3/64" = 1'-0" (11x17)

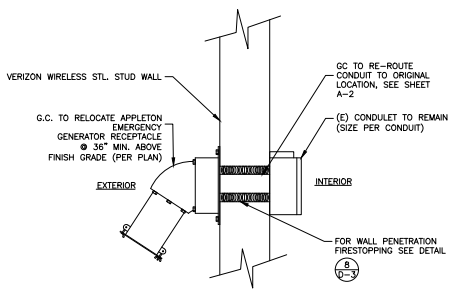
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PARTIAL SOUTHEAST ELEVATION

0 3' 6' 12' SCALE: 3/32" = 1'-0" (24x36)
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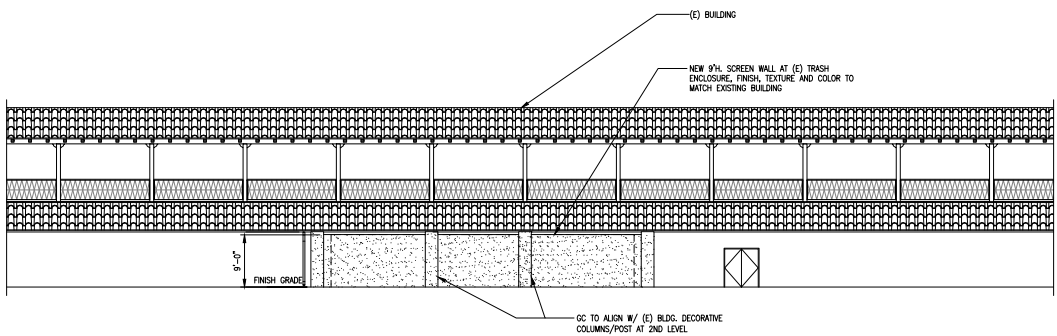
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GEN PLUG DETAIL

SCALE
 N.T.S.

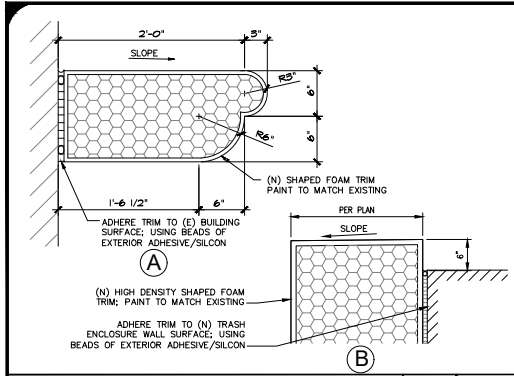
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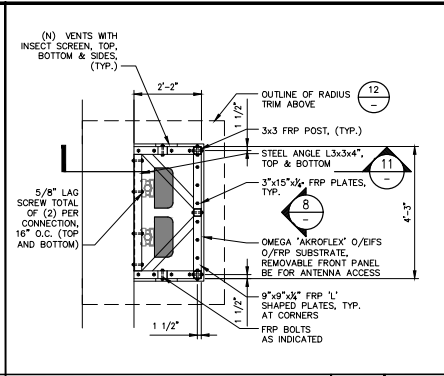
NEW TRASH ENCLOSURE ELEVATION

0 3' 6' 12' SCALE: 3/32" = 1'-0" (24x36)
 (OR) 3/64" = 1'-0" (11x17)

