

This meeting is held pursuant to the State Emergency Services Act, the Governor's Emergency Declaration, and Governor's Executive Order N-29-20 to allow members of the City Council or staff to participate via teleconference.

The public may provide comments to the Director Hearing via email at planning@oxnard.org no later than 2:00 p.m. on the day of the meeting. Please identify the meeting date and agenda item in the Subject line.

A telephone option for public comments is also available at this time due to the State of California "Stay At Home" order. Requests to speak must be submitted no later than 2:00 p.m. on the day of the meeting. Call the Planning office at (805) 385-7878, or email your request to planning@oxnard.org. (identify the agenda item in the Subject line).

CITY OF OXNARD DIRECTOR HEARING AGENDA

REGULAR MEETING

West Conference Room, 214 South C Street
Monday, November 30, 2020, 3:00 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 Community Development Director on matters within the jurisdiction of the Community Development Department, including information/consent items and any item not appearing on the agenda. The Director shall limit public comments to three (3) minutes. The Community Development Director 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 Community Development Director Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.
- D. CONSENT AGENDA**
- E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS**
- F. PUBLIC HEARING**

1. **Project Name: Arctic Cold Storage Facility** - Planning and Zoning Permit Nos.: PZ 20-200-05 (Development Design Review Permit), and PZ 20-310-11 Lot Line Adjustment (Merger). The applicant proposes to construct a cold storage and fruit processing facility on a 31.8-acre site within the Light Manufacturing (M-1) zone within Planning Area 5 of the Sakioka Farms Business Park Specific Plan. The proposed development includes a 576,000 square-foot industrial building with a vehicle parking area, accessory structures and related public improvements. The project requires a Lot Line Adjustment (Merger) to merge 5 lots into one 31.8-acre lot. The project site is located on Lots 1-5 of Tract 5996-1, in the Sakioka Farms Business Park Specific Plan Area south of US 101, east of and adjacent to Rice Avenue, north of Latigo Avenue, and west of Del Norte Boulevard. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21083 et. seq.) Guidelines Section 15168(c)(4)-(5) and (e), a consistency

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 Community Development Director 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.

evaluation determination will be considered by the Director. The proposed project activities are covered by and within the scope of the program approved by a previously certified Environmental Impact Report, which adequately describes the project for purposes of CEQA, and therefore, no further environmental documentation is required. Filed by Scott Uhles, Delane Engineering, 2812 Santa Monica Boulevard, Suite 206, Santa Monica, California 90404.

Project Planners: Jay Dobrowalski, Senior Planner

Recommendation:

That the Community Development Director adopt a Resolution, as submitted, finding the Project is not subject to additional environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21083 et. seq.) Guidelines Section 15168(c)(4)-(5) and (e), and as demonstrated by the substantial evidence contained in the Consistency Evaluation, and the associated administrative record, prepared for this project. The project activities are covered by and within the scope of the program approved by a previously certified EIR, which adequately describes the project for purposes of CEQA, and Adopt Resolution 20-200-05 (Development Design Review Permit); and PZ 20-310-11 (Lot Line Adjustment - Merger), subject to certain findings and conditions.

2. **Project Name: Navigation Center Project** - Planning and Zoning Permit Nos. 20-200-13 (Major Downtown Design Review Permit (DDRP)), 20-535-04 (Density Bonus Permit) and 20-310-08 (Lot Line Adjustment (Merger)). The project request is to permit the construction of a 60,098-square foot 5-story mixed use apartment building with 56 residential units, 2,094 square feet of leasing and community services office space, approximately 15,000 square-feet of leasing and non-residential space on the ground floor, a private outdoor courtyard, 10 parking spaces, and a 1,944 square-foot public entry plaza on a 0.48-acre project site. Proposed development includes commercial space and parking for the residential and commercial on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with 44 one bedroom units and 12 two bedroom units. The proposed Density Bonus application, if granted, would eliminate the requirement for parking for the residential units pursuant to a Parking Standard Modification under State Density Law. The project requires a Lot Line Adjustment (Merger) to merge two lots into one 0.48-acre lot. The DDRP will also allow for the demolition of the existing 7,500 square foot vacant building. The project site is located at 241 West Second Street (APNs: 202-0-054-075 & -080) within the Downtown land use designation and Downtown General (DT-G) zoning district. Filed by Brittany Seniff, of Community Development Partners, Applicant, on behalf of the City of Oxnard, Property Owner.

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Project Planners: Joe Pearson II, Senior Planner

Recommendation:

That the Community Development Director finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development), and adopt Resolution PZ 20-200-13 (Development Design Review Permit) and 20-310-08 (Lot Line Adjustment (Merger)), subject to certain findings and conditions.

G. STUDY SESSION/REPORTS

H. COMMUNITY DEVELOPMENT STAFF UPDATES

I. ADJOURNMENT

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.

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Project Name: Arctic Cold Storage Facility
Planning and Zoning Permit Nos.: PZ 20-200-05

**COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT**

TO: Jeff Pengilley, Interim Community Development Director

FROM: Jay Dobrowalski, Senior Planner
Scott Kolwitz, Planning and Environmental Services Manager

DATE: November 30, 2020

SUBJECT: **Project Name: Arctic Cold Storage;** Planning and Zoning Permit Nos.: 20-200-05 (Development Design Review Permit); and PZ 20-310-11 (Lot Line Adjustment - Merger) to authorize the construction of a cold storage and fruit processing facility, located at 2600 Sakioka Drive (APNs 216-0-030-075, -105, 145, -155) on Lots 1-5 of Tract 5996-1 in the Sakioka Specific Plan Area.

- 1) Recommendation:** That the Community Development Director (“**Director**”) adopt a Resolution, as submitted, finding the Project is not subject to additional environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21083 et. seq.) Guidelines Section 15168(c)(4)-(5) and (e), and as demonstrated by the substantial evidence contained in the Consistency Evaluation, and the associated administrative record, prepared for this project. The project activities are covered by and within the scope of the program approved by a previously certified EIR, which adequately describes the project for purposes of CEQA, and Adopt Resolution 20-200-05 (Development Design Review Permit); and PZ 20-310-11 (Lot Line Adjustment - Merger), subject to certain findings and conditions.
- 2) Project Description and Applicant:** A request to construct a cold storage and fruit processing facility (Arctic Cold Storage) within Area 5 of the 2012 Sakioka Farms Business Park Specific Plan (SFBPSP) (Attachment A).

The proposed development will consist of a new, 576,000 square-foot cold storage and produce processing facility. The 576,000 square-foot area includes a footprint of 562,679 square feet, a second level of 13,321 square feet, and a canopy area of 31,129 square feet attached to the rear of the building.

Additionally, the project includes appurtenant structures (i.e., a guard shack located near the truck entrance from the southern terminus of Gravity Circle, a propane tank near the southern property line, bike racks west of the northern office and south of the southern office, a trash enclosure at the southeast corner of the lot, and a monument sign at the northwest corner of the lot.), 404 vehicle parking spaces (which includes 10 motorcycle parking spaces), 24 truck loading dock spaces, room for 21 trucks between the loading docks, a private rail spur will be

constructed to service the rail dock on the east side of the building, and associated landscaping and infrastructure improvements. Additionally, the project includes funding for the purchase of twenty years' worth of the following hazardous materials related equipment to aid in a Fire Department response to an incident on the project site: (2) Eagle 6 gas monitors, (2) MultiRae monitors, (1) HazCat kit, and (6) Level A Hazmat suits.

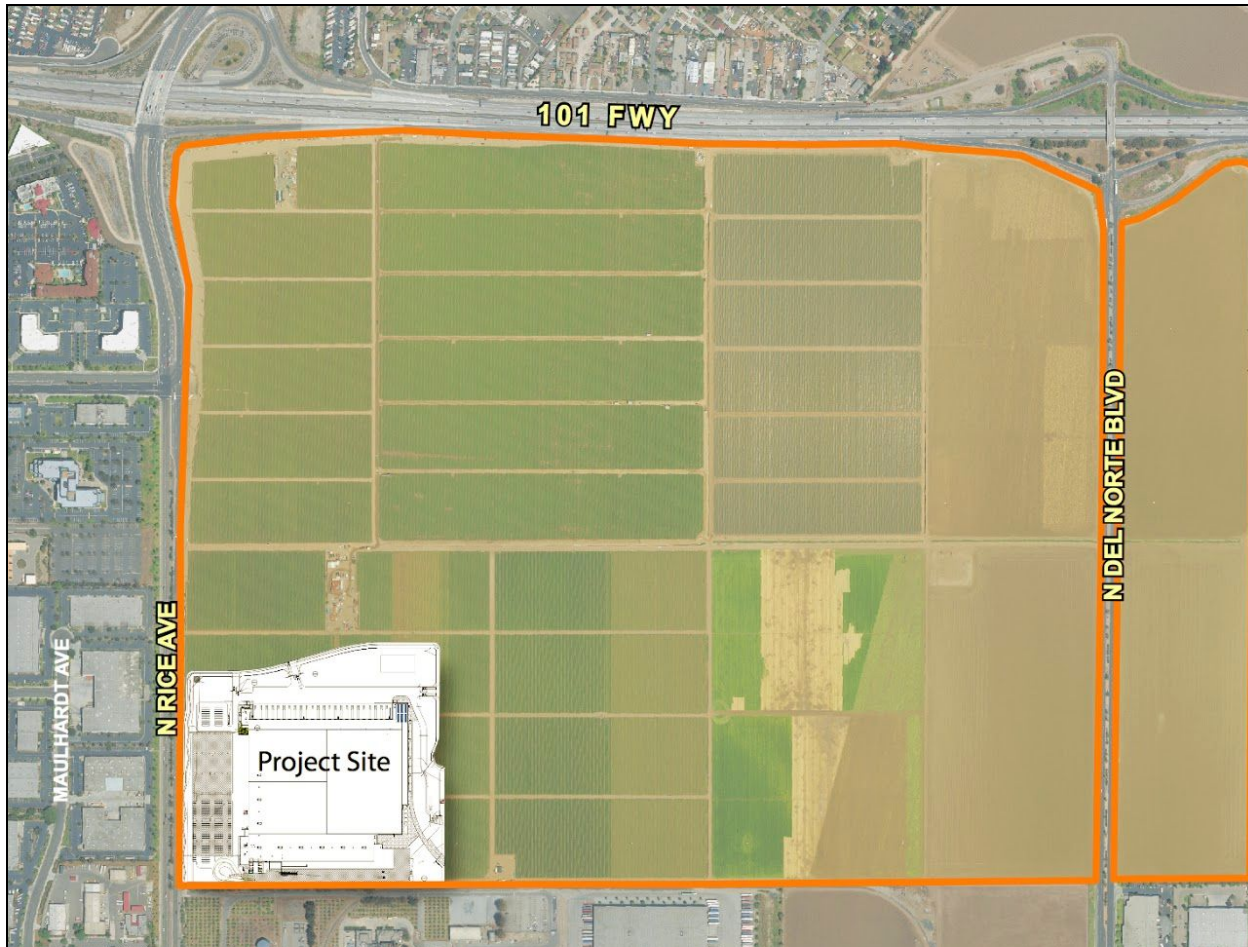
Per the Oxnard City Code (Section 15.11), the project requires a Lot Line Adjustment (Merger) to merge 5 lots into one 31.8-acre lot. The project is located on Lots 1-5 of Tract 5996-1 in the Sakioka Specific Plan Area south of US 101, east of Rice Avenue, north of Latigo Avenue, and west of Del Norte Boulevard within the Light Manufacturing (M-1) zone.

For the purposes of this staff report, the foregoing project description shall be referred to as the "Project." Filed by Scott Uhles, Delane Engineering, 2812 Santa Monica Boulevard, Suite 206, Santa Monica, California 90404.

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

- 3) Existing & Surrounding Land Uses:** The Project site is agricultural land, currently planted or fallow, located within the SFBPSP area. The following table summarizes the land uses and zoning designation of the Project site and adjacent properties.

Location	General Plan	Zoning	Existing Land Use
Project Site	Industrial Light Manufacturing (ILT)	SFBPSP, Light Manufacturing (M-1)	Agricultural
North	Industrial Light Manufacturing (ILT)	SFBPSP, Light Manufacturing (M-1)	Agricultural
South	Industrial Light Manufacturing (ILT)	Industrial Light Manufacturing (M-1-PD)	Industrial (Proctor and Gamble Paper Products)
West	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Rice Avenue and Light Manufacturing (American AluPack)
East	Industrial Light Manufacturing (ILT)	SFBPSP, Light Manufacturing (M-1)	Light Manufacturing (Amazon Fulfillment Center) under construction



- 4) **Background Information:** The proposed development is within The SFBPSP area, which was approved in 2012. Pursuant to Section 4.1 of the SFBPSP, Planning Area 5 allows for Light Industrial uses. The project site has a 2030 General Plan designation of Industrial Light Manufacturing (ILM), and a zoning designation of Light Manufacturing (M-1).

In June 2020, the City Council approved the Tentative Tract Map (PZ No. 20-300-01), Road Naming (PZ No. 20-650-01) and Development Agreement (PZ No. 20-670-01) for the entire SFBPSP area, to subdivide the 430 acre area into 129 individual lots, and provide infrastructure and public right-of-way including five new streets, and created a Community Financing District.

The Project site is comprised of 5 lots that were created via the subdivision approval for Tract 5996-1 and the Oxnard City Council adoption of Resolution No. 15,182. This Project

requires that the 5 lots be merged to create one 31.8-acre lot. The Project is conditioned such that no building permit for the Project shall be issued prior to the recordation of the Lot Line Adjustment-Merger (PZ 20-310-11), and copies of the recorded document have been filed with the Planning Division. Exhibit 1 to Attachment F contains an image and description of the lots to be merged. The Lot Merger will be officially recorded following the review and approval of the Director.

- 5) Environmental Evaluation:** The proposed development is located on a 31.8-acre site within the SFBPSP. This project is the second development within the SFBPSP area. Until additional projects are approved, the Project site will be adjacent to vacant land that is concurrently being improved with infrastructure and public rights-of-way in anticipation of similar uses to the north and east of the site. The proposed project is adjacent to, and west of, recently approved development that is under construction. The Project site has no value as habitat for endangered, rare or threatened species.

The project is within the SFBPSP area for which the City of Oxnard prepared an Environmental Impact Report (EIR No.2002071070), an Adaptive Management Mitigation Monitoring and Reporting Program, and a Statement of Overriding Consideration for the SFBPSP pursuant to the California Environmental Quality Act (CEQA). The SFBPSP EIR was adopted on June 12, 2012, and the Notice of Determination for the EIR was filed with the State on June 18, 2012. The SFBPSP EIR concludes that the SFBPSP would have significant and unavoidable cumulative impacts related to Agricultural Resources, Greenhouse Gas (GHG) emissions, and roadway Noise (City of Oxnard 2011b). The SFBPSP EIR also concludes that the SFBPSP would have less than significant impacts after mitigation with respect to Air Quality, Biological Resources, Hazards and Hazardous Materials, Population and Housing, Public Services, and Transportation, and a less than significant impact with respect to the remaining resources. As the SFBPSP intended development to proceed in phases over several decades, the SFBPSP EIR allows for adaptive mitigation measures, providing the lead agency the ability to modify mitigation measures to address current conditions at the time that development phases are evaluated and approved. Adapted mitigation measures must achieve either the same or a better final level of impact as was determined in the SFBPSP EIR.

The Adaptive Management Mitigation Monitoring and Reporting Program was updated in 2020 as part of the City Council's approval of a Development Agreement (Ordinance No. 2983; PZ 20-670-01) on June 30, 2020.

The City has discretionary approval over the Development Design Review Permit, and therefore, the project is subject to CEQA regulations. As the general concept and scope of the proposed project was envisioned in the adopted SFBPSP and studied in the 2012 SFBPSP EIR, the City is able to determine, per CEQA Guidelines §15168(c)(2), that the project is consistent with the previous analysis and findings of the original 2012 SFBPSP EIR and the adaptive replacement mitigation measures as adopted by the City Council in June 2020. To ensure validity of the 2012 findings in relation to current conditions, the City has prepared an

Environmental Consistency Evaluation pursuant to CEQA Guidelines §15162(a), which evaluates if the 2012 SFBPSP EIR addressed the potential environmental effects of the project adequately for current conditions, or whether supplemental or subsequent environmental documentation or technical studies are needed. This Consistency Evaluation includes the 2012 FEIR mitigation measures and 2020 adaptive replacement mitigation measures that are applicable and would be implemented by the proposed project (Arctic Cold Storage).

Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21083 et. seq.) Guidelines Section 15168(c)(4)-(5) and (e), a Consistency Evaluation was prepared for this project. The Consistency Evaluation (Attachment C) finds that the scope, land use, size and design of this project are consistent with the uses analyzed in the approved 2012 SFBPSP EIR and 2020 replacement mitigation measures. The whole of the SFBPSP EIR anticipates the type of use proposed, and adequately describes the type of project for purposes of CEQA. As demonstrated by the analysis, substantial evidence contained in the Consistency Evaluation, and the associated administrative record prepared for this project, the project activities are covered by the analysis and mitigations approved by the previously certified EIR, and will not result in any additional impacts or significant effects.

Therefore, staff recommends the Director accept the CEQA consistency finding determining that this project is consistent with the analysis and mitigations approved for the SFBPSP Area and no further environmental documentation is required.

6) Analysis:

- a) **General Discussion:** The Applicant proposes the construction of a cold storage and fruit processing facility with an associated parking area and related site improvements. The Project involves a 576,000 square-foot commercial building with the following areas: a first floor of 562,679 square feet, a second level of 13,321 square feet, and a canopy area of 31,129 square feet.
 - o *Lot Merger and Access-* The project site consists of five separate parcels, and a Lot Merger is proposed so the proposed building would not straddle property lines and to provide access to the whole of the project site. Access to the site will be provided from Del Norte Boulevard, Sakioka Drive and Gravity Circle, with a private truck-only entrance to the site extending from Gravity Circle to the western edge of the Project site. Additionally, a private rail spur will be constructed to service the rail dock on the east side of the building and provide access to the southeast of the project site. This Lot Merger shall be recorded with the County of Ventura prior to issuance of a building permit for the project. An Intent to Approve for the Lot Merger is contained in Exhibit 1 of Attachment F.

- *DDR Permit-* In accordance with the SFBPSP, construction of the Project is subject to approval of a DDR permit by the Community Development Director. Attachment F, Resolution No. 20-200-05 provides the findings and conditions related to the DDR, including approximately 196 conditions which address requirements for necessary prerequisite recording of the Final Map and Lot Merger, coordination with the concurrent infrastructure construction approved with the underlying subdivision, mitigations required by the 2012 SFBPSP EIR and 2020 adaptive replacement mitigation measures, and construction conditions. Conditions were informed by two separate Development Advisory Committee meetings and ongoing discussion with City Staff and consultants to ensure a compatible design appropriate for the use, and that sets an appropriate precedent for the ensuing projects in the subdivision.
 - *Sustainable Construction-* In keeping with the City's sustainability policies, the project will be constructed per the California Green Building Standards Code, Title 24 of the California Code of Regulations, and the project includes a structure capable of supporting the future installation of solar panels. The proposed development provides multi-modal access opportunities with bicycle parking, required TDM program, including project conditions that ensure public transit improvements to encourage increased ridership.
- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Industrial Light Manufacturing (ILT) which allows for light manufacturing, industrial, research and office park and other similar uses. The proposed Project is consistent with the 2030 General Plan and the property's land use designation (Attachment D).
- c) **Conformance with Sakioka Farms Business Park Specific Plan Standards:** The SFBPSP design guidelines govern the design of the Project. The Project complies with the development requirements, as outlined in the table in Attachment E. The Applicant worked closely with the Development Advisory Committee (which includes a third-party architect and landscape architect) to ensure building location, massing, height and character are compatible with the SFBPSP's vision and the anticipated development in the vicinity. Staff has determined that the Project is consistent with the design intent, product type specifications, landscaping, circulation and design standards of the SFBPSP.
- d) **Site Design, Circulation and Parking:** The Project site is located between Del Norte Boulevard and Rice Avenue, south of the 101 Freeway. The circulation system that serves the site includes the freeway, arterial and collector streets. The project will have several direct access points, two of them located off the new streets that will be constructed as part of the Phase One Improvements for the SFBPSP area subdivision approved on June 16, 2020. This subdivision allows the development of new streets, landscaping, lighting, public utilities and infrastructure for the SFBPSP area, and

includes streets that have been designed to serve the specific type of land uses that are proposed with this Project.

- *Main Entrance:* The main entrance to the administrative offices will be via a driveway from the newly constructed Sakioka Drive. The facility is designed with a total of four driveways. Employee access will be from the westernmost driveway, near Rice Avenue. Employee parking areas are located across the drive aisle from both the northern and southern offices. The parking lot design allows for a clearly visible pedestrian path of travel to the main pedestrian points of entry.
- *Truck Access:* The facility includes truck access from two driveways from the newly constructed Gravity Circle to the east of the property. The facility includes a driveway to Sakioka Drive (the easternmost driveway) that will be used for trucks to exit the lot. The design of the vehicle circulation for this Project has been approved by the Traffic Engineer to allow for the efficient ingress and egress of vehicles, including large container trucks.

Article X of the City of Oxnard Zoning Ordinance requires 404 on-site parking spaces for the project, based on the combined requirements for office and warehouse usage. The proposed project includes 410 on-site parking spaces, including 9 ADA-accessible spaces, and 24 truck trailer loading docks, with 21 adjacent spaces (between the loading docks) for truck parking. A portion of the parking area (180 parking spaces) is landscaped and reserved for future parking. The landscaped parking area is currently not needed, as the facility will have 155 employees and 230 available parking spaces. The project also includes short-term and long-term bicycle parking. The 410 on-site parking spaces exceeds the City's parking requirement for the total building space occupied by a warehouse facility. Truck and car circulation is separated to reduce potential vehicle conflicts. Vehicles will travel along the western side of the site and trucks will operate along the northern, eastern, and southern sides of the site.

Required Parking Spaces

Use	Spaces/SF	SF/Use	Required Spaces
Office	1/250	17,120	69
Light Manufacturing	1/500	91,904	184
Warehouse	1/1000	First 20,000	20
	1/2000	Second 40,000	20

	1/4000	442,188	111
Total Required			404
Total Provided			410
Additional Spaces			24 truck docks 21 truck spaces

- e) **Building Design:** The proposed cold storage building features construction with ribbed insulated metal panels, smooth stucco, and tinted windows. The design creates an articulated facade with paint color, material variation and fenestration, providing a prominent corner element for both offices that elevates the warehouse design to the SFBPSP requirements. The main focal point of the facility is the northern office which contains the Arctic Cold personnel. The southern office, which contains the Ventura Pacific personnel, includes the same architectural features. The corner elements of the building include a rectangular pattern embedded in the surface of the walls, and shopfront windows to provide external articulation. The color scheme at the corners would vary slightly from that of the rest of the walls.

The exterior pedestrian amenities include enhanced concrete walkways and an entrance plaza outside the northern office entrance that provide a sense of place and arrival that emulates an office park design. A color palette of gray and blue echo the natural setting of the sky and distant mountains, allowing the building to minimize the appearance of mass.

The facility would follow the SFBPSP Design Guidelines, including those for architectural style, entries, and surface finishes. The palette will consist of neutral colors, with exterior finishes in subtle tones of white, silver, gray, and blue.

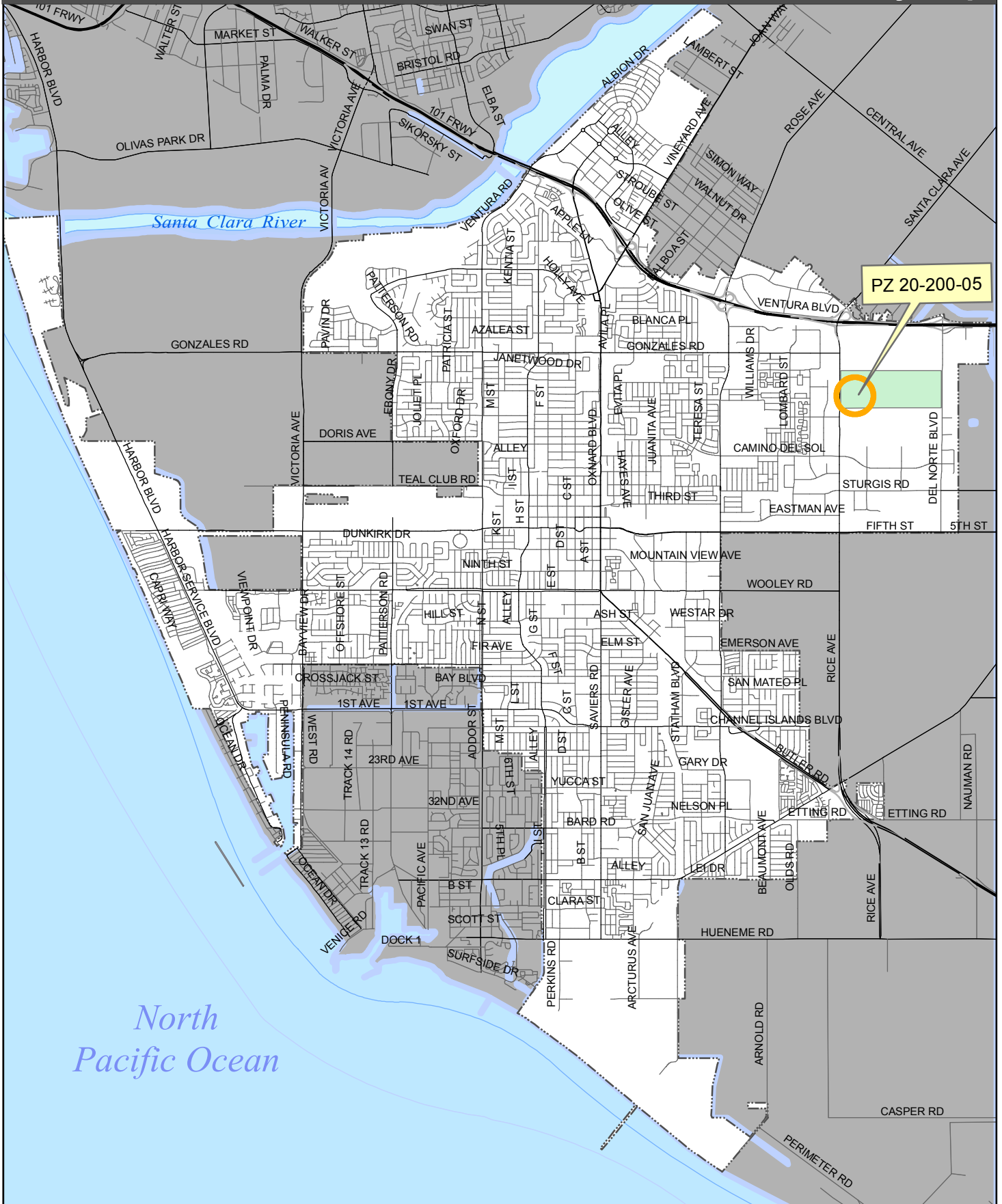
- f) **Landscaping:** The Project will provide parkways and landscape areas throughout the parking lot that will feature low water use, native and regionally adapted plants including grasses, succulents, and trees. New trees will be added to the urban forest on the site, and a portion of the parking area will be landscaped to minimize paved areas. Pursuant to the SFBPSP, the project will include a parking lot tree ratio of a minimum of one tree per 6 vehicle spaces. The portion of the parking area that is landscaped will be landscaped to avoid the removal of trees in the future event that it is converted from the landscaped area into a paved area for parking. The new landscaping associated with the infrastructure improvements will provide additional trees in the adjacent rights-of-way that will screen the development from the roadway.

- 7) **Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) on January 22, 2020 and April 8, 2020. Conditions of approval from DAC are included in the attached Resolution No. 20-200-05.
- 8) **Community Workshop and Public Input:** Since the Project is not in a General Plan designated neighborhood, the project was not required to be presented to the community during a Community Workshop.
- 9) **Appeal Procedure:** In accordance with OCC Section 16-525(B) of the City Code, the Director's action on Planning and Zoning Permit No. 20-200-05 (DDR) may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the Planning Division and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 days of the Community Development Director's decision, then the decision of the Community Development Director shall be final.

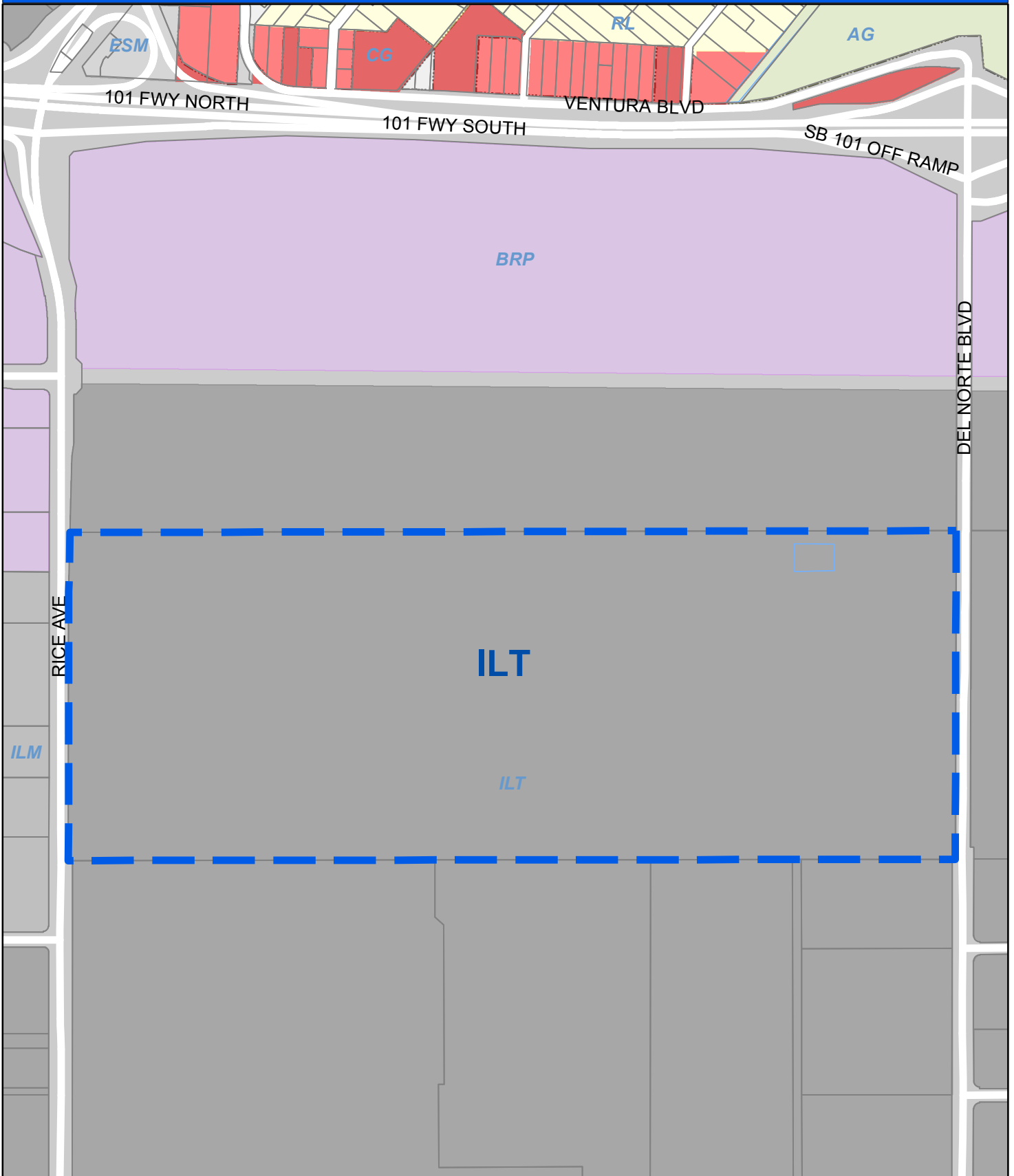
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Consistency Checklist to determine project consistency with Sakioka Farms Business Park Specific Plan EIR (approved in 2012)
- D. General Plan Consistency Chart
- E. Specific Plan Consistency Chart
- F. Resolution No. 20-200-05, & 20-310-11

Vicinity Map



2030 General Plan Land Use Map



Oxnard Planning
November 12, 2020

PZ 20-200-05
Location: 2600 Sakioka Dr
APN: 2160030145, 2160030155,
2160030075, 2160030105
Arctic Cold Storage

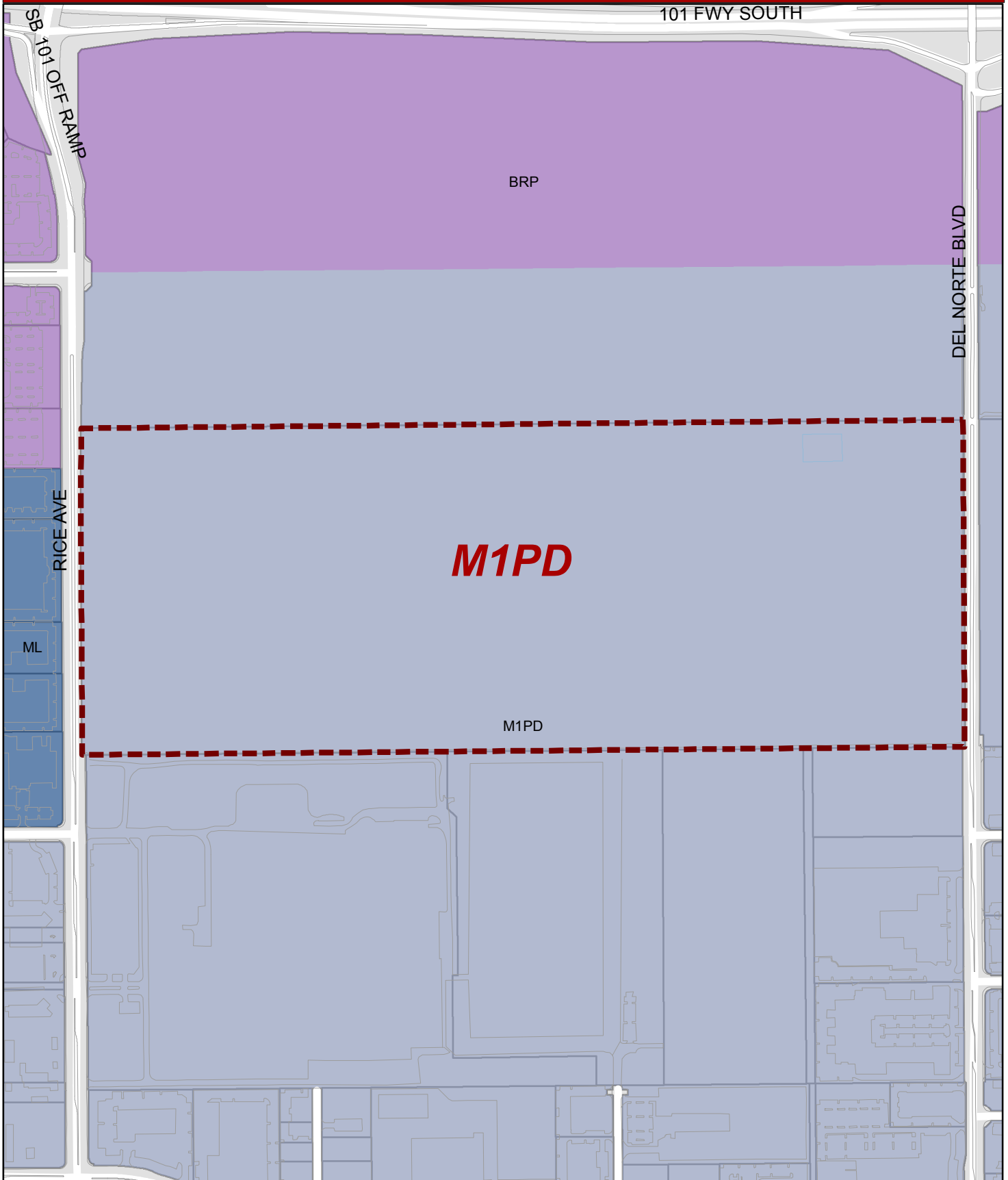
0 200 400 800 Feet

2030 General Plan Land Use Map



1:8,000

Zoning/Specific Plan Map



Oxnard Planning

November 12, 2020

PZ 20-200-05

Location: 2600 Sakioka Dr

APN: 2160030145, 2160030155,
2160030075, 2160030105

Arctic Cold Storage

0 125 250 500 750 1,000 Feet

Zoning/Specific Plan Map



1:8,000



A NEW PROJECT FOR:

ARCTIC COLD - OXNARD

DESIGN REVIEW

OXNARD, CALIFORNIA



THE PROJECT:
NEW 576,000 SF COLD STORAGE AND PRODUCE PROCESSING FACILITY.
NEW FACILITY TO INCLUDE FRUIT PROCESSING AND PACKAGING, FRUIT
COOLER STORAGE, FREEZER STORAGE AND FREEZER BLAST FREEZING.

ADDRESS:
THE PROJECT WILL BE LOCATED EAST OF RICE AVE. ON PROPOSED
STREET "A" WITHIN THE SAKIOKA FARMS BUSINESS PARK.

PARCEL NUMBER:
216-0-030-145, 216-0-030-155, 216-0-030-075, 216-0-030-105

SITE:
AREA OF SITE: 1,387,657 SF 31.8 ACRES

PLANNING ZONE: M-1-PD

LOT COVERAGE/SETBACKS: SEE SITE PLAN

BUILDING TYPE: TYPE II-B PER CALIFORNIA BUILDING CODE

OCCUPANCY: F-1 FRUIT PROCESSING AND PACKING
S-1 COOLER AND FREEZER STORAGE
B OFFICE ACCESSORY OCCUPANCY

SHEET INDEX	
SHEET NUMBER	SHEET NAME
AP-000	COVER SHEET
AP-001	SITE NARRATIVE AND PICTURES
C-1	ENGINEERED SITE PLAN
C-2	PRELIMINARY GRADING AND DRAINAGE PLAN
C-3	PRELIMINARY SITE LAYOUT AND UTILITY PLAN
L-1	LANDSCAPE CONCEPT PLAN
AP-100	SITE PLAN
AP-101A	SIGHTLINE SECTIONS
AP-101B	SIGHTLINE SECTIONS
AP-102	SITE DETAILS & SOUND EXTENTS
AP-104	GROUND FLOOR PLAN
AP-106	ENLARGED PLANS - NORTH OFFICE
AP-107	ENLARGED PLANS - SOUTH OFFICE
AP-110	ROOF PLAN
AP-200	EXTERIOR ELEVATIONS
AP-201	EXTERIOR ELEVATIONS
AP-300	BUILDING SECTIONS
AP-301	BUILDING SECTIONS
AP-302	BUILDING SECTIONS
1 OF 3	SITE LIGHTING PLAN
2 OF 3	SITE LIGHTING
3 OF 3	SITE LIGHTING

COMPANY PROFILES

Arctic Cold: Cold Storage/Profile

Arctic Cold provides customers the capacity to store frozen and chilled products in a state-of-the-art warehouse with the very latest in engineering, refrigeration, LED lighting, warehouse management systems, and nationwide logistics services.

Logistical services offered by Arctic Cold include round-trip drayage of refrigerated containers between Arctic Cold facilities, surrounding key ports, and intermodal rail yards; temperature-controlled transportation on both less-than-truckload (LTL) and truckload basis; and dedicated transportation programs.

Utilizing leading-edge technology, Arctic Cold offers the most modern temperature-controlled, full-service warehouses in the most important U.S. port areas to provide exceptional, convenient and swift service to retail and food service companies.

Arctic Cold Oxnard will store chilled products including local frozen strawberries, and local-grown cooled lemons.

Arctic Cold: BRC Compliance and Certification

The highest priority of Arctic Cold is always safety. One of the ways Arctic Cold guarantees the safety of a customer's product is by participating in the BRC Global Standards program. Arctic Cold complies with BRC's food safety and quality certification program and all Arctic Cold warehouses are certified in the Global Standard for Storage and Distribution, which promotes best practices in handling, storage, and distribution of products.

Arctic Cold: Green State of Mind

Arctic Cold has a vested interest in helping create a cleaner, more energy efficient environment now – and in the future. Arctic Cold invests in sustainable buildings and practices to save energy and encourage environmentally friendly design and construction techniques whenever possible.

Arctic Cold: Staffing Profile

- Office Personnel: 10
- Warehouse Operations Personnel: 25-30
- Arctic Cold employees are full-time (40-hours per week) employees who work within a two-shift (16-hour per day) operational framework.
- First Shift 7:00 am to 3:30 pm. Second Shift 3:30 pm to 12:00 midnight.

Ventura Pacific: Processor Company Profile

For 75 years, the Ventura Pacific Company has been a premier grower and packer of California lemons. While currently headquartered in Oxnard, California, Ventura Pacific began in 1942 in Montalvo, California. During the 1970s, the organization was purchased by growers and emerged as the thriving cooperative it is today. During that time, Ventura Pacific began marketing its fruit through Sunbelt Inc. and continues to do so today.

Ventura Pacific members grow lemons in Ventura County, Monterey County, the San Joaquin Valley, and the California and Arizona desert regions. Their lemons are sold domestically as well as exported throughout the world.

Ventura Pacific: Processor Operations | Logistics Description

On average, Ventura Pacific Company ships 100 million pounds of lemons per annum. However, the company projects the need to process and ship 200 million pounds per annum in the foreseeable future.

Such growth has resulted in the company outgrowing its current facility and it drives their need for expanding operational capacity. The combination of these operational requirements and Ventura Pacific Company's long-established history and loyalty to Ventura County has advanced the company's plans to construct and operate a new state-of-the-art processing facility in Oxnard. (what is happening to the old facility?)

The benefits of this plan are multiple. They include reducing the company's environmental footprint (how), alleviating traffic within the city (Oxnard?, how), enhancing worker comfort and safety, boosting operational capacity and efficiency, retaining current personnel while also growing the company, solidifying their position as a large employer in the county, and bringing together decades of expertise under the umbrella of an optimized facility.

The general operational and logistics flow is as follows. Most lemons are harvested in the morning hours and are trucked to the facility for processing and storage. Subsequent to arrival, fruit is then washed, sorted, and stored under refrigeration until it is ready to be packed and sold to the markets via truck. Ventura Pacific Company operates throughout the year, but production peaks in the Spring and slows in the Fall.

Ventura Pacific: Processor Staffing

- Office Personnel: 15
- Process Personnel: 100 during peak season, one shift.
- One shift, Monday - Saturday 7:00 am to 5:00 pm (peak season could affect the end time of the shift).
- Ventura Pacific Personnel are generally hired as full-time employees

Ventura Pacific: Processor Business Management

Business Plan – to be provided by owner prior to occupancy.

Risk Management Plan – to be provided by owner prior to occupancy.

MEASURES TO SAVE ENERGY AND NATURAL RESOURCES

Adiabatic Condensers and Projected Savings of Water

Adiabatic Condensers will be used to save on the overall water demand for the facility. A typical cold storage facility uses Evaporative Condensers which work by evaporating water to transfer the heat loss. While evaporative condensers are known to provide resource efficiencies, Adiabatic Condensers improve on these efficiencies, and in the case of the proposed processing facility are estimated to save 23 million gallons of water annually over the use of traditional evaporative condenser technologies.

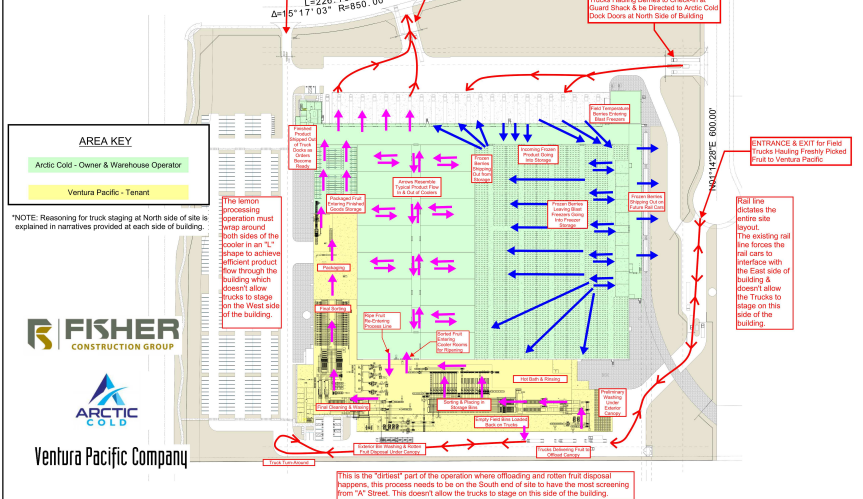
An Adiabatic Condenser works off the principle of "sensible" heat transfer where heat from the refrigerant vapor is transferred to only air (no water) being circulated over the condensing coils. This heat warms up the air and there is no direct showering of water or evaporation of water off the condensing coils - they are kept dry. In an air-cooled condenser the air being circulated over the condensing coils is at ambient (dry bulb) temperature, and only increases in temperature as it passes through the condenser. Adiabatic condensers go one step further and use a small amount of water supplied onto cooling pads on the air inlets to "adiabatically cool" the incoming air from ambient dry bulb temperatures to cooler temperatures approaching the wet bulb temperature. Nearly all the water delivered to the cooling pads evaporates into the supply air, not only reducing its temperature, but also increasing its humidity. This cooler, more humid air going over the condensing coils enhances the performance of the adiabatic condenser over an air-cooled condenser and approaches the efficiency of an evaporative condenser while using a fraction of the evaporative condenser's water. Additionally, during low ambient conditions, and/or low load conditions, no water is required by adiabatic condensers. Water is only used during warmer outside temperatures, which for this project are only when the outside temperature is higher than 72°F under full load. For this project, the calculated savings achieved via the adiabatic condenser is projected to save 23,041,641 gallons of water per year over the evaporative condenser.

Variable Frequency Drives

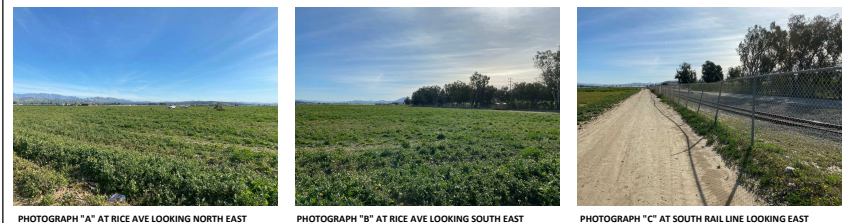
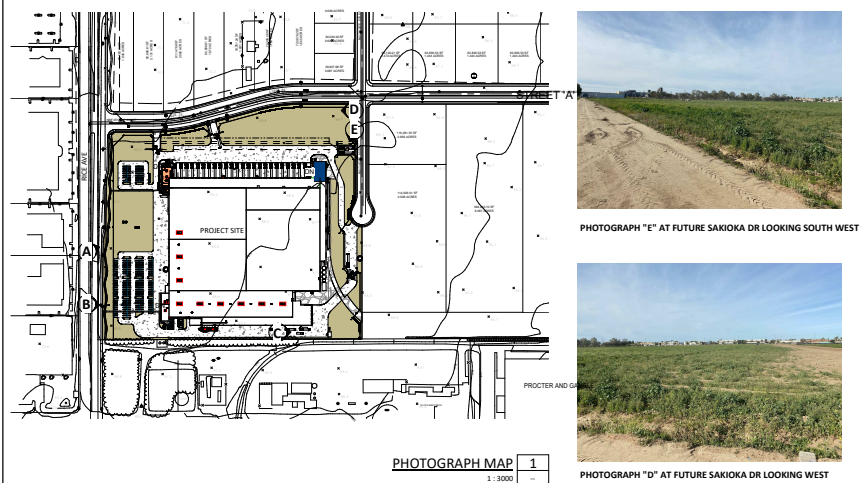
For power savings, Variable Frequency Drives (VFD's) will be used throughout the refrigeration equipment. A Variable Frequency Drive is a type of motor controller that drives an electric motor by varying the frequency and voltage supplied to the electric motor. If an application does not require an electric motor to run at full speed, the VFD ramps down the frequency and voltage to meet the requirements of the electric motor's load. As the application's motor speed requirements change, the VFD will simply increase or decrease the motor speed to match the actual speed requirement – thus automatically saving energy while also preventing wastage of energy.

SITE AND BUSINESS NARRATIVE

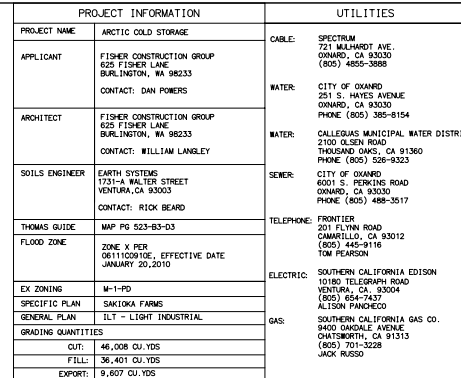
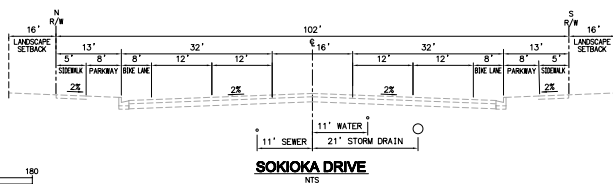
ARCTIC COLD OXNARD SITE CIRCULATION EXHIBIT REV 4/10/2020



SITE AND BUILDING TRUCK AND PROCESS FLOW DIAGRAM



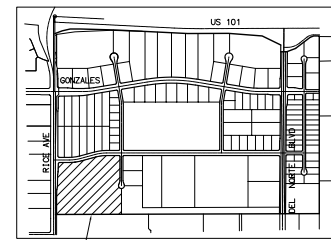
SITE SURROUNDINGS PHOTOGRAPHS WITH KEY MAP



PROJECT STATISTICS					
LOTS		SQ FT	ACRES	LAND USE	LOT UTILITY AREA
1 - 5	1,387,657	31.86	INDUSTRIAL	BUILDING COVERAGE	533,356
R/W	0	0	0	PAVED	12.20 ACRES
					30.25
GROSS	1,387,657	31.86	INDUSTRIAL	LANDSCAPE	436,523
NET	1,387,657	31.86	INDUSTRIAL	TOTAL	10.02 ACRES
					31.86 ACRES
					100%

PARKING SUMMARY	
PARKING STANDARD	442
ADA PARKING	9
TOTAL	451
MOTORCYCLE	10

LEGAL DESCRIPTION
THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 1 THRU 5 OF TRACT 5996 APN(S): 216-0-030-145, 216-0-030-155, 216-0-030-075 AND 216-0-030-105



PROJECT SITE / SHEET INDEX MAP
NTS

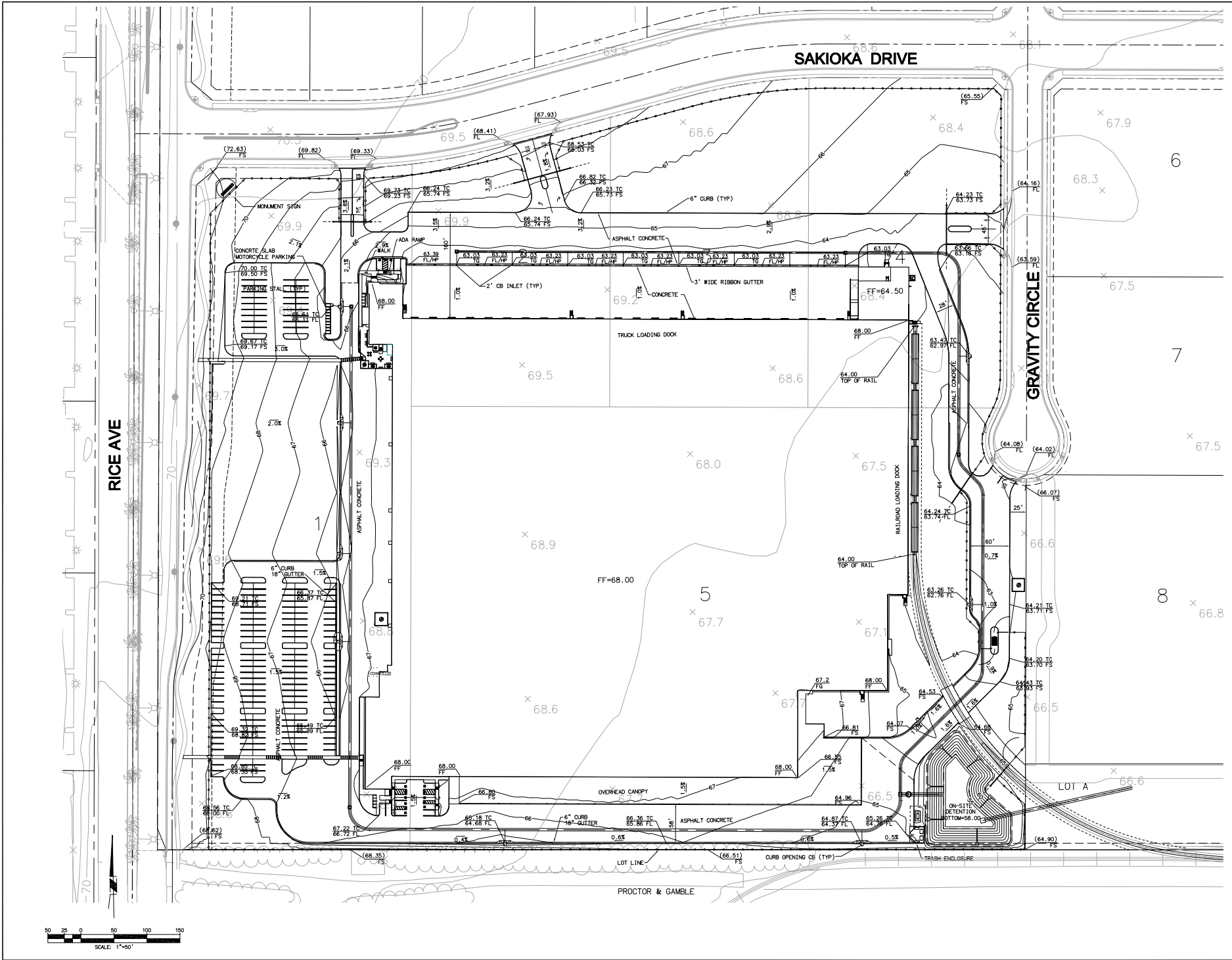
NOTES

1. THE PROJECT IS WITHIN THE NORTHEAST INDUSTRIAL ASSESSMENT DISTRICT (NIAD) WHERE THE CITY HAS ENTERED INTO AGREEMENT WITH THE COUNTY OF VERMONT TO ASSURE THE CITY REQUIREES DEVELOPERS TO INCLUDE ON-SITE TREATMENT MEASURES IN CONFORMANCE WITH THE FOLLOWING CRITERIA:
 - 1.1. THE TREATMENT SYSTEM SHALL BE DESIGNED TO TREAT THE CITY'S SHARE OF THE RETENTION BASIN SHALL BE DESIGNED TO LIMIT THE Q100 OUTFLOW TO THE STREETS AND/OR STORM DRAIN SYSTEM TO THE APPROVED SYSTEM DESIGN CAPACITY OF 1 CFS/AC.
 - 2. THE SAKTURA SPECIFIC PLAN WAS DEEMED COMPLETE FOR PROCESSING PRIOR TO OCTOBER 2011. THE CITY BEING A PART OF THE SAKTURA SPECIFIC PLAN. THE TREATMENT MEASURES CRITERIA SET FORTH IN THE 2002 TECHNICAL GUIDANCE MANUAL FOR STORMWATER QUALITY CONTROL SOURCES UNDER 100-08 AS STIPULATED IN THE TECHNICAL GUIDANCE MANUAL 2011, EPPRATA MAY 29, 2012.
 - 3. IN COMPLIANCE WITH THE NIAD AGREEMENT AND NPDES REQUIREMENTS, STORMWATER WILL BE ADDRESSED BY A REGIONAL INFILTRATION BASIN ALONG THE SOUTHERN TRACT BOUNDARY. THE BASIN SHALL BE SIZED AT THE Q100 INFILTRATION RATE. THE INFILTRATION BASIN SHALL MEET THE TREATMENT AND DETENTION REQUIREMENTS OF A FULLY DEVELOPED WATERSHED SPECIFIC PLAN.
 - 4. PERPETUAL MAINTENANCE OF THE REGIONAL INFILTRATION BASIN SHALL BE BY A LANDSCAPE MAINTENANCE DISTRICT FORMED PRIOR TO THE REGENERATION OF THE FIRST FINAL MAP.
 - 5. DIRECT CONNECTION SHALL BE ALLOWED TO THE REGIONAL INFILTRATION BASIN BY ALL LOTS PROVIDED A PRETREATMENT DEVICES ARE INSTALLED OR INFILTRATION BASIN FOREBAY IS INSTALLED AT THE POINT OF CONNECTION.
 - 6. PRETREATMENT DEVICES SHALL BE SIZED FOR THE SDOF PER METHOD 1 AS DESCRIBED IN SECTION 2.8 OF THE 2011 TOW OR INFILTRATION BASIN FOREBAY SIZED FOR 25% OF THE SDOV OF THE BASIN USING THE SDOF PER METHOD 1. THE REPORT SHALL BE SUBMITTED AND REPORT SHALL BE CONSTRUCTED ON ALL CONNECTIONS TO THE BACKBONE STORM DRAIN SYSTEM.



ARCTIC COLD STORAGE
ENGINEERED SITE PLAN
OYUNAD, CALIFORNIA

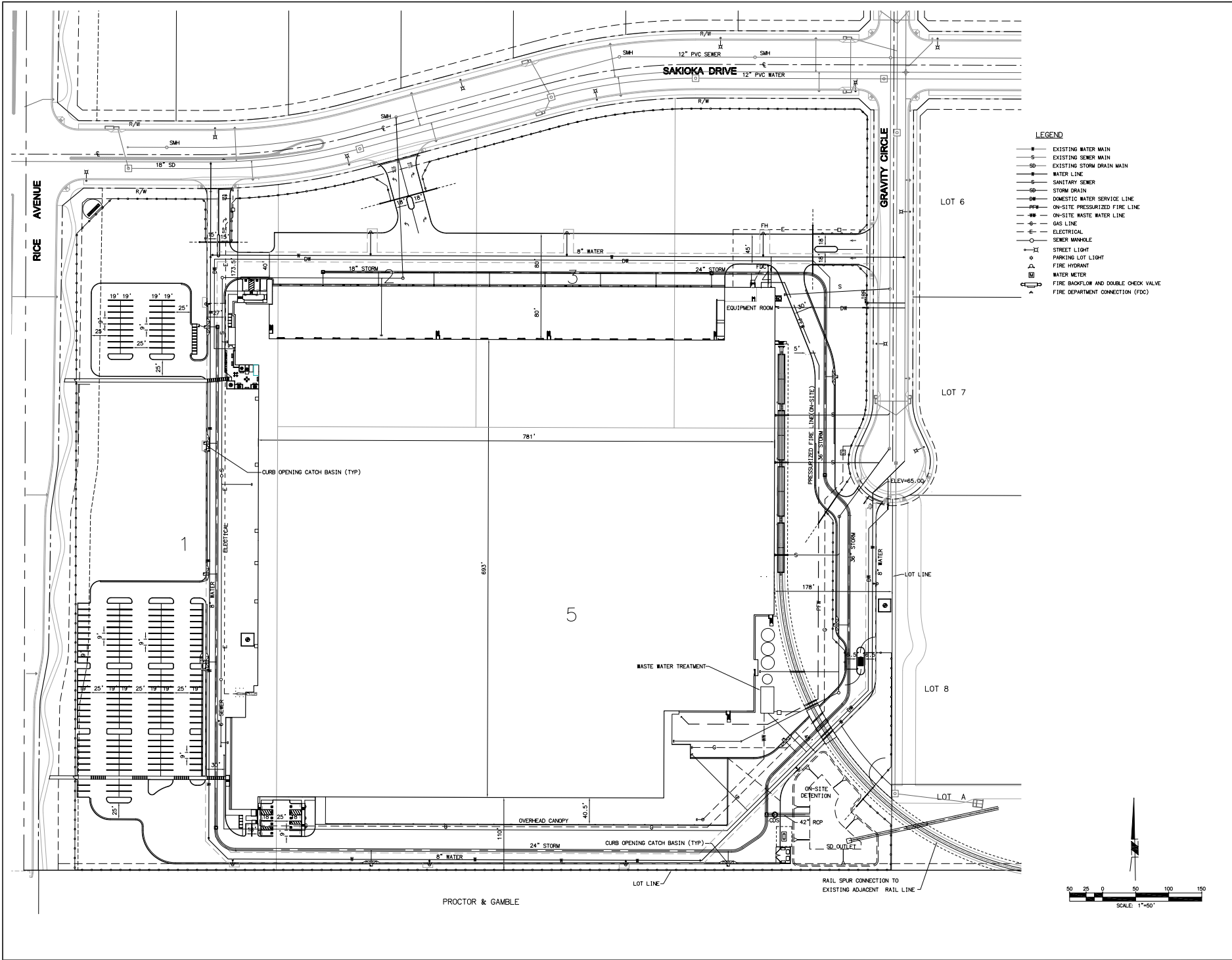
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ARCTIC COLD STORAGE
PRELIMINARY GRADING AND DRAINAGE PLAN
 OXNARD, CALIFORNIA

DATE	REVISION	REMARKS

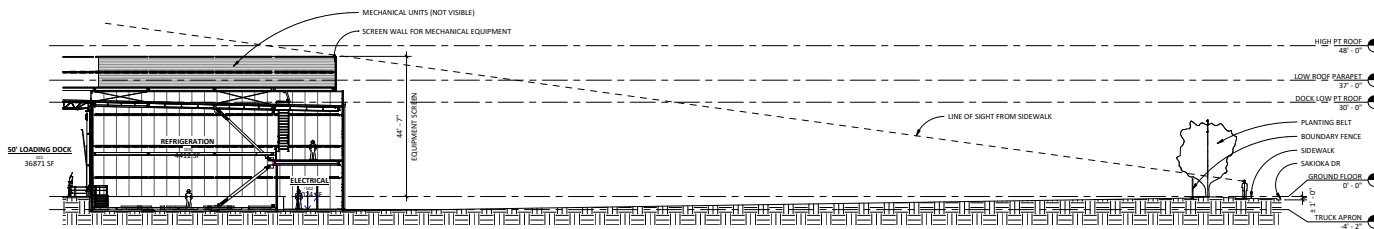
PE / PIA: DPISU
 DRAWING BY: TM
 JOB NO.: 01-10288



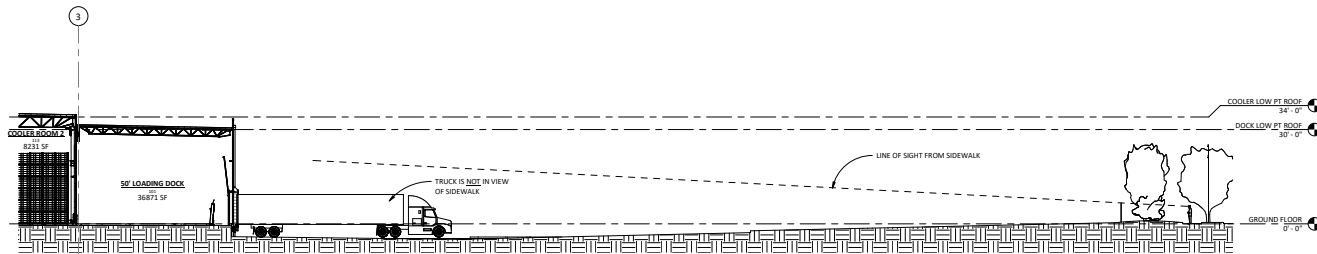
**ARCTIC COLD STORAGE
PRELIMINARY SITE LAYOUT AND UTILITY PLAN**
OXNARD, CALIFORNIA

DATE	REVISION	REMARKS

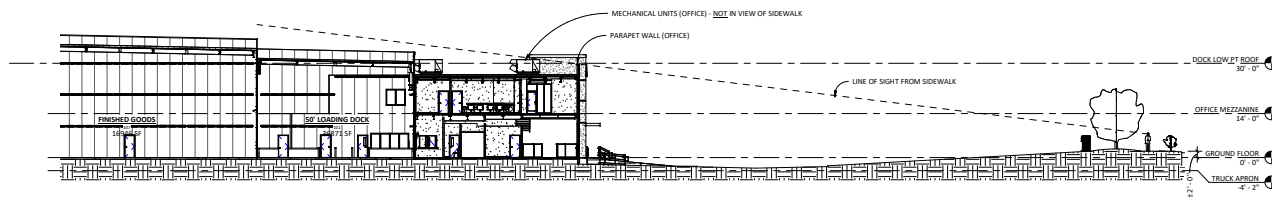
PE / PIA:	DPISU
DRAWN BY:	TM
JOB NO.:	01-10288



<u>SIGHTLINE SECTION MECHANICAL ROOM - SAKIOKA DR</u>	1
$1/16" = 1'-0"$	..

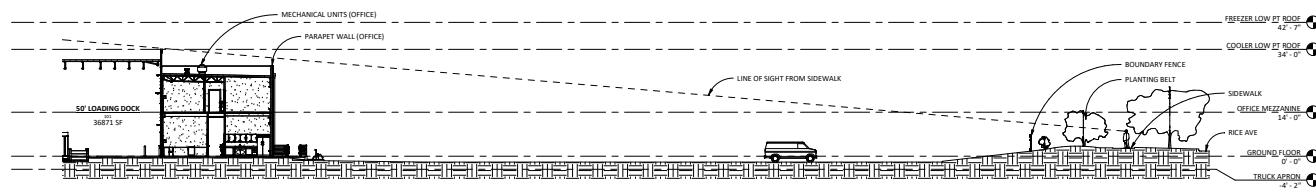


SIGHTLINE SECTION TRUCK DOCK - SAKIOKA DR	2
1/16" = 1'-0"	

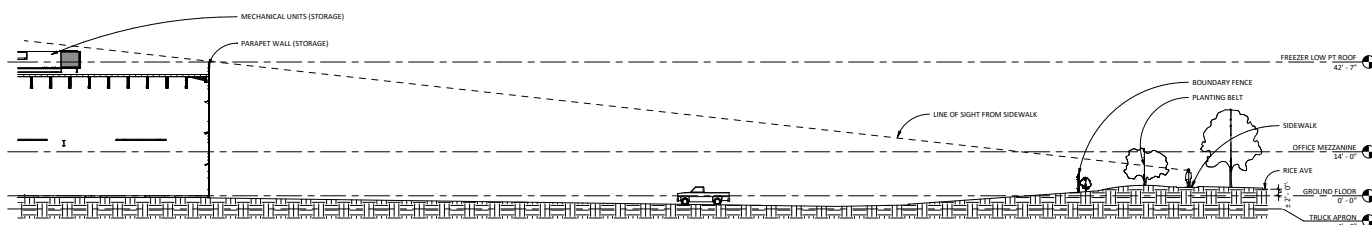


SIGHTLINE SECTION NORTH OFFICE - SAKIOKA DR	3
1/16" = 1'-0"	

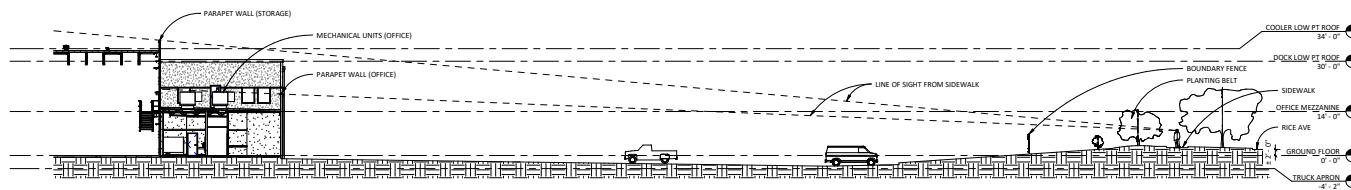




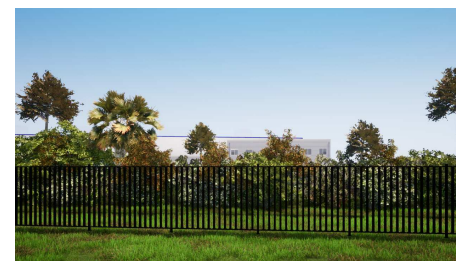
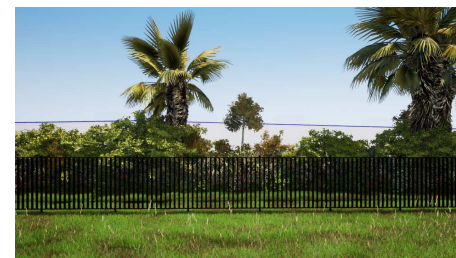
SIGHTLINE SECTION NORTH OFFICE - RICE AVE	1
1/16" = 1'-0"	



SIGHTLINE SECTION WEST PROCESSING - RICE AVE	2
--	---



SIGHTLINE SECTION SOUTH OFFICE - RICE AVE	3
1/16" = 1'-0"	



REV	DATE
REV - AA	2019-11-20
REV - AB	2020-02-10
REV - AC	2020-02-28
REV - AD	2020-04-10
REV - AE	2020-06-01

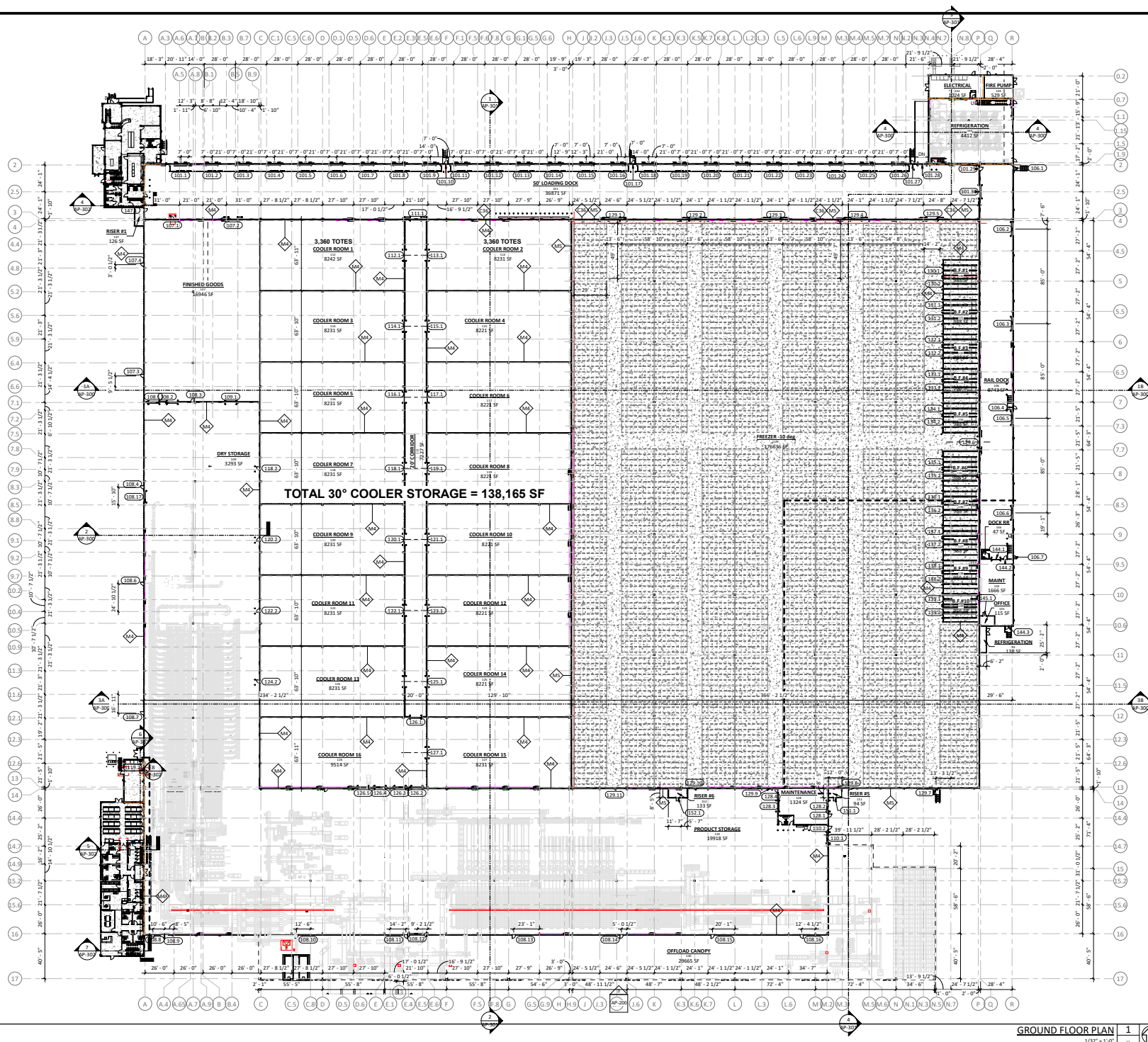
ASI	DATE
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WILLIAM A. LINDLEY, JR., ARCHITECT
IN CONSULTATION WITH

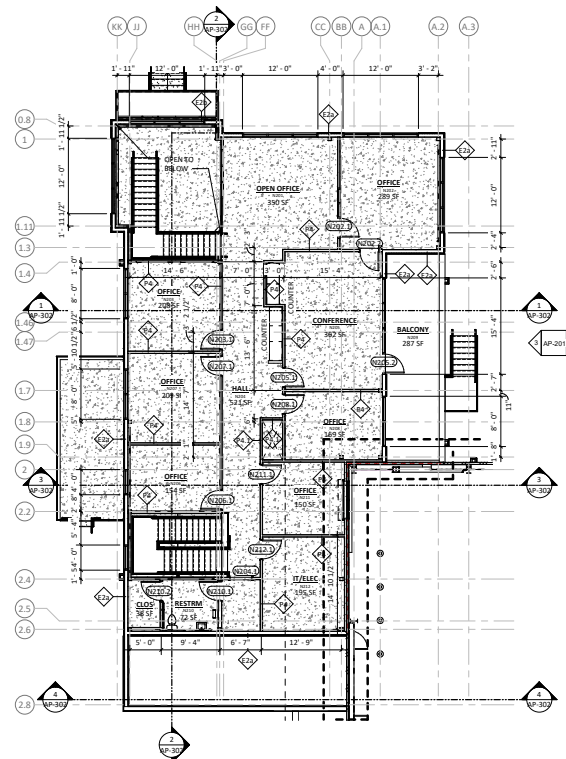
Designed By:	Author
Checked By:	Checker
Project No:	19F077
Sheet Size:	E1

**GROUND FLOOR
PLAN**

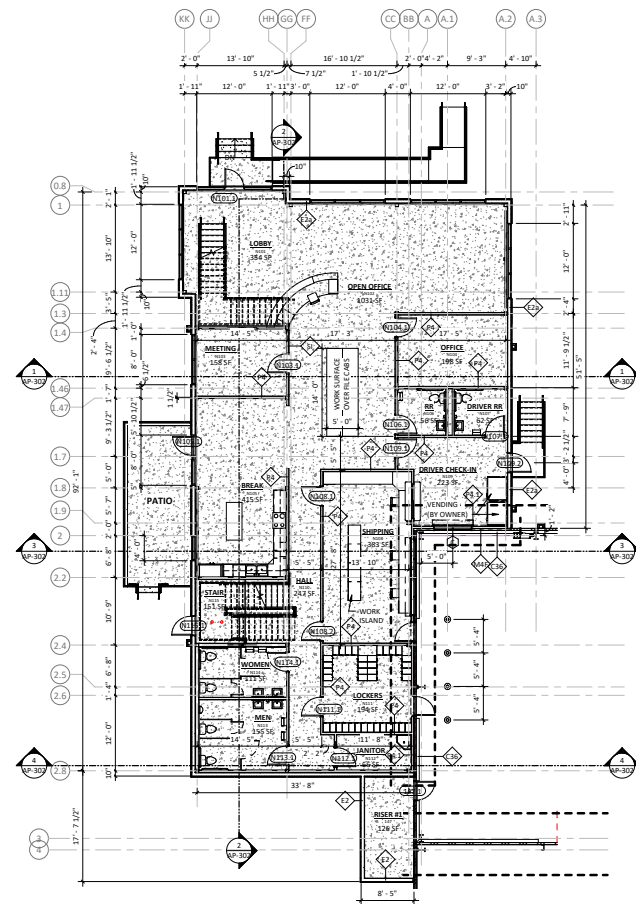
AP-104



GROUND FLOOR PLAN



NORTH OFFICE MEZZANINE	2	
$1/8" = 1'-0"$	—	



GROUND FLOOR - NORTH OFFICE	1	
$1/8" = 1'-0"$	..	

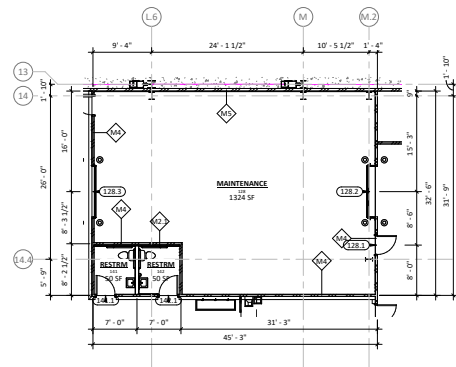
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REV - AC	2020-02-28
REV - AD	2020-04-10
REV - AE	2020-06-05

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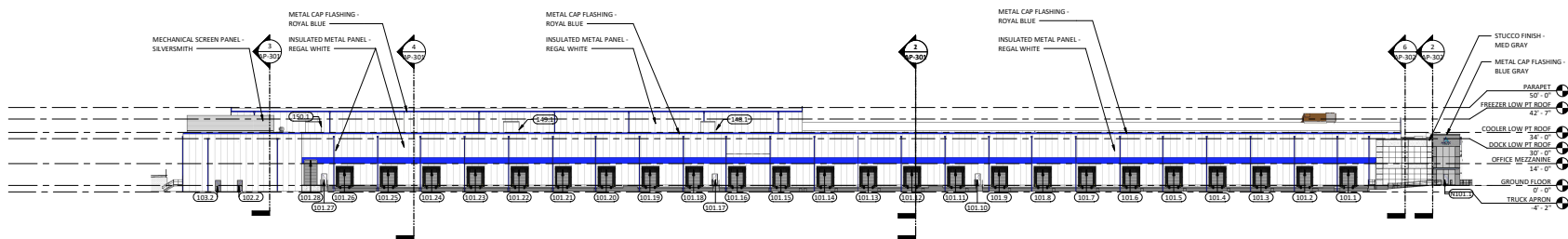
WILLIAM A. LINGLEY, AIA, ARCHITECT
IN CONSULTATION WITH

Designed By:	Author
Checked By:	Checker
Project No:	19F077
Sheet Size:	E1

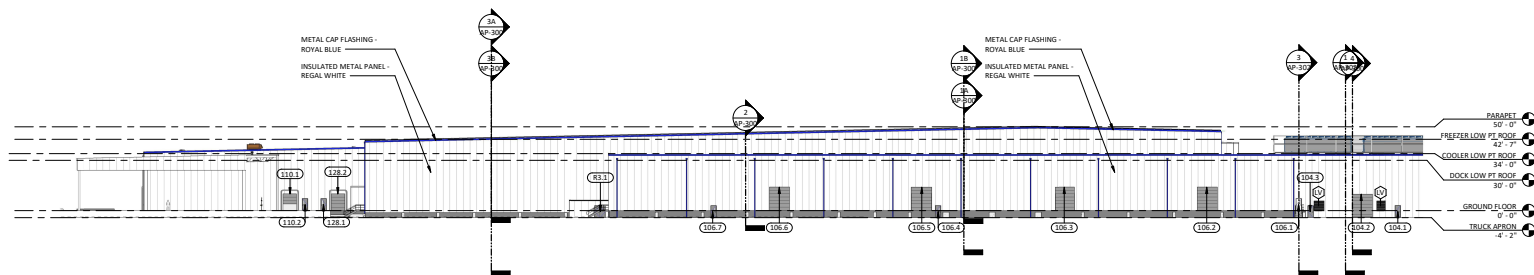
**ENLARGED
PLANS - NORTH
OFFICE**



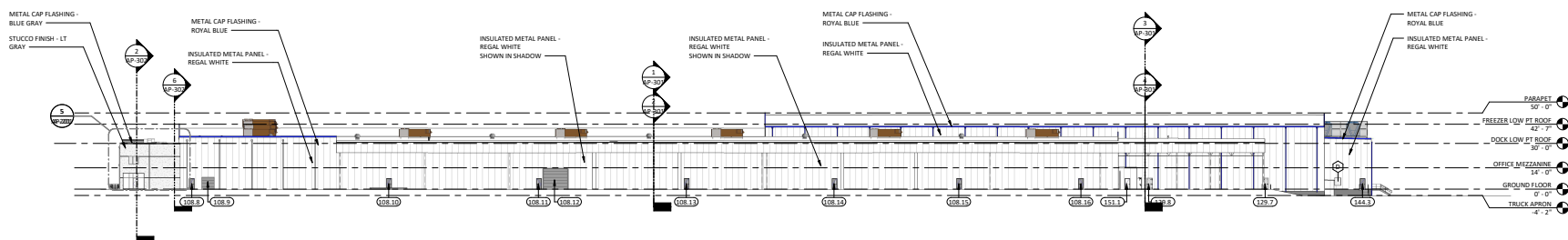




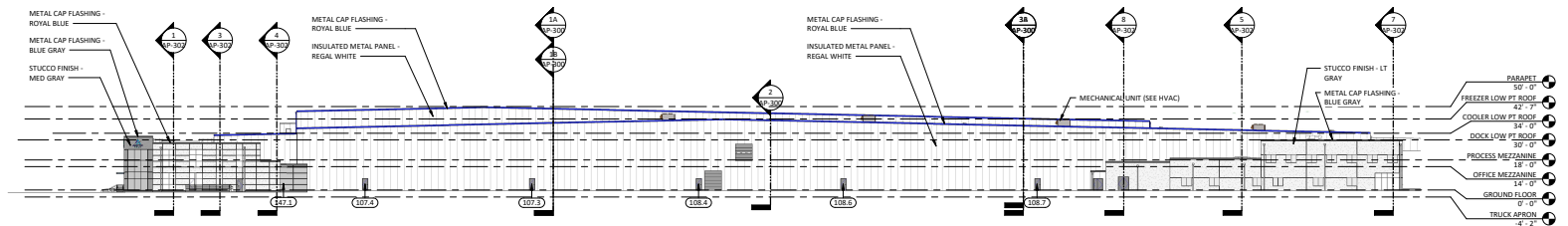
NORTH BUILDING ELEVATION - Dependent 1	1
1" = 30'-0"	--



EAST BUILDING ELEVATION - Dependent 1	2
1" = 30'-0"	--



SOUTH BUILDING ELEVATION - Dependent 1	3
1" = 30'-0"	..