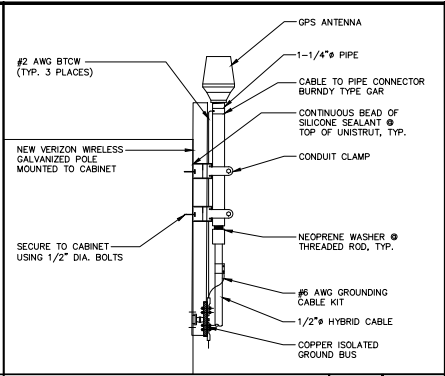
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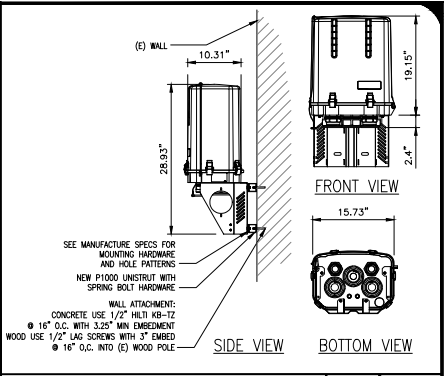
DECORATIVE TRIM SCALE N.T.S. 12



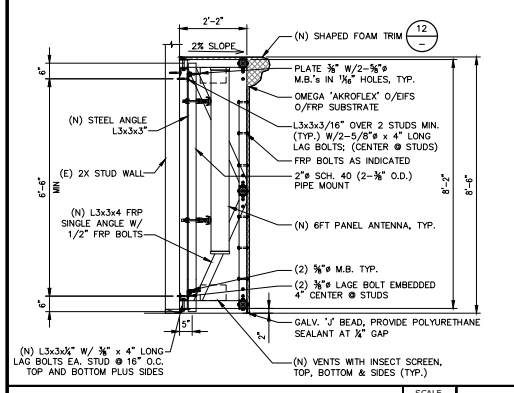
FRP BOX PLAN SCALE N.T.S. 9



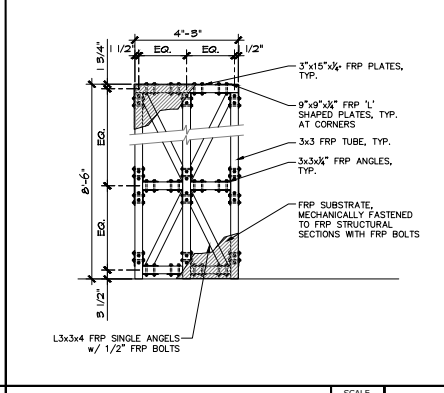
GPS ANTENNA MOUNTING SCALE N.T.S. 6



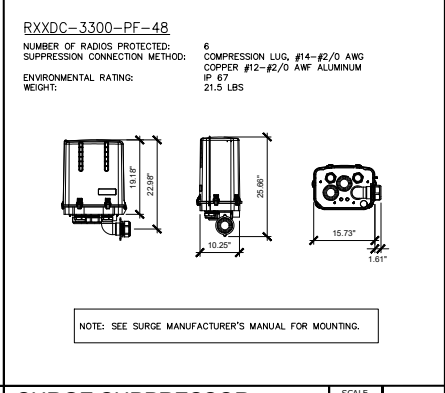
SURGE SUPPRESSOR SCALE N.T.S. 3



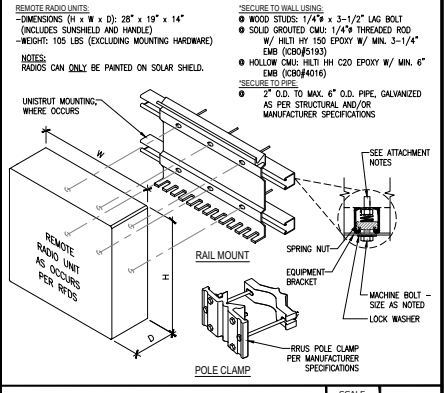
FRP BOX SECTION SCALE N.T.S. 11



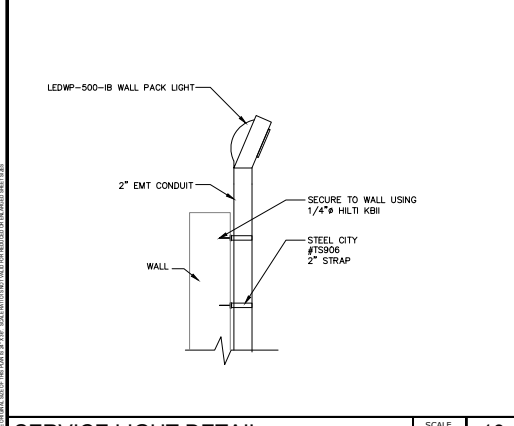
FRP BOX ELEVATION SCALE N.T.S. 8



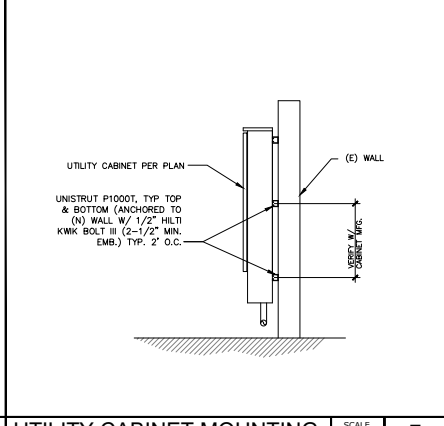
SURGE SUPPRESSOR SCALE N.T.S. 5