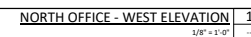
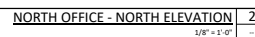
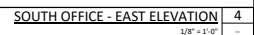
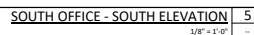
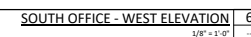
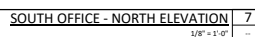
WEST BUILDING ELEVATION - Dependent 1	4
1" = 30'-0"	..

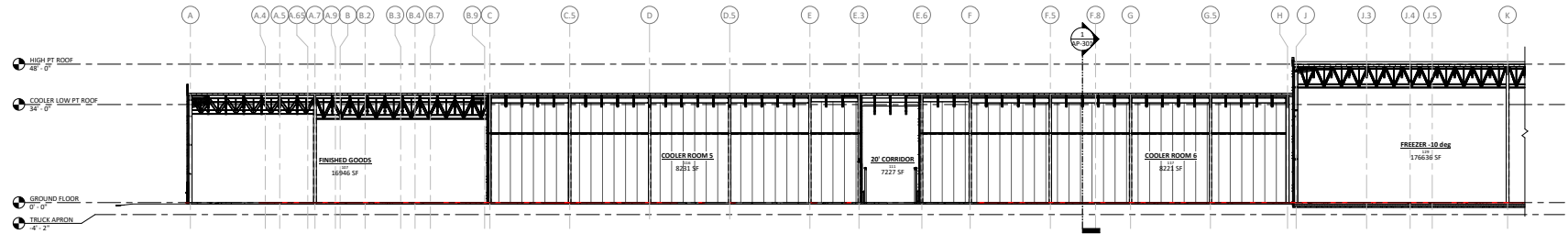
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REV - AB	2020-02-10
REV - AC	2020-02-28
REV - AD	2020-04-10
REV - AE	2020-06-05

ASI	DATE
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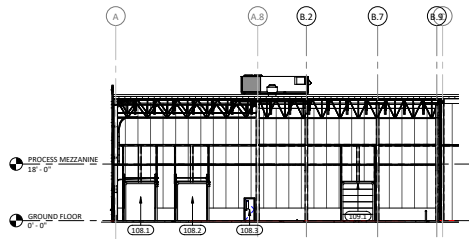
WILLIAM A. LINDLEY, AIA, ARCHITECT
IN CONSULTATION WITH

Designed By:	Author
Checked By:	Checker
Project No:	19F077
Sheet Size:	E1

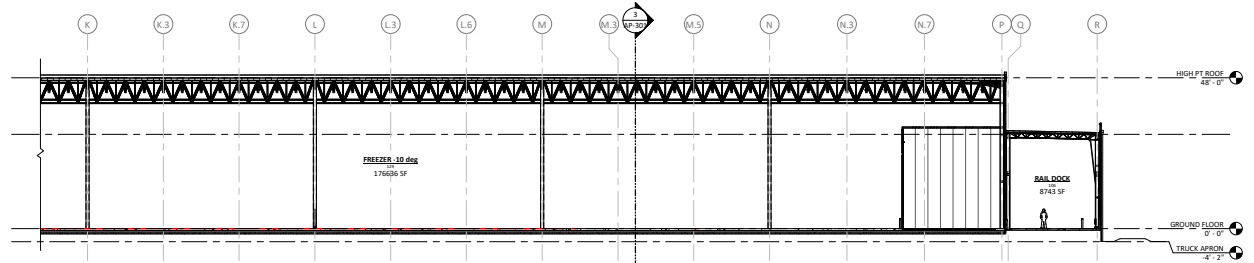




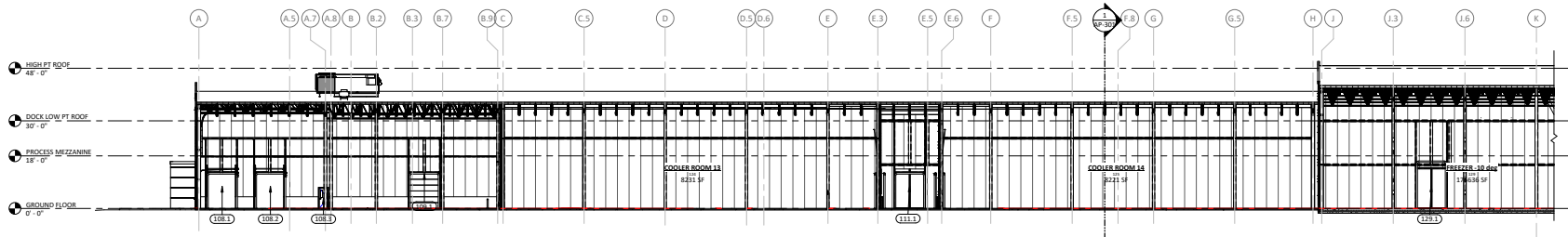
EAST / WEST THRU PROCESSOR TWO-LEFT - Dependent 1 1A
1/16" = 1'-0"



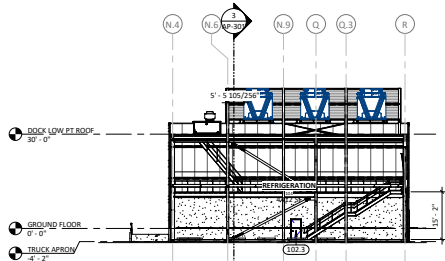
E/W THRU PROCESS MEZZ - Dependent 1 2
1/16" = 1'-0"



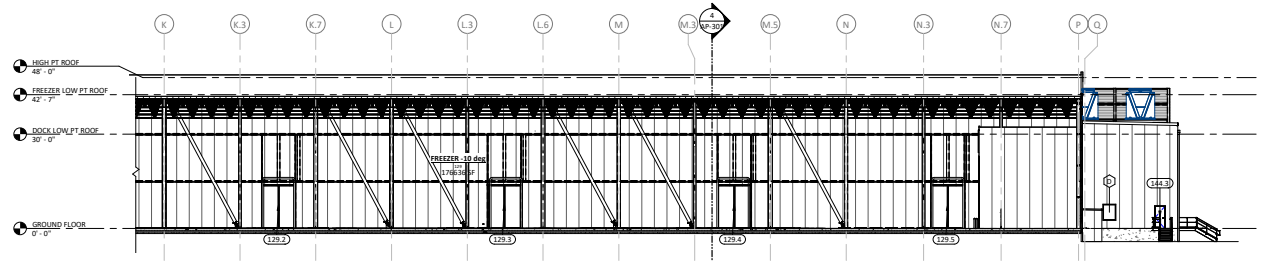
EAST / WEST THRU PROCESSOR TWO-RIGHT - Dependent 1 1B
1/16" = 1'-0"



EAST / WEST THRU RAIL DOCK-LEFT - Dependent 1 3A
1/16" = 1'-0"



E / W THRU ENGINE RM - Dependent 1 4
1/16" = 1'-0"



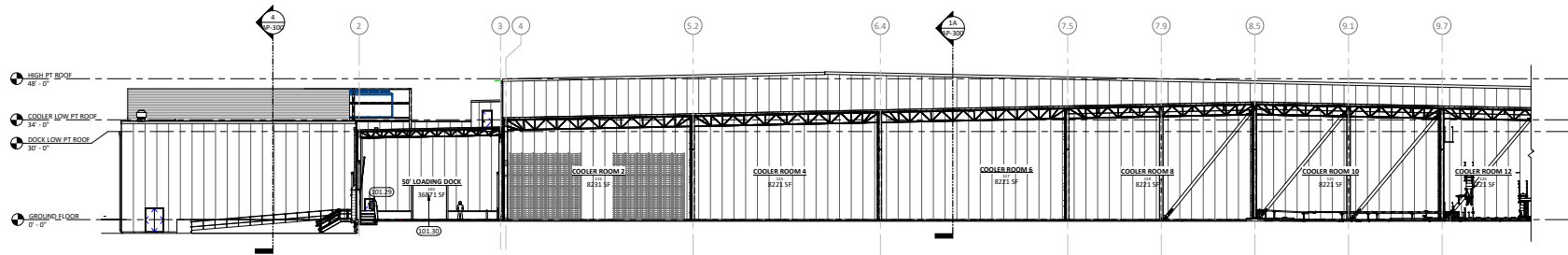
EAST / WEST THRU RAIL DOCK-RIGHT - Dependent 1 3B
1/16" = 1'-0"

REV	DATE
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REV AB	2020-03-10
REV AC	2020-03-24
REV AD	2020-04-10
REV AE	2020-06-05

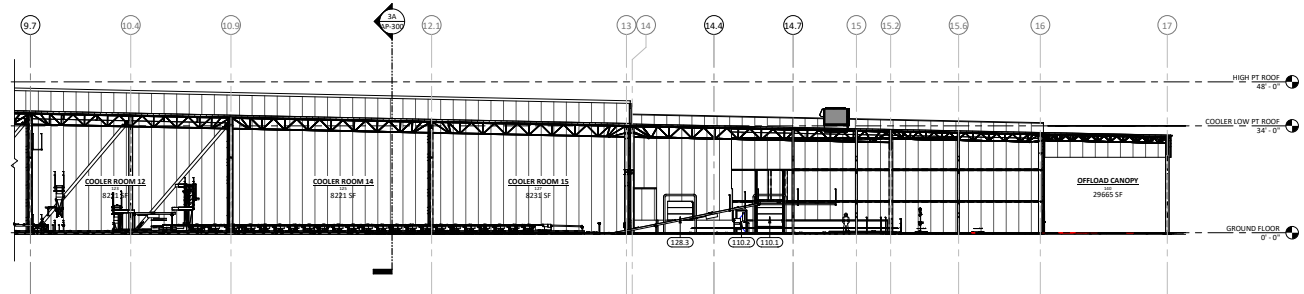
ADD	DATE
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DESIGNED BY: AUTHOR
CHECKED BY: CHECKER
DATE: 1/19/21
BY: ES

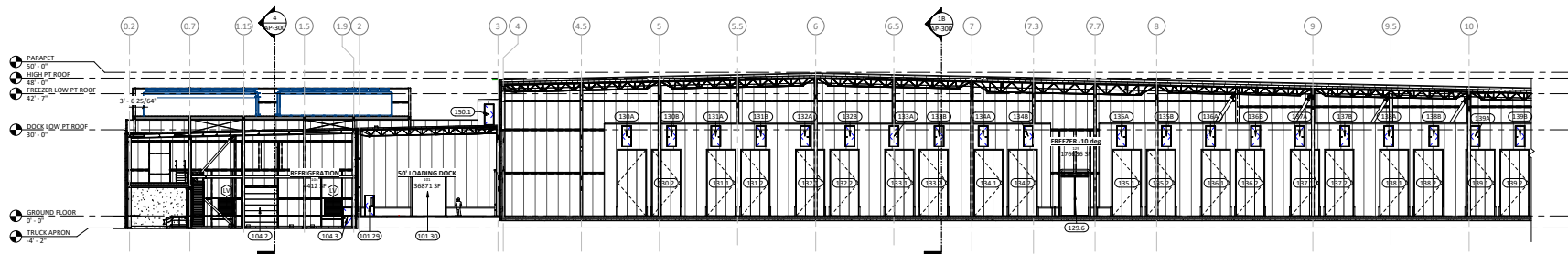
BUILDING SECTIONS



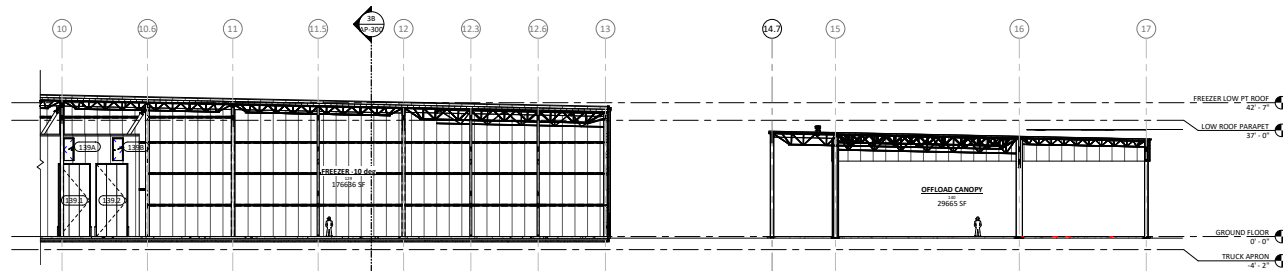
NORTH / SOUTH THRU COOLERS-LEFT 1
1/16" = 1'-0"



NORTH / SOUTH THRU COOLERS-RIGHT 2
1/16" = 1'-0"



NORTH / SOUTH THRU FREEZER-LEFT 3
1/16" = 1'-0"

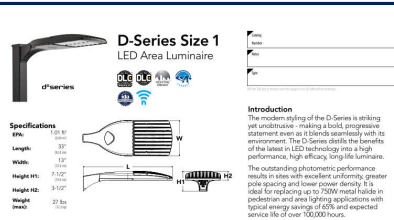
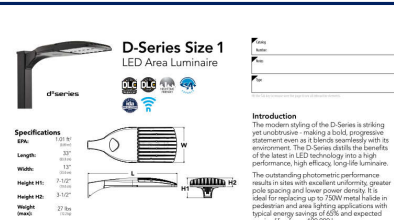


NORTH / SOUTH THRU FREEZER-RIGHT 4
1/16" = 1'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE LIGHTING_060420	+	0.9 fc	13.7 fc	0.0 fc	N/A	N/A

[illegible]

Plan View

[illegible][illegible]

DS330

Fallable Resistant Soft Seal Post

Job Name	Date	Client Name	Date
Job Location	Drawn	Created By	Date
Product	Grade	Customer Approval	Date

ANCHORAGE DATA

ANCHOR TYPE	1" DIA. x 12" L	1 1/2" DIA. x 12" L	2" DIA. x 12" L	2 1/2" DIA. x 12" L	3" DIA. x 12" L	4" DIA. x 12" L	5" DIA. x 12" L	6" DIA. x 12" L	8" DIA. x 12" L	10" DIA. x 12" L	12" DIA. x 12" L	14" DIA. x 12" L	16" DIA. x 12" L	18" DIA. x 12" L	20" DIA. x 12" L	24" DIA. x 12" L	30" DIA. x 12" L	36" DIA. x 12" L	42" DIA. x 12" L	48" DIA. x 12" L	54" DIA. x 12" L	60" DIA. x 12" L	66" DIA. x 12" L	72" DIA. x 12" L	78" DIA. x 12" L	84" DIA. x 12" L	90" DIA. x 12" L	96" DIA. x 12" L	102" DIA. x 12" L	108" DIA. x 12" L	114" DIA. x 12" L	120" DIA. x 12" L	126" DIA. x 12" L	132" DIA. x 12" L	138" DIA. x 12" L	144" DIA. x 12" L	150" DIA. x 12" L	156" DIA. x 12" L	162" DIA. x 12" L	168" DIA. x 12" L	174" DIA. x 12" L	180" DIA. x 12" L	186" DIA. x 12" L	192" DIA. x 12" L	198" DIA. x 12" L	204" DIA. x 12" L	210" DIA. x 12" L	216" DIA. x 12" L	222" DIA. x 12" L	228" DIA. x 12" L	234" DIA. x 12" L	240" DIA. x 12" L	246" DIA. x 12" L	252" DIA. x 12" L	258" DIA. x 12" L	264" DIA. x 12" L	270" DIA. x 12" L	276" DIA. x 12" L	282" DIA. x 12" L	288" DIA. x 12" L	294" DIA. x 12" L	300" DIA. x 12" L	306" DIA. x 12" L	312" DIA. x 12" L	318" DIA. x 12" L	324" DIA. x 12" L	330" DIA. x 12" L	336" DIA. x 12" L	342" DIA. x 12" L	348" DIA. x 12" L	354" DIA. x 12" L	360" DIA. x 12" L	366" DIA. x 12" L	372" DIA. x 12" L	378" DIA. x 12" L	384" DIA. x 12" L	390" DIA. x 12" L	396" DIA. x 12" L	402" DIA. x 12" L	408" DIA. x 12" L	414" DIA. x 12" L	420" DIA. x 12" L	426" DIA. x 12" L	432" DIA. x 12" L	438" DIA. x 12" L	444" DIA. x 12" L	450" DIA. x 12" L	456" DIA. x 12" L	462" DIA. x 12" L	468" DIA. x 12" L	474" DIA. x 12" L	480" DIA. x 12" L	486" DIA. x 12" L	492" DIA. x 12" L	498" DIA. x 12" L	504" DIA. x 12" L	510" DIA. x 12" L	516" DIA. x 12" L	522" DIA. x 12" L	528" DIA. x 12" L	534" DIA. x 12" L	540" DIA. x 12" L	546" DIA. x 12" L	552" DIA. x 12" L	558" DIA. x 12" L	564" DIA. x 12" L	570" DIA. x 12" L	576" DIA. x 12" L	582" DIA. x 12" L	588" DIA. x 12" L	594" DIA. x 12" L	600" DIA. x 12" L	606" DIA. x 12" L	612" DIA. x 12" L	618" DIA. x 12" L	624" DIA. x 12" L	630" DIA. x 12" L	636" DIA. x 12" L	642" DIA. x 12" L	648" DIA. x 12" L	654" DIA. x 12" L	660" DIA. x 12" L	666" DIA. x 12" L	672" DIA. x 12" L	678" DIA. x 12" L	684" DIA. x 12" L	690" DIA. x 12" L	696" DIA. x 12" L	702" DIA. x 12" L	708" DIA. x 12" L	714" DIA. x 12" L	720" DIA. x 12" L	726" DIA. x 12" L	732" DIA. x 12" L	738" DIA. x 12" L	744" DIA. x 12" L	750" DIA. x 12" L	756" DIA. x 12" L	762" DIA. x 12" L	768" DIA. x 12" L	774" DIA. x 12" L	780" DIA. x 12" L	786" DIA. x 12" L	792" DIA. x 12" L	798" DIA. x 12" L	804" DIA. x 12" L	810" DIA. x 12" L	816" DIA. x 12" L	822" DIA. x 12" L	828" DIA. x 12" L	834" DIA. x 12" L	840" DIA. x 12" L	846" DIA. x 12" L	852" DIA. x 12" L	858" DIA. x 12" L	864" DIA. x 12" L	870" DIA. x 12" L	876" DIA. x 12" L	882" DIA. x 12" L	888" DIA. x 12" L	894" DIA. x 12" L	900" DIA. x 12" L	906" DIA. x 12" L	912" DIA. x 12" L	918" DIA. x 12" L	924" DIA. x 12" L	930" DIA. x 12" L	936" DIA. x 12" L	942" DIA. x 12" L	948" DIA. x 12" L	954" DIA. x 12" L	960" DIA. x 12" L	966" DIA. x 12" L	972" DIA. x 12" L	978" DIA. x 12" L	984" DIA. x 12" L	990" DIA. x 12" L	996" DIA. x 12" L	1002" DIA. x 12" L	1008" DIA. x 12" L	1014" DIA. x 12" L	1020" DIA. x 12" L	1026" DIA. x 12" L	1032" DIA. x 12" L	1038" DIA. x 12" L	1044" DIA. x 12" L	1050" DIA. x 12" L	1056" DIA. x 12" L	1062" DIA. x 12" L	1068" DIA. x 12" L	1074" DIA. x 12" L	1080" DIA. x 12" L	1086" DIA. x 12" L	1092" DIA. x 12" L	1098" DIA. x 12" L	1104" DIA. x 12" L	1110" DIA. x 12" L	1116" DIA. x 12" L	1122" DIA. x 12" L	1128" DIA. x 12" L	1134" DIA. x 12" L	1140" DIA. x 12" L	1146" DIA. x 12" L	1152" DIA. x 12" L	1158" DIA. x 12" L	1164" DIA. x 12" L	1170" DIA. x 12" L	1176" DIA. x 12" L	1182" DIA. x 12" L	1188" DIA. x 12" L	1194" DIA. x 12" L	1200" DIA. x 12" L	1206" DIA. x 12" L	1212" DIA. x 12" L	1218" DIA. x 12" L	1224" DIA. x 12" L	1230" DIA. x 12" L	1236" DIA. x 12" L	1242" DIA. x 12" L	1248" DIA. x 12" L	1254" DIA. x 12" L
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D5330

**Fatigue Resistant
Soft Square Steel Post**

valmont
STRUCTURES

JOB NAME:	State:	City/State:
Location - City:	State:	Created By:
Product: D5330	Quantity:	Customer Approval:

DESIGN DATA

POST	BASE PLATE	ANCHOR BOLTS	Anchor Base Detail
12" x 12"	12" x 12" x 1/2"	4" x 12" x 1/2"	10"
16" x 16"	16" x 16" x 1/2"	4" x 16" x 1/2"	10"
20" x 20"	20" x 20" x 1/2"	4" x 20" x 1/2"	10"
24" x 24"	24" x 24" x 1/2"	4" x 24" x 1/2"	10"
30" x 30"	30" x 30" x 1/2"	4" x 30" x 1/2"	10"
40" x 40"	40" x 40" x 1/2"	4" x 40" x 1/2"	10"
48" x 48"	48" x 48" x 1/2"	4" x 48" x 1/2"	10"
60" x 60"	60" x 60" x 1/2"	4" x 60" x 1/2"	10"
72" x 72"	72" x 72" x 1/2"	4" x 72" x 1/2"	10"
84" x 84"	84" x 84" x 1/2"	4" x 84" x 1/2"	10"
96" x 96"	96" x 96" x 1/2"	4" x 96" x 1/2"	10"
108" x 108"	108" x 108" x 1/2"	4" x 108" x 1/2"	10"
120" x 120"	120" x 120" x 1/2"	4" x 120" x 1/2"	10"
132" x 132"	132" x 132" x 1/2"	4" x 132" x 1/2"	10"
144" x 144"	144" x 144" x 1/2"	4" x 144" x 1/2"	10"
156" x 156"	156" x 156" x 1/2"	4" x 156" x 1/2"	10"
168" x 168"	168" x 168" x 1/2"	4" x 168" x 1/2"	10"
180" x 180"	180" x 180" x 1/2"	4" x 180" x 1/2"	10"
192" x 192"	192" x 192" x 1/2"	4" x 192" x 1/2"	10"
204" x 204"	204" x 204" x 1/2"	4" x 204" x 1/2"	10"
216" x 216"	216" x 216" x 1/2"	4" x 216" x 1/2"	10"
228" x 228"	228" x 228" x 1/2"	4" x 228" x 1/2"	10"
240" x 240"	240" x 240" x 1/2"	4" x 240" x 1/2"	10"
252" x 252"	252" x 252" x 1/2"	4" x 252" x 1/2"	10"
264" x 264"	264" x 264" x 1/2"	4" x 264" x 1/2"	10"
276" x 276"	276" x 276" x 1/2"	4" x 276" x 1/2"	10"
288" x 288"	288" x 288" x 1/2"	4" x 288" x 1/2"	10"
300" x 300"	300" x 300" x 1/2"	4" x 300" x 1/2"	10"
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336" x 336"	336" x 336" x 1/2"	4" x 336" x 1/2"	10"
348" x 348"	348" x 348" x 1/2"	4" x 348" x 1/2"	10"
360" x 360"	360" x 360" x 1/2"	4" x 360" x 1/2"	10"
372" x 372"	372" x 372" x 1/2"	4" x 372" x 1/2"	10"
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396" x 396"	396" x 396" x 1/2"	4" x 396" x 1/2"	10"
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432" x 432"	432" x 432" x 1/2"	4" x 432" x 1/2"	10"
444" x 444"	444" x 444" x 1/2"	4" x 444" x 1/2"	10"
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504" x 504"	504" x 504" x 1/2"	4" x 504" x 1/2"	10"
516" x 516"	516" x 516" x 1/2"	4" x 516" x 1/2"	10"
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540" x 540"	540" x 540" x 1/2"	4" x 540" x 1/2"	10"
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600" x 600"	600" x 600" x 1/2"	4" x 600" x 1/2"	10"
612" x 612"	612" x 612" x 1/2"	4" x 612" x 1/2"	10"
624" x 624"	624" x 624" x 1/2"	4" x 624" x 1/2"	10"
636" x 636"	636" x 636" x 1/2"	4" x 636" x 1/2"	10"
648" x 648"	648" x 648" x 1/2"	4" x 648" x 1/2"	10"
660" x 660"	660" x 660" x 1/2"	4" x 660" x 1/2"	10"
672" x 672"	672" x 672" x 1/2"		

D-Series Size 1 LED Area Luminaire



Specifications

Size: 12" x 12" x 1.5"

Length: 12"

Width: 12"

Height: 1.5"

Weight: 2.5 lbs

Weight (incl): 2.5 lbs

Introduction

The modern styling of the D-Series is striking yet understated - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high-performance, high-efficiency, long-life luminaire.

The outstanding photometric performance results in a clean, uniform, greater pole spacing and lower power density. It's ideal for replacing up to 150W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

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WST LED Architectural Wall Sconce



Specifications

Size: 12" x 12" x 1.5"

Length: 12"

Width: 12"

Height: 1.5"

Weight: 2.5 lbs

Weight (incl): 2.5 lbs

Introduction

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The outstanding photometric performance results in a clean, uniform, greater pole spacing and lower power density. It's ideal for replacing up to 150W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTARZ PIRHN DOBXD

Order	Size	Color Temperature	Beam Angle	Mounting	Notes
DSX1 LED	P7	40K	T3M	MVOLT	SPA
NLTARZ	PIRHN	DOBXD			

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTARZ PIRHN DOBXD

Order	Size	Color Temperature	Beam Angle	Mounting	Notes
DSX1 LED	P7	40K	T3M	MVOLT	SPA
NLTARZ	PIRHN	DOBXD			

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTARZ PIRHN DOBXD

Order	Size	Color Temperature	Beam Angle	Mounting	Notes
DSX1 LED	P7	40K	T3M	MVOLT	SPA
NLTARZ	PIRHN	DOBXD			

Ordering Information

EXAMPLE: WST LED P1K 40K VFLT MVOLT DOBXD

Order	Size	Color Temperature	Beam Angle	Mounting	Notes
WST LED	P1K	40K	VFLT	MVOLT	DOBXD

Ordering Information

EXAMPLE: WST LED P1K 40K VFLT MVOLT DOBXD

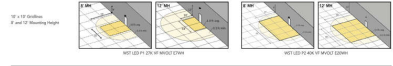
Order	Size	Color Temperature	Beam Angle	Mounting	Notes
WST LED	P1K	40K	VFLT	MVOLT	DOBXD

Accessories

Accessories	Notes
WST-1000	1. WST-1000 is not available in any voltage from 100-277V (0-100V).
WST-1000	2. WST-1000 is not available in any voltage from 100-277V (0-100V).
WST-1000	3. WST-1000 is not available in any voltage from 100-277V (0-100V).

Emergency Battery Operation

The emergency battery backup is designed to be used in the event of a power outage. The battery backup is designed to provide a minimum of 1 hour of operation at 100% capacity. The battery backup is designed to provide a minimum of 1 hour of operation at 100% capacity. The battery backup is designed to provide a minimum of 1 hour of operation at 100% capacity.





Arctic Cold Storage at the Sakioka Farms Business Park Consistency Checklist

Prepared by:

City of Oxnard
214 South C Street
Oxnard, California 93030

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Acronyms & Abbreviations

ACLUP	Airport Comprehensive Land Use Plan
AQMP	Air Quality Management Plan
BMP	best management practice
BRP	Business Research Parks
CalEEMod	California Emissions Estimator Model
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
cf	Cubic Feet
CMP	Congestion Management Program
CNDDB	California Natural Diversity Database
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
ETPZ	Extended Traffic Pattern Zone
FEIR	Final Environmental Impact Report
GHG	Greenhouse Gas
ILT	Light Industrial
kWh	Kilowatt Hours
LOS	Level of Service
M-1	Light Manufacturing
ML	Limited Manufacturing
RWQCB	Regional Water Quality Control Board
SQUIMP	Stormwater Quality Urban Impact Mitigation Management Plan
TGM	Technical Guidance Manual
TTM	Tentative Tract Map
USACE	United States Army Corps of Engineers
US-101	U.S. Highway 101
VCAPCD	Ventura County Air Pollution Control District
VMT	Vehicle Miles Traveled
WSA	Water Supply Assessment

Section 1: Introduction

Sakioka Farms Business Park Specific Plan (Specific Plan) is a 430-acre specific plan that would develop up to 8.5 million square feet (sf) of commercial, business research, and light industrial uses between Rice Avenue, U.S. Highway 101 (US 101), and Del Norte Boulevard, in Oxnard, California. In 2012, the City of Oxnard (City) prepared an Environmental Impact Report (EIR), an Adaptive Management Mitigation Monitoring and Reporting Program, and a Statement of Overriding Consideration for the Specific Plan (State Clearinghouse No. 2002071070) pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000, et seq.). The Notice of Determination was filed with the State on June 18, 2012.

Arctic Cold Storage at The Sakioka Farms Business Park (project) involves the proposed development of a single-story, cold storage and fruit processing facility on an approximately 31.8-acre site within Area 5 of the 430-acre Specific Plan area. This environmental consistency evaluation was prepared to determine if the Specific Plan EIR addressed the potential environmental effects of the project adequately or whether supplemental or subsequent environmental documentation or technical studies are needed. Specifically, this environmental checklist compares the environmental effects of the proposed project with the environmental effects identified in the Specific Plan EIR, as the proposed project constitutes development pursuant to the provisions in the Specific Plan.

1.1 Location

The Specific Plan area is in northeastern Oxnard, Ventura County, south of US 101, east of Rice Avenue, and north of Latigo Avenue. Del Norte Boulevard bisects the easternmost part of the site. Gonzalez Road terminates along the western perimeter of the site. Figure 1 shows the site in its regional context; Figure 2 provides a view of the Specific Plan site.

The proposed project would occupy 31.8 acres in the southwestern quadrant of the Specific Plan area (Figure 3). The project site would be served by a circulation system consisting of the freeway, arterial and collector streets, and roads on the project site. The primary internal east-west roads are Gonzales Road and Sakioka Drive and the site is bound by two north-south streets, Del Norte Boulevard on the east and Rice Avenue on the west.

Figure 1. Regional Location



Figure 2. Specific Plan Area Location

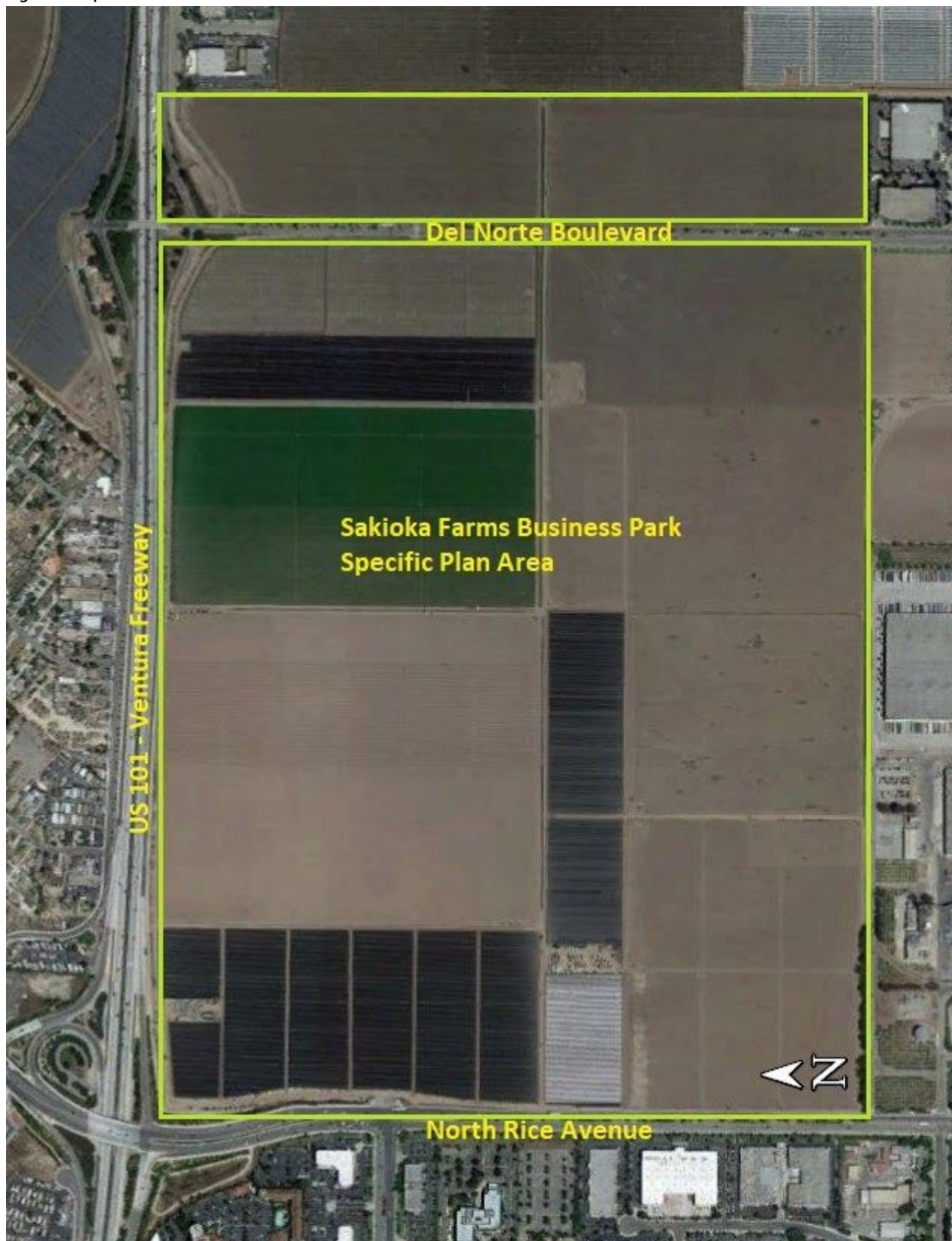
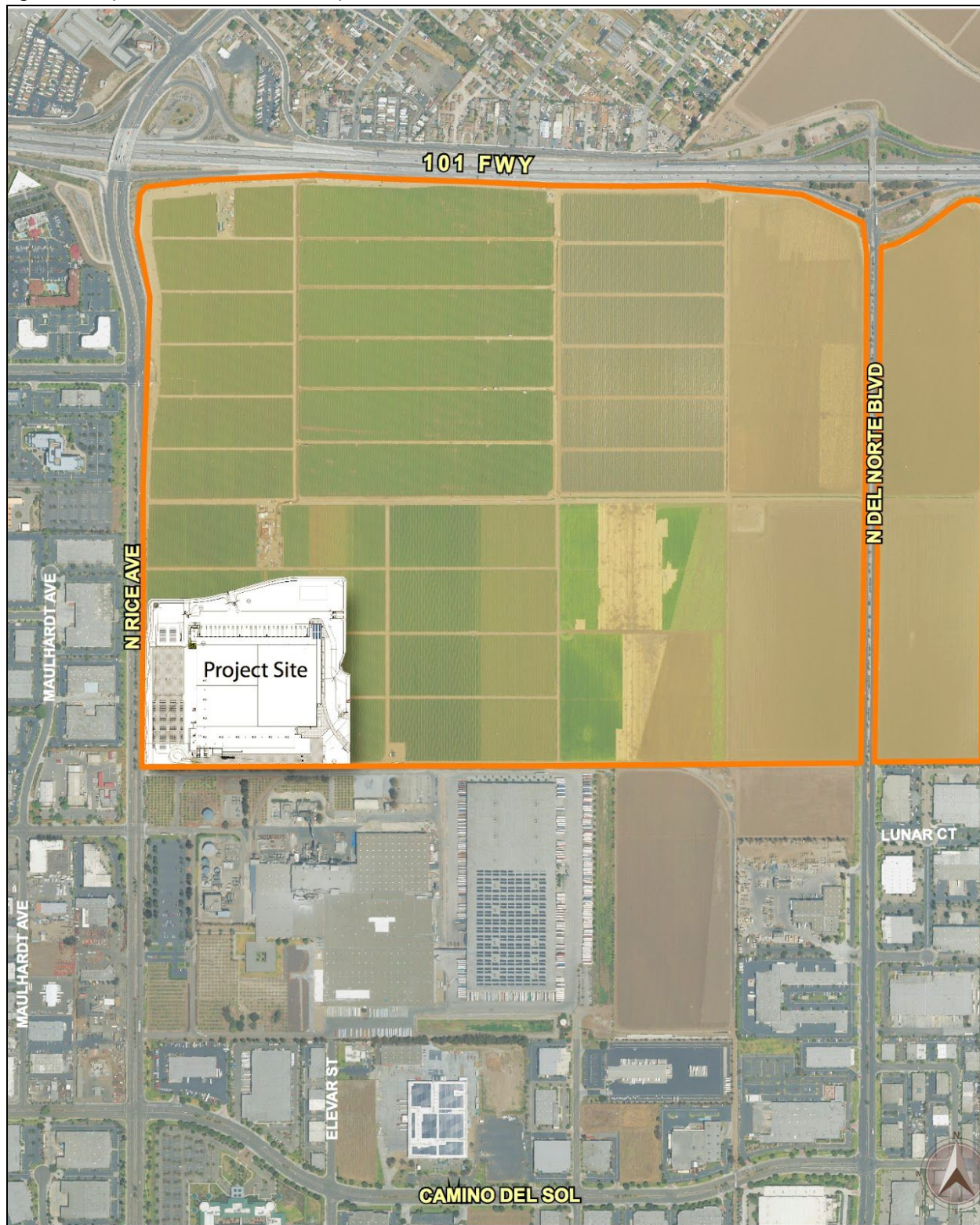


Figure 3. Project Site Area within the Specific Plan Area



1.2 Environmental Setting

The Specific Plan area is the largest undeveloped site that remains in Oxnard. It is currently used for agricultural production and a few agriculture-related structures and equipment are still in place on the site. The agricultural fields have historically been used to grow strawberries, celery, cabbage, lettuce, and peppers.

According to the City of Oxnard 2030 General Plan, the land use designation for the northern portion of the Specific Plan area is Business Research Parks (BRP) and the designation for the southern portion of the Specific Plan area is Light Industrial (ILT) (see Figure 4). The surrounding land use designations include Agricultural to the east and ILT to the south. Land designated as BRP is adjacent to the northwestern portion of the Specific Plan area and the area to the west is primarily ILT and Limited Industrial (Figure 5). Adjacent industrial uses include the Procter & Gamble Paper Products Company and a Ventura County Fire Department support complex. Figure 4 shows a land use map with General Plan land use designations and the project site boundaries outlined in black. A mixed-use residential/commercial development is north of the US 101, adjacent to the Rice Avenue/Santa Clara Street interchange. A large tract of farmland is situated northeast of the US 101-Del Norte Boulevard interchange.

Figure 5 shows the zoning for the Specific Plan area. The northern portion of the Specific Plan area is zoned BRP, where the site parallels US 101, between Rice Avenue and Del Norte Boulevard; the rest of the Specific Plan area is zoned Light Manufacturing (M-1). The area immediately to the east is zoned for manufacturing (Light Manufacturing, Limited Manufacturing, and BRP). South of the Specific Plan, the area is zoned Light Manufacturing. The rest of the surrounding area is primarily under the jurisdiction of the County of Ventura, with some commercial zoning across US 101 from the Specific Plan.

Topographically, the agricultural fields that make up the project site are relatively flat. This land surface drains generally from northwest to the southeast at a slope of 0.25 percent. Two unlined, earthen channels traverse the site from west to east and collect drainage. These channels join another unlined earthen channel that runs through the site from north to south and conveys the flows from the site and from off site to an existing, concrete-lined, trapezoidal channel (Sturgis Road Drain) near the southeast corner of the Specific Plan area. The remnants of defunct railroad tracks also parallel the project site, beside the Sturgis Road Drain, until they curve into the adjacent agri-industrial use. Also, in a northeasterly direction of the US-101, the Beardsley Wash and the Nyeland Drain join the Revolon Slough, a County of Ventura Flood Control District channel that runs in a southerly direction east of the Sakioka Farms Specific Plan area.

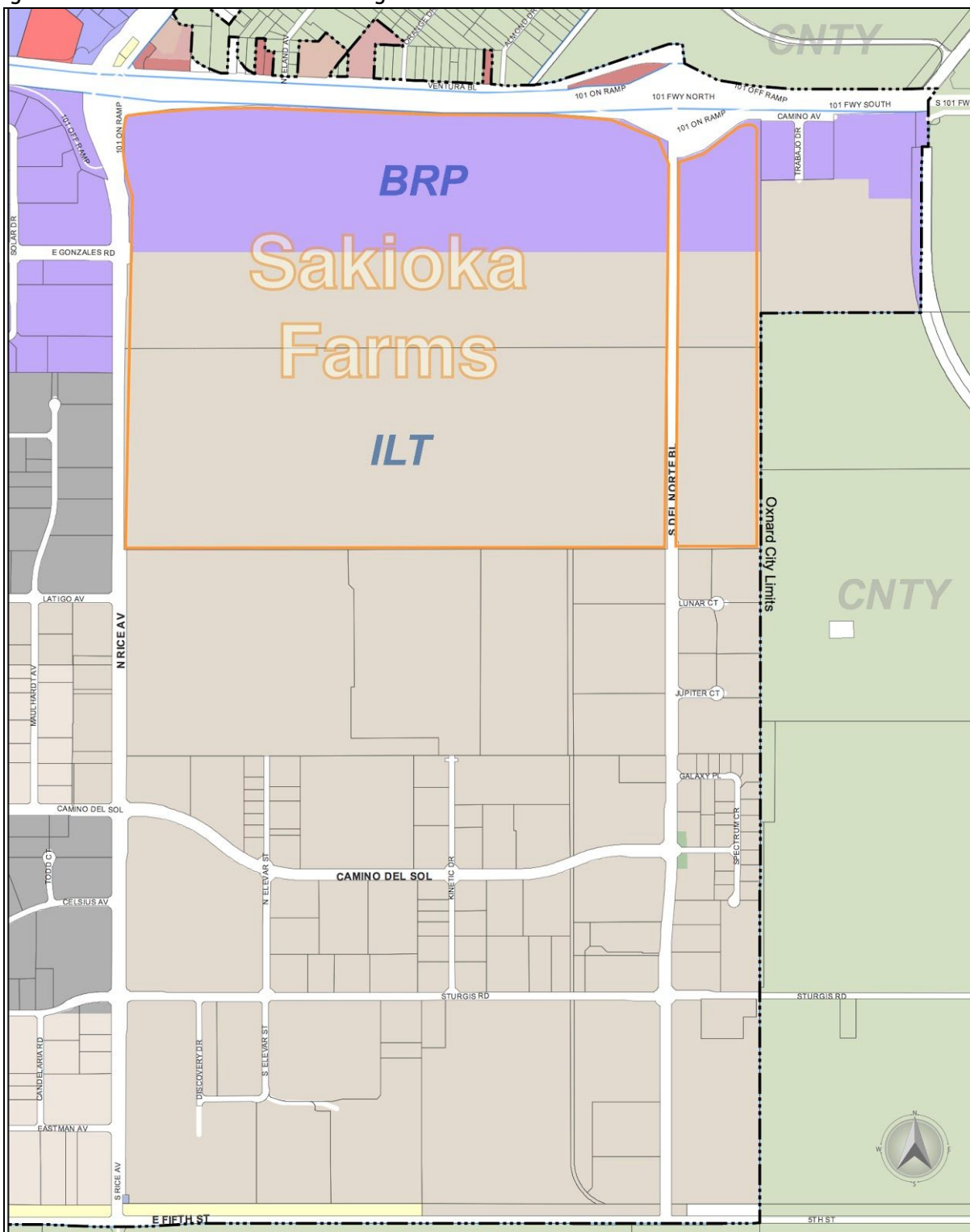
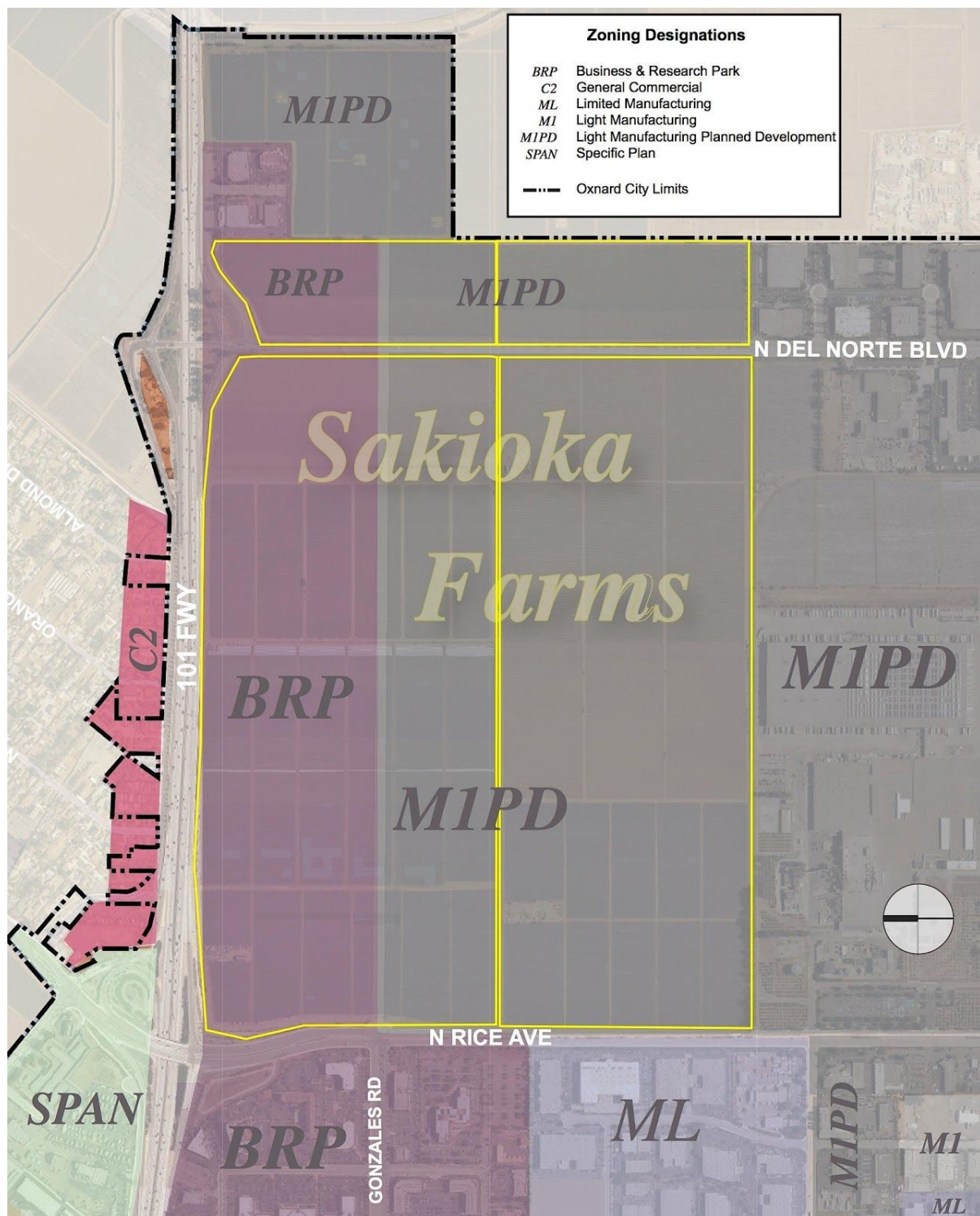


Figure 5. Zoning Designations



1.3 Background

Oxnard 2030 General Plan

The Specific Plan site is in Oxnard and is consistent with the municipal zoning and the land uses indicated in the City's 2030 General Plan. The 2030 General Plan was adopted in October 2011, with updates and amendments occurring through 2016 (City of Oxnard 2016). The City certified the Oxnard 2030 General Plan Final Programmatic EIR (General Plan EIR) in 2011 (City of Oxnard 2011a). The General Plan EIR provides a high-level environmental review of the 2030 General Plan, including development of the Specific Plan area.

The General Plan EIR concludes that implementation of the 2030 General Plan would have significant, unavoidable impacts on the CEQA issue areas of Circulation, Traffic, and Transportation, Agricultural and Soil Resources, Air Quality and Climate Change, and Noise. It also concludes that build out of the 2030 General Plan would have less than significant impacts after mitigation for Land Use (airport compatibility) and Cultural Resources (archaeological, paleontological, and human remains), and a less than significant impact for the remaining resources.

Sakioka Farms Business Park Specific Plan

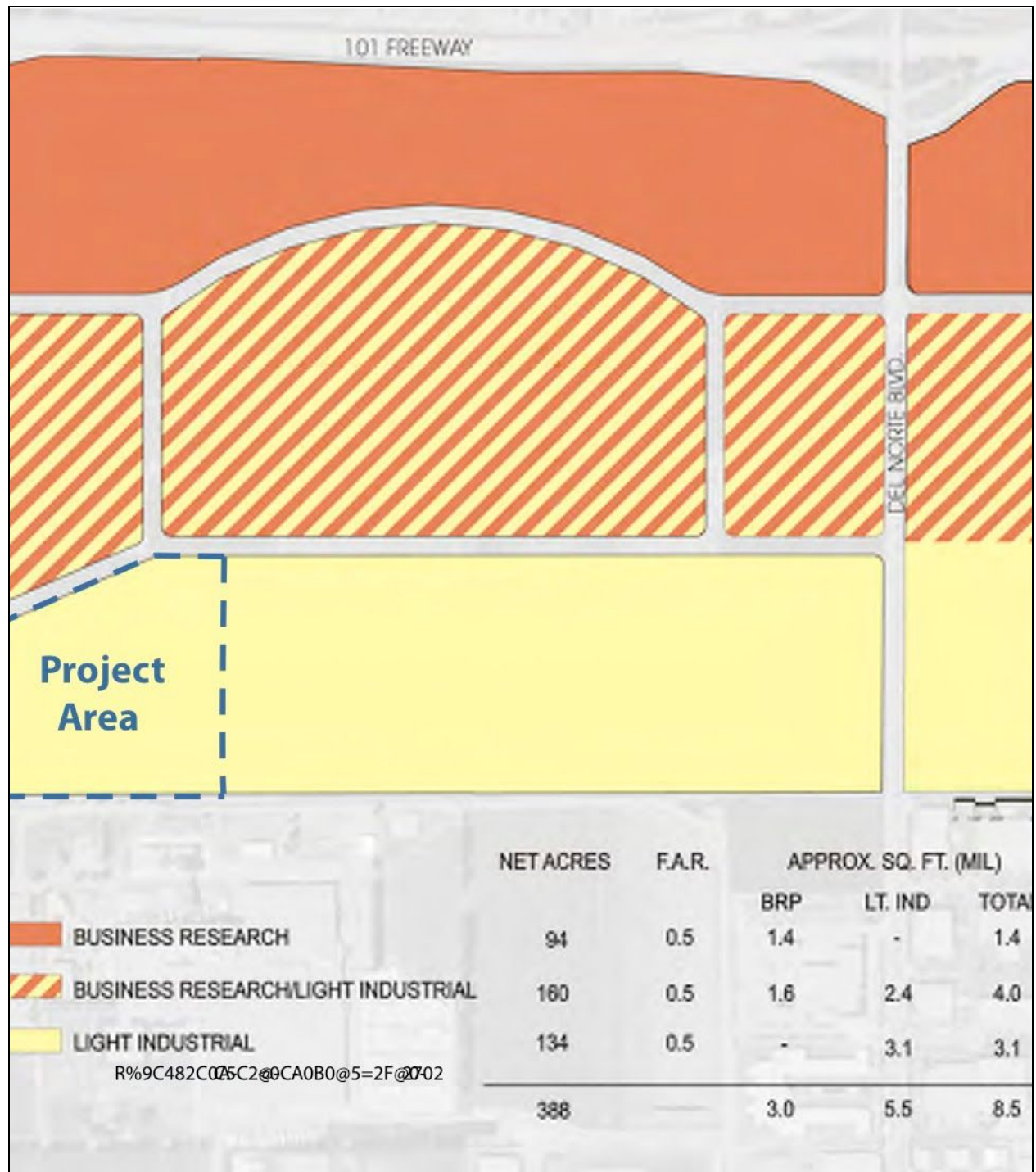
The City certified an EIR, Adaptive Management Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations for the Sakioka Farms Specific Plan, and subsequently adopted the Specific Plan on July 12, 2012 (Resolution No. 14,253) (City of Oxnard 2012), after adopting the 2030 General Plan. The Specific Plan identifies the extent and intensity of all anticipated development activity for the Specific Plan area, and the EIR analyzes their impacts. A Notice of Determination was filed at the State on June 18, 2012.

The Specific Plan EIR (State Clearinghouse No. 2002071070) concludes that the Specific Plan would have significant and unavoidable cumulative impacts related to Agricultural Resources, Greenhouse Gas (GHG) emissions, and roadway Noise (City of Oxnard 2011b). The EIR also concludes Specific Plan build out would have less than significant impacts after mitigation for Air Quality, Biological Resources, Hazards and Hazardous Materials, Population and Housing, Public Services, and Transportation, and less than significant impacts for the remaining resources. Since the Specific Plan would be developed in phases over decades, the Specific Plan EIR allows for adaptive mitigation measures, allowing the lead agency to modify mitigation measures as circumstances change during development. Adapted mitigation measures are to achieve either the same or better final levels of impact as determined in the Specific Plan EIR.

The Specific Plan envisions the phased development of an industrial business park complex, and presents a master plan for orderly development, including guidelines and regulations. It identifies the location, character, and intensities of planned development activities; it establishes the alignment and design of a circulation system and all public facilities and infrastructure necessary to implement the

Specific Plan. It also allows for flexible design of subsequent individual projects as long as they are consistent with the overall Specific Plan. Figure 6 details the general Specific Plan area land uses.

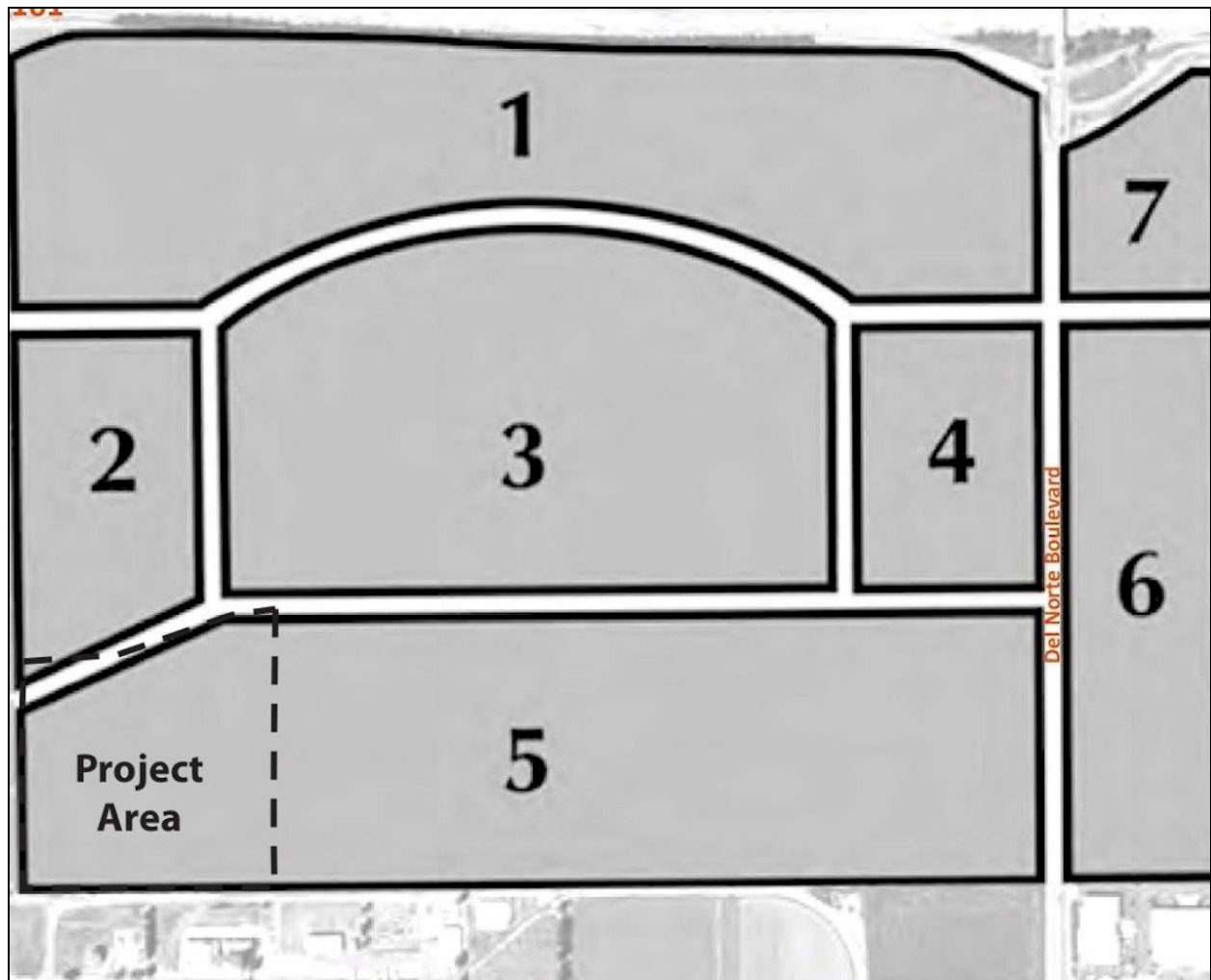
Figure 6. Land Uses in the Specific Plan Area



The Specific Plan divides the site into seven planning areas across approximately 430 acres (Figure 7). The purpose of dividing the project this way is to allow individual developments to occur in a manner consistent with the overall master plan. The concept recognizes the Specific Plan area would be developed in phases over an extended period and allows a variety of uses that can respond to changing market conditions.

- **Planning Area 1** is the highest profile area of the Specific Plan site since it is located adjacent to US 101. Defined by an extension of Gonzales Road, this area encompasses about 80 acres and is planned to accommodate high-profile office and commercial development. Planning Area 1 would establish the primary design image for the Specific Plan area.
- **Planning Area 2** fronts Rice Avenue and would provide opportunities for new office, optional residential, business research, and industrial uses. The area covers approximately 35 acres and would maintain the design theme established in Planning Area 1.
- **Planning Area 3** is the 77-acre central portion of the project site and is planned to accommodate a range of development options. One option includes a high-intensity core with larger office buildings, optional residential uses, integrated community facilities, and commercial uses. This area could also become a continuation of the industrial development to the south (Planning Area 5) or office and commercial uses in Planning Area 1.
- **Planning Area 4** is a 30-acre area located along Del Norte Boulevard. This area may develop in a pattern similar to Planning Area 2, with an emphasis on new office, optional residential, and business research uses, or in a manner similar to Planning Area 5 to the south that caters to smaller industrial projects.
- **Planning Area 5** is designated as the primary light industrial area of the Specific Plan area. It encompasses about 116 acres and is planned to accommodate major industrial tenants and/or agricultural processing uses. It is adjacent to existing agricultural and light industrial uses and the Proctor and Gamble facility at the western end.
- **Planning Area 6** is a 36-acre area located east of Del Norte Boulevard. This area may be developed in several different ways depending on market conditions and may include a combination of light industrial and research development uses.
- **Planning Area 7** is a 14-acre area located in the northeast corner of the Specific Plan area. Although the smallest of the planning areas, it may become one of the more profile areas since it is close to the highway; it is situated for office and convenience commercial uses. A portion of this area is likely to be used for the planned reconstruction of the Del Norte Boulevard/US 101 interchange.

Figure 7. Specific Plan Planning Areas



Land Use Plan

A representative Land Use Plan is detailed in Section 4.3 of the Specific Plan. It identifies five primary land uses: business research, office, industrial, commercial, and optional residential. In all, the Specific Plan can accommodate a total development of up to 8,500,000 sf of building space. The Specific Plan includes a representative land use development scenario which reflects a potential build-out scenario to facilitate analysis (Specific Plan Exhibit 4.8); however, development intensity is not established for any individual Planning Area. The Specific Plan anticipates the potential for the intensity of development to shift from one Planning Area to another, but the overall Specific Plan development would be regulated by the Circulation Plan (see below) and the associated “Trip Generation Budget”. The ultimate development of the Specific Plan area must remain consistent with the City of Oxnard 2030 General Plan, which anticipates a total of up to 8,500,000 sf of light industrial and business research park uses.

The Specific Plan allows for 5,500,000 sf of light industrial development. Planning Area 5, shown in Figure 7, consists of 116 acres on the southern boundary of the Specific Plan area and is designated as the primary light industrial area and anticipates 2,500,000 sf of light industrial development. Permitted uses in Planning Area 5 include manufacturing, fabrication, assembly, processing materials, agricultural processing, maintenance and repair, warehouse and storage, packaging, and offices (not to exceed 20 percent of the primary use). The proposed project would be located on a 31.8-acre portion of Planning Area 5, the rough outline of which is indicated in yellow on Figure 7.

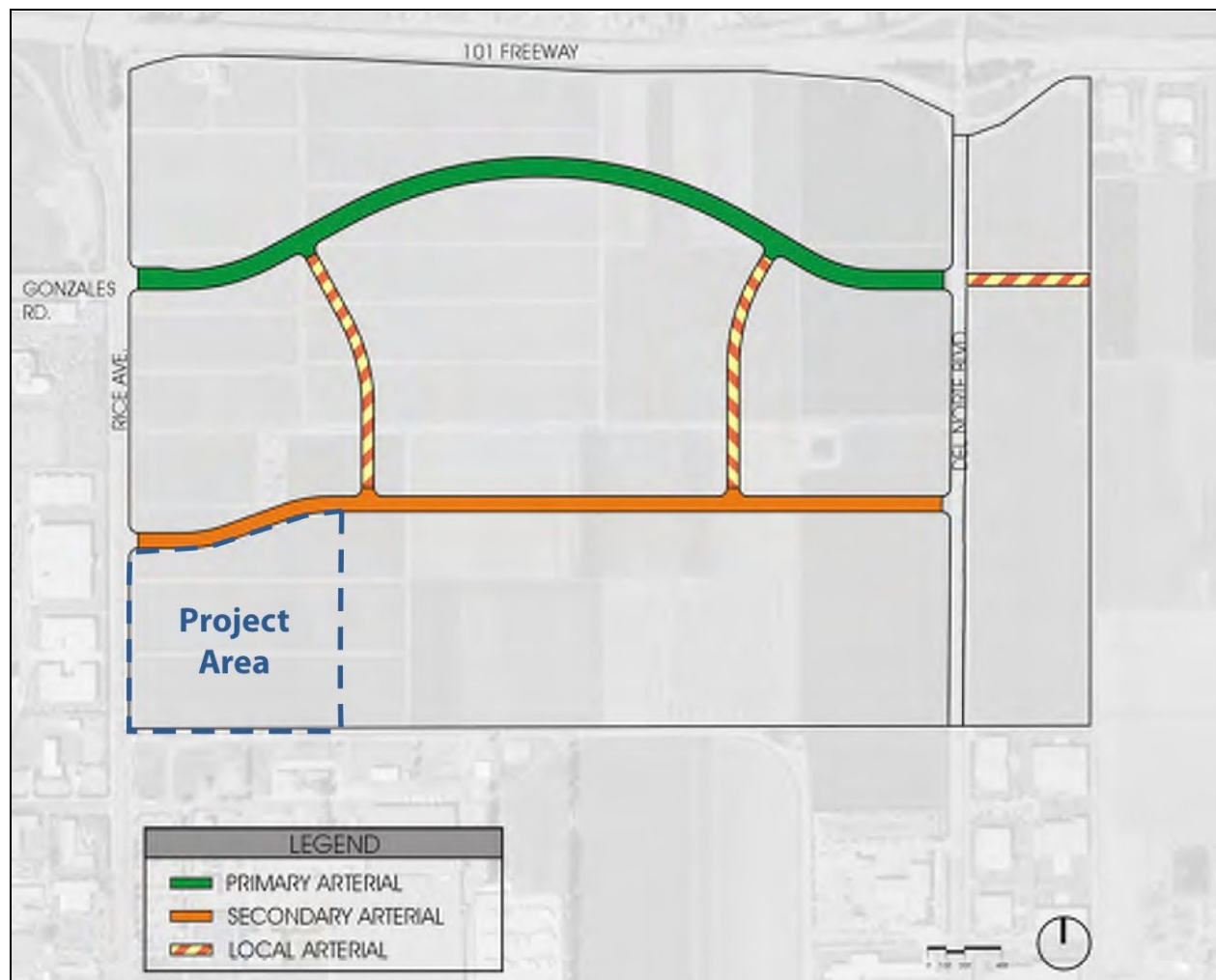
Circulation Plan

The Specific Plan Circulation Plan (Specific Plan Section 4.4), shown in Figure 8, illustrates the general alignments, classifications, and location of arterials and major public streets in the Specific Plan area. The Circulation Plan is designed to accommodate several different development scenarios. The overall circulation concept relies on a hierarchy of features ranging from arterial roads to local streets. The system is designed to accommodate traffic to and within the Specific Plan area while discouraging through traffic from traversing the individual Planning Areas. The Circulation Plan is consistent with the Circulation Element of the City of Oxnard 2030 General Plan and provides for a phased implementation of roadway improvements to correspond to the phased development of each Planning Area.

As part of facility construction, off-site infrastructure would be installed as designed in the Final Map Phase I Off-site Improvement plans approved by the City as part of the review process (Tentative Tract Map PZ No. 20-300-01; Road Naming PZ No. 20-650-01; Development Agreement PZ No. 20-670-01). These components would ensure infrastructure necessary to facilitate the traffic generated by the project and future Phase I facilities in the Specific Plan can function properly.

Due to the variety of land use options and types of potential development activity, overall development intensity is regulated by the Specific Plan “Trip Generation Budget” (Specific Plan Exhibit 4.10), with each land use assigned a trip generation factor. In turn, phased development is limited to the parameters analyzed by the EIR.

Figure 8. Specific Plan Circulation Plan



Landscape Concept Plan

The Specific Plan includes a Landscape Concept Plan (Specific Plan Section 4.5) and Landscape Guidelines (Specific Plan Section 5.3). The Landscape Concept Plan establishes a “California” theme with an eclectic mix of indigenous plants and local materials that reflect the historical and cultural background of the area. These include perimeter landscaping, large landscape setbacks along interior and perimeter streets, pedestrian walkways to unify the site, and intersection treatments that create a “park-like” atmosphere and assist in visitor way-finding. All landscape and irrigation plans will be developed in accordance with the applicable standards set forth by the City.

Public Facilities Plan

The Specific Plan includes a Public Facilities Plan for water, wastewater, storm drain, and facility improvements to serve development in the Specific Plan area (Specific Plan Section 4.6). Specific analysis of infrastructure requirements and detailed design, construction, and phasing plans are identified in the Infrastructure Master Plan Technical Appendix of the Specific Plan EIR. The Water System Plan for the site includes a system of water mains to be constructed in conjunction with the phased Specific Plan build-out. The Wastewater Plan for the site includes a system of gravity mains to be constructed in conjunction with the phased build-out and will connect to existing facilities in Del Norte Boulevard and Rice Avenue. The Storm Drain Plan includes a system of storm drain lines to be constructed in the streets and easements in accordance with the anticipated drainage patterns of the site as it is developed.

Phasing Plan

The Specific Plan is intended to be developed in various phases over several decades. To accommodate the anticipated intermittent development patterns, all required circulation, infrastructure, and community improvements that accommodate each new development of the Specific Plan shall be completed prior to, or concurrently with, individual projects. The first phase of the infrastructure improvements extends, installs, and upgrades the utilities necessary for new projects to be developed in the affected Planning Areas. Planning Area 5 includes 45.5 percent buildout of the entire Specific Plan, where the proposed project would be located.

1.4 Project Description

The proposed project is the construction and operation of a new, 576,000 square-foot cold storage and produce processing facility. The 576,000 square-foot area includes a footprint of 562,679 square feet, a second level of 13,321 square feet, and a canopy area of 31,129 square feet attached to the rear of the building. The facility would be occupied and operated by two tenants and would be used for fruit processing and packaging, fruit cooler storage, freezer storage, and freezer blast freezing. The facility will process agricultural products, mostly locally grown frozen strawberries and cooled lemons. The facility is considered a Group F-2, S-2, and B occupancy.

The proposed facility is a single-story warehouse structure with an attached two-story office building on both the north and south ends of the building (i.e., the building has a total of two offices). The facility includes loading docks for 24 trucks, a northern parking area for 36 vehicles and 10 motorcycles, a northern parking area for 3 vehicles (2 are accessible), a southern parking area for 171 vehicles, and a southern parking area for 7 accessible vehicles and 1 standard vehicle. The facility includes a guard shack located near the truck entrance from the southern terminus of Gravity Circle, a propane tank near the southern property line, bike racks west of the northern office and south of the southern office, trash enclosure at the southeast corner of the lot, and a monument sign at the northwest corner of the lot.

A private rail spur will be constructed to service the rail dock on the east side of the building. The rail dock will have four rail dock doors to allow for loading/unloading of four train cars at a time. The rail

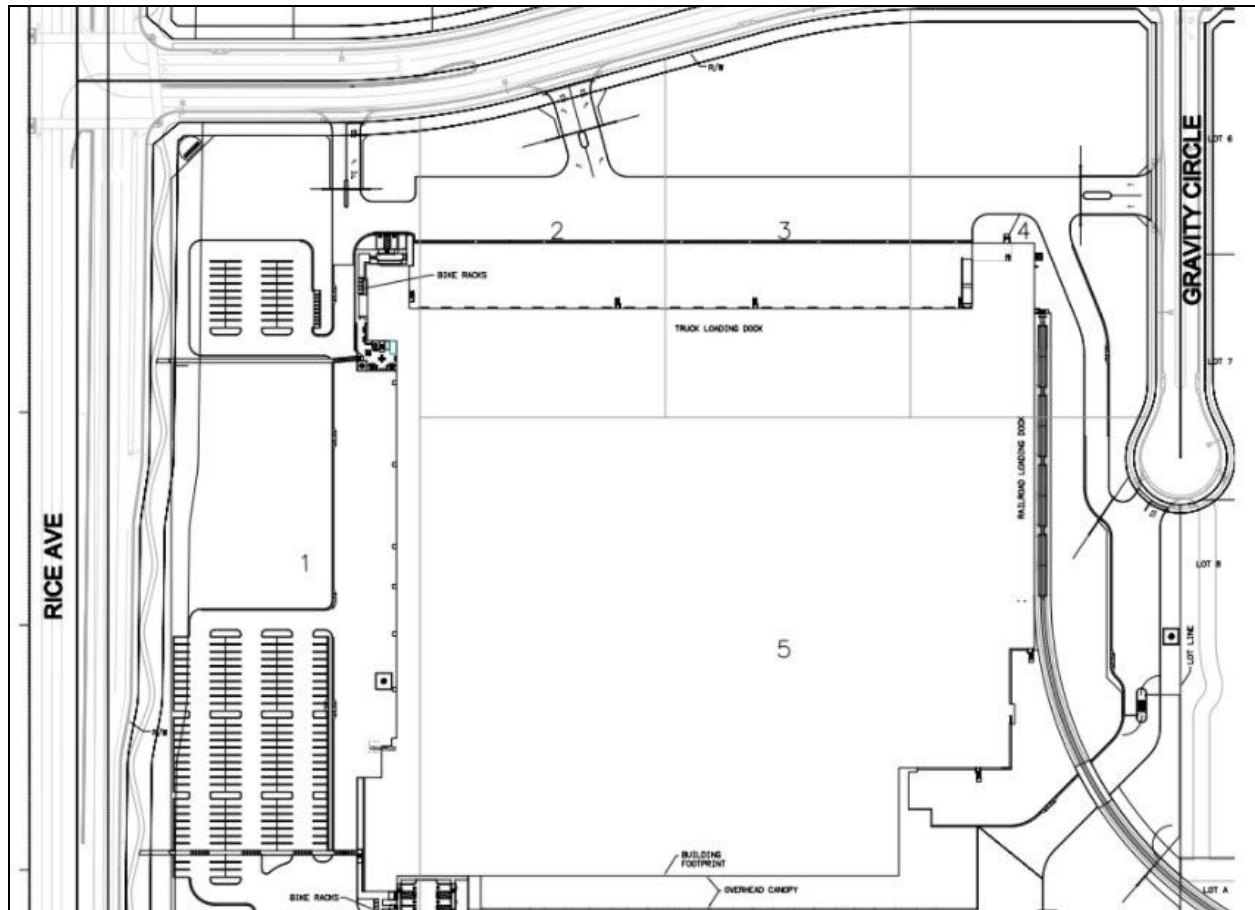


spur will come from the south east corner of the property. A new turnout will be added to existing track and approximately 1,200 Track Feet of new track will be installed.

The entire facility will be surrounded by a 6-foot high decorative metal perimeter fence with automatic gates at each vehicle entrance.

The facility will be mostly constructed of metal panels and steel columns to support steel joist girders and bar joists. The two office portions of the building will be constructed with stucco exteriors. The footprint of the facility is generally rectangular, measuring approximately 700 feet deep by 750 feet long. The warehouse portion of the facility will have a pitched roof with varied heights above the finish floor from 34 feet to 48 feet. The maximum building height, with parapet walls, is 50 feet. Figure 9 provides the overall Project site plan. Detailed architectural and civil engineering plan sets are available in electronic form as requested by emailing the City Planning Department planning@oxnard.org, or viewed in person by visiting the City Planning Department offices at 214 C Street.

Figure 9. Conceptual Project Site Plan View



Facility Construction

Construction activities will consist of mass grading, building construction, asphalt paving of parking areas and roadways, and architectural coating of the inside and outside of the building. Project construction is anticipated to begin in December 2020 and continue for approximately one year. Grading will be generally balanced on site, as the project will require 46,008 cubic yards of cut, 36,401 cubic yards of fill, and 9,607 cubic yards of export. During construction, the project will be required to comply with applicable rules and regulations adopted by the Ventura County Air Pollution Control District (VCAPCD). Before a construction permit is issued for the proposed project, the project proponent is required to submit construction emissions minimization plans to the City for review and approval.

The construction emissions minimization plans detail compliance with the following Greenhouse Gas (GHG) emission-reducing measures and methods:

- 1) Where portable diesel engines are required, all off-road equipment will have engines that meet either the United States Department of Environmental Protection (USEPA) or California Air Resources Board (CARB) Tier IV Final off-road emission standards. If engines that comply with Tier IV

Final off-road emission standards are not commercially available, then the next cleanest piece of off-road equipment available (e.g., Tier IV Interim) will be used.

- 2) During construction, idling time for off-road and on-road equipment will be limited to no more than two minutes, except as provided in exceptions to the applicable State regulations regarding idling for off-road and on-road equipment. Legible and visible signs will be posted in multiple languages in designated queuing areas and at the construction site to remind operators of the two-minute idling limit.
- 3) The proposed project will use super-compliant architectural coatings from a manufacturer listed by the South Coast Air Quality Management District (SCAQMD). These coatings are defined as those with reactive organic compounds (ROC) less than 10 grams per liter.

The proposed project will also implement all methods and practices outlined in the Geotechnical Engineering Report related to earthwork, site preparation, excavation, subgrade preparation, fill placement and settlement monitoring, fill materials, compaction requirements, grading and drainage, exterior slab design and construction, utility trenches, construction, foundations, floor slab, lateral earth pressures, and pavements prior to obtaining a grading permit.

Facility Operation

The facility is anticipated to operate from 7:00am to 12:00am Monday through Friday and 7:00am to 5:00pm on Saturday; however, the project is not conditioned to limit work hours to these hours. The facility is anticipated to operate with two tenants, currently: Arctic Cold and Ventura Pacific.

Arctic Cold is anticipated to operate with 10 office personnel and a maximum of 30 warehouse operations personnel (a total of 40 employees) who will work within a two-shift (16-hour day) operational framework during the entire year. The first shift is from 7:00am to 3:30pm, and the second shift is from 3:30pm to 12:00am.

Ventura Pacific will also operate throughout the year, but production peaks in the spring season and slows in the fall season. Ventura Pacific will operate with 15 office personnel and a maximum of 100 processing personnel during the peak season (a total of 115 employees) who will work during one shift. Ventura Pacific will operate from 7:00am to 5:00pm Monday through Saturday.

The general operational and logistics flow is as follows: most lemons are harvested in the morning hours and are trucked to the facility for processing and storage. Subsequent to arrival, fruit is then washed, sorted, and stored under refrigeration until it is ready to be packed and sold to the markets via truck. The peak season for Ventura Pacific is the spring season, when a maximum of 100 employees are required for processing.

Vehicular Access and Circulation

The Sakioka Farms Specific Plan area is in north Oxnard, off Del Norte Boulevard, south of US 101 and east of Rice Avenue; it is served by a circulation system that includes the freeway, arterial, and collector streets. Direct access to the project site will be provided via a new internal roadway circulation system planned as part of the Specific Plan, primarily via Sakioka Drive and Gravity Circle.

The Sakioka Farms Business Park Specific Plan assumed Area 5 to have up to 16,250 total peak daily vehicular trips. The Arctic Cold Storage project will result in 1,121 total peak daily trips. Therefore, Area 5 would have up to 356 peak daily trips available to allocate to future development projects. Table 2 details the Project trip allocation as it relates to the total Sakioka Farms Business Park trip allocation assumptions.

Table 2. Area 5 Trip Allocation

	AM Peak Hour Trips	PM Peak Hour Trips	Daily Trips
Assumed Total Area 5 Trips	1,900	2,150	16,250
Project Bruin	1,207	1,366	10,321
Project Arctic Cold Storage ¹	526	595	4,501
Remaining Area 5 Trips	167	189	1,428

Parking

The City of Oxnard Zoning Ordinance requires 404 on-site parking spaces for the project. The proposed project includes 410 on-site parking spaces, including 9 ADA-accessible spaces, and 24 truck trailer loading docks, with 21 adjacent spaces (between the loading docks) for truck parking. A portion of the parking area (180 parking spaces) is landscaped and reserved for future parking. The landscaped parking area is currently not needed, as the facility will have 155 employees and 230 available parking spaces. The project also includes short-term and long-term bicycle parking. The 410 on-site parking spaces exceeds the City's parking requirement for the total building space occupied by a warehouse facility. Truck and car circulation is separated to reduce potential vehicle conflicts. Vehicles will travel along the western side of the site and trucks will operate along the northern, eastern, and southern sides of the site.

Architectural Guidelines

The facility is designed to be consistent with the Specific Plan Design Guidelines, including those for architectural style, entries, and surface finishes. The palette will consist of neutral colors, with exterior finishes in subtle tones of white, silver, gray, and blue. The warehouse portion of the building will be constructed with a solid sheet metal siding, and the office portion of the building will be constructed with a stucco exterior with spandrel glass. Figure 10 shows the conceptual building elevation of the northwest corner from the intersection of Rice Avenue and Sakioka Drive.

¹ This row includes the trips associated with both Arctic Cold Storage and Ventura Pacific use's associated with this building.

Figure 10. Conceptual Southeast Elevation View



The exterior walls of the facility feature surface texture from ribbed insulated metal panels, smooth stucco, tinted windows, a sloped roof line, and a prominent corner element for both of the offices. The main focal point of the facility is the northern office which contains the Arctic Cold personnel. The southern office, which contains the Ventura Pacific personnel, includes the same architectural features. The corner elements of the building include a rectangular pattern embedded in the surface of the walls, and shopfront windows to provide external articulation. The color scheme at the corners would vary slightly from that of the rest of the walls. The northern office includes an employee entrance plaza. The massing along the front of the building is broken up by the truck loading docks and joint lines. The building will be partly screened from view from the Sakioka Drive right of way by landscaping.

In accordance with Section 5.2.10 of the Specific Plan, the applicant will work collaboratively with the City of Oxnard Arts and Culture Commission to incorporate on-site public art features. The public art will be located on the project site at the corner of Rice Avenue and Sakioka Drive. The applicant has identified this location for the public art on the site to ensure it has prominence but does not affect operations, site lines, and the overall function of the facility.

Green Building Design

In addition to adhering to the requirements of California Green Building Standards Code, Title 24 (CALGreen), this facility would be designed with several sustainable green technology considerations including, but not limited to, the following:

- The roof system is designed to accommodate solar panel installation.
- The roofing material would include products that facilitate solar reflectance and thermal emittance.

- Parking areas are designed with landscape islands and trees to reduce heat island effect.
- The facility will be insulated throughout.
- Lighting would be light-emitting diodes inside and outside of the facility, throughout the project site.
- Bicycle storage is provided on-site.
- Stormwater design quantity and quality control measures are provided, including a detention basin at the southeastern portion of the site.
- Project lighting is designed to reduce potential light pollution spilling onto adjacent parcels and roadways.
- Drought tolerant landscaping is included throughout the project site.
- Indoor Environmental Quality options will be used, including low-emitting materials for adhesives, paints, and carpet.
- All lighting, heating, and cooling systems would be controlled, to maintain comfort and reduce energy use.
- Project is designed for LEED certification; applicant intends to pursue certification

Energy

The proposed project includes a roof system over the freezer, cooler, and processing area that has been designed with extra capacity to support a future solar system. The roof would also feature a single-ply, Energy Star-rated, white roofing system and high-efficiency heating, ventilation, and air conditioning systems with carbon dioxide sensors for maximum fresh air with minimum energy use. The proposed project would employ a fully-automated Energy Management System to monitor and control all mechanical and lighting systems. The lighting and mechanical systems will be controlled separately. The facility includes adiabatic condensers to lower the overall water demand for the facility. The refrigeration equipment throughout the facility will use variable frequency drives to save power.

Water

The proposed project includes water-wise, low-flow plumbing fixtures.

Landscaping

The project site is required to provide a 30-foot landscaped buffer along Rice Avenue (General Plan Policy 9.4), street treatments (Specific Plan, Section 4.5), and a minimum of 10 percent landscaping (Specific Plan, Section 6.3.8). Per the Specific Plan, the proposed parking area will be planted with one tree for every six parking stalls, and the parking lot would be screened from the adjacent roadway with a 30-inch berm and small flowering trees. A portion of the parking area will be landscaped to minimize paved areas, as that area is currently not needed for parking. That area may be converted to a parking area for future parking needs. All landscaping and irrigation will comply with City of Oxnard Ordinance No. 2822, Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California. The setback from Rice Avenue includes informal tree planting using species identified by the Sakioka Farms Specific Plan. The proposed project includes water-wise, drought-tolerant landscaping with drip irrigation and species per the City's specifications. Figure 11 details the proposed Plant Materials list.

Figure 11. Plant Materials List

PROPOSED PLANT PALETTE		
SYMBOL	BOTANICAL NAME	COMMON NAME
<u>THEME / SPECIMEN TREES (24" - 36" BOX MIN.)</u>		
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE
	ULMUS P. 'DRAKE'	CHINESE ELM VAR.
<u>THEME / SCREEN TREES (24" BOX MIN.)</u>		
	LYONOTHAMNUS F. A.	CATALINA IRONWOOD
	OLEA E. 'WILSONII'	FRUITLESS OLIVE VAR.
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE
	TRISTANIA CONFERTA	BRISBANE BOX
<u>ACCENT TREES / PARKING LOT TREES (24" BOX MIN.)</u>		
	CHITALPA X TASHKENTENSIS	CHITALPA
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
	PLATANUS RACEMOSA	WESTERN SYCAMORE
<u>PALM TREES (24" BOX MIN.)</u>		
	WASHINGTONIA 'FILLABUSTA'	HYBRID FAN PALM
<u>VERTICAL ACCENT TREES (24" BOX MIN.)</u>		
	JUNIPERUS C. 'TORULOSA'	HOLLYWOOD JUNIPER
	PODOCARPUS 'ICEE BLUE'	ICEE BLUE YELLOWWOOD
	TRISTANIA CONFERTA	BRISBANE BOX
<u>SMALL FLOWERING TREES (24" BOX MIN.)</u>		
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
<u>SHRUBS / VINES / GROUNDCOVER</u>		
(SHRUBS & VINES WILL BE 5 GAL. MIN., GROUNDCOVER WILL BE FLATS PLANTED 12" O.C.) SUCH AS:		
	AGAVE SPP.	AGAVE
	ALOE SPP.	ALOE
	ALYOGENE HUEGLII	BLUE HIBISCUS
	ARCTOSTAPHYLOS SPP.	MANZANITA
	ARTEMESIA 'CANYON GREY'	PROSTRATE SAGEBRUSH VAR.
	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BUSH
	CAREX TUMULICOLA	FOOTHILL SEDGE
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH
	DASILYRIUM WHEELERI	DESERT SPOON
	DENDROMECON HARDFORDII	ISLAND BUSH POPPY
	DYMONDIA MARGARATAE	SILVER CARPET
	ECHINUM FASTUOSUM	PRIDE OF MADERIA
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA
	FESTUCA MAIERI	ATLAS FESCUE
	GREVILLEA SPP.	GREVILLEA
	HARDENBERGIA VIOLACEA	LILAC VINE
	HETEROMELES ARBUTIFOLIA	TOYON
	IRIS DOUGLASIANA	DOUGLAS IRIS
	LAVENDULA SPP.	LAVENDER
	LESSINGIA F. 'SILVER CARPET'	SILVER CARPET ASTER
	LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE WILD RYE
	MASCAGNIA MACROPTERA	BUTTERFLY VINE
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY
	MYOPORUM PARVIFLORUM	CREEPING MYOPORUM
	PHORMIUM TENAX	NEW ZEALAND FLAX
	RHAPHIOLEPIS SPP.	INDIAN HAWTHORN
	RHUS INTEGRIFOLIA	LEMONADE BERRY
	RIBES VIBURNIFOLIUM	CATALINA CURRANT
	SALVIA CLEVELANDII	CLEVELAND SAGE
	SENECIO MANDRALISCAE	KLEINIA
	XYLOSMA CONGESTUM	SHINY XYLOSMA

The truck loading docks are located at the front of the building, and will be screened from Sakioka Drive with landscaping, fencing, and difference in elevation. The trucks will be docked approximately 4 feet below the ground floor of the building. The average curb height along Sakioka Drive is located above the ground floor of the building. The landscape buffer along the sidewalk includes a 12-inch berm, which will be filled with trees and shrubs to screen the truck loading docks.

Lighting

Exterior lighting of the facility is designed to meet code requirements and other City of Oxnard standards. Due to the operating hours of the facility (7:00am to 12:00am), the facility will be lit well enough for safety and security purposes, while reducing light spillage onto adjacent areas, as appropriate and feasible.

Site Security

The facility site will have 24/7 security measures. Employees and visitors will enter through the main vehicle entrance on Sakioka Drive and would not be permitted into the facility without an access card. Trucks will enter the site from two truck entrances from Gravity Circle, and drivers will arrive at pre-scheduled appointment times, and will be directed to a parking area through an electronic call box. Drivers entering the packing operation to the south will check in at the guard shack.

Pedestrian Amenities

The proposed project includes two 5-foot wide, enhanced concrete walkways from the Rice Avenue right of way, through the parking areas, to the entrances to the building to facilitate pedestrian safety. Landscaping will separate truck and car circulation from pedestrian movement areas. Elements that help the architecture to have a human-scale appearance at the pedestrian level include an employee entrance plaza and shopfront windows at the office portion of the building.

Employee parking areas will be lit at night. Pedestrian-level lighting would be installed along the entrance façade and walkways of the office portions of the building.

Fire Protection Equipment

To lessen the impact of a Fire Department response to an unforeseen incident on the project site, the proposed project includes to provide the following hazardous materials equipment, or equivalent as determined by the Fire Chief: (2) Eagle 6 gas monitors, (2) MultiRae monitors, (1) HazCat kit, and (6) Level A Hazmat suits.

On-Site Infrastructure

The project is subject to the planned improvements and upgrades outlined in the Final Map off-site improvement plans to service the facility. The water, sewer, power, and gas needs for this facility are consistent with those anticipated for the Specific Plan, and typical of warehouse buildings.

A storm drain system of pipes/box culverts and channels will be installed on the site. The proposed improvements include a series of drainage facilities (inlets and laterals) for the primary, secondary, and local street sections that connect to the storm drain system. The channels on the project site will be resized and reconstructed based on the proposed drainage conditions. These improvements will mitigate the proposed drainage conditions with the use of detention facilities as parcels get developed. The on-site storm drainage system will comply with local and state building codes and ensure that



stormwater leaving the site will be properly treated to minimize stream and ocean pollution. These improvements will occur pursuant to the Sakioka Farms Specific Plan.

Discretionary Approvals

The following discretionary approvals are necessary from the City of Oxnard:

- Development Design Review Permit (PZ 20-200-05)
- Lot Line Adjustment to merge 5 lots into one 31.8-acre lot (PZ 20-310-11)

Section 2: Consistency Review Overview

The extent and intensity of anticipated development activity for the Sakioka Farms Business Park Specific Plan area are identified in the Specific Plan and analyzed in the 2012 Specific Plan EIR. Development project requests consistent with the Specific Plan are not subject to additional environmental review unless otherwise required by CEQA. It is the responsibility of the City Development Services Director or designee to determine the need for additional environmental assessment for unique or unusual circumstances not previously addressed in the EIR. The purpose of this Consistency Evaluation is to assist the Developmental Services Director or designee in evaluating whether circumstances or project changes have occurred, or new information of substantial importance may result in a new significant impact or substantial increase in the severity of a previously identified significant effect.

CEQA Guidelines section 15168(c) states that subsequent activities under a program EIR, such as the Specific Plan EIR, must be examined in light of the program EIR to determine whether an additional environmental document must be prepared. If the subsequent activity would have effects not examined in the program EIR, an initial study leading to further environmental review may be required, but not where an analysis pursuant to Section 15162 demonstrates the project would not cause new or substantially more severe significant impacts, or require new mitigation measures not adopted by the project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified. (CEQA Guidelines sections 15168(c)(1) & (2) and 15162.)

Section 15162 of the CEQA Guidelines requires a subsequent EIR after an EIR has been certified for a project if, based on substantial evidence in light of the whole record, one or more of the following conditions exist:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous EIR.
 - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR.

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- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
 - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The analysis pursuant to Section 15162 demonstrates whether the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document, such as an EIR or Subsequent EIR, would be required. (CEQA Guidelines sections 15168(c)(2) and 15162.)

2.1 Project-Specific Environmental Analysis

The CEQA Guidelines state that “where the subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered by the program EIR” (CEQA Guidelines, Section 15168(c)(4)). The City has prepared this Checklist for Consistency Evaluation pursuant to CEQA Guidelines sections 15168(c) and 15162 for Later Activities Following Certification of Specific Plan Final EIR (FEIR) (Consistency Evaluation) to evaluate whether the Arctic Cold Storage Project environmental impacts are covered by and within the scope of the 2012 Specific Plan FEIR. The following Consistency Evaluation substantiates and supports the City’s determination that the Arctic Cold Storage Project environmental impacts are within the scope of the 2012 FEIR, do not require a subsequent EIR or negative declaration under CEQA Guidelines Section 15162 and, in conjunction with the 2012 FEIR, adequately analyze the project’s environmental impacts. The Adaptive Management Mitigation Monitoring and Reporting Program dated May 2020 includes all of the 2012 FEIR mitigation measures and the adaptive replacement mitigation measures as adopted by the City Council’s approval of Development Agreement (Ordinance No. 2983; PZ 20-670-01) on June 30, 2020. This Consistency Evaluation determines which of the 2012 FEIR mitigation measures and 2020 adaptive replacement mitigation measures are applicable and would be implemented by Arctic Cold Storage Project. For transparency, this Consistency Evaluation also lists the remaining 2012 FEIR mitigation measures and 2020 adaptive replacement mitigation measures that are not applicable to Arctic Cold Storage Project, but may be applicable to future Specific Plan phases and/or development projects.

Technical Reports Referenced in Analysis

Technical reports were prepared for the project and used to substantiate project-specific environmental analysis in the Consistency Evaluation. These reports are listed with the author and in-text citation used throughout the report.

- Air Quality, Greenhouse Gas, and Noise Consistency Memorandum (AMBIENT Air Quality & Noise Consulting 2020)

- Biological Resources Consistency Memorandum (BRCM) (GPA Consulting, 2020)
- Cultural Resources Constraints Analysis (Paleo Solutions 2020)
- Geotechnical Engineering Report (Earth Systems Pacific 2020)
- Hydrologic and Hydraulic Drainage and Post-Construction Report (Delane Engineering 2020)
- Water Demand Calculations (Delane Engineering 2020)
- Noise Impact Analysis (First Carbon 2020c)
- Traffic Memorandum (LLG, Engineers 2020)

These technical reports are incorporated by reference and available in electronic form at the City's website where environmental documents are archived:

<https://www.oxnard.org/city-department/community-development/planning/environmental-document> sor can be requested by emailing the City Planning Department planning@oxnard.org, or reviewed in person by visiting the City Planning Department offices at 214 South C Street.

2.2 Determination

In accordance with CEQA Guidelines sections 15168 and 15162, the potential impacts associated with the proposed development are within the scope of the FEIR prepared for the Specific Plan. The FEIR document addresses the potential environmental effects of future development in the Specific Plan area based upon build-out forecasts projected from the land use designations and other policies and regulations governing development intensity and density.

The 2012 FEIR concluded that the Specific Plan would have less than significant impacts after mitigation on Air Quality, Biological Resources, Hazards and Hazardous Materials, Population and Housing, Public Services and Transportation. The Specific Plan would have significant and unavoidable cumulative impacts related to Agricultural Resources, GHG emissions, and roadway Noise.

Overriding Considerations

In certifying the FEIR and approving the Specific Plan, the City Council balanced the benefits of the Specific Plan project against the unavoidable significant impacts identified above in determining whether to approve the project. The City determined that the benefits of the project outweighed the unavoidable Agricultural Resources, cumulative GHG emissions, and traffic-related Noise impacts of the project. The benefits set forth below constitute the overriding considerations that warranted approval of the project:

- 1) Specific Plan implementation will provide a total of up to 8,500,000 sf of new development; 3,000,000 sf of new business and research park uses, and 5,500,000 sf of light industrial uses, generating increased business and employment opportunities in Oxnard. Development of the site with business and research park and light industrial uses has been envisioned since the City of Oxnard 2020 General Plan was prepared and approved in 1989.

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- 2) The Specific Plan represents the continuation of a logical development pattern occurring in the surrounding area.
 - 3) With the implementation of the 33 recommended mitigation measures the impacts of Specific Plan implementation on transportation and traffic would be reduced to a less than significant level. These mitigation measures require numerous transportation improvements to be developed in four phases in synchronization with Specific Plan development. The developer(s) are required to either fully implement or pay a fair share contribution to the planned transportation improvements, to bring the improvements incrementally closer to completion.
 - 4) With the implementation of the 13 recommended mitigation measures the impacts of the project on water supply would be reduced to a less than significant level. These mitigation measures provide for numerous improvements to be developed in synchronization with project development. The developer would be required to pay a fair share contribution to the planned water supply improvements (both recycled and potable), which brings the improvements one step closer to implementation.

2.3 Summary of Findings

In accordance with CEQA Guidelines sections 15168 and 15162 and as set forth in this Consistency Evaluation, the Arctic Cold Storage Project development would not have effects that were not examined in the Specific Plan FEIR because:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken, that will require major revisions to the FEIR, due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no new information of substantial importance as that term is used in CEQA Guideline section 15162(a)(3).
- The project proponent does not refuse to implement any mitigation measures that were previously infeasible but are now feasible, or any other mitigation measures, including mitigation measures considerably different from those in the FEIR, that would be necessary to substantially reduce significant environmental impacts.
- The project proponent is required to comply with the applicable mitigation measures and regulatory programs identified in the FEIR and the Adaptive Management Mitigation Monitoring and Reporting Program dated November 2020.

Pursuant to CEQA Guidelines 15168(c)(4)-(5) and (e), and as demonstrated by the substantial evidence contained in the Consistency Evaluation and the associated administrative record, Arctic Cold Storage Project is an activity covered by and within the scope of the program approved by the FEIR; the FEIR adequately describes the project for purposes of CEQA; and further environmental documentation is not required. Furthermore, Arctic Cold Storage Project would have no significant impacts to CEQA topics adopted by the City in 2017, and no new mitigation measures are required to address these topics.



Section 3: Checklist for Consistency Evaluation

3.1 Aesthetics & Urban Design

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Have a substantial adverse effect on a scenic vista such as an ocean or mountain view from an important view corridor or location as identified in the Oxnard 2030 General Plan or other City planning documents?	Less than significant	No	No
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway, or route identified as scenic by the County of Ventura or City of Oxnard?	Less than significant	No	No
3) Substantially degrade the existing visual character or quality of the site or its surroundings such as by creating new development or other physical changes that are visually incompatible with surrounding areas?	Less than significant	No	No
4) Add to or compound an existing negative visual character associated with the project site?	This impact was not analyzed in the Specific Plan EIR	No new or substantially more severe significant impacts and no new mitigation measures are required	No
5) Create a source of substantial light or glare that would adversely affect day or nighttime	Less than significant	No	No

views in the area?

The Specific Plan EIR determined that implementation of the Specific Plan project would not result in any significant direct or cumulative impacts related to Aesthetics and Urban Design, and no mitigation measures were required.

Setting

The visual setting of the Specific Plan area is characterized by both the nature of the agricultural open space to the east and northeast and the industrial uses to the south and west. The areas immediately east and northeast of the site are predominantly agricultural greenspaces within the Oxnard-Camarillo Greenbelt Agreement Area.

There is no official state designated scenic route or highway in the Specific Plan area; however, the following City-designated scenic roadways are located near the project site: Highway 101 to the north, Rice Avenue to the west, and Del Norte Boulevard to the east. Major transportation routes border the area, including US 101 to the north, Rice Avenue to the west, and Del Norte Boulevard bisecting the eastern portion of the project site. Rice Avenue is a view corridor characterized by a starkly contrasting visual environment. On the west side, development includes office, research, industrial, and other related uses in contemporary, low rise, business parks. Buildings incorporate a variety of architectural treatments to reduce massing and create a high visual quality development. Wide landscaped setbacks and buffers characterize many developments located on Rice Avenue south of Gonzales Road. Views of the east side of Rice Avenue are dominated by row crop production separated from the roadway by fencing. Overhead utility poles, cables, and wires provide the only vertical elements.

Landscape trees of various species and sizes occur throughout the vicinity. Landscaping in parking lots and along the perimeter of adjacent sites incorporate grass, ornamental shrubs, trees, and other plants in various stages of maturity. Palms are the predominant type of trees used along roadways, including in the medians. Stands of eucalyptus and windrows are often found growing along the perimeter of properties having been planted to provide protection for crops. These trees often comprise the “skyline” in predominantly agricultural areas.

The Specific Plan area encompasses approximately 430 acres of agriculture/open space historically planted with several types of row crops. Except for a few farming related structures (i.e., sheds) the site is undeveloped. While the site has only been used for agriculture and remains undeveloped, it was nevertheless altered when it was converted to agricultural uses from its natural setting.

The Specific Plan area is currently undeveloped, and development would introduce new sources of light and glare. However, existing uses in the vicinity of the Specific Plan area are manufacturing, industrial, light industrial, industrial related and visitor serving uses and are not sensitive receptors.

Impact Discussion

1) Would the project have a substantial adverse effect on a scenic vista such as an ocean or mountain view from an important view corridor or location as identified in the Oxnard 2030 General Plan or other City planning documents?

The Specific Plan area itself does not represent a scenic vista; therefore, implementation of the proposed development would not have a direct adverse effect in that respect. Views of the Santa Monica Mountains to the east, and Camarillo Hills, Los Padres Mountains, and Los Padres National Forest would remain from Rice Avenue to the west, Del Norte Boulevard to the east, and US 101 to the north. The development of the proposed Project would be compatible with existing city-wide land use patterns and compliant with development envisioned in the Sakioka Farms Specific Plan. The proposed development has the potential to introduce obstructions to low-angle views of the surrounding area, including views of the nearby greenbelt and the coastal mountain range. This impact to the existing visual character of the surrounding area and the City of Oxnard would be less than significant, which is consistent with the Specific Plan EIR's finding of less than significant. Development of the proposed cold storage and fruit processing facility would not substantially obstruct surrounding views; therefore, the Project would not significantly adversely affect scenic vistas, consistent with the findings of the Specific Plan EIR.

2) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, or route identified as scenic by the County of Ventura or City of Oxnard?

The Specific Plan area is not a scenic resource, nor do any scenic resources exist on the site. There are no significant natural features (such as rock outcroppings, bodies of water, substantial stands of native vegetation, etc.) or native California trees of aesthetic value (e.g., oak, sycamore, California black walnut or California bay trees) on or adjacent to the entire Specific Plan area, including the project site. There are no major open spaces, and there are no aesthetically significant man-made features (such as major architectural structures, monuments, or gardens) or historic buildings on the site. Although US 101 is eligible for designation in Oxnard, the Specific Plan area is not located within or near a State-designated scenic highway (Caltrans 2017). The Oxnard 2030 General Plan Background Report states that the nearest officially designated scenic route to the City is SR-33 in Ventura, which is over 10 miles from the project site (Oxnard 2006a). Therefore, development of the proposed cold storage and fruit processing facility would not significantly adversely affect scenic resources, consistent with the findings of the Specific Plan EIR.

3) Would the project substantially degrade the existing visual character or quality of the site or its surroundings such as by creating new development or other physical changes that are visually incompatible with surrounding areas or that conflict with visual resource policies contained in the Oxnard 2030 General Plan or other City planning documents?

The Specific Plan EIR found that future development would be compatible with surrounding uses, both functionally and visually. The Specific Plan design guidelines and development regulations establish the character and style of the Specific Plan while accommodating individual development identities and promoting interrelationships between complementary land uses and community features. The design guidelines include guiding principles for site planning, architecture, landscaping, and signage; they include policies regarding site layout, building orientation, access (including handicap access), parking, lighting, transitional areas, utility areas, and security provisions.

The proposed project complies with the design guidelines, setbacks and development regulations of the Specific Plan and would be compatible with the visual character of the surrounding area. Impacts associated with the development of the proposed project within the Specific Plan area would be consistent with the analysis in the Specific Plan EIR, and therefore, development of the proposed cold storage and fruit processing facility would not significantly adversely affect the visual character of the site or the surrounding area, consistent with the findings of the Specific Plan EIR.

5) Would the project create a source of substantial light or glare that would adversely affect day or nighttime views in the area?

The Specific Plan area is currently undeveloped, and development of the proposed cold storage and fruit processing facility would introduce new sources of light and glare to the site. However, existing uses in the vicinity of the Specific Plan area are manufacturing, industrial, light industrial, industrial related and visitor serving uses and are not considered sensitive receptors.

Daytime glare sources may include exterior building materials such as glass and highly reflective façade materials and finishes. Surface paving materials and cars parked in surface lots are also sources of glare. The design guidelines recommend that building materials may be a combination of concrete, metal, limited glass and/or other contemporary composites. All fenestration would be of low glare reflectivity and any metal surfaces shall be brushed or matte and not highly reflective.

Nighttime sources of light from the proposed project will include vehicle headlights, streetlights, interior and exterior security building lights, parking lot and other security lighting. Design guidelines and site design and development standards are either required by the Specific Plan and/or required by City Code to ensure that there will not be excessive nighttime lighting beyond what is necessary for function and safety. Exterior lighting will be located and designed to minimize direct glare beyond the parking lot or service area. Illumination of landscape and pedestrian walkways shall be accomplished with low-level unobtrusive fixtures. There is a maximum height of 35 feet for light standards and exterior lighting in public areas will be independent of tenant control. Specific guidelines ensure that lighting for the new uses are strategically located to minimize the impact to adjacent properties. All proposed lighting shall

comply with the lighting provisions found within the City's Attention to Detail Design Review Process & Guidelines (City Council Resolution 10,321).

The Project would utilize state of the art anti-reflective materials to reduce glare and the potential for bird collision-related deaths on the building. In addition, the project would be consistent with the Sakioka Farms Specific Plan in its implementation of features to limit or avoid light spillage onto adjacent properties and reduce glare. Therefore, the Project would not significantly adversely affect day or nighttime views in the area, consistent with the findings of the Specific Plan EIR.

Specific Plan EIR Cumulative Impacts

Implementation of the Specific Plan, in conjunction with related projects, was found to result in cumulative changes to the visual environment in the areas surrounding the Project site. Individual projects are subject to review for conformance to current land use designations and zoning, and compatibility with surrounding land uses. Additionally, each related project is subject to independent environmental review. These procedures provide assurances that potential cumulative impacts related to the visual environment and scenic resources of the community are less than significant. The proposed cold storage and fruit processing facility would not change this finding.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

No mitigation measures are required.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

There are no mitigation measures that would apply only to future phases and/or development projects.

Impacts not Explicitly Analyzed in the Specific Plan EIR

In May 2017, the City adopted an updated CEQA Checklist to include threshold question number four. Because the City's CEQA checklist was implemented after the adoption of the Specific Plan, impacts related to adding to or compounding an existing negative visual character associated with the project site were not explicitly discussed in the Specific Plan EIR.

4) Would the project add to or compound an existing negative visual character associated with the project site?

The Specific Plan area has historically been used for agriculture and the visual character is not considered to be negative as it currently exists. While development of the Specific Plan area would permanently alter the visual character of the site, the Specific Plan implements landscape guidelines to ensure the overall visual character of the area remains of high quality or is improved. Project design guidelines would increase the visual quality of the Specific Plan area through contributing to the establishment of community identity at major entryways to Oxnard along transportation routes.



The proposed project would develop an approximately 31.8-acre portion of the 430-acre business park site, consistent with the development analyzed in the Specific Plan. The visual character of the new cold storage and fruit processing facility would be consistent with adjacent industrial and office land uses. While the project would permanently alter the visual character of the site, implementation of the project would involve adhering to design guidelines put forth in the Specific Plan and would be consistent with the City's General Plan. Landscaping at the perimeters and throughout the site would soften the effects of the new development and would be consistent with the landscaping design for the Sakioka Farms Business Park. Project development would be consistent with the Specific Plan and project implementation would not compound an existing negative visual character. There would be no new or substantially more severe significant impact than what was anticipated under the Specific Plan.

Conclusion

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Aesthetics and Urban Design not already evaluated and disclosed in the Specific Plan EIR. Neither new mitigation measures that were not adopted by the project proponent, due to project changes, changed circumstances, nor new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental evaluation related to Aesthetics and Urban Design are not required.

3.2 Agricultural Resources

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	Significant	No	No
2) Conflict with existing zoning for agricultural use or an existing Williamson Act contract?	No impact	No	No
3) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of off-site farmland to non-agricultural use?	Significant	No	No

The Specific Plan EIR analysis determined the conversion of approximately 430 acres of agricultural lands to non-agricultural would have a significant and unavoidable impact, even with implementation of the mitigation included in the Specific Plan EIR. The City addressed the significant and unmitigable impact of converting important farmland to non-agricultural use by adopting a Statement of Overriding Considerations.

Setting

Ventura County has a long history of agricultural production. Oxnard is in the western part of the fertile Oxnard Plain. The City is bordered by agricultural production and greenbelts on three sides. The California Department of Conservation has developed a Farmland Mapping and Monitoring Program that classifies the different agricultural soil types related to their ability to sustain agricultural crops. The soil type classifications are: prime farmland, farmland of statewide importance, unique farmland, farmland of local importance, grazing land, urban and built-up land, and other land. Based on data published by the California Department of Conservation, in 2016 Ventura County had 40,976 acres of prime farmland, 32,992 acres of farmland of statewide importance, 28,950 acres of unique farmland, and 15,590 acres of farmland of local importance (California Department of Conservation 2016). The

Specific Plan area, located within the city limits, has historically been cultivated with strawberries, celery, cabbage, lettuce, and peppers.

Impact Discussion

1) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?

The Specific Plan area is classified as Prime Farmland and Farmland of Statewide Importance. Prime Farmland is defined as land that has the best combination of physical and chemical characteristics to produce crops. Farmland of Statewide Importance is defined as being like Prime Farmland, but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Approximately 99.7 acres of the Specific Plan area are classified as Prime Farmland with the remaining 323.7 acres designated as Farmland of Statewide Importance (City of Oxnard 2011b). Figure 12 shows the current prime farmland and farmland of State importance in the project area.

The Specific Plan EIR determined the Specific Plan area is classified as farmland of statewide importance (323.7 acres) and the conversion of all the existing agricultural land is considered significant and unavoidable. Mitigation Measure (MM) C-1 ensures that Prime Farmland agricultural soils are not lost if a feasible offer is made and accepted to relocate the topsoil. MM C-1 was fulfilled during implementation of the Specific Plan Fract Map Phase One improvements. However, development of the Specific Plan area, including the proposed Project, will still result in the permanent conversion of a quality agricultural site to nonagricultural uses.

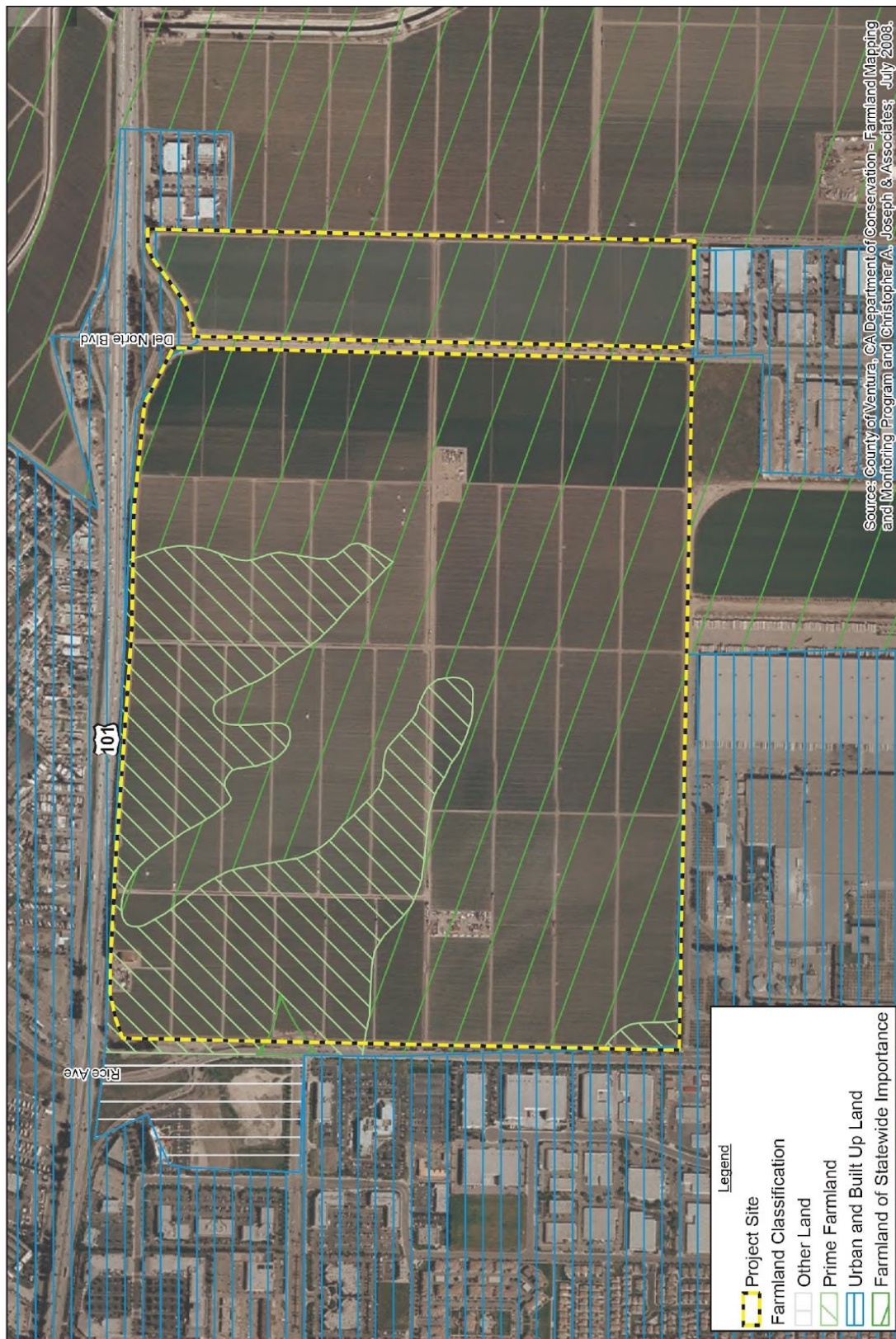
Development of the proposed cold storage and fruit processing facility would be consistent with the Specific Plan and project implementation would not result in a new or substantially more severe significant impact to a quality agricultural site than what was anticipated under the Specific Plan.

2) Would the project conflict with existing zoning for agricultural use or an existing Williamson Act contract?

The California Land Conservation Act of 1965 (the “Williamson Act” – California Government Code Section 51200) recognizes the importance of agricultural land as an economic resource that is vital to the general welfare of society. The Specific Plan EIR found that the approximately 430-acre Specific Plan area was not subject to a Williamson Act contract. These circumstances have not changed. The proposed Project is consistent with the Specific Plan. Therefore, no impact would occur, consistent with the findings of the Specific Plan EIR.

Furthermore, as described in Section 1.2 *Setting*, the northern portion of the Specific Plan area is zoned BRP, where the site parallels US 101, between Rice Avenue and Del Norte Boulevard; the rest of the Specific Plan area is zoned M-1. While the entire Specific Plan area has traditionally been used for agricultural production, it is not zoned for agricultural use. The proposed Project would not change the underlying site zoning designation and is consistent with the Specific Plan. Therefore, no impact would occur, consistent with the findings of the Specific Plan EIR.

Figure 12. Important Farmlands in the Specific Plan Area



3) Would the project involve other changes in the existing environment that, due to their location or nature, could result in conversion of off-site farmland to non-agricultural use?

The Specific Plan area is located immediately west of agricultural land located in the unincorporated area of Ventura County. The Specific Plan EIR found potentially significant impacts to off-site farmland with the development of the eastern portion of the Sakioka Farms Business Park (e.g., Areas 6 and 7 east of Del Norte Boulevard) and potential conflicts between incremental Specific Plan development and the remaining on-site agricultural operations. The Specific Plan EIR included MM C-2 to reduce the potential impact by providing fencing and/or wall buffering between land uses. The proposed Project does not include development of property east of Del Norte Boulevard, and therefore, is not responsible for installing a fence or wall along the eastern perimeter of the Specific Plan area. Furthermore, the Project does not include development adjacent to agricultural lands (Sakioka Road is located directly to the north, and Gravity Circle and Project Bruin are located directly to the east). Thus, MM C-2 is not applicable to the proposed Project.

Specific Plan EIR Cumulative Impacts

To the immediate east of the Sakioka Farms Specific Plan site is the Camino Real Business Park Specific Plan, approved by the City in 2008 for up to 675,000 sf of Business Research and Light Industrial uses, similar to those in the Sakioka Farms Specific Plan. The cumulative conversion of the two adjacent sites of nearly 500 acres from agriculture to non-agricultural uses is a substantial loss of the agricultural land within the County of Ventura. The Specific Plan EIR found this to be a significant, unmitigated cumulative impact, as found in the Northeast Industrial EIR and 2030 General Plan EIR. Development of the proposed Project does not change this finding.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

The Specific Plan, together with other urban development projects in the city, even after application of the following mitigation measures, will result in a cumulative effect on agricultural resources that is considered significant and unavoidable. Accordingly, a Statement of Overriding Considerations was prepared in accordance with CEQA and included in the Resolution approving the Specific Plan.

The following mitigation measure reduces the potential for employees of or visitors to commercial properties adjacent to agricultural property to be overly concerned or anxious regarding the use of agricultural chemicals on adjacent properties:

MM C-3: This is an adaptive management mitigation measure. In order to buffer onsite or offsite agricultural land uses and onsite nonagricultural uses, either of the following measures may be undertaken to allow application of scheduled Restricted Materials by an onsite or offsite farmer; (1) closure of the buildings during periods when restricted materials will be used on the adjacent farmland parcels or (2) notification, consistent with common-practice in Ventura County, of building occupants and/or building managers that normal farming activities will occur nearby from time to time and could include noise, mild dust, and odors; that inert and nontoxic substances are frequently used by farmers

that should be of no concern to people nearby, and that actual chemical spray drift from farms is rare and should not be misperceived.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

The following Specific Plan EIR mitigation measures reduce the impact associated with the loss of the land from agricultural production; however, the mitigation measures do not apply to this individual Project:

MM C-1: This is an adaptive management mitigation measure. The project developer will offer, at cost, the top 12 inches of the Prime Farmland (approximately 100 acres) soils for relocation to a farm site or farm sites that have lower quality soils. The cost will include the suitable replacement soil, if needed for site improvements. This mitigation may occur in phases as the areas with Prime Farmland are incrementally developed.

In order to reduce impacts to Agricultural Resources to the extent feasible, the Specific Plan EIR imposed a number of mitigation measures. The following mitigation measure does not apply to this individual Project because the Project is not adjacent to agricultural land:

MM C-2: This is an adaptive management mitigation measure. The Project developer shall install a fence or wall with a minimum height of eight (8) feet along the eastern perimeter of the project site that abuts the unincorporated portion of Ventura County when development is proposed east of Del Norte Boulevard. Fencing may be required between developed phases of the Project and continuing agricultural operations on the remaining Project site based on subsequent entitlement actions.

Conclusion

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Agricultural Resources not already evaluated and disclosed in the Specific Plan EIR. No new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental documentation related to Agricultural Resources are not required.

3.3 Air Quality

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Conflict with population or other growth forecasts contained in the Ventura County AQMP or otherwise obstruct implementation of the Ventura County AQMP?	Less than significant	No	No
2) Violate any federal or state air quality standard or contribute substantially to an existing or projected air quality standard violation?	Less than significant with mitigation	No	No
3) Result in a net increase of any criteria pollutant in excess of quantitative thresholds recommended by the Ventura County AQMP?	Less than significant with mitigation	No	No
4) Expose sensitive receptors to pollutant concentrations exceeding state or federal standards or in excess of applicable health risk criteria for toxic air contaminants?	Less than significant with mitigation	No	No
5) Create objectionable odors affecting a substantial number of people?	This impact was not analyzed in the Specific Plan EIR	No new or substantially more severe significant impacts and no new mitigation measures are required	No

The Specific Plan EIR determined each impact question to be less than significant or less than significant after mitigation. However, implementation of the Specific Plan will result in cumulative Air Quality impacts from a cumulatively considerable contribution to an existing or projected air quality violation.

The City addressed the significant and unmitigable impacts to Air Quality by adopting a Statement of Overriding Considerations.

Setting

Oxnard is in the South Central Coast Air Basin, which includes all of Ventura, Santa Barbara, and San Luis Obispo counties. The regional climate in the South Central Coast Air Basin is considered semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. The air quality in the South Central Coast Air Basin is influenced primarily by a wide range of emissions sources (population centers, heavy vehicular traffic, and industry) and meteorology.

The Specific Plan area has historically been agricultural land used to grow crops. Air pollutant emissions are generated by stationary and area-wide sources, such as groundwater well pump motors, farm equipment, and motor vehicle traffic traveling to and from the Specific Plan area.

Impact Discussion

1) Would the Project conflict with population or other growth forecasts contained in the Ventura County AQMP or otherwise obstruct implementation of the Ventura County AQMP?

The Specific Plan EIR found implementation of the Specific Plan would not conflict with population or other growth forecasts contained in Ventura County Air Pollution Control District's (APCD) 2007 Air Quality Management Plan (AQMP) or otherwise obstruct implementation of the AQMP. Project related impacts were found to be less than significant. The Ventura County APCD adopted an updated AQMP (2016 AQMP) in February 2017 (Ventura County APCD 2017).

The Ventura County APCD Assessment Guidelines discuss how a project can be found consistent with the applicable AQMP. The applicable AQMP for the Project area is the 2016 AQMP, adopted by the Ventura County APCD in 2017. According to the Ventura County APCD Assessment Guidelines, a project with estimated emissions of twenty-five pounds per day or greater of ROC or twenty-five pounds per day or greater of NOX that is found to be inconsistent with the AQMP will also have a significant cumulative adverse air quality impact.

There are four steps to determining consistency with the AQMP for projects located in growth areas:

- 1) Determine whether the Project conforms to the applicable General Plan;
- 2) Determine the current estimated population of the growth area;
- 3) Compare the current estimated population of the growth area population target for the next year. If the current estimated population of the growth area is below its next year's population target, and the Project conforms to the applicable General Plan designation, the Project is determined to be consistent with the AQMP;
- 4) If the current estimated population of the growth areas exceeds its next year's population target, the Project should be found to be inconsistent with the AQMP. Inconsistency with the AQMP is considered a significant cumulative adverse air quality impact.

As discussed below, the Project would exceed twenty-five pounds per day of NOX emissions. However, the proposed industrial development is consistent with the light industrial land use designation of the 2030 General Plan and the adopted land use designation of the Sakioka Farms Business Park Specific Plan. The Project site is currently vacant and the proposed development will not directly affect the population of the City. While the proposed Project would provide employment opportunities leading to employment growth, that employment growth was anticipated in the 2030 General Plan, and employment would likely come from the local worker pool. Furthermore, the Project is compatible with the neighborhood and land use pattern, as it is within the Specific Plan planning area. Therefore, the Project would not exceed the growth assumptions in the AQMP. Accordingly, the Project would not conflict with or obstruct implementation of the applicable air quality plans. As a result, this impact would be less than significant. The findings for the proposed Project are consistent with those of the Specific Plan EIR.

2) Would the Project violate any federal or state air quality standard or contribute substantially to an existing or projected air quality standard violation?

Project-specific air quality analyses are required to determine if each project implemented under the Specific Plan EIR would generate any new, significant impacts beyond those identified in the Specific Plan EIR, or if they would increase the severity of impacts already identified in the Specific Plan EIR. The Specific Plan EIR analyzed criteria pollutant emissions using the URBEMIS 2007 model. Since the Specific Plan EIR was adopted, the California Emissions Estimator Model (CalEEMod) was released in February 2011 (with the latest version, 2016.3.2, released in 2017); the Ventura County APCD recommends using the latest version of CalEEMod for estimated emissions from proposed land use developments (Ventura County APCD 2017). Therefore, CalEEMod was used in the Project's Air Quality and Greenhouse Gas Emissions Analysis Report to estimate construction and operational emissions from the Project. The results of that analysis are summarized below.

Construction Emissions

Construction emissions are described as "short-term" or temporary in duration, lasting only as long as the actual construction; however, they have the potential to represent a significant short-term impact on air quality. Construction of the Project would result in the temporary generation of ROC and NOx emissions from construction activities such as site preparation, grading, building construction, architectural coating, and asphalt paving. ROC emissions are mainly generated by exhaust emissions from construction vehicles and off-gas emissions associated with architectural coatings and asphalt paving. Construction-related NOx emissions are primarily generated by exhaust emissions from heavy-duty construction equipment, material and haul trucks, and construction worker vehicles. Table 3 presents the Project's maximum daily construction emissions for each construction activity and during the entire construction duration using the worst-case summer or winter daily construction-related criteria pollutant emissions for each phase of construction.

Table 3. Project Construction Emissions

2020		
Site Preparation	1.57	17.65
Grading	9.47	201.48
Building Construction	2.86	30.64
Paving	1.16	11.16
Overlapping Building Construction + Paving	4.02	41.8
Maximum Daily Emissions	9.47	201.48
Significance Threshold	25	25
Significant Impact?	No	Yes

Source: Ambient Air Quality and Noise Consulting 2020

As required by the Specific Plan EIR, the Project would implement MM J-2 to reduce exhaust emissions during the construction period. Specific Plan EIR MM J-2 requires standard controls and regular maintenance of on-site equipment during construction. As shown in Table 3, even with implementation of the Specific Plan EIR mitigation measures and implementation of the best management practices in the construction emissions minimization, Project emissions would exceed the VCAPCD significance threshold for NO_x. For a Project that emits more than 25 pounds of NO_x during construction, the VCAPCD requires implementation of feasible mitigation measures to result in a less than significant impact. Implementation of the Specific Plan EIR mitigation measures and the construction emissions minimization plan would satisfy this requirement. Accordingly, this impact would be less than significant with the incorporation of mitigation. The findings for the Project are consistent with those of the Specific Plan EIR.

Operational Emissions

Following the construction of the Project, long-term emissions would be generated from day-to-day operations. Operational emissions for land use development projects are typically distinguished as mobile-, area-, and energy-source emissions. Table 4 presents the Project's maximum daily operational emissions.

Table 4. Project Operational Emissions

Area	14.75	0.00
Energy	0.08	0.76
Mobile - Light-Duty Auto & Truck	2.07	2.66
Mobile - Light-Heavy Duty Truck	0.64	10.44
Mobile - Medium & Heavy-Heavy Duty Truck	2.80	91.21
Forklifts	0.37	3.34
Stationary Sources (Fire Pumps and Boilers)	9.94	26.73
Total Daily Project Emissions	30.65	135.14
Significance Threshold	25	25
Significant Impact?	Yes	Yes

Source: Ambient Air Quality and Noise Consulting 2020

As shown in Table 4, the operational emissions from the Project would exceed the VCAPCD's operational thresholds for both ROC and NO_x. Mitigation measures from the Specific Plan EIR that would be implemented to reduce emissions of ROC and NO_x from long-term operation include MM J-3, MM J-4, and MM J-6. At the time of this analysis, the precise emission reductions associated with Specific Plan EIR MM J-3 and MM J-4 cannot be accurately determined because of a lack of sufficient information about how the Project would operate and to what extent the measure would affect those activities. Therefore, even with the incorporation of MM J-3 and J-4 of the Sakioka Farms Specific Plan, the Project's long-term operational ROC and NO_x emissions would continue to exceed VCAPCD thresholds of significance. As required by MM J-6 of the Sakioka Farms Specific Plan, the Project would be required to contribute to a cumulative impacts mitigation "buy-down" fund. The City will determine the specific amount to be contributed by the Project. The Project's anticipated contributions to the mitigation "buy-down" fund would offset the operational emissions. Therefore, the Project would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. This impact would be less than significant with the incorporation of mitigation. The findings for the Project are consistent with those of the Specific Plan EIR.

3) Would the Project result in a net increase of any criteria air pollutant in excess of quantitative thresholds recommended by the VCAPCD?

The response to this question is incorporated in the response to the previous question.

4) Would the Project expose sensitive receptors to pollutant concentrations exceeding state or federal standards or in excess of applicable health risk criteria for toxic air contaminants?

This impact evaluates the potential for the Project's construction and operational emissions to expose sensitive receptors to substantial pollutant concentrations of carbon monoxide, naturally occurring asbestos, Valley fever, or other toxic air contaminants (TACs) of concern (including diesel particulate matter (DPM)). The nearest residential land uses are located over 1,400 feet west of the Project site across Rice Avenue, Maulhardt Avenue, and Graves Avenue. Therefore, this analysis examines potential exposure of off-site sensitive receptors from the development of the Project.

Construction Fugitive Dust

During construction, fugitive dust (primarily PM₁₀ fugitive dust) would be generated from site grading and other earth-moving activities. Fugitive PM dust emissions are primarily associated with earth disturbance and grading activities, and vary as a function of soil silt content, soil moisture, wind speed, acreage of disturbance area, and miles traveled by construction vehicles on- and off-site. The majority of this fugitive dust will remain localized and will be deposited near the project site. The VCAPCD does not have a quantitative significance threshold for fugitive dust. The VCAPCD's Air Quality Guidelines recommend minimizing the generation of fugitive dust, especially during grading and excavation operations, rather than requiring the quantification of fugitive dust emissions. The Project would be required to implement applicable mitigation measures from the Specific Plan EIR for fugitive dust control, such as MM J-1. Implementation of MM J-1 from the Specific Plan EIR reduces the Project's construction-generated fugitive dust impact to a less than significant level. The findings for the Project are consistent with those of the Specific Plan EIR.

Carbon Monoxide (CO) Hotspots

CO "hot spot" thresholds ensure that emissions of CO associated with traffic impacts from a project in combination with CO emissions from existing and forecasted regional traffic do not exceed State or federal standards for CO at any traffic intersection impacted by the Project. Project concentrations may be considered significant if a CO hot spot intersection analysis determines that project generated CO concentrations cause a localized violation of the state CO 1-hour standard of 20 parts per million (ppm), state CO 8-hour standard of 9 ppm, federal CO 1-hour standard of 35 ppm, or federal CO 8-hour standard of 9 ppm. The VCAPCD recommends a CO hotspot analysis using the screening procedure in Caltrans' CO Protocol should be conducted for any project with indirect emissions greater than the applicable ozone project significance thresholds that may significantly impact roadway intersections that are currently operating at, or are expected to operate at, Levels of Service (LOS) E or F.

Based on the Project's traffic assessment, with the intersection improvements specified in the Specific Plan EIR, all intersections that could be potentially impacted by the project would operate at LOS levels of "C" or better. Therefore, a CO hotspot assessment is not required and the potential CO impacts from the Project are less than significant.

Naturally Occurring Asbestos

Construction in areas of rock formations that contain naturally occurring asbestos could release asbestos into the air and pose a health hazard. According to an adjacent project's (known as Project Bruin) Air Quality and Greenhouse Gas Emissions Analysis Report, a review of the map containing areas more likely to have rock formations containing naturally occurring asbestos in California indicates that there are no areas likely containing naturally occurring asbestos in the immediate project area. Therefore, the proposed project would not expose sensitive receptors to naturally occurring asbestos during construction. Project impacts to air quality related to naturally occurring asbestos would be less than significant.

Valley Fever

Valley fever, or coccidioidomycosis, is an infection caused by inhalation of the spores of the fungus, *Coccidioides immitis*. The spores live in soil and can live for an extended time in harsh environmental conditions. Activities or conditions that increase the amount of fugitive dust contribute to greater exposure, and they include dust storms, grading, and recreational off-road activities. The Project site is currently developed with agricultural land uses that have been disturbed via cultivation. Soil that has been cultivated and fertilized does not provide suitable habitat for the spores. Therefore, the implementation of the Project would have a low probability of the site having valley fever growth sites and exposure to the spores from disturbed soil. Construction activities would generate fugitive dust that could contain *Coccidioides immitis* spores. The Project will minimize the generation of fugitive dust during construction activities by complying with the VCAPCD Rule 55—Fugitive Dust. As discussed above, MM J-1 of the Specific Plan EIR is required to reduce fugitive dust impacts during construction of the project. Therefore, implementation MM J-1 of the Specific Plan EIR, combined with the relatively low probability of the presence of *Coccidioides immitis* spores, would reduce Valley fever impacts during the construction period to a less than significant level.

During operations, dust emissions are anticipated to be negligible, because most of the project area would be occupied by a cold storage and fruit processing building, pavement, and landscaped areas. This condition would preclude the possibility of providing habitat suitable for *Coccidioides immitis* and for generating fugitive dust that may contribute to Valley fever exposure. Project impacts to air quality related to Valley Fever would be less than significant.

Toxic Air Contaminants

Construction-related activities would result in short-term, Project-generated diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment for site preparation (e.g., excavation, grading, and clearing), building construction, and other miscellaneous activities. Maximum PM₁₀ and PM_{2.5} emissions would occur during site preparation and grading/excavation activities, which require the largest number of heavy-duty diesel equipment. This period is expected to last 1-2 months. PM emissions would decrease for the remaining construction period because construction activities such as building construction and paving would require less construction equipment. While the maximum DPM emissions associated with grading/excavation activities would only occur for a portion of

the overall construction period, this activity represents the highest DPM emissions for the total construction period. This construction period would represent less than one percent of the total 70-year lifetime exposure period commonly used to estimate long-term cancer health risks. Furthermore, the nearest residential land uses are located over 1,400 feet west of the Project site across Rice Avenue and Graves Avenue. Therefore, because of the short exposure period, the distance from the Project site to the nearest sensitive receptor, diesel engine retrofits, and new low-emission diesel engine types, DPM generated by Project construction would not create conditions that result in a significant health risk to sensitive receptors. Impacts from construction TACs would be less than significant.

The CARB Air Quality Land Use Handbook indicates that there is a 70-percent drop off in particulate pollution levels at 500 feet. Although vehicle trips generated by the Project may come within 500 feet of nearby sensitive receptors, emissions from vehicles would be dispersed along roadways. Considering the distance from the Project site (where emissions could reasonably be assumed to be the most concentrated) to the nearest sensitive receptors, operational Project-related TAC exposure impacts to these off-site sensitive receptors would be below the established thresholds during operation of the project. Project impacts to air quality related to operational TACs would be less than significant.

Specific Plan EIR Cumulative Impacts

Cumulative development in the Oxnard Growth Area is not expected to result in a significant impact in terms of conflicting with, or obstructing implementation of, the 2016 AQMP. The 2016 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within Ventura County, to return clean air to the region, and to minimize the impact on the economy. Growth considered to be consistent with the 2016 AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Consequently, if growth in the Oxnard Growth Area is within the projections for growth identified in the AQMP, implementation of the 2016 AQMP will not be obstructed by such growth. As growth in the Oxnard Growth Area is not expected to exceed these projections in 2030, this impact would not be cumulatively considerable. Additionally, since the Specific Plan is consistent with growth projections under the 2016 AQMP, the Specific Plan will not have a cumulatively considerable contribution to this impact regarding conflict with or obstruction of the implementation of the applicable air quality plan.

Cumulative development in Oxnard will continue to implement dust control and equipment emissions mitigation measures during construction in accordance with City practices. Consequently, cumulative development in Oxnard is not expected to cause a significant impact associated with construction activities. Because the Project would implement all appropriate mitigation measures during construction and operation, the contribution of the site improvements to any cumulative air quality impact would not be considerable.

As identified above, implementation of the Project would not expose sensitive receptors to substantial pollutant concentrations of carbon monoxide, naturally occurring asbestos, Valley fever, or other TACs. Discussion of these impacts considers the cumulative nature of TACs. Therefore, the project would not

expose sensitive receptors to a cumulatively considerable amount of substantial pollutant concentrations from TACs.

Impacts not Explicitly Analyzed in the Specific Plan EIR

In May 2017, the City adopted an updated CEQA Checklist that included threshold question number five. Because the City's CEQA checklist was implemented after the adoption of the Specific Plan, impacts related to objectionable odors from the Project site affecting a substantial number of people were not explicitly discussed in the Specific Plan EIR.

5) Would the Project result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

Project construction could generate odors associated with heavy-duty equipment operation and earth-moving activities. Such odors would be temporary in nature and limited to the duration of construction in the vicinity of a given site along the project's alignment. Therefore, Project construction would not expose sensitive receptors to substantial odors. Project impacts to air quality due to odors from construction activities would be less than significant.

The Project would not engage in any activities that would define the Project as an odor generator as identified by VCAPCD. The Project's short-term construction activities and long-term operational activities would not have any substantial odor sources that would expose nearby sensitive receptors. Considering the low intensity of potential odor emissions, the Project's operational activities would not expose receptors to objectionable odor emissions. Project impacts to air quality due to odors from operational activities would be less than significant.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

The Specific Plan, together with other pending urban development projects in Oxnard which, even after application of the following mitigation measures, will result in a cumulative effect on GHG emissions and continuing Basin air quality nonattainment that is considered significant and unavoidable. Accordingly, a Statement of Overriding Considerations was prepared in accordance with CEQA and included within the resolution approving the Specific Plan.

However, in order to reduce GHG emission to the extent feasible, the Specific Plan EIR imposed a number of mitigation measures. The following mitigation measures would apply to this Project:

MM J-1: This is an adaptive management mitigation measure. The Project developer shall implement fugitive dust control measures throughout all phases of construction. The Project developer shall include in construction contracts the control measures required and recommended by the Ventura County APCD at the time of development. These measures, like all EIR mitigation measures, are binding on subsequent parties and developers. Examples of the types of measures currently required and recommended include the following:

- Minimize the area disturbed on a daily basis by clearing, grading, earthmoving, and/or excavation operations.
- Pre-grading/excavation activities shall include watering the area to be graded or excavated before the commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during these activities.
- All trucks shall be required to cover their loads as required by California Vehicle Code §23114.
- All graded and excavated material, exposed soil 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.
- Material stockpiles shall be enclosed, covered, stabilized, or otherwise treated, to prevent blowing fugitive dust off site.
- Graded and/or excavated inactive areas of the construction site shall be monitored by a City-designated monitor at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.
- Signs shall be posted on the site limiting onsite traffic to 15 miles per hour or less.
- During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either off site or on site. The site superintendent/supervisor shall use his/her discretion in conjunction with the Ventura County APCD in determining when winds are excessive.
- Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.
- Personnel involved in grading operations, including contractors and subcontractors should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.

MM J-2: The Project developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project site throughout the Project

construction phases. The Project developer shall include in construction contracts the control measures required and recommended by the Ventura County APCD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Maintain all construction equipment in good condition and in proper tune in accordance with manufacturer's specifications.
- Limit truck and equipment idling time to five minutes or less.
- Minimize the number of vehicles and equipment operating at the same time during the smog season (May through October).
- Use alternatively fueled construction equipment, such as compressed natural gas, liquefied natural gas, or electric, to the extent feasible.

MM J-3: This is an adaptive management mitigation measure. The Project developer shall include in construction and building management contracts one or more of the following requirements or other measures shown to be equally effective:

- Use solar or low-emission water heaters in new buildings where feasible and as in common practice in similar new construction in the Oxnard area.
- Require that commercial landscapers providing services at the common areas of Project site use electric or battery-powered equipment, or other internal combustion equipment that is either certified by the California Air Resources Board or is three years old or less at the time of use, to the extent that such equipment is reasonably available and competitively priced in Ventura County (meaning that the equipment can be easily purchased at stores in Ventura County and the cost of the equipment is not more than 20 percent greater than the cost of standard equipment).
- Provide bus stop pull-out areas, and/or shelters at locations along and within the Project site. The number and location of bus stops shall be determined in consultation with Gold Coast Transit and the City Traffic Engineer. Cumulative air quality impact fees (see Mitigation J-6) paid by the Project developer or subsequent interests may be used for some or all of these structures or as credits against the fee and/or to be funded from the fee fund consistent with the City's practice with other projects with similar transit-oriented mitigation requirements.

MM J-4: This is an adaptive management mitigation measure. A Project-wide Transportation Demand Management (TDM) program shall be prepared by a qualified consultant for review by the Development Services Director within one year of the recordation of the first Final Tract Map and implemented on a phase by phase basis thereafter. The TDM program shall incorporate best and commonly used trip-reduction incentives, programs, and practices found in TDMs of similar projects in terms of allowed uses, size, and transportation and transit service context. The TDM shall, to the maximum extent financially feasible or practical, be coordinated and consistent with Gold Coast Transit service planning, development and/or final adoption of a regional and/or Oxnard Sustainable Communities Strategy (under SB 375), and TDMs or similar efforts of surrounding businesses and organized business and

commercial organizations, including but not limited to, the Camino Real Business Park; Proctor and Gamble; Riverpark (The Collections); The Esplanade; The Village; Oxnard Auto Center Dealers Associations; and the McGinnes Ranch, Northgate, and Seagate business parks. The TDM shall include an estimate of Project vehicular trips; a target reduction; a strategy and timeline to achieve the target; and one or more means of an independent sustainable funding program to administer, monitor, and routinely update the TDM program. At the discretion of the City Traffic Engineer based on applicable professional practice, documented and sustained TDM-attributable trip reductions shall be incorporated into future Project-related traffic studies and/or analyses for purposes of calculating traffic fees and/or modifying traffic-related mitigations. The TDM may be implemented on a phase-by-phase basis.

MM J-5: This is an adaptive management mitigation measure. The Specific Plan shall include a requirement that all structures with a flat or nearly flat roof area of over 10,000 square feet shall be designed with roof systems capable of supporting equipment that generates electricity from sunlight and/or wind if economically feasible and subject to review by the Fire Department. The roof systems may be designed to service the building and/or enter into a commercially reasonable public or private utility agreement for purposes of generating energy or transmission.

MM J-6: This is an adaptive management mitigation measure. The Project developer shall contribute to a cumulative impacts mitigation “buy-down” fund managed by the City based on the Ventura County Air Pollution Control District fee schedule effective at the time a building permit is issued. The fee contribution shall be assessed and paid incrementally as individual buildings are developed. The fee is allocated based on each development’s share of ADT for the Project buildout. The ADT shall be recalculated annually by the City Traffic Engineer or upon request of the Project developer with a payment of a fee determined by the City Traffic Engineer that covers actual time and material costs to the City. The City shall consider transit and traffic demand management improvements and programs suggested by the Project developer, in excess of those otherwise required, as credits against the fee and/or to be funded from the fee fund.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

There are no mitigation measures that would apply only to future phases and/or development projects.

Conclusion

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Air Quality not already evaluated and disclosed in the Specific Plan EIR. No new mitigation measures not adopted by the Project proponent, due to Project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental evaluation related to Air Quality are not required.

3.4 Biological Resources

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to Project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant with mitigation	No	No
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations adopted by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant with mitigation	No	No
3) Have a substantial adverse effect on federally protected waters of the United States, as defined by Section 404 of the Clean Water Act, or protected waters of the State, as defined by Section 1600 et seq. Of the California Fish and Game Code (including, but not limited to, marshes, vernal pools, and coastal wetlands) through direct removal, filling, hydrological interruption, or other means?	Less than significant with mitigation	No	No
4) Interfere substantially with the movement of any native resident	Less than significant	No	No

or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

with
mitigation

5) Conflict with any local policies or ordinances protecting biological resources?

No impact

No

No

The potential impacts to Biological Resources associated with the Specific Plan area were determined to be less than significant with mitigation in the Specific Plan EIR. The Specific Plan EIR also found that Specific Plan implementation, in combination with the other related projects identified in the area plus regional growth, would contribute to significant cumulative impacts to Biological Resources, specifically migratory birds and jurisdictional features. Impacts on Biological Resources were found to be less than significant with mitigation meant to avoid, minimize, or compensate for such impacts.

Setting

The Specific Plan area has historically been used for agricultural production. The site's agricultural nature and the industrial and agricultural uses in surrounding areas preclude the presence of significant non-agricultural vegetation. Irrigation drainage ditches are located along the perimeter of the agricultural fields. Drainage varies in structure and hydrology and are not natural hydrological features but have been created for agricultural purposes. The Specific Plan EIR identified two vegetation communities on site: agricultural and upland/non-native. Although some riparian vegetation was present in the eastern ditch, it was not classified as an additional vegetation community as it was not large enough to be considered a separate community.

According to the Specific Plan EIR, no sensitive or special-status species were determined to be present on the site during April 2007 or June 2009 surveys. The Specific Plan EIR found there was low potential for special-status species to occur on site due to lack of habitat. However, eucalyptus trees growing adjacent to the northern edge of the site, and the few willows and mulefat specimens on site were determined to provide suitable nesting habitat for birds, including migratory birds, which are considered sensitive species as their nesting activities are protected under the Fish and Game Code and the Federal Migratory Bird Treaty Act.

The Specific Plan EIR includes mitigation for potential biological resource impacts from future development in the Plan Area by requiring Project-level analysis. Therefore, GPA Consulting prepared a Project-level Biological Resources Consistency Memorandum (BRCM) for the Project (dated September 23, 2020). The BRCM summarizes the findings of a literature search, and a survey (conducted by two Biological Surveyors on March 9, 2020).

The analysis performed for the Project would not result in any new or more severe impacts compared to the Specific Plan EIR, and all impacts on biological resources would be reduced to a less than significant

level with implementation of relevant mitigation identified in the Specific Plan EIR. Since there are no potential jurisdictional features including riparian habitat, native vegetation communities, or potential for special-status species to be located within the Project site, Mitigation Measures E-2, E-3 and E-4, and E-5 are not applicable to the Project. Since there are large trees located adjacent to the project site that could provide potential nesting habitat for migratory birds, Mitigation Measure E-1 is applicable to the project and must be implemented.

Impact Discussion

1) Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

The Specific Plan EIR found that impacts to species identified as a candidate, sensitive, or special-status species would be less than significant with mitigation incorporated. The Specific Plan EIR included mitigation requiring pre-construction nesting bird surveys on the site if construction activity will occur during the nesting bird season. This mitigation measure is provided herein and will be implemented by the proposed Project.

The Special-status Plant Species Table (Attachment B of the BRCM) identifies special-status plant species that may occur within the Project site, as recorded by the California Natural Diversity Database and California Native Plant Society and identified as part of the literature review for the BRCM. None have been recorded in the Project site area. Six special-status plant species, California Orcutt Grass (*Orcuttia californica*), Gambel's Watercress (*Rorippa gambellii*), Marsh Sandwort (*Arenia paludicola*), Salt Marsh Bird's-beak (*Cordylanthus maritimus ssp. maritimus*), Spreading Navarretia (*Navarretia fossalis*), Ventura March Milk-vetch (*Astragalus pycnostachyus var. lanosissimus*), have the potential to occur in the Project site area, but the site lacks the habitat needed to support these species (alkaline soils, wetland-riparian areas, marshes, swamps, riparian woodland, and vernal pools). Based on a lack of suitable habitat, all special-status plant species were determined unlikely to occur on site.

The Special-status Wildlife Species Table (Attachment B of the BRCM) identifies federal and State-listed threatened and/or endangered wildlife species, and State Species of Special Concern recorded in the California Natural Diversity Database that may occur within 5 miles of the Specific Plan area. Ten special-status wildlife species, California Least Tern (*Sterna antillarum browni*), Least Bell's Vireo (*Vireo bellii pusillus*), Light-footed Clapper Rail (*Rallus longirostris levipes*), Marbled Murrelet (*Brachyramphus marmoratus*), Southwestern Willow Flycatcher (*Empidonax trillii extimus*), Western Snowy Plover (*Charadrius nivosus nivosus*), California Red-legged Frog (*Rana draytonii*), Tidewater Goby (*Eucyclogobius newberryi*), Riverside Fairy Shrimp (*Streptocephalus woottoni*), and Vernal Pool Fairy Shrimp (*Branchinecta lynchi*) have been recorded within 5 miles of the Project site. All special-status wildlife species were determined unlikely to occur on site, primarily based on the absence of suitable habitat, as most of the Project site contains cultivated agricultural fields, the site does not contain perennial water, and the site is surrounded by non-native grassland.

The BRCM also concluded that there are no trees within the project site. However, there are trees located adjacent to the project site that may provide marginal nesting habitat for common ground nesting birds protected under the Migratory Bird Treaty Act, and other special-status birds. However, as was found in the Specific Plan EIR, potential impacts may occur to resident and migratory species during Project site improvements that would render the Project temporarily unsuitable for nesting birds because of the noise, vibration, and increased activity levels associated with various construction activities. These activities could subject birds to risk of death or injury, and they are likely to avoid using the area until such construction activities are finished. To reduce potential impacts to Migratory Bird Treaty Act-protected and other special-status birds, MM E-1 requires vegetation removal outside of nesting season or the presence of a qualified ecologist/biologist to monitor any vegetation removal during the nesting season, which would reduce impacts to a less than significant level.

Development of the proposed cold storage and fruit processing facility would be consistent with the Specific Plan and Project implementation would not result in a new or substantially more severe significant impact to any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service than what was anticipated under the Specific Plan. The Project would be required to comply with MM E-1.

2) Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations adopted by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

The response to this question is incorporated in the response to the next question.

3) Would the Project have a substantial adverse effect on federally protected waters of the United States as defined by Section 404 of the federal Clean Water Act or protected waters of the State as defined by Section 1600 et seq. of the California Fish and Game Code (including, but not limited to, marshes, vernal pools, and coastal wetlands) through direct removal, filling, hydrological interruption, or other means?

The Specific Plan EIR concluded that impacts on any riparian habitat or other sensitive natural community were less than significant with mitigation incorporated. The Specific Plan EIR included three mitigation measures requiring that individual projects must conduct jurisdictional delineations to determine the presence of jurisdictional and riparian features, as well as the implementation of precautions for those features if they exist on site (Specific Plan EIR MM E-2, MM E-3, and MM-E-4). The Specific Plan EIR further found the Specific Plan would have a less than significant impact on federally protected waters of the United States as defined by Section 404 of the federal Clean Water Act or protected waters of the State as defined by Section 1600 et seq. of the California Fish and Game Code with mitigation incorporated (Specific Plan EIR MM E-2, MM E-3, and MM E-4).

An assessment of potentially jurisdictional features was conducted as part of the BRCM literature review and field survey, consistent with the requirements of Specific Plan EIR MM E-2. No wetlands or other hydrological features that meet criteria as waters of the United States were observed within the proposed Project site or overall survey area. While small agricultural irrigation ditches are located to the

north, east, and south of the Project area, none of the ditches are within the Project site boundary. Therefore, no further mitigation is required, and mitigation measures MM E-2, MM E-3, and MM E-4 are not applicable to the proposed project.

The findings for the proposed Project differ from the findings of the Specific Plan EIR due to the lack of protected waters of the United States and of the State on the project site. Thus, the project would have no impact on protected waters. Therefore, development of the proposed cold storage and fruit processing facility would be consistent with the Specific Plan and Project implementation would not result in a new or substantially more severe significant impact to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service than what was anticipated under the Specific Plan.

4) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The Specific Plan EIR found that the Specific Plan would have less than significant impacts with the implementation of mitigation to minimize interference with the movement of any native resident or migratory fish or wildlife species. The Specific Plan EIR included measure E-5, which required that a qualified biologist determine the presence or absence of the monarch butterfly in eucalyptus trees. Specific Plan EIR MM E-5 lays out precautions for eucalyptus tree removal in Planning Area 1. Any future projects developed on parcels in Planning Area 1 will need to satisfy the requirements of MM E-5. The proposed Project would not occur in Planning Area 1 of the Specific Plan area and therefore, is not required to implement this mitigation measure.

5) Would the Project conflict with any local policies or ordinances protecting biological resources?

The response to this question is incorporated in the response to the next question.

6) Would the Project conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

The Specific Plan EIR found no conflict with any local policies or ordinances protecting biological resources. The Specific Plan area is not subject to any habitat or natural community conservation plan. The proposed Project is consistent with these findings. There would be no impact.

Specific Plan EIR Cumulative Impacts

The Specific Plan EIR found that implementation of the Specific Plan, in combination with the other related projects identified in the area plus regional growth, will contribute to significant cumulative impacts to Biological Resources. However, with the implementation of the recommended mitigation measures, the Specific Plan's contribution to those impacts will not be cumulatively considerable, and therefore, will be less than significant. Development of the proposed Project does not change this finding.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

In order to reduce impacts to Biological Resources to the extent feasible, the Specific Plan EIR imposed a number of mitigation measures. The following mitigation measure would apply to this Project:

MM E-1: This is an adaptive management mitigation measure. In order to avoid adverse impacts to nesting birds, including nesting migratory birds known to exist in the trees (if any) on the Project site, during construction activities, ground vegetation removal activities must take place outside of the nesting season recognized by the California Department of Fish and Game (CDFG) for species in this area. If vegetation removal activities occur during the nesting season, a qualified ecologist/biologist must be present to monitor the removal activities to ensure that no active nests will be impacted. If nests are found, a 300-foot buffer radius (500-foot for raptors) shall be established until the young have fledged. If nests are observed and lesser buffer distances are desired, the biological monitor shall confer with Planning and Fish and Game staff to determine an appropriate buffer distance based on species specific requirements. This measure does not apply to agricultural row crops.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

The following Specific Plan EIR mitigation measures reduce the impact associated with the impacts to Biological Resources; however, these mitigation measures do not apply to this individual Project:

MM E-2: This is an adaptive management mitigation measure. Prior to processing the initial tract map for a planning area that could lead to construction activities that may result in the placement of fill material into the potentially jurisdictional irrigation drainage features, prepare and submit to the USACE for verification a "Preliminary Delineation Report for Waters of the U.S." and a Streambed Alteration Notification package to CDFG for the irrigation drainage features. If these agencies determine that the feature is not regulated under their jurisdiction, then no further mitigation is necessary. However, if the USACE considers the feature to be jurisdictional through a "significant nexus" test per recent USACE and U.S. Environmental Protection Agency guidance², then a Clean Water Act Section 404 permit shall be obtained from the USACE, and any permit conditions shall be agreed to, prior to the start of construction activities in the affected area. If CDFG determines that the drainage is a regulated "streambed", then a Streambed Alteration Agreement shall be entered into with CDFG and any associated conditions shall be agreed to prior to the start of construction in the affected area.

MM E-3: This is an adaptive management mitigation measure. In order to prevent unauthorized impacts to jurisdictional features, the following permits shall be issued and/or reports approved (or exemptions issued) by the respective resource agency, and any associated conditions of approval shall be agreed upon, prior to processing the initial tract map for a planning area that could lead to construction

² U.S. Environmental Protection Agency and U.S. Department of the Army. 2007. Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States* & *Carabell v. United States*. June 5, 2007.

activities that may result in the placement of fill material into the potentially jurisdictional irrigation drainage features, subsequent to adoption of the Project (i.e., Specific Plan):

- Clean Water Act Section 404 Permit from the USACE
- Streambed Alteration Agreement under Section 1600 of the CDFG Fish and Game Code
- Clean Water Act Section 401 Water Quality Certification or Waste Discharge Requirements from the Regional Water Quality Control Board

If the irrigation ditches are determined as jurisdictional by the USACE, it will be necessary to insure adequate compensation for adverse impacts to jurisdictional features from Project development. If applicable, a qualified biologist shall prepare a Mitigation Plan, which shall describe and justify the (1) formal delineation; (2) proposed methods including timing, materials, and erosion control measures; (3) the proposed location for the replacement areas; and (4) habitat protection measures (including a mechanism for permanent preservation of the area supporting the replacement habitat). The Mitigation Plan shall be submitted to and approved by the County, USACE, CDFG, and Regional Water Quality Control Board prior to initiation of construction activities.

MM E-4: This is an adaptive management mitigation measure. If required to compensate for riparian habitat loss by the USACE, the Project applicant will place under conservation easement in a manner acceptable to the USACE and the California Department of Fish and Game an area of riparian habitat that will accommodate constructed replacement at a ratio to be determined during the formulation of a Lake and Stream Alteration Agreement (i.e., a number of acres of constructed riparian habitat). This conserved riparian habitat must be of the same or higher quality as the habitat that is to be removed as a result of the Project.

-- or --

The Project applicant will purchase the requisite number of credits from a qualified conservation bank. The Project applicant can only purchase credits from those banks that sell credits covering the riparian species to be affected by the Specific Plan or as approved by the USACE or agency of jurisdiction.

MM E-5: This is an adaptive management mitigation measure. Prior to construction of the Planning Area 1, located adjacent to the Ventura Freeway, a qualified ecologist/biologist shall determine the presence and extent/absence of monarch butterfly activity surrounding the proposed construction area if any mature windrow trees are present. If temporary aggregation activity is observed within this area, construction shall be halted until after the temporary aggregation season (September – December) or until the monarchs have left the vicinity.

Conclusion

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Biological Resources not already evaluated and disclosed in the Specific Plan EIR. Neither new mitigation measures that were not adopted by the Project proponent, due to Project changes, changed circumstances, nor



new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental evaluation related to Biological Resources are not required.

3.5 Climate Change & Greenhouse Gas Emissions

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to Project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than significant with mitigation	No	No
2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases or otherwise conflict with state goals for reducing GHG emissions in California?	Less than significant with mitigation	No	No
3) Contribute to or be subject to potential secondary effects of climate change (e.g., sea level rise, increased fire hazard)?	This impact was not analyzed in the Specific Plan EIR	No new or substantially more severe significant impacts and no new mitigation measures are required	No

The Specific Plan EIR found the implementation of the Specific Plan would have less than significant impacts on a Project-level basis for impacts relating to GHG emissions. The Specific Plan EIR addressed GHG emissions impacts by analyzing the Specific Plan's consistency with applicable policies and strategies aimed to reduce GHG emissions. As addressed in the Specific Plan EIR, the Specific Plan would be consistent with all applicable policies adopted for the purpose of reducing GHG emissions, and project related impacts were found to be less than significant. Project-specific GHG analyses would be required to determine whether each individual Project would contribute or be subject to potential secondary effects of Climate Change or result in significant impacts related to GHG emissions. Cumulative GHG impacts were found to be significant and unavoidable. The City addressed the significant and unmitigable impacts related to GHGs by adopting a Statement of Overriding Considerations.

Setting

The entire Specific Plan area is currently active agricultural land used to grow crops. GHG emissions would be generated by stationary and area-wide sources, such as groundwater well pump motors, farm equipment, and motor vehicle traffic traveling to and from the Specific Plan area.

Impact Discussion

1) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The response to this question is incorporated within the response to the next question.

2) Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases or otherwise conflict with state goals for reducing GHG emissions in California?

The City of Oxnard acknowledges that the Ventura County APCD has not adopted a numerical threshold to use in performing quantitative analyses, but recognizes that there are several methods of analyzing quantified GHG emissions applied by various agencies throughout California. Although the City of Oxnard does not recommend a specific numerical threshold, it does recommend that GHG emissions be quantified, and development projects assessed for consistency with policies aimed to reduce GHG emissions. The City of Oxnard specifically recommends performing a qualitative assessment of the degree of consistency with applicable policies aimed to reduce GHG emissions should form the basis for assessing GHG emissions. Therefore, the significance determinations for impacts related to the Project GHG emissions are based on the Project's consistency with applicable policies aimed to reduce GHG emissions (GHG impact thresholds 1 and 2). Applicable policies include CARB's 2017 Scoping Plan (CARB 2017) and the City of Oxnard 2030 General Plan. In addition, for informational purposes, project-related GHG emissions have been quantified for construction and operational emissions.

Construction Emissions

Construction-related GHG emissions would occur from fossil fuel combustion for heavy-duty construction equipment, material delivery and haul trucks, and construction worker vehicles. Table 5 presents the project's total construction-related GHG emissions and amortized construction emissions.

Table 5. Estimated Construction Emissions of GHGs

2020	333.33
2021	85.61
2022	868.88
2023	15.84

Total	1,303.66
Project Life (Years)	30
Amortized over 30 years	43.66

Source: Ambient Air Quality and Noise Consulting 2020

Operational Emissions

Following construction, long-term operational emissions would be generated from area-, energy-, and mobile-source emissions. As described in Section 4, indirect GHG emissions associated with water consumption and solid waste disposal would also be generated by the proposed development. Table 6 presents the Project's annual operational emissions along with the amortized construction emissions. As shown, the Project's unmitigated annual operational plus amortized construction emissions would generate 11,562.04 MT CO₂e per year before the application of mitigation. Implementation of MM J-3 through MM J-6 of the Specific Plan EIR would reduce the project's long-term operational GHG emissions.

Table 6. Estimated Operational Emissions of GHGs

Area	0.01
Electricity Use	1,710.30
Natural Gas Use	151.75
Mobile - Light-Duty Vehicles	1,196.69
Mobile - Light-Heavy-Duty Trucks	607.53
Mobile - Medium- & Heavy-Heavy Duty Trucks	6,632.81
Off-road Equipment	49.83
Stationary Source	639.02
Water	439.68
Waste	134.42
Total Project Emissions	11,562.04
Amortized Construction	43.46
Total with Amortized Construction	11,605.50
Thresholds of Significance	10,000.00
Exceeds Thresholds of Significance?	Yes

Source: Ambient Air Quality and Noise Consulting 2020

Table 7 shows the project emissions after the incorporation of mitigation. As shown, the project's long-term operational GHG emissions are estimated at 10,275.79 MT CO₂e per year after the incorporation of MM J-3 through MM J-6 of the Sakioka Farms Specific Plan EIR. As discussed in Air Quality, the project would be required to mitigate NO_x emissions through payment to a TDM fund (as required by Specific Plan EIR MM J-6). Typical measures included in TDM plans would also reduce GHG emissions; therefore, contributions to a TDM fund could also be considered a GHG-reduction measure.

Table 7. Estimated Operational Emissions of GHGs with Mitigation

Area	0.01
Electricity Use	1,064.59
Natural Gas Use	151.75
Mobile - Light-Duty Vehicles	943.77
Mobile - Light-Heavy-Duty Trucks	558.40
Mobile - Medium- & Heavy-Heavy Duty Trucks	6,285.29
Off-road Equipment	49.83
Stationary Source	639.02
Water	405.25
Waste	134.42
Total Project Emissions	10,232.33
Amortized Construction	43.46
Total with Amortized Construction	10,275.79
Thresholds of Significance	10,000.00
Exceeds Thresholds of Significance?	Yes

Source: Ambient Air Quality and Noise Consulting 2020

Greenhouse Gas Reduction Plans

The Scoping Plan contains a variety of strategies to reduce the State's emissions in accordance with AB 32 and SB 32. As shown in Table 8, the Project is consistent with most of the strategies, while others are not applicable to the Project. Therefore, the Project would be consistent with the Scoping Plan.

Table 8. Scoping Plan Consistency Analysis

AB 32 Scoping Plan**1. California Cap-and-Trade Program Linked to Western**

Climate Initiative. Implement a broad-based California Cap-and-Trade program to provide a firm limit on emissions. Link the California cap-and-trade program with other Western Climate Initiative Partner programs to create a regional market system to achieve greater environmental and economic benefits for California. Ensure California's program meets all applicable AB 32 requirements for market-based mechanisms.

Not applicable. Although the cap-and-trade system has begun, the Project is not one targeted by the cap-and-trade system regulations and therefore this measure does not apply to the Project.

2. California Light-Duty Vehicle GHG Standards. Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.

Not applicable. This is a statewide measure that cannot be implemented by a project developer or lead agency. However, the standards would be applicable to the light-duty vehicles that access the Project site.

3. Energy Efficiency. Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.

Consistent. This is a measure for the State to increase its energy efficiency standards in new buildings. The Project is required to build to the new standards and would increase its energy efficiency through compliance.

4. Renewable Portfolio Standard. Achieve 33 percent renewable energy mix statewide. Renewable energy sources include (but are not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas.

Not applicable. This is a statewide measure that cannot be implemented by a project developer or lead agency. Southern California Edison is required to increase its percent of power supply from renewable sources to 33 percent by the year 2020 pursuant to various regulations. The Project would purchase power from Southern California Edison that achieves at least this mix.

5. Low Carbon Fuel Standard. Develop and adopt the Low Carbon Fuel Standard.

Not applicable. This is a statewide measure that cannot be implemented by a project developer or lead agency. All fuel consumption associated with the Project's construction and operational activities would use fuel that meets these standards.

6. Regional Transportation-Related GHG targets. Develop regional GHG emissions reduction targets for passenger vehicles. This measure refers to SB 375.

Not applicable. The Project is not related to developing regional GHG emission reduction targets.

7. Vehicle Efficiency Measures. Implement light-duty vehicle efficiency measures.

Not directly applicable. The standards would be applicable to the light-duty vehicles that would access the project site.

8. Goods Movement. Implement adopted regulations for the use of shore power for ships at berth. Improve efficiency in goods movement activities.

Not applicable. The project does not propose any changes to maritime, rail, or intermodal facilities or forms of transportation.

9. Million Solar Roofs Program. Install 3,000 MW of solar-electric capacity under California's existing solar programs.

Consistent. This measure is to increase solar throughout California, which is being done by various electricity providers and existing solar programs. The Project is designed with a roof to support roof-mounted solar equipment that can be installed to offset the building's electrical usage.

10. Medium/Heavy-Duty Vehicles. Adopt medium and heavy-duty vehicle efficiency measures.

Not applicable. This is a statewide measure that cannot be implemented by a project developer or lead agency.

11. Industrial Emissions. Require assessment of large industrial sources to determine whether individual sources within a facility can post-effectively reduce GHG emissions and provide other pollution reduction co-benefits. Reduce GHG emissions from fugitive emissions from oil and gas extraction and gas transmission. Adopt and implement regulations to control fugitive CH₄ emissions and reduce flaring at refineries.

Not applicable. This measure would apply to the direct GHG emissions at major industrial facilities emitting more than 500,000 MT CO₂e per year. The project would generate less than 500,000 MT CO₂e per year.

12. High Speed Rail. Support implementation of a high-speed rail system.

Not applicable. This is a Statewide measure that cannot be implemented by a project developer or lead agency. The Project would not preclude the implementation of this strategy.

13. Green Building Strategy. Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.

Consistent with mitigation. The Project would comply with the California Energy Code and thus incorporate applicable energy efficiency features designed to reduce Project energy consumption. Specific Plan EIR MM J-3 and MM J-5 incorporate features designed to reduce the carbon footprint associated with the building and will be implemented as part of the Project.

14. High Global Warming Potential Gases. Adopt measures to reduce high global warming potential gases.

Consistent. This measure is applicable to the high global warming potential gases that would be used by sources with large equipment (such as in air conditioning and commercial refrigerators). The project would be required to comply with all CARB requirements for the Stationary Equipment Refrigerant Management Program.