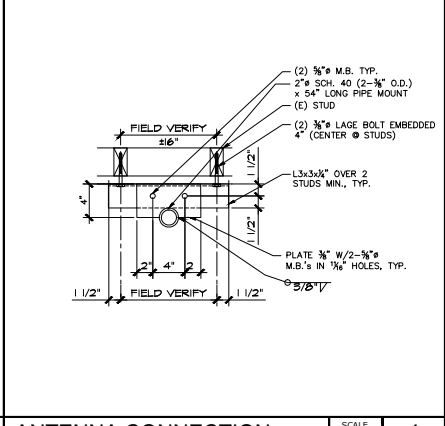
RRU DETAIL SCALE N.T.S. 2



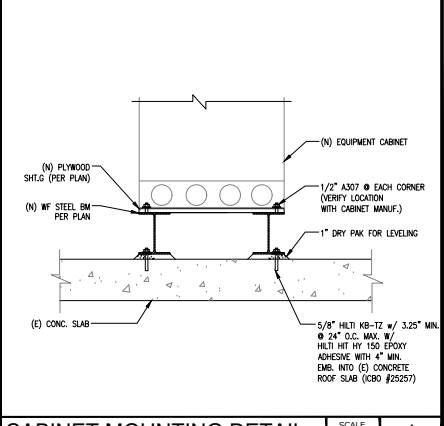
SERVICE LIGHT DETAIL SCALE N.T.S. 10



UTILITY CABINET MOUNTING SCALE N.T.S. 7



ANTENNA CONNECTION SCALE N.T.S. 4



CABINET MOUNTING DETAIL SCALE N.T.S. 1

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OXNARD BEACH ZONING DRAWINGS
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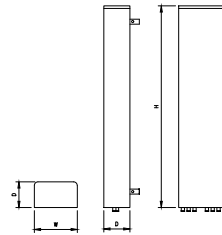
DETAILS

D-1

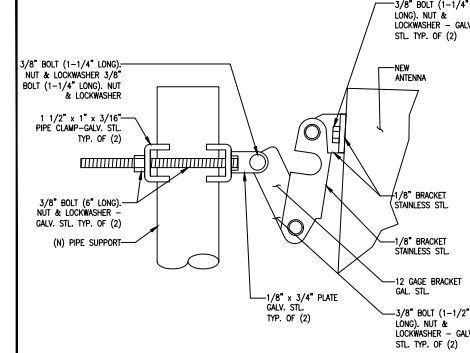
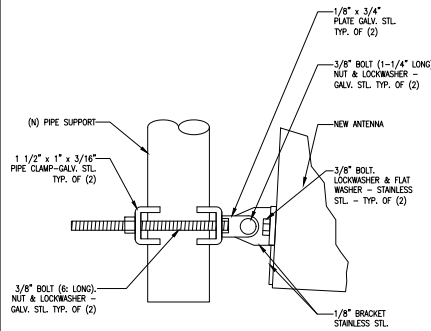
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PANEL ANTENNA SPECIFICATIONS (NHH-45B-R2B)