15. Recycling and Waste. Reduce CH₄ emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero waste.

Consistent. The project would not conflict with implementation of this measure. The project is required to achieve the recycling mandates via compliance with CALGreen. The project would utilize City of Oxnard recycling services.

16. Sustainable Forests. Preserve forest sequestration and encourage the use of forest biomass for sustainable energy generation.

Not applicable. The project site is undeveloped agricultural land. No forested lands exist on-site; therefore, no on-site preservation is possible.

17. Water. Continue efficiency programs and use cleaner energy sources to move and treat water.

Consistent. The project would comply with the California Energy Code and the California Updated Model Landscape Ordinance. With adherence to these regulations, the project will consume energy and water in an efficient manner. Implementation of Sakioka Farms Specific Plan EIR MM J-3 and MM J-5 will further reduce potential impacts.

18. Agriculture. In the near-term, encourage investment in manure digesters and at the five-year Scoping Plan update determine if the program should be made mandatory by 2020.

Not applicable. The project site will be developed with a cold storage and fruit processing facility. No grazing, feedlot, or other agricultural activities that generate manure occur on-site or are proposed to be implemented by the project.

SB 32 Scoping Plan

SB 350 50% Renewable Mandate. Utilities subject to the legislation will be required to increase their renewable energy mix from 33% in 2020 to 50% in 2030.

Not directly applicable. This measure would apply to utilities and not to individual development projects. The project would purchase electricity from a utility subject to the SB 350 Renewable Mandate.

SB 350 Double Building Energy Efficiency by 2030. This is equivalent to a 20 percent reduction from 2014 building energy usage compared to current projected 2030 levels.

Not applicable. This measure applies to existing buildings. New structures are required to comply with Title 24 Energy Efficiency Standards that are expected to increase in stringency over time. The project would comply with the applicable Title 24 Energy Efficiency Standards in effect at the time building permits are received.

Low Carbon Fuel Standard. This measure requires fuel providers to meet an 18 percent reduction in carbon content by 2030.

Not directly applicable. This is a statewide measure that cannot be implemented by a project developer or lead agency. However, vehicles accessing the cold storage and fruit processing facility would benefit from the standards.

Mobile Source Strategy (Cleaner Technology and Fuels Scenario). Vehicle manufacturers will be required to meet existing regulations mandated by the LEV III and Heavy-Duty Vehicle programs. The strategy includes a goal of having 4.2 million ZEVs on the road by 2030 and increasing numbers of ZEV trucks and buses.

Not directly applicable. This measure is not applicable to the Project; however, vehicles accessing the cold storage and fruit processing facility at the Project site would benefit from the increased availability of cleaner technology and fuels. Delivery trucks that would serve the Project will include increasing numbers of ZEV delivery trucks.

Sustainable Freight Action Plan. The plan's target is to improve freight system efficiency 25 percent by increasing the value of goods and services produced from the freight sector, relative to the amount of carbon that it produces by 2030. This would be achieved by deploying over 100,000 freight vehicles and equipment capable of zero emission operation and maximize near-zero emission freight vehicles and equipment powered by renewable energy by 2030.

Short-Lived Climate Pollutant (SLCP) Reduction

Strategy. The strategy requires the reduction of SLCPs by 40 percent from 2013 levels by 2030 and the reduction of black carbon by 50 percent from 2013 levels by 2030.

SB 375 Sustainable Communities Strategies.

Requires Regional Transportation Plans to include a sustainable communities strategy for reduction of per capita vehicle miles traveled.

Post-2020 Cap-and-Trade Program. The Post 2020 Cap-and-Trade Program continues the existing program for another 10 years. The Cap-and-Trade Program applies to large industrial sources such as power plants, refineries, and cement manufacturers.

Natural and Working Lands Action Plan. The Air Resources Board (ARB) is working in coordination with several other agencies at the federal, state, and local levels, stakeholders, and with the public, to develop measures as outlined in the Scoping Plan Update and the governor's Executive Order B-30-15 to reduce GHG emissions and to cultivate net carbon sequestration potential for California's natural and working land.

Consistent. This measure applies to owners and operators of trucks and freight operations. The Project is industrial in nature and would support truck and freight operations. PDF GHG-1 would require the construction of all buildings to facilitate sufficient electric charging for trucks to plug in, in anticipation of future technology that allows trucks to operate partially on electricity.

Consistent. The project would not include major sources of black carbon.

Not applicable. The project does not include the development of a Regional Transportation Plan. Furthermore, the project is not within an SCS priority area.

Not applicable. The project is not one targeted by the Cap-and-Trade system regulations, and, therefore, this measure does not apply to the project.

Not Applicable. The project site will be developed with an industrial building and would not be considered a natural or working land.

The City of Oxnard 2030 General Plan was adopted in October 2011 and includes amendments through December 2016. The 2030 General Plan includes implementing policies to reduce GHG emissions in the City of Oxnard, which are contained in the Sustainable Community Element. The City of Oxnard has made other efforts to reduce GHG emissions in the region, but most of these efforts have resulted in discrete implementing policies that would apply to new development projects. The Project and future tenants and employees of the Project would benefit from infrastructure improvements made at the City level. As shown in Table 9, the Project is consistent with the applicable policies.

Table 9. 2030 General Plan Climate Change Consistency Analysis

Implementing Policy SC-2.3 Sea Level Rise

Consideration in Decision-Making: Ensure that all planning, public works, and related decisions take rising sea level into consideration and take steps to reduce risk of damage or loss of life and property.

Not directly applicable. This measure relates to planning decisions made at the regional- and local-level and would not apply to individual development projects that are consistent with the applicable general plan. The proposed industrial development project is consistent with the light industrial land use designation of the 2030 General Plan and the adopted land use designation of the Specific Plan.

Implementing Policy SC-3.7 Renewable Energy Production

Requirement: As part of the City and Community EAP's, require that master planned commercial and industrial developments incorporate solar, wind, and other renewable energy generation and transmission equipment unless demonstrated to the satisfaction of a qualified renewable energy consultant to be infeasible.

Consistent. The project is consistent with the light industrial land use designation of the 2030 General Plan and the adopted land use designation of the Specific Plan. As discussed in the Initial Study/Consistency Analysis prepared for this project, the project would incorporate all applicable mitigation measures from the Specific Plan. The project includes a roof capable of supporting future solar equipment that could be used to offset the building's electrical usage.

Implementing Policy SC-3.12 Encourage Natural Ventilation:

Review and revise applicable planning and building policies and regulations to promote use of natural ventilation in new construction and major additions or remodeling consistent with Oxnard's temperate climate.

Consistent. The project would comply with all applicable regulations imposed by the City of Oxnard.

Implementing Policy SC-4.1: Implement the 2010 California Green Building Code as may be amended and consider recommending and/or requiring certain developments to incorporate Tier I and Tier II voluntary standards under certain conditions to be developed by the Development Services Director.

Consistent. The project would meet or exceed the Green Building Code standards.

As presented above, the Project is consistent with the applicable Scoping Plan strategies and would not conflict with the recommendations of AB 32 and SB 32 in achieving a statewide reduction in GHG emissions. Furthermore, the Project would be consistent with applicable policies contained in the 2030 General Plan. In summary, the proposed project would not conflict with any applicable plan, policy, or regulation adopted to reduce the emissions of GHGs. Considering this information, the Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce the emissions of GHGs and project impacts related to climate change and greenhouse gases would be less than significant.

Specific Plan EIR Cumulative Impacts

The Specific Plan EIR determined that the Specific Plan will result in less than significant impacts related to GHG emissions with the implementation of mitigation. It did find significant and unavoidable impacts related to cumulative GHG emissions. Since the Project would contribute an incremental amount to the

cumulative impact of Climate Change, it would result in significant and unavoidable impacts as determined in the Specific Plan EIR, even with implementation of mitigation measures, consistent with the Specific Plan EIR.

Impacts not Explicitly Analyzed in the Specific Plan EIR

In May 2017, the City adopted an updated CEQA Checklist to include threshold question three. Because the City's CEQA checklist was implemented after the adoption of the Specific Plan, impacts related to contributing to or being subject to potential secondary effects of climate change (e.g., sea level rise, increased fire hazard) were not explicitly discussed in the Specific Plan EIR. Analyzing the Project's contribution to or susceptibility to potential secondary effects of climate change is an adaptation of the recommended CEQA checklist questions and originates from the City of Oxnard CEQA Guidelines (City of Oxnard 2017). To determine significance, an evaluation was completed to determine if the Project would contribute or be subjected to the secondary effects of climate change expected to occur in California.

3) Would the Project contribute or be subject to potential secondary effects of climate change (e.g., sea level rise, increase fire hazard)?

The Project-specific impact associated with the Arctic Cold Storage project was analyzed in the Air Quality, Greenhouse Gas, and Noise Consistency memorandum (Ambient, 2020). Climate change may result in a number of secondary effects, including a reduction in the quality and supply of water from the Sierra snowpack, increased risk of large wildfires, reductions in the quality and quantity of certain agricultural products, exacerbation of air quality problems, increase in temperature and extreme weather events, and a decrease in the health and productivity of California's forests (California Climate Change Center 2006 and Moser et al. 2009).

An individual project, such as the Arctic Cold Storage project, cannot generate enough GHG emissions to effect a discernible change in global climate. However, the Project contributes to the potential for global climate change by its incremental contribution of GHGs combined with the cumulative increase of all other sources of GHGs, which when taken together constitute potential influences on global climate change. To determine significance, an evaluation was completed to determine if the Project would contribute or be subjected to the secondary effects of climate change expected to occur in California (see Table 10 below). As described in the evaluation, the project would not contribute or be subject to potential secondary effects of climate change. However, implementation of MM J-1 through MM J-6 would further reduce GHG emissions associated with the Project. Project impacts related to climate change and greenhouse gases would be less than significant with the implementation of mitigation.

Table 10. Secondary Effects of Climate Change

Reduction in the quality and supply of water from the Sierra snowpack. If heat-trapping emissions continue

The project would not contribute or be subject to this potential secondary effect of climate change. Existing

unabated, more precipitation will fall as rain instead of snow, and the snow that does fall will melt earlier, reducing the Sierra Nevada spring snowpack by as much as 70 to 90 percent. This can lead to challenges in securing adequate water supplies. It can also lead to a potential reduction in hydropower.

Increased risk of large wildfires. If rain increases as temperatures rise, wildfires in the grasslands and chaparral ecosystems of southern California are estimated to increase by approximately 30 percent toward the end of the 21st century because more winter rain will stimulate the growth of more plant “fuel” available to burn in the fall. In contrast, a hotter, drier climate could promote up to 90 percent more northern California fires by the end of the century by drying out and increasing the flammability of forest vegetation.

Reductions in the quality and quantity of certain agricultural products. The crops and products likely to be adversely affected include wine grapes, fruit, nuts, and milk.

Exacerbation of air quality problems. If temperatures rise to the medium warming range, there could be 75 to 85 percent more days with weather conducive to ozone formation in Los Angeles and the San Joaquin Valley, relative to today’s conditions. This is more than twice the increase expected if rising temperatures remain in the lower warming range. This increase in air quality problems could result in an increase in asthma and other health-related problems.

climate change models are designed for large-scale projects and are not precise enough to accurately predict changes on a watershed level. Therefore, it would be highly speculative to quantify the impacts of climate change on water supplies on a project-level basis. Development and operation of the project would result in the need for water service, however the General Plan has anticipated development of the project site and the demand of water service for typical industrial developments. The proposed industrial development is consistent with the light industrial land use designation of the 2030 General Plan and the adopted land use designation of the Sakioka Farms Business Park Specific Plan. As a cold storage and fruit processing facility, the project would not place demands on water services above those planned for by the City of Oxnard.

The project would not contribute or be subject to this potential secondary effect of climate change. The project site is situated on an approximately 31.8-acre project site located within the 430-acre Sakioka Farms Business Park Specific Plan in Oxnard, California. The project site is an undeveloped agricultural area and is not in a forested area. The project’s incremental contribution to climate change would not result in a discernible change in global climate that would increase the risk of wildfires. The project would not contribute to or be subject to an increased risk of large wildfires; related impacts would be less than significant.

The project would not contribute or be subject to this potential secondary effect of climate change. This secondary effect relates to agricultural production. The Project is industrial in nature and would not engage in the production of agricultural products. Although the site would be converted from agricultural land for the future development of industrial uses, this is not due to the effects of climate change. Furthermore, the Project’s incremental contribution to climate change would not have a measurable impact on the reduction of quality or quantity of agricultural commodities produced in California.

The project would not contribute or be subject to this potential secondary effect of climate change. Health effects from air quality problems that would be exacerbated by an increase in temperature would more commonly occur at a local level. As discussed in Section 4.3, the project would not expose sensitive receptors to substantial pollutant concentrations. Implementation of MM J-1 through MM J-6 would help reduce GHG emissions associated with the Project.

A rise in sea levels resulting in the displacement of coastal businesses and residences. During the past century, sea levels along California's coast have risen about seven inches. If emissions continue unabated and temperatures rise into the higher anticipated warming range, sea level is expected to rise an additional 22 to 35 inches by the end of the century. Elevations of this magnitude would inundate coastal areas with saltwater, accelerate coastal erosion, threaten vital levees and inland water systems, and disrupt wetlands and natural habitats.

Increased temperature and extreme weather events. Climate change is expected to lead to increases in the frequency, intensity, and duration of extreme heat events and heat waves in California. More heat waves can exacerbate chronic disease or heat-related illness.

A decrease in the health and productivity of California's forests. Climate change can cause an increase in wildfires, an enhanced insect population, and establishment of non-native species.

The project would not contribute or be subject to this potential secondary effect of climate change. The project site is approximately 55 feet to 65 feet in elevation relative to local mean sea level. The project site is approximately 7.3 miles inland. The Project would not result in the displacement of coastal businesses and residences or be displaced due to a rise in sea levels.

The project would not contribute or be subject to this potential secondary effect of climate change. As previously discussed, the Project's incremental contribution of GHGs would not result in a discernible change in global climate. Development of the Project would not contribute to an increase in temperature or extreme weather events.

The project would not contribute or be subject to this potential secondary effect of climate change. The project site is not forested and development of the site would not contribute to a change in the health and productivity of forested land. Development and operations of the Project would not result in an increase in wildfire, nor would it enhance insect populations or establish non-native species, resulting in a decrease in the health or productivity of California's forests.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

The Specific Plan, together with other pending urban development projects in the City which, even after application of the following mitigation measures, will result in a cumulative effect on GHG emissions and continuing Basin air quality nonattainment that is considered significant and unavoidable. Accordingly, a Statement of Overriding Considerations was prepared in accordance with CEQA and included within the resolution approving the Specific Plan. However, implementation of MM J-1 through MM J-6 would help reduce GHG emissions associated with this Project, and therefore, would apply:

MM J-1: This is an adaptive management mitigation measure. The Project developer shall implement fugitive dust control measures throughout all phases of construction. The Project developer shall include in construction contracts the control measures required and recommended by the Ventura County APCD at the time of development. These measures, like all EIR mitigation measures, are binding on subsequent parties and developers. Examples of the types of measures currently required and recommended include the following:

- Minimize the area disturbed daily by clearing, grading, earthmoving, and/or excavation operations.

- Pre-grading/excavation activities shall include watering the area to be graded or excavated before the commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during these activities.
- All trucks shall be required to cover their loads as required by California Vehicle Code §23114.
- All graded and excavated material, exposed soil 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.
- Material stockpiles shall be enclosed, covered, stabilized, or otherwise treated, to prevent blowing fugitive dust off site.
- Graded and/or excavated inactive areas of the construction site shall be monitored by a City-designated monitor at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.
- Signs shall be posted on site limiting onsite traffic to 15 miles per hour or less.
- During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either off site or on site. The site superintendent/supervisor shall use his/her discretion in conjunction with the Ventura County APCD in determining when winds are excessive.
- Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.
- Personnel involved in grading operations, including contractors and subcontractors should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.

MM J-2: The Project developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project site throughout the Project construction phases. The Project developer shall include in construction contracts the control measures required and recommended by the Ventura County APCD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Maintain all construction equipment in good condition and in proper tune in accordance with manufacturer's specifications.
- Limit truck and equipment idling time to five minutes or less.

- Minimize the number of vehicles and equipment operating at the same time during the smog season (May through October).
- Use alternatively fueled construction equipment, such as compressed natural gas, liquefied natural gas, or electric, to the extent feasible.

MM J-3: This is an adaptive management mitigation measure. The Project developer shall include in construction and building management contracts one or more of the following requirements or other measures shown to be equally effective:

- Use solar or low-emission water heaters in new buildings where feasible and as in common practice in similar new construction in the Oxnard area.
- Require that commercial landscapers providing services at the common areas of Project site use electric or battery-powered equipment, or other internal combustion equipment that is either certified by the California Air Resources Board or is three years old or less at the time of use, to the extent that such equipment is reasonably available and competitively priced in Ventura County (meaning that the equipment can be easily purchased at stores in Ventura County and the cost of the equipment is not more than 20 percent greater than the cost of standard equipment).
- Provide bus stop pull-out areas, and/or shelters at locations along and within the Project site. The number and location of bus stops shall be determined in consultation with Gold Coast Transit and the City Traffic Engineer. Cumulative air quality impact fees (see Mitigation J-6) paid by the Project developer or subsequent interests may be used for some or all of these structures or as credits against the fee and/or to be funded from the fee fund consistent with the City's practice with other projects with similar transit-oriented mitigation requirements.

MM J-4: This is an adaptive management mitigation measure. A Project-wide Transportation Demand Management (TDM) program shall be prepared by a qualified consultant for review by the Development Services Director within one year of the recordation of the first Final Tract Map and implemented on a phase by phase basis thereafter. The TDM program shall incorporate best and commonly used trip-reduction incentives, programs, and practices found in TDMs of similar projects in terms of allowed uses, size, and transportation and transit service context. The TDM shall, to the maximum extent financially feasible or practical, be coordinated and consistent with Gold Coast Transit service planning, development and/or final adoption of a regional and/or Oxnard Sustainable Communities Strategy (under SB 375), and TDMs or similar efforts of surrounding businesses and organized business and commercial organizations, including but not limited to, the Camino Real Business Park; Proctor and Gamble; Riverpark (The Collections); The Esplanade; The Village; Oxnard Auto Center Dealers Associations; and the McGinnes Ranch, Northgate, and Seagate business parks. The TDM shall include an estimate of Project vehicular trips; a target reduction; a strategy and timeline to achieve the target; and one or more means of an independent sustainable funding program to administer, monitor, and routinely update the TDM program. At the discretion of the City Traffic Engineer based on applicable professional practice, documented and sustained TDM-attributable trip reductions shall be incorporated

into future Project-related traffic studies and/or analyses for purposes of calculating traffic fees and/or modifying traffic-related mitigations. The TDM may be implemented on a phase-by-phase basis.

MM J-5: This is an adaptive management mitigation measure. The Specific Plan shall include a requirement that all structures with a flat or nearly flat roof area of over 10,000 square feet shall be designed with roof systems capable of supporting equipment that generates electricity from sunlight and/or wind if economically feasible and subject to review by the Fire Department. The roof systems may be designed to service the building and/or enter into a commercially reasonable public or private utility agreement for purposes of generating energy or transmission.

MM J-6: This is an adaptive management mitigation measure. The Project developer shall contribute to a cumulative impacts mitigation “buy-down” fund managed by the City based on the Ventura County Air Pollution Control District fee schedule effective at the time a building permit is issued. The fee contribution shall be assessed and paid incrementally as individual buildings are developed. The fee is allocated based on each development’s share of ADT for the Project buildout. The ADT shall be recalculated annually by the City Traffic Engineer or upon request of the Project developer with a payment of a fee determined by the City Traffic Engineer that covers actual time and material costs to the City. The City shall consider transit and traffic demand management improvements and programs suggested by the Project developer, in excess of those otherwise required, as credits against the fee and/or to be funded from the fee fund.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

There are no mitigation measures that would apply only to future phases and/or development projects.

Conclusion

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Climate Change and GHG emissions not already evaluated and disclosed in the Specific Plan EIR. Neither new mitigation measures that were not adopted by the Project proponent, due to Project changes, changed circumstances, nor new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental evaluation related to Climate Change and GHG emissions are not required.

3.6 Cultural Resources & Tribal Cultural Resources

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because the Project would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines Section 15064.5?	Less than significant	No	No
2) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines Section 15064.5?	Less than significant with mitigation	No	No
3) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant	No	No
4) Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant with mitigation	No	No

The Specific Plan EIR determined there are no known archeological or paleontological resources (now Cultural Resources and Tribal Cultural Resources) in the Specific Plan area. The EIR did find a limited possibility that archeological and/or paleontological resources still exist under the level of disturbed soils, and that these remains could be encountered during site preparation, generally below two feet deep. The EIR provided mitigation measures to lessen impacts to these resources if they are encountered.

Setting

In February 2006, a records search was conducted for the Specific Plan area by the South Central Coastal Information Center at California State University Fullerton. The records search included a review of all

recorded archeological sites within a 0.5-mile radius of the Specific Plan area as well as a review of cultural resource reports on file. The records search revealed one archaeological site within a 0.5-mile radius of the Specific Plan area, and one isolate located within the Specific Plan area. An isolated artifact is “an artifact that has been previously displaced from its original archaeological association, that is no longer part of an archaeological site, and that has little or no archaeological significance as an object in itself.” The search also identified five additional cultural resources within a 0.5-mile radius of the Specific Plan area; however, none were identified within the Specific Plan area.

Paleo Solutions, Inc. prepared a project-specific Cultural Resources Constraints Analysis on October 2, 2020 to evaluate project impacts to cultural and archeological resources (Paleo Solutions, 2020). The findings of that report are consistent with findings stated in the Specific Plan EIR. Therefore, the findings of the Cultural Resources Constraints Analysis are used herein to support this discussion and incorporated by reference.

Impact Discussion

1) Would the project cause a substantial adverse change in the significance of an historical resource as defined in State CEQA Guidelines Section 15064.5?

The Specific Plan area has been used for agricultural cultivation for several decades and the structures that existed at the site are relatively recent in origin and not considered of historical significance. No significant impacts are expected to occur with relation to historic resources. The Paleo Solutions analysis evaluated the effects of development on the proposed project site. No previously recorded prehistoric or historic resources are located on the project site and none were observed during the walkover survey performed by Conejo Archaeological Consultants prior to grading activities on the project site in August 2020. The proposed project would not cause a substantial adverse change in the significance of an historical resource as defined in State CEQA Guidelines Section 15064.5.

While unlikely, subsurface construction activities always have the potential to damage or destroy previously undiscovered cultural resources. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. Accordingly, implementation of Specific Plan EIR MM A-1 is required to reduce potential impacts to historic resources to a less than significant level. Impacts would be less than significant with mitigation incorporated, which is consistent with the findings of the Specific Plan EIR.

2) Would the project cause a substantial adverse change in the significance of a unique archaeological resource pursuant to State CEQA Guidelines Section 15064.5?

In order to determine if known sites are recorded on the property, the following records searches were conducted: a records search was conducted as part of the Specific Plan EIR (Langdon Wilson International 2012), and a records search was conducted by staff at the South Central Coastal Information Center (SCCIC) located at the California State University, Fullerton on February 26, 2020 (Griffin 2020). To identify additional historic properties or resources, the current inventories of the National Register of Historic Places, the California Register of Historical Resources, the California

Historical Landmarks list, the California Points of Historical Interest list, and the California State Historic Resources Inventory were reviewed to determine the existence of previously documented local historical resources. The results of the records search indicated that one cultural resource has been recorded 0.4 miles northwest of the Arctic Cold Storage Project site. The records search did not identify any known resources within the Arctic Cold Storage Project area.

On March 2, 2020, FCS sent a letter to the Native American Heritage Commission (NAHC) in an effort to determine if any sacred sites are listed on its Sacred Lands File for potential development located adjacent to the Arctic Cold Storage Project site (Project Bruin, located to the east of Arctic Cold Storage). On March 3, 2020, the NAHC responded that the search failed to indicate the presence of Native American cultural resources within the immediate project site. The NAHC provided a list of Native American tribal members who may have additional knowledge of the project site. First Carbon Solutions contacted each of the tribes by mail and invited them to provide any information they may have regarding cultural resources on the Project (First Carbon 2020b). A FirstCarbon Solutions archaeologist surveyed the adjacent parcel and no historic or prehistoric sites were observed.

Given these factors, the likelihood of encountering undiscovered prehistoric archaeological resources over the course of project construction is considered moderate to low. However, there is a remote possibility that archeological resources still exist below the surface, and that these remains could be encountered during site improvements, generally below two feet in depth. The Specific Plan EIR requires periodic monitoring during construction, consistent with the City's standard conditions of approval to identify any previously unidentified archeological resources uncovered during project grading activity. Implementation of MM A-1 and MM A-2 would reduce impacts to a less than significant level, consistent with the findings of the Specific Plan EIR.

3) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

A project-related significant adverse effect could occur if grading or excavation activities associated with the project would disturb paleontological resources or geologic features. A search for paleontological resources was conducted through the Natural History Museum of Los Angeles County for the project site in March of 2006. On March 6, 2020, FirstCarbon Solutions requested the Los Angeles County Museum of Natural History conduct a records search to determine if any of the geologic formations underlying the project area held the potential to yield fossilized remains. Conclusions were consistent with the Specific Plan EIR (First Carbon 2020b).

The search determined there were no vertebrate fossil localities in the Specific Plan area, and no localities nearby are from the same or similar sedimentary units as those exposed in the Specific Plan area. The search also determined the surficial sediments at the Specific Plan area and in the surrounding area consist of younger terrestrial Quaternary Alluvium sediments of clay, which are unlikely to contain significant vertebrate fossils. Grading or shallow excavations are unlikely to uncover significant fossil vertebrate remains, but deeper excavations may encounter significant vertebrate fossils. The Specific Plan area, including the Project site, has been used for agricultural cultivation for many years, and it is

likely that any surface paleontological remains have long since been eliminated by associated activities. There are no known paleontological resources in the Specific Plan area. Nevertheless, there is a remote possibility that unsuspected paleontological resources exist below the ground surface and could be encountered during construction. While no further evaluation of this issue was recommended in the EIR, periodic monitoring during construction is required, consistent with standard City Conditions. This would ensure that project impacts would remain less than significant.

4) Would the project disturb any human remains, including those interred outside of formal cemeteries?

No human remains or cemeteries are known to exist in or near the Specific Plan area. However, there is always the possibility that subsurface construction activities associated with the Project site improvements, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains. In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. In the unlikely event human remains are discovered, implementation of Specific Plan EIR MM A-2 would reduce this potential impact to a less than significant level. These findings are consistent with the findings of the Specific Plan EIR, which found impacts to be less than significant with the implementation of mitigation.

Specific Plan EIR Cumulative Impacts

The Specific Plan EIR determined there was no evidence that the Specific Plan would cause significant environmental effects to Cultural Resources and therefore, no cumulative discussion was provided. The City certified the 2030 General Plan Program EIR which considered the possible environmental impacts of build-out to 2030, including the Specific Plan as approved. The 2030 General Plan Final Program EIR found significant and unavoidable impacts to the following resources: Air Quality and Greenhouse Gases; Agricultural Resources; Circulation, Traffic and Transportation; and Noise. All other environmental impacts were found to be less than significant with implementation of mitigating policies and programs. Development of the proposed Project does not change this finding.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

In order to reduce impacts to Cultural Resources & Tribal Cultural Resources to the extent feasible, the Specific Plan EIR imposed a number of mitigation measures. The following mitigation measure apply to this Project:

MM A-1: This is an adaptive management mitigation measure. The Project developer and/or subsequent responsible parties shall contract with a qualified archaeologist to monitor initial grading and excavation more than three feet. If any historic or prehistoric cultural resources are discovered, they will be evaluated in accordance with the procedures set forth in CEQA Section 15064.5. If the evaluation determines that such resources are either unique or significant archaeological, paleontological, or historic resources and that the Project would result in significant effects on those resources, then further mitigation would be required. In cases where the resources are unique, then avoidance, capping,

or other measures, including data recovery, would be appropriate mitigation. If the resources are not unique, then recovery, without further mitigation, would be appropriate.

MM A-2: This is an adaptive management mitigation measure. The Project developer and/or subsequent responsible parties shall contract with a Native American monitor to be present during all subsurface grading, trenching, or construction activities more than three feet on the Project site. The monitor shall provide a monthly report to the Planning Division summarizing the activities during the reporting period. If any qualifying cultural materials are encountered during this phase of project construction, construction activities on the project site shall be halted immediately, and the Project developer shall notify the City. If any find were determined to be significant by the Native American monitor, the City and the Native American monitor would meet to determine the appropriate course of action. 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. A final monitoring report(s) shall be provided to the Planning Division prior to Building Division approval of final Certificate(s) of Occupancy.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

There are no mitigation measures that would apply only to future phases and/or development projects.

Conclusions

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Cultural Resources and Tribal Cultural Resources not already evaluated and disclosed in the Specific Plan EIR. Neither new mitigation measures that were not adopted by the project proponent, due to project changes, changed circumstances, nor new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental evaluation related to Cultural Resources and Tribal Cultural Resources, including paleontological resources, are not required.

3.7 Geology & Soils

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because the Project would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist or based on other substantial evidence of a known fault?	Less than significant with mitigation	No	No
1b) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic groundshaking that cannot be addressed through compliance with standard Code requirements?	Less than significant with mitigation	No	No
2) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse that cannot be addressed through compliance with standard Code Requirements?	No impact	No	No

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because the Project would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
3) Be located on expansive soil, creating substantial risks to life or property that cannot be addressed through compliance with standard Code requirements?	Less than significant with mitigation	No	No
4) Expose people or structures to inundation by seiche or tsunami?	Less than significant	No	No
5) Rely on dredging or other maintenance activity by another agency that is not guaranteed to continue?	This impact was not analyzed in the Specific Plan EIR	No new or substantially more severe significant impacts and no new mitigation measures are required	

The potential Geology and Soils impacts associated with the proposed Specific Plan were determined to be less than significant with mitigation in the Specific Plan EIR. Implementation of required building codes, project-specific geotechnical engineering considerations, and recommended mitigation measures would reduce the potential impact to that consistent with other well-designed structures in southern California.

Setting

The Specific Plan area is situated in the eastern Transverse Range Geomorphic Province in southern California. Geologic structures in the western Transverse Ranges region were formed by folding and displacement on thrust and reverse faults accommodating the regional compressional strain from the convergence of the North American and Pacific plates along a northwest-trending segment of San Andreas Fault. This resulted in uplift, mountain formation, basin formation, and seismicity throughout the region. The Ventura Basin is a 120-mile long, deep structural trough filled with more than 58,000 feet of primarily marine sedimentary rocks during the Cretaceous through Pleistocene periods. The folding and faulting of the thick sequence of sediments in the Ventura Basin created numerous oil and gas fields throughout the region.

In the Ventura Basin, the Oxnard Plain is a broad, low-lying coastal plain bounded by the Pacific Ocean to the west, the Camarillo Hills to the east, the Santa Monica Mountains to the south, and the San Ynez, Topa Topa, and Los Padres mountains to the north. The Oxnard Plain is characterized by relatively flat topography that slopes gently seaward from alluvial fans at the base of the surrounding mountains. The Specific Plan area is mapped as being underlain in its entirety by Holocene alluvial deposits consisting of unconsolidated, poorly sorted sandy clay and clayey sand with local gravel.

The Specific Plan EIR cited a nearby geologic feasibility study prepared by GeoSoils Consultants, Inc. (dated June 21, 2005) for subsurface geotechnical information (City of Oxnard 2011b). Borings conducted for the GeoSoils study, ranging in depth from 30 to 50 feet, indicate alluvial subsurface materials consisting of interbedded clayey silt and silty clay in the upper 20 feet transitioning to fine sand and silty sand to the maximum depth drilled. These materials ranged from moderately dense or firm near the surface to dense or stiff with depth.

In order to evaluate project impacts related to geology and soils, a Geotechnical Engineering Report was prepared by Earth Systems Pacific in March 2020 (Earth Systems 2020). The report presents the results of the subsurface exploration and provides geotechnical recommendations concerning earthwork and the design and construction of foundations, floor slab, pavements, and infiltration systems for the proposed project. As part of the report, 15 test borings, and nine cone penetrometer test soundings were conducted to study soil and groundwater conditions. All the borings and the cone penetrometer tests were performed to maximum depths of 76.5 feet below existing site grades. The findings of that report are consistent with findings stated in the Specific Plan EIR. The Geotechnical Engineering Report is used herein to support this discussion and incorporated by reference.

Impact Discussion

1a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist or based on other substantial evidence of a known fault?

According to the Specific Plan EIR, the Specific Plan Area is not crossed by any Alquist-Priolo zoned faults; however, the projected traces of two segments, the Springville and Camarillo segments, of the east-west trending Simi-Santa Rosa fault cross the southern portion of the area as shown in Figure IV.F-2 of the SP EIR. These segments of the Simi-Santa Rosa fault are Alquist-Priolo zoned where they have been mapped on the surface approximately 1.4 and 3.4 miles to the north and northeast of the project site, respectively. The potential presence of these fault segments through the southern portion of the Project site results in a potentially significant impact.

Mitigation Measure F-1 of the Specific Plan EIR requires detailed design-level geotechnical investigations to be performed by qualified licensed professionals for each individual proposed project/phase of the Specific Plan. Additionally, proper design following industry standards, State, and City building codes for Seismic Zone 4 would reduce potential impacts related to strong seismic ground shaking to a less than

significant level. The design-level investigations for the proposed project are included in the Geotechnical Engineering Report (Earth Systems 2020), which includes recommendations for design and construction. Implementation of such recommendations would reduce impacts to a less than significant level. Impacts resulting from the proposed project would be consistent with the findings of the Specific Plan EIR, which were found to be less than significant with mitigation incorporated.

1b) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic groundshaking that cannot be addressed through compliance with standard Code requirements?

The Specific Plan area is located in the seismically active southern California region and will likely be subject to strong ground shaking associated with earthquakes on the San Andreas and Transverse Ranges fault systems; however, according to the Earth Systems report, the Specific Plan area is not in an Alquist-Priolo Earthquake Fault Zone based on a review of State Fault Hazard maps. Since periodic earthquakes accompanied by surface displacement can be expected in the Specific Plan area through the lifetime of the Specific Plan, the effects of strong groundshaking and fault rupture are of primary concern to the safety of project facilities and to the people who may occupy businesses and residences that are part of the Specific Plan area.

The Specific Plan EIR found that the 430-acre business park site could address strong seismic groundshaking through compliance with standard code requirements which would reduce substantial risks to life or property to less than significant. The proposed Project would be compliant with all code requirements and would utilize the project-specific geotechnical engineering guidance. Impacts would be less than significant, which are consistent with the findings of the Specific Plan EIR.

2) Would the project be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse that cannot be addressed through compliance with standard Code requirements?

The response to this question is incorporated in the response to the next question.

3) Would the project be located on expansive soil, creating substantial risks to life or property that cannot be addressed through compliance with standard Code requirements?

The Specific Plan EIR found that the 430-acre business park site was not located on soil that is unstable or that would become unstable as a result of the project and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse that cannot be addressed through compliance with standard code requirements and therefore there would be no impact. According to a search conducted through the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), the site consists of Camarillo sandy loam, Camarillo loam, and Pacheco silty clay loam (USDA 2020). While the project specific Geotechnical Engineering Report determined that the project site is subject to liquefaction, implementation of the recommendations within the report would reduce impacts to a less than significant level. The Specific Plan EIR indicates that Camarillo soils have low expansion potential, and Pacheco soils have moderate expansion potential. The Sakioka Farms

Business Park Specific Plan EIR determined that impacts would be less than significant for the 430-acre Sakioka Farms Specific Plan area as the site is not located on expansive soil, creating substantial risks to life or property that cannot be addressed through compliance with standard code requirements. In addition, the Specific Plan EIR determined that compliance with City and State building codes would minimize project-specific potential impacts resulting from expansive soil. No mitigation was proposed.

According to the Specific Plan EIR, the Specific Plan Area is located in an area mapped as potentially liquefiable on CGS Seismic Hazard Maps. In the event of strong groundshaking, liquefaction could occur, resulting in damage to business park structures. However, the Specific Plan EIR found that proper design following industry standards, including required detailed geotechnical surveys for proposed development and City and State Building codes for Seismic Zone 4, would reduce the potential impact related to exposing people or structures to hazards related to liquefaction to a less than significant level. The findings of the project-specific Geotechnical Engineering Report anticipated seismic induced settlement, liquefaction potential, and presence of relatively high compressibility of clay soils and provides geotechnical engineering guidance for development of the site. The proposed Project would be compliant with all code requirements and would utilize the project-specific geotechnical engineering guidance. Impacts would be less than significant, which are consistent with the findings of the Specific Plan EIR.

4) Would the project expose people or structures to inundation by seiche or tsunami?

The Specific Plan area is located approximately six miles from the coast and is not located near a body of water. Therefore, the Specific Plan EIR found the potential for the Specific Plan area to be affected by a seiche or tsunami is remote, and impacts are less than significant. The development of the proposed cold storage and fruit processing facility does not change these conditions.

Specific Plan EIR Cumulative Impacts

Geotechnical hazards are generally site-specific and there is little, if any, cumulative relationship between development of the Specific Plan and related projects. As such, the Specific Plan EIR found that build-out of the Specific Plan, along with related projects, was not anticipated to cumulatively expose people or structures to such geologic hazards as landslides and/or unstable soils, or to increase the potential for soil erosion or the loss of topsoil. Any site-specific issues would be addressed on a project-specific basis consistent with the recommendations outlined in the Specific Plan EIR Geology and Soils section. Therefore, any potential cumulative geological impacts would be reduced to less than significant levels. The development of the proposed cold storage and fruit processing facility does not change this finding.

Impacts not Explicitly Analyzed in the Specific Plan EIR

In May 2017, the City adopted an updated CEQA Checklist to include threshold question number five. Because the City's CEQA checklist was implemented after the adoption of the Specific Plan, impacts

related to dredging or other maintenance activity by another agency on the project site were not explicitly discussed in the Specific Plan EIR.

5) Would the project rely on dredging or other maintenance activity by another agency that is not guaranteed to continue?

The Specific Plan area is located approximately six miles from the coast and has historically been used for agriculture. The Specific Plan area does not require dredging or other maintenance activity by another agency. Therefore, there would be no impact to geology or soils related to dredging.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

In order to reduce impacts to Geology and Soils to the extent feasible, the Specific Plan EIR imposed a number of mitigation measures. The following mitigation measure would apply to this Project:

Construction Impacts

Impacts associated with Geology and Soils during construction of the Specific Plan area were determined to be less than significant and no mitigation measures are required.

Operational Impacts

The following mitigation measure is required to reduce the potential impacts to project structures and facilities and the public from seismic events occurring on the regional southern California faults.

MM F-1: This is an adaptive management mitigation measure. *Conduct Geotechnical Investigations and Adhere to Recommendations:* Detailed design-level geotechnical investigations shall be performed by qualified licensed professionals for each project proposed during various phases of Specific Plan implementation. These geotechnical investigations shall include, but not be limited to:

- Identification of unsuitable soils including expansive, corrosive, and collapsible soils
- Identification of presence and extent of liquefiable soils
- Calculation of site-specific seismic design criteria
- A fault evaluation study to confirm the presence or absence of the Springville and Camarillo segments of the Simi-Santa Rosa fault across the southern half of the Specific Plan site

Recommendations shall be provided in these reports for design of project structures and facilities and for mitigation of any unsuitable conditions encountered. These reports shall be provided to the City and other reviewing agencies for review. These recommendations shall be implemented, as deemed appropriate by the City and the Applicant's engineering design consultant.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

There are no mitigation measures that would apply only to future phases and/or development projects.

Conclusions

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Geology and Soils not already evaluated and disclosed in the Specific Plan EIR. Neither new mitigation measures that were not adopted by the project proponent, due to project changes, changed circumstances, nor new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental evaluation related to Geology and Soils are not required.

3.8 Hazards & Hazardous Materials

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials that cannot be addressed through compliance with standard regulatory requirements?	Less than significant with mitigation	No	No
2) Create a substantial hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment?	Less than significant with mitigation	No	No
3) Emit hazardous substances or involve handling hazardous or acutely hazardous substances or waste within one-quarter mile of an existing or proposed school, in quantities or a manner that would create a substantial hazard?	No impact	No	No
4) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a substantial hazard to the public or environment?	Less than significant with mitigation	No	No
5) Impair implementation of or physically interfere with an adopted emergency plan or emergency evacuation?	This impact was not analyzed in the Specific Plan	No new or substantially more severe significant impacts and no new mitigation measures are required	No

EIR

The Hazards and Hazardous Materials section of the Specific Plan EIR was based largely on the Phase I Environmental Site Assessment, *Report of Phase I Environmental Site Assessment, Sakioka Farms 427-acre Agricultural Site (APNs 216-0-030-065, 075, 085, and 105) City of Oxnard, County of Ventura, State of California*, which is Appendix F to the Specific Plan Draft EIR and is available for review at the County Development Department. The Specific Plan EIR requires project-level analysis for potential hazards and hazardous materials impacts from future development in the Specific Plan area. The project-level analysis for the proposed cold storage and fruit processing facility did not identify any new or more severe significant impacts as compared to those outlined in the Specific Plan EIR, and implementation of the mitigation measures set forth in the Specific Plan EIR would reduce all impacts to a less than significant level.

Setting

The Specific Plan area encompasses approximately 430 acres of farmland south of US 101, east of Rice Avenue, west of Del Norte Boulevard, and north of the Procter and Gamble site. The site has historically been used as farmland, and at the time the Specific Plan was adopted, it was vacant except for scattered farm-related structures (garages, sheds, trailers, etc.) clustered around the site. In 2002, RBF Consulting reviewed available historical aerial photographs dated 1938 through 1994 for the Specific Plan area and those immediately adjacent to assist in the identification of development activities that have historically occurred on site. Agricultural uses on the Specific Plan area date back to 1938.

Asbestos-containing materials are building materials containing more than one percent asbestos. If inhaled, asbestos fibers can result in serious health problems. Although some structures are located within the boundaries of the Specific Plan area, the structures are of wood frame construction with no insulation, tile flooring, or friable materials. There are no structures located on the Arctic Cold Storage project site. Therefore, the potential for asbestos-containing materials to be found on site is unlikely.

It is estimated that over 80 percent of housing built before 1978 contains some lead-based paint. In poor conditions lead-based paints can create a potential health hazard for building occupants. Based upon the year the existing structures present on the Specific Plan area were built, there is potential for lead-based paints to be found on site.

The Specific Plan EIR included mitigation for potential hazards and hazardous materials impacts from future development in the Plan Area by requiring project-level analysis to be conducted. The following discussion evaluates the project impacts related to hazardous materials.

Impact Discussion

1) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials that cannot be addressed through compliance with standard regulatory requirements?

The response to this question is incorporated within the response to the next question.

2) Would the project create a substantial hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment?

During construction or demolition activities, an accidental release or upset of the contents of many of the storage containers described in the Specific Plan EIR would cause a significant impact. All miscellaneous vehicles, maintenance equipment and materials, construction/irrigation materials, miscellaneous stockpiled debris, dumpsters, pesticide application equipment, aboveground storage tanks, 55-gallon drums, and 5-gallon buckets would be removed offsite and properly disposed as described in MM G-1. Visual inspection of all storage structures would be performed, and if hazardous materials were encountered, they would be tested and properly disposed of pursuant to State and federal regulations and as required by Mitigation Measure G-2.

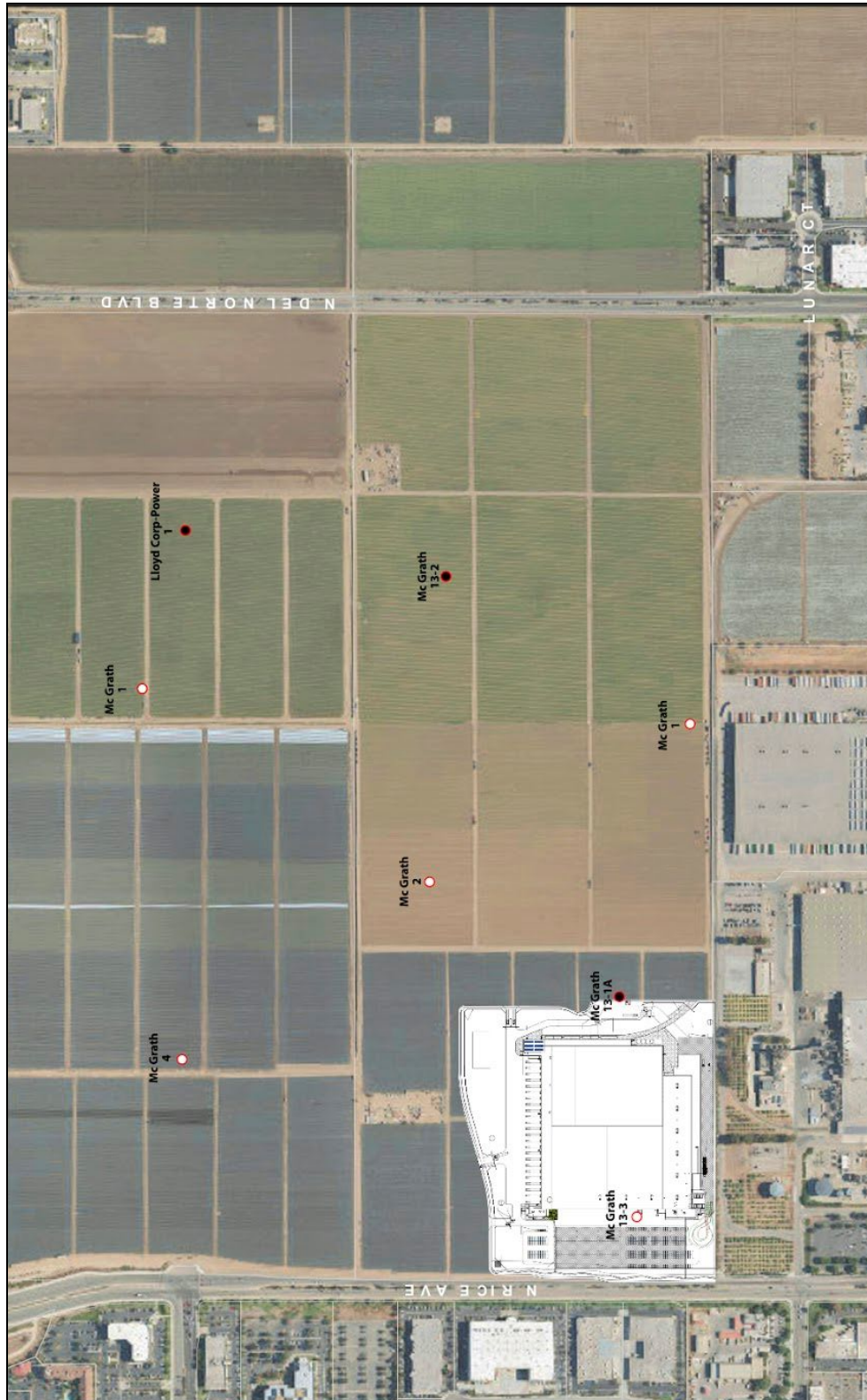
While numerous areas throughout the Specific Plan area have evidence of surficial staining, most of this staining is found on concrete, and thus potential for subsurface staining is reduced. According to the Specific Plan EIR, surficial soil staining appears to be minor and associated with regular maintenance of farm equipment, and therefore is not considered a recognized environmental concern. However, due to visible evidence of dark surface soil staining from oil/petroleum products in Planning Area 5, any soil impacted by the site improvements would be excavated to determine the exact vertical extent of the contamination. If during soil removal, staining appears to continue below the ground surface, sampling would be performed to identify the extent of contamination and appropriate remedial measures, as required by Mitigation Measure G-3. The proposed Project would be in Area 5 of the Specific Plan area.

The project site region has a history of known oil and gas exploration and production. Per the California Department of Conservation, Geologic Energy Management Division (CalGEM), two former oil wells are located on the project site (McGrath 13 1A, API: 0411102460, and McGrath 13 3, API: 0411101289). The McGrath 13 1A well is located in a planned open area approximately 15 feet to the west of the proposed building, and the McGrath 13 3 well is located in a planned open area approximately 100 feet to the east of the proposed building. Both of the wells are not planned to be built over or have access impeded. Both of the wells do not have an adequate freshwater plug or surface plug (ie., the wells have been plugged many years ago, so the plugs are not consistent with current standards). Since the wells have been plugged, any possible leaks from the wells are not reasonably foreseeable. Per CalGEM, there is no guarantee that an abandoned well will not start leaking in the future. Thus, CalGEM recommends that all current and future property owners are notified of the presence of the wells on the property with a



document recorded in the County Recorder's Office. Additionally, CalGEM recommends that all solid containing hydrocarbons be disposed of in accordance with local, state and federal laws, and that the appropriate authorities are alerted to soils containing significant amounts of hydrocarbons discovered during construction. The project will be subject to conditions of approval to require that development does not impede access to the two on-site wells, property owners are notified of the wells via a recorded notice, and the appropriate authorities are alerted of soils discovered with significant levels or hydrocarbons and that those soils are disposed of in accordance with all applicable laws.

Figure 13. Location of Oil & Gas Wells



The project includes the development of a cold storage and fruit processing facility that would use materials generally found in industrial and agricultural buildings (e.g., for fruit washing, cleaning, refrigeration). The project includes the use of ammonia in a closed loop system for the refrigeration facilities associated with the fruit processing operations. The use and storage of typical quantities of ammonia is generally not a hazardous condition; however, the project includes the use and storage of a substantial (atypical) amount of ammonia which is considered a hazardous material. Specifically, the project is anticipated to use up to 37,000 pounds of ammonia. Federal, state and local regulations provide controls for projects which use substantial amounts of hazardous materials, including ammonia. Per existing regulations, the California Office of Emergency Services (OES) and the City of Oxnard Fire Department (Fire), including the Certified Unified Program Agency (CUPA), have regulatory authority over projects which include hazardous materials. The project has been preliminarily reviewed by the Fire Department for consistency with CUPA requirements, and the applicant team has confirmed that the refrigeration and cooling system shall be designed to be consistent with federal, state and local regulations, and the system shall not have a substantial risk of an upset as defined by the criteria described in the 2017 City of Oxnard CEQA Guidelines (Section 8, Hazards and Hazardous Materials). As part of project implementation, the applicant team is to prepare a draft Facility Hazard Assessment as required by the California Accidental Release Program (CalARP). The draft Facility Hazard Assessment shall be submitted for review and preliminary approval by the Fire Chief prior to Building Plans approval. Prior to a Certificate of Occupancy being issued for the building, a Final Facility Hazard Assessment shall be submitted for review and approval by both the Fire Chief and the California Office of Emergency Services. As the project must be compliant with all regulatory requirements for the use and storage of hazardous materials, and as the project would be required to be designed consistent with the project analyzed in the Facility Hazard Assessment, the project will have less than significant impact to the public or environment due to hazardous materials that cannot be addressed through compliance with standard regulatory requirements. Consequently, impacts to the public or the environment associated with the routine transport, use or disposal of hazardous materials and / or associated with reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment would be less than significant, which are consistent with the findings of the Specific Plan EIR.

The proposed Project would comply with the requirements of all applicable regulatory codes, and the Project would implement MM G-1, G-2, and G-3 from the Specific Plan EIR. With the implementation of mitigation, impacts resulting from the proposed Project would be less than significant. These findings are consistent with the findings of the Specific Plan EIR, which found impacts to be less than significant with mitigation incorporated.

4) Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a substantial hazard to the public or environment?

According to the DTSC Envirostor website, there are no hazardous materials sites on or near the project site. However, there is one leaking underground storage tank (LUST) cleanup site that has been closed as of 2002 at 527 Rice Avenue, approximately 0.30 mile southwest of the project site (DTSC 2020). Thus, the project would not create a substantial hazard to the public or environment as a result of a LUST near the project site. The Specific Plan EIR found that this impact would be less than significant with the implementation of MM G-3, MM G-5, MM G-6, and MM G-7.

In addition, due to the volume of vehicles traveling on US 101 for approximately the last 50 years, potential exists for lead contamination to be present in exposed soils on the northern boundary of the Specific Plan area that could be released into the air during construction activities. Areas of exposed soil 5 feet from the California Department of Transportation right-of-way along US 101 that will be disturbed during any excavation/grading activities would be sampled and tested for lead, and appropriate remediation measures if needed, would be recommended, as required by MM G-4. The proposed Project would not impact Planning Areas 1 or 7, which are those adjacent to US 101. Therefore, MM G-4 would not apply to this Project.

Since the Specific Plan area has been used for agricultural purposes for several decades, several pesticides that are now banned may have been used throughout the site. While there is no requirement that agricultural soil be tested prior to development, the historical use of agricultural pesticides on the site may have resulted in residue of certain, persistent in-soil concentrations that may present a hazard to human health and/or the environment according to established State and federal regulatory levels. Therefore, the Specific Plan EIR requires soil sampling throughout the Specific Plan area. In September 2020, soils near the Arctic Cold Storage site were sampled for hazardous wastes (Padre Technical Memorandum, October 6, 2020). The soil tests report identifies a few locations with hazardous materials, and recommends further soils sampling to determine the maximum extent of contamination. The sampling would determine if pesticide concentrations exceed established regulatory requirements and would identify proper handling procedures that may be required as described in MM G-5.

The proposed Project would implement MM G-3, MM G-5, and MM G-6 and impacts associated with the 31.8-acre project site would be consistent with the findings of the Specific Plan EIR, which were determined to be less than significant with the implementation of mitigation.

Specific Plan EIR Cumulative Impacts

Development of the Specific Plan in combination with the related projects has the potential to increase the use, storage, transport, and/or accidental release of hazardous materials during construction and operation. However, impacts with respect to hazards and hazardous materials are generally site specific. With respect to related projects, each project would require evaluation for potential threats to public safety, including those associated with routine transport, use, or disposal of hazardous materials; upset

and accident conditions involving the release of hazardous materials into the environment; hazardous emissions in proximity to an existing or proposed school; hazardous materials site listing; and interference with an adopted emergency response or evacuation plan. Because hazardous materials and risk of upset conditions are largely site-specific, this would occur for each individual project affected, in conjunction with the development proposals on these properties. Further, local municipalities are required to follow local, state, and federal laws regarding hazardous materials and other hazards. Therefore, with compliance with local, state, and federal laws pertaining to Hazards and Hazardous Materials, cumulative impacts would be less than significant. The proposed Project does not change this finding.

Impacts not Explicitly Analyzed in the Specific Plan EIR

The Specific Plan EIR did not specifically evaluate whether the project would emit hazardous substances or involve handling hazardous or acutely hazardous substances or waste within 0.25 mile of an existing or proposed school, in quantities or a manner that would create a substantial hazard (question number three). In May 2017, the City adopted an updated CEQA Checklist to include threshold question number five. Because the City's CEQA Consistency Evaluation was implemented after the adoption of the Specific Plan, impacts related to impairing implementation of or physically interfering with an adopted emergency plan or emergency evacuation (question five) were not explicitly discussed in the Specific Plan EIR. The Specific Plan did state each project would be required to be evaluated for potential interference with an adopted emergency response or evacuation plan.

3) Would the project emit hazardous substances or involve handling hazardous or acutely hazardous substances or waste within one-quarter mile of an existing or proposed school, in quantities or a manner that would create a substantial hazard?

The Specific Plan EIR did not specifically evaluate whether potentially hazardous materials could be used or stored near schools during the short-term construction of projects in the Plan Area, or during the long-term operation of commercial, institutional or industrial businesses, or residences. The Specific Plan EIR states that all subsequent development is subject to various federal, State, and local reviews and regulations related to hazardous wastes. The ITT Technical Institute Oxnard Campus is located approximately 0.47 mile (2,500 feet) northwest of the project site at 2051 Solar Drive No. 150. Rio Rosales Elementary School is at 1001 Kohala Street, Oxnard, CA, approximately 0.53 mile (2,800 feet) from the project site. The proposed project would not emit hazardous substances or involve the handling of hazardous or acutely hazardous substances within 0.25 mile of a school in quantities that would create a substantial hazard. Thus, The project would have no impact related to hazardous materials located within one quarter mile of an existing or proposed school. Therefore, there would not be new or more severe impacts compared to the impacts analyzed in the Specific Plan EIR.

5) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The Specific Plan EIR did not specifically evaluate whether development on-site would impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed project would not involve any other activities during its operational phase that could impede public access or travel upon public rights-of-way nor would interfere with an emergency response or evacuation plan. No additional impact would result from project implementation.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

In order to reduce impacts to Hazards and Hazardous Materials to the extent feasible, the Specific Plan EIR imposed a number of mitigation measures. The following mitigation measure would apply to this Project:

MM G-1: All miscellaneous vehicles, maintenance equipment and materials, construction/irrigation materials, miscellaneous stockpiled debris, dumpsters, pesticide application equipment, ASTs, 55-gallon drums, and 5-gallon buckets should be removed and properly disposed off site consistent with the phased development described in the Specific Plan. Once removed, a visual inspection of the areas beneath the removed materials should be performed. Any stained soils observed underneath the removed materials should be sampled. Results of the sampling would indicate the level of remediation efforts that may be required.

MM G-2: A visual inspection of all storage structures shall be performed prior to demolition activities. In the event that hazardous materials are encountered, the materials shall be tested and properly disposed of pursuant to local, State and federal regulations.

MM G-3: Due to visible evidence of dark surface soil staining of oil/petroleum products located within Area 5, soil shall be excavated to determine the exact vertical extent of the contamination. If during soil removal, staining appears to continue below the ground surface, sampling shall be performed to identify the extent of contamination and appropriate remedial measures shall be taken.

MM G-5: *This is an adaptive management mitigation measure.* Soil sampling shall occur throughout the Project site concurrent with phased development, including the pesticide mixing areas within Areas 1 and 3. The sampling will determine if pesticide concentrations exceed established regulatory requirements and will identify proper handling procedures that may be required.

MM G-6: Padre Associates findings regarding residual soil contamination associated with the historical operation of oil/gas extraction wells should be reviewed and appropriate remedial recommendations (if any) should be administered. In addition to recommendations provided by Padre Associates, the CalGEM well abandonment procedures shall be followed and formal verification of closure be sent to CalGEM³.

³ CalGEM was formerly the California Department of Oil, Gas, and Geothermal Resources (DOGGR).

MM G-8: *This is an adaptive management mitigation measure.* Consistent with the Airport Comprehensive Land Use Plan for Ventura County and the Specific Plan, commercial/industrial development is permitted within the Extended Traffic Pattern Zone subject to aviation easements and appropriate recorded disclosures.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

The following Specific Plan EIR mitigation measure reduces the impact associated with the impacts to Hazards and Hazardous Materials; however, these mitigation measures do not apply to the Arctic Cold Storage Project (the project does not include soils disturbance near the Rice Avenue/US 101 interchange, and there are no structures on the project site):

MM G-4: Areas of exposed soil five feet from the expanded California Department of Transportation right-of-way along US 101 after completion of the Rice Avenue/US 101 interchange reconstruction, which will be disturbed during any excavation/grading activities, shall be sampled and tested for lead. In the unlikely event that unacceptable levels of lead materials are encountered, the materials shall be disposed of pursuant to State and federal regulations.

MM G-7: A qualified lead-paint abatement consultant shall be employed to comply with applicable state and federal rules and regulations governing lead paint abatement if any remaining structures are suspected of containing lead-based paint.

Conclusion

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Hazards and Hazardous Materials not already evaluated and disclosed in the Specific Plan EIR. Neither new mitigation measures that were not adopted by the project proponent, due to project changes, changed circumstances, nor new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental evaluation related to Hazards and Hazardous Materials are not required.

3.9 Hydrology & Water Quality

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Cause any violation of any adopted water quality standards or waste discharge or treatment requirements?	Less than significant	No	No
2) Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g, the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	Less than significant	No	No
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in onsite or offsite flooding or exceed the capacity of existing or planned stormwater drainage systems?	Less than significant	No	No
4) Place new structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Less than significant	No	No
5) Impede or redirect flood flows such that it would increase onsite	Less than significant	No	No

or offsite flood potential?

6) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a dam or levee?	Less than significant	No	No
7) Be exposed to a substantial risk related to inundation by seiche, tsunami, or mudflow?	Less than significant	No	No

The analysis of Hydrology and Water Quality in the Specific Plan EIR was based on the Conceptual Hydrology Drainage Study Report for Sakioka Farms, Between Rice Avenue, Del Norte Avenue, and the US 101 Freeway, Oxnard, California (RBF Consulting 2008). The Specific Plan EIR determined that implementation of Specific Plan projects would not result in any significant project-level or cumulative impacts related to Hydrology and Water Quality, and no mitigation measures were required.

Setting

Regionally, the Specific Plan area is located in the Santa Clara-Calleguas hydrological unit, one of the two major hydrological units in Ventura County. Oxnard lies almost entirely within the Oxnard Plain Basin and Oxnard Forebay Basin, with small portions in the Mound Basin south of the Santa Clara River and in the North La Posas Basin in the northeast. The Oxnard Plain Basin has approximately 7,800,000 acre-feet of groundwater storage capacity and is mostly confined (covered by an impermeable clay layer). The confined nature of the basin means that rain water or surface water cannot penetrate the surface of the ground and replenish or recharge the underlying basin. Soil on top of the clay layer will absorb rain and runoff to some extent, depending on its makeup and depth. Recharge must take place at the margins of the basin, where the clay cap is absent.

The Specific Plan area is relatively flat, and drains generally from the northwest to the southeast at a slope of approximately 0.25 percent. Drainage is collected by two unlined earthen channels that traverse the site from west to east. These channels join an unlined earthen channel that runs through the site from north to south. This channel conveys the existing flows from the site as well as existing offsite flow to an existing concrete lined trapezoidal channel (Sturgis Road Drain) near the southeast corner of the Specific Plan area.

The following project-level impact analysis is based on the findings of the project-specific report Hydrologic and Hydraulic Drainage and Post Construction Stormwater Quality Report (Drainage Report) for Arctic Cold Storage (Delane Engineering, April 2020).

Impact Discussion

Since the proposed Project would include grading of more than one acre, the Project would require a Construction Stormwater General Permit (General Permit) from the State Water Resources Control

Board prior to the start of construction. The National Pollutant Discharge Elimination System (NPDES) requires that a Notice of Intent be filed with the State Water Resources Control Board. By filing a Notice of Intent, the project developer agrees to the conditions outlined in the General Permit. One of the conditions of the General Permit is the development and the implementation of a Stormwater Pollution Prevention Permit, which identifies what structural and nonstructural best management practices (BMP) will be implemented, such as sandbag barriers, temporary desilting basins near inlets, gravel driveways, dust controls, employee training, and general good housekeeping practices. With implementation of the applicable grading and building permit requirements and the application of BMPs specifically designed to minimize construction-related water quality impacts, the construction of the proposed project would not violate any water quality standards or waste discharge requirements. Therefore, construction-related impacts would be less than significant.

1) Would the project cause a violation of any adopted water quality standards or waste discharge or treatment requirements?

The City of Oxnard requires all new development in the city to incorporate stormwater quality control measures into the proposed improvement plans as part of the Ventura Countywide Stormwater Quality Urban Impact Mitigation Management Plan (SQUIMP), NPDES Permit No. CAS004002, Order 2010-0108 for projects deemed complete prior to October 11, 2011. The Sakioka Farm Specific Plan is “grandfathered” under the old permit because the project application was completed prior to the 2011 rule update. BMP devices for the proposed Project site improvements would be designed per the Ventura County Technical Guidance Manual (TGM), July 2002 (Ventura County 2002). The Stormwater Quality Design Flow is defined as 10 percent of the 50 year storm event, and the Stormwater Quality Design Volume is defined as the volume necessary to capture and treat 80 percent or more of the average annual runoff volume from the site at the design drawdown period.

The overall design concept was established to allow water to be treated through treatment train methods. The “treatment train” allows for improved levels of pollutant removals by providing more than one method of removing pollutants and providing them in successive order. Providing more than one treatment method to treat runoff ensures that pollutants are captured with a higher success rate. The treatment train process begins with routine maintenance on the grounds. Each Parcel or Tract within the Specific Plan shall pretreat the runoff with a mechanical device or equal passive treatment and detain in onsite detention basins before allowing runoff to enter the backbone Public storm drain system. The backbone Storm Drain system would discharge into the Regional Detention Basin before leaving the site via the existing lined channel at the southeast corner of the site. The Project would comply with the SQUIMP. Therefore, water quality impacts would be consistent with those analyzed in the Specific Plan EIR and no further technical studies or environmental documentation is required.

2) Would the project substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

As stated in the Specific Plan EIR, development of the business park would create a substantial increase in impervious surfaces, thus decreasing the potential for on-site soil infiltration for rainfall.

Bio-infiltration, infiltration, detention filtration devices, and other BMPs would be used to treat polluted stormwater and reduce stormwater flows. These BMPs would also have the added benefit of allowing stormwater to infiltrate into the ground thus helping groundwater recharge. Therefore, the Sakioka Farms Business Park would not directly impact groundwater and potential impacts would be less than significant.

The proposed Project includes a detention basin and Low Impact Development (LID) incorporated into its design. This would reduce impacts to groundwater. The proposed Project would result in the need for water service; however, the General Plan has anticipated development of the subject site and the demand of water service for typical industrial developments and is consistent with the anticipated uses and findings of the Specific Plan EIR, which were found to be less than significant.

3) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in on- or off- site flooding or exceed the capacity of existing or planned stormwater drainage systems?

The Specific Plan EIR found that flows from the site would not exceed current runoff amounts and therefore, would not increase off-site flows and erosion potential and that no streams or other natural water courses exist on-site. The Specific Plan EIR found that development on the site would have a less than significant impact with regards to drainage patterns.

The Project would generate pollutants or contaminants during construction that could be transported into local waterways. As discussed above, the City of Oxnard requires all new development within the City to incorporate stormwater quality control measures into the proposed improvement plans as part of the Ventura Countywide Stormwater Quality Urban Impact Mitigation Management Plan, NPDES Permit No. CAS004002, Order 2010-0108 for projects deemed complete prior to October 11, 2011. The Project will meet the NPDES requirements consistent with the 2002 Technical Guidance Manual through the implementation of a detention basin located at the southeast corner of the Arctic Cold Storage project site where all drainage confluences.

According to the Hydrologic and Hydraulic Drainage Report, the design of the site for this project is based on the VCWPD Design Hydrology Manual and Ventura County's Technical Guidance Manual for Stormwater Quality Control Measures (July 2002). As mentioned in the Preliminary Stormwater Quality Management Plan (SWQMP), the Project would implement Low Impact Development (LID) for its site design and stormwater management. The Project proposes several locations for treatment areas through landscape planters that have been designed for Hydrodynamic Devices, and Catch Basin Inserts.

In addition, the Project has been designed to include water quality measures and flood control requirements and includes a detention basin at the southeast corner of the Project site.

Based on existing topography, the Project would maintain the existing drainage patterns to convey stormwater from the northwest corner to the south end of the site. By implementing BMPs throughout the site, the Project stormwater management would mimic the natural hydrology of the site by retaining rainfall on-site to the maximum extent practicable. The Project would use slopes at a minimum of 1 percent for pervious and impervious areas to limit the increase of time of concentration.

With the implementation of BMPs and the use of stormwater drainage improvements on-site, impacts related to flooding and drainage would be less than significant, consistent with the findings of the Specific Plan EIR.

4) Would the project place new structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

According to the Federal Emergency Management Agency, the Project is located within Flood Zone X, an area of minimal flood hazard (Federal Emergency Management Agency 2020). The Specific Plan EIR found impacts to flood hazards from development in flood zones to be less than significant, with no mitigation required. The proposed Project does not change this finding.

5) Would the project impede or redirect flood flows such that it would increase on- or off-site flood potential?

The response to this question is incorporated within the response to question three above.

6) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

According to the Specific Plan EIR, several dams are located at least 35 miles to the east and northeast of the City of Oxnard within Ventura and Los Angeles Counties. These include the Santa Felicia Dam at Lake Piru, the Castaic Lake Dam and the Pyramid Lake Dam. The major threat to Oxnard is upstream along the Santa Clara River corridor. Although the potential for a dam failure is considered low, should one or more of these dams fail, the entire City of Oxnard (including the Specific Plan area) is in the Dam Inundation Zone, also called Dam Failure Hazard Area. Damage to the City could be in the form of a wall of fast-moving water, mud, and debris. Although the Specific Plan area is in the Dam Inundation Zone, the potential for dam failure is considered extremely low. Impacts related to dam or levee failure are considered less than significant. The proposed Project does not change this finding.

7) Would the project be exposed to a substantial risk related to inundation by seiche, tsunami, or mudflow?

No impacts were determined from other flood hazards, including tsunami, seiche, or mudflow. The project site is located within the Sakioka Farm Specific Plan area and development would occur in the same area that was analyzed in the Specific Plan EIR. No new or more severe impacts would result from

the project compared to those identified in the Specific Plan EIR. Therefore, impacts would be less than significant, which is consistent with the findings of the Specific Plan EIR.

Specific Plan EIR Cumulative Impacts

Development of the Specific Plan, in combination with related projects in Oxnard, would result in further development or redevelopment in an already urbanized area. Little additional cumulative runoff would be expected since this part of the city is mostly developed with impervious surfaces. Therefore, cumulative impacts to the existing or planned stormwater drainage system would be less than significant. In addition, development of individual projects within the Specific Plan area would be subject to development and construction standards that are designed to ensure water quality and hydrological conditions are not adversely affected. All projects would be required to implement BMPs and those that disturb more than one acre would be required to conform to the existing NPDES water quality program. Therefore, cumulative water quality impacts would be less than significant. The proposed Project does not change this finding.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

With implementation of all local, State and federal rules and regulations, impacts on hydrology and water quality would be less than significant. No mitigation measures are required.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

There are no mitigation measures that would apply only to future phases and/or development projects.

Conclusions

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Hydrology and Water Quality not already evaluated and disclosed in the Specific Plan EIR. No new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental documentation related to Hydrology and Water Quality are not required.

3.10 Land Use & Planning

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Conflict with an applicable land use plan, policy or regulation of the City or other agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating a significant environmental effect?	Less than significant	No	No
2) Involve land uses that are not allowed under an applicable airport land use compatibility plan?	This impact was not analyzed in the Specific Plan EIR	No new or substantially more severe significant impacts and no new mitigation measures are required	No
3) Conflict with an applicable habitat conservation plan or natural community conservation plan?	Less than significant	No	No
4) Physically divide an established community?	Less than significant	No	No

The potential Land Use impacts associated with the proposed Specific Plan were determined to be less than significant in the Specific Plan EIR. Therefore, no mitigation measures are required or recommended.

Setting

The City of Oxnard 2030 General Plan designates land uses for the Specific Plan site as Business & Research Park (BRP) and Light Industrial and requires the Specific Plan for development. The site has corresponding BRP and M-1 zone classifications. The Specific Plan area is bordered on the north by US 101, on the south by industrial uses, on the east by the Camino Real Business Park Specific Plan, and on the west by Rice Avenue. There are no existing residences located on or adjacent to the Specific Plan site.

Impact Discussion

1) Would the project conflict with an applicable land use plan, policy or regulation of the City or other agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating a significant environmental effect?

The Specific Plan EIR found impacts resulting from conflicts with applicable land use plans, policy or regulation to be less than significant. The Specific Plan identifies five primary land uses in the land use plan: business research, office, industrial, commercial, and optional residential and is included in the Oxnard 2030 General Plan. The project site has General Plan designations of Business and Research Park and Light Industrial. The Oxnard 2030 General Plan considers the potential development of the site with up to 8,500,000 sf of business park and light industrial uses. The proposed 576,000 sf cold storage and fruit processing facility (light industrial building) is consistent with the land use policies set forth in the Sakioka Farms Business Park Specific Plan. The proposed Project has been designed pursuant to the development guidelines established by the Sakioka Farms Specific Plan and would be consistent with the 2030 General Plan as shown in Table 11. A policy's application to a project is identified as being either a Level I, II or III, with a Level I policy having "Direct Applicability to a Proposed Policy, Project or Program," with a Level II policy having "Related or Indirect Applicability to the Proposed Policy, Project, or Program," and with a Level III policy having "No or Distance Applicability to the Proposed Policy, Project, or Program. All policies not listed are designated as Level III." Because the project implements the Sakioka Farms Specific Plan, and is consistent with the applicable land use regulations, it would have no new or more severe impacts than those identified in the Specific Plan EIR. Impacts would be less than significant.

Table 11. 2030 General Plan Policy Consistency Analysis

CD-1.10 Jobs-Housing Balance

Consider the effects of land use proposals and decisions on efforts to maintain an appropriate jobs-housing balance ratio.

Level I. The Project is estimated to add about 155 jobs to the workforce. The buildout of the underlying Project area was included in a Vacant Land Study conducted in 2008. The 2005 Oxnard jobs-housing balance (JHB) was 1.19 jobs per household. Between 2005 and 2035, the 2008 Vacant Land Study estimated that Oxnard would add about 11,500 households and 37,850 jobs resulting in a 2035 JHB of 1.13, still within the acceptable JHB range (1.10 - 1.34 jobs per household).

CD-5.1 Industrial Clustering

Encourage the clustering of industrial uses into areas that have common needs and are compatible in order to maximize their efficiency.

Level I. The Project site occupies five lots that total approximately 31.8 acres within the larger 430-acre Specific Plan area that would develop up to 8.5 million square feet of commercial, business research, and light industrial uses. Municipal services are available to serve the development. The project site has access to both the freeway / road and rail infrastructure to handle goods movement without

CD-5.3 Available Services

Encourage industrial activities to locate where municipal services are available including adequate storm drainage and water facilities, as well as easy access to multiple modes of transportation.

CD-5.5 “Green” Major Transportation Routes

Guide industrial development to locate near transportation facilities capable of handling goods movements in an efficient manner without decreasing the level of service on the transportation network or dividing existing neighborhoods.

CD-8.5 Impact Mitigation

Ensure that new development avoids or mitigates impacts on air quality, traffic congestion, noise, and environmental resources to the maximum extent feasible.

CD-16.5 Industrial and Commercial Development Standards

Require high quality development standards that increase the efficient use of existing industrial and commercial development areas so as to preserve agricultural land and minimize adverse environmental impacts.

ICS-1.2 Development Impacts to Existing Infrastructure

Review development proposals for their impacts on infrastructure (i.e., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.

ICS-1.3 Funding for Public Facilities

Continue to utilize developer fees, public facilities fees, and other methods (i.e., grant funding or assessment districts) to finance public facility design, construction, operation, and maintenance.

ICS-1.4 Infrastructure Conditions of Approval

New development should not be approved unless:

- The applicant demonstrates adequate public services and facilities are available;
- Infrastructure improvements incorporate a range of feasible measures that can be implemented to reduce all public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required improvement;
- Infrastructure improvements are consistent with City infrastructure master plans; and

dividing existing neighborhoods. New roads are designed to support multi-modal transportation options. The Phase One improvements associated with the Specific Plan area subdivision address the Specific Plan EIR mitigations to install traffic improvements.

Level I. Per CEQA Guidelines Section 15168(c)(2), the 2020 CEQA Consistency Evaluation finds the project is consistent with the previous analysis and findings of the 2012 Specific Plan EIR.

Level I. The Project is required to be consistent with the Sakioka Farms Business Park Specific Plan which includes architectural and landscape standards suitable for industrial and commercial development.

Level I. The Project will utilize the new public infrastructure associated with the Specific Plan subdivision. This project, and any future projects on the site will pay a range of required impact fees to the City, County, and school districts for various public facilities.

Level II. The underlying Development Agreement clause and adaptive replacement mitigation measure provide permanent funding for three additional fire personnel which would support this Project.

Level I. The Project will utilize the new public infrastructure associated with the Specific Plan subdivision. This project, and any future projects on the site will pay a range of required impact fees to the City, County, and school districts for various public facilities.

- Require infrastructure expansion needed for future development to be self-funding so current residents do not subsidize infrastructure needed for future growth.

ICS-2.3 Connector Road(s) to Camarillo Feasibility

Initiate a feasibility study for connecting Gonzales Road and/or Del Norte Boulevard eastward to Camarillo as an emergency route and as mitigation to offload traffic from State Highway 101 between the two cities.

Level I. While the Project does not increase public circulation options, it benefits from the underlying map subdivision for the Specific Plan which has been designed to accommodate a future extension of Gonzales Road eastward to Camarillo.

ICS-2.12 Gateway Enhancements

Continue to enhance gateways (including but not limited to Ventura Road, Oxnard Boulevard, Vineyard Avenue, Rose Avenue, Rice Avenue, Del Norte Boulevard, Highway-101, Highway 1, Fifth Street, Channel Islands Boulevard, Pleasant Valley Road, Harbor Boulevard, Victoria Avenue and Hueneme Road).

Level I. The 30 ft. landscape setback along Rice Avenue preserves existing views and vistas along Rice Avenue, which is a designated scenic roadway.

ICS-3.1 CEQA Level of Service Threshold

Require level of service “C” as the threshold of significance for intersections during environmental review.

Level I. This Project will pay impact fees to the City for various traffic improvements.

ICS-3.3 New Development Level of Service C

Determine as part of the development review and approval process that intersections associated with new development operate at a level of service of “C” or better. The City Council may allow an exception to level of service “D” in order to avoid impacting private homes and/or businesses, avoid adverse environmental impacts, or preserve or enhance aesthetic integrity.

ICS-7.1 Require Transportation Demand Management Programs (TDM)

Consider requiring TDM programs with preferred parking, carpool and vanpool vehicles, and ride sharing where feasible and appropriate.

Level I. The Project will develop a TDM program within one year of the certificate of occupancy. The TDM program shall incorporate best and commonly used trip-reduction incentives, programs, and practices found in TDMs of similar projects in terms of allowed uses, size, and transportation and transit service context.

ICS-11.3 GREAT Program Implementation

Continue to implement the GREAT Program as the key program for the City’s short and long term water supply

Level I. Project complies with the City’s GREAT program and water sustainability policies.

ICS-11.6 Water Conservation and/or Recycling Connection as Mitigation

Require the use of water conservation offset measures (efficient low flow fixtures and irrigation systems, drought tolerant landscaping, leak detection programs, water audits, and public awareness and education programs) and/or proportional contributions to recycled water production and/or conveyance infrastructure related to the GREAT

Program as mitigation for water supply shortage as determined by a Water Supply Assessment, CEQA documentation, or similar analysis as part of new or master plan development review.

ICS-11.7 Water Wise Landscapes

Promote water conservation in landscaping for public facilities and streetscapes, residential, commercial and industrial facilities and require new developments to incorporate water conserving fixtures (low water usage) and water-efficient plants into new landscaping.

Level I. Project landscaping meets City and State water-conservation requirements.

ICS-12.6 Timing of Future Development

Impose conditions in order to ensure adequate wastewater capacity for proposed new development.

Level I. The underlying infrastructure project requires that prior to recordation of the final map, the developer/project applicant shall enter into an agreement with the City which specifies the funding mechanism for all wastewater conveyance facilities.

ICS-13.3 Stormwater Detention Basins

Design stormwater detention basins to ensure public safety, to be either visually attractive or unobtrusive, provide temporary or permanent wildlife habitats, and recreational uses where feasible in light of safety concerns.

Level I. Where feasible, the Project meets City and Watershed Protection District requirements and incorporates LID features.

ICS-13.4 Low Impact Development

Incorporate low impact development (LID) alternatives for stormwater quality control into development requirements. LID alternatives include: (1) conserving natural areas and reducing imperviousness, (2) runoff storage, (3) hydro-modification (to mimic pre-development runoff volume and flow rate), and (4) public education.

ICS-20.5 Fire Services to New Development

Require new developments to fund a fair share extension of fire services to maintain service standards, including personnel and capital improvements costs.

Level I. The Project is designed to accommodate the most current fire regulations for hydrant spacing and fire access and is part of the underlying Development Agreement that funds additional fire personnel for the area. As identified within the project description, the project will provide hazardous materials related equipment to the Fire Department to aid a response to the project site.

ICS-20.7 Adherence to City Standards

Ensure that water main size, water flow, fire hydrant spacing, and other fire facilities meet City standards.

ICS-20.8 Development Review

Review new development applications to assess potential impacts to existing fire protection services and the need for additional and expanded services.

ICS-20.10 Adequate Emergency Access and Routes

Require that new development provide adequate access for emergency vehicles, particularly firefighting equipment, and evacuation routes, as appropriate.

3) Would the project conflict with an applicable habitat conservation plan or natural community conservation plan?

Potential conflicts with an applicable habitat conservation plan or natural community conservation plan was evaluated in the Biological Resources section of the Specific Plan EIR and is addressed in Section 3.4 Biological Resources of this Consistency Evaluation which concluded the Specific Plan EIR found no conflict with any local policies or ordinances protecting biological resources. The Specific Plan area is not subject to any habitat or natural community conservation plan. The proposed project is consistent with these findings. There would be no impact.

4) Would the project physically divide an established community?

As discussed previously, the Sakioka Farm Specific Plan area is bordered on the north by US-101, on the south by industrial uses, on the east by the Camino Real Business Park Specific Plan, and on the west by Rice Avenue. There are no existing residences located at or adjacent to the Project site. As such, no established residential community exists at the project site or in the project vicinity, and the Specific Plan EIR determined that the implementation of the Sakioka Farms Business Park Specific Plan would not physically divide an established community or impact mobility between a community and outlying areas. The proposed Project would result in light industrial development in the Specific Plan Area consistent with the Specific Plan. Impacts would be less than significant.

Specific Plan EIR Cumulative Impacts

The Specific Plan EIR determined that development of the Specific Plan in conjunction with related projects would result in further “infilling” of various urban land uses in Oxnard. Each related project would be subject to individual review for conformance to current land use designations and zoning, and for compatibility with surrounding land uses. Additionally, each related project would be subject to independent environmental review. These procedures would provide assurances that potential cumulative impacts related to land use consistency and compatibility would generally be less than significant. The proposed Project does not change this finding.

Impacts not Explicitly Analyzed in the Specific Plan EIR

The Specific Plan EIR did not analyze whether Specific Plan implementation would involve land uses not allowed under an applicable airport land use compatibility plan. However, at the request of the County of Ventura, Department of Airports, MM G-8 was included in the Specific Plan Final EIR to ensure impacts would be less than significant.

2) Would the project involve land uses that are not allowed under an applicable airport land use compatibility plan?