ANTENNA COLOR: LIGHT GRAY
 DIMENSIONS (HxWxD): 72.0"x18.0"x7.0"
 WEIGHT: 73.6 LBS
 WIND LOAD (M/H/R): 150 M/H/R
 CONNECTOR: 8-pin DIN FEMALE/MALE (LONG NECK) (BOTTOM MOUNTED)



NOTE: PAINT TO MATCH EXISTING AS REQUIRED.



NOT USED

SCALE
N.T.S. 12

B & G ANTENNA DETAIL

SCALE
N.T.S. 9

LOWER ANTENNA MOUNTING

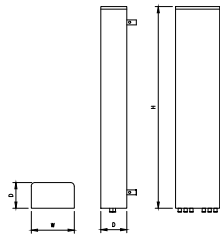
SCALE
N.T.S. 6

UPPER ANTENNA MOUNTING

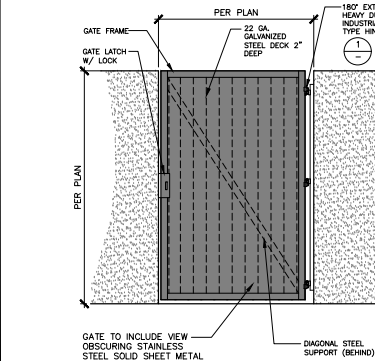
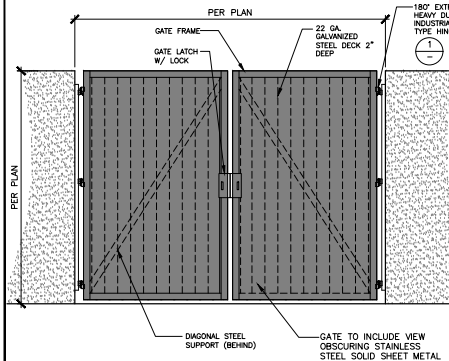
SCALE
N.T.S. 3

PANEL ANTENNA SPECIFICATIONS (NHH-65B-R2B)

ANTENNA COLOR: LIGHT GRAY
 DIMENSIONS (HxWxD): 72.0"x18.0"x7.0"
 WEIGHT: 43.7 LBS
 WIND LOAD (M/H/R): 150 M/H/R
 CONNECTOR: 8-pin DIN FEMALE/MALE (LONG NECK) (BOTTOM MOUNTED)



NOTE: PAINT TO MATCH EXISTING AS REQUIRED.



ALPHA ANTENNA DETAIL

SCALE
N.T.S. 11

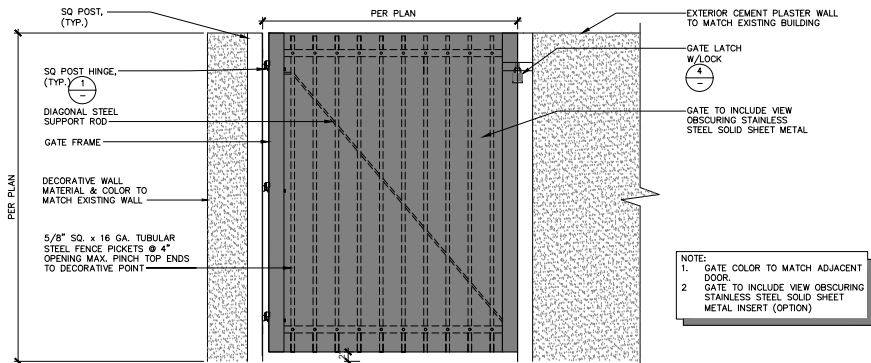
FLUTED GATES @ TRASH ENCL.