The entire Specific Plan area is in the planning area and protection zones for the Camarillo Airport. The eastern-most part of the Specific Plan area is in the Extended Traffic Pattern Zone (ETPZ) for Camarillo Airport as designated in the Airport Comprehensive Land Use Plan for Ventura County (Ventura County Airport Land Use Commission 2000). Most business research, office, commercial, and light industrial

uses are compatible with the ETPZ, according to the compatibility standards in the Ventura County Airport Comprehensive Land Use Plan with a recommended maximum structural coverage of no more than 50 percent. No residential units would be located within the ETPZ boundary. The Specific Plan site is not located in the vicinity of any other airstrips that have regular operations over the site.

Implementation of the proposed Project was fully anticipated as part of the Specific Plan EIR, and would not result in any new or more severe impacts to the Airport Comprehensive Land Use Plan. However, at the request of the County of Ventura, Department of Airports, MM G-8 was included in the Specific Plan FEIR to ensure impacts to the ACLUP would be less than significant.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

No mitigation measures are required.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

Note: This mitigation measure is no longer applicable to any phase of development of the Specific Plan as the 2030 General Plan was adopted in 2011 and updated in 2016, and did not identify new or modified mitigations. This mitigation measure is included for informational purposes only.

MM B-1: If the Oxnard 2030 General Plan is adopted before the Final Sakioka Farms EIR is certified or the Development Services Director determines that the Sakioka Farms Specific Plan final adoption actions are likely to occur after adoption of the Oxnard 2030 General Plan, a 2030 General Plan consistency analysis shall be completed by the City and reimbursed by the Applicant. The 2030 General Plan consistency analysis shall, at a minimum, be prepared as an Addendum to the Draft or Final Sakioka Farms EIR, whichever is applicable. If the 2030 General Plan consistency analysis identifies significant impacts and/or new or modified mitigations, the appropriate CEQA required actions shall be taken, the costs of which are to be reimbursed by the Applicant consistent with the City's CEQA review policies and practices.

Conclusions

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Land Use and Planning not already evaluated and disclosed in the Specific Plan EIR. Neither new mitigation measures that were not adopted by the project proponent, due to project changes, changed circumstances, nor new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental evaluation related to Land Use and Planning are not required.

3.11 Mineral Resources

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Result in the loss of availability of a known mineral resource of value to the region or State?	No impact	No	No
2) Result in the loss of availability of a locally important mineral resource recovery site delineated in the Oxnard 2030 General Plan or other adopted land use plan?	No impact	No	No

The Specific Plan EIR found there would be no impacts to Mineral Resources associated with the Specific Plan. Therefore, no mitigation measures are required or recommended.

Setting

The City of Oxnard 2020 General Plan designates project site land uses as BRP and Light Industrial and requires the Specific Plan for development. The project site has corresponding BRP and M-1 zone classifications.

Impact Discussion

1) Would the project result in the loss of availability of a known mineral resource of value to the region or State?

The response to this question is incorporated within the response to the next question.

2) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated in the Oxnard 2030 General Plan or other adopted land use plan?

The Specific Plan EIR found no impact to mineral resources impacted by Specific Plan implementation-induced changes to the environment. No oil extraction or mineral extraction activities are presently conducted on the project site. The project site is not within an area where significant mineral deposits are present. There is no known locally significant mineral resource on the site.

Therefore, no impacts would occur, and no mitigation measures are required. The proposed Project does not change this finding.

Specific Plan EIR Cumulative Impacts

The Specific Plan EIR determined there was no evidence that the Specific Plan would cause significant environmental effects to mineral resources and therefore, no cumulative discussion was provided. The City certified the 2030 General Plan Program EIR, which considered the possible environmental impacts of build-out to 2030, including the Specific Plan as approved. The 2030 General Plan Final Program EIR found that significant and unavoidable impacts would occur to the following resources: Air Quality and Greenhouse Gases; Agricultural Resources; Circulation, Traffic and Transportation; and Noise. All other environmental impacts were found to be less than significant with implementation of mitigating policies and programs. The proposed Project does not change this finding.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

No mitigation measures are required.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

There are no mitigation measures that would apply only to future phases and/or development projects.

Conclusions

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Mineral Resources not already evaluated and disclosed in the Specific Plan EIR. Neither new mitigation measures that were not adopted by the project proponent, due to project changes, changed circumstances, nor new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental evaluation related to Mineral Resources are not required.

3.12 Noise

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Generate or expose persons to noise levels exceeding standards established in the Oxnard 2030 General Plan or Noise Ordinance, or applicable standards of other agencies?	Less than significant	No	No
2) Generate or expose persons to excessive groundborne vibration or groundborne noise levels?	Less than significant	No	No
3) Generate a substantial temporary or periodic increase in ambient noise in the project vicinity above levels existing without the project?	Less than significant	No	No
4) Generate a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project?	Significant	No	No
5) For a project located within the airport land use plan for Oxnard Airport or within two miles of Naval Base, Ventura County at Point Mugu, would the project expose people residing or working in the project area to excessive noise levels?	Less than significant	No	No
6) Expose non-human species to excessive noise?	This impact was not analyzed in the Specific Plan EIR	No new or substantially more severe significant impacts and no new mitigation measures are required	No

The Specific Plan EIR determined that construction of the Sakioka Farms Specific Plan area would have a less than significant impact with respect to construction noise, as construction activities would comply with the Oxnard City Code allowable hours and because the nearest sensitive receivers (residences located north across the US 101) are located too far from the project site to be impacted. Vibration from construction would not exceed levels that could damage buildings or annoy humans at sensitive receiver sites.

The Specific Plan EIR determined traffic noise levels would not exceed General Plan Noise Element standards at the Specific Plan site of 75 A-weighted decibels (dBA) community noise equivalent level (CNEL) for industrial, office, and commercial uses. Noise level increases from traffic modeled in the Specific Plan EIR would increase by up to 1.7 dBA CNEL on Gonzales Road from Rice Avenue to Rose Avenue, which is inaudible/imperceptible to most people and would not exceed the identified thresholds of significance. However, the Specific Plan EIR determined that these increases would contribute to cumulative noise impacts, as cumulative noise levels on this section of roadway exceeded 3.0 dBA CNEL; thus, the Specific Plan build out would contribute in a manner considered cumulatively considerable. Regarding this impact and per Public Resources Code Section 21081(b), the City Council found that the overriding economic, legal, social, technological, or other benefits of Specific Plan implementation outweighed the unavoidable, adverse, cumulative environmental effects of Specific Plan implementation on roadway noise.

Setting

The primary source of noise in the area is vehicular traffic on US 101. The Specific Plan EIR showed that existing roadway noise levels in the area range from 62 to 74 dBA CNEL. Existing noise levels on site include the operation of farming equipment.

A project-level Noise Impact Analysis was prepared for development known as “Project Bruin” in June 2020 by First Carbon Solution for development adjacent to the Arctic Cold project site. Since the ambient noise levels are generally similar for both Project Bruin and Arctic Cold Storage, the findings in the First Carbon Solutions report are used for analysis of the Arctic Cold Storage project. The document is used herein to support this discussion and incorporated by reference. The findings of the project-level noise analysis are consistent with the findings of the Specific Plan EIR.

Impact Discussion

1) Would the project generate or expose persons to noise levels exceeding standards established in the Oxnard 2030 General Plan or Noise Ordinance, or applicable standards of other agencies?

The proposed project would generate noise from operational mobile sources. The FHWA highway traffic noise prediction model (FHWA RD-77-108) was used to evaluate existing and cumulative traffic noise conditions in the vicinity of the project site. The projected traffic noise levels along roadways adjacent to the project site were analyzed to determine compliance with the City’s land use compatibility standards. The daily traffic volumes were obtained from the Transportation Assessment Report prepared by

Linscott, Law & Greenspan ([LLG] 2020) for an adjacent development known as Project Bruin. Since the proposed Arctic Cold Storage project is located adjacent to the Project Bruin site, the ambient noise levels are anticipated to be the same, and the report is used for the Arctic Cold Storage discussion. The resultant noise levels were weighed and summed over a 24-hour period to determine the A-weighted decibel (dBA) CNEL values. Table 12 shows a summary of the traffic noise levels for Existing, Existing with Phase 1 Project, Future 2023 without Project, and Future 2023 with Phase 1 Project conditions as measured at 50 feet from the centerline of the outermost travel lane.

Table 12. Traffic Noise Model Results Summary

Rice Avenue-US-101 to East Gonzales Road	69.7	70.6	0.9	69.9	70.7	0.8
Rice Avenue-Gonzales Road to Camino del Sol	71.8	73.3	1.5	72.0	73.4	1.4
Gonzales Road-Rose Avenue to Rice Avenue	68.2	69.0	0.8	68.4	69.2	0.8
Del Norte Boulevard-US-101 to Camino del Sol	68.1	69.6	1.5	68.3	69.7	1.4

Source: First Carbon 2020

The traffic noise model results show that projected traffic noise levels west of the project site along Rice Avenue, between East Gonzales Road and Camino Del Sol, would range up to 73.3 dBA CNEL as measured at 50 feet from the centerline of the outermost travel lane under Future 2023 with Phase 1 Project conditions. The nearest façade of the proposed building would be setback approximately 255 feet from the centerline of this roadway segment. At this distance, traffic noise levels from Rice Avenue would range up to approximately 26 dBA CNEL at this building's nearest façade. These noise levels are well within the State's normally acceptable range of up to 75 dBA CNEL for new Industrial developments.

Projected traffic noise levels east of the project site along Del Norte Boulevard, between US-101 and Camino Del Sol, would range up to 69.7 dBA CNEL as measured at 50 feet from the centerline of the outermost travel lane under Future 2023 with Phase 1 Project conditions. The nearest façade of the proposed building would be set back approximately 4,087 feet from the centerline of this roadway segment. At this distance, traffic noise levels from Del Norte Boulevard would generally not be audible at this building's nearest façade.

These noise levels are well within the State's normally acceptable range of up to 75 dBA CNEL for new industrial land use developments. Therefore, the project would have a less than significant impact on traffic noise levels, which is consistent with the findings of the Specific Plan EIR.

The proposed project would also generate noise from operational stationary sources, including parking lot activities, which includes people conversing, doors shutting, engine startup, and slow-moving vehicles; truck delivery, loading and unloading activities at proposed loading areas; and from new exterior mechanical equipment sources, such as mechanical ventilation equipment.

Customer and employee parking activities, which include vehicles cruising at slow speeds, doors shutting, or cars starting, would generate noise levels of approximately 60 dBA to 70 dBA Lmax at 50 feet. Parking lot activities would be expected to occur sporadically throughout the day, as customers and employees arrive and leave the parking lot areas. The nearest noise-sensitive receptors to the proposed parking areas are the single-family residences located west of the project site on Graves Avenue. There are three industrial buildings located between the single family residences and the proposed project that would dampen the noise from the parking area. The closest home would be located approximately 1,400 feet from the proposed parking areas. At this distance, noise levels from parking lot activities would attenuate to approximately 8 dBA Lmax, well below the City's nighttime exterior noise level threshold of 50 dBA Leq (30 minutes). Additionally, these noise levels would not exceed the City's nighttime interior noise level threshold of 45 dBA Leq (five minutes). Therefore, the resulting noise levels would not exceed any standard established by the City at any noise-sensitive land use in the project vicinity, and the impact of noise produced by project-related parking lot activities to sensitive off-site receptors would be less than significant, consistent with the findings of the Specific Plan EIR.

Noise would also be generated by truck delivery, loading, and unloading activities at the loading areas of the proposed project site. Typical noise levels from this type of loading and unloading activity can range from 70 dBA to 80 dBA Lmax as measured at 50 feet. Proposed commercial loading and unloading areas would be located approximately 1,800 feet from the nearest off-site noise-sensitive receptors, which are the single-family residences located west of the project site on Graves Avenue. At this distance, activities at the loading and unloading areas could result in intermittent noise levels ranging up to approximately 15 dBA Lmax at the closest residential home. These noise levels would not exceed the City's nighttime exterior noise level threshold of 50 dBA Leq (30 minutes) or nighttime interior noise level threshold of 45 dBA Leq (five minutes) at any noise-sensitive land use in the project vicinity. Therefore, the impact of noise levels generated by commercial truck loading and unloading activities to sensitive off-site receptors would be less than significant.

Noise levels from typical mechanical ventilation equipment are anticipated to range up to approximately 60 dBA Leq at 25 feet. Proposed mechanical ventilation systems at the project site could be located as close as 1,600 feet from the nearest noise-sensitive receptors which are the single-family residences located west of the project site on Graves Avenue. At this distance, noise levels generated by this equipment would generally attenuate to an inaudible level, well below the City's nighttime exterior noise level threshold of 50 dBA Leq (30 minutes). Additionally, these noise levels would not exceed the City's nighttime interior noise level threshold of 45 dBA Leq (five minutes). Therefore, the resulting noise levels would not exceed any standard established by the City at any noise-sensitive land use in the project vicinity, and the impact of mechanical ventilation equipment operational noise levels to sensitive off-site receptors would be less than significant.

Therefore, operational noise levels generated by stationary noise sources at the proposed project site would have a less than significant impact on noise-sensitive receptors in the project vicinity, which is consistent with the findings of the Specific Plan EIR.

2) Would the project generate or expose persons to excessive groundborne vibration or groundborne noise levels?

Of the variety of equipment used during construction, the large vibratory rollers that are anticipated to be used in the site preparation phase of construction would produce the greatest groundborne vibration levels. Impact equipment that can result in large vibration levels such as pile drivers are not expected to be used during construction. Large vibratory rollers produce groundborne vibration levels ranging up to 0.210 inch per second (in/sec) peak particle velocity at 25 feet from the operating equipment.

The closest off-site structure to the proposed construction areas is an industrial building located south of the project site. The facade of this building would be located approximately 700 feet from the proposed construction footprint where heavy equipment would operate. At this distance, groundborne vibration levels would attenuate to less than 0.003 in/sec peak particle velocity from the operation of a small vibratory roller. These levels are well below the Federal Transit Administration's Construction Vibration Impact Criteria of 0.12 for the most sensitive types of structures. Therefore, construction-related groundborne vibration levels would have a less than significant impact on off-site receptors in the project vicinity, which is consistent with the findings of the Specific Plan EIR.

Implementation of the project would not include any permanent sources that would expose persons in the project vicinity to groundborne vibration levels that could be perceptible without instruments at any existing sensitive land use in the project vicinity. In addition, there are no existing significant permanent sources of groundborne vibration in the project vicinity to which the proposed project would be exposed. Therefore, project operational groundborne vibration level impacts would be considered less than significant, consistent with the findings of the Specific Plan EIR.

3) Would the project generate a substantial temporary or periodic increase in ambient noise in the project vicinity above levels existing without the project?

Two types of short-term noise impacts could occur during the construction of the proposed project. First, construction crew commutes and the transport of construction equipment and materials to the project site would incrementally increase noise levels on access roads leading to the project site. Because project construction workers and construction equipment would use existing routes, noise from passing trucks would be similar to existing vehicle-generated noise on these local roadways. In addition, these trips would not result in a doubling of daily traffic volumes on any of the local roadways in the project vicinity and thus would not result in a perceptible change in existing traffic noise levels. For this reason, intermittent noise from construction trips would be minor when averaged over a longer time-period and would not be expected to result in a perceptible increase in hourly- or daily-average traffic noise levels in the project vicinity. Therefore, construction-related noise impacts associated with the transportation of workers and equipment to the project site would be less than significant, consistent with the findings of the Specific Plan EIR.

The second type of short-term noise impact is related to noise generated during construction on the project site. The nearest noise-sensitive receptors to the project site are the single-family residences located west of the project site on Graves Avenue. The closest residential home would be located approximately 1,600 feet from the acoustic center of construction activity where multiple pieces of heavy machinery would operate. The acoustic center refers to a point equidistant from multiple pieces of equipment operating simultaneously which would produce the worst-case maximum noise level. At this distance, worst-case construction noise levels would generally not be audible at the façade of the nearest single-family residential home. These noise levels would not exceed existing background daytime noise levels as measured at the nearest off-site sensitive receptor.

The project would comply with the permissible construction hours established by the Oxnard City Code, which would ensure that noise produced by construction activities would not occur during nighttime hours, and it would reduce potential impacts that could result in annoyance or sleep disturbances at nearby sensitive receptors. The Oxnard City Code limits noise associated with or created by construction repair, remodeling or grading of any real property to between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, including Saturday. Given the aforementioned, construction noise levels would not expose persons in the project vicinity to a substantial temporary increase in ambient noise levels.

4) Would the project generate a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project?

The highest traffic noise level increase with implementation of the Project would occur along Rice Avenue between Gonzales Road and Camino Del Sol, and along Del Norte Boulevard between US-101 and Camino Del Sol. Along these roadway segments, the project would result in an increase of 1.5 dBA under Existing with Phase 1 project conditions compared to conditions that would exist without the project. This increase is well below the 5 dBA increase that would be considered substantial. Therefore, the impact would be less than significant.

As is shown in the impact discussion of Noise Impact 1, new stationary noise sources resulting from implementation of the Project would not result in noise levels above existing ambient noise levels as measured at off-site sensitive receptors. Existing traffic noise levels along Rice Avenue, adjacent to the nearest off-site sensitive receptors, range up to 71.8 dBA CNEL. The maximum operational noise level generated by Project-related stationary noise sources would range up to 42 dBA Lmax. These highest stationary source operational noise levels are well below existing traffic noise levels in the vicinity of the nearest noise sensitive receptors.

Therefore, Project-related stationary sources would not result in a substantial permanent increase compared with noise levels existing without the Project, and noise impacts on off-site receptors would be less than significant. Further, Project-related stationary sources would not result in a substantial permanent increase of 5 dBA or greater compared with noise levels existing without the Project, and noise impacts to off-site sensitive receptors would be less than significant, consistent with the findings of the Specific Plan EIR.

5) For a project located within the airport land use plan for Oxnard Airport or within two miles of Naval Base, Ventura County at Point Mugu, would the project expose people residing or working in the project area to excessive noise levels?

The Specific Plan site is not located within the airport land use plan for Oxnard Airport or within 2 miles of Naval Base Ventura County Point Mugu or a private airstrip. The nearest public airport to the site is Camarillo Airport, located approximately 1.1 miles to the east. Because of its distance from the airport runways, the Specific Plan site is outside of the 60 dBA CNEL airport noise contours. Therefore, implementation of the Specific Plan would not expose persons visiting or working at the Specific Plan site to noise levels from airport activity that would be in excess of normally acceptable standards established by the City or in an airport land use plan. Impacts associated with public airport noise would be less than significant.

Specific Plan EIR Cumulative Impacts

The consideration of cumulative noise impacts is limited to cases when projects constructed simultaneously are within a few hundred yards of each other because of the short range of noise levels before they are attenuated below ambient noise levels. It is unlikely that Specific Plan project construction would occur within a few hundred yards of major offsite construction, and as described above it would be temporary. Therefore, Specific Plan implementation would not result in a cumulatively considerable construction noise impact.

The Specific Plan EIR found significant and unavoidable cumulative noise impacts would occur primarily because of increased operational traffic on Gonzales Road from Rice Avenue to Rose Avenue. The Specific Plan EIR found that no mitigation measures are feasible to reduce the cumulative roadway noise impacts along Gonzales Road between Rice Avenue and Rose Avenue. With regard to the Specific Plan and per Public Resources Code Section 21081(b), the City found that the specific overriding economic, legal, social, technological, or other benefits of the Specific Plan outweigh the unavoidable adverse environmental effects of the cumulative effects to roadway noise that could be generated by implementation of the Specific Plan. The Project would result in operational traffic that would contribute to the significant and unavoidable cumulative noise impact; the proposed Project does not change this finding and is consistent with the Specific Plan EIR.

Impacts not Explicitly Analyzed in the Specific Plan EIR

In May 2017, the City adopted an updated CEQA Checklist to include threshold question number six. Because the City's CEQA Consistency Evaluation was implemented after the adoption of the Specific Plan, impacts related to noise impacts to non-human species were not explicitly discussed in the Specific Plan EIR.

6) Would the project expose non-human species to excessive noise?

Operational noise would not result in a substantial permanent increase over existing ambient noise levels. Therefore, the proposed project would not expose non-human species to noise levels that are

substantially higher than existing ambient noise levels and would result in a less than significant impact in this regard.

Based on the BRCM, construction noise could have a possible impact on nesting birds if construction occurs during the nesting season, February 1 to August 31. If this is the case, as recommended in the BRA, a preconstruction nesting bird survey must be conducted prior to the start of construction activities to reduce this impact to less than significant. Based on the literature search and field survey analyzed in the BRA, the project site and survey area do not contain suitable habitat for special-status wildlife species within the project site. Therefore, the presence of special-status wildlife is not likely to occur on-site or within the survey area, and no further studies are necessary, and no mitigation measures are required.

Additionally, the proposed project site contains open farmland and is immediately surrounded by roads, a highway, and commercial/industrial buildings. The project site has a low potential to be utilized by regional wildlife as a movement corridor. Therefore, impacts on non-human species from project-related noise would be less than significant and no mitigation would be required.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

Construction Noise

No mitigation measures are required.

Operational Noise

The Specific Plan, together with other pending urban development projects in the City, will result in cumulative roadway noise impacts along Gonzales Road between Rice Avenue and Rose Avenue for which no mitigation measures are feasible and that are considered significant and unavoidable. Accordingly, a Statement of Overriding Considerations was prepared in accordance with CEQA and included within the resolution approving the Specific Plan.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

There are no mitigation measures that would apply only to future phases and/or development projects.

Conclusions

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts from Noise not already evaluated and disclosed in the Specific Plan EIR. Neither new mitigation measures that were not adopted by the project proponent, due to project changes, changed circumstances, nor new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental evaluation related to Noise are not required.

3.13 Population, Education & Housing

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Would the project involve a General Plan amendment that could result in an increase in population beyond that projected in the Oxnard 2030 General Plan that may result in one or more significant physical environmental effects?	No impact	No	No
2) Would the project induce substantial unplanned growth on the project site or surrounding area, resulting in one or more significant physical environmental effects?	Less than significant	No	No
3) Would the project result in a substantial (15 single-family or 25 multifamily dwelling units—about one-half block) net loss of housing units through demolition, conversion, or other means that may necessitate the development of replacement housing?	No impact	No	No
4) Would the project result in a net loss of existing housing units affordable to very low- or low income households (as defined by federal and/or City standards), through demolition, conversion, or other means that may necessitate the development of replacement housing?	No impact	No	No
5) Would the project cause an	Less than	No	No

increase in enrollment at local public schools that would exceed capacity and necessitate the construction of new or expanded facilities?

significant
with
mitigation

6) Would the project directly or indirectly interfere with the operation of an existing or planned school?

Less than
significant

No

No

The potential Population, Education, and Housing impacts associated with the proposed Specific Plan were determined to be less than significant in the Specific Plan EIR. Therefore, no mitigation measures are required or recommended for the proposed development.

Setting

The Specific Plan EIR states that the California Department of Finance (DOF) estimated the City's January 1, 2009 population at 197,067. The City of Oxnard 2030 General Plan estimates that the population of Oxnard will grow to 285,521 by 2030, following market trends for housing development. The current estimated population of Oxnard is 209,879 (DOF 2020).

The Specific Plan EIR also evaluated the ratio of jobs to housing units in a community or given geographic area, a statistic often used to evaluate a community's relative success in balancing jobs-producing and residential land uses. A Vacant Land Study was conducted in 2008 based on the Specific Plan area being developed with industrial and commercial space under full build-out of the General Plan. The 2005 Oxnard jobs-housing balance (JHB) was 1.19 jobs per household. Between 2005 and 2035, the 2008 Vacant Land Study estimated that Oxnard would add about 11,500 households and 37,850 jobs resulting in a 2035 JHB of 1.13, still within the acceptable JHB range (1.10 - 1.34 jobs per household).

The Specific Plan site is in the Rio School District, which serves northern Oxnard and the El Rio area and provides education services to over 5,050 students through five elementary schools, one K-8 school academy, and two middle schools (Rio School District 2020). It is also in the Oxnard Union High School District, which provides service to over 16,000 students through ten high schools, one alternative education school, and one adult school (Oxnard Union High School District 2020).

Impact Discussion

1) Would the project involve a General Plan amendment that could result in an increase in population beyond that projected in the 2030 General Plan that may result in one or more significant physical environmental effects?

The 2030 General Plan considered build-out to 2030, including the Specific Plan as approved. The proposed Project does not require a Specific Plan or General Plan Amendment. There would be no impact resulting in an increase in population beyond that projected in the 2030 General Plan.

2) Would the project induce substantial growth on the project site or surrounding area, resulting in one or more significant physical environmental effects?

Implementation of the Specific Plan, and therefore the proposed Project, would increase indirect population growth through creating new jobs. Construction would result in increased employment opportunities during construction periods. However, the Specific Plan EIR laid out multiple reasons why the employment opportunities provided by the construction of the Specific Plan, including anticipated building in Planning Area 5 (i.e., proposed Project) would not likely result in household relocation by construction workers to the vicinity of the Specific Plan area (City of Oxnard 2011b: 396-397). At build-out, the Specific Plan could generate opportunities for up to 15,489 jobs. This growth would be consistent with population and housing forecasts by the City, Ventura Council of Governments, and Southern California Association of Governments.

The proposed Project would generate up to 155 new jobs, or 0.7 percent of the jobs analyzed under the Specific Plan EIR. According to the California Employment Development Department, Ventura County has an unemployment rate of 7.1 percent as of October 2020 (Employment Development Department November 2020). It is expected that jobs generated from project implementation would largely draw upon the local labor force.

Jobs generated by the proposed Project would be within the number of proposed job opportunities analyzed in the Specific Plan. Therefore, impacts related to indirect population growth would continue to be less than significant, consistent with the Specific Plan EIR, and further technical studies or environmental documentation are not required.

3) Would the project result in a substantial (15 single-family or 25 multi-family dwelling units— about one-half block) net loss of housing units through demolition, conversion, or other means that may necessitate the development of replacement housing?

The response to this question is incorporated within the response to the next question.

4) Would the project result in a net loss of existing housing units affordable to very low- or low- income households (as defined by federal and/or City standards), through demolition, conversion, or other means that may necessitate the development of replacement housing?

The Specific Plan area is currently an agricultural use and the proposed development would not remove existing housing (including affordable units) or displace people, necessitating the construction of replacement housing. Therefore, the project would not result in a net loss of existing housing units affordable to very low- or low- income households (as defined by federal and/or City standards), through demolition, conversion, or other means that may necessitate the development of replacement housing. There would be no impact.

5) Would the project cause an increase in enrollment at local public schools that would exceed capacity and necessitate the construction of new or expanded facilities?

The Specific Plan would result in population growth that could increase enrollment at schools. To offset a project's potential impact on schools, Government Code 65995 (b) establishes the base amount of allowable developer fees a school district can collect from development projects located within its boundaries. The fees obtained by Rio School District (RSD) and Oxnard Union High School District (OUHSD) are used to maintain the desired school capacity and the maintenance and/or development of new school facilities. The project proponents for any future residential developments would be required to pay the state-mandated school impact fees. Pursuant to Section 65995(3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization."

The proposed project would create 155. This increase in jobs is consistent with what was anticipated in the Specific Plan EIR. The proposed project would be required to implement MM M.3-1 of the Specific Plan EIR, which requires developer(s) implementing projects under the Specific Plan to pay all applicable school fees to offset the impact of additional student enrollment at schools commensurate with the increase in jobs. Impacts would be less than significant with the implementation of mitigation, which is consistent with the findings of the Specific Plan EIR.

6) Would the project directly or indirect interfere with the operation of an existing or planned school?

Development of the proposed project would not directly or indirectly interfere with the operation of an existing or planned school. The nearest school to the project site is Rio Rosales Elementary School, 0.6 mile away at 1001 Kohala Street, Oxnard. In 2017, the Oxnard School District voted in 2017 to move forward with the purchase of a 25-acre plot of land at the intersection of Doris Avenue and Patterson Road for the development of elementary and middle schools. This school site is over 4 miles from the Specific Plan area. Construction of the proposed Project would not directly or indirectly interfere with the operation of this existing or planned school site.

Specific Plan EIR Cumulative Impacts

The Specific Plan EIR found the Specific Plan and related projects would contribute to cumulative population, housing, and employment growth in Oxnard. The commercial and industrial projects as of June 2009 would generate a combined increase of approximately 6,116 employees. Based on a high estimate of one new housing unit per new employee, the cumulative employment would indirectly result in demand for approximately 6,116 new residences in the area. However, this is a conservative estimate of new permanent residents and households, as new employment positions are often filled from the existing community and typically do not result in relocation into the area to be closer to the place of work.

Based on a population increase of approximately 88,454 persons between the analysis under the Specific Plan EIR and the assumed 2030 General Plan build-out, the development of the related projects would not indirectly induce substantial cumulative population and housing growth as a result of new employment opportunities (which represent about seven percent of the planned growth), and the associated cumulative impact would be less than significant. Therefore, the cumulative population and housing growth would not be considerable, and cumulative impacts associated with population and housing would be less than significant. The proposed Project would be consistent with the conditions analyzed in the Specific Plan EIR and implementation of the Project would not change this finding.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

In order to reduce impacts to Population, Education and Housing to the extent feasible, the Specific Plan EIR imposed a number of mitigation measures. The following mitigation measure would apply to this Project:

MM M-3.1: This is an adaptive management mitigation measure. The subsequent developer(s) under the Specific Plan would be required to pay all applicable school fees to offset the impact of additional student enrollment at schools. No other mitigation measures are required as part of the environmental review process unless State law changes to allow subsequent environmental reviews to identify appropriate, feasible mitigations to reduce a significant impact on schools to a level below the significance threshold.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

The following Specific Plan EIR mitigation measure reduces the impact associated with the impacts to Population, Education and Housing; however, these mitigation measures do not apply to this individual Project:

MM L-1: If there is a housing component within the Project of over 10 units, ten percent of the total units within each project or a percentage determined by an economic impact assessment that estimates the need for very low and low income housing created by actual and anticipated development with the Specific Plan, whichever percentage is higher but not to exceed 23 percent, would be developed as affordable housing in a manner consistent with the City's inclusionary housing program for qualified low and moderate income households, to be determined by an economic impact assessment that estimates the need for very low and low income housing created by the actual and anticipated development and the wages paid to their employees. This information shall also be reflected in the Specific Plan document under section 4.7, Affordable Housing.

Conclusions

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Population, Education, and Housing not already evaluated and disclosed in the Specific Plan EIR. Neither new



mitigation measures that were not adopted by the project proponent, due to project changes, changed circumstances, nor new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental evaluation related to Population, Education, and Housing are not required.

3.14 Public Services & Recreation

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Would the project increase demand for fire protection service such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?	Less than significant with mitigation	There are no new or substantially more severe significant impacts from the TTM and Phase I site improvements. The lead agency has provided alternative and comparable mitigation to replace MM M.1-1. The project proponent has agreed to implement the alternative mitigation.	No
2) Would the project increase demand for law enforcement service such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?	Less than significant with mitigation	No	No
3) Would the project increase the use of existing park facilities such that substantial physical deterioration of the facilities would occur or be accelerated or that new or expanded park facilities would be needed to maintain acceptable service levels?	Less than significant	No	No
4) Would the project increase the need for or use of existing library or other community facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	Less than significant	No	No

The Specific Plan EIR found that impacts to fire and police services would be less than significant with mitigation. The lead agency has determined that since the certification of the Specific Plan EIR, MM

M.1-1 is no longer relevant for reducing Specific Plan impacts related to fire services. Adaptive, comparable mitigation is provided herein and would be included as a condition of project approval. The project proponent has agreed to the alternative mitigation provided herein and the implementation of the alternative mitigation measure would reduce the potential impact to fire service to less than significant levels, comparable to the findings of the Specific Plan EIR. Impacts to parks and libraries were found to be less than significant.

Setting

Fire Services

Fire prevention, fire suppression, and emergency medical services are provided throughout Oxnard by the Oxnard Fire Department (OFD). According to the Specific Plan EIR, in 2010, OFD provided fire protection and paramedic services to the project from seven fire stations. The OFD was staffed by 87 uniformed members, with 28 on duty per shift. The National Fire Protection Association (NFPA) recommended standard for fire department staffing is one firefighter per 1,000 residents. Oxnard's ratio at the time of Specific Plan EIR publication was one firefighter per approximately 2,300 residents. NFPA recommends one fire station for every 15,000 residents. The NFPA recommends each fire station service approximately 15,000 residents. Oxnard's seven fire stations served approximately 30,000 residents per station. The nearest fire station to the Specific Plan area was, and continues to be, Fire Station 5, located at 1450 Colonia Road, approximately 2 miles west of the site.

The 2019 population of Oxnard was 209,879 (DOF 2020). There are eight fire stations in Oxnard as of April 2020 (City of Oxnard 2020a). The OFD is staffed by 124 uniformed members, with 36 on duty per shift. Based on the current population, Oxnard's ratio at the time this report was written is one firefighter per approximately 1,693 residents, and the eight fire stations serve approximately 26,000 residents per station. The Fire Department can access additional manpower and equipment through an automatic aid agreement with Ventura County and mutual aid agreements with the City of Ventura and Point Mugu Naval Air Station.

The Specific Plan EIR found that several areas were outside the reach of a response unit within desired response time objectives, including the Specific Plan area. In 2010, OFD projected the need for three more fire stations to provide sufficient response to meet existing and future needs, each with an engine apparatus and three assigned staff. Station 8, located at 3000 South Rose Avenue, was built since that evaluation and operates now. OFD's goal in response to a call for emergency services is to have a fire unit on the scene within five minutes. Improvements in technology have contributed to improved response times, and response times continue to be equal to or better than the response times anticipated in the Specific Plan EIR, even though only one of the three expected stations has been built. The average response time at the time of the Specific Plan EIR publication was five minutes, seven seconds. In 2019, the average response time was five minutes, five seconds.

Police Services

The Oxnard Police Department (OPD) is the local law enforcement agency responsible for providing police services to the Specific Plan area. The OPD operates several police storefronts and drop-in centers, but major operations are based in the Public Safety Building at 251 South C Street in Oxnard. The Patrol Division is part of OPD's Field Services Bureau and has four districts; the Specific Plan area and the project site are in the North Oxnard District, Beat 12 (OPD 2020). In 2010, the OPD had 238 sworn officers and 152 civilian personnel. The estimated 2010 population of Oxnard was 200,000, making the 2010 ratio 1.2 officers per 1,000 people. The OPD states its target service ratio is 1.3 officers per 1,000 residents. The 2019 population of Oxnard was 209,879 (DOF 2020). The OPD has 249 sworn officers and 126 civilian personnel. Based on the current population of the City, Oxnard's ratio today is 1.9 police officers per 1,000 people.

Police units are often mobile, making actual distance between a headquarters facility and the project site less relevant. Instead, the number of officers on the street relates more directly to the realized response time. OPD has no official goal for emergency calls but strives to respond within five minutes or less. The OPD uses a metric of 0.5 police calls per year per resident. In 2007, OPD handled an average of 1,176 calls for service per year per patrol officer. In 2019, OPD handled an average of 1,134 calls for service per year per patrol officer. The optimum number is no more than 550 calls for service per person per patrol officer.

Park Services

The City of Oxnard Public Works Park Division manages all municipally owned and operated recreation and park facilities in Oxnard. In 2006, the department operated and maintained 453 park acres in 41 parks, which included a range of services and facilities. With a 2008 population of approximately 195,000 residents, the department had a ratio of 2.32 acres/1,000 residents. Oxnard's estimated 2019 population was 209,879 (DOF 2020). As identified in the City of Oxnard 2030 General Plan, approximately 759 acres of developed or planned parks are in Oxnard (2030 General Plan page 1-21). There will be about 2.76 acres of park facilities per 1,000 residents, which is better than what was analyzed in the Specific Plan EIR. If regional parks, beaches, and other accessible open space are all considered, then the parkland available to Oxnard residents is higher.

Libraries

The Oxnard Public Library (OPL) provides library services throughout the city at three locations: Downtown Main Library, South Oxnard Center Library, and the Colonia Branch Library. The Colonia Branch is closest to the Specific Plan area. The OPL has nearly 400,000 items in its collection. The State of California library standards are a goal of 0.5 square feet (sf) of library facility per resident. The 1996 American Library Association minimum standard for public library space was 0.6 sf per person residing in the library's service area. In the 1990s, the ALA standard was increased to 1.0 sf per resident. Specific Plan EIR Table IV.M-8 shows the need for additional library space to adequately serve the Oxnard community through 2020.

Impact Discussion

1) Would the project increase demand for fire protection service such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?

Assumed Fire Station No. 10

The Specific Plan includes a 1.5-acre site for a new fire station (Station 10) near Rice Avenue and the easterly extension of Gonzales Road. The Specific Plan EIR determined construction of a fire station in the Specific Plan would service the project area and eastern Oxnard with adequate response time and distance.

In early 2020, the City determined that adding a fourth firefighter on each shift at the nearest fire station (Station 5) would provide the recommended response time to the Specific Plan area, negating the need to construct and staff a fire station in the Specific Plan vicinity. The City determined that the construction of a new fire station on the eastern edge of Oxnard was not the best use of resources. The lead agency adopted alternative and comparable mitigation to replace MM M-1.1. With the implementation of the revised mitigation measure, impacts would continue to be less than significant. Long term funding for a fourth firefighter on each shift at Station 5 was secured through a Development Agreement associated with Tract Mp 5996 for the Specific Plan area.

This approach to add a fourth firefighter assumed that the Specific Plan area does not include specific types of uses, including residential developments and High Hazard Occupancies from Part IV and V of the 2016 California Fire Code such as schools, hospitals, nursing homes, explosive plants, refineries, high-rise buildings, and other high life hazard or large fire potential occupancies. The proposed project is classified in the 2016 California Fire Code as a high hazard occupancy. As part of the project, the applicant proposes to provide twenty years' worth of hazardous materials related equipment to aid in a Fire Department response to an incident on the project site. At the conclusion of the twenty year time period, the Sakioka Farms Industrial Park will have enough development that the future need for hazardous materials equipment will be funded from anticipated taxes (property and sales). The Fire Chief has determined twenty years' worth of hazardous materials equipment to aid in a response to the project site would lessen the risk of an incident that could result in a substantial hazard to the public or environment as a result of hazardous materials.

Construction

Construction activities in the Specific Plan area, including the proposed Project, would increase the potential for accidental, on-site fires from such sources as the operation of mechanical equipment, use of flammable construction materials, and discarding of cigarettes. In most cases, the implementation of "good housekeeping" procedures by the construction contractors and the work crews would minimize these hazards. Good housekeeping procedures would be implemented during construction of the Specific Plan, including the maintenance of mechanical equipment in good operating condition; careful

storage of flammable materials in appropriate containers; and the immediate and complete cleanup of spills of flammable materials when they occur.

Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to the street network and by partial lane closures during street improvements and utility installations. These impacts, while potentially adverse, are less than significant because construction impacts are temporary in nature and do not cause lasting effects.

Partial lane closures would not greatly affect emergency vehicles, the drivers of which normally have a variety of options for avoiding traffic, such as using sirens to clear a path of travel or driving in the lanes of opposing traffic. If partial closures to streets surrounding the project site become necessary, then flagmen would be used to facilitate the traffic flow until construction is complete.

Operation

The Project would include adequate fire hydrants, access, signage, alarms, and addressable smoke detectors and would meet all requirements of the Uniform Fire Code which would minimize any potential impacts on Fire services. The Project plans have been preliminarily reviewed by the Fire Department and final plans would require Fire Department approval prior to the issuance of building permits. The proposed Project would be consistent with the findings of the Specific Plan EIR, which were found to be less than significant.

2) Would the project increase demand for law enforcement service such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?

Construction

Construction sites can invite theft and vandalism. Developers typically take precautions to prevent trespassing through construction sites by installing temporary fencing around the construction site to keep out trespassers and discourage theft and damage. Although minor traffic delays may occur during construction, particularly during the construction of utilities and street improvements, impacts to police response times would be minimal and temporary. Therefore, the construction-related impacts of the proposed Project site improvements to police protection services would be less than significant.

Operation

The proposed Project would introduce new employees to the area. Thus, an increase in the demand for police protection services is anticipated. While there is not a directly proportional relationship between increases in development and land use activity and increases in demand for police protection services, the number of request for assistance calls for police response to retail burglaries, vehicle burglaries, damage to vehicles, traffic-related incidents, and crimes against persons would be anticipated to increase with the buildout and occupancy of the Project. Based on experience with similar industrial parks and developments, anticipated problems in the Project area do not represent unusual law enforcement issues.

The Specific Plan EIR requires each development Project to implement MM M-2.1 and MM M-2.2 to reduce the potential for crime at and near each project site. With the implementation of these mitigation measures, the proposed Project will have a less than significant impact on police services, consistent with the findings of the Specific Plan EIR.

3) Would the project increase the use of existing park facilities such that substantial physical deterioration of the facilities would occur or be accelerated or that new or expanded park facilities would be needed to maintain acceptable service levels?

The response to this question is incorporated within the response to the next question.

4) Would the project increase the need for or use of existing library or other community facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Future operational impacts of the Specific Plan were found to have less than significant direct impacts on parks and libraries. The proposed Project is consistent with the development anticipated for the Sakioka Farms Business Park Specific Plan and analyzed in the Specific Plan EIR. Implementation of the Project would not create new impacts to parks and libraries beyond what was analyzed in the Specific Plan EIR.

Outdoor spaces would be provided as part of the project design. Furthermore, the project developer would be required to pay an in-lieu contribution fee in accordance with the standards and policies. Therefore, impacts related to community parks facilities would continue to be less than significant and no further technical studies or environmental documentation is required.

For the same reasons, the proposed project is not anticipated to increase the use of libraries or other community facilities in such a way as to add to deterioration of those facilities. The proposed Project would be consistent with the Specific Plan, and therefore, impacts would be less than significant, consistent with the Specific Plan EIR.

Specific Plan EIR Cumulative Impacts

Fire Services

The Specific Plan, in combination with the construction and operation of the related projects in Oxnard, will increase the demand for fire protection services. This need will be funded via existing development fee mechanisms. Each of the related projects would be individually subject to OFD review and would be required to comply with all applicable construction-related and operational fire safety requirements of the OFD and the City in order to adequately mitigate fire protection impacts.

In early 2020, the City determined that adding a fourth firefighter on each shift at the nearest fire station (Station 5) would provide the recommended response time to the Specific Plan area, negating the need to construct and staff a fire station within the Specific Plan. The lead agency has adopted alternative and comparable mitigation to replace MM M-1.1. The proposed project is classified in the 2016 California Fire Code as a high hazard occupancy, and the project description includes twenty years' worth of hazardous materials equipment to aid in a response to the project site. With the

implementation of the revised mitigation measure MM-1.1, cumulative impacts would continue to be less than significant.

Police Services

The related projects in Oxnard would increase the demand for police protection services in the Specific Plan area, but expanded police services would be funded via existing revenue to which the Specific Plan projects would contribute. Each of the Specific Plan projects would be subject to OPD review and would be required to comply with all applicable safety requirements of the OPD to address police protection services. Significant impacts would be discussed and mitigated as part of the development and environmental review process. Therefore, cumulative impacts to police protection services would be less than significant.

Parks and Libraries

Future operational impacts of the Specific Plan were found to have less than significant cumulative impacts. Approval of the proposed Project would not cumulatively contribute to impacts to parks and libraries beyond what was analyzed in the Specific Plan EIR.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project and HAVE been addressed through the Development Agreement Negotiations

In early 2020, the City determined that adding a fourth firefighter on each shift at the nearest fire station (Station 5) would provide the recommended response time to the Specific Plan area, negating the need to construct and staff a fire station in the Specific Plan vicinity. The lead agency adopted alternative and comparable mitigation to replace MM M.1-1. Long term funding for a fourth firefighter on each shift at Station 5 was secured through the Development Agreement associated with Tract Map 5996 for the Specific Plan Area.

MM M-1.1 (Adaptive Replacement Measure): The parties agree that the formation of a Financing District that includes the obligation to pay for the annual cost of three firefighters (including benefits) is in lieu of the Specific Plan's obligation for developer to dedicate a 1.5-acre site near Rice Avenue and the easterly extension of Gonzales Road for a new fire station site and that such obligation fully mitigates the impact of the Project upon the City's fire services. This is provided, however, that the parties acknowledge and agree that the development of the property with residential uses and/or schools, hospitals, nursing homes, explosive plants, refineries, high-rise buildings and other high life hazard or large fire potential occupancies will, subject to the Fire Chief's determination, trigger additional obligations above and beyond the obligations imposed by this section based upon the specific uses added to the property or any portion thereof.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project and HAVE NOT been addressed through the Development Agreement Negotiations

Development Fees

During the plan check and permitting process the City Development Services Department would assess and determine project impact fees depending on each type of development under the Specific Plan. Development impact fees typically involve, but are not limited to, Planned Traffic Circulation System Facilities Fees (Traffic Impact); Planned Water Facilities Fee; Planned Wastewater Facilities Fee; Planned Drainage Facilities Fee; and Growth Requirement Capital Fee.

Mitigation Measure

MM M-2.1 During all construction activities, the project or subsequent developer shall ensure that all onsite areas of active development, material and equipment storage, and vehicle staging, are secured with temporary fences to prevent trespass.

MM M-2.2: The building and site design of subsequent developments under the Specific Plan program shall include crime deterrence and prevention features, building security systems, architectural design modifications, surveillance systems, and secure parking facilities. In addition, industrial businesses may be required to enroll into existing Oxnard Police crime prevention programs, depending on the nature of the business.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

There are no mitigation measures that would apply only to future phases and/or development projects.

Conclusion

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Public Services and Recreation not already evaluated and disclosed in the Specific Plan EIR. Neither new mitigation measures that were not adopted by the project proponent, due to project changes, changed circumstances, nor new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental evaluation related to Public Services and Recreation are not required.

3.15 Transportation & Circulation

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections) based on adopted City of Oxnard level of service standards?	Less than significant with mitigation	No	No
2) Exceed, either individually or cumulatively, a level of service standard established by the Ventura County Congestion Management Program for designated roads or highways?	Less than significant with mitigation	No	No
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Less than significant	No	No
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No impact	No	No
5) Result in inadequate emergency access?	No impact	No	No
6) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	This impact was not analyzed in the Specific Plan	No new or substantially more severe significant impacts and no new mitigation measures are required	No

EIR

The Specific Plan EIR found impacts to Transportation and Circulation to vary between no impact to less than significant impact with the implementation of mitigation measures. The Sakioka Specific Plan EIR outlines 33 mitigation measures to reduce impacts to transportation and traffic. With implementation of the relevant portions of these mitigation measures, the impacts of Specific Plan implementation on transportation and traffic would be reduced to a less than significant level. These mitigation measures provide for numerous transportation improvements to be developed in synchronization with project development. The Specific Plan EIR determined that each project developed within the Specific Plan area would be required to either fully implement or pay a fair share contribution to the planned transportation improvements.

Setting

US 101 provides access to the Specific Plan area. The City's General Plan designates the intersection of Gonzales Road and Rice Avenue as the primary entry node to Oxnard. Access to the Specific Plan area is provided by a system of arterial highways including Rice Avenue, Del Norte Boulevard, and Gonzales Road.

The Specific Plan Circulation Plan requires an extension of Gonzales Road into and through the Specific Plan area. A second west to east major arterial (Sakioka Drive) will be approximately 1,200 feet to the south. Secondary roadways will connect these west/east corridors (e.g., Gravity Circle and Synergy Circle). Additional internal project circulation will be provided by a network of public and private streets serving as access to individual parcels within the Specific Plan area and will be developed in conjunction with individual development projects as needed.

The master plan concept incorporates a public pedestrian walkway system. As a means of achieving a strong landscape image, landscape parkways and pedestrian walkways are required on both sides of the street and shall be provided in the street right-of-way adjacent to new development projects.

Specific Plan Circulation Policy 4.4.7 (Trip Reduction Measures), will be included in future development projects, including the proposed Project, to implement the Ventura County Congestion Management Program. Trip reduction measures may include providing bicycle parking facilities and an adequate number of vanpool and carpool parking spaces. Alternative transportation forms including bus service and future rail access, shall be investigated with each development project. Where feasible and appropriate, transit stop improvements, like bus pullouts, pads, and shelters, should be included in the plan. Future projects that employ 50 or more employees, such as the proposed Project, are required to provide basic transportation opportunities and options information to their employees through a Transportation Management Plan.

Specific Plan Circulation Policy 4.4.12 (Circulation System Improvements), shall be master planned by phase to accommodate ultimate build-out of the Specific Plan. Onsite and offsite circulation improvement shall be completed prior to occupancy for development in each phase to provide

appropriate vehicular, pedestrian, and bicycle circulation to each parcel. The 2012 EIR required that a new traffic study analyzing current conditions be conducted with the first development of each identified phase. As the Project is the second project identified for Phase One, a traffic study was conducted which accounted for the Final Map, the first development for Phase One known as Project Bruin, and this project.

The Specific Plan Phase I Project Focused Transportation Assessment (Focused Transportation Assessment) Report was prepared by Linscott, Law, & Greenspan (LLG), Engineers on March 30, 2020. The Project Bruin Traffic and Site Access Analysis was prepared by Associated Transportation Engineers (ATE) on April 2, 2020. The Arctic Cold Storage project traffic impacts were evaluated in an updated Memorandum prepared by LLG, Engineers (September 23, 2020). These documents are used herein to support this discussion and incorporated by reference.

The Traffic and Site Access Analysis estimated the number of trips that would be generated by the proposed Project based on the Institute of Transportation Engineer's *Trip Generation Manual* (ITE, 2017) land use for high cube cold storage warehouse (land use code 157). The Project-specific analysis of transportation and circulation impacts is discussed below.

Impact Discussion

1) Would the project cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections) based on adopted City of Oxnard level of service standards?

The Focused Transportation Assessment for Phase I of the Specific Plan determined that with planned improvements outlined in the Specific Plan EIR, including implementation of MM I-4 and I-5 and the construction of Streets A (Sakioka Drive), B (Gravity Circle), and C (Synergy Circle) within the project area, the nine study intersections studied in the assessment would operate at LOS C or better. These intersections include: U.S. Highway 101 Northbound Ramps/Rice Avenue, U.S. Highway 101 Northbound Ramps/Del Norte Boulevard, Rice Avenue/A Street, Rose Avenue/Camino Del Sol, U.S. Highway 101 Southbound Ramps/Rice Avenue, US-101 Southbound Ramps/Del Norte Avenue, Rose Avenue/Gonzales Road, and Del Norte Boulevard/ A Street. Therefore, it was determined that the project would not have a significant impact on the off-site intersections in the immediate project vicinity based on City of Oxnard impact thresholds. Additionally, the project would implement a TDM program as outlined in MM J-4, MM J-5, and MM J-6. Implementation of a TDM program would further reduce impacts to a less than significant level.

Without mitigation, the project would generate 526 AM Peak hour trips, 595 PM peak-hour trips, and 4,501 ADT. This is 11,749 fewer daily trips, 1,374 fewer AM peak-hour trips, and 1,555 fewer PM peak-hour trip than what was entitled for Phase I of the Specific Plan. Overall, with implementation of MM J-4, MM J-5, MM J-6, MM I-4, and I-5 and construction of Streets A, B, and C within the project area,

impacts related to an increase in traffic would be less than significant. This is consistent with the findings of the Specific Plan EIR, and no additional mitigation is required.

2) Would the project exceed, either individually or cumulatively, an LOS standard established by the Ventura County Congestion Management Program (CMP) for designated roads or highways?

In terms of Ventura County General Plan consistency, the City of Oxnard and Ventura County have executed a “Reciprocal Traffic Mitigation Agreement” wherein the City and the County agree that a pro-rata share of the cost of mitigations will be collected by each agency for identified traffic impacts in the other jurisdiction. The project would be consistent with the Ventura County General Plan by complying with the terms of the “Reciprocal Traffic Mitigation Agreement” between the City of Oxnard and the County of Ventura approved on February 2, 1993. Payment of the traffic impact fee would mitigate the project impacts to County facilities outside the study-area.

Additionally, according to Ventura County’s Congestion Management Program (CMP), the minimum acceptable standard for traffic operations is LOS E. However, so that local jurisdictions are not unfairly penalized for existing congestion, CMP locations currently operating in the LOS F range are considered acceptable (Ventura County Transportation Commission 2009).

The study-area intersections along Oxnard Boulevard, Rose Avenue, Rice Avenue, and Del Norte Boulevard are included in the County’s CMP. As mentioned above, with implementation of planned improvements, including construction of Streets A, B, and C within the Specific Plan area and implementation of MM I-4 and I-5, all study area intersections would operate at LOS C or better. Therefore, the Project would not individually or cumulatively exceed the LOS standard established by the Ventura County CMP for designated roads or highways. Project impacts would be less than significant with mitigation incorporated, consistent with the findings of the Specific Plan EIR.

3) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The Arctic Cold Storage site is located approximately 1.75 miles from Camarillo Airport, approximately 3.21 miles from Oxnard Airport, and approximately 6 miles from Naval Air Station Point Mugu. The site is not in the airport hazard zone for any of these facilities (Ventura County Airport Land Use Commission 2000). Thus, the proposed Project would have no impact with respect to air traffic patterns or airport-related safety risks. The proposed Project would not result in any significant impacts not previously identified in the certified Specific Plan EIR. The proposed Project is consistent with the EIR findings, and no further review under CEQA is required.

4) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The circulation plan for the Specific Plan includes an extension of Gonzales Road into and through the Specific Plan area. A second west to east major arterial (Sakioka Drive) will be approximately 1,200 feet to the south. Secondary roadways will connect these west/east corridors (e.g., Gravity Circle and Synergy Circle).

The proposed project will take direct access from driveway connections to Sakioka Drive and Gravity Circle. The project driveway connections will be designed to City of Oxnard design standards and provide adequate delivery truck and emergency vehicle access and none would involve design features such as sharp curves, dangerous intersections, or other traffic hazards. The site driveways and internal circulation system are not intended to facilitate incompatible activities such use of farm equipment. Given the forecasted project traffic volumes, the driveway intersections will operate acceptably with project traffic. Based on the above, the project is consistent with the EIR findings, and no further review under CEQA is required.

5) Would the project result in inadequate emergency access?

Project site access driveways would not create any design features that would inhibit emergency access to the site or the site vicinity. The planned improvements would generally enhance access to the area by completing components of the planned roadway system for the area. This would generally improve emergency access to the project site, as well as emergency evacuation from the area.

Proposed temporary construction activity would not alter travel patterns or otherwise alter emergency access to the site or site vicinity. Employee and truck trips associated with construction activity would temporarily increase traffic and associated congestion on the surrounding transportation system, but all construction activities would be subject to standard City traffic control requirements to ensure adequate emergency access. Truck haul trips would be expected to enter and leave the site via the Rice Avenue-US 101 or Del Norte Boulevard-US 101 interchanges, both of which are located immediately adjacent to the site and provide direct access. Thus, the project is consistent with the EIR findings, and no further review under CEQA is required.

Specific Plan EIR Cumulative Impacts

Cumulative development through 2030 has been planned for in the Oxnard Traffic Model. With the implementation of mitigation measures I-1 through I-34, the cumulative impacts of the Specific Plan to the study area would be reduced to a less than significant level. Implementation of the proposed Project would not change the cumulative impacts of the Specific Plan.

Impacts not Explicitly Analyzed in the Specific Plan EIR

In May 2017, the City adopted an updated CEQA Checklist to include threshold question number six. Because the City's CEQA Consistency Evaluation was implemented after the adoption of the Specific Plan, impacts related to compliance with CEQA Guideline Section 15064.3 (i.e., analysis of vehicle miles traveled) were not explicitly discussed in the Specific Plan EIR.

6) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Per Senate Bill (SB) 743, the State CEQA Guidelines have been updated to incorporate vehicle miles traveled (VMT) as the primary metric for analyzing transportation impacts under CEQA. This update

occurred subsequent to preparation of the 2012 EIR so VMT is not specifically addressed in the prior analysis.

The City of Oxnard has not adopted any specific significance thresholds related to VMT. The Office of Planning and Research (OPR)'s Technical Advisory on Evaluating Transportation Impacts in CEQA, dated 2018, provides guidance on analyzing VMT impacts in light of SB 743. The Advisory recommends thresholds for a variety of land uses, but does not include any thresholds specific to "cold storage and fruit processing facilities" such as the proposed project. Given the lack of a specific threshold recommendation for this type of facility, the threshold for office projects is considered herein. The Advisory suggests an office project that would generate vehicle travel exceeding 15 percent below existing VMT per employee for the region may indicate a significant transportation impact.

CalEEMod results from the Air Quality, Greenhouse Gas, and Noise Consistency Memorandum (prepared by Ambient Air Quality & Noise Consulting dated October 14, 2020) estimate annual VMT for the project at 8,712,536 miles. Based on the estimated 155 employees expected to work at the facility per the project description, this would equate to 6,234 miles per employee per year or about 17.1 miles per employee per day. This suggests an average commute distance of 8.55 miles ($17.1/2$). By comparison, the Southern California Association of Governments' 2016 Regional Transportation Plan/Sustainable Communities Strategy (SCAG's RTP/SCS) estimates the 2040 average work trip length at 15.5 miles. This suggests an average of 31 miles (15.5×2) per employee per day. The 17.1 miles per employee per day for the project would be about 45% lower than this average, which far exceeds the 15% reduction threshold that the OPR recommends for office projects.

In addition, by its nature, the proposed facility is specifically intended to provide for the efficient delivery of regional produce by providing for the cold storage in proximity to the production sources (farms) and reducing the distance the goods need to be shipped to fill orders. Produce comes to the warehouse from Ventura County, Santa Barbara County, Monterey County, the San Joaquin Valley, and the California and Arizona desert regions. This area of operations is currently served by several smaller cold storage warehouses. The proposed cold storage and fruit processing facility will provide round-trip drayage of refrigerated containers between Arctic Cold facilities, surrounding key ports, and intermodal rail yards; temperature-controlled transportation on both less-than-truckload (LTL) and truckload basis; and dedicated transportation programs to facilitate a more efficient delivery of good to market, thereby lowering vehicle miles traveled. Additionally, as the facility is to be connected to a railspur which connects to a larger rail network and the Port of Hueneme, some goods will bypass significant portions of the road network entirely as they are transported by rail and ship to other distribution facilities. Currently, once an order is placed, it is fulfilled at one of the cold storage and processing facilities mentioned above and then the produce is trucked to a market in this service area. With the location of the one consolidated location of the Arctic Cold Storage facility, the client will significantly reduce the trip length from the cold storage and processing facility to the markets.

Based on the above, the project is expected to generally reduce VMT on both a local and regional level by minimizing travel distances for both employee trips and goods shipment.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project and HAVE been addressed in Development Agreement Negotiations

The following mitigation measures are part of an adaptive management mitigation program. The traffic improvements I-1 through I-34, inclusive, are intended to maintain Level of Service C with the development of the Project unless accepted by the City Council based upon the traffic modeling completed in February 2010 for the Specific Plan Draft EIR. Subsequent traffic studies required by the Specific Plan as specific projects are identified may change the number and type of improvements based upon phasing of development, traffic counts, and future travel behavior. Adaptive management will allow consideration of such subsequent traffic studies in the implementation of the Transportation/Traffic mitigation measures. The February 2010 traffic modeling did not consider the City's Intelligent Transportation Systems (ITS) project under construction in 2011⁴. Similar ITS projects have improved travel time and speed by 12 to 16 percent and decreased delay by 32 to 44 percent (City of Los Angeles 1994). As part of the adaptive measures, additional analysis shall take into account, when feasible, the ITS, future traffic counts, and updated trip generation data which may reduce, change, or make unnecessary the mitigation measures while still achieving the City's adopted Level of Service, unless modified by the City Council.

The action required by the implementation of the Transportation/Traffic mitigation measures shall be satisfied in full by:

- 1) The Developer's payment of applicable City and County traffic impact fees in the amount agreed to by the City, County and Developer, and/or
- 2) Fees negotiated by the June 2020 Development Agreement between the City of Oxnard and Sakioka Farms and AMS Craig LLC, or
- 3) Fees not covered by the Development agreement, but in the amount in effect at the time of issuance of a building permit, and;
- 4) Developers may also contribute additional funds towards the traffic improvements subject to reimbursement from the City in the form of credits against future City traffic impact fees or repayment by the City.

The following lists the original traffic mitigation measures identified in the 2012 EIR Mitigation Measures that will be addressed prior to completion of this Project. A significant change of use for the site could trigger additional traffic analysis to determine if any revised or additional mitigations would apply to future projects or phases of this project.

MM I-1: Rose Avenue & Gonzales Road: The Project developer shall pay applicable City and County traffic impact fees in the amount agreed to by the City and developer towards implementing improvements to the Rose Avenue & Gonzales Road intersection that adds a fourth westbound thru lane which will mitigate both Project and cumulative (2010 no Project) impacts.

⁴ As of the date of this report, fiber optic cable has been installed throughout the city in support of the ITS project; the system remains under construction.

MM I-2: Rose Avenue & Camino Del Sol: The Project developer shall pay applicable City and County traffic impact fees in the amount agreed to by the City and developer towards implementing improvements to the Rose Avenue & Camino Del Sol intersection that adds a third northbound thru lane by removing the existing northbound right-turn lane.

MM I-3: Rice Avenue & Fifth Street: The Project developer shall pay applicable City and County traffic impact fees in the amount agreed to by the City and developer towards implementing improvements to the Rice Avenue & Fifth Street intersection that adds a third southbound thru lane by removing the existing southbound right turn lane.

MM I-4: Del Norte Boulevard & US 101 Northbound Ramps: The Project developer shall pay applicable City and County traffic impact fees in the amount agreed to by the City and developer towards providing signalization.

MM I-5: Del Norte Boulevard & US 101 Southbound Ramps: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to signalize and add a northbound right turn lane which will mitigate both Project and cumulative (2010 no Project) impacts.

MM I-34: 101 (Ventura) Freeway: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements that are, or are subsequently included, component(s) of the Oxnard Traffic Capital Improvement Program which: 1) extend and connect north- and south-bound US 101 exit and entrance ramps between Oxnard Blvd and Del Norte Blvd. and/or 2) extend Gonzales Road and/or Ventura Road to Central Avenue.

MM J-4: This is an adaptive management mitigation measure. A Project-wide Transportation Demand Management (TDM) program shall be prepared by a qualified consultant for review by the Development Services Director within one year of the recordation of the first Final Tract Map and implemented on a phase by phase basis thereafter. The TDM program shall incorporate best and commonly used trip-reduction incentives, programs, and practices found in TDMs of similar projects in terms of allowed uses, size, and transportation and transit service context. The TDM shall, to the maximum extent financially feasible or practical, be coordinated and consistent with Gold Coast Transit service planning, development and/or final adoption of a regional and/or Oxnard Sustainable Communities Strategy (under SB 375), and TDMs or similar efforts of surrounding businesses and organized business and commercial organizations, including but not limited to, the Camino Real Business Park; Proctor and Gamble; Riverpark (The Collections); The Esplanade; The Village; Oxnard Auto Center Dealers Associations; and the McGinnes Ranch, Northgate, and Seagate business parks. The TDM shall include an estimate of Project vehicular trips; a target reduction; a strategy and timeline to achieve the target; and one or more means of an independent sustainable funding program to administer, monitor, and routinely update the TDM program. At the discretion of the City Traffic Engineer based on applicable professional practice, documented and sustained TDM-attributable trip reductions shall be incorporated into future Project-related traffic studies and/or analyses for purposes of calculating traffic fees and/or modifying traffic-related mitigations. The TDM may be implemented on a phase-by-phase basis. This mitigation applies to this project, and all future projects.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project and HAVE NOT been addressed through the Development Agreement Negotiations

No further mitigation measures are required.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

The following Specific Plan EIR mitigation measures reduce the impacts to Transportation and Circulation; however, these mitigation measures do not apply to this individual Project:

Assumed Phase 2

MM I-6: Ventura Road & Wooley Road: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Ventura Road & Wooley Road intersection that adds a third northbound thru lane and a third southbound thru lane which will mitigate both Project and cumulative (2010 no Project) impacts.

MM I-7: Oxnard Boulevard & Gonzales Road: The Project developer shall pay applicable City and County traffic impact fees toward improvements adding a third eastbound thru lane at the Oxnard Boulevard & Gonzales Road intersection.

MM I-8: Rose Avenue & Gonzales Road: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rose Avenue & Gonzales Road intersection that adds a fourth southbound thru lane.

MM I-9: Rose Avenue & Fifth Street: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rose Avenue & Fifth Street intersection that adds a second eastbound thru lane.

MM I-10: Rice Avenue & Fifth Street: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rice Avenue & Fifth Street intersection that adds a second westbound left turn lane which will mitigate both Project and cumulative (2010 no Project) impacts.

MM I-11: Rice Avenue & Channel Islands Boulevard: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rice Avenue & Channel Islands Boulevard intersection that changes the southbound de facto right turn lane to a free right turn lane.

MM I-12: Del Norte Boulevard & Ventura Freeway NB Ramps: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Del Norte Boulevard & Ventura Freeway NB Ramps intersection that adds a second northbound thru lane, adds a separate northbound left turn lane, adds a second southbound thru lane, adds a separate southbound right turn lane, and adds a separate westbound left turn lane.

MM I-13: Del Norte Boulevard & Ventura Freeway SB Ramps: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Del Norte Boulevard & Ventura Freeway SB Ramps intersection that adds a second northbound thru lane, adds a separate northbound free-right turn lane, adds a second southbound thru lane, adds a separate southbound left turn lane, and adds a separate eastbound left turn lane.

MM I-14: Oxnard Boulevard & Vineyard Avenue: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Oxnard Boulevard & Vineyard Avenue intersection that adds a third northbound thru lane.

Assumed Phase 3

MM I-15: Oxnard Boulevard & Vineyard Avenue: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Oxnard Boulevard & Vineyard Avenue intersection that adds a fourth southbound thru lane.

MM I-16: Rose Avenue & Gonzales Road: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rose Avenue & Gonzales Road intersection that adds a second westbound left turn lane.

MM I-17: Rose Avenue & Fifth Street: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rose Avenue & Fifth Street intersection that adds a second westbound left turn lane.

MM I-18: Rice Avenue & Fifth Street: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rice Avenue & Fifth Street intersection that completes the grade separation / bypass which will mitigate both Project and cumulative (2020 no Project) impacts.

MM I-19: Rice Avenue & Wooley Road: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rice Avenue & Wooley Road intersection that adds a third northbound thru lane and a third southbound thru lane.

MM I-20: Ventura Road & Wooley Road: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Ventura Road & Wooley Road intersection that adds a second southbound left lane.

MM I-21: Rose Avenue & Camino Del Sol: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rose Avenue & Camino Del Sol intersection that adds a second eastbound left lane and a second westbound left lane.

MM I-22: Del Norte Blvd & Fifth Street: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Del Norte Blvd & Fifth Street intersection that adds a second westbound thru lane.



Assumed Phase 4

MM I-23: Ventura Road & Gonzales Road: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Ventura Road & Gonzales Road intersection that adds a second northbound left turn lane and a third northbound thru lane which will mitigate both Project and cumulative (2025 no Project) impacts.

MM I-24: Ventura Road & Wooley Road: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Ventura Road & Wooley Road intersection that adds a third eastbound thru lane and a third westbound thru lane which will mitigate both Project and cumulative (2025 no Project) impacts.

MM I-25: Rose Avenue & Camino Del Sol: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rose Avenue & Camino Del Sol intersection that removes the southbound free right turn lane, adds a third southbound thru lane and adds an eastbound right turn lane which will mitigate both Project and cumulative (2025 no Project) impacts.

MM I-26: Rose Avenue & Fifth Street: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rose Avenue & Fifth Street intersection that adds a southbound right turn lane or grade separation.

MM I-27: Rose Avenue & Channel Islands Boulevard: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rose Avenue & Channel Islands Boulevard intersection that adds a third northbound thru lane.

MM I-28: Rose Avenue & Bard Road: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rose Avenue & Bard Road intersection that adds a third northbound thru lane and a third southbound thru lane by removing the existing northbound and southbound right turn lanes.

MM I-29: Rice Avenue & Camino Del Sol: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rice Avenue & Camino Del Sol intersection that adds a second eastbound left turn lane which will mitigate both Project and cumulative (2025 no Project) impacts.

MM I-30: Rose Avenue & Wooley Road: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rose Avenue & Wooley Road intersection that adds a third southbound thru lane.

MM I-31: Rose Avenue & Pleasant Valley Road: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the Rose Avenue & Pleasant Valley Road intersection that adds a third northbound thru lane and a third southbound thru lane by removing existing northbound and southbound right turn lanes.



MM I-32: SR-1/Rice NB & Pleasant Valley Road: The Project developer shall pay applicable City and County traffic impact fees toward implementing improvements to the SR- 1/Rice NB & Pleasant Valley Road intersection that adds a westbound right turn lane.

Buildout

MM I-33: Rice Avenue & Gonzales Road: The Project developer shall pay applicable City and County traffic impact fees and dedicate additional land to accommodate improvements to the Rice Avenue & Gonzales Road intersection to achieve LOS C, unless the City Council decides this mitigation is infeasible and accepts LOS D for this intersection with an accompanying Statement of Overriding Consideration.

Conclusions

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Transportation and Circulation not already evaluated and disclosed in the Specific Plan EIR. No new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental documentation related to Transportation and Circulation are not required.

3.16 Utilities & Energy

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the Project:			
1) Need new or expanded water supply entitlements that are not anticipated in the current Urban Water Management Plan?	Less than significant with mitigation	No	No
2) [Require] additional wastewater conveyance or treatment capacity to serve project demand and existing commitments?	Less than significant	No	No
3) Generate solid waste that would exceed the permitted capacity of a landfill serving the City?	Less than significant	No	No
4) Conflict with federal, State, or local statutes or regulations related to solid waste?	Less than significant	No	No
5) Involve wasteful, inefficient, or unnecessary consumption of energy during project construction, operation, maintenance, and/or removal?	Less than significant	No	No
6) Require additional energy facilities, the provision of which may have a significant effect on the environment?	Less than significant	No	No
7) Be inconsistent with existing energy standards?	Less than significant	No	No
8) Preempt future energy development or future energy conservation, or inhibit the	Less than significant	No	No

future use of renewable energy
or energy storage?

The Specific Plan EIR found that impacts to wastewater, solid waste, and energy would be less than significant. The Specific Plan EIR found that impacts to water supply would be less than significant with mitigation incorporated. Accordingly, the Project will implement MM N-1 through N-13 from the Specific Plan EIR. The lead agency has determined that since the certification of the Specific Plan EIR, details of certain mitigation measures are no longer relevant for reducing Specific Plan impacts related to water supply entitlements. Adaptive, comparable mitigation is provided herein and would be included as a condition of project approval. The project proponent has agreed to the alternative mitigation provided herein and the implementation of the alternative mitigation measure would reduce the potential impact to water to less than significant levels, comparable to the findings of the Specific Plan EIR. The findings for the Specific Plan are consistent with the findings of the Specific Plan EIR.

Setting

Water

The City of Oxnard owns and operates its own municipal water supply system. In this capacity, the City is responsible for ensuring that potable water demand is met and that State and federal water quality standards are achieved. The City's water supply consists of a blend of local groundwater produced through the City's own groundwater wells, local groundwater that the City purchases from the United Water Conservation District (UWCD), and imported surface water purchased from the Calleguas Municipal Water District (CMWD). The CMWD is a member agency of the Metropolitan Water District (MWD) of Southern California, from which it purchases water from the State Water Project. The City's water system includes five blending stations where imported water is blended with local water. The City works to achieve a blending ratio of one part imported water to one part local water to balance quality and supply costs.

Water Supply Drought Management Plan

In 1999, MWD incorporated the water shortage contingency analysis required by the State as part of any urban water management plan into a separate, more detailed plan, called the Water Supply Drought Management Plan (WSDM). This plan provides policy guidance to manage the MWD's supplies and achieve the goals laid out in the agency's Integrated Resources Plan. The WSDM also "identifies the expected sequence of resource management actions that [the MWD] will execute during surpluses and shortages to minimize the probability of severe shortages and eliminate the possibility of extreme shortages and shortages allocations" (MWD 1999). The MWD's ten-year WSDM categorizes its ability to deliver water to its customers by distinguishing between surpluses, shortages, severe shortages, and extreme shortages. The WSDM integrates management actions taken during times of surplus and shortage and reflects MWD's approach that considers these actions are interrelated.

Water Conservation in Oxnard

The City of Oxnard's Groundwater Recovery Enhancement and Treatment (GREAT) Program is an innovative approach to maximize the benefits from local recycled and groundwater resources. An Advanced Water Purification Facility at the Oxnard Wastewater Treatment Plant processes wastewater and makes it available to agricultural users in the Oxnard Plain currently served by UCWD and other water districts (Western City Magazine 2006). The City receives groundwater credits from Fox Canyon Groundwater Management (FCGMA) and the program ensures over 20,000 acre feet per year (AFY) of additional water supply.

A detailed water demand model was developed as part of the 2005 UWMP and includes existing demand, demand from proposed build-out of the 2020 General Plan, unaccounted for water loss, potential increase in per-unit demand, and a contingency. The model also accounts for reductions in demand due to the increased use of recycled water and water conservation. This model was updated for build-out of the proposed 2030 General Plan Alternative B and to reflect recent changes in water supply and consumption, as accurately and as reasonably possible. The Specific Plan EIR indicates that these projections likely overestimate demand as the Oxnard City Council directed staff to require that all new projects defined as discretionary and not exempt from CEQA be water demand neutral to the City's water system, which would include projects developed under the Specific Plan (City of Oxnard 2011b). The Project proponent has agreed to the mitigation provided herein and the implementation of the mitigation measures would reduce the potential impact to water demand to less than significant levels, comparable to the findings of the Specific Plan EIR.

Wastewater

The City of Oxnard Public Works Wastewater Division (PWWD) provides sewer conveyance infrastructure and wastewater treatment services to the project area. The Specific Plan area is part of the Eastern Trunk Sewer area which combines and travels south along Rice Avenue and Pleasant Valley Road where it meets the Rose Avenue Trunk Sewer and into the Oxnard Wastewater Treatment Plant (OWWTP). The nearest sewer lines to the project site include an 18-inch vitrified clay pipe (VCP) gravity sewer line underneath Rice Avenue and a 21-inch VCP gravity sewer line underneath Del Norte Boulevard. Connected to the northern end of the gravity line in Del Norte Boulevard is a 10-inch force main that originates at the Nyeland Acres pump station located north of the site. Another 10-inch force main that originates east of the site is also connected to the northern end of the Del Norte gravity sewer line. Currently, there are no sewer lines located onsite.

Oxnard established a Wastewater Conveyance Fund and Wastewater Treatment Plant Fund to pay for operations, maintenance, and capital costs of the wastewater collection system and wastewater treatment. In addition to these funds, Oxnard utilizes State and Federal grants to pay for a portion of the recent OWWTP expansion. Oxnard also collects sewer connection fees, and/or requires developers to build improvements to expand the wastewater collection system to service new customers (City of Oxnard 2006).

Solid Waste

The City of Oxnard Solid Waste Division Municipal Haulers provides solid waste management, and currently collects, separates, and disposes in excess of 200,000 tons of refuse annually through the City-owned but privately operated Del Norte Regional Recycling and Transfer Station (City of Oxnard 2020c). Del Norte Regional Recycling and Transfer Station (DNRRTS) includes waste transfer from the City, permitted haulers, and self-haulers throughout the region, and materials recovery, which is responsible for diverting material from the waste stream to prevent marketable recyclable material and divertable material from entering the landfill. The DNRRTS also includes the buyback center, responsible for accepting and dispensing payments to customers that redeem California Redemption Value material such as aluminum cans, plastic beverage containers and glass, and the Recyclable Household Hazardous Waste Center, which is responsible for accepting and recycling material from Oxnard residents that drop-off antifreeze, batteries, used motor oil, water-based paint and electronic devices.

The California Integrated Waste Management Act of 1989 (AB 939) requires that local governments ensure that solid wastes are diverted from disposal. In addition, the CalGreen building standards mandate that 65% of construction and demolition materials be reused, recycled, composted or otherwise diverted from landfill disposal.

Solid waste that cannot be recycled is disposed of at the Toland Road Landfill east of Santa Paula and the Simi Valley Landfill north of Simi Valley. The Toland Road Landfill is a Class II municipal landfill operated by the Ventura County Sanitation District. It has a permitted capacity of 1,500 tons per day (tpd) and accepts an average of 1,200 to 1,400 tpd, of which 200 to 240 tpd come from Oxnard. The projected closure date for the Toland Road Landfill is in 2027. The Simi Valley Landfill is a private facility operated by Waste Management, Inc. It has a capacity of 3,000 tpd and currently accepts an average of 2,600 tpd, of which about 800 to 960 tpd come from Oxnard. The projected closure date for the Simi Valley Landfill is between 2022 and 2034.

Energy Consumption

The State Building Energy Efficiency Standards regulates energy consumption by new buildings in California, including electricity and natural gas. These standards are embodied in Title 24 of the California Code of Regulations. The efficiency standards apply to new construction of residential and non-residential buildings, and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. The building efficiency standards are enforced through the local building permit process. Local government agencies may adopt and enforce energy standards for new buildings, provided that these standards meet or exceed those provided in Title 24 guidelines.

Natural Gas

Southern California Gas Company (SoCal Gas) is the primary natural gas provider for Oxnard. SoCal Gas serves the Specific Plan area through existing subterranean gas mains in the adjoining dedicated streets. Natural gas service is provided in accordance with SoCal Gas's policies and extension rules on file with the California Public Utilities Commission at the time contractual agreements are made.

California produces about 15 percent of the natural gas it uses. The remaining 85 percent is obtained from sources outside of the state, 62 percent from the Southwest and Rocky Mountain area, and 23 percent from Canada. The availability of natural gas is based upon present conditions of gas supply and regulatory policies. As a public utility, SoCal Gas is under the jurisdiction of the California PUC, but can be affected by the actions of federal regulatory agencies. Should these agencies take any action affecting natural gas supply or the conditions under which service is available, natural gas service would be provided in accordance with those revised conditions.

Electricity

The City of Oxnard receives electricity from Southern California Edison (SCE). Facilities and infrastructure providing service to the project site include transmission, distribution, and communication lines. SCE provides electricity service to central, coastal and southern California in 180 cities over 50,000 square miles in 15 counties. SCE serves more than 15 million people, 5,000 large businesses, and 280,000 small businesses. The SCE power mix in 2010 (at the time of the Specific Plan EIR) included 6% large hydroelectric, 7% coal, 18% renewable combined (e.g., biomass, geothermal, small hydro, solar, wind), 19% nuclear, 37% natural gas and 13% unspecified sources of power. The SCE power mix in 2018 included 0% coal, 4% large hydroelectric, 6% nuclear, 17% natural gas, 36% renewable combined (e.g., biomass, geothermal, small hydro, solar, wind), and 37% unspecified sources of power.

Impact Discussion

1) Would the project need new or expanded water supply entitlements that are not anticipated in the current Urban Water Management Plan?

Development of the Specific Plan is part of the overall planned water demand increase for Oxnard. The Specific Plan EIR found that projected water demand for Oxnard in 2030 with complete build-out of the Specific Plan, other future projects, and ambient growth would be approximately 40,980 AFY (an increase of 13,965 or 33 percent above existing demand in 2007). Thus, the Specific Plan Area requirement of 1,025 AFY represents 2.4 percent of the projected demand and 7.4 percent of the projected increase from 2007 to 2030 (City of Oxnard 2011b: IV.N-30).

The preliminary water calculations provided by the applicant (Water Demand Calculations, Delane Engineering, 2020), include the anticipated water demand of the Arctic Cold Storage Project based upon the project's peak domestic water demand identified on the prototypical plans and specifications. It was determined that the building's projected peak domestic water demand would be 11.2 gallons per minute (GPM), which correlates with monthly and annual water usage (demand) of 1.2 million gallons (MG) and 48.33 acre-feet per year (AFY), respectively. In contrast, the Water Supply Assessment (WSA) prepared for the Sakioka Farms Specific Plan determined that water demand for all light industrial within the Specific Plan area would be 790 AFY for 250.5 acres of light industrial, which correlates with approximately 100.68 AFY for 31.8 acres of light industrial such as would be implemented for the Arctic Cold Storage Project. Therefore, the Preliminary Engineering Water Study concluded that the Arctic Cold Storage Project's water demand would be 51.6 AFY less than calculated in the WSA for the Sakioka

Farms Specific Plan for the equivalent development of light industrial buildings. Water demand mitigation measures developed under the Specific Plan WSA remain applicable to the Arctic Cold Storage Project and would be implemented for the water demand rate calculated in the Preliminary Engineering Water Study of 48.33 AFY. Table 13 details the Sakioka Farms Specific Plan Water Supply assumptions, the projected Water Demand for the proposed Project, and the remaining water supply presumably available for future development in the business park.

Table 13. Sakioka Farms Business Park Water Demand

Assumed Total Water Demand for Light Industrial Development	790
Arctic Cold Storage Project	48.33
Remaining Water Supply for Light Industrial Development	538

According to the Preliminary Engineering Water Study, the proposed Project will have a water demand less than the water demand included and evaluated within the Specific Plan EIR and the conclusions outlined in the EIR are valid for the proposed project. In addition, the Project would implement relevant mitigation measures from the Specific Plan EIR. Therefore, impacts would be less than significant, consistent with the findings of the Specific Plan EIR.

2) Would additional wastewater conveyance or treatment capacity be required to serve project demand and existing commitments?

As indicated in Table IV.N-4 of the Specific Plan EIR, the Specific Plan is estimated to generate a total of up to approximately 860 AFY of wastewater. This translates to up to 767,759 gpd. New sewer facilities constructed onsite will have to be connected to both the Rice Avenue and Del Norte Boulevard existing sewer lines. The eventual development of the Project site was anticipated when the Northeast Industrial Area infrastructure was planned.

Since there are existing sewer lines adjacent to and nearby the project site, with sufficient capacity to handle the flows from the Specific Plan, no offsite sewer line improvements are anticipated, other than the Specific Plan's connection. The OWWTP has a remaining capacity of 11.7 million gpd and the Specific Plan's flows of up to 767,759 gpd can be accommodated. At most, the project would utilize 6.5 percent of the OWWTP's remaining capacity. The Specific Plan would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. Furthermore, all industries proposing to connect to or discharge into the local sewer system shall first obtain the appropriate permit from the City of Oxnard Public Works Department, Wastewater Division. Sewer plans shall be approved by the City Engineer and the Oxnard Wastewater Division.

In addition, the mitigation measures required for potable water supply would further reduce the amount of wastewater generated by the entire Specific Plan. Therefore, the impact of the entire Specific Plan on sewer systems would be less than significant. The proposed Project does not change this finding.

The Specific Plan EIR found impacts related to wastewater to be less than significant. The Arctic Cold Storage Project would implement waste management and recycling programs in order to decrease wastewater and solid waste on site. Additionally, the Project would connect to the business park sewer system and would not require additional conveyance or treatment capacity beyond what was projected in the Specific Plan EIR. Therefore, impacts related to wastewater would be less than significant, consistent with the findings of the Specific Plan EIR.

3) Would the project generate solid waste that would exceed the permitted capacity of a landfill serving the City?

Construction

Construction activities generate a variety of waste, with most recyclables being wood waste, drywall, metal, paper, and cardboard. Construction of the Specific Plan projects could generate up to 33,084,450 pounds of solid waste over the construction period. Recycling of construction-related waste materials in compliance with AB 939 and City recycling programs would substantially reduce this waste stream that would otherwise go to a landfill. The City requires developers to prepare a Solid Waste Management and Recycling Plan prior to the issuance of building permits that identifies the materials to be recycled and the management methods to be implemented during construction. Therefore, using a conservative assumption of 50 percent recycling rate of construction waste, approximately 16,542,225 pounds (8,271 tons) of construction waste could be disposed of in the landfills.⁵

The Toland Road Landfill has capacity for between 100 and 300 tons of additional solid waste per day and the Simi Valley landfill has capacity for about 400 additional tpd. As such, both landfills would have adequate capacity to accommodate the construction waste of 8,271 tons generated by Specific Plan build-out over a construction period of several years. Therefore, a less than significant impact associated with construction waste would occur. The proposed Project will adhere to policy regulations and does not change this finding.

Operation

Operation of all the Specific Plan projects would result in ongoing generation of solid waste. Over the long term, all the Specific Plan projects would be expected to generate approximately 141,264 pounds per day. Solid waste generation rates are per employee for commercial, office, and industrial land usage.

All Specific Plan projects are required to participate in all applicable City recycling programs. The City currently requires the owners of commercial, office, and industrial buildings to prepare an Occupancy Recycling Plan that outlines the recycling efforts that will be undertaken over the permitted occupancy of the business. The City Solid Waste Division also requires annual reports on what is actually recycled during occupancy. Using a diversion average of 69 percent, the Specific Plan would generate approximately 45,561 pounds (23 tons) or 43,792 pounds (22 tons) of solid waste per day (with residential uses or without residential uses, respectively) that would be disposed of in local landfills.

⁵ (33,084,450 pounds of solid waste generated by the Specific Plan)/2 per AB 939.

The Project would generate less solid waste than the Sakioka Farms Business Park as a whole, as it is only one component of the Business Park. Therefore, the project would not exceed the permitted capacity to the landfill serving the City or conflict with federal, State, or local statutes or regulations related to solid waste. Impacts would be less than significant, and would be consistent with the findings of the Specific Plan EIR.

4) Would the project conflict with federal, State, or local statutes or regulations related to solid waste?

The response to this question is incorporated within the response to question three.

5) Would the project involve wasteful, inefficient, or unnecessary consumption of energy during project construction, operation, maintenance, and/or removal?

The response to this question is incorporated within the response to question eight.

6) Would the project require additional energy facilities, the provision of which may have a significant effect on the environment?

The response to this question is incorporated within the response to question eight.

7) Would the project be inconsistent with existing energy standards?

The response to this question is incorporated within the response to question eight.

8) Would the project preempt future energy development or future energy conservation, or inhibit the future use of renewable energy or energy storage?

Development of the Specific Plan would result in an increase in natural gas consumption. However, SoCal Gas would be able to provide the increase in its portion of the volume of natural gas anticipated from development of the Specific Plan. As indicated in Table IV.N-9 of the Specific Plan EIR, the Specific Plan is estimated to consume up to 776,082 cubic feet (cf) of natural gas per day. SoCal Gas operates various medium and high pressure gas mains within the limits of the Specific Plan and will accommodate the natural gas needs from current supplies. Natural gas will be provided to the Specific Plan area through existing pressure mains in the adjoining streets.

The Arctic Cold Storage Project would be responsible for paying any connection costs. Natural gas connection to the Project would not entail expansion of distribution infrastructure nor capacity enhancing alterations to existing facilities. Therefore, there would be a less than significant impact on natural gas supply systems, consistent with the Specific Plan EIR.

The Specific Plan is under agricultural land use and has had minimal need for electricity. The proposed Project would result in increased electricity consumption, but SCE has indicated that the electrical loads of the entire Specific Plan are within the parameters of projected load growth. As indicated in Table IV.N-10 of the Specific Plan EIR, the Specific Plan is estimated to consume up to a total of 264,999 kilowatt-hours of electricity per day at build-out. The proposed Project would consume less electricity than the Sakioka Farms Business Park as a whole, as it is only one component of the Business Park.

Title 24 of the California Code of Regulations establishes energy conservation standards for new construction, including residential and non-residential buildings. The Specific Plan would meet or exceed Title 24 energy conservation standards for insulation, glazing, lighting, shading, and water and space heating systems in all new construction. With modern energy efficient construction materials and compliance with Title 24 standards, the Project would be consistent with the State's energy conservation standards and, therefore, would not conflict with adopted energy conservation plans. Furthermore, as described in Section 1.4 Project Description, the Project has been designed with many energy-reducing measures beyond the requirements of Title 24.

The proposed Project would be required to comply with Title 24, which establishes energy conservation standards for new construction, and would contribute minimally to the total assumed energy consumption for the Specific Plan area. Therefore, there would be a less than significant impact on electrical supply systems, in line with the Specific Plan EIR.

Specific Plan EIR Cumulative Impacts

Water

Implementation of Specific Plan projects with water neutral mitigation would not result in a cumulative impact on water supply or water infrastructure. There is the potential that due to uncertainties, the City could face water shortages. Therefore, the following measures are available and shall be implemented by the City and future developers, as necessary, to avoid or reduce the risk of potential future water shortages. While many of these measures are programmatic in nature and go beyond what can be accomplished at the project level, the Project developers and subsequent developers shall be required to support the City with implementation of the following measures, as applicable (City of Oxnard 2011b). These measures help to illustrate the flexibility in programs that the City has to avoid environmental impacts associated with future water supply and demand issues.

- The City shall continue to maximize its reliance on the Municipal & Industrial (M&I) Supplemental Water Supply Program.
- The City has the option to pump additional groundwater from City wells above their allocation. However, this may result in additional surcharges from the GMA.
- The supply and demand comparison tables presented earlier are predicated on the City utilizing its full purchase order entitlement of CMWD water, less the PHWA water use and reservation as discussed above. However, in 2007 PHWA only used 2,220 AFY of its 3,262.5 AFY of reservation. Thus, the City could potentially purchase an additional 1,040 AFY of CMWD in times of need.
- Obtain City Council approval for use of the allocation and credits associated with UWCD's acquisition of the Ferro Property.
- The City also has options of purchasing unused O-H water from other water purveyors.
- Plan for the first expansion of the GREAT Program to be an additional 5.2 million gallons per day (MGD) (to 11.45 MGD).

- The City should plan for the second expansion of the GREAT Program to be an additional 5.0 MGD (to 16.45 MGD). Before designing the second expansion, in particular, the demand and surplus projections should be revisited. The City could also implement additional temporary water demand measures for periods when supply is not sufficient to meet demand as outlined in City Ordinance No. 2729, City of Oxnard Water Conservation and Water Shortage Response Ordinance.
- The City shall monitor the pace of new development as it relates to the phasing and implementation of new water supply systems and changing legal, environmental, technological, and social conditions. If it becomes apparent that the anticipated water supply systems are not keeping pace with development or should unanticipated events occur that would cause such new development to adversely impact local water supplies, the City shall curtail or limit the issuance of building permits until such time that a water supply can be assured.

Each project shall be required to pay a fair share contribution to all programs, such as the City's fee program, that are in place to fund the GREAT Program and to facilitate implementation of new water supplies for the City. In addition, all projects shall be required to comply with standard water conservation requirements of the City, State, and Uniform Building Code. These include the use of low-flush toilets and urinals, compliance with statewide efficiency standards for shower heads and faucets, and insulation of pipes to reduce water used before hot water reaches equipment or fixtures. CEQA also requires that an EIR disclose the environmental effects of potential mitigation measures such as the implementation of the City's GREAT Program. The 2030 General Plan Program EIR is hereby incorporated by reference for the cumulative analysis of water impacts. The proposed Project would not change this finding.

Wastewater

At the time the Specific Plan EIR was certified, the residential, commercial, and industrial projects that were proposed, recently approved, or under construction in the City had an estimated wastewater generation of approximately 1,176,835 gpd. This amount was further divided by the land usage associated with each type of project as listed below:

- Residential projects with 5,633 dwelling units generate 901,280 gpd
- Commercial projects with 2,455,726 sf generate 196,457 gpd
- Industrial related projects with 988,726 sf generate 79,098 gpd

Build-out of cumulative projects in Oxnard will continue to increase demands on the OWTP. City general fund monies and wastewater treatment connection fees provide revenue for any necessary replacement or improvements to the OWTP. Cumulative development would also increase the demand on the wastewater conveyance system. Funding for increases in sewer capacity and other improvements come from a combination of connection fees paid by project developers and general fund monies. The wastewater conveyance connection fee is required so that necessary expansions to the sewage collection system can accommodate new development throughout Oxnard.

Based on this information, cumulative impacts relating to the collection and treatment of wastewater would be less than significant. The proposed Project would not change this finding.

Solid Waste

The Specific Plan EIR provided a list of residential, commercial, and industrial projects proposed, recently approved, or under construction in the City in its Appendix C. The estimated solid waste generation by the related projects would be approximately 131,937 pounds per day (66 tpd). This was divided further by the land usage associated with each type of related project, the estimates for which follow:

- Residential projects generate 68,980 lbs/day
- Commercial projects generate 57,074 lbs/day
- Industrial projects generate 5,883 lbs/day

The commercial and industrial sections were generated based on numbers of employees estimated in the Population and Housing section of the Specific Plan EIR. Cumulative impacts were found to be less than significant in the Specific Plan EIR. The proposed Project would not change this finding.

Energy

Natural Gas

The Specific Plan EIR provided a list of residential, commercial, and industrial projects proposed, recently approved, or under construction in the City in its Appendix C. Estimated natural gas consumption by the related projects would be approximately 1,133,456 cf/day. This is further divided by the land usage associated with each type of related project as follows:

- Residential related projects consume 804,974 cf/day
- Commercial related projects consume 231,587 cf/day
- Industrial related projects consume 96,895 cf/day

The increase in natural gas consumption over existing levels does not constitute a significant environmental impact due to the following reasons: All of the related projects would be required to meet or exceed Title 24 of the California Code of Regulations (CCR), which establishes energy conservation standards for new construction and would be consistent with the State's energy conservation standards and, therefore, would not conflict with adopted energy conservation plans. In addition, each related project would be in contact with SoCal Gas to aid in future planning and development of infrastructure. Cumulative impacts related to natural gas service would be addressed through this process. As a result, cumulative natural gas impacts are not expected to be significant. The proposed Project would not change this finding.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

No mitigation measures are required for impacts to wastewater, solid waste, or energy. The following mitigation measures apply to impacts to water for this individual Project. Mitigation measures MM N-1, N-2, N-12.3-12.5 and N-13 are adaptive replacement mitigations adopted in May 2020 to provide in-lieu

sustainability measures with equivalent or improved efficacy than the original 2012 EIR measures, reflecting the city's updated policy to develop the GREAT program as more effective at improving water supply than the previous recycled water program in place when the 2012 EIR was adopted.

MM N-1 (Adaptive Replacement Measure): The on-site domestic water system shall include the following:

- A public pipeline system which feeds into separate water meters for each ownership.
- A separate water meter (1) for the common landscape areas that would be connected to the future recycled water system.
- All domestic water pipelines shall adhere to the Division of Occupational Health and Safety (DOHS) requirements for separation between water and recycled water/wastewater pipelines.
- The Project developer shall be responsible for payment of capital improvement/connection fees, including all related "installation fees."

The Project developer shall provide the City any approvals necessary to dedicate to the City all FCGMA allocation associated with the Project site, on a phase-by-phase basis and upon the conversion of land from agricultural to urban uses.

MM N-2 (Adaptive Replacement Measure): This is an adaptive management mitigation measure. The Project developer shall provide a water system that serves all practical irrigated areas and which is: (1) constructed per the City's GREAT Program, (2) irrigated at night, and (3) properly signed once the system is fully operational.

The Project developer shall be responsible for appropriate Sakioka Farms Specific Plan Covenants, Conditions and Restrictions (CC&Rs) covering the water use for proper disclosures. The Project developer shall provide the City any approvals necessary to dedicate to the City all FCGMA allocation associated with the Project site, on a phase-by-phase basis and upon the conversion of land from agricultural to urban uses.

MM N-3: This is an adaptive management mitigation measure. The project developer shall, to the extent feasible, incorporate exterior water conservation features, as recommended by the State Department of Water Resources at the time of adoption or in common practice in the future, into the project. These shall include, but are not limited to:

- Landscaping of common areas with low water-using plants,
- Minimizing the use of turf by limiting it to lawn dependent uses, and
- Wherever turf is used, installing warm season grasses.

MM N-4: This is an adaptive management mitigation measure. The project developer shall, to the extent feasible, use reclaimed water for irrigation of landscaping and other uses if or when such water is available at the project site.

MM N-5: The project developer shall predominantly use vegetation that requires minimal irrigation (i.e., drought tolerant plant species) in all site landscaping where feasible for new plantings.

MM N-7: The use of a 14-inch line would be feasible and should only be connected to mainlines of 14-inches or larger.

MM N-9: The Project developer shall ensure that the landscape irrigation system be designed, installed, and tested to provide uniform irrigation coverage. Sprinkler head patterns shall be adjusted to minimize overspray onto walkways and streets.

MM N-10: The project developer shall, to the extent feasible, install a “smart sprinkler” system to provide irrigation for the landscaped areas. Irrigation run times for all zones shall be adjusted seasonally, reducing water times and frequency in the cooler months (fall, winter, spring). Sprinkler timer run times shall be automatically adjusted by a state-of-the-art system that relies on local weather forecasts.

MM N-11: The project developer shall, to the extent feasible, install a “smart sprinkler” system to provide irrigation for the landscaped areas irrigation run times for all zones shall be adjusted seasonally, reducing water times and frequency in the cooler months (fall, winter, spring). Sprinkler timer run times shall be automatically adjusted by a state-of-the art system that relies on local weather forecasts.

MM N-12: This is an adaptive management mitigation measure. The project’s annual water supply deficit of 330 acre feet was estimated using 2010 water use estimates for the theoretical build-out of the entire project. Actual water demand over the build-out of the project is likely to change as actual development and uses occur resulting in changing water consumption. Subsequent water demand/supply analyses required by subsequent CEQA review may change water supply needs relative to the City’s future water supply. The Draft 2010 Urban Water Management Plan (UWMP) incorporates the project’s water demand as proposed. Should subsequent project development incur water demand in excess of that anticipated by the adopted 2010 UWMP and/or the City’s water supplies are reduced below those anticipated by the adopted 2010 UWMP, the project shall, to the extent feasible, implement one or more, but not be limited to, the following adaptive measures to remain water neutral to the City’s available and projected supply at the time of subsequent project approvals that involve a Negative Declaration, Mitigated Negative Declaration, or Subsequent EIR:

MM N-12.1: The Project developer shall provide to the City additional water rights of at least the shortage amount.

MM N-12.2: The Project developer shall provide to the City water supplies equal to the shortage amount until City supply is adequate.

MM N-12.3(Adaptive Replacement Measure): The Project developer shall provide to the City permanent quantified water offsets in the form of water conservation measures that meet best practices and current City policies as determined at the time of application.

MM N-12.4 (Adaptive Replacement Measure): The Project developer shall provide to the City financial contributions towards City programs which generate in-City water conservation or conveyance. Dedication of water rights, purchase of City water, and other contributions to water conservation shall be considered at time of application and determined as part of Planning entitlement.

MM N-12.5: The Project developer shall participate in other similar programs which cumulatively result in an adequate water supply contribution.

MM N-13 (Adaptive Replacement Measure): The Project developer(s) of proposed and future uses in the Specific Plan area are expected to meet the water usage expectations of the 2012 EIR. Projects that demonstrate water usage commensurate, or less, than what was assumed under the 2012 EIR are not required to make additional off-sets. Proposed land uses that require water usage that exceeds the established 2012 EIR thresholds will require water demand mitigation to be determined on a project by project basis.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

The following Specific Plan EIR mitigation measures reduce the impacts associated with the impacts to Utilities and Energy; however, these mitigation measures do not apply to this individual Project:

MM N-6: The future water system shall be designed in a loop configuration with connections to the existing 16-inch water line on Del Norte Boulevard.

MM N-8: Rice Avenue is planned to become a state highway; therefore, no new utilities shall be installed along this roadway.

Conclusions

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe impacts on Utilities and Energy not already evaluated and disclosed in the Specific Plan EIR. No new mitigation measures not adopted by the project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental documentation related to Utilities and Energy are not required.

3.17 Wildfire

Environmental Evaluation Criteria	Specific Plan EIR Significance Conclusions	Would the Project have effects not evaluated in the Specific Plan EIR because it would: (1) cause new or substantially more severe significant impacts, or (2) require new mitigation measures not adopted by the Project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified? (CEQA Guidelines §§ 15168(c)(1) & (2) and 15162.)	Additional Environmental Review Required (Y/N)?
Would the project:			
1) Substantially impair an adopted emergency response plan or emergency evacuation plan?	This impact was not analyzed in the Specific Plan EIR	No new or substantially more severe significant impacts and no new mitigation measures are required	No
2) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	This impact was not analyzed in the Specific Plan EIR	No new or substantially more severe significant impacts and no new mitigation measures are required	No
3) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	This impact was not analyzed in the Specific Plan EIR	No new or substantially more severe significant impacts and no new mitigation measures are required	No
4) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	This impact was not analyzed in the Specific Plan EIR	No new or substantially more severe significant impacts and no new mitigation measures are required	No

In February 2019, the state's CEQA Checklist was updated to include questions related to fire hazard impacts for projects located in or near state responsibility areas or lands classified as very high fire hazard severity zones. Fire hazard significance thresholds were not included in the City's CEQA Guidelines released in May 2017. Because the State CEQA Guidelines for wildfires were implemented after the adoption of the Specific Plan, fire hazard impacts were not explicitly discussed in the Specific

Plan EIR. Other discussions related to fire response and potential hazards in the Specific Plan area are included in Section G Hazards and Hazardous Materials and Section M.1 Public Services of the Specific Plan EIR. The analysis below analyzes the project pursuant to the 2019 CEQA Guidelines in assessing the risk of wildfire.

Impact Discussion

1) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The Project is designed to accommodate the most current fire regulations for hydrant spacing and fire access and is part of the underlying Development Agreement that funds additional fire personnel for the area. The internal site circulation system would be designed to meet all necessary City emergency access standards. Approval of the proposed Project would not impair implementation of or physically interfere with an adopted emergency plan or emergency evacuation. There would be no impact.

2) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The Specific Plan area is flat and in an urban area that is not forested. The Project would not contribute to or be subject to an increased risk of large wildfires that would expose project occupants to pollutant concentrations from wildfire or the uncontrolled spread of wildfire. Impacts would be less than significant.

3) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The Specific Plan area, including the Project site, is not in or near a designated very high fire hazard severity zone of local, state, or federal responsibility according to the California Department of Forestry and Fire Protection (CAL FIRE), Fire and Resource Assessment Program, Very High Fire Hazard Severity Zones Map for Ventura County (CAL FIRE 2007). Additionally, Oxnard is not a community at risk, which means development in the city is not built among lands prone to wildland fire (Ojai Valley Fire Safe Council 2010). Implementation of the proposed Project would not exacerbate fire risk in the area. There would be no impact.

4) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The Specific Plan area and vicinity is flat and not located on soil that is unstable or that would become unstable as a result of the project and potentially result in a landslide. The Project would not expose people or structures to significant risks of downslope or downstream flooding or landslides.

Furthermore, the Project site would not be subject to unstable slopes except where temporary slopes are created during excavations for foundations and utility trenches. Any temporary slopes created by



construction would be stabilized by appropriate temporary measures during construction, in compliance with current building codes and U.S. Occupational Health and Safety Administration standards, thereby reducing the potential impact to a less than significant level.

Specific Plan EIR Mitigation Measures that ARE APPLICABLE to Arctic Cold Storage Project

No mitigation measures are required.

Remaining Specific Plan EIR Mitigation Measures that ARE NOT APPLICABLE to Arctic Cold Storage Project But May Apply to Future Phases and/or Development Projects

There are no mitigation measures that would apply only to future phases and/or development projects.

Conclusions

Development of a light industrial building in Area 5 was anticipated as part of the Specific Plan EIR. Implementation of the Project would not result in any new or more severe significant impacts related to Wildfire not already evaluated and disclosed in the Specific Plan EIR. No new mitigation measures not adopted by the project proponent, due to project changes, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified are required. Therefore, further technical studies or environmental documentation related to Wildfire risk are not required.

Section 4. Environmental Conclusion

In accordance with CEQA Guidelines sections 15168 and 15162 and as set forth in this Consistency Evaluation, the Arctic Cold Storage Project at the Sakioka Farms Business Park would not have effects that were not examined in the Specific Plan FEIR because:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken, that will require major revisions to the FEIR, due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no new information of substantial importance as that term is used in CEQA Guideline Section 15162(a)(3).
- The project proponent does not refuse to implement any mitigation measures that were previously infeasible but are now feasible, or any other mitigation measures, including mitigation measures considerably different from those in the FEIR, that would be necessary to substantially reduce significant environmental impacts.
- The project proponent is required to comply with the applicable mitigation measures and regulatory programs identified in the FEIR and the Adaptive Management Mitigation Monitoring and Reporting Program dated May 2020.

Pursuant to CEQA Guidelines Section 15168(c)(4)-(5) and (e), and as demonstrated by the substantial evidence contained in the Consistency Evaluation and the associated administrative record, the Arctic Cold Storage Project at the Sakioka Farms Business Park is covered by and within the scope of the program approved by the FEIR; the FEIR adequately describes the project for purposes of CEQA; and no further environmental documentation is required. Furthermore, the Arctic Cold Storage Project at the Sakioka Farms Business Park has no significant impacts to CEQA topics adopted by the City in 2017, and new mitigation measures are not required to address these topics.

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Attachment D

General Plan Consistency Chart

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).

2030 General Plan		Level I	Level II	Rationale
Policy CD-1.10	<i>Jobs-Housing Balance</i> Consider the effects of land use proposals and decisions on efforts to maintain an appropriate jobs-housing balance ratio.	X		The Project is estimated to add about 155 jobs to the workforce. The buildout of the underlying Project area was included in a Vacant Land Study conducted in 2008. The 2005 Oxnard jobs-housing balance (JHB) was 1.19 jobs per household. Between 2005 and 2035, the 2008 Vacant Land Study estimated that Oxnard would add about 11,500 households and 37,850 jobs resulting in a 2035 JHB of 1.13, still within the acceptable JHB range (1.10 - 1.34 jobs per household).
Policy CD-5.1	<i>Industrial Clustering</i> Encourage the clustering of industrial uses into areas that have common needs and are compatible in order to maximize their efficiency.	X		The Project site occupies several lots of approximately 31.8 acres within the larger 430-acre Specific Plan area that would develop up to 8.5 million square feet of commercial, business research, and light industrial uses. Municipal services are available to serve the development. The project
Policy CD-5.3	<i>Available Services</i> Encourage industrial activities to locate where municipal services	X		

	are available including adequate storm drainage and water facilities, as well as easy access to multiple modes of transportation..			site has access to both the freeway / road and rail infrastructure to handle goods movement without dividing existing neighborhoods. New roads are designed to support multi-modal transportation options. The Phase One improvements associated with the Specific Plan area subdivision addresses the Specific Plan EIR mitigations to install traffic improvements.
Policy CD-5.5	"Green" Major Transportation Routes Guide industrial development to locate near transportation facilities capable of handling goods movements in an efficient manner without decreasing the level of service on the transportation network or dividing existing neighborhoods.	X		
Policy CD-8.5	Impact Mitigation Ensure that new development avoids or mitigates impacts on air quality, traffic congestion, noise, and environmental resources to the maximum extent feasible.	X		Per CEQA Guidelines Section 15168(c)(2), the 2020 CEQA Consistency Evaluation finds the project is consistent with the previous analysis and findings of the 2012 Specific Plan EIR.
Policy CD-16.5	Industrial and Commercial Development Standards Require high quality development standards that increase the efficient use of existing industrial and commercial development areas so as to preserve agricultural land and minimize adverse environmental impacts.	X		The Project is conditioned to be consistent with the Sakioka Farms Business Park Specific Plan which includes architectural and landscape standards suitable for industrial and commercial development.
Policy ICS-1.2	Development Impacts to Existing Infrastructure Review development proposals for their impacts on infrastructure (i.e., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	X		The Project will utilize the new public infrastructure associated with the Specific Plan subdivision. This project, and any future projects on the site will pay required impact fees to the City, County, and school districts for various public facilities. The underlying Development Agreement clause and adaptive replacement mitigation measure provide permanent funding for three additional fire personnel which would support this Project.
Policy ICS-1.3	Funding for Public Facilities Continue to utilize developer fees, public facilities fees, and other methods (i.e., grant funding or assessment districts) to finance public facility design, construction, operation, and maintenance.		X	

Policy ICS-1.4	Infrastructure Conditions of Approval New development should not be approved unless: • The applicant demonstrates adequate public services and facilities are available; • Infrastructure improvements incorporate a range of feasible measures that can be implemented to reduce all public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required improvement; • Infrastructure improvements are consistent with City infrastructure master plans; and • Require infrastructure expansion needed for future development to be self-funding so current residents do not subsidize infrastructure needed for future growth.	X		
Policy ICS-2.3	Connector Road(s) to Camarillo Feasibility Initiate a feasibility study for connecting Gonzales Road and/or Del Norte Boulevard eastward to Camarillo as an emergency route and as mitigation to offload traffic from State Highway 101 between the two cities.	X		While the Project does not increase public circulation options, it benefits from the underlying map subdivision for the Specific Plan which has been designed to accommodate a future extension of Gonzales Road eastward to Camarillo.
Policy ICS-2.12	Gateway Enhancements Continue to enhance gateways (including but not limited to Ventura Road, Oxnard Boulevard, Vineyard Avenue, Rose Avenue, Rice Avenue, Del Norte Boulevard, Highway-101, Highway 1, Fifth Street, Channel Islands Boulevard, Pleasant Valley Road, Harbor Boulevard, Victoria Avenue and Hueneme Road).	X		The 30 ft. landscape setback along Rice Avenue preserves existing views and vistas along Rice Avenue, which is designated as a scenic corridor.
Policy ICS-3.1	CEQA Level of Service Threshold Require level of service "C" as the threshold of significance for intersections during environmental review.	X		This Project will pay impact fees to the City for various traffic improvements.

Policy ICS-3.3	<i>New Development Level of Service C</i> Determine as part of the development review and approval process that intersections associated with new development operate at a level of service of "C" or better. The City Council may allow an exception to level of service "D" in order to avoid impacting private homes and/or businesses, avoid adverse environmental impacts, or preserve or enhance aesthetic integrity.	X		
Policy ICS-7.1	<i>Require Transportation Demand Management Programs (TDM)</i> Consider requiring TDM programs with preferred parking, car pool and van pool vehicles, and ride sharing where feasible and appropriate.	X		The Project will develop a TDM program within one year of the certificate of occupancy. The TDM program shall incorporate best and commonly used trip-reduction incentives, programs, and practices found in TDMs of similar projects in terms of allowed uses, size, and transportation and transit service context
Policy ICS-11.3	<i>GREAT Program Implementation</i> Continue to implement the GREAT Program as the key program for the City's short and long term water supply	X		Project complies with the City's GREAT program and water sustainability policies. Project landscaping meets City and State water-conservation requirements.
Policy ICS-11.6	<i>Water Conservation and/or Recycling Connection as Mitigation</i> Require the use of water conservation offset measures (efficient low flow fixtures and irrigation systems, drought tolerant landscaping, leak detection programs, water audits, and public awareness and education programs) and/or proportional contributions to recycled water production and/or conveyance infrastructure related to the GREAT Program as mitigation for water supply shortage as determined by a Water Supply Assessment, CEQA documentation, or similar analysis	X		

	as part of new or master plan development review.			
Policy ICS-11.7	<i>Water Wise Landscapes</i> Promote water conservation in landscaping for public facilities and streetscapes, residential, commercial and industrial facilities and require new developments to incorporate water conserving fixtures (low water usage) and water-efficient plants into new landscaping.	X		
Policy ICS-12.6	<i>Timing of Future Development</i> Impose conditions in order to ensure adequate wastewater capacity for proposed new development.	X		The underlying infrastructure project requires that prior to recordation of the final map, the developer/project applicant shall enter into an agreement with the City which specifies the funding mechanism for all wastewater conveyance facilities.
Policy ICS-13.3	<i>Stormwater Detention Basins</i> Design stormwater detention basins to ensure public safety, to be either visually attractive or unobtrusive, provide temporary or permanent wildlife habitats, and recreational uses where feasible in light of safety concerns.	X		
Policy ICS-13.4	<i>Low Impact Development</i> Incorporate low impact development (LID) alternatives for stormwater quality control into development requirements. LID alternatives include: (1) conserving natural areas and reducing imperviousness, (2) runoff storage, (3) hydro-modification (to mimic pre-development runoff volume and flow rate), and (4) public education.	X		Where feasible, Project meets City and Watershed Protection District requirements and incorporates LID features.
Policy ICS-20.5	<i>Fire Services to New Development</i> Require new developments to fund a fair share extension of fire services to maintain service standards, including personnel and capital improvements costs.	X		The Project is designed to accommodate the most current fire regulations for hydrant spacing and fire access and is part of the underlying Development Agreement that

Policy ICS-20.7	Adherence to City Standards Ensure that water main size, water flow, fire hydrant spacing, and other fire facilities meet City standards.	X		funds additional fire personnel for the area.
Policy ICS-20.8	Development Review Review new development applications to assess potential impacts to existing fire protection services and the need for additional and expanded services.	X		
Policy ICS-20.10	Adequate Emergency Access and Routes Require that new development provide adequate access for emergency vehicles, particularly firefighting equipment, and evacuation routes, as appropriate.	X		

ATTACHMENT E

Zoning Consistency with The Sakioka Farms Business Park Specific Plan

MASTER PLANNING STANDARD AREA 5	REQUIREMENT	PROPOSED	COMPLIES ?
Land Use	Light Industrial-116 maximum acres	31.8 acres	Yes
Square footage	Light Industrial- 2.5 million square feet (Trip Generation Budget Assumption)	576,000 square feet	Yes
Trip Budget	Area 5: 1,900- AM; 2,150 -PM Total- 1,6250		Yes
	Parcels 1-5: 693 AM 784 PM Total- 1,477	526 AM 595 PM Total-1,121	
Trip Reduction Measures	Implement Ventura County Congestion Management Program	TDM, Bike facilities	Yes
Landscaping	Project Entry	Rice Avenue	Yes
6.3 DEVELOPMENT REGULATIONS	REQUIREMENT	PROPOSED	COMPLIES?
Permitted Use (Area 5)	Agricultural produce, warehouse and storage, offices	Agricultural cold storage warehouse, fruit processing and related office	Yes
Minimum Lot Area	100,000 square feet	31.8 acres	Yes
Minimum Lot Frontage	Min: 300 feet	Greater than 300 feet	Yes
Minimum Lot Depth	Min: 300 feet	Greater than 300 feet	Yes
Maximum Height	50 feet (three stories) with 15 additional feet permitted for rooftop treatments to 65-foot maximum	50 feet to top of parapet	Yes
Maximum Intensity	0.5	0.415	Yes
Maximum Site Coverage	60%	38.3%	Yes
Minimum Setbacks	Front: 30 feet Side: 10 feet Rear: 10 feet	Sakioka Dr 175 feet Gravity Cr 120 feet Property Line: 70 feet	Yes Yes Yes
Minimum Landscaping	10%	31.5 %	Yes
Off-Street Parking (vehicle / square feet)	Warehouse first 20,000 square feet: 1/1,000	410	Yes

	Warehouse second 20,000 square feet: 1/2,000 Warehouse over 40,000 square feet: 1/4,000 Office: 1/250 Light Manufacturing: 1/500 Loading, over 150,000 5 Office 0-50,000 1 Total required: 410		
Signs	Not a part of this application	N/A	N/A
Walls and Fences	10-foot maximum	8-foot wrought iron fence	Yes
5.1 SPECIFIC PLAN GUIDELINES	GUIDELINE	PROPOSED	COMPLIES
5.1 Site Planning			
Layout	Clear, identifiable routing	Circulation plan, pedestrian path of travel	Yes
Access	Turning radii, entry drives,	Per City requirements	Yes
Parking areas	Compatible with site layout	Parking on western side of site	Yes
Trash loading and storage	Screening and accessibility, reflect architectural style	Landscape screening, Trash enclosures, integrated storage	Yes
Exterior lighting	Consistent with design, City code, Title 24 and police requirements	Exterior lighting	Yes as conditioned
5.2 Architectural Guidelines			
Unifying and harmonious design	Basic theme governs design details	Unifying color and materials elements, glass and painted articulation, defined entrances	Yes
Building Scale and Proportion	Variations in massing may be addressed with external treatment	Warehouse design, articulation provided with color and materials	Yes, as appropriate for warehouse building type
Pedestrian sensitivity	Building design to make pedestrians comfortable, pedestrian scale amenities, defined entries	Pedestrian pathways, articulated front entrances and outdoor amenities	Yes
Screening of mechanical equipment	Screened from view from adjacent property	Screened with landscaping as conditioned	Yes

Green Building Design	Per established green building rating systems	Designed for Cal Green requirements and LEED certification	Yes
Public Art	Included as part of large projects per Cultural Arts Committee	Payment of Arts fee	Yes
5.3 Landscape Guidelines			
Level of landscape design on keeping with master plan intent and planting theme.	Specific plan list of of varied species and plant materials by area, minimum 10% landscaping and maximum of 5 % total to be hardscape, and adherence to landscaping masterplan	Compliance with Specific Plan landscape setbacks, coverage and design,as conditioned 31.5% landscaping, and hardscape as conditioned	Yes
Entry drives	Landscaped with adequate views of approach pedestrians and vehicles	As conditioned	Yes
Pedestrian Walkway System	Pedestrian site access to buildings , parking and site activity areas.	Pedestrian path of travel provided with walkways, tree planting for shade and defined safety path in parking lots	Yes
Entry Plaza	Focal point for employee uses	Employee entrance, seating areas, walkway to Rice Ave	Yes
Walls and Screening	Compatible with adjacent projects privacy screen, noise control	8 foot wrought iron fence and landscape screening	Yes
Water conservation, irrigation and maintenance	Xeriscape plant material and automatic drip irrigation, and clear maintenance tasks and responsibility. Compliance overseen by Parks Superintendent	Irrigation specifications and maintenance requirements included in project conditions	Yes
6.4 Performance Standards	Noise, smoke and particulates, toxic or noxious matter, odorous matter, glare or heat, vibrations, electricity and radio activities, liquid and solid wastes, fire and explosive hazards,	Per project conditions	Yes

RESOLUTION NO. PZ 20-200-05, & 20-310-11

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NOS. 20-200-05 (DEVELOPMENT DESIGN REVIEW) AND 20-310-11 (LOT LINE ADJUSTMENT - MERGER) TO ALLOW FOR THE CONSTRUCTION OF A 576,000 SQUARE FOOT COLD STORAGE AND FRUIT PROCESSING FACILITY WITH A 31,129 SQUARE FOOT ATTACHED CANOPY, AND INFRASTRUCTURE IMPROVEMENTS ON A 31.8 ACRE LOT LOCATED ON LOTS 1-5 OF TRACT 5996-1, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY SCOTT UHLES ON BEHALF OF SAKIOKA FARMS RICE AVE TIC, 1451 NORTH RICE AVENUE, OXNARD, CALIFORNIA 93030.

WHEREAS, the Community Development Director of the City of Oxnard has considered an application for Planning and Zoning Permit Nos. 20-200-05, and 20-310-11 filed by Scott Uhles of Delane Engineering in accordance with Section 16-525 of the Oxnard City Code; and

WHEREAS, the project is within the Sakioka Farms Business Park Specific Plan (SFBPSP) area for which the City of Oxnard prepared an Environmental Impact Report (EIR No.2002071070), an Adaptive Management Mitigation Monitoring and Reporting Program, and a Statement of Overriding Consideration for the SFBPSP pursuant to the California Environmental Quality Act (CEQA). The SFBPSP EIR was adopted on June 12, 2012, and the Notice of Determination for the EIR was filed with the State on June 18, 2012. The SFBPSP EIR concludes that the SFBPSP would have significant and unavoidable cumulative impacts related to Agricultural Resources, Greenhouse Gas (GHG) emissions, and roadway Noise (City of Oxnard 2011b). The SFBPSP EIR also concludes that the SFBPSP would have less than significant impacts after mitigation with respect to Air Quality, Biological Resources, Hazards and Hazardous Materials, Population and Housing, Public Services, and Transportation, and a less than significant impact with respect to the remaining resources. As the SFBPSP intended development to proceed in phases over several decades, the SFBPSP EIR allows for adaptive mitigation measures, providing the lead agency the ability to modify mitigation measures to address current conditions at the time that development phases are evaluated and approved. Adapted mitigation measures must achieve either the same or a better final level of impact as was determined in the SFBPSP EIR; and

WHEREAS, the Adaptive Management Mitigation Monitoring and Reporting Program was updated in 2020 as part of the City Council's approval of a Development Agreement (Ordinance No. 2983; PZ 20-670-01) on June 30, 2020; and

WHEREAS, the City has discretionary approval over the Development Design Review Permit and therefore, these projects are subject to CEQA regulations. As the general concept and scope of the proposed project was envisioned in the adopted SFBPSP and studied in the 2012 SFBPSP EIR, the City is able to determine, per CEQA Guidelines §15168(c)(2), that the project is consistent with the previous analysis and findings of the original 2012 SFBPSP EIR and the adaptive replacement mitigation measures as adopted by the City Council in June 2020. To ensure validity of the 2012 findings in relation to current

conditions, the City has prepared an Environmental Consistency Evaluation pursuant to CEQA Guidelines §15162(a), which evaluates if the 2012 SFBPSP EIR addressed the potential environmental effects of the project adequately for current conditions, or whether supplemental or subsequent environmental documentation or technical studies are needed. This Consistency Evaluation includes the 2012 FEIR mitigation measures and 2020 adaptive replacement mitigation measures that are applicable and would be implemented by Arctic Cold Storage; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21083 et. seq.) Guidelines Section 15168(c)(4)-(5) and (e), a Consistency Evaluation prepared for this project. The Consistency Evaluation finds that the scope, land use, size and design of this project are consistent with the uses analyzed in the approved 2012 SFBPSP EIR and 2020 replacement mitigation measures. The whole of the SFBPSP EIR anticipates the type of use proposed, and adequately describes the type of project for purposes of CEQA. As demonstrated by the analysis, substantial evidence contained in the Consistency Evaluation, and the associated administrative record prepared for this project, the project activities are covered by the analysis and mitigations approved by the previously certified EIR, and will not result in any additional impacts or significant effects. Therefore, the Community Development Director determined that the Project is consistent with the analysis and mitigations approved for the SFBPSP EIR and no additional analysis is required.

WHEREAS, the proposed project is consistent with the following:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Community Development Director and all written and oral evidence presented, including the Development Design Review Staff Report and all attachments thereto, the Community Development Director finds:

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

The Applicant proposes the construction of a cold storage and fruit processing facility with an associated parking lot and related site improvements. The proposed industrial building will consist of a building envelope (floorplate/first floor) of 562,679 square feet with 13,321 square foot second floor and a canopy area of 31,129 square feet attached to the rear of the building. Additionally, the project includes appurtenant structures (i.e. guard shack, a propane tank, trash enclosure), 410 vehicle parking spaces (of which 180 parking spaces are to be landscaped at project implementation and reserved for future parking if needed), 10 motorcycle parking spaces, 24 truck trailer parking spaces (and room for 21 trucks between the loading docks), a private rail spur constructed to service the rail dock on the east side of the building, and associated landscaping and infrastructure improvements. Additionally, the project

includes funding for purchase of twenty years' worth of the following hazardous materials related equipment to aid in a Fire Department response to an incident on the project site: (2) Eagle 6 gas monitors, (2) MultiRae monitors, (1) HazCat kit, and (6) Level A Hazmat suits. As conditioned, the cold storage and fruit processing facility has been designed to meet the required development standards identified in the SFBPSP. Therefore, the proposed use is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard.

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.

Pursuant to the 2030 General Plan land use designation "Industrial Light Manufacturing" the proposed use of the project site as a cold storage and fruit processing facility with associated site improvements, is an allowed use. The surrounding uses are characterized by agricultural and light industrial uses and the underlying subdivision, approved June 16, 2020 (PZ 20-300-01, 20-650-01 & 20-670-01) allows for 8.5 million square feet of similar and related uses. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the local Building, Fire, and Traffic Codes. Additionally, federal, state and local regulations provide controls for projects which use substantial amounts of hazardous materials, including ammonia. Per existing regulations, the California Office of Emergency Services (OES) and the City of Oxnard Fire Department (Fire), including the Certified Unified Program Agency (CUPA), have regulatory authority over projects which include hazardous materials. The project has been preliminary reviewed by the Fire Department for consistency with CUPA requirements, and the applicant team has confirmed that the refrigeration and cooling system shall be designed to be consistent with federal, state and local regulations, and the system shall not have a substantial risk of an upset as defined by the criteria described in the 2017 City of Oxnard CEQA Guidelines (Section 8, Hazards and Hazardous Materials). As part of project implementation, the applicant team is to prepare a Facility Hazard Assessment as required by the California Accidental Release Program (CalARP). Therefore, the proposed use and improvements 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.

As proposed and conditioned, the Project will meet the development standards of the SFBPSP to ensure that development is adequately proportional to the size of the property and served by public infrastructure. The project site is a vacant 31.8 acre lot. Pursuant to the SFBPSP, the Project has been designed to be consistent with the development and design standards included within the SFBPSP, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage,

landscaping, parking standards, and equipment screening standards. The project site has frontages on Sakioka Drive, Gravity Circle (via an access drive) and Rice Avenue. The Project meets all SFBPSP Master Plan Concept requirements and guidelines. Pursuant to the SFBPSP the proposed development includes landscaping within the required 30 foot and 10 foot setbacks, preserving views along Rice Avenue and meeting the SFBPSP standards for planting design and plant species. Given these circumstances, the site for the proposed use 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 project will be accessed directly from Sakioka Drive with truck access via a private driveway connecting to Gravity Circle. The parking lot will provide parking for 410 vehicles (of which 180 parking spaces are to be landscaped at project implementation and reserved for future parking if needed), 10 motorcycle parking spaces, 24 truck trailer parking spaces (and room for 21 trucks between the loading docks), and a private rail spur will be constructed to service the rail dock on the east side of the building. The cold storage and fruit processing facility is required to provide 404 parking spaces, based on a formula of 1 space per 250 gross square feet of building area for office and the graduated requirements for warehouse structures over 40,000 square feet resulting in a calculation of 151 parking spaces for the applicable warehouse square footage. The project is consistent with City parking requirements. The project has been conditioned to submit a draft Transportation Demand Management Plan (TDMP) that identifies means for encouraging the employee use of alternative transportation as well as additional conditions to make public transit improvements. The project also includes short and long term parking to support bicycle use. Therefore, the site will be served by streets, highways, transit and bike facilities adequate to provide access to the proposed building and its anticipated uses.

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

The proposed Project is the second project to be developed in the SFBPSP area that is served by an underlying subdivision that provides infrastructure improvements, new streets, stormwater management and utilities commensurate with the intended development of the SFBPSP area. The project site will be served by the water and sewer lines that are being constructed to serve the Specific Plan area. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

SECTION 2. The project is within a Specific Plan area for which the City of Oxnard prepared the Environmental Impact Report (EIR), an Adaptive Management Mitigation

Monitoring and Reporting Program, and a Statement of Overriding Consideration for the Specific Plan pursuant to the California Environmental Quality Act (CEQA). The Community Development Director, in compliance with CEQA Guidelines, finds that the proposed project is not subject to additional environmental review pursuant to Sections §15168 and §15162 of the CEQA Guidelines. Pursuant to CEQA Guidelines §15168(c)(4)-(5) and (e), and as demonstrated by the substantial evidence contained in the Consistency Evaluation and the associated administrative record, the Community Development Director finds that the Consistency Evaluation found that the proposed projects are activities covered by and within the scope of the program approved by the 2012 SFBPSP EIR's adaptive mitigation measures and 2020 adaptive replacement mitigation measures; the SFBPSP EIR adequately describes the project for purposes of CEQA; and further environmental documentation is not required.

Therefore, in accordance with CEQA Guidelines §15168 and §15162, the Community Development Director finds that the project would not have effects that were not examined in the Specific Plan EIR because:

- i. No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken, that will require major revisions to the Specific Plan EIR, due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no new information of substantial importance as that term is used in CEQA Guidelines §15162(a)(3).
- ii. The project proponent does not refuse to implement any mitigation measures that were previously infeasible but are now feasible, or any other mitigation measures, including mitigation measures considerably different from those in the Specific Plan EIR, that would be necessary to substantially reduce significant environmental impacts.
- iii. The project proponent is required to comply with the applicable mitigation measures and regulatory programs identified in the Specific Plan EIR and the Adaptive Management Mitigation Monitoring and Reporting Program (May 2020).

SECTION 3. Pursuant to the provisions of the CEQA (Public Resources Code, Section 21083 et. seq.) Guidelines Section 15168(c)(4)-(5) and (e), a Consistency Evaluation was prepared for this project. The Consistency Evaluation finds that the scope, land use, size and design of this project are consistent with the uses analyzed in the approved 2012 SFBPSP EIR. The SFBPSP EIR anticipates the type of use proposed, and adequately describes the type of project for purposes of CEQA. As demonstrated by the analysis, substantial evidence contained in the Consistency Evaluation, and the associated administrative record prepared for this project, the project activities are covered by the analysis and mitigations approved by the previously certified SFBPSP EIR, and will not result in any additional impacts or significant effects. The Community Development Director determined that the Project is consistent with the 2012 approved SFBPSP EIR and a Consistency Checklist finds that the project is consistent with the 2012 SFBPSP EIR and no additional analyses is required.

SECTION 4. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Community Development Director hereby approves Planning and Zoning Permit No. 20-200-05 (Development Design Review Permit), and PZ 20-310-11 (Lot Line Adjustment - Merger) subject to the attached conditions of approval.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Oxnard hereby approves Planning and Zoning Permit Nos. 20-200-05 (Development Design Review Permit), and PZ 20-310-11 (Lot Line Adjustment - Merger, subject to the following conditions. The decision of the Community Development Director is final unless appealed in accordance with the provisions of §16-525 of the Oxnard City Code.

**CONDITIONS OF APPROVAL FOR DEVELOPMENT DESIGN
REVIEW (DDR) PERMIT, AND LOT LINE ADJUSTMENT
(MERGER) FOR ARCTIC COLD STORAGE
(PZ 20-200-05, & 20-310-11)**

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

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

GENERAL PROJECT CONDITIONS

1. This Project permit is granted for the plans dated November 30, 2020, (collectively, “the plans”) on file with the Planning Division and approved pursuant to this Resolution. The Project shall conform to the plans, except as otherwise specified in these conditions or a modification is approved pursuant to the approval of the Community Development Director. (PL, *G-2*)
2. This Project 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, or as extended by a Development Agreement. (PL, *G-3*)

3. The on-site improvements for the Project as shown in the approved Project plans, including structures, paving, and landscaping, shall be completed prior to issuance of a final Certificate of Occupancy for the Project unless approved by the Community Development Director. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to issuance of the Project's Certificate of Occupancy for the Project unless the Community Development Director allows the Master Developer or Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
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 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. Any covenants, conditions, and restrictions (CC&Rs) that are prepared and recorded in connection with the Master Project and that also are applicable to the Project shall be consistent with the terms of this Project permit and the City Code. If there is a conflict between the CC&Rs on the one hand and the City Code and this permit on the other hand, the City Code and this permit shall prevail. (CA, G-7)
7. 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)
8. At a minimum, the 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)
9. Before placing or constructing any signs on the project Property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the Project property. (PL/B, G-10)
10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this Project permit to the extent a building permit is required pursuant to applicable provisions of the City Code. (B, G-11)

11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Property. The owner of the Property will be required to adhere to all applicable laws and regulations regarding the same.(FD, *G-12*)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project Property, except as provided in a permit issued by the Fire Chief and any approved alternative means and methods, or unless otherwise handled in accordance with applicable laws and regulations. During Project operations, the owner of the Property will be required to adhere to all applicable laws and regulations regarding the same. (FD, *G-13*)
13. Prior to and during construction, Developer shall be required to satisfy all of the conditions of this Project permit as set forth herein. Once operational, the owner or tenant of the Property will be required to comply with any remaining applicable conditions of this Project permit and compliance therewith shall occur in accordance with any applicable Development Agreement and the City Code's standard enforcement proceedings.

PLANNING DIVISION STANDARD CONDITIONS

14. 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)
15. Any future 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*)
16. Before the City issues building permits, Developer shall include a reproduction of all conditions of this Project permit as adopted by resolution of the Community Development Director in all sets of construction documents and specifications for the Project. (PL, *PL-3*)
17. 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 Community Development Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
18. Developer may not modify any use approved by this Project 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*)

19. 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 Project. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the Project without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
20. 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.
21. 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*)
22. 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*)
23. Developer shall provide graphic site directories at principal access walkway points. (PL/B, *PL-10*)
24. Public Services for the Project. When the Infrastructure Improvements called for by the Specific Plan and the mitigation conditions of the EIR for the Project have been completed, the City will have sufficient capacity in its existing infrastructure, services and utility systems for: traffic circulation; sewer collection, sewer treatment and sanitation service; water treatment, distribution and service; and drainage to accommodate the Project. The City has analyzed the existing and projected water needs for the areas served by the City and has determined that when the Master Developer has dedicated to the City the water rights associated with each phase of Project, the City will have the necessary water supplies available to properly serve that phase of the Project. To the extent that the City renders such services or provides the utilities referenced in this Section, the City hereby agrees to timely grant or issue hookups or service to all development in the Project after Developer has conveyed at no cost to the City the water rights associated with that portion of the Property associated each phase of the Project and Developer requests such hookups and services; provided, however, the City may delay the granting of requested additional water hookups for the Project provided that all of the following conditions precedent occur: (a) after a duly noticed public hearing, the City Council imposes a ban on all new water hookups in the City, except for a ban on emergency hookups, legally mandated hookups, hookups for essential public purposes, and pass-through hookups used solely to convey emergency water through the City to another public entity or public water provider; and (b) after a duly noticed public hearing, the City Council makes findings, which are supported by substantial evidence, that the granting of additional water hookups in the Project would

have a significant adverse impact on the public health and safety.

25. 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*)

COMMERCIAL/INDUSTRIAL

26. Developer shall recess or screen, to the extent feasible as approved by the Community Development Director, roof heating and cooling systems and other exterior mechanical equipment visible 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, to the extent feasible as approved by the Community Development Director, 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*)
27. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible, to the extent feasible as determined by the Community Development Director, on any exterior building elevations. (PL, *PL-42*)
28. For any exterior utility meter panels, Developer shall paint such panels (if permitted by the utility provider) 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 as determined by the Community Development Director.
29. For any and all electrical substations, transformers, generators, and similar exterior facilities, Developer shall locate said facilities to take advantage of screening established with this Project (e.g. landscaping or other building elements) from public right-of-ways to the maximum extent feasible to the satisfaction of the Community Development Director. Additional screening (e.g. additional landscaping, walls, and or covers, scalable to the facility) will be required to be consistent with the applicable Building and Fire Codes, the Sakioka Farms Business Park Specific Plan, and to the satisfaction of the Community Development Director. If these facilities are proposed during the 2020-2021 plan check, these facilities may be processed as part of the plan check and will not require an additional Minor Modification permit. Additionally, this permit allows for the use of temporary generators of amps to be located onsite for a period of 9 months after issuance of a temporary Certificate of Occupancy. The temporary generators shall be screened from public right-of-ways to the maximum extent feasible to the satisfaction of the Community Development Director, and the noise shall be attenuated to be consistent with the Oxnard City Code.
30. Before the City issues a sign permit, Developer shall submit and obtain approval in accordance with the Sakioka Farms Business Park Specific Plan Section 5.4 Signage Guidelines and City Code Chapter 16, Article IX. Advertising Signs.

31. No later than 30 days after issuance of a final Certificate of Occupancy, Developer shall remove all construction materials and vehicles from the Property or relocate behind screened enclosures; provided, however, the foregoing shall not apply to any remaining work associated with punch list items or tenant fixtures or as authorized by the Community Development Director. (PL/B, *PL-47*)
32. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and shall also post signage to indicate that storage or other non-loading activity within the loading zone is prohibited. (PL/B, *PL-49*)

LANDSCAPE STANDARD CONDITIONS

33. Prior to issuance of building permits, 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*)
34. Prior to issuance of a Certificate of Occupancy, Developer shall install landscape and automatic irrigation systems that have been reviewed by Parks and Facilities Superintendent to ensure coordination with off-site landscape improvements as installed by Master Developer. (PK, *PK-3*)
35. Developer (or its successor, as relevant) shall properly maintain landscape planting and all irrigation systems on the Property as required by the City Code and as specified by this Project permit. Failure of Developer (or its successor, as relevant) to do so may result in enforcement proceedings against Developer (or its successor, as relevant) to ensure compliance pursuant to the City's Code applicable standard enforcement regulations which may result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, *PK-4*)
36. Prior to the issuance of a Certificate of Occupancy, Developer shall provide a watering schedule to the Project's building owner or manager and to Planning Division or designee that outlines the recommended watering required to allow the plants and trees to receive adequate water to thrive. The irrigation system for the Property shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)
37. 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*)
38. 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*)

UNDEVELOPED LAND

39. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts.

WATER CONSERVATION

40. Developer shall install an irrigation system for the Project that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
41. 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)
42. 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)

LANDSCAPE SPECIAL CONDITIONS

43. As necessary, applicant Landscape Architect to work directly with the City's Landscape Consultant Brian Brodersen, to clarify comments and ensure design compatibility, species selections and Specific Plan compliance.
44. Developer shall coordinate with the Master Developer's Landscape Consultant and City's Landscape Consultant for purposes of confirming compatibility of the implementation of the Project final landscape plans with Phase One Off-site Landscape Improvements. Proposed plantings shall be consistent with the Sakioka Farms Specific Plan. Plans shall include the following:
 - a. Identify tree species, size, and location.
 - b. Show adjacent parkway plantings for reference.
45. A 36" high visual barrier shall be provided to screen, to the maximum extent feasible as determined by the Community Development Director, parked cars from City streets. Barrier may be a wall or earthen berm with additional planting to achieve 36" height as measured from the top of the parking lot curb. Suitable sight-distance shall be maintained at corners and driveways. Parking lot screen hedges adjacent to the roadway shall be 36" in height at time of planting.
46. Final construction planting and irrigation plans for the Project shall be reviewed by the City's landscape consultant to ensure:
 - Tree selections and placement are consistent with the approved plans;
 - Streetscape buffer planting consistency with specific plan

- Final shrub and groundcover plant selections to include long-lived, low maintenance plants.
 - Screen plant selections to be of appropriate scale
47. Written confirmation shall be provided that the Landscape Architect has reviewed the civil engineer's construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements.
 48. Show locations of light standards on landscape plan and tree locations on lighting plan for the Project and coordinate with streetscape plans and resolve any conflicts for lighting safety and crime prevention to the satisfaction of the City's Police reviewer.
 49. All hardware, equipment enclosures, trash enclosures, electrical vents, irrigation controllers, backflow devices, etc. in parking lot planters shall be completely screened with shrubs and/or vines, 5 gallon size minimum, to the maximum extent feasible as determined by the Community Development Director. Trash enclosure shall be screened with planting. Grading design shall provide adequate planting area.
 50. Groundcover/grass plants shall be long-lived and low maintenance. Plants may be selected from the list below in addition to the Specific Plan list. Vinca, Juniper, Turf, Miscanthus, Oenothera on SP list are not to be used. Use of *native plants is encouraged.
 - *Festuca sp. (F. californica, F. glauca, ...)
 - *Carex sp. (C. tumulicola, C. praegracilis, ...)
 - Lippia nodiflora / Kurapia
 - *Achillea millifolia 'Moonshine' or Achillea sp.
 - *Bouteloua gracilis 'Blonde Ambition'
 - Myoporum parvifolium 'Fine Leaf Form'
 - Gazania sp
 51. Final planting design for the Project shall limit additional palm trees and select other Specific Plan approved species for the majority of new trees.
 52. Planting design shall be reviewed when all plants are identified on construction drawing:
 - a. WUCOLS ratings from the City of Santa Barbara addendum may be used.
 - b. City "Statement of Compliance" signed by a California licensed Landscape Architect or Architect shall be required.
 53. The irrigation system for the Project shall comply with the City of Oxnard and State MWEL. Construction document plans shall comply with the following:
 - a. Show Irrigation water metering at point(s) of connection.
 - b. Metering shall be coordinated with the City of Oxnard Water. Dedicated irrigation water meter(s) required per State MWEL. Also coordinate metering with the Civil utility plan.
 - c. Per the Sakioka Farms TTM, projects in this area are not required to use purple pipe, but must address the City's GREAT implementation policies
 - d. Master valve function and pipe types compatibility shall be confirmed with Landscape consultant and Public Works.

- e. Plans are to comply with the guidelines and/or requirements set forth by:
 - i. City of Oxnard Water Efficient Landscape Ordinance #2822
 - ii. City of Oxnard (water purveyor)
 - iii. State of California Recycled Water- Statutes and Regulations (“The Purple Book”)
 - iv. California Code of Regulations Title 23, Division 2, Ch. 2.7 Model Water Efficient landscape ordinance (State MWELo)
54. Landscape Plans shall be consistent with Sakioka Farms Business Park Specific Plan. Plans shall demonstrate the following:
- a. Parking lots shall be planted at a rate of one (1) tree for every six (6) parking stalls for parking areas along Rice Avenue.
 - b. Entry drives shall include a minimum of two (2) 36” box specimen trees.
 - c. Planting design at corner of Street ‘A’ (Sakioka) and Rice Avenue shall include a double row of palms arranged in linear fashion along Rice Avenue.
 - d. Perimeter landscape shall create a “park-like” atmosphere. Large proposed “non-irrigated” areas shall be further refined. Trees shall be added to provide shading.

PLANNING DIVISION SPECIAL CONDITIONS

55. Applicant shall deposit \$15,000 prior to grading permit for conditions compliance, CEQA mitigation monitoring and reporting associated with development project, **PZ 20-200-05** Additional funds will be required throughout construction deposited in \$10,000 increments prior to issuance of building permit, and as needed to address field review and planning cost recovery related to construction monitoring. Funds will be requested periodically as deposits are depleted to less than \$10,000 or as additional funds are needed as determined by the Community Development Director, and shall be capped at a total amount of \$50,000 unless a larger cap is mutually agreed upon by the Developer and the Community Development Director. (PL).
56. No building permit for the Project (Arctic Cold Storage) shall be issued until all of the following occurs: recordation of the Lot Line Adjustment-Merger (PZ 20-310-11), and copies of the recorded document have been filed with the Planning Division.
57. Per the California Department of Conservation, Geologic Energy Management Division (CalGEM), the following two wells have been identified on the Arctic Cold Storage project site: “McGrath 13” 1A (API: 0411102460) and “McGrath 13” 3 (API: 0411101289); any additional wells that are located on the Property must be abandoned or re-abandoned per current CalGEM standards prior to Certificate of Occupancy.

Development is not to impede access to the two known on-site wells or any future wells if others are subsequently discovered on the property. Prior to issuance of a Certificate of Occupancy, a covenant running with the land shall be executed by the property owner and recorded with the Ventura County Recorder’s Office to serve as constructive notice to any successors in interest that the property contains two known wells onsite. The recorded covenant shall state and acknowledge that 1) future maintenance and/or repair of the wells

are the responsibility of the property owner, 2) the property owner shall notify the City of any future maintenance and/or repair of the wells in accordance with all applicable laws in place at the time of the maintenance and/or repair, and 3) appropriate authorities are to be alerted of soils discovered with significant levels of hydrocarbons and that those soils are disposed of in accordance with all applicable laws in place at the time of disposal. Said covenant shall be in a form acceptable to the City Attorney and approved by the City Community Development Director.

58. Subject to the applicable City of Oxnard standard conditions related to fees, these conditions of approval impose specific fees, dedications, reservations and/or other exactions in accordance with applicable laws and regulations. Pursuant to Government Code Section 66020, the 90-day period in which the Developer has to protest the imposed fees, dedications, reservations and/or other exactions shall begin as of the date of approval of the Project permit.
59. The Project shall utilize state of the art anti-reflective materials to reduce glare and the potential for bird collision-related deaths on the building. Before the City issues building permits, Developer shall include details of the anti-reflective materials in the construction documents.
60. Developer shall remove any and all graffiti from the project premises, 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)

Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning 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.

61. In accordance with City Council Resolution No. 14,124, Developer shall participate in the City's Public Art Program by paying a fee in the amount of \$0.28 per gross square foot of the proposed development to the City prior to issuance of the Project's final Certificate of Occupancy in accordance with the Public Art Element of the Sakioka Farms Business Park Specific Plan or Master Plan. (PL)
62. This Project permit is granted subject to the approval of the Property complying with the Subdivision Map Act, which is anticipated to occur through approval of a Lot Line Adjustment (Merger) to merge 5 lots into one 31.8-acre lot permitted through section 15.11 of the Oxnard City Code.
63. The Design Development Permit (DDR) approval applies only to the cold storage and fruit processing facility use described herein and in the approved Arctic Cold Storage plans. Any substantial changes in use or physical improvements may trigger additional review pursuant to applicable provisions of the City Code and Sakioka Farms Business Park Specific Plan, as determined by the Community Development Director, and may require additional environmental analysis and any associated fees in place at the time the changes are approved. Such potential substantial project changes include but are not limited to: project

description, type of operation, building design, square footage, circulation, parking, access, or intensification of use.

64. Prior to issuance of a building permit, the developer is to include in the plan set a conceptual alternative site plan, landscape and lighting plan showing a likely final configuration of the area between the two parking areas that may be converted for future parking to accommodate an additional 180 vehicle spaces to be conceptually reviewed by Community Development staff. A future Minor Modification shall not be required if the converted parking area is to be installed in a manner that is substantially consistent with the conceptual alternative site plan, landscape and lighting plan as determined by the Community Development Director.
65. Prior to issuance of any stockpiling or grading permit, plans shall be submitted that show required fencing, access and protection barriers associated with mitigations related to hazardous conditions and habitat, as is applicable on and immediately adjacent to the project site.
66. This Project approval is granted for the Property and land or land use described in the application and any attachments thereto, and as shown on the site plan, floor plan and elevations dated November 30, 2020, Exhibit "A" attached hereto and incorporated herein subject to refinements as authorized by the Oxnard City Code and the Project permit for Planning and Zoning Permit numbers:
 - PZ 20-200-05 (DDR Permit);
 - PZ 20-310-11 Lot Line Adjustment (Merger)
67. The Project approval for PZ 20-200-05 (DDR Permit) is not in effect until such time as the Implementation of PZ 20-310-11 Lot Line Adjustment (Merger). Prior to building permit issuance, the Developer shall complete final recordation of PZ 20-310-11 Lot Line Adjustment (Merger) and file the recordation documents with the Planning Division.
68. The location of all buildings, fences, parking areas, and other facilities for the Project or features shall be located and maintained substantially as shown on the plot plans for the above referenced Planning and Zoning Permit numbers.
69. Prior to the issuance of a Building Permit, the Applicant shall submit a draft Transportation Demand Management Plan (TDMP) to the Community Development Director for review and approval. The TDMP shall identify how the project is consistent with the Oxnard City Code Vehicle Trip Reduction (Sections 16-630 through 16-633) requirements. The TDMP shall describe the current and potential future project design to include the following: a) provide adequate transportation demand management and trip reduction measures as required by the City's Traffic Engineer, b) provide bicycle racks or other secure bicycle parking in accordance with the provisions of Oxnard City Code 16-623 and 16-637, including showers and locker rooms for employees, c) provide an adequate number of vanpool and carpool parking spaces as determined and required by the City's Traffic Engineer, and d) provide, where feasible and appropriate, for transit stop improvements (e.g., bus pullouts, bus pads and shelters). Prior to the issuance of a Certificate of Occupancy, the

TDMP shall be approved by the Community Development Director in consultation with the City's Traffic Engineer.

70. The proposed development shall provide a bulletin board, display case, or kiosk displaying transportation information including, but not limited to, the following: a) current maps, routes and schedules for public transit routes serving the site, b) ridesharing promotional material supplied by commuter-oriented organizations, c) telephone numbers for referrals on transportation information, including numbers for the regional ridesharing agency, dial-a-route, and local transit operators, and d) a listing of facilities and services available for carpoolers, vanpoolers, bicyclists, and public transit riders.
71. Conversion of the landscaped portion of the parking area labelled on plans as "180 Future Parking Spaces" shall not require a discretionary permit or a Minor Modification Permit to modify this Development Design Review Permit. The conversion of the parking area shall be reviewed and approved by the Planning Manager in consultation with the City's Landscape Architect to ensure consistency with the Sakioka Farms Business Park Specific Plan, Zoning Code, and all other applicable regulations including State water usage requirements. The applicant shall pay for all costs associated with the City's Landscape Architect review.

PLANNING DIVISION ENVIRONMENTAL MITIGATIONS

72. The following Mitigation Measures originally set forth in the Reporting/Monitoring Program, adopted for Sakioka Farms Business Park Specific Plan and Environmental Impact Report, approved on June 12, 2012 with the City of Oxnard, lead agency, shall be fully satisfied to the extent each applies to the Project, as set forth in detail in the Project's CEQA Consistency Checklist. The measures shall be included as conditions of required permit action to the extent each applies to the Project, and compliance shall result in potential impacts reduced to a level of less than significant and there shall be no residual impacts from the proposed Project. In the event of a conflict between the Project's CEQA Consistency Checklist and the below conditions, the former shall govern and control. Proposed mitigation for those impacts is as follows:

Cultural Resources

Mitigation Measure A-1:

This is an adaptive management mitigation measure. The Project developer and/or subsequent responsible parties shall contract with a qualified archaeologist to monitor initial grading and excavation in excess of three feet. In the event that an historic or prehistoric cultural resources are discovered, they will be evaluated in accordance with the procedures set forth in CEQA Section 15064.5. If the evaluation determines that such resources are either unique or significant archaeological, paleontological, or historic resources and that the Project would result in significant effects on those resources, then further mitigation would be required. In cases where the resources are unique, then avoidance, capping, or other measures, including data recovery, would be appropriate mitigation. If the resources are not unique, then recovery, without further mitigation, would be appropriate.

REPORTING/MONITORING PROGRAM:

Action: Provide contract and reporting if necessary

Timing: Contract prior to grading permit, reporting during site grading

Monitoring and Enforcement: Planning Division and Engineering Division

Mitigation Measure A-2:

This is an adaptive management mitigation measure. The Project developer and/or subsequent responsible parties shall contract with a Native American monitor to be present during all subsurface grading, trenching, or construction activities in excess of three feet on the Project site. The monitor shall provide a monthly report to the Planning Division summarizing the activities during the reporting period. If any qualifying cultural materials are encountered during this phase of project construction, construction activities on the project site shall be halted immediately, and the Project developer shall notify the City. If any finds were determined to be significant by the Native American monitor, the City and the Native American monitor would meet to determine the appropriate course of action. 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. A final monitoring report(s) shall be provided to the Planning Division prior to approval of final building certificate(s) of occupancy signature.

REPORTING/MONITORING PROGRAM:

Action: Contract

Timing: Prior to grading permit

Monitoring and Enforcement: Planning Division and Engineering Division

Agricultural

Mitigation Measure C-3:

This is an adaptive management mitigation measure. In order to buffer on- or off- site agricultural land uses and on-site non-agricultural uses either of the following measures may be undertaken to allow scheduled Restricted Materials applications by an on- or off-site farmer; 1) closure of the buildings during periods when restricted materials will be used on the adjacent farmland parcels or 2) notification, consistent with common-practice in Ventura County, of building occupants and/or building managers that normal farming activities will occur nearby from time to time which can include noise, mild dust, and odors; that inert and non-toxic substances are frequently used by farmers which should be of no concern to people nearby, and that actual chemical spray drift from farms is rare and should not be misperceived.

REPORTING/MONITORING PROGRAM:

Action: Publish Pamphlet

Timing: Prior to approval of Final Monitoring Program

Enforcement: Planning Division with invited review of the VC Agricultural Commissioner

Biological Resources

Mitigation Measure E-1:

This is an adaptive management mitigation measure. In order to avoid adverse impacts to

nesting birds, including nesting migratory birds known to exist in the trees (if any) on the Project site, during construction activities, ground vegetation removal activities must take place outside of the nesting season recognized by the California Department of Fish and Game for species in this area. If vegetation removal activities occur during the nesting season, a qualified ecologist/biologist must be present to monitor the removal activities to ensure that no active nests will be impacted. If nests are found, a 300 foot (500 feet for raptors) buffer radius shall be established until the young have fledged. If nests are observed and lesser buffer distances are desired, the biological monitor shall confer with Planning and Fish and Game staff to determine an appropriate buffer distance based on species specific requirements. This measure does not apply to agricultural row crops.

REPORTING/MONITORING PROGRAM:

Action: Limit grading activities to Sept 1-Feb 14th or as recognized by CDFG for species in this area.

Timing: Prior to any grading permit.

Monitoring and Enforcement: Planning Division, Engineering or Public Works

Geotechnical Resources

Mitigation Measure F-1:

This is an adaptive management mitigation measure. Conduct Geotechnical investigations and Adhere to Recommendations: Detailed design level geotechnical investigations shall be performed by qualified licensed professionals for each individual proposed project/phase of the Sakioka Farms Business Park Specific Plan project. These geotechnical investigations shall include, but not be limited to:

- A. Identification of unsuitable soils including expansive, corrosive, and collapsible soils,*
- B. Identification presence and extent of liquefiable soils,*
- C. Calculation of site-specific seismic design criteria,*
- D. A fault evaluation study to locate /confirm the presence or absence of the Springville and Camarillo segments of the Simi-Santa Rosa fault across the southern half of the Proposed Project site.*

Recommendations shall be provided in these reports for design of project structures and facilities and for mitigation of any unsuitable conditions encountered. These reports shall be provided to the City and other reviewing agencies for review. These recommendations shall be implemented, as deemed appropriate by the City and the Applicant's engineering design consultant

REPORTING/MONITORING PROGRAM:

Action: Provide copies of geotechnical report

Timing: Prior to any grading permit

Monitoring and Enforcement: Engineering Division or Public Works.

Hazards and Hazardous Materials

Mitigation Measure G-1:

All miscellaneous vehicles, maintenance equipment and materials, construction/irrigation materials, miscellaneous stockpiled debris, dumpsters, pesticide application equipment, ASTs, 55-gallon drums, and 5-gallon buckets should be removed off site consistent with

the phased development described within the Specific Plan, and properly disposed of. Once removed, a visual inspection of the areas beneath the removed materials should be performed. Any stained soils observed underneath the removed materials should be sampled. Results of the sampling would indicate the level of remediation efforts that may be required.

REPORTING/MONITORING PROGRAM:

Action: Provide site sampling reports

Timing: Prior to any grading permit

Monitoring and Enforcement: Planning Division, Engineering Division

Mitigation Measure G-2:

A visual inspection of all storage structures shall be performed prior to demolition activities. In the event that hazardous materials are encountered, the materials be tested and properly disposed of pursuant to State and Federal regulations.

REPORTING/MONITORING PROGRAM:

Action: Provide site sampling reports

Timing: Prior to any grading permit

Monitoring and Enforcement: Engineering Division

Mitigation Measure G-3:

Due to visible evidence of dark surface soil staining of oil/petroleum products located within Area 5, soil shall be excavated to determine the exact vertical extent of the contamination. If during soil removal, staining appears to continue below the ground surface, sampling shall be performed to identify the extent of contamination and appropriate remedial measures shall be taken.

REPORTING/MONITORING PROGRAM:

Action: Provide site sampling reports

Timing: Prior to any grading permit

Monitoring and Enforcement: Engineering Division

Mitigation Measure G-5:

This is an adaptive management mitigation measure. Soil sampling shall occur throughout the Project site concurrent with phased development, including the pesticide mixing areas within Areas 1 and 3. The sampling will determine if pesticide concentrations exceed established regulatory requirements and will identify proper handling procedures that may be required.

REPORTING/MONITORING PROGRAM:

Action: Provide site sampling reports

Timing: Prior to any grading permit

Monitoring and Enforcement: Engineering Division

Mitigation Measure G-6:

Padre Associates findings regarding residual soil contamination associated with the historical operation of oil/gas extraction wells should be reviewed and appropriate remedial recommendations (if any) should be administered. In addition to recommendations provided by Padre Associates, the CalGEM well abandonment

procedures shall be followed and formal verification of closure be sent to CalGEM.

REPORTING/MONITORING PROGRAM:

Action: Provide documentation to City and CalGEM (formally DOGGR)

Timing: Prior to any grading permits

Monitoring and Enforcement: Engineering Division and CalGEM

Mitigation Measure G-8:

This is an adaptive management mitigation measure. Consistent with the Airport Comprehensive Land Use Plan for Ventura County and the Specific Plan, commercial/industrial development is permitted within the Extended Traffic Pattern Zone subject to aviation easements and appropriate recorded disclosures.

REPORTING/MONITORING PROGRAM:

Action: Notes on Phase One Infrastructure Plans

Timing: Final Map

Monitoring and Enforcement: Planning Division

Air Quality

Construction Period Emissions

Mitigation Measure J-1:

This is an adaptive management mitigation measure. The Project developer shall implement fugitive dust control measures throughout all phases of construction. The Project developer shall include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. These measures, like all EIR mitigation measures are binding on subsequent parties and developers. Examples of the types of measures currently required and recommended include the following:

- A. Minimize the area disturbed on a daily basis by clearing, grading, earthmoving, and/or excavation operations.*
- B. Pre-grading/excavation activities shall include watering the area to be graded or excavated before the commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during these activities.*
- C. All trucks shall be required to cover their loads as required by California Vehicle Code §23114.*
- D. All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site 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.*
- E. Material stockpiles shall be enclosed, covered, stabilized, or otherwise treated, to prevent blowing fugitive dust offsite.*
- F. Graded and/or excavated inactive areas of the construction site shall be monitored by a City-designated monitor at least weekly for dust stabilization. Soil stabilization methods, such as water and roll- compaction, and environmentally-safe control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be*

seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.

- G. Signs shall be posted on-site limiting on-site traffic to 15 miles per hour or less.*
- H. During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the VCAPCD is determining when winds are excessive.*
- I. Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.*
- J. Personnel involved in grading operations, including contractors and subcontractors should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.*

REPORTING/MONITORING PROGRAM:

Action: Included in construction documents

Timing: Any grading permit

Monitoring and Enforcement: Planning Division and Engineering Division

Mitigation Measure J-2:

The Project developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project site throughout the Project construction phases. The Project developer shall include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. Examples of the types of measures currently required and recommended include the following:

- A. Maintain all construction equipment in good condition and in proper tune in accordance with manufacturer's specifications.*
- B. Limit truck and equipment idling time to five minutes or less.*
- C. Minimize the number of vehicles and equipment operating at the same time during the smog season (May through October).*
- D. Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, to the extent feasible.*

REPORTING/MONITORING PROGRAM:

Action: Included in construction documents

Timing: Any grading permit

Monitoring and Enforcement: Planning Division and Engineering Division

Operational Emissions – Greenhouse Gas Emissions

Mitigation Measure J-3:

This is an adaptive management mitigation measure. The Project developer shall include in construction and building management contracts one or more of the following requirements or other measures shown to be equally effective:

- A. Use solar or low-emission water heaters in new buildings where feasible and as in common practice in similar new construction in the Oxnard area.*

- B. *Require that commercial landscapers providing services at the common areas of project site use electric or battery-powered equipment, or other internal combustion equipment that is either certified by the California Air Resources Board or is three years old or less at the time of use, to the extent that such equipment is reasonably available and competitively priced in Ventura County (meaning that the equipment can be easily purchased at stores in Ventura County and the cost of the equipment is not more than 20 percent greater than the cost of standard equipment).*
- C. *Provide bus stops pull-out areas, and/or shelters at locations along and within the Project site. The number and location of bus stops shall be determined in consultation with Gold Coast Transit and the City Traffic Engineer. Cumulative air quality impact fees (see Mitigation J-6) paid by the Project developer or subsequent interests may be used for some or all of these structures or as credits against the fee and/or to be funded from the fee fund consistent with the City's practice with other projects with similar transit-oriented mitigation requirement.*

REPORTING/MONITORING PROGRAM:

Action: Included in construction documents

Timing: Any grading or building permit

Monitoring and Enforcement: Planning Division and Engineering Division

Mitigation Measure J-4:

This is an adaptive management mitigation measure. A Project-wide Transportation Demand Management (TDM) program shall be prepared by a qualified consultant for review by the Development Services Director within one year of the recordation of the first Final Tract Map and implemented on a phase by phase basis thereafter. The TDM program shall incorporate best and commonly used trip-reduction incentives, programs, and practices found in TDMs of similar projects in terms of allowed uses, size, and transportation and transit service context. The TDM shall, to the maximum extent financially feasible or practical, be coordinated and consistent with Gold Coast Transit service planning, development and/or final adoption of a regional and/or Oxnard Sustainable Communities Strategy (under SB 375), and TDMs or similar efforts of surrounding businesses and organized business and commercial organizations, including but not limited to, the Camino Real Business Park; Proctor and Gamble; Riverpark (The Collections); The Esplanade; The Village; Oxnard Auto Center Dealers Associations; and the McGinnes Ranch, Northgate, and Seagate business parks. The TDM shall include an estimate of Project vehicular trips; a target reduction; a strategy and timeline to achieve the target; and one or more means of an independent sustainable funding program to administer, monitor, and routinely update the TDM program. At the discretion of the City Traffic Engineer based on applicable professional practice, documented and sustained TDM-attributable trip reductions shall be incorporated into future Project-related traffic studies and/or analyses for purposes of calculating traffic fees and/or modifying traffic-related mitigations. The TDM may be implemented on a phase-by-phase basis.

REPORTING/MONITORING PROGRAM:

Action: Included in construction documents Timing:

Any grading or building permit

Monitoring and Enforcement: Planning Division and Engineering Division

Mitigation Measure J-5:

This is an adaptive management mitigation measure. The Specific Plan shall include a requirement that all structures with a flat or nearly flat roof area of over 10,000 square feet shall be designed with roof systems capable of supporting equipment that generates electricity from sunlight and/or wind if economically feasible and subject to review by the Fire Department. The roof systems may be designed to service the building and/or enter into commercially reasonable public or private utility agreement for purposes of generating energy or transmission.

REPORTING/MONITORING PROGRAM:

Action: Included in construction documents

Timing: Any grading or building permit

Monitoring and Enforcement: Planning Division and Engineering Division

Mitigation Measure J-6:

This is an adaptive management mitigation measure. The Project developer shall contribute to a cumulative impacts mitigation "buy-down" fund managed by the City based on the Ventura County Air Pollution Control District fee schedule effective at the time a building permit is issued. The fee contribution shall be assessed and paid incrementally as individual buildings are developed. The fee is allocated based on each development's share of average daily trips (ADT) for the Project buildout. The ADT shall be recalculated annually by the City Traffic Engineer or upon request of the Project developer with a payment of a fee determined by the City Traffic Engineer that covers actual time and material costs to the City. The City shall consider transit and traffic demand management improvements and programs suggested by the Project developer, in excess of those otherwise required, as credits against the fee and/or to be funded from the fee fund.

REPORTING/MONITORING PROGRAM:

Action: Included in construction documents

Timing: Any building permit

Monitoring and Enforcement: Planning Division and Engineering Division

Population and Housing

Public Services - Police and Fire

Fire - Operations

Adaptive Replacement Mitigation M-1.1

The parties agree that the formation of a Financing District that includes the obligation to pay for the annual cost of three firefighters (including benefits) is in lieu of the Specific Plan's obligation for developer to dedicate a 1.5-acre site near Rice Avenue and the easterly extension of Gonzales Road for a new fire station site and that such obligation fully mitigates the impact of the Project upon the City's fire services. This is provided, however, that the parties acknowledge and agree that the development of the property with residential uses and/or schools, hospitals, nursing homes, explosive plants, refineries, high-rise buildings and other high life hazard or large fire potential occupancies will, subject to the Fire Chief's determination,

trigger additional obligations above and beyond the obligations imposed by this section based upon the specific uses added to the property or any portion thereof.

REPORTING/MONITORING PROGRAM:

Action: Per Development Agreement

Timing: Approval of Final map

Monitoring and Enforcement Division: Planning Division

Police-Construction

Mitigation Measure M-2.1:

During all construction activities, the Project or subsequent developer shall ensure that all onsite areas of active development, material and equipment storage, and vehicle staging, be secured with temporary fences to prevent trespass.

REPORTING/MONITORING PROGRAM:

Action: Temporary Use permit and/or fence

Timing: Building permit

Monitoring and Enforcement: Planning Division or Engineering Division or Public Works.

Police-Operations

Mitigation Measure M-2.2:

The building and site design of subsequent developments under the Specific Plan program shall include crime deterrence and prevention features, building security systems, architectural design modifications, surveillance systems, and secure parking facilities. In addition, industrial businesses may be required to enroll into existing Oxnard Police crime prevention programs, depending on the nature of the business.

REPORTING/MONITORING PROGRAM:

Action: Incorporated into Building Design:

Timing: Building permits

Monitoring and Enforcement: Planning Division

Schools

Mitigation Measure M-3.1

This is an adaptive management mitigation measure. The subsequent developer(s) under the specific plan would be required to pay all applicable school fees to offset the impact of additional student enrollment at schools. No other mitigation measures are required

as part of the environmental review process unless State Law changes so as to allow subsequent environmental reviews to identify appropriate feasible mitigations to reduce a significant impact on schools to a level below the significance threshold.