SCALE
N.T.S. 8

FLUTED GATE @ TRASH ENCL.

SCALE
N.T.S. 4

SCALE
N.T.S. 2



NOTE:
 1. GATE COLOR TO MATCH ADJACENT DOOR
 2. GATE TO INCLUDE VIEW OBSCURING STAINLESS STEEL SOLID SHEET METAL INSERT (OPTION)

VERIZON ACCESS GATE

SCALE
N.T.S. 7

GATE LATCH WITH LOCK

SCALE
N.T.S. 4

GATE HINGE

SCALE
N.T.S. 1

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1	01/28/19	100% ZONING	AC

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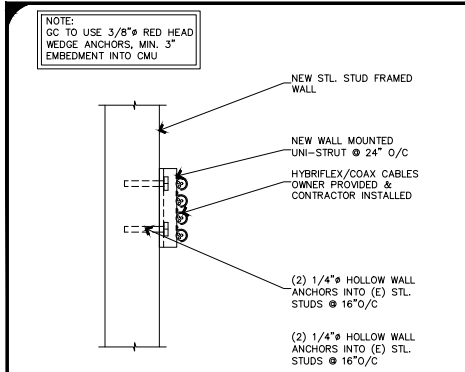
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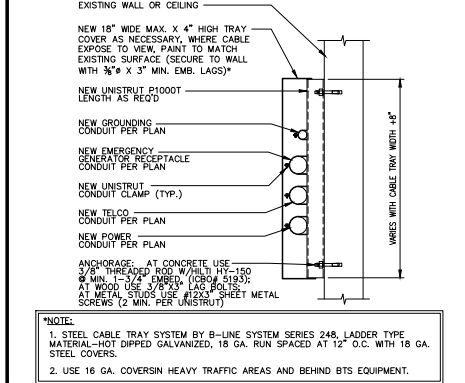
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SHEET TITLE:
DETAILS

D-2



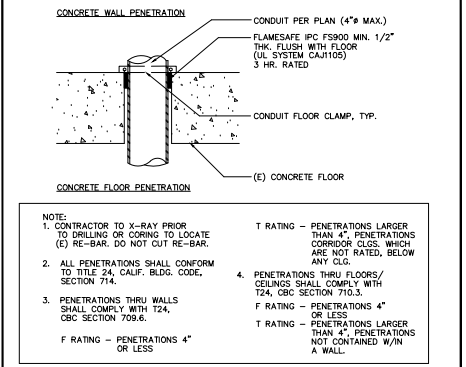
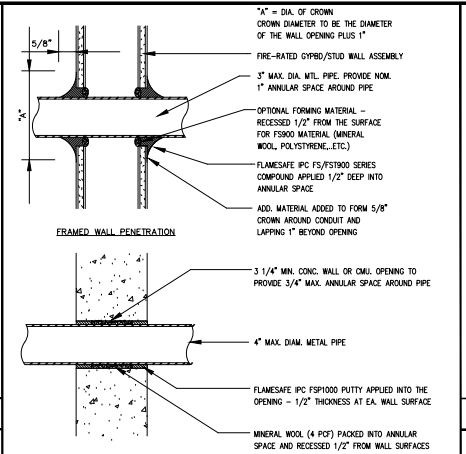
UNI-STRUT WALL MTD CABLES SCALE N.T.S. 12



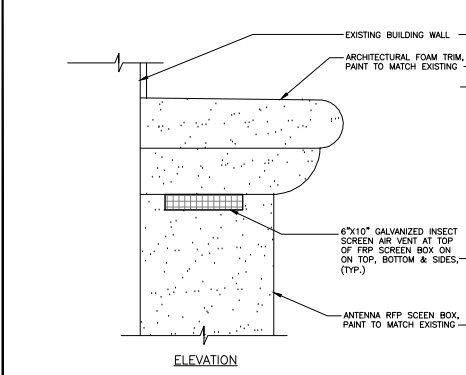
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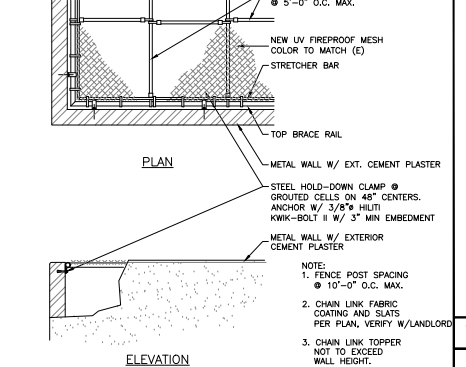
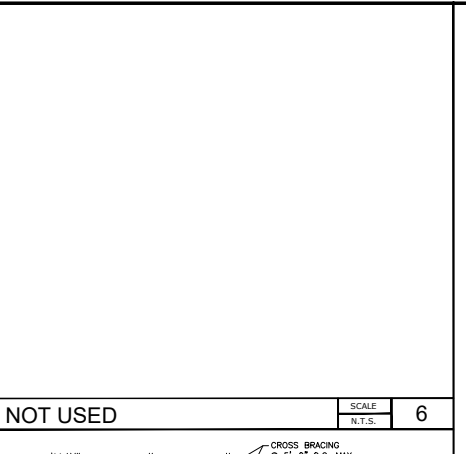
NOT USED SCALE N.T.S. 10



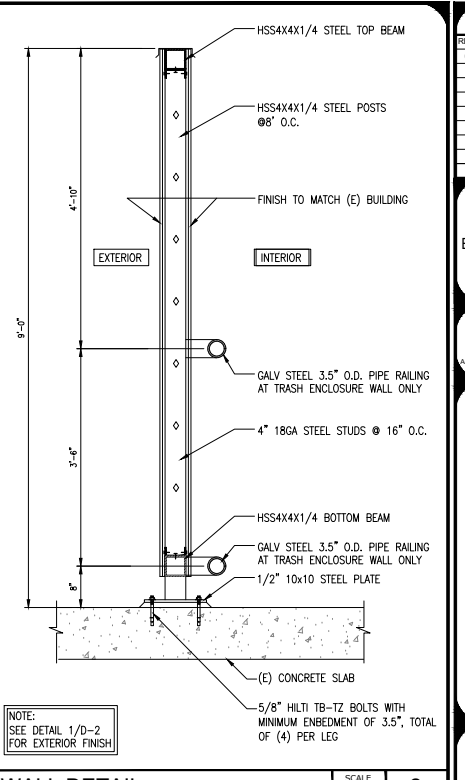
CONCRETE WALL PENETRATION SCALE N.T.S. 8



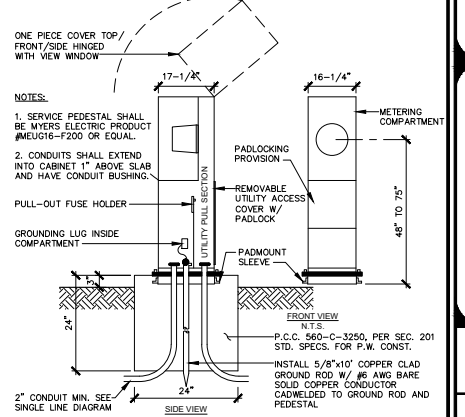
ANTENNA BOX VENT SCALE N.T.S. 4



FABRIC COVER AT WALL SCALE N.T.S. 5



WALL DETAIL SCALE N.T.S. 2



METER PEDESTAL SCALE N.T.S. 1

REV.	DATE	DESCRIPTION	BY
0	01/12/19	100% ZONING	MH
1	01/28/19	100% ZONING	AC

INFINIGY Design, Build, Deliver.
ENGINEERING, LLP
26455 RANCHO PKWY. SOUTH
LANE FOREST, CA 92033
OFFICE # (949) 753-8807
FAX # (949) 753-8833