REPORTING/MONITORING PROGRAM:

Action: Provide CC and R's

Timing: Building Permit

Monitoring and Enforcement: Planning Division:

Utilities and Service Systems: Water Supply

Mitigation Measure N-1

(Adaptive Replacement Measure) The on-site domestic water system shall include the following:

- A. A public pipeline system which feeds into separate water meters for each ownership.*
- B. A separate water meter (1) for the common landscape areas that would be connected to the future recycled water system.*
- C. All domestic water pipelines shall adhere to the Division of Occupational Health and Safety (DOHS) requirements for separation between water and recycled water/wastewater pipelines.*
- D. The Project developer shall be responsible for payment of capital improvement/connection fees, including all related "installation fees."*
- E. The Project developer shall provide the City any approvals necessary to dedicate to the City all FCGMA allocation associated with the Project site, on a phase-by-phase basis and upon the conversion of land from agricultural to urban uses.*

REPORTING/MONITORING PROGRAM:

Action: Included in Phase One Improvements plans

Timing: Construction Documents

Monitoring and Enforcement: Planning Division, Engineering Division and Public Works

Mitigation Measure N-2

(Adaptive Replacement Measure) This is an adaptive management mitigation measure. The Project developer shall provide a water system that serves all practical irrigated areas and which is: (1) constructed per the City's GREAT Program, (2) irrigated at night, and (3) properly signed once the system is fully operational.

The Project developer shall be responsible for appropriate Sakioka Farms Specific Plan Covenants, Conditions and Restrictions (CC&R's) covering the water use for proper disclosures. The Project developer shall provide the City any approvals necessary to dedicate to the City all FCGMA allocation associated with the Project site, on a phase-by-phase basis and upon the conversion of land from agricultural to urban uses.

REPORTING/MONITORING PROGRAM:

Action: Included in landscape plans

Timing: Construction Documents

Monitoring and Enforcement: Planning Division, Engineering Division and Public Works

Mitigation Measure N-3:

This is an adaptive management mitigation measure. The developer shall incorporate exterior water conservation features, as recommended by the State Department of Water Resources, into the Project. These shall include, but are not limited to:

Landscaping of common areas with low water-using plants,

Minimizing the use of turf by limiting it to lawn dependent uses, and

Wherever turf is used, installing warm season grasses.

REPORTING/MONITORING PROGRAM:

Action: Included in landscape plans

Timing: Construction Documents

Monitoring and Enforcement: Planning Division, Engineering Division and Public Works

Mitigation Measure N-4:

This is an adaptive management mitigation measure. The developer shall, to the extent feasible, use reclaimed water for irrigation of landscaping and other uses if or when such water is available at the project site.

REPORTING/MONITORING PROGRAM:

Action: Included in landscape plans

Timing: Construction Documents

Monitoring and Enforcement: Planning Division, Engineering Division and Public Works

Mitigation Measure N-5:

The developer shall predominantly use vegetation that requires minimal irrigation (i.e. drought tolerant plant species) in all site landscaping where feasible for new plantings.

REPORTING/MONITORING PROGRAM:

Action: Included in landscape plans

Timing: Construction Documents

Monitoring and Enforcement: Planning Division, Engineering Division and Public Works

Mitigation Measure N-7:

The use of a 14-inch line would be feasible and should only be connected to mainlines of 14-inches or larger.

REPORTING/MONITORING PROGRAM:

Action: Included in landscape plans

Timing: Construction Documents

Monitoring and Enforcement: Planning Division, Engineering Division and Public Works

Mitigation Measure N-9:

The Project developer shall ensure that the landscape irrigation system be designed, installed, and tested to provide uniform irrigation coverage. Sprinkler head patterns shall be adjusted to minimize overspray onto walkways and streets.

REPORTING/MONITORING PROGRAM:

Action: Included in landscape plans

Timing: Construction Documents

Monitoring and Enforcement: Planning Division, Engineering Division and Public Works

Mitigation Measure N-10:

The Project developer shall install a "smart sprinkler" system to provide irrigation for the landscaped areas. Irrigation run times for all zones shall be adjusted seasonally, reducing water times and frequency in the cooler months (fall, winter, spring). Sprinkler timer run times shall be automatically adjusted by a state-of-the-art system that relies on local weather forecasts.

REPORTING/MONITORING PROGRAM:

Action: Included in landscape plans

Timing: Construction Documents

Monitoring and Enforcement: Planning Division, Engineering Division and Public Works

Mitigation Measure N-11:

The project developer shall install low-flush water toilets in all new construction at the project site. Low-flow faucet aerators shall be installed on all new sink faucets.

REPORTING/MONITORING PROGRAM:

Action: Included in building plans

Timing: Construction Documents for buildings not applicable for TTM Monitoring and

Enforcement: Planning Division, Engineering Division and Public Works

Adaptive Replacement Mitigation Measure N-12:

This is an adaptive management mitigation measure. The Project's annual water supply deficit of 330 acre feet was estimated using 2010 water use estimates for the theoretical buildout of the entire project. Actual water demand over the buildout of the Project is likely to change as actual development and uses occur and changing water consumption. Subsequent water demand/supply analyses required by subsequent CEQA review may change water supply needs relative to the City's future water supply. The Draft 2010 Urban Water Management Plan (UWMP) incorporates the Project's water demand as proposed. Should subsequent project development incur water demand in excess of that anticipated by the adopted 2010 UWMP and/or the City's water supplies are reduced below those anticipated by the adopted 2010 UWMP, the Project shall, to the extent feasible, implement one or more, but not limited to, the following adaptive measures to remain water neutral to the City's available and projected supply at the time of subsequent project approvals that involve a Negative Declaration, Mitigated Negative Declaration, or Subsequent EIR:

- A. N-12.1 The Project developer shall provide to the City additional water rights of at least the shortage amount.*
- B. N-12.2 The Project developer shall provide to the City water supplies equal to the shortage amount until City supply is adequate.*
- C. N-12.3 (Adaptive Replacement Measure) The Project developer shall provide to the City permanent quantified water offsets in the form of water conservation measures that meet best practices and current City policies as determined at the time of application.*
- D. N-12.4 (Adaptive Replacement Measure) The Project developer shall provide to the City financial contributions towards City programs which generate in-City water conservation or conveyance. Dedication of water rights, purchase of City water, and other contributions to water conservation shall be considered at time of application and determined as part of Planning entitlement.*
- E. N-12.5 The Project developer shall participate in other similar programs that cumulatively result in an adequate water supply contribution.*

REPORTING/MONITORING PROGRAM:

Action: Included in Phase One Construction Documents and conditions

Timing: Final Map

Monitoring and Enforcement: Planning Division, Engineering Division and Public

Works

Mitigation Measure N-13

(Adaptive Replacement Measure) The Project developer(s) of proposed and future uses in the Specific Plan area are expected to meet the water usage expectations of the 2012 EIR. Projects that demonstrate water usage commensurate, or less, than what was assumed under the 2012 EIR area not required to make additional off-sets. Proposed land uses that require water usage that exceeds the established 2012 EIR thresholds will require water demand mitigation to be determined on a project by project basis.

REPORTING/MONITORING PROGRAM:

Action: Determines at Project Application Review Construction Documents and conditions

Timing: Planning Analyses prior to Entitlement Construction Documents Monitoring and

Enforcement: Planning Division, Engineering Division and Public Works

AGRICULTURAL

73. Before or during escrow for the sale of property, Developer shall give to the buyers a document disclosing, in large type, that:
- The property was formerly used for agricultural purposes, and is near or adjacent to, land that is currently used for agricultural operations; and
 - The buyers may be subject to inconvenience or discomfort arising from agricultural operations on such nearby or adjacent land, including, but not limited to, frost protection measures, noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft) at any hour of the day or night, storage of equipment and materials necessary to the agricultural operations, slow moving farm equipment, and spraying or other application of chemical fertilizers, soil amendments (such as manure, compost materials and mulches) and pesticides (such as herbicides, insecticides and fumigants); and
 - If the buyers complete the purchase of the property, the buyers should be prepared to accept such inconvenience and discomfort as a normal and necessary aspect of living near or adjacent to agricultural operations.
74. To show that the buyers have read the document, Developer shall require the buyers to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon request. (PL)

AIRPORT

75. Developer shall record a notice to appear in all deeds of property that the project is within or proximate to the Camarillo Airport Sphere of Influence and inhabitants may be affected by the airport and aircraft operations. Before the City issues building permits, Developer shall provide evidence of recordation of such notice with the Ventura County Recorder's Office. (PL)
76. Developer shall grant to the County of Ventura an avigation easement that includes the elements of the Federal Aviation Administration's (FAA) Model Avigation Easement. (PL)

77. Developer shall file with FAA a Form 7460, "Notice of Construction or Alteration," that enables the FAA to review the development for any hazards to airport/aviation operations. The FAA's review shall result in a finding of "no objection." (PL)
78. The Developer shall adhere to any recommendations from the FAA for marking or lighting. (PL)

AIR QUALITY

79. 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)
80. 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)
81. 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)

DEVELOPMENT SERVICES DIVISION ENVIRONMENTAL IMPACT REPORT MITIGATION MEASURES

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

FIRE DEPARTMENT STANDARD CONDITIONS

83. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, or as approved by the Fire Department as per the Project site plan. 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)
84. 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)
85. 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)
86. 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)

87. 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)
88. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
89. 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, unless otherwise determined by the Fire Department. (FD/DS, F-7)
90. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
91. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
92. 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)
93. 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)
94. 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)
95. As applicable. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, F-15)
96. 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

97. Project is subject to the required mitigation measures as defined in the Sakioka Farms

Specific Plan (SFSP).

98. 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.
99. 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.

Cooling System

100. The proposed refrigeration and cooling system shall be designed to be consistent with Federal, State, and Local regulations. The system shall also not have a substantial risk of an upset system as defined by the criteria described in the 2017 City of Oxnard CEQA Guidelines (Section 8, Hazards and Hazardous Materials), as determined by the City of Oxnard Fire Chief in consultation with Certified Unified Program Agency (CUPA) staff. Quantitative data used to make this determination shall be based on a Facility Hazard Assessment as required by the California Accidental Release Program (CalARP). Prior to Building Plans approval, the developer shall prepare a draft Facility Hazard Assessment as required by CalARP, and the draft Facility Hazard Assessment shall be submitted for review and preliminary approval by the Fire Chief. Prior to a Certificate of Occupancy being issued for the building, a Final Facility Hazard Assessment shall be submitted for review and approval by both the Fire Chief and the California Office of Emergency Services.

Fire Protection

101. Pursuant pursuant to the Arctic Cold Storage Project Description, the Developer is to fund twenty years' of Hazardous Materials response equipment that is currently valued at \$100,000.00. The funds shall cover the cost of the following hazardous materials equipment, or equivalent as determined by the Fire Chief: (2) Eagle 6 gas monitors, (2) MultiRae monitors, (1) HazCat kit, and (6) Level A Hazmat suits. The funds shall be paid in full no later than ten years from the date of the first payment, and payments of no less than \$5,000.00 shall be paid annually until the amount is paid in full.

Prior to Building Permit approval, Applicant shall submit a signed and notarized agreement, in a form acceptable to the City Attorney, to provide funding and specify timing of payments (ie., an annual payment of \$5,000.00 due at the time of Fire Department inspection). This cost shall run with the land and shall be paid by the applicant or successors in interest.

Prior to Certificate of Occupancy inspection and approval by the Fire Department, applicant shall pay an initial payment of \$50,000.00 towards the cost of the aforementioned hazardous materials equipment. The remaining funds shall be paid over a frequency of no less than \$5,000.00 annually at the time of Fire Department inspection until paid in full, with the remaining unpaid balance subject to annual adjustments on or after January 1 of each year based upon Consumer Price Index, Los Angeles Area for All Urban Consumers (CPI-U) as defined by the U.S. Bureau of Labor Statistics.

ENVIRONMENTAL RESOURCES DIVISION

102. This property is required to comply with state mandated diversion laws (AB 939, AB 341, AB 1826 and SB 1383) and must make provisions to manage three material streams (organics, recycling, trash) in any waste enclosure(s) constructed.
103. This property is required to comply with state mandated diversion laws (AB 939, AB 341, AB 1826 and SB 1383) and must make provisions to manage three material streams (organics, recycling, trash) in any waste enclosure(s) constructed.
104. The facility gate will be accessible to Oxnard Environmental Resources services vehicles by utilizing a Click-2-Enter system.
105. A Construction and Demolition Waste Management Plan ("C&D Plan") must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill.
106. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report ("C&D Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.
107. An Occupancy Plan ("Occupancy Plan") must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, including food waste, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383); how property management staff will participate in the program; and how residents will be educated about the program and encouraged to participate. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities.
108. The location is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
109. Any landscaping maintenance resulting in organic material needing disposal, if performed in-house or via a third party, must not be placed in the trash. All organic materials are required to be diverted from landfill disposal. Any third-party contract/service agreement must stipulate this requirement and be verified through the Environmental Resources Division.

POLICE DEPARTMENT SPECIAL CONDITIONS

110. Project must comply with the Outdoor Lighting Code & Guidelines. 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. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:

- a. 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.
 - b. 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.
111. 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. 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. Instruments shall not create glare for motorists or pedestrians.
 - b. 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.
 - c. 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.
 - d. Exterior lighting should be LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
 - e. 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.
112. 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. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted and approved prior to the issuance of building permits.

Access Control Systems

113. The site shall be equipped with an access control system that shall restrict human and vehicle access to semi-public areas of the site. The areas considered "semi-public" shall include: parking areas and drive aisles, common hallways and common work areas.
114. The access control system shall utilize instruments such as cards, fobs, QR decals or other devices that can be individually programmed to provide access as appropriate to the individual user. The system shall have the capability to add or subtract an access instrument assigned to a particular residential unit in the event of adding or subtracting a user.
115. The access control system shall include "Click-2-Enter" to provide access for all first responders at each vehicular gate.

Alarms

116. Any intrusion alarm system installed at the site shall utilize motion and infrared technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.

Cameras

117. Security cameras shall be installed to monitor the facility. The camera system shall comply with these minimum standards or as otherwise determined by the Police Department: :
- a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected 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 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 Security Plan showing location of cameras and the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.), and camera capture area (choke-point face capture, choke-point vehicle license capture, general activity, etc.).
 - 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. Camera installations intended to capture faces shall not be installed higher than seven feet above the ground.
 - k. In instances of an active police investigation, the operator shall cooperate with the Oxnard Police Department during the course of an investigation, and shall provide video recordings in a timely manner.
118. A Security Plan shall be submitted and approved prior to issuance of a Certificate of Occupancy. The plan shall include:
- a. The Security Plan shall identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and, any safe or secure room or rooms designed to maintain valuable assets or records.
 - b. The Security Plan shall include a chart identifying each camera by an alphanumeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.), and camera capture area (choke-point face capture, choke-point vehicle license capture, general activity, etc.).
 - c. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system. Should an alarm system 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 and non-human movement.

- d. The Security Plan shall identify all the components of the access control system, their location and a chart that identifies each instrument with an alpha-numeric with the device name, make, and model.
- e. The Security Plan shall identify the location of any roof access points and hazmat materials.

119. An updated Security Site Plan in a pdf format shall be submitted to the Police Department to specialprojects@oxnardpd.org under any of the below circumstances:

- a) Any modification to the site that changes the location of walls, doors or windows.
- b) Any system upgrades or significant changes to security camera or access control systems.

Signage

120. At each vehicular entrance a sign shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS:

Stormwater Special Conditions:

- 121. Stormwater runoff from this project shall be limited and on-site detention shall be provided that results in a maximum discharge of 1 cfs/acre during a 1% (100-year) chance storm event. Developer shall provide a drainage and flood control analysis demonstrating compliance with this standard prior to the issuance of grading/site improvement plans. The detention basin(s) shall be designed in accordance with Public Works Standards and policies. Owners of all lots containing detention facilities shall provide a city standard Declaration of Restrictive Covenant and Deed Restriction for Detention Basin Perpetual Maintenance executed by the property owner prior to approval of the grading/site improvement plans. (DS)
- 122. Developer shall design the proposed detention basin to maintain a minimum one (1%) percent longitudinal slope at flow lines within the basin, unless an alternate design is approved by the City Engineer. Detention basins shall be constructed with a maximum side slope of four (4) horizontal to one (1) vertical with the floor of the basin located a minimum of 3-feet above the water table. Walls and fences within the basin shall be set back a minimum of 2-feet from the top of basin slope. (DS)
- 123. Developer shall design detention basins for easy access of maintenance vehicles. Detention basins deeper than 4-feet deep shall include a ramp for vehicular access. (DS)
- 124. Developer shall construct perimeter walls or fences around all detention basins that are designed to detain water at a depth greater than 18-inches deep. (DS)

125. All detention basin sites shall be provided with a minimum of two (2) signs identifying the use of the lot as a detention basin. The signs shall have a minimum area of four (4) square feet and shall contain the following message: "WARNING This area has been designed as a stormwater detention pond and is subject to periodic ponding to a depth of ____ inches." The material, design, size, and number of signs are subject to the review and approval of the City Engineer. Signs and posts shall be constructed of metal or other long lasting material. All information regarding required detention basin signage shall be included on the grading/site improvement plans. (DS)
126. Prior to issuance of a site improvement permit, Developer shall obtain a long-term indeterminate length encroachment permit ("Permit") from the City for the construction of the proposed stormwater discharge structure composed of piping, headwalls, and rock rip-rap within Lot A which is proposed for City ownership (with maintenance provided by the Property Owner's Association). Permit will designate project property owner as perpetually responsible for maintenance of these encroaching structures and any damage done by the presence of these structures. Permit will further require the project property owner to apply to the City for permission to enter, alter, or maintain any of the structures within Lot A. The Permit shall be recorded prior to issuance of the site infrastructure improvement permit, and in such a manner as to provide constructive notice to future owners of the property. The details of this Permit shall be subject to the approval of the City Engineer. The City Engineer may approve an alternate timing for this permit and its recordation, but in no case shall recordation be deferred beyond the earlier of the City's acceptance of Lot A, or the granting of an occupancy permit for this project. (DS)

Stormwater Quality Special Conditions:

127. This development is located within the Sakioka Farms Business Park Specific Plan which under the Regional Water Quality Control Board Order R4-2010-0108 meets exemption criteria (grandfathering) allowing the project to provide stormwater quality treatment in accordance with the requirements of the July 2000 Municipal Separate Storm Sewer System (MS4) and associated 2002 Technical Guidance Manual ('TGM') based on the exception criteria included in the 2010 MS4 permit and associated 2011 TGM. Site improvements shall be designed to intercept and effectively prevent pollutants from discharging to the public storm drain system or other offsite conveyance systems. The stormwater quality system design shall be approved by the City Engineer prior to the issuance of an infrastructure improvement permit. (DS)
128. In compliance with requirements of the 2000 MS4 permit and associated Technical Guidance manual, Developer shall design and implement a plan to promote stormwater infiltration for this project. (DS)
129. Developer's stormwater quality analysis for the site shall include a discussion of any outdoor activities or material storage proposed for the site and the mitigation of any potential stormwater quality impacts of the activities or storage. (DS)
130. 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 (or other downstream facility as directed by the Development Services Manager) 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)

131. Proprietary stormwater quality best management practices implemented within this project shall be designed to remove a minimum of 80% of 50 micron particles to be considered adequate treatment. (DS)
132. If landscape based Stormwater Quality Best Management Practices ("BMPs") are incorporated into the project, Developer's engineer shall submit written confirmation that they have reviewed the landscape construction drawings within the BMPs and that the proposed landscaping conforms to applicable TGM standards for such improvements. (DS)

Grading Special Conditions:

133. Developer shall list all grading or air quality related environmental mitigation measures on the grading plan cover sheet. Developer shall cause all project contractors to comply with these mitigations during all phases of construction. (DS)
134. Developer shall design and construct all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 2-foot wide level area (at both top and bottom of slope) where it adjoins any property line, wall, sidewalk, curb, or similar improvement. (DS)

Wastewater Special Conditions:

135. Developer shall construct project sewer lateral connections perpendicular to the City sewer main. (DS)
136. Developer shall supply wastewater generation calculations demonstrating that the project discharge rate does not exceed the discharge rate assumed in the subdivision design. If the rate exceeds the subdivision design assumptions, the Developer shall provide evidence that sufficient downstream capacity exists for the exceedance amount. (DS)

Water Special Conditions:

137. Developer shall redesign the proposed onsite utilities to eliminate placement of parallel underground utilities within the proposed City waterline easement. Modifications to this condition can be approved by the City Engineer upon determination that there are no practical alternatives. (DS)

Miscellaneous Special Conditions:

138. Developer shall provide an ADA compliant pedestrian path from Sakioka Drive to the northwest corner of the building in addition to the path provided from Rice Avenue. (DS)

139. Prior to the issuance of a site improvement/grading permit, Developer shall provide evidence that all rights of direct ingress and egress to Rice Avenue have been dedicated to the City. (DS)
140. Lot A is proposed for ownership by the City of Oxnard and Developer shall not construct the proposed rail spur in a location that encroaches into Lot A. Developer shall redesign the location of the railroad spur or shall alter proposed lot lines to eliminate any encroachment prior to dedication of Lot A to the City. Either of these alternative designs is subject to approval of the City Engineer. (DS)
141. Developer shall construct the proposed onsite maintenance access route between Gravity Circle and Lot A to accommodate the turning movements of a low-boy truck or a dump truck pulling a trailer, whichever is greater. The final design is subject to approval of the City Engineer. (DS)
142. Prior to issuance of a site improvement permit, Developer shall dedicate a vehicular access easement to the City via a covenant (or similar document) that dedicates a perpetual vehicular access path from Gravity Circle to the proposed maintenance road along the detention basin within adjacent Lot A. The covenant shall be recorded at the County Recorder's Office and the obligations of the covenant shall run with the land and shall be binding on future property owners. The access easement shall generally follow the path indicated on the planning permit project plans. The covenant shall include, but not be limited to, the Developer's responsibility for the following requirements:
 - a) Maintenance of the access road at the Developer's sole expense including maintenance of both the paved and gravel sections;
 - b) Maintenance of all fences and gates adjacent to or crossing the access route at the Developer's sole expense;
 - c) Provision of 24-hour access to the easement by providing keys (or other method(s) approved by the City Engineer such as 'Click-2-Enter' technology) for all gates or other obstructions blocking the access route between Gravity Circle and the Lot A maintenance road. (DS)
143. Developer shall construct a trash enclosure in general conformance (dimensions, door arrangement, roof, etc.) with City standard plates. Enclosure may be lengthened to allow for storage of additional bins if required by the City's Environmental Services Division. (DS)
144. Prior to issuance of a building permit, Developer shall provide evidence of recordation of lot merger that combines the underlying multiple lots of this project into a single lot. Documentation shall include copies of associated deeds transferring the property as required to complete the lot merger. (DS)
145. Prior to issuance of a site improvement permit, Developer shall provide evidence that all existing oil/gas wells within the project site have been evaluated by the State Geologic Energy Management Division (CalGEM, formerly DOGGR) and a formal verification of closure has been accepted by the State. (DS)
146. The Phase 1 Tract improvements shall be completed prior to certificate of occupancy. The Community Development Director may approve the issuance of a temporary occupancy permit if all elements of the Phase 1 Tract improvements are not completed provided that: a) Adequate justification can be provided to demonstrate that unforeseen circumstances beyond

the control of the Developer or the Developer of the Phase 1 Tract improvements were the cause of the delays in completion of the Phase 1 Tract improvements; b) Adequate progress has been made in the construction of the Phase 1 tract improvements such that a firm completion date can be predicted for those items not yet completed; c) All of the public improvements that have not yet completed have been bonded for; d) The Phase 1 improvements that have not been completed will not, in the judgement of the Community Development Director, have an adverse impact on the safety and functionality of the public infrastructure within and adjoining the Tract boundary; e) The City may require, at its sole discretion, additional bonding in the form of a cash deposit of up to 150% of the construction cost of the work that has not been completed within the Phase 1 Tract improvements prior to issuance of a temporary occupancy permit for this project . (DS)

EIR Mitigation Measures:

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

TRAFFIC DIVISION SPECIAL CONDITIONS:

148. Developer shall retrofit existing double-arm street lights along the Rice Avenue raised median, between Latigo Avenue and the project's southerly property line, with LED street light heads to enhance pedestrian as well as motorists' safety. The LED street light heads shall be per current standard. Final location and design of the street lights shall be approved by the City Traffic Engineer. (TR)
149. Developer shall install appropriate signage and pavement markings at the proposed driveways along Sakioka Drive and along Gravity Circle in accordance with the intended traffic circulation operation. Final signing and striping shall be approved by the City Traffic Engineer. (TR)
150. Developer shall comply with the requirements of General Order No. 75-D, Section No. 7, of Public Utilities Commission of the State of California related to the construction of the proposed railroad tracks as shown on the plan. (TR)
151. Developer shall provide a transportation information center stocked with bus schedules, rideshare information and related information on alternative methods of transportation at the proposed building lobby. Developer or owner and its tenants shall update such information at least once a month. (TR)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS:

152. 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)
153. 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)

154. 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)
155. 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)
156. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
157. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
158. 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)
159. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)
160. 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)
161. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
162. 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)
163. 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)

164. 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)
165. 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)
166. 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)
167. 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)
168. 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)
169. 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)
170. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
171. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
172. 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)

173. "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)
174. Prior to issuance of a grading/site improvement permit, Developer shall obtain Development Services Director approval for any proposed construction phasing. The improvement plans (and associated phasing plans) shall clearly indicate any interim or off-site improvements required by City. (DS-28)
175. 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)
176. 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)
177. 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)
178. 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)
179. 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)
180. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
181. 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)

182. 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)
183. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
184. 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)
185. 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)
186. 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)
187. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
188. Developer, property owner or tenant shall participate in a Traffic Management Association (TMA) if one is formed and shall implement and participate in all programs and strategies established by the TMA. This condition shall be included in all leases and rental agreements for the project property. (TR-72)
189. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
190. In non-residential developments where fifty or more persons are employed, Developer shall include a transportation information center stocked with bus schedules, rideshare information, and related information on alternative methods of transportation. Developer or owner shall update such information at least once a month. (TR-77)
191. 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)

192. 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)
193. 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)
194. 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)
195. 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)
196. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)
197. 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)

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this November 30th, 2020.

Date

Jeff Pengilly
Interim Community Development
Director

EXHIBITS:
EXHIBIT 1: Lot Merger Intent to Approve Documentation

EXHIBIT "A"

LOT MERGER No. XXXX

That real property in the City of Oxnard, County of Ventura, State of California, more particularly described as follows:

All of Lots 1 through 5, inclusive of Tract No. 5996-1 per map recorded in Book 169, Pages 16 to 28, inclusive of Miscellaneous Records (Maps) in the office of the County Recorder of Ventura County.

Larry J. Frager, P.L.S. 7998

Date



[illegible]

SHEET 1 OF 2

 EASEMENT LEGEND:

- 1 5' WIDE STORM DRAIN EASEMENT TO THE CITY OF OXNARD PER TRACT No. 5996-1
- 2 6' WIDE PUBLIC ACCESS EASEMENT AND PUBLIC UTILITIES EASEMENT PER TRACT No. 5996-1
- 3 60' WIDE SETBACK EASEMENT PER TRACT No. 5996-1
- 4 30' WIDE SIDEWALK EASEMENT, PUBLIC ACCESS EASEMENT, AND PUBLIC UTILITIES EASEMENT PER TRACT No. 5996-1

 LINE/CURVE TABLE:

- 1 N0°01'15"W 122.16'
- 2 N0°42'57"E 124.37'
- 3 $\Delta=9°48'34"$ R=112.00' L=19.18'
- 4 N10°31'31"E 49.84'
- 5 $\Delta=9°48'34"$ R=128.00' L=21.91'
- 6 N0°42'57"E 199.00'
- 7 $\Delta=7°42'53"$ R=112.00' L=15.08'
- 8 N8°25'50"E 58.31'
- 9 $\Delta=7°42'53"$ R=128.00' L=17.24'
- 10 N50°15'14"E 41.60'
- 11 N89°58'45"E 188.01'
- 12 $\Delta=15°17'03"$ R=901.00' L=240.35'
- 13 N74°41'42"E 300.00'
- 14 $\Delta=15°16'38"$ R=799.00' L=213.04'
- 15 N89°58'20"E 247.00'
- 16 N45°01'40"W 25.46'
- 17 N89°58'20"E 5.00'
- 18 $\Delta=25°00'00"$ R=93.00' L=40.58'
- 19 N24°58'20"E 30.63'
- 20 $\Delta=115°00'00"$ R=57.00' L=114.40'
- 21 $\Delta=6°47'39"$ R=901.00' L=106.84'
- 22 $\Delta=8°29'24"$ R=901.00' L=133.51'
- 23 $\Delta=13°03'52"$ R=799.00' L=182.19'
- 24 $\Delta=2°12'46"$ R=799.00' L=30.86'

EXHIBIT 'B'
LOT MERGER No.
2020-CDP-XX



Executive Office

PO Box 6308, Oxnard, CA 93031

(805) 330-6530

November 5, 2020

Owner's Statement

This request for a lot merger is to construct a new 576,000 square foot cold storage and produce processing facility.

Warm regards,

A handwritten signature in blue ink, appearing to read 'Timothy Dayton', is written over the typed name and title.

Timothy Dayton
CEO/President



Executive Office
Arctic Cold, LLC
PO Box 6308, Oxnard, CA 93031
805-330-6530

November 11, 2020

Signed & Notarized Statement of Ownership

Arctic Cold, LLC are the fee title owners of record of all the real property described as "All of Lots 1 through 5, inclusive of Tract No. 5996-1 per map recorded in Book 169, Pages 16 to 28, inclusive of Miscellaneous Records (Maps) in the office of the County Recorder of Ventura County."

Arctic Cold, LLC consents to the lot merger of lots 1-5 in TRACT 5996-1.

Arctic Cold, LLC is a Limited Liability Company.

Warm Regards,

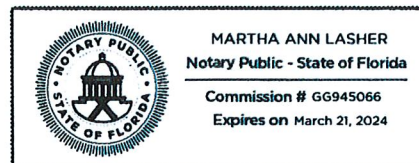
Timothy Dayton

Timothy Dayton
President/CEO

ACKNOWLEDGED before me on this 11th day of November, 2020, by TIMOTHY DAYTON, who provided identification of Driver's License.

Martha Ann Lasher

Martha Ann Lasher



Notarized online using audio-video communication

**ATTACHMENT F (Resolution Nos. PZ 20-200-05 and PZ 20-310-11)
Exhibit 1 (Lot Merger Intent to Approve Documentation)**

RECORDING REQUESTED BY

Tim Dayton
2600 Sakioka Drive
Oxnard, California 93030

AND WHEN RECORDED MAIL TO

City of Oxnard
Planning Division
Attn: Scott Kolwitz
214 South C Street
Oxnard, CA 93030

DRAFT CERTIFICATE OF APPROVAL FOR LOT MERGER

NOTICE IS HEREBY GIVEN that pursuant to Oxnard City Code Section 15-11 and Government Code Sections 66410 - 66499.38 (Subdivision Map Act) and upon application of the owner(s) of record, Arctic Cold, LLC, Planning and Zoning Permit No. 20-310-11 (Lot Line Adjustment - Merger) has been reviewed and recommended for approval by the Oxnard City Surveyor and is hereby approved by the Community Development Director of the City of Oxnard.

All of that real property as described in the legal description (Exhibit "A"), plat map (Exhibit "B"), is hereby merged in accordance with Oxnard City Council Ordinance No. 2243 and the State Subdivision Map Act, as amended, and it has been found that:

1. All lots to be merged were created in compliance with applicable laws and ordinances in effect at the time of the lot(s) creation; and
2. The adjusted parcel and any structures and parking spaces located thereon comply with the City General Plan, with any applicable specific plan, and the minimum area, width, frontage, and yard requirements of the zone in which the parcel is located; and
3. The lot merger is exempt from the California Environmental Quality Act; and

With this approval, it is ordered that Planning and Zoning Permit No. 20-310-11 (Lot Line Adjustment - Merger), with attachments, shall be recorded in the office of the Ventura County Recorder.

Only after completion of these requirements shall the lot merger be deemed complete and lawful.

By: _____

Jeff Pengilley
Interim Community Development Director
City of Oxnard

Project Name: Navigation Center Project

Planning and Zoning Permit Nos. 20-200-13, 20-535-04,
20-310-08

**COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT**

TO: Jeff Pengilley, Interim Community Development Director

FROM: Joe E. Pearson II, Senior Planner

DATE: November 30, 2020

SUBJECT: **Project Name: Navigation Center;** Planning and Zoning Permit Nos. 20-200-13 (Major Downtown Design Review Permit), 20-535-04 (Density Bonus), and 20-310-08 (Lot Line Adjustment (Merger)) to allow for the construction of a 5-story, 56-unit mixed use apartment building with approximately 16,200 square-feet of commercial space, located at 241 West Second Street (APNs: 202-0-054-075 & -080).

- 1) **Recommendation:** That the Community Development Director (“**Director**”) finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development), adopt the Resolutions approving Planning and Zoning Permit Nos. 20-200-13 (Development Design Review Permit) and 20-310-08 (Lot Line Adjustment (Merger)), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request for a Major Downtown Design Review (DDR) Permit to authorize the construction of a 60,194-square foot 5-story, 56-unit mixed use apartment building with 10 parking spaces, 2,640 square feet of leasing and community services office space, 13,078 square-feet of commercial space, a private outdoor courtyard, and 1,944 square-feet of public plaza on a 0.48-acre project site. Proposed development includes commercial space and parking for the residential and/or commercial on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with 44 one bedroom units and 12 two bedroom units. The DDR will also allow for the demolition of the existing 7,500 square foot vacant building. The project site currently consists of two properties. The applicant is also processing a Lot Line Adjustment (Merger) to merge the two properties and create the 0.48 acre project parcel. The project shall be conditioned to process and finalize the Merger prior to the issuance of building permits for the Project.

The application also includes a ministerial request for a Density Bonus to allow for Parking Standard Modification pursuant to State Density Bonus Law and OCC Section 16-410P, and subject to the approval of the Planning Commission. Pursuant to State Density Bonus Law (Government Code 65915), a city shall not impose any minimum vehicular parking requirement on a supportive housing development, as defined in Section 50675.14 of the

Health and Safety Code. As a result of the request, the project shall be conditioned to enter into an agreement and record a restriction, requiring the residential units be maintained as supportive housing in compliance with Section 50675.14.

The applicant is concurrently processing a Special Use Permit (SUP) request to allow for Homeless Shelter and Resource Center as permitted under OCC Section 16-148 Allowed Uses. The SUP is being processed pursuant to Division 3 of OCC Chapter 16 Article VII. The Oxnard Planning Commission is the decision maker on the SUP pursuant to Section 16-531 of the OCC. The SUP is currently scheduled for the Planning Commission in mid-December. As such, the Homeless Shelter and Resource Center are not under consideration by the Director. A Separate notice and report will be prepared for that hearing.

The Project is located at 241 W. Second Street in the Downtown General (DT-G) zone (Attachment A). For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”. Filed by Brittany Seniff, of Community Development Partners (“Applicant”), 3416 Via Oporto, Suite 301, Newport Beach, California, 92663.

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

- 3) Existing & Surrounding Land Uses:** The Project site is located on a developed lot, which currently contains a 7,500 square foot vacant building proposed to be demolished. The Project site is located on the northeast corner West Second Street and South B Street. The following table describes the General Plan Land Use Designations, Zoning Designations, and existing land uses of the Project site and properties immediately adjacent to the site, which are also illustrated in Attachment A:

LOCATIO N	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DT)	Downtown General (DT-G)	Vacant Building
North	Downtown (DT)	Downtown General (DT-G)	Vacant Building
South	Downtown (DT)	Downtown Core (DT-C)	Civic Center - City Hall
East	Downtown (DT)	Downtown General (DT-G)	Vacant Building
West	Downtown (DT)	Downtown General (DT-G)	Public Parking Lot

4) Background Information:

- a) The Project site was originally constructed with three residences and associated buildings, which were demolished to allow for the construction of the existing office building in 1953. Since its construction various permits have been issued for minor interior and exterior changes. The property was later acquired by the City of Oxnard to be used as City offices, however the building has since become vacant.
- b) On July 30, 2019, the City Council adopted Ordinance No. 2963, which amended the Oxnard City Code Chapter 16, Division 10 and instituted a new "Downtown Code," and associated Zone Changes. The Downtown Code allows for a maximum development of 2,284 residential units and 3,025,370 square-feet of commercial space. The development allowed within the Downtown Code was evaluated in the 2030 General Plan Addendum No. 5, and it was determined to not result in any new significant impacts.

5) Environmental Determination: In accordance with Sections 15332 (Class 32, In-Fill Development) and 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of the CEQA.

This Project includes the demolition of the existing building, Merger, and the construction of a mixed-use apartment building with commercial space that is consistent with the General Plan land use designation of Downtown and the Downtown Code zoning designation of Downtown (DT-G). The proposed development is located on a 0.48-acre project site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Community Development Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

- a) **General Discussion:** As discussed below, the Project has been found to be consistent with both the General Plan and the Downtown Code. In accordance with the Downtown Code, construction of the Project is subject to approval of a Major Downtown Design Review permit by the Community Development Director.
- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Downtown (DT) uses which allows retail, commercial, government and residential uses in the urban context of the downtown area, regulated by form-based development and performance standards to encourage pedestrian-oriented design, diverse and high-quality housing choices and transit utilization. The proposed mixed use residential / commercial building includes commercial space on the ground floor and

residential units on the top four floors. The building includes limited parking on the ground floor that is consistent with pedestrian-oriented design. Approval of this Major Downtown Design Review Permit has been determined to be consistent with the General Plan and the property's land use designation.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed project. 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-19.1	I	Unique Downtown Identity Ensure that downtown Oxnard occupies a niche in the marketplace as a civic center supported by businesses, retail, residential components, arts, and entertainment.	Project is consistent with Downtown Code to provide mixed uses to revitalize downtown.
CD-19.2	I	Complementary Development Seek a complementary rather than competitive role with other areas of the City for the continued economic development of the City's downtown.	Project will provide needed housing opportunities to support economic development throughout the City.
CD-19.4	I	Revitalization and Redevelopment As part of the City's redevelopment programs and planning, promote the revitalization of residential, commercial, and industrial properties that are deteriorated or detract from the visual quality of the City.	Project is a mixed use in-fill development that will revitalize the Downtown area.
CD-1.2		Infill Development, Priority to Mixed Use	

		Promote the efficient use of larger vacant parcels and vacant areas of the City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives.	
CD-19.5	I	Attract Downtown Investment Encourage investors to purchase downtown property and help property owners lease space.	Project includes 56 residential units and 15,622 sq ft of commercial/office space that could be offered for lease.
CD-1.7	I	Compact Development Promote the use of development patterns that are more compactly built and use space in an efficient aesthetic manner as part of the community vision.	Project is designed as a mixed use style building with tuck under parking for efficient use of space on the lot.
CD-8.1	I	Limiting Development Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	Project is in-fill development that will be served by existing services.
CD-18.1	I	Attract New Business Identify and attract a range of commercial, retail and industrial businesses that are compatible with the community's business climate and not detrimental to the existing local economy and environment.	Project includes commercial and office space that can be divided into small spaces for new startup businesses.
CD-18.2		Small Business Recognize the job creation potential of small business and promote entrepreneurial development and small business expansion.	

ICS-8.1	I	Improved Bicycle and Pedestrian Safety Promote safety by minimizing conflicts between automobiles, bicycles, and pedestrians with special attention to lighting resources on commercial corridors.	Project includes improvements to the adjacent alleyway. The project will also provide sidewalk improvements and the provision of bike racks which will promote pedestrian and bicycle use. The Project will also provide a public plaza at the corner of Second Street and B Street, enhancing the public environment.
ICS-8.5		Public Sidewalks and Pedestrian Orientation Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private development and public works projects, especially for public sidewalks.	
ICS-11.7 ER-10.1	I	Water Wise Landscapes Promote use of Native and Water Wise Plants	The Project is conditioned to install street trees to assist in screening the building. The trees require very little watering once established. The proposed shrubs and groundcovers in the landscape plan are all low water use plants.
CD-3.4 CD-10.1 CD-10.2 CD-14.1 CD-14.3	II	Neighborhood Quality of Life Human-Scale Development Neighborhood Themes Design Review Process Quality of Design	The application review process led to changes in the project and/or conditions of approval that meet these Level II policies.
All others	III	All policies not listed above	No or distant applicability to the proposed project.

As conditioned, the project is consistent with 2030 General Plan land use designation and the Goals and Policies.

- c) **Conformance with Zoning Development Standards:** Pursuant to the Downtown Code, the proposed development is located in the Downtown General (DT-G) zone. In accordance with the Downtown Code, the building may be permitted with an approved Major Downtown Design Review Permit (16-146.1.B). Applicable development standards of the Downtown General zone have been compared with the proposed project in Attachment D.

Pursuant to the Downtown Code, the maximum development potential is as follows:

Maximum Development Potential

(Table 16-145.2.J)

Residential	2,284 Units
Non-Residential	3,025,370 Gross Square-Feet

The project includes 56 residential units and 2,375 gross square-feet of non-residential development. Thus, the remaining maximum development potential in the Downtown area is as follows:

Remaining Maximum Development Potential

Residential	2,173 Units ¹
Non-Residential	3,012,740 Gross Square-Feet ²

- d) **Density Bonus:** As noted in the Project Description above, the proposed Project includes an administrative request for a parking standard modification pursuant to Section 65915(p)(4) of the Government Code. Under Section 65915(p)(4), if a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code, and the development is a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code, then, upon the request of the developer, a city, county, or city and county shall not impose any minimum vehicular parking requirement. As proposed, the residential units will be designated as 100% affordable permanent supportive housing and will target those experiencing some form of homelessness. On site services will be provided by the operator to assist residents in a variety of ways. The Project will be conditioned to obtain Planning Commission approval of the Density Bonus request (PZ 20-535-04). As conditioned, and in compliance with state law the project is not required to provide any parking for the residential units.

¹ 2,284 available units less: Proposed 56 units (PZ 20-200-13); Approved 55 units; and Constructed 0 units.

² 3,025,370 available square feet less: Proposed 8,122 net new square feet (15,622-7,500=8,122 square feet) (PZ 20-200-13); Approved 4,508 square feet; and Constructed 0 square feet.

- e) **Site Design:** The proposed mixed use apartment / commercial building is designed as a vertical mixed use building. The ground floor and part of the second floor is commercial and office space. The ground floor includes a parking area off of the alleyway that will be screened by the building from the street frontage. The top four floors include residential units and office space (second floor only). The entry to each unit faces the interior of the site. The middle of the second floor includes an outdoor common area with seating areas that are available for the enjoyment of all the residents. The floor plan is designed to include an open area in the middle to allow sunlight down to the second floor common area (Attachment B).
- f) **Circulation and Parking:** The proposed apartment building includes frontage on, and pedestrian access from, West Second and South B Street. The east side of the building faces the adjacent alleyway. Vehicular access to the parking spaces is provided from the alleyway, consistent with the Downtown Code. The parking area off of the alley provides access to a total of 10 vehicle parking spaces (6 standard spaces and 4 ADA accessible spaces). Pursuant to the Downtown Code, the proposed development must include a minimum of 0.5 spaces for each residential unit on-site, and must include payment of an in-lieu fee for a minimum of 50% of the required commercial parking and payment of an in-lieu fee for 0.5 to 0.99 spaces provided for each residential unit. The project includes a total of 10 spaces that count toward the required parking. As noted, in the project description the project includes a ministerial parking reduction provided under Section 65915(p)(4) of the Government Code, based on the proposed 100% affordable supportive housing residential project type. The state's regulations override the City of Oxnard's regulations, and consequently, the project's required residential parking is zero spaces per state law. The project will be conditioned to comply with the requirements of Section 65915(p)(4) of the Government Code.

The proposed project is subject to two conditions of approval to require 1) create a Parking Management Plan to designate residential and / or commercial parking spaces, which will be used to calculate the applicable in-lieu parking fees, and 2) obtain a SUP for the Homeless Shelter and Resource Center, or pay applicable parking in-lieu fees for the commercial/office portions of the building (Attachment E).

- g) **Building Design:** The proposed project includes the construction of a 5-story mixed use apartment / commercial building that has frontage on both West Second Street and South B Street. The proposed building is designed as a vertical mixed use building with commercial/office on the first floor and residential and resident services above. The parking area for both the commercial space is located on the ground floor behind the commercial space off of the alley.

The commercial space is designed with a Shopfront frontage. The Shopfronts feature full length windows. The first floor features a grey vertical metal siding and stucco facade and the top four floors mostly feature a smooth stucco facade. The building also features wood lap siding as the railing above the second story, and along the roof line. The

residential floors feature vertically proportioned windows that are aligned over the ground floor Shopfronts. The building is designed as a flat roof structure. The building features multiple projections in the form of various building pop-outs, an awning over the commercial entrances, a pop-out over the primary residential lobby and entrance, window frames, balconies that simply project from the facade. The proposed building colors are generally more subdued, featuring tones of gray, with natural materials such as CMU, wood, and metal. The brighter blue is used as a window trim only.

The entrance to the residential portion of the building is emphasized with a recessed Common Entry located within the public plaza facing the South B Street frontage. The Common Entry will serve as the entrance to both the residential units and office space on the second floor. The commercial space will be accessed through multiple doorways facing both West Second and South B Streets. The vehicle entrance to the building is located off the alleyway, with the 10 parking spaces accessed directly from the alley.

The approximately 16,200 square-foot of commercial/office space on the ground floor and part of the second floor can be used as a large commercial or office space. The residential units are designed as either 541 square-foot 1-bedroom and 1-bathroom units (44 units) or 699 square-foot 2-bedroom and 1-bathroom units (12 units).

The top four floor plans for the building are generally the same, with the exception of the second floor which contains 2,094 square feet of office space. The entrance of each apartment faces the interior of the building, either opening to the interior courtyard or walkway. The second floor features an approximately 3,772-square foot landscaped courtyard for the use of all residents.

- h) Landscaping and Open Space:** The project site includes landscaping in the parkway along the both frontages (facing West Second Street and South B Street) and partially along the east side (facing the alleyway). The parkway on the front includes eight new street trees that will provide canopy and shading to be consistent with the Oxnard Downtown Code.

Pursuant to the Downtown Code, the project includes private open space. The second floor of the building includes a common area that will be landscaped with fruitless olive trees, shrubs, and ground cover. The common area includes bench seating, tables, decorative hardscape, and a community garden area.

- 7) Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) on September 2, 2020. Conditions of approval from DAC are included in the attached Resolution.
- 8) Community Workshop and Public Input:** The project site is located within the Wilson Neighborhood. On October 19, 2020, the project was presented to the public during a Community Workshop meeting. The meeting was attended by 13 members of the public to

provide comments regarding the project. As the Project was presented along with the SUP for the Homeless Shelter and Resources Center, the primary concern expressed during the meeting was in regard to the shelter use. The availability of parking was also expressed. As discussed above the project includes a ministerial parking reduction provided under Government Code Section 65915 for the 100% residential project type. For the Commercial portion, the Project will be conditioned to either obtain a SUP for the Homeless Shelter and Resource Center or pay applicable in-lieu fees pursuant to the Downtown Code. Lastly, comments were made regarding the building architecture. The building has been designed in compliance with the objective design standards of the Downtown Code, and thus is representative of the high quality of design called for under the Downtown Code. Other than those concerns the comments were generally supportive of the project and indicated that the proposed Project is a major improvement to the Downtown area. Consistent with public noticing requirements, the Community Director Hearing was advertised with an on-site posting and by mail to property owners within 300 feet of the subject property. To date, Planning Staff has not received any comments from the public regarding the proposed project.

- 9) Appeal Procedure:** In accordance with Section 16-525 of the City Code, the Community Development Director's action may be appealed to the Planning Commission within 10 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. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Downtown Code Consistency Table
- E. Downtown Design Review and Lot Line Adjustment Resolution

This vicinity map shows the Santa Clara River flowing through the center of the area. Major streets include Harbor Blvd, Victoria Ave, Ventura Rd, and 101 Frwy. A yellow box labeled "PZ 20-200-13" is located near the intersection of Ventura Rd and 101 Frwy, with an orange circle highlighting the specific site. The map also shows the North Pacific Ocean to the west and various residential streets like Market St, Walker St, and 101 Frwy. Other landmarks include the Santa Clara River, Harbor Blvd, and the North Pacific Ocean.

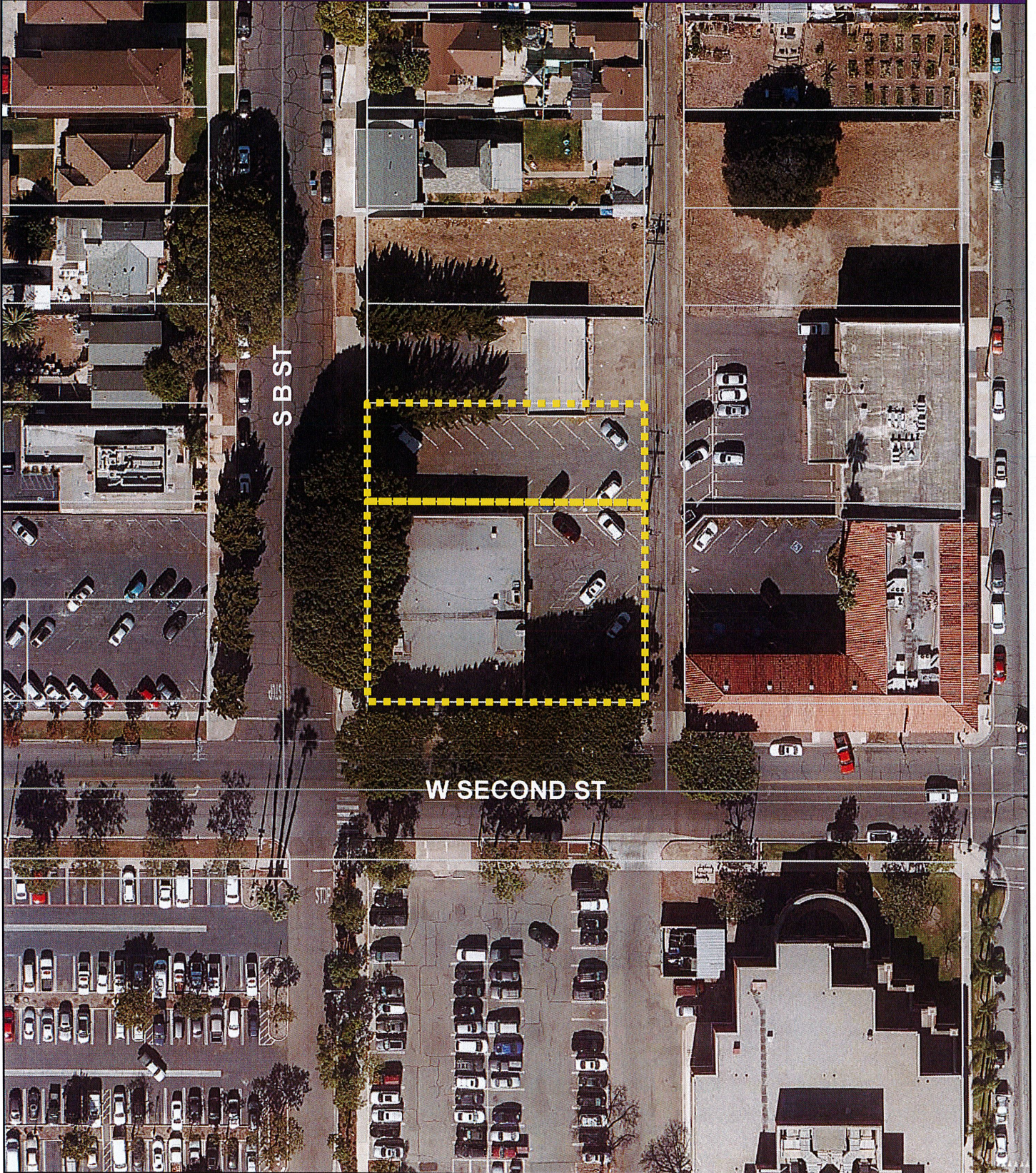
2030 General Plan Land Use Map



Zoning/Specific Plan Map



Aerial Map





OXNARD PSH AND SHELTER

OXNARD, CA

PARKING SUMMARY

PARKING REQUIRED PER ZONING		
REQUIREMENT TYPE	RATIO	STALLS REQUIRED
SHELTER	-	1
COMM. SERVICES PARKING	1 STALL / 1000 S.F.	3
PARKING REQUIRED PER AB-1763		
RESIDENTIAL PARKING	-	0
TOTAL RESIDENTIAL PARKING REQUIRED		4
RESIDENTIAL PARKING PROVIDED		
ON-SITE STANDARD STALLS		6
ON-SITE ADA STALLS		4
TOTAL RESIDENTIAL PARKING PROVIDED		10

UNIT SUMMARY

PLAN	BED/BATH	NET S.F.	NO. OF UNITS	UNIT S.F. TOTAL	UNIT MIX
P1.0	1 BED / 1 BA	±541	44	23,804	79%
P2.0	2 BED / 1 BA	±699	12	8,388	21%
TOTAL			56	32,192	100%

BUILDING AREA SUMMARY

BUILDING A	RESIDENTIAL (S.F.)	LEASING/ SERVICES (S.F.)	CIRC. AND UTILITY (S.F.)	SHELTER (S.F.)	TOTAL (S.F.)
1ST FLOOR	0	546	1,024	13,078	14,648
2ND FLOOR	6,554	2,094	2,668	0	11,316
3RD FLOOR	8,632	0	2,778	0	11,410
4TH FLOOR	8,632	0	2,778	0	11,410
5TH FLOOR	8,632	0	2,778	0	11,410
TOTAL	32,450	2,640	12,026	13,078	60,194

PROJECT INFO

ZONING:	DT-G - DOWNTOWN GENERAL
SITE ADDRESS:	OXNARD PSH AND SHELTER, OXNARD, CA
PROJECT DESCRIPTION:	THE PROPOSED PERMANENT SUPPORTIVE HOUSING AND SHELTER PROJECT CONSISTS OF 4 LEVELS OF TYPE V CONSTRUCTION OVER 1 LEVEL OF TYPE I. THE PROJECT PROVIDES A ±13,078 S.F. SHELTER AT THE GROUND LEVEL AND 56 PERMANENT SUPPORTIVE UNITS ABOVE, RANGING IN SIZE FROM 541 S.F. TO 699 S.F. THE SITE OFFERS A PUBLIC PLAZA NEAR THE ENTRANCE, A PRIVATE OUTDOOR COURTYARD FOR RESIDENTS AND ±2,094 SF AREA FOR RESIDENTIAL SERVICES.
SITE AREA:	+/- 0.48 ACRES
UNITS:	56 UNITS
NET DENSITY:	117 DU / ACRE
CONSTRUCTION TYPE:	PODIUM - (4) LEVELS OF TYPE V OVER (1) LEVEL OF TYPE I
SPRINKLERS:	NFPA 13

ZONING SUMMARY

CURRENT ZONING: DT-G - DOWNTOWN GENERAL

SUBJECT	REQUIRED	PROPOSED
PRIMARY STREET SETBACK	0 FT. - 10 FT.	+/-0'
SIDE STREET SETBACK	0 FT. - 10 FT.	±5'
SIDE YARD SETBACK	0 FT.	±6'
REAR SETBACK WITH ALEY	5 FT. MIN.	±5'
AMOUNT OF FACADE AT BUILD-TO LINE	70% MIN.	70%
MAX. TOP PLATE HEIGHT	102 FT.	±57'-11"
MAX. PARAPET HEIGHT	106 FT.	±70'-5"
GROUND FLOOR ABOVE GRADE AT BUILDING SETBACK LINE	0 FT.	0'
GROUND STORY HEIGHT	12 FT. MIN.	16'-0"
GROUND STORY DEPTH	30 FT. MIN.	71'-11"
REAR ALLEY PARKING SETBACK	5'	5'
PUBLIC OPEN SPACE	10% MIN. = 2,090 S.F.	2,100 S.F.

BUILDING COVERAGE:	69%
PAVED AREA:	23%
LANDSCAPE AREA:	8%

PROJECT TEAM

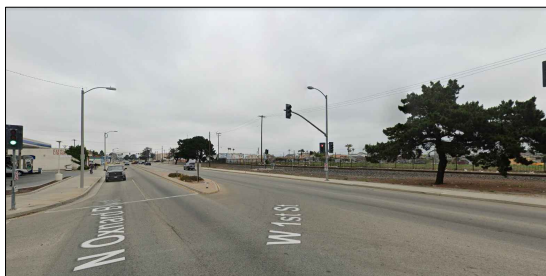
CLIENT:	COMMUNITY DEVELOPMENT PARTNERS 3416 VIA OPORTO, #201 NEWPORT BEACH, CA 92663 CONTACT: KYLE PAINE PHONE: 949.467.1344
ARCHITECT:	ARCHITECTURE DESIGN COLLABORATIVE 23231 SOUTH POINTE DRIVE LAGUNA HILLS, CA 92653 CONTACT: CHRIS WEIMHOLT PHONE: 949.267.1660 EXT. 202
CIVIL:	WARE MALCOMB 10 EDELMAN IRVINE, CA 92618 CONTACT: LUKE CORSBIE, PE, PLS PHONE: 949.788.4059
LANDSCAPE ARCHITECT:	EPT DESIGN 844 EAST GREEN ST., SUITE 201 PASADENA, CA 91101 CONTACT: SCOTT CAPPS PHONE: 626.795.2008

SHEET INDEX

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G0.0	GENERAL INFORMATION
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L2.0	PROGRAM DIAGRAM SITE PLAN (GROUND + PODIUM)
L3.0	CONCEPT IMAGERY GROUND LEVEL
L4.0	CONCEPT IMAGERY PODIUM DECK
L5.0	ILLUSTRATIVE SITE PLAN GROUND LEVEL
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L7.0	OPEN SPACE AND PLANTING PLAN SITE PLAN (GROUND + PODIUM)
L8.0	PLANTING IMAGERY
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A2.4	FIFTH FLOOR PLAN
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A2.6	2ND FLOOR PLAN - ENLARGEMENT
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A4.0	PERSPECTIVE VIEW
A5.0	BUILDING SECTIONS
A6.0	UNIT PLANS
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VICINITY MAP

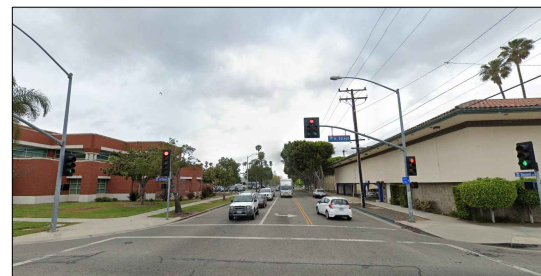




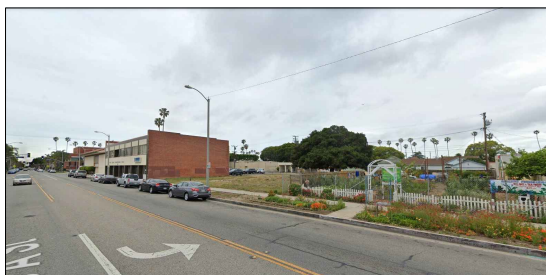
VIEW LOOKING NORTHEAST FROM INTERSECTION OF W. 1ST ST. AND S. OXNARD BLVD. 10



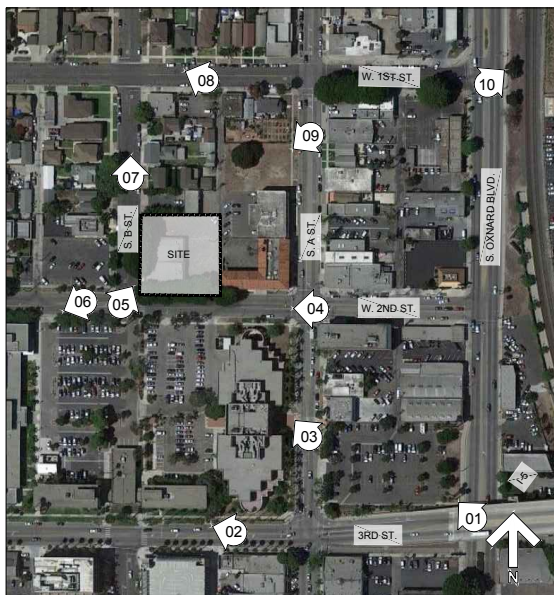
VIEW LOOKING SOUTHWEST FROM W. 2ND ST. 06



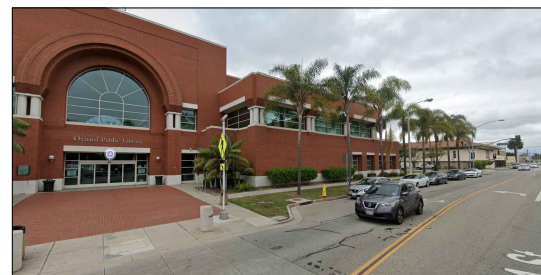
VIEW LOOKING WEST FROM INTERSECTION OF S. A ST. AND W. 2ND ST. 04



VIEW LOOKING SOUTHWEST FROM S. A ST. 09



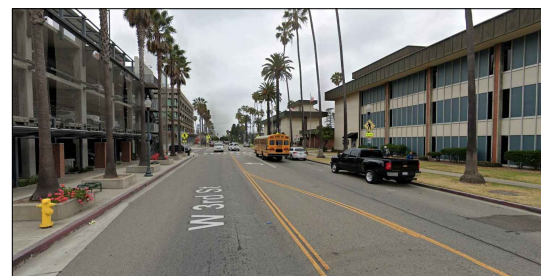
VICINITY MAP



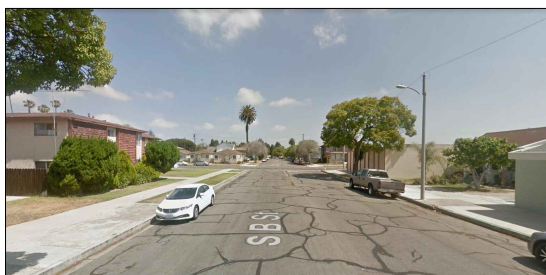
VIEW LOOKING NORTHWEST FROM S. A ST. 03



VIEW LOOKING WEST FROM W. 1ST ST. 08



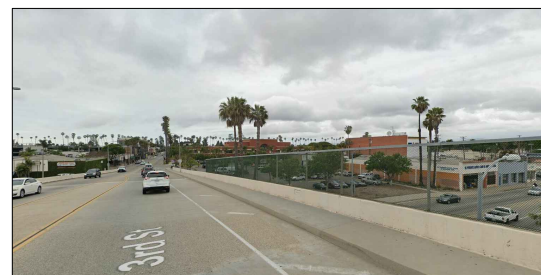
VIEW LOOKING WEST FROM 3RD ST. 02



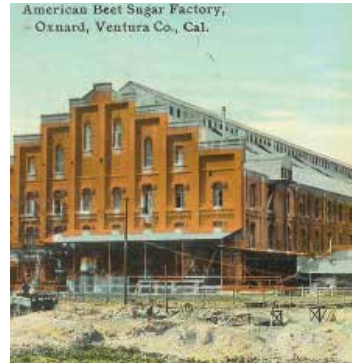
VIEW LOOKING NORTH FROM S. B ST. 07



VIEW LOOKING NORTHEAST FROM INTERSECTION OF S. B ST. AND W. 2ND ST. 05



VIEW LOOKING NORTHWEST FROM 3RD ST. 01



Concept Narrative

The landscape design of the Oxnard PSH and Shelter seeks to pay homage to the city's historic agricultural roots but with a modern interpretation. The linear forms of the citrus orchards and the grid patterns of the original sugar beet fields become the basis for decorative paving patterns and tree allées, while also organizing space for living, playing, and even a bit of modern day "farming." Overall, the site design welcomes guests into a community grounded in the region's history, while creating a comfortable and contemporary place to call home.



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#200003

OXNARD PSH AND SHELTER
OXNARD, CA

EPTDESIGN

3RD SUBMITTAL: 11/20/2020

L1.0
LANDSCAPE CONCEPT NARRATIVE

Ground Level

- Entry Plaza**
 - Branding and Identity
 - Fixed Seating
 - Shade Trees
 - Enhanced Paving
 - Short Term Bike Parking

- Perimeter Gardens**
 - Linear Planters
 - Hummingbird and Pollinator Planting
 - Scored Concrete Walks
 - Art Murals at Blank Walls

Podium Deck

- Lounge - Active**
 - Outdoor Kitchen and BBQ
 - Dining Tables
 - Lounge Seating
 - Shade Trees
 - Festoon Lighting

- Lounge - Passive**
 - Lounge Seating
 - Festoon Lighting
 - Outdoor Workspace

- Residential Gardens**
 - Raised Planters
 - Screen Planting

- Community Gardens**
 - Raised Planter Beds
 - Gathering Space
 - Fruit Espalier

SOUTH B STREET



WEST 2ND STREET



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#2000001

OXNARD PSH AND SHELTER
OXNARD, CA

EPTDESIGN

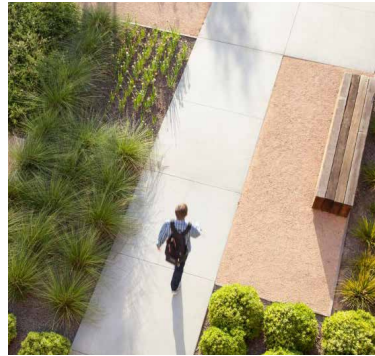
3RD SUBMITTAL: 11/20/2020



L2.0
PROGRAM DIAGRAM
SITE PLAN (GROUND + PODIUM)

Entry Plaza

Branding and Identity
Fixed Seating
Shade Trees
Enhanced Paving
Short Term Bike Parking



Perimeter Gardens

Linear Planters
Hummingbird and
Pollinator Planting
Scored Concrete Walks
Art Murals at Blank Walls



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CHRIS WEIMHOLT



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NEWPORT BEACH, CA 92663
949.467.1344

#2000001

OXNARD PSH AND SHELTER
OXNARD, CA

EPTDESIGN

3RD SUBMITTAL: 11/20/2020

L3.0
CONCEPT IMAGERY
GROUND LEVEL

Lounge - Active

Outdoor Kitchen and BBQ
Dining Tables
Lounge Seating
Shade Trees
Festoon Lighting



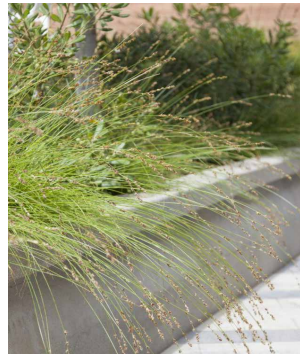
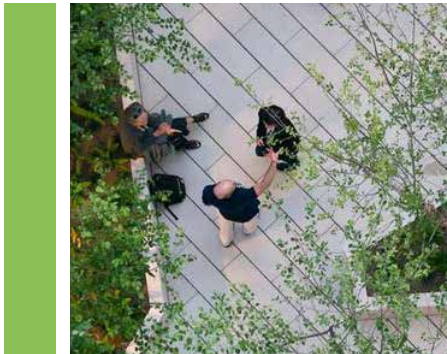
Lounge - Passive

Lounge Seating
Festoon Lighting
Outdoor Workspace



Residential Gardens

Raised Planters
Screen Planting



Community Gardens

Raised Planter Beds
Gathering Space
Fruit Espalier



Legend

- ① Scored Concrete Walk
- ② Decorative Concrete Banding
- ③ Scored Concrete Sidewalk per City Landscape Standards
- ④ At Grade Planter and Street Tree per City Landscape Standards
- ⑤ Short Term Bike Parking
- ⑥ Decomposed Granite
- ⑦ Fixed Site Furniture
- ⑧ Concrete Seatwall
- ⑨ Modular Wetland Planter (refer to Civil Engineer for more information), with Educational Signage
- ⑩ Decorative Gravel at Transformer
- ⑪ Food Waste Bin Staging Area

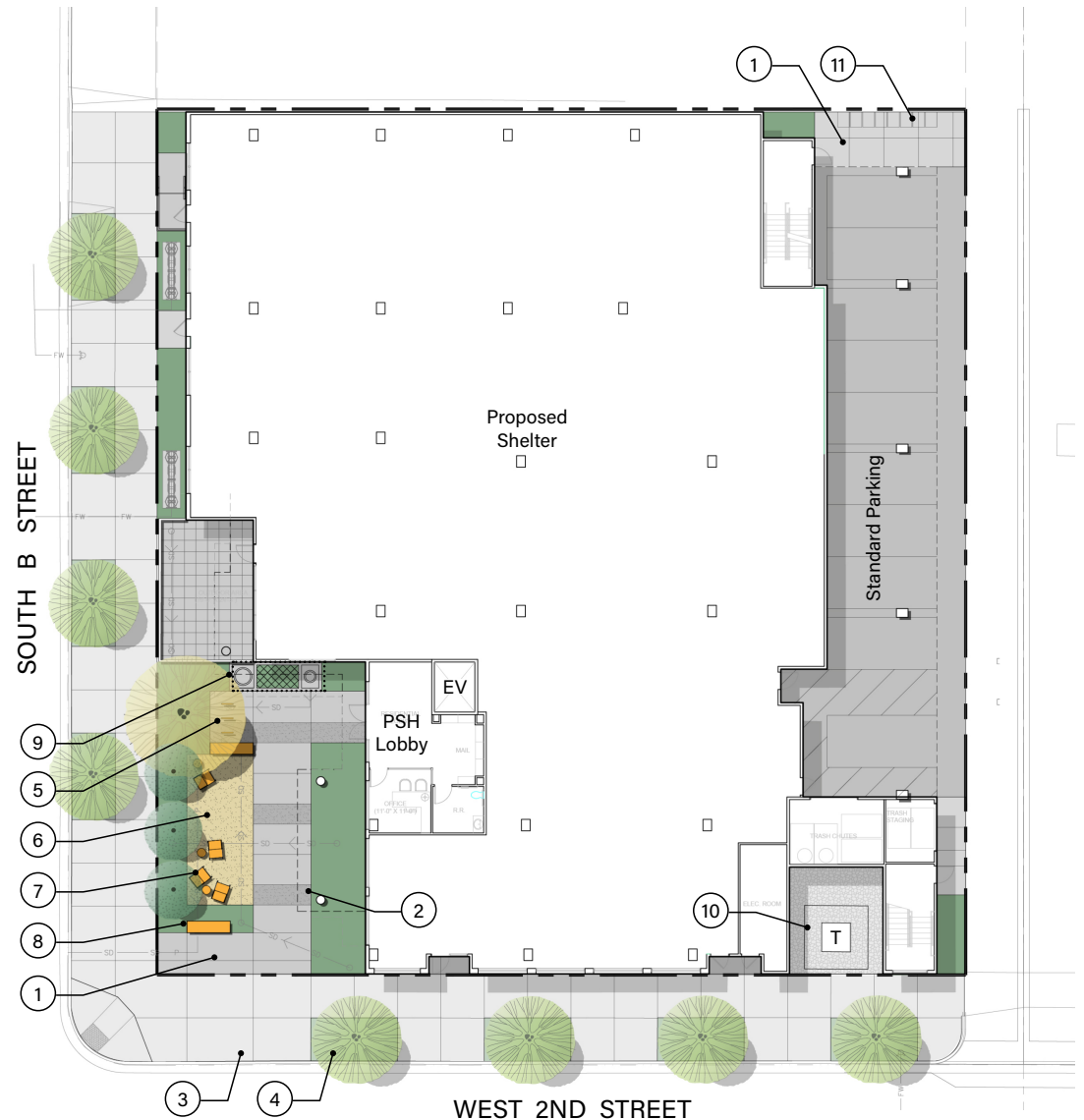
Proposed Trees

-  Street Tree, TBS per City Landscape Standards
-  Olea europea sp. (Fruitless Olive)
-  Platanus racemosa (California Sycamore)

Refer to Sheet L7.0 for all planting information.

General Landscape Notes

1. Landscaping will comply with the City of Oxnard Landscape Standards.
2. Landscaping and irrigation will comply with the City of Oxnard Water Efficient Landscape Ordinance (City Council Ordinance No. 2822) and Landscape Conservation Standards.



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#200003

OXNARD PSH AND SHELTER
OXNARD, CA

EPTDESIGN

3RD SUBMITTAL- 11/20/2020

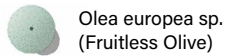
0 5 10 20

L5.0
ILLUSTRATIVE SITE PLAN
GROUND LEVEL

Legend

- ① Raised Planter, TYP.
- ② Lounge Seating, TYP.
- ③ Dining Tables, TYP.
- ④ BBQ and Dining Counter
- ⑤ Raised Community Gardens
- ⑥ Decomposed Granite
- ⑦ Concrete Seatwall
- ⑧ Decorative Concrete Banding
- ⑨ Festoon Lighting
- ⑩ Fruit Espalier
- ⑪ Potted Plants, TYP.

Proposed Trees



Olea europea sp.
(Fruitless Olive)

Refer to Sheet L70 for all planting information.

General Landscape Notes

1. Landscaping will comply with the City of Oxnard Landscape Standards.
2. Landscaping and irrigation will comply with the City of Oxnard Water Efficient Landscape Ordinance (City Council Ordinance No. 2822) and Landscape Conservation Standards.

SOUTH B STREET



WEST 2ND STREET



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OXNARD PSH AND SHELTER
OXNARD, CA

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3RD SUBMITTAL: 11/20/2020



L6.0
ILLUSTRATIVE SITE PLAN
PODIUM DECK

TREES SUCH AS:			
SYMBOL	NAME	QTY	SIZE
	EXISTING TREE TO BE REMOVED	PER PLAN	-
	STREET TREE, SPECIES TBD PER CITY PARKS DIVISION	8	24" BOX SPACE PER PLAN
	OLEA EUROPEA 'SP' FRUITLESS OLIVE	18	24" BOX SPACE PER PLAN
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	1	24" BOX SPACE PER PLAN

COMMUNITY GARDEN PLANTING SUCH AS:			
SYMBOL	NAME	QTY	SIZE
	TBD PER OWNER AND RESIDENTS	47 SF	TBD

PARKWAY PLANTING SUCH AS:			
SYMBOL	NAME	QTY	SIZE
	SPECIES TBD PER CITY PARKS DIVISION	900 SF	TBD

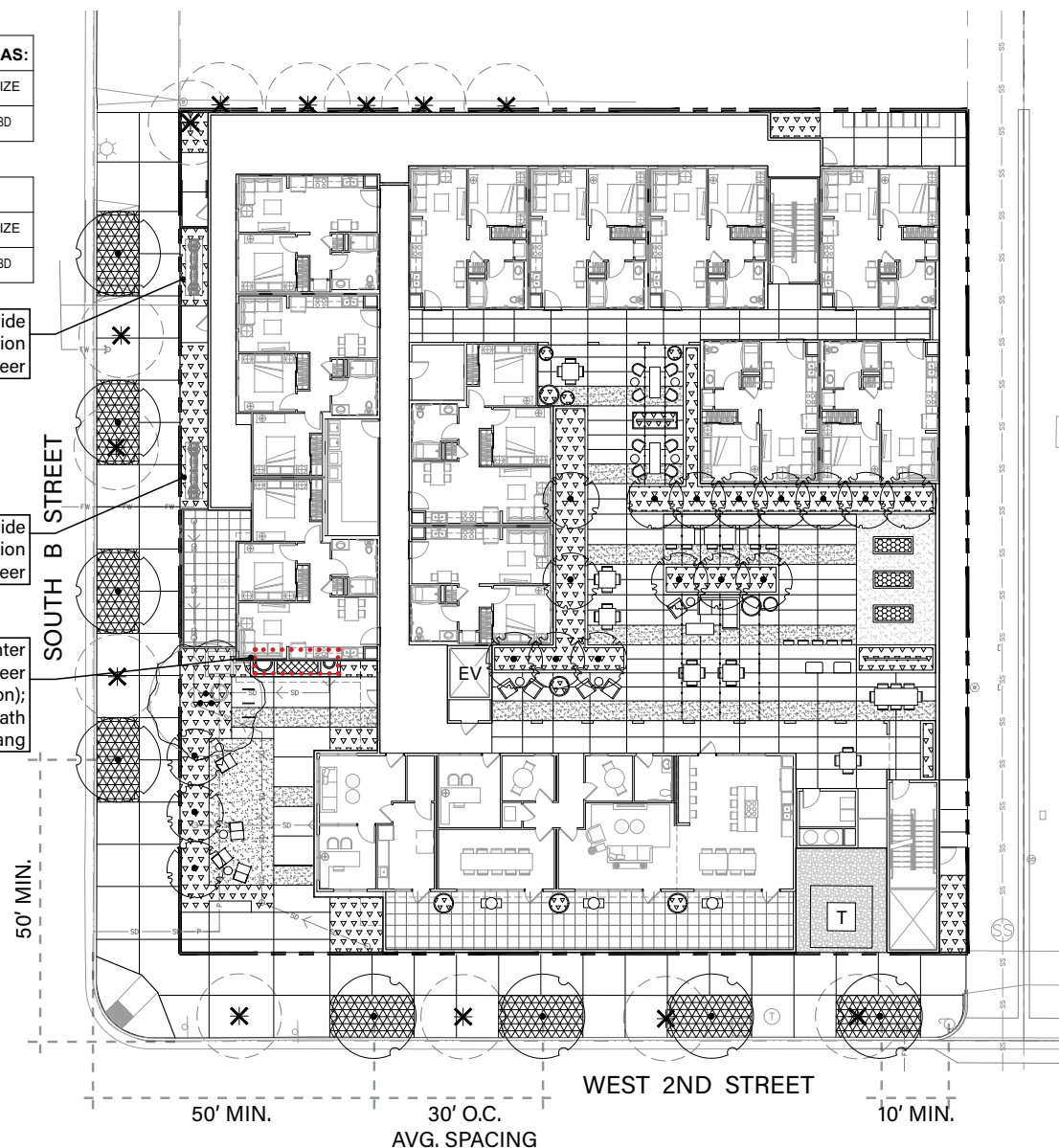
SHRUBS AND GROUNDCOVERS SUCH AS:			
SYMBOL	NAME	QTY	SIZE
	AGAVE ATTENUATA FOXTAIL AGAVE	1,951 SF	40% 1 GAL @ 18" O.C.
	AEONIUM 'JOLLY GREEN' AEONIUM		
	CAREX DIVULSA BERKLEY SEDGE		
	DIANELLA REVOLUTA 'CASSA BLUE' CASSA BLUE FLAX LILY		
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY		
	DIETES GRANDIFLORA 'VARIEGATA' STRIPED FORTNIGHT LILY		
	FESTUCA 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE		
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH		
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE		
	ROSMARINUS SP. ROSEMARY, TBD		
	SALVIA SP. SAGE, TBD	15 GAL @ 48" O.C.	20%
	SENECIO CYLINDRICUS NARROW-LEAF CHALKSTICKS		

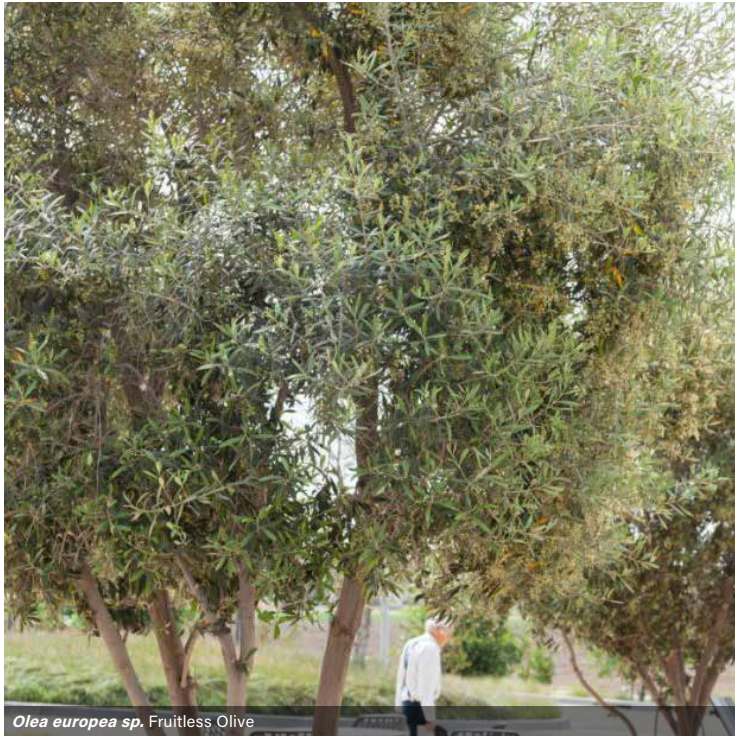
MODULAR WETLAND PLANTING SUCH AS:			
SYMBOL	NAME	QTY	SIZE
	CAREX PANSA CALIFORNIA MEADOW SEDGE	30 SF	40% 1 GAL @ 18" O.C.
	CHONDROPETALUM TECTORUM SMALL CAPE RUSH		
	LEYMUS CONDENSATUS + CVS GIANT WILD RYE		
	JUNCUS PATENS COMMON RUSH		

Water RP Backflow; provide 3'-0" clearance each direction (refer to Civil Engineer)

Fire DCDA Backflow; provide 3'-0" clearance each direction (refer to Civil Engineer)

Modular Wetland Planter (refer to Civil Engineer for more information); located at grade, beneath second level overhang





Olea europea sp. Fruitless Olive



Rosmarinus officinalis 'Tuscan Blue'
Upright Rosemary



Aeonium 'Jolly Green'
Aeonium



Agave attenuata Fox Tail Agave



Platanus racemosa California Sycamore



Lomandra longifolia 'Breeze' Dwarf Mat Rush



Salvia clevelandii 'Winnifred Gilman'
Blue Sage



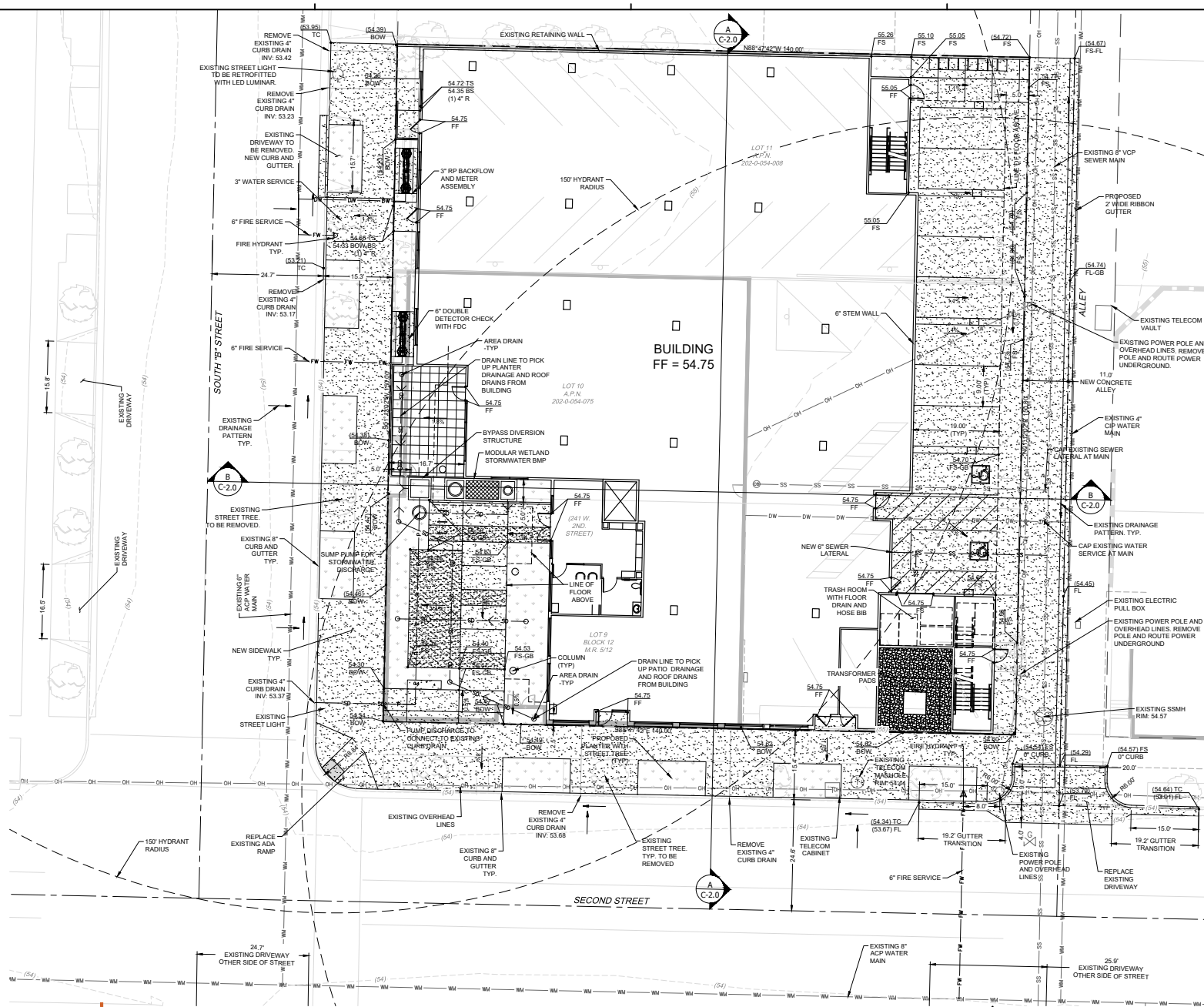
Salvia greggii 'Alba'
White Texas Sage



Dianella revoluta 'Little Rev' Little Rev Flax



Dietes grandiflora Fortnight Lily



LEGEND & ABBREVIATIONS:

---	PROPERTY LINE	BOW	BACK OF WALK
---	CENTERLINE	BS	BOTTOM OF STAIR
---	EXISTING 1' CONTOUR	CIP	CAST IRON PIPE
---	EXISTING RETAINING WALL	FF	FINISHED FLOOR
---	PROPOSED SPOT ELEVATION	FL	FLOW LINE
---	JOIN EXISTING ELEVATION	FS	FINISHED SURFACE
---	PROPOSED SLOPE AND DIRECTION	GB	GRADE BREAK
---	PROPOSED STORM LINE	INV	INVERT
---	PROPOSED FIRE LINE	LP	LOW POINT
---	PROPOSED WATER LINE	PA	PLANTER AREA
---	PROPOSED SEWER LINE	R	RISER
---	EXISTING WATER MAIN	TC	TOP OF CURB
---	EXISTING DOMESTIC WATER	TS	TOP OF STAIR
---	EXISTING SANITARY SEWER		
---	EXISTING OVERHEAD POWER RIDGE / GRADE BREAK		
---	PROPOSED FIRE HYDRANT		
---	PROPOSED BACKFLOW		
---	GAS VALVE		
---	SEWER CLEANOUT		
---	TELECOMMUNICATIONS VAULT		
---	EXISTING STREET LIGHT		
---	EXISTING POWER POLE		
---	EXISTING WATER VALVE		
---	EXISTING WATER METER		
---	EXISTING TREE		

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9, 10, AND 11 IN BOOK 12, OF PARCEL MAP NO. 4 OF TEN TOWN OF OXNARD AND NORTH ADDITION TO THE TOWN OF OXNARD, FILED IN BOOK 3, PAGE 9 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SITE AREA = 0.48 ACRES

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED UPON THE SMARTNET NORTH AMERICA C.O.R.S. CAXC. ELEVATION 73.08 FEET (NAVD 88)

DESCRIPTION: LADWP TAG @ MCR @ SE CORNER OF WASHINGTON BLVD. & SORESENSEN AVE.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CC88, ZONE 5 (2000.00) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICAN REFERENCE NETWORK STATIONS (C.O.R.S.)