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

verizon
15505 SAND CANYON AVENUE D1
IRVINE, CA 92618

OXNARD BEACH ZONING DRAWINGS
2101 MANDALAY BEACH RD.,
OXNARD, CA 93035

SHEET TITLE:
DETAILS

D-3

ATTACHMENT “E”

Resolution

RESOLUTION NO. 2019-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 18-400-03 (COASTAL ADMINISTRATIVE MODIFICATION - MAJOR), TO ALLOW THE INSTALLATION OF WIRELESS ANTENNAE ON AN EXISTING CUPOLA AND RELATED EQUIPMENT IN A NEW GROUND ENCLOSURE AT EMBASSY SUITES HOTEL & RESORT, LOCATED AT 2101 MANDALAY BEACH ROAD, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY JAMES A. ROGERS, SMARTLINK, LLC AGENT FOR VERIZON WIRELESS, 18401 VON KARMAN, SUITE 400, IRVINE, CA 92612.

WHEREAS, on April 19, 2018, James A. Rogers, on behalf of Verizon Wireless (the “**Applicant**”), submitted a request for a co-location of wireless equipment on the Embassy Suites located at 2101 Mandalay Beach Road (the “**Project**”); and

WHEREAS, on July 18, 2019, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 18-400-03 (Coastal Administrative Modification - Major) to permit the Project in accordance with Section 17-52 of the Oxnard City Code; 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); and

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

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

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

In accordance with Section 17-52 of the Oxnard City Code (City Code), wireless telecommunication facilities are a conditionally permitted use in the Coastal Visitor Serving Commercial zoning district when subordinate to a visitor-serving commercial use on the site. As discussed in the staff report, the proposed project meets all applicable provisions of Section 17-52 of the City Code for a stealth facility. Such provisions require that the facility be fully screened from public rights-of-way with architecturally appropriate material and comply with FCC regulations. As designed, the proposed wireless telecommunication facility will be in compliance with the above mentioned provisions because it will be properly screened from public view. Given these circumstances, the proposed project meets this finding.

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

The proposed wireless facility is a co-location and a stealth design that will not be visible to

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

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

The proposed project has been designed within the approved building envelope and setbacks for the zone. No yard spaces, walls, fences, parking spaces, loading facilities or landscaping will be affected by the project and the project does not require or propose any of these types of improvements. Given these circumstances, the proposed project meets this finding.

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

Section 17-52 of the City Code regulates the development of antennas and wireless telecommunication facilities in the coastal zone. The proposed facility will be located on a parcel zoned Coastal Visitor Serving Commercial (CVC). The facility will be unattended which means it generates approximately one maintenance trip per month. The unattended use does not generate additional traffic or impede the day-to-day operations of the Embassy Suites Hotel or surrounding community. Consequently, the new telecommunication facility is compatible with the surrounding, present, and future land uses. Given these circumstances, 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 proposed project is an unmanned stealth wireless facility, and will therefore have minimal to no impact with regard to fire, water, and storm drain facilities. Given these circumstances, this project meets this finding.

SECTION 2. The Planning Commission, in accordance with CEQA, determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 Class (Existing Facilities) of the State CEQA Guidelines.

The Planning and Environmental Services Division 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 18-400-03 (Coastal Administrative Modification - Major), 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 17-58 of the Oxnard City Code.

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

**STANDARD CONDITIONS OF APPROVAL
FOR LAND USE PERMITS**

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated April 25, 2019, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 24 months from the date of its issuance, unless the Applicant has diligently developed the proposed project as shown by the issuance of a building permit and the construction of substantial improvements. (PL, *G-3*)
4. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)
5. Developer agrees, as a condition of adoption of this resolution, at the Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees

from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)

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, G-8)

7. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)

8. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)

9. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)

10. The subject Coastal Development Permit shall not become effective until 20 working days have elapsed without appeal to the Coastal Commission following the proper receipt by the Coastal Commission's Executive Director of the notice of permit issuance pursuant to Section 13316 of the Coastal Commission Code of Regulations. Such notice to the Coastal Commission shall be given by the Planning Division staff as described by Sections 17-58(E) of the Oxnard City Code. (PL, G-17)

FIRE DEPARTMENT STANDARD CONDITIONS

11. 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)

12. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)

FIRE DEPARTMENT SPECIAL CONDITIONS

13. Developer shall provide signs at the following locations: on the exterior of the new equipment enclosure, the FCC room within proximity of the fire alarm panel, and the building's main electrical room within proximity of the main shutoff and/or at the cell site main electrical disconnect. Sign shall be red color with one (1) inch high white letters, and shall read, "Verizon Wireless PCS Wireless Electrical Equipment" and include emergency contact number, and site identification number. This condition shall be included on the plan check notes detailing the Fire

Department's requirements, and the sign shall be installed prior to final sign-off of the building permit.

14. Developer shall provide one '2A10BC' fire extinguisher which shall be placed adjacent to the equipment enclosure. This condition shall be included on the plan check notes detailing the Fire Department's requirements, and the extinguisher shall be installed prior to final sign-off of the building permit.

PLANNING DIVISION STANDARD CONDITIONS

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

16. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).

PLANNING DIVISION SPECIAL CONDITIONS

17. Except as modified by this permit, all permit conditions of Wireless Permit No. 04-230-06 shall remain in full force and effect. (PL)

18. For the life of the project, the operator of the facility shall ensure that screening elements are maintained and replaced as necessary to ensure the facility remains properly screened to the standards demonstrated in the approved plans and subject to the approval of the Planning Manager. The Operator accepts that the City reserves the right to deny applications for antenna replacement or colocation if the proposal is not consistent with the screening and camouflage standards of the original approval. (PL)

19. Applicant shall remove any and all graffiti from the equipment enclosure within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL/PD)

20. The subject permit shall be for a **ten year time period** from the date of this approval. If the lessee/operator/owner of the wireless facility wishes to continue operation as granted herein, a new application must be filed with the Planning Division. Said application must be filed no later than three months prior to the expiration of this permit and said application must be made on the appropriate forms and fees paid. (PL)

21. The wireless facility shall at all times comply with all applicable laws, regulations, and standards, inclusive of federal requirements regarding radio frequency (RF) emissions. If the City provides no less than 24-hour prior written notice of a request to inspect the facility for compliance with applicable law, the City and its agents shall promptly be granted such inspection rights. (PL)

22. Prior to issuance of a building permit, Developer shall revise plans for the wireless facility so that any warning or advisory signs required by the Federal Communications Commission (FCC) will also be displayed in Spanish. Signs appearing in Spanish language shall be of identical form and format to the signs required by the FCC. (PL)

23. Within 3 months of final inspection the carrier shall provide a third party report confirming that the site is in compliance with the FCC regulations.

ENVIRONMENTAL RESOURCES DIVISION

24. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "City of Oxnard C&D Environmental Resources Management & Recycling Plan" ("Plan") to the City for review and approval. The Plan shall provide that at least 50% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The 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. Developer shall use the Plan form.

25. Developer shall follow the approved "City of Oxnard C&D Environmental Resources Management & Recycling 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 demolition and/or construction, Developer shall complete and submit the "City of Oxnard C&D Environmental Resources Management & Recycling Report For Work Completed" ("Work Completed 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, Developer 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. Developer shall submit and obtain approval of the Work Completed Report prior to issuance of a certificate of occupancy.

26. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 18th day of July, 2019

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 18th day of July 2019, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

, Chair

, Secretary