S.N.N.A. CAXC: NORTHING = 1833893.06' EASTING = 6206739.31'

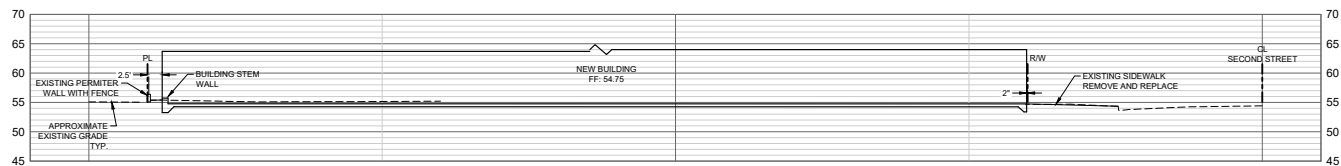
S.N.N.A. CASC: NORTHING = 1873004.00' EASTING = 6304885.52'

BUS STOP NOTE:

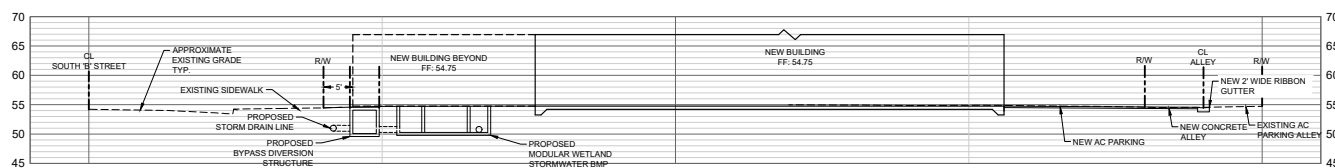
NO BUS STOPS WERE OBSERVED TO BE WITHIN 100' OF THE PROJECT SITE

ADDITIONAL NOTES:

1. ALL NEW FIRE HYDRANTS SHALL BE A JONES 4065 WITH 4" X 4" X 2-1/2" HOSE CONNECTIONS.
2. REMOVE AND REPLACE EXISTING SIDEWALK ALONG SITE FRONTAGE.
3. REPAIR BROKEN CURBS AND GUTTERS ALONG SITE FRONTAGE.



A SITE SECTION 'A'
SCALE: 1" = 10' HORIZ. & VERT.



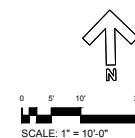
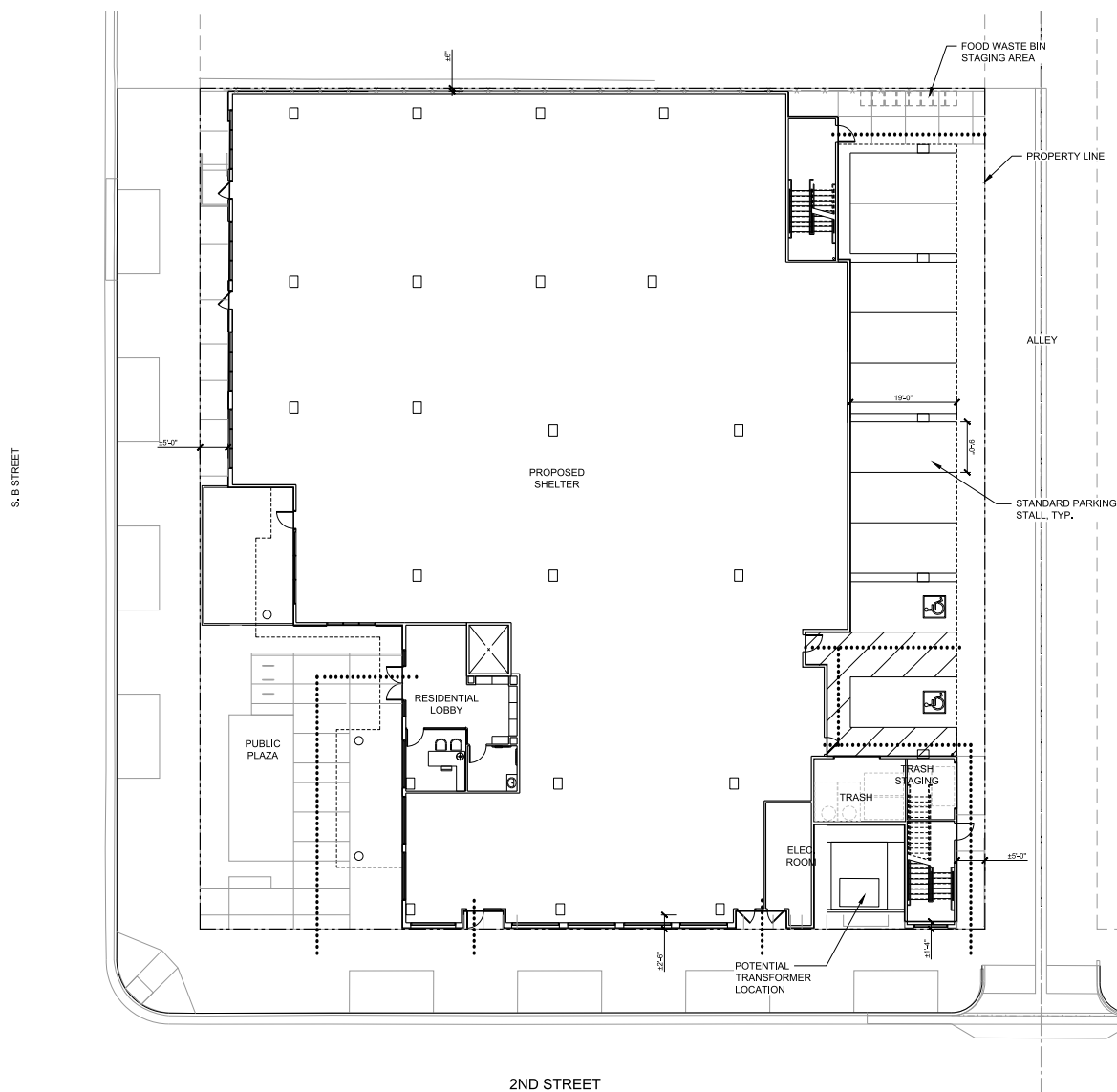
B SITE SECTION 'B'
SCALE: 1" = 10' HORIZ. & VERT.

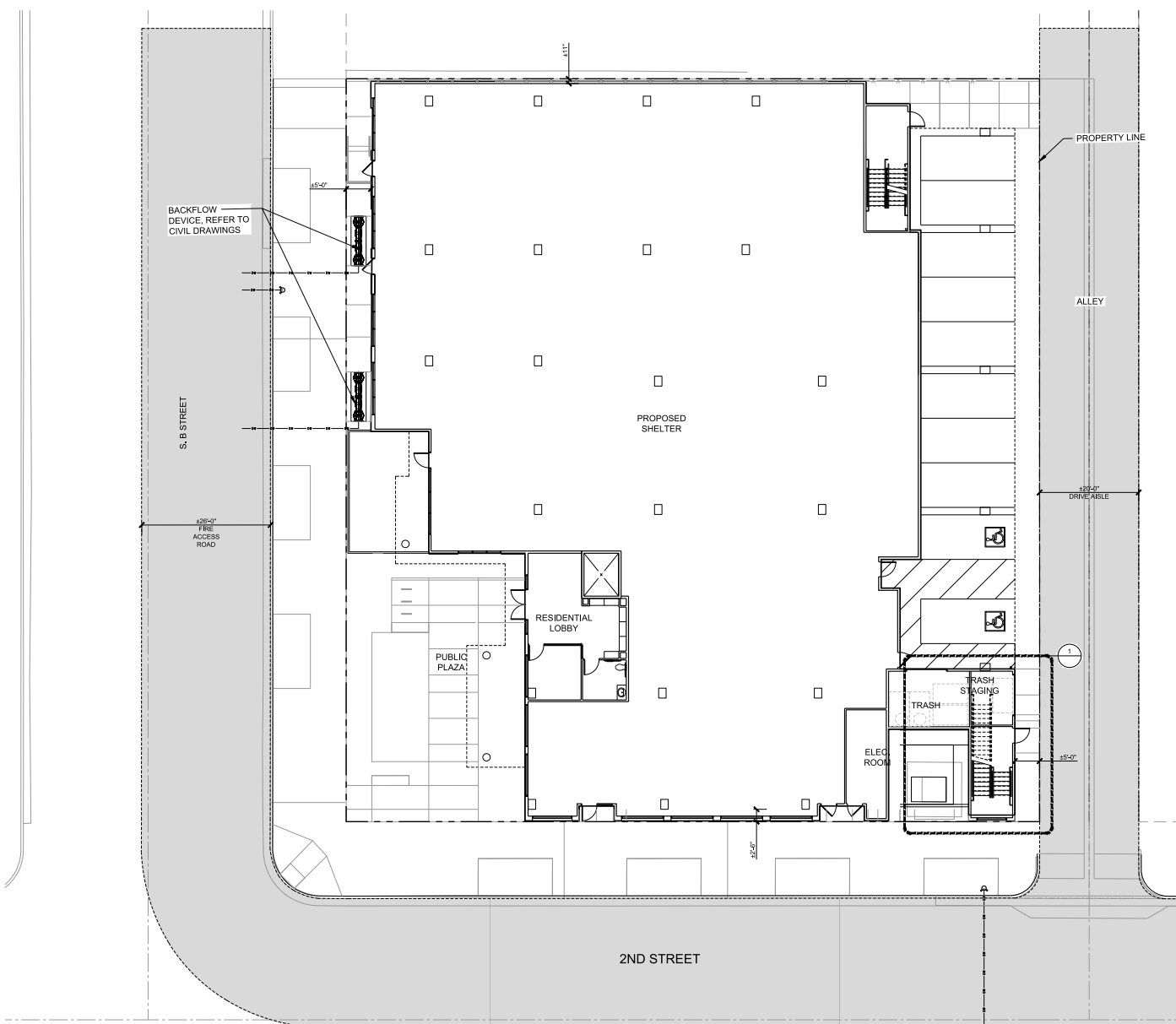


LEGEND

--- PROPERTY LINE

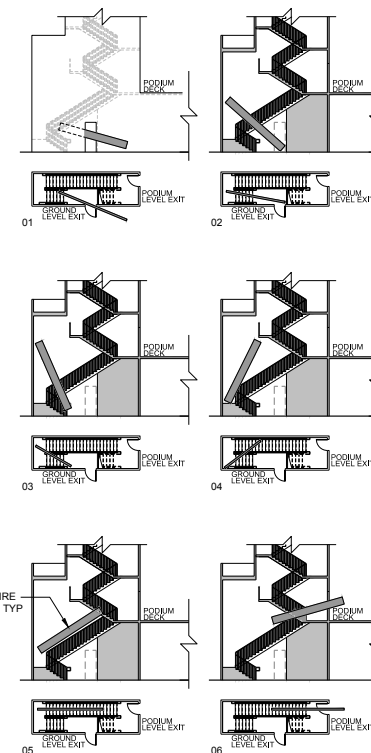
..... ADA PATHWAY





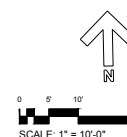
LEGEND

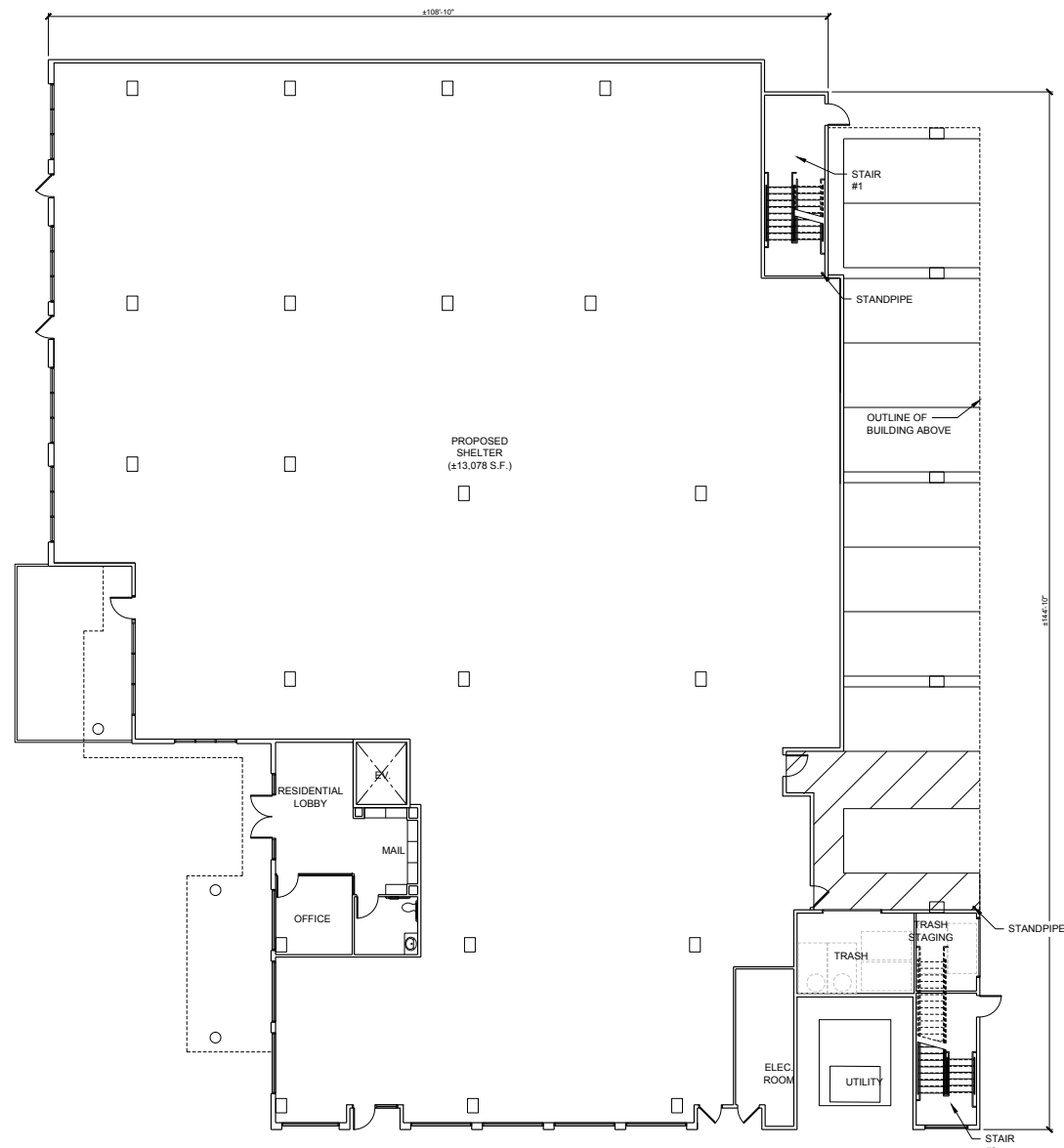
- PROPERTY LINE
- 26'-0" FIRE ACCESS LANE
- FIRE HYDRANT



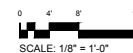
FIRE LADDER DIAGRAM 1

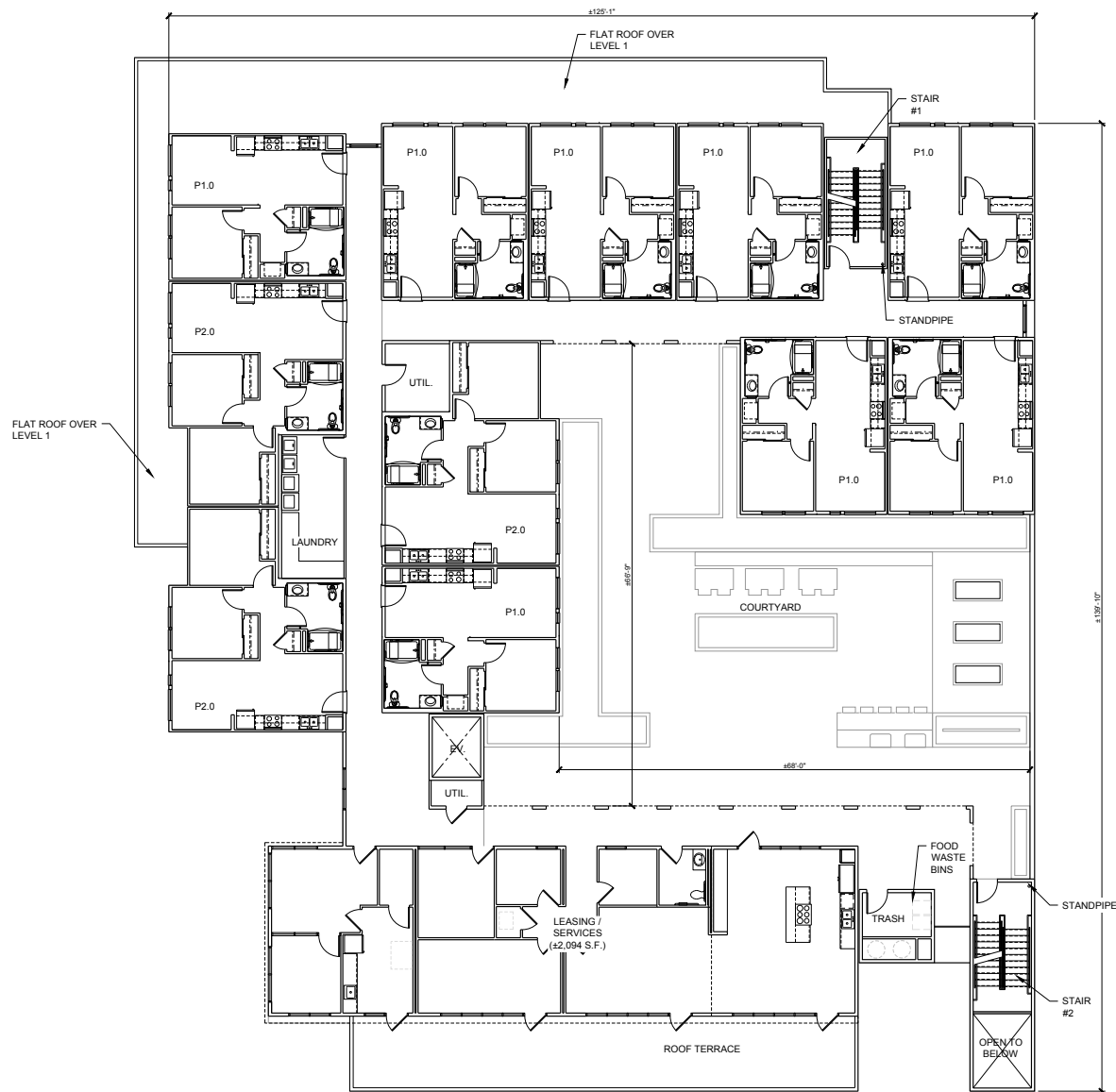
FIRE ACCESS PLAN 2



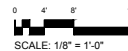


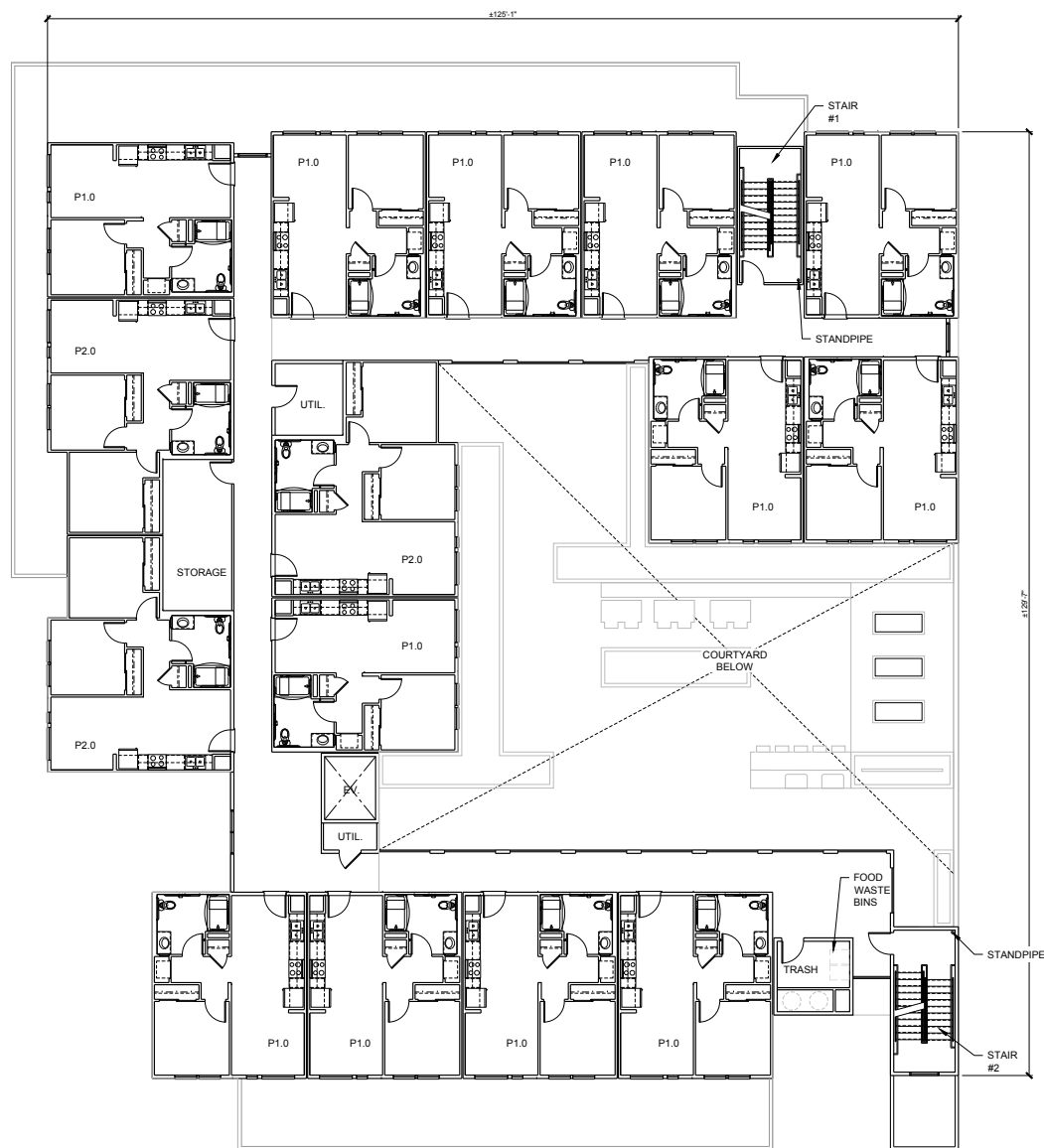
FIRST FLOOR PLAN 1



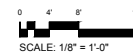


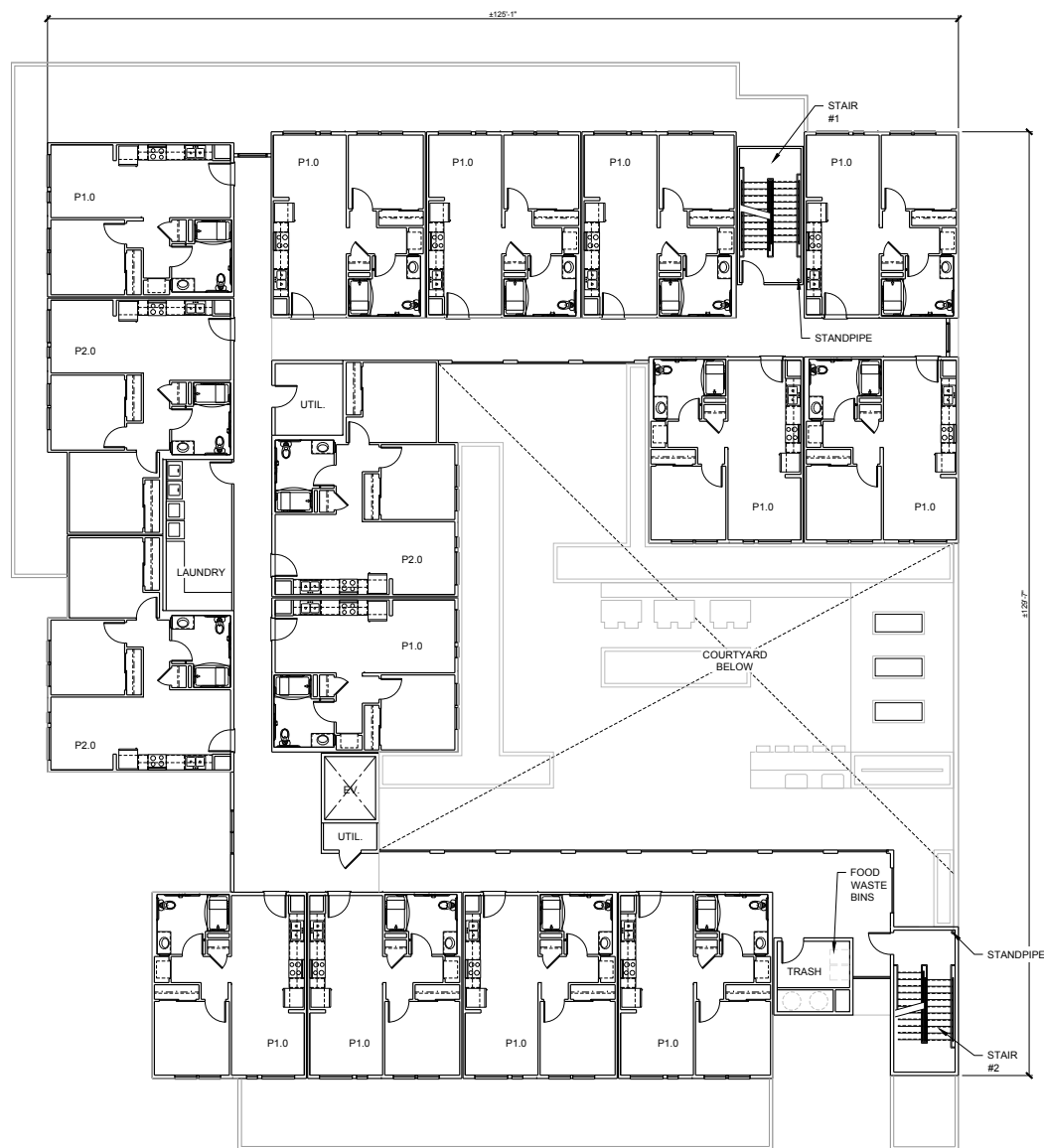
SECOND FLOOR PLAN 1



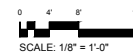


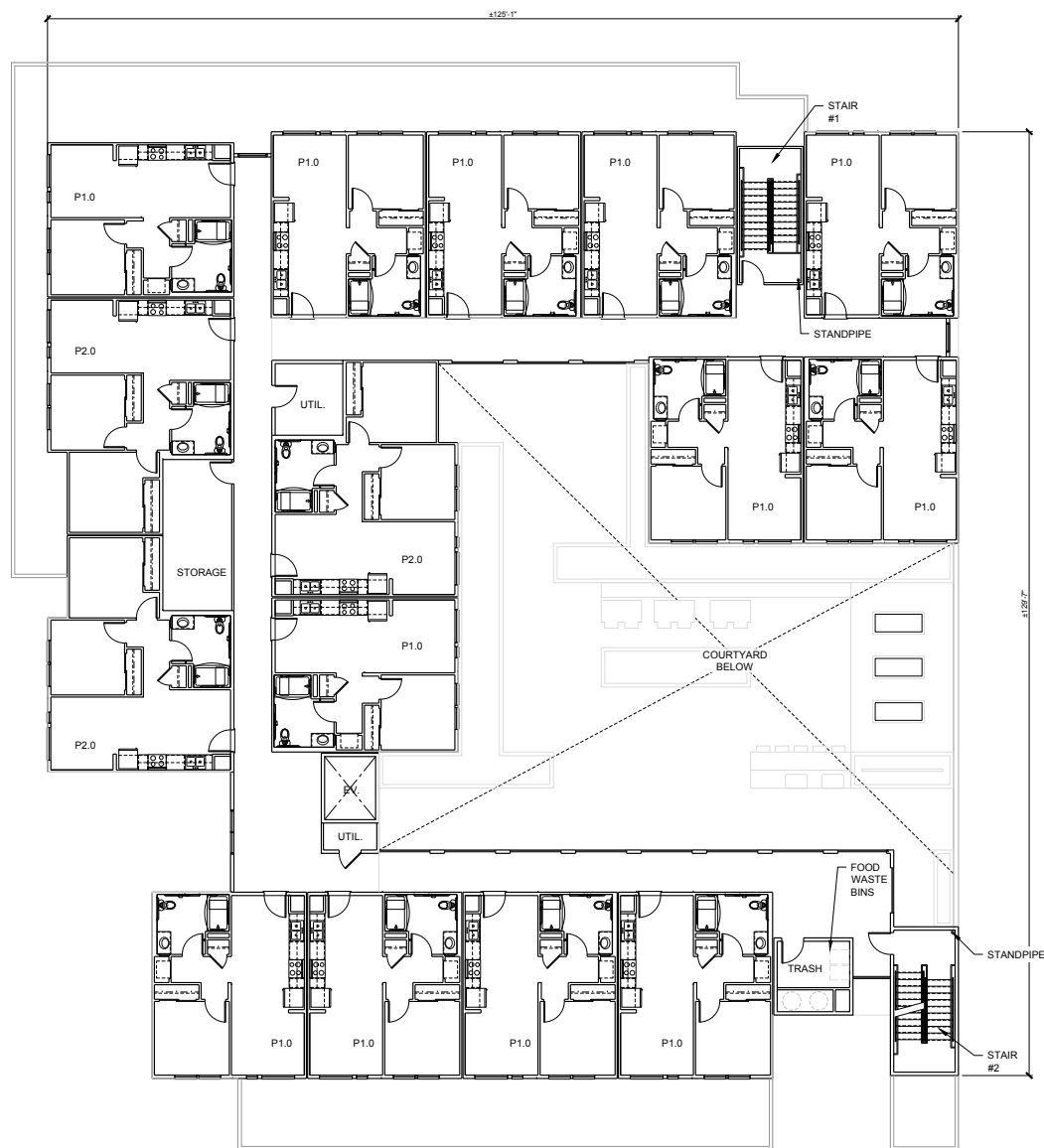
THIRD FLOOR PLAN 1



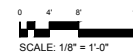


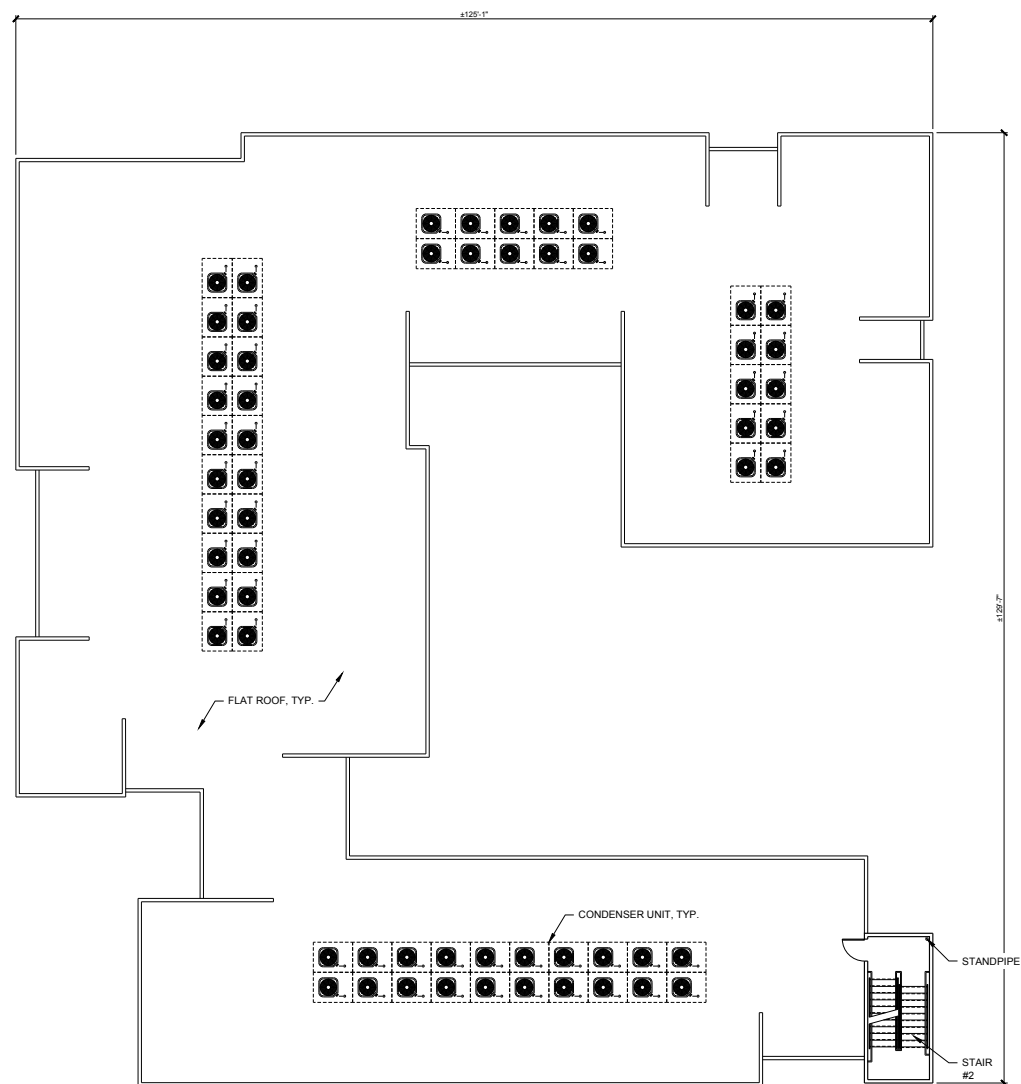
FOURTH FLOOR PLAN 1



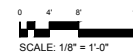


FIFTH FLOOR PLAN 1

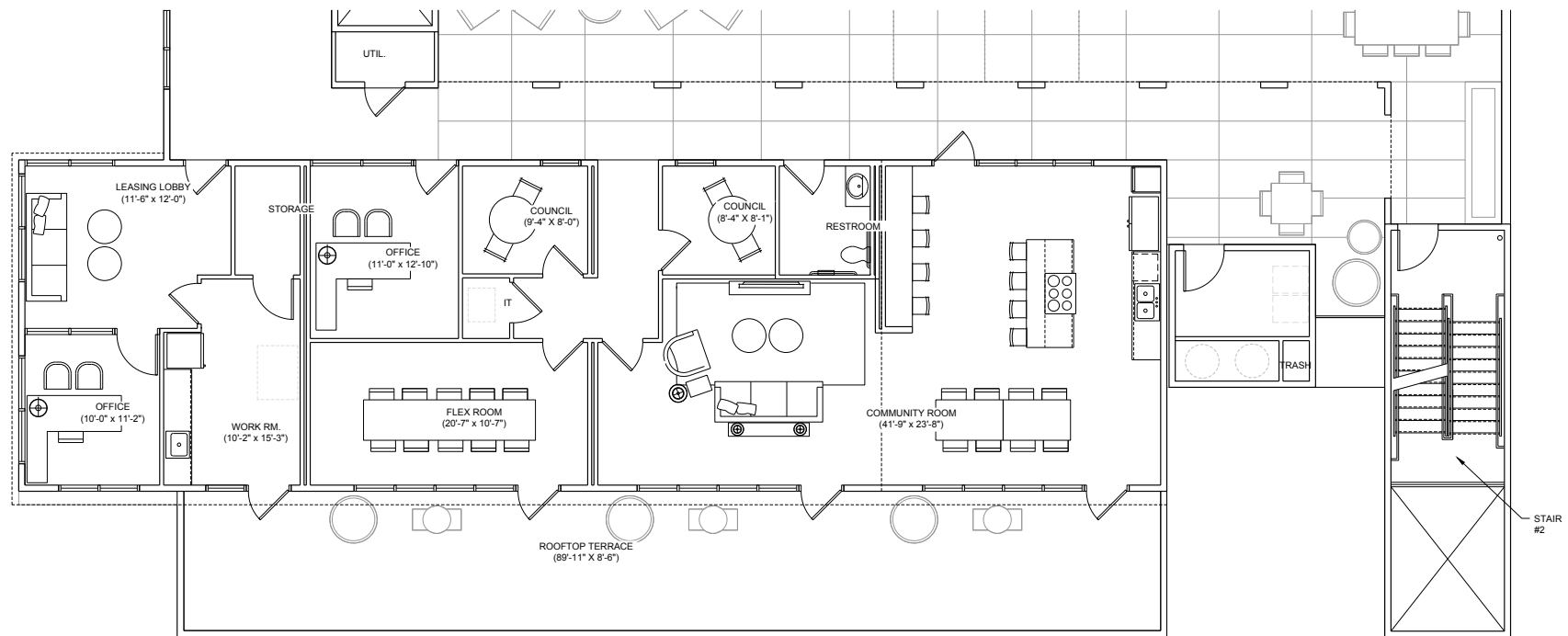
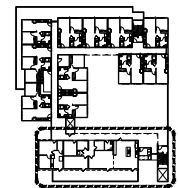




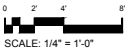
ROOF PLAN 1



KEY PLAN



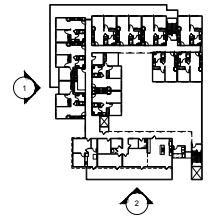
2ND FLOOR PLAN - ENLARGEMENT 1





SOUTH ELEVATION 2

KEY PLAN

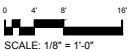


MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW - BRONZE COLOR
- 4 METAL CLAD AWNING
- 5 STOREFRONT GLAZING SYSTEM
- 6 FAUX WOOD LAP SIDING
- 7 VERTICAL METAL SIDING
- 8 STUCCO FOAM TRIM
- 9 PAINTED METAL GUARDRAIL
- 10 METAL TRIM
- 11 BURNISHED CMU BLOCK
- 12 POTENTIAL MURAL, FINAL ARTWORK PER CLIENT



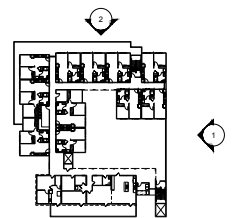
WEST ELEVATION 1





NORTH ELEVATION 2

KEY PLAN

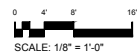


MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW - BRONZE COLOR
- 4 METAL CLAD AWNING
- 5 STOREFRONT GLAZING SYSTEM
- 6 FAUX WOOD LAP SIDING
- 7 VERTICAL METAL SIDING
- 8 STUCCO FOAM TRIM
- 9 PAINTED METAL GUARDRAIL
- 10 METAL TRIM
- 11 BURNISHED CMU BLOCK
- 12 POTENTIAL MURAL, FINAL ARTWORK PER CLIENT



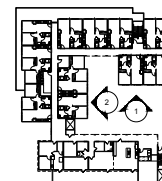
EAST ELEVATION 1





EAST COURTYARD ELEVATION 2

KEY PLAN

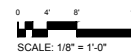


MATERIAL LEGEND:

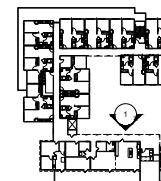
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW - BRONZE COLOR
- 4 METAL CLAD AWNING
- 5 STOREFRONT GLAZING SYSTEM
- 6 FAUX WOOD LAP SIDING
- 7 VERTICAL METAL SIDING
- 8 STUCCO FOAM TRIM
- 9 PAINTED METAL GUARDRAIL
- 10 METAL TRIM
- 11 BURNISHED CMU BLOCK
- 12 POTENTIAL MURAL, FINAL ARTWORK PER CLIENT



SOUTH COURTYARD ELEVATION 1



KEY PLAN

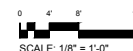


MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW - BRONZE COLOR
- 4 METAL CLAD AWNING
- 5 STOREFRONT GLAZING SYSTEM
- 6 FAUX WOOD LAP SIDING
- 7 VERTICAL METAL SIDING
- 8 STUCCO FOAM TRIM
- 9 PAINTED METAL GUARDRAIL
- 10 METAL TRIM
- 11 BURNISHED CMU BLOCK
- 12 POTENTIAL MURAL, FINAL ARTWORK PER CLIENT

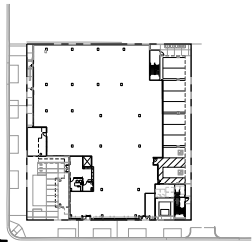


NORTH COURTYARD ELEVATION 1



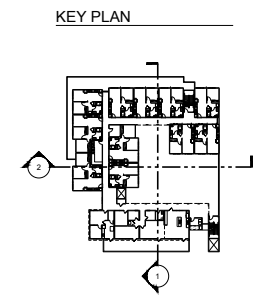
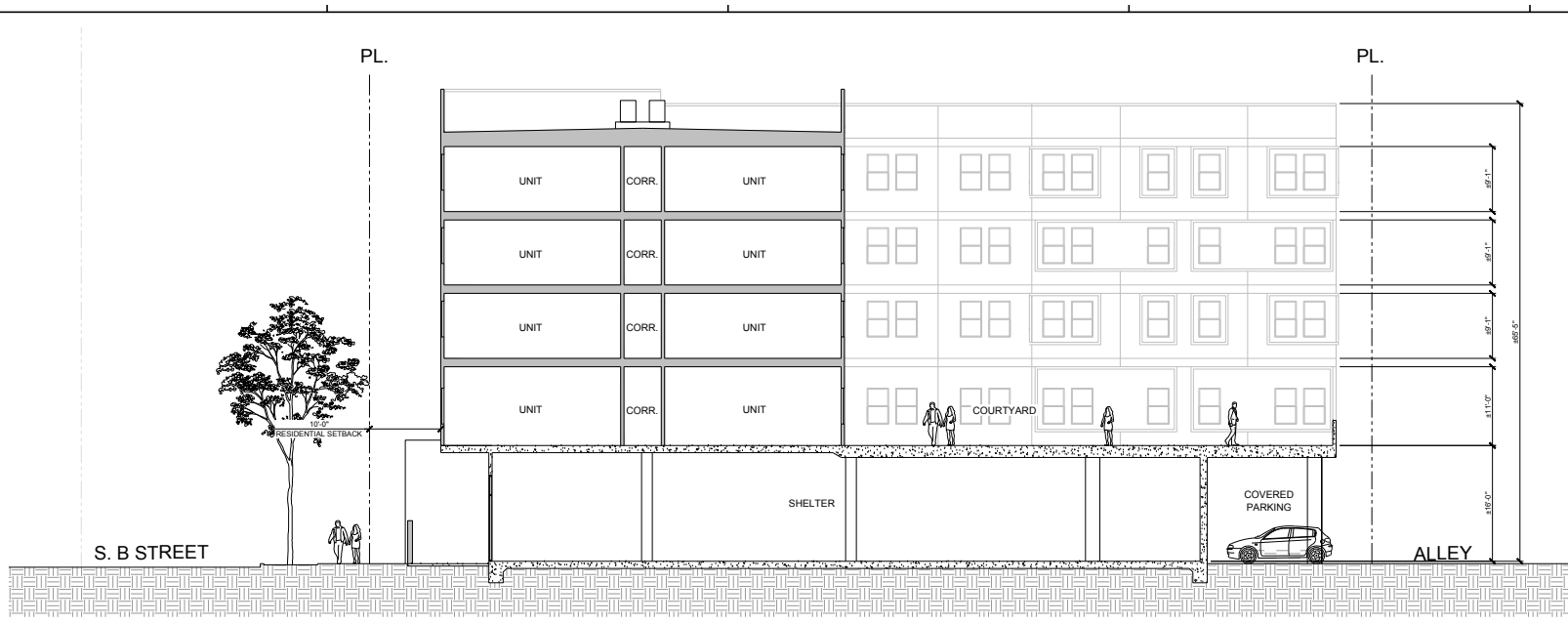


KEY PLAN



0

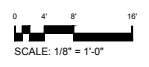
PERSPECTIVE VIEW 1



SECTION 2 2



SECTION 1 1



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949.287.1660
CHRIS WEIMHOLT

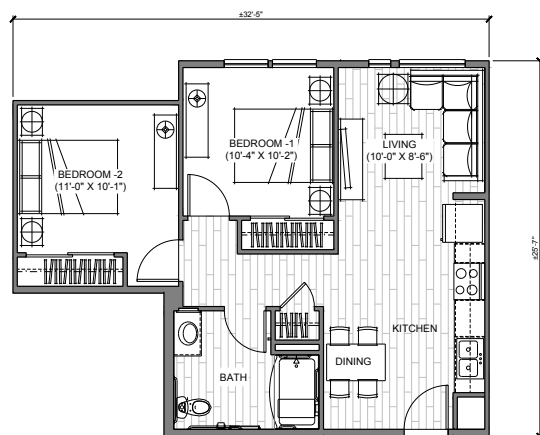


COMMUNITY DEVELOPMENT PARTNERS
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NEWPORT BEACH, CA 92663
949.487.1344

OXNARD PSH AND SHELTER
OXNARD, CA

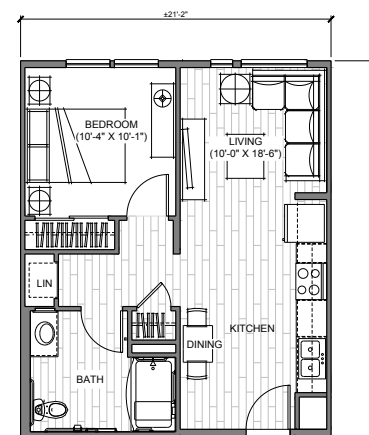
3RD SUBMITTAL: 11/18/2020

A5.0
BUILDING SECTIONS



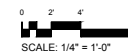
P2.0 2

2 BED / 1 BATH - 699 S.F. (12 TOTAL)

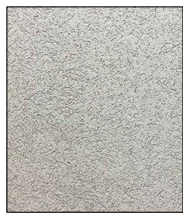


P1.0 1

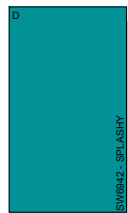
1 BED / 1 BATH - 541 S.F. (44 TOTAL)



01 EXTERIOR PLASTER
LIGHT SAND FINISH



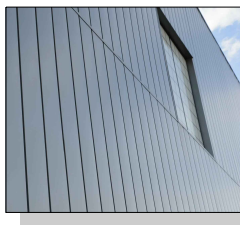
02 SHERWIN WILLIAMS PAINT



03 FAUX WOOD LAP SIDING



04 VERTICAL METAL SIDING



05 VINYL WINDOWS - BRONZE



06 STOREFRONT SYSTEM - DARK BRONZE



07 CMU BLOCK - BURNISHED



NOTICE OF EXEMPTION

Project Description: **Navigation Center**; PZ No. 20-200-13 (Major Downtown Design Review Permit(DDR)) and 20-310-08 (Lot Line Adjustment (Merger)): The project request is to permit the construction of a 60,098-square foot 5-story mixed use apartment building with 56 residential units, 2,094 square feet of leasing and community services office space, approximately 15,000 square-feet of leasing and non-residential space on the ground floor, a private outdoor courtyard, 10 parking spaces, and a 1,944 square-feet of public entry plaza on a 0.48-acre project site. Proposed development includes commercial space and parking for the residential and/or commercial on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with 44 one bedroom units and 12 two bedroom units. The ministerial Density Bonus request would eliminate the requirement for parking for the residential units pursuant to a Parking Standard Modification under State Density Law. The project requires a Lot Line Adjustment (Merger) to merge two lots into one 0.48-acre lot. The DDR will also allow for the demolition of the existing 7,500 square foot vacant building. The project site is located at 241 West Second Street (APNs: 202-0-054-075 & -080) within the Downtown land use designation and Downtown General (DT-G) zoning district. Filed by Brittany Seniff, of Community Development Partners, Applicant, on behalf of the City of Oxnard, Property Owner.

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 Sections 15332 (Infill Development) and 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development and minor lot line adjustments may be found to be exempt from the requirements of the CEQA. This proposal includes the construction of a mixed-use apartment building with commercial space and lot line adjustment that is consistent with the General Plan land use designation of Downtown and the Downtown Code zoning designation of Downtown (DT-G). The proposed development is located on a 0.48-acre project site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

(Date)

Scott Kolwitz
Planning and Environmental Services
Manager

Oxnard Downtown Code – Downtown General Zone			
PZ-20-200-13: 241 W. Second Street – Navigation Center			
DT-G Zone	Required/Allowed		
Overlay Zone	Choose All Applicable: NA	--	--

	Site Design, Building Size and Massing		
Code Section/Figure /Table		Required/Allowed	Proposed Project
Figure 16-147.4.A	<u>Lot Size (With Alley Access)</u>		
	Width (interior lot, other)	25 feet minimum/200 feet maximum	NA
	Width (Corner)	add 10% to minimum	150 feet
	Width (interior lot, SF attached)	75 feet minimum/160 feet maximum	NA
	Width (interior lot, SF detached)	150 feet maximum	NA
	Depth	100 feet minimum/140 feet maximum	140 ft
Figure 16-147.4.A	<u>Lot Size (Without Alley Access)</u>		
	Width (interior lot)	50 feet minimum/150 feet maximum	NA
	Width (corner lot)	add 10% to minimum	NA
	Depth	90 feet minimum/140 feet maximum	NA
Figure 16-147.4.B	<u>Building Setbacks (Residential)</u>		
	Ground Floor Primary Street (Build-to Line)	10 feet to 15 feet	NA
	Ground Floor Side Street (Build-to Line)	10 feet to 15 feet	NA
	Ground Floor Side Yard	7 feet minimum	NA

	Ground Floor Rear with Alley	5 feet minimum	NA
	Ground Floor Rear without Alley	15 feet minimum	NA
	Upper Story Side Yard Setback	10 feet minimum	10 feet
	Distance Between Facing Garages on Alley	25 feet minimum	NA
	Amount of Facade at Build-to-Line	70 percent minimum	NA
	Roof Deck Setback From Facades	0 feet minimum	NA
Figure 16-147.4.B	<u>Building Setbacks (Non-Residential)</u>		
	Ground Floor Primary Street (Build-to Line)	0 feet or 10 feet	Consistent, 0 feet
	Ground Floor Side Street (Build-to Line)	0 feet to 10 feet	Consistent, 5 feet
	Ground Floor Side Yard	0 feet	Consistent, 0 feet
	Ground Floor Rear with Alley	5 feet minimum	Consistent, 5 ft
	Ground Floor Rear without Alley	15 feet minimum	NA
	Upper Story Side Yard Setback	0 feet minimum	NA
	Distance Between Facing Garages on Alley	25 feet minimum	NA
	Amount of Facade at Build-to-Line Frontage	70 percent minimum	Consistent, 70%
	Roof Deck Setback From Facades	0 feet minimum	Consistent, 0 ft
Figure 16-147.4.E	<u>Above Ground Parking Placement Setbacks</u>		
	Primary Street	<i>30 feet minimum</i>	Consistent, 30 ft
	Side Street, within 75 feet of	<i>30 feet minimum 18ft Director's Interpretation</i>	NA

	Front Property Line		
	Side Street, 75 feet back from Front Property Line	<i>0 feet minimum</i>	NA
	Side Yard	<i>0 feet minimum</i>	Consistent, 10 ft
	Rear (With or Without Alley)	<i>5 feet minimum</i>	Consistent, 5 ft
Figure 16-147.4.E	Fully-subterranean Parking Placement Setbacks		
	Primary Street	<i>18 feet minimum</i>	NA
	Side Street, within 75 feet of Front Property Line	<i>18 feet minimum</i>	NA
July 20 Interpretation	Side Street, 75 feet back from Front Property Line	<i>0 feet minimum</i>	NA
	Side Yard	<i>0 feet minimum</i>	NA
	Rear (With or Without Alley)	<i>0 feet minimum</i>	NA
Figure 16-147.4.C	Building Height		
	Highest Top Plate	<i>81 feet maximum/102 feet maximum¹</i>	Consistent, 58 ft
	Top of Parapet of Flat Roof	<i>85 feet maximum/106 feet maximum¹</i>	Consistent, 70.5 ft
	Top of Pitched Roof Above Highest Top Plate	<i>85 feet maximum/106 feet maximum¹</i>	NA
	Ground Floor Above Grade At Building Setback Line (Residential)	<i>1.5 to 4 feet maximum</i>	NA
	Ground Floor Above Grade At Building Setback Line (Non-Residential)	<i>0 feet maximum</i>	0 ft

¹ Maximum available when one or more of the qualifying community benefits described in 16-145.2.L are included in the project.

	Ground Story Height	<i>12 feet minimum</i>	Consistent, 16 ft
	Ground Story Depth	<i>30 feet minimum 18 ft Interpretation</i>	Consistent, 18 ft minimum
Figure 16-147.4.D	<u>Massing Requirements</u>		
	Overall Building Dimensions For House-Form Buildings	<i>100 feet</i>	NA
	Primary Mass Width or Depth (House Form Massing)	<i>80 feet by 80 feet</i>	NA
	Secondary Mass Width or Depth (House Form Massing)	<i>20 feet</i>	NA
	<u>Allowable Architectural Styles</u>	<i>new traditional spanish revival victorian craftsman contemporary/modern art deco</i>	Consistent, Contemporary/Modern
Section 16-147.4.C.2	Visitor/Pedestrian Access		
Section 16-147.4.C.2.a	Building Access	Sidewalk access required via Table 16-150	Shopfront
Section 16-147.4.C.2.a	Distance Between Entries on Each Building	<i>50 feet maximum between entries</i>	Consistent, less than 50 ft
Section 16-147.4.C.2.b	Upper Floor Access	sidewalk access required via shared courtyard, paseos, or a lobby	Consistent, lobby
Section 16-147.4.C.2.c	Side Street Facades	<i>architectural treatment and materials must be designed to same level of primary frontage</i>	Consistent, designed to same level of primary frontage
Figure 16-147.4.E	Required Parking Minimum		
	Commercial	1 space/1,000 sf (minimum of 50% of the required parking must be in-lieu fee)	Consistent as conditioned, 16,646 sq ft commercial = 17 spaces total

	Residential (When Private Garages are Provided)	1 space/unit for studios and 1-bedrooms 2 spaces/unit for 2-bedrooms or more	NA
	Residential-Multi-Family(Shared Parking/Open Structure)	0.5 spaces/unit minimum and 1.65 spaces/unit maximum (if less than 1 space/unit in-lieu fee payment is required)	Consistent, zero spaces/unit (subject to Government Code 65915(p)(4) (State Density Bonus Law))(PZ 20-535-04)
	Loading Space	1 space, if no loading spaces or alley within 350 feet of the subject property	Consistent, alley adjacent to property
	Motorcycle Parking	As required in 16-342 & 16-638(B)	Consistent, none required
Figure 16-147.4.E	Vehicular Access	side or rear of lot via alley, lane, or drive	
	Residential Side Street Driveway (Not within 50 feet of front facade and when alley not present)	12 feet minimum	NA
	Residential Front Drive (Only within 25 feet of interior lot line)	12 feet minimum	NA
	Commercial Side Street Driveway (Not within 50 feet of front facade and when alley not present)	18 feet minimum(1-way) 25 feet minimum (2-way)	NA
	Commercial Front Drive (Only within 25 feet of interior lot line)	18 feet minimum(1-way) 25 feet minimum (2-way)	NA
	Alley Access	for lots less than 50 feet wide vehicular access must be provided via a rear service lane	Consistent, alley access provided
Table 16-152	Private Open Space	5 percent of total lot area for lots $\leq 8,000$sf 10 percent of total lot area for lots $> 8,000$sf (2,091 sq ft required)	Consistent, Podium (roof deck) +/- 3,772 SF

		(not including setback areas)	
Table 16-152.C	Rear Yard	15 feet x 15 feet minimum	NA
	Rear Yard Architectural Encroachments	30 percent of width and/or length maximum	NA
Table 16-152.D	Court	15 feet x 25 feet minimum	Consistent, greater than 15 feet x 25 feet
	Court Architectural Encroachments	30 percent of width and/or length maximum	none
Table 16-152.E	Side Yard	12 feet x 20 feet minimum	NA
	Side Yard Architectural Encroachments	30 percent of width and/or length maximum	NA
Table 16-152.F	Roof Deck	15 feet x 15 feet minimum	NA
Table 16-152.G	Passage	10 feet wide minimum	NA
	Passage Architectural Encroachments	4 feet maximum	NA
Table 16-152.H	Balcony	6 feet x 8 feet minimum	NA
Section 16-153	Public Open Space Type	Plaza Pocket Park Paseos Woonerf (July 20 Interpretation)	Consistent, Public Plaza
Table 16-153	Required Public Space	1. 7 percent of total lot area for lots 20,000sf to 2 acres. 2. 10 percent of total lot area for lots > 2 acres 1,464sf required (not applicable to lots less than 20,000 sf)	Consistent, greater than 7% Entry Plaza 1,944 SF
Table 16-153.B	Plaza	25 feet x 50 feet minimum	Consistent 36 feet x 54 feet
Table 16-153.C	Pocket Park	25 feet x 50 feet minimum	NA
Table 16-153.C.2.e	Pocket Park hedges and walls	36 inch maximum height	NA
Table 16-153.C.2.f	Pocket Park Frontages	mid-block: at least one public frontage corner: at least two public frontages	NA
Table 16-153.D	Paseo	10-25 feet wide minimum	NA

Table 16-152.I.1	Limitation of Turf in Residential Development	30 percent maximum	Consistent, none provided
Table 16-152.I.6	Site Lighting (Parking Areas, Buildings, Pedestrian Routes, and Public Ways)	1 foot candle minimum and 7 foot candle maximum.	Consistent, as conditioned
Table 16-152.I.6	Lighting Height (From Bottom of Lamp)	20 feet maximum above sidewalk or other path	Consistent, as conditioned
Table 16-149.A	Surface Parking Lots		
Table 16-149.A.3.a	Screening	screening may include landscape screening, screening structures/facades, or public art/murals (walls or landscaping, excluding trees, are limited to 36 to 48 inches tall)	NA
Table 16-149.A.3.b	Landscape Shading (Including arbors, trellises, pergolas, mesh, and overhead canopies) Solar Shade Structures (Allowed only were not visible from sidewalk or on existing structures)	10 percent coverage (gross)	NA
Table 16-149.A.3.c	Lighting Height	15 feet maximum	NA
Table 16-149.A.3.c	Lighting Type	lighting must be shielded and recessed	NA
Table 16-149.A.3.c	Illumination Levels	1 foot candle minimum and 7 foot candle maximum.	NA
Table 16-149.A.3.d	Landscape Coverage	10 percent gross landscape coverage and 1 shade tree for every 8 parking spaces or 30 percent mature canopy converge, whichever greater	NA

Table 16-149.B.2	Podium and Subterranean Parking Structures		
Table 16-149.B.2.b; 16-149.B.3.b	Non-lined portion of garages	5 foot setback 0ft Interpretation	NA
Table 16-149.B.2.b	Primary Street and Side Street (within 75 feet of front property line) Frontages	30 feet minimum depth of occupiable and usable space 18ft Interpretation	N/A
Table 16-150	Architectural Encroachment Into Setbacks	<i>porch: up to 5 feet of sidewalk stoop: up to 1 foot of sidewalk terrace: within 1 foot of sidewalk dooryard: up to 1 foot of sidewalk shopfront: awning and canopy up to 2 feet of curb gallery: up to 3 feet of curb arcade: up to 3 feet of curb</i>	<i>shopfront: awning and canopy up to 2 feet of curb</i>

Allowed Private Frontages and Encroachment Standards Table 16-150							
	Standard		Downtown Zones		Min ft Between PL and Façade ³	Encroachment into setbacks	See Guidelines
	Type	DT E	DT E-O	DT G	DT C		
Residential Ground Floor Commercial Ground Floor	Porch	P	P	P	---	12 to 20	Up to 5' of sidewalk 16-150.C
	Stoop	P	P	P	P ¹	4 to 6	Up to 1' of sidewalk 16-150.D
	Terrace	---	---	P	P	7 to 12	Within 1' of sidewalk 16-150.E
	Dooryard	P	P	P	P ¹	7 to 12	Up to 1' of sidewalk 16-150.F
	Common Entry	---	---	P	P	10 to 15	Not applicable 16-150.G
	Shopfront	---	P	P ²	P	0 or 10	Awning / canopy up to 2' of curb 16-150.H
	Gallery	---	---	P ²	P	0	Up to 3' of curb 16-150.I
	Arcade	---	---	---	P	0	Up to 3' of curb 16-150.J
	Notes P Allowed in Zone --- Not allowed in zone ¹ Not allowed in shopfront overlay. ² Only where shopfront overlay applies. ³ At a massing break, the edge of the required 15' x 15' area is considered the property line for the purposes of applying frontage type(s) standards.						

	Private and Public Frontages		
		Required/Allowed	Proposed Project
Section 16-150	Private Frontages		

Table 16-150	Allowed Private Frontages	<i>Porch</i> <i>Stoop</i> <i>Terrace</i> <i>Dooryard</i> <i>Common Entry</i> <i>Shopfront</i> (November 23 Interpretation) <i>Gallery</i> (November 23 Interpretation) <i>Arcade</i>	Consistent, Shopfront
Table 16-150.C	Porch	25 feet minimum/200 feet maximum	
	Distance between Property Line and Facade	12 feet to 20 feet	NA
	Porch Depth (Between Wall and Inside Column Face)	7 feet minimum	NA
	Porch Width (Between Corner Column and Building Face)	10 feet minimum	NA
	Porch Height (Measured From Porch Surface to Top of Porch Columns)	8 feet minimum and 12 feet maximum	NA
	Floor Height for Residential Ground Floor (Measured From Adjacent Finish Grade)	18 inch minimum and 3 feet maximum	NA
	Separation Between Porch and Fence or Sidewalk	5 feet minimum	NA
Table 16-150.D	Stoop		
	Stoop Width	4 feet minimum and 8 feet maximum	NA
	Stoop Depth (Not Including Stairs)	4 feet minimum and 8 feet maximum	NA
	Stoop Floor Height (Measure From Adjacent Finished Grade)	18 inch minimum and 3 feet maximum	NA

	Planter/Fence Height	5 feet maximum	NA
	Setback From Back of Sidewalk	18 inch minimum	NA
Table 16-150.E	Terrace		
	Depth, Clear	8 feet minimum	NA
	Finish Level above Sidewalk	18 inch minimum (residential only) and 3 feet maximum	NA
	Length of Terrace	150 feet maximum	NA
	Distance Between Stairs	50 feet maximum	NA
Table 16-150.F	Dooryard		
	Size of Dooryard	per building setback	NA
	Wall Height Above Adjacent Sidewalk	4 feet maximum	NA
	Wall Height Above Dooryard Floor	3 feet maximum	NA
	Dooryard Floor Height Above Adjacent Sidewalk	18 inch maximum	NA
	Dooryard Floor Height Below Adjacent Sidewalk	3 feet maximum	NA
Table 16-150.G	Common Entry		
	Height To Bottom of Awning/Canopy (Clear)	10 feet minimum and 25 feet maximum	Consistent, no awning/canopy
	Awning/Canopy Depth	4 feet minimum and within 2 feet of curb maximum	NA
	Entry Distance to Back of Sidewalk	8 feet minimum and 20 feet maximum	Consistent, 9ft
	Area of Outdoor Space (Does Not Include Public R.O.W)	150 square feet minimum	Consistent, 1,944 sq ft
	Glass Area of Ground Floor Lobby Wall Area	70 percent minimum	Consistent, 70 percent min.
Table 16-150.H	Shopfront		
	Height to (clear)/top of shopfront	12 feet minimum and 18 feet maximum	Consistent, +/- 15 ft

	Height to bottom of awning/canopy (clear)	8 feet minimum and 10 feet maximum	Consistent, between 8ft - 10ft.
	Width of shopfront base	10 feet minimum and 20 feet maximum	Consistent, between 10ft and 20ft
	Height of shopfront base	6 inch minimum and 3 feet maximum	Consistent, between 6inches and 3ft
	Glass area of ground floor wall area (each facade)	70 percent minimum	Consistent, 70%
	Width of Shopfront on second frontage (corner building)	20 feet minimum	Consistent, 20ft minimum
	Awning Depth	5 feet minimum up to within 2 feet of curb	Consistent
	Awning Location	located over shopfront opening only	Consistent
	Awning Design	quarter sphere or quarter cylinder configurations not allowed	Consistent, flat awning
	Distance between openings in wall	10 linear feet maximum(primary street frontage) 25 linear feet maximum (side street frontage)	Consistent
	Traditional Shopfront	header: 24 inches minimum and 36 inches maximum shopfront windows: recessed a minimum of 2 inches base panels/shopfront base: 36 inch in height maximum	NA, Contemporary design
	Shopfront Tint	10 percent maximum	Consistent
Table 16-150.H	Gallery		
	Height (sidewalk to ceiling)	12 feet minimum and 16 feet maximum	NA
	Depth (facade to interior column face)	10 feet minimum and 16 feet maximum	NA
	Length along frontage (% of building facade width)	25 feet minimum and 100 feet maximum	NA
	Setback from Back of Sidewalk	0 feet minimum and 5 feet maximum	NA

	Right-of-way	no encroachment	NA
	Distance between openings in wall	10 linear feet maximum	NA
Table 16-150.H	Arcade		
	Height (sidewalk to ceiling)	12 feet minimum and 16 feet maximum	NA
	Depth (facade to interior column face)	10 feet minimum and 16 feet maximum	NA
	Length along frontage (% of building facade width)	25 feet minimum and 100 feet maximum	NA
	Setback from Back of Sidewalk	0 feet minimum and 5 feet maximum	NA
	Right-of-way	no encroachment	NA
	Distance between openings in wall	10 linear feet maximum	NA
Section 16-151	Public Frontage		
Section 16.151.1.A	Sidewalk Width	5 feet minimum	Consistent, 7 ft min
Table 16-151.C	Commercial Parking lane trees, where provided	located every 2 to 6 spaces	NA
Table 16-151.C	Commercial Parklets Buffers	24 inch buffer from travel lane (recommended) 36 inch buffer from adjacent parking spaces (recommended) 15 feet from bus stop or shelter	NA
Table 16-151.D	Residential Parkways	breaks every 50 feet (recommended)	NA
Table 16-151.D	Residential Parking lane trees, where provided	should be located every 2 to 4 spaces	NA

Architectural Guidelines			
Table 16-156.A.i	Bay windows	8 foot maximum width height equal or greater than width 3 feet minimum from corner 50 percent transparency or greater.	NA
Table 16-156.A.j	Door Glazing	glazing must provide at least 90 percent visible light transmission	Consistent
Table 16-156.B.a	Orientation to Public Space	buildings must face open spaces and may not back on to open spaces.	Consistent, building faces South B Street and West 2nd Street
Table 16-156.B.d	Residential Entry	access from the sidewalk is required if the unit is within 5 feet of grade.	Consistent, no residential within 5 ft of grade
Table 16-156.C.a	Building Wall Materials	walls must be finished in stone, brick, finished concrete block, poured in place or pre-cast concrete, smooth plaster or stucco, and wood. synthetic materials may be approved through design review	Consistent, walls finished in stone, metal, wood, and stucco
Table 16-156.D.2.d	Upward Acting Doors (Contemporary Building Only)	maximum width: 16 feet maximum height: 10 feet minimum separation: 2 feet materials: clear, see-through glazing	NA
Table 16-156.E.1.a	Window Materials	wood, vinyl-clad wood, aluminum-clad wood or metal. pvc and vinyl windows require design review approval.	Consistent, windows made of bronze vinyl, approved by Director
Table 16-156.E.2.b	Non Shopfront ground floor window	window sills should be 4-8 feet from public sidewalks and open spaces	NA
Table 16-156.E.2.g	Window Recesses	minimum 2 inch recess from facade	Consistent, windows recessed 2 inches from facade
Table 16-156.F.1.e	Balconies	minimum of 5 feet in depth	Consistent, 8 ft in depth

Table 16-156.F.2.e	Planter Boxes	should be between 18 to 42 inches tall (cannot block windows)	NA
Table 16-156.F.3.a	Masonry and Stucco Arches	depth: 12 inches minimum piers/columns: 12 by 12 inches minimum	NA
Table 16-156.F.3.b	Wood Posts	6-by-6 inches minimum and articulated	NA
Table 16-156.G	Building Colors	coordinated and subdued colors typical of natural building materials, such as earth tone colors (recommended) exterior facade colors should be limited to two or three	Consistent, natural building colors of wood and, grey, with limited use of a blue accent Consistent, facade has three distinct colors
Table 16-156.H.1.d	Gutters and Downspouts	should be made of: galvanized steel copper pre-finished aluminum	Downspouts will be galvanized or pre-finish aluminum
Table 16-156.H.2.a	Traditional Building Shed Roof Slope	minimum slope of two in twelve (2:12)	NA
Table 16-156.H.2.e	Service Equipment	roof top equipment must be screened from public view	Consistent, roof top screened by parapet wall
Table 16-156.H.2.f	Skylights	must be flat and not visible from the public areas	NA
Table 16-156.H.2.g	Gutters	half-round or ogee (rectangular allowed on contemporary buildings only)	NA
Table 16-156.H.3.b	Exposed Rafter Tails	minimum nominal dimension of 3 inches by 4 inches.	NA
Table 16-156.H.3.c	Supporting Brackets	minimum dimension of 5 inches	NA
Table 16-156.I.1	Vents	must be screened from public and semi-public areas	Consistent, vents not visible from public and semi-public areas
Table 16-156.I.3 and 4	Service Entrances and Waste Disposal Areas, etc	lots with alley access: must be adjacent to and accessed from alley lots without alley access: must be screened and far from public view	Consistent, trash enclosure accessible from alley
Table 16-156.I.5	Fire Sprinklers	should be building mounted rather than freestanding	Consistent, connections mounted in building wall

Table 16-156.J.2.a	Garden Walls	6 inches wide minimum with cap	NA
Table 16-156.J.2.b	Fences	wood fences: maximum of 3 inch gap between vertical lattices wrought iron, including steel bar: minimum of 4 inches between bars	NA
Table 16-156.J.2.c	Front Yard Wall Height (front or side street setback areas)	must be between 30 inches to 42 inches	NA
Table 16-156.J.2.d	Side Yard Wall Height (at or behind building facade)	8 feet maximum	NA
Table 16-156.J.2.e	Wall Setbacks (Fences built parallel to frontage between houses or structures, unless integral part of architecture)	should be setback 2 to 5 feet	NA
Table 16-156.J.2.f	Retaining Walls at Frontages	5 feet maximum	NA
Table 16-156.J.2.h	Parking Wall Height	must be between 36 inches and 48 inches	NA
Table 16-156.J.3.e	Wood Siding Patterns (recommendation)	clapboard should not exceed 6 inches to the weather shingles should not exceed 8 inches to the weather dropsiding should not exceed 12 inches and 4 inches, alternatively	Consistent

RESOLUTION NOS. 20-200-13 & 20-310-08

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-200-13 (MAJOR DOWNTOWN DESIGN REVIEW PERMIT) AND 20-310-08 (LOT LINE ADJUSTMENT (MERGER)) FOR CONSTRUCTION OF A 5-STORY, 56-UNIT (100% AFFORDABLE PROJECT) MIXED USE APARTMENT BUILDING WITH APPROXIMATELY 16,200 SQUARE FEET OF COMMERCIAL / OFFICE SPACE WITH 10 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 0.48-ACRE PROJECT SITE LOCATED AT 241 WEST SECOND STREET (APNs: 202-0-054-075 & -080), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BRITTANY SENIFF, OF COMMUNITY DEVELOPMENT PARTNERS, ON BEHALF OF PROPERTY OWNER CITY OF OXNARD.

WHEREAS, on August 10, 2020, Brittany Seniff (the “**Applicant**” and/or “**Permittee**”), submitted a request to allow the construction a 5-story, mixed use affordable housing apartment building with 56-units and approximately 16,200-square feet of commercial/office space, located at 241 West Second Street (APNs: 202-0-054-075 & -080); and

WHEREAS, on November 30, 2020, the Community Development Director of the City of Oxnard (“**Director**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 20-200-13 (Major Downtown Design Review Permit) and 20-310-08 (Lot Line Adjustment (Merger)) to authorize the construction of a 5-story, 56-unit mixed use apartment building with 10 parking spaces, approximately 16,200-square-feet of commercial/office space, private open space and 1,944 square-foot public open space plaza on a 0.48-acre project site, located at 241 W. Second Street (APNs: 202-0-054-075 & -080) (the “**Project**”) in accordance with Section 16-146.1 of the Oxnard City Code; and

WHEREAS, in accordance with City Council Ordinance No. 2980, of the 56 total units, 3 units are required to be affordable low-income units and 3 are required to be affordable very-low income units; and

WHEREAS, Section 16-146.1.B of the Oxnard City Code authorizes the Community Development Director to approve a new building within the Downtown area with the issuance of a Major Downtown Design Review Permit; and

WHEREAS, Section 15-11 and 15-267 of the Oxnard City Code authorizes the Community Development Director to approve a Lot Line Adjustment (Merger); 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 32 Categorical

Exemption (Section 15332). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

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

The project site has a General Plan land use designation of Downtown and a zoning designation of Downtown (DT-G). The project is mostly surrounded on all four sides by urban development (there is one partially vacant lot to the north of the project site). The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed mixed use apartment / commercial and office building is consistent with the General Plan, Downtown Code and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan, Downtown Code and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

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

The proposed mixed use apartment / commercial and office building will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the commercial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by residential and commercial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

The project is not located in or adjacent to a state designated scenic highway.

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

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

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

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District as determined by the 1981 Historic Survey Area: Historic District Survey Area. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD:

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

- (1) **The project represents high quality urban infill architecture and pedestrian-oriented design.**

This proposal includes the construction of a mixed-use apartment building with commercial and office space that is consistent with the General Plan land use designation of Downtown and the Downtown Code zoning designation of Downtown (DT-G). The building represents a contemporary/modern style of architecture, employing many of the defining characteristics. These are emphasized through the use of simple materials including the use of concrete veneer panels, wood lap siding, and vertical metal siding. The heavy use of windows, including the floor to ceiling windows along the ground floor, and

asymmetrical design on upper floors helps to create the modern feel to the building. The minimalist design again employs the features of modern architecture through the use of simple window treatments and simple but identifiable entrances. The horizontal and vertical architectural projections with the flat roofs helps to provide visual interest through simple massing as opposed to the more ornamental designs of other architectural styles. Thus, the project contains many of the defining characteristics of the Contemporary/Modern style, and represents quality infill architecture.

The proposed mixed use building site is located on a corner and has two street frontages. The ground floor of the building includes a public plaza, that also serves as the entrance to the residential units, shopfronts along each street frontage provide for pedestrian access. The vertically proportioned shopfronts and set back second story help to provide a human scale.

Furthermore, the infill project site will take advantage of and be served by existing water and sewer lines found within the public rights-of-way located adjacent to the property. Stormwater systems are integrated into the project design. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

The staff report contains a detailed discussion on the project's high quality urban infill architecture and pedestrian-oriented design in the Analysis subsections e (Site Design) and g (Building Design). Thus, the project represents high quality urban infill architecture and pedestrian-oriented design.

(2) The project will improve the human scale urban character of the surrounding built environment.

The proposed mixed use building, as conditioned, features a steady building line at the ground floor to define a walkable street. The shopfront on the ground floor are 12 feet high, and will improve the aesthetic of the pedestrian environment. The shopfront entries are located within each window bay along the building frontage. The primary residential entrance is located off of the public plaza located at the corner of the building. The building features horizontal and vertical projections throughout the facades to convey a more human scale to the five story building. The building has recessed facades to allow light and airflow into the center courtyard. The recessed facade areas provide balcony areas for residents creating a more human scale to the building frontage.

The project includes both public open space and private open space. The project provides public open space in the form of a public plaza located at the corner of West Second and South B Street. The plaza will provide for an improved pedestrian experience for both the visitors of the building and general public. The

plaza will contain landscaping and seating areas for people to congregate. The second floor of the building includes a common area that will be landscaped with fruitless olive trees, a community garden, and decorative planters. The common area includes bench seating, tables, and decorative hardscape.

The staff report contains a detailed discussion on how the project will improve the human scale urban character of the surrounding built environment in the Analysis subsections e (Site Design), g (Building Design) and h (Landscaping and Open Space) and f (Building Design). Therefore, the project will improve the human scale urban character of the surrounding built environment.

(3) The project appropriately modulates the massing and facades of the building, employing materials and detailing that convey solidarity and permanence.

The proposed mixed use building has a strong ground floor base element in the form of shopfronts with a facade of stucco, CMU, wood and metal. The proposed building is designed as a vertical mixed use building with commercial/office on the first floor and residential and resident services above. The parking area for both the commercial space is located on the ground floor behind the commercial space off of the alley.

The commercial space is designed with a Shopfront frontage. The Shopfronts feature full length windows. The first floor features a grey vertical metal siding and stucco facade and the top four floors mostly feature a stucco facade. The building also features wood lap siding as the railing above the second story, and along the roof line. The residential floors feature vertically proportioned windows that are aligned over the ground floor Shopfronts. The building is designed as a flat roof structure. The building features multiple projections in the form of various building pop-outs, an awning over the commercial entrances, a pop-out over the primary residential lobby and entrance, window frames, balconies that simply project from the facade. The proposed building colors are generally more subdued, featuring tones of gray, with natural materials such as CMU, wood, and metal. The brighter blue is used as a window trim only.

The primary entrance to the building is emphasized with a public plaza located at the corner of West Second and South B Street. The Common Entry will serve as the entrance to both the residential units and office space on the second floor. The commercial space will be accessed through multiple doorways facing both West Second and South B Streets. The recessed entries and second floor balcony along Second Street and upper story setback along South B Street modulates the frontage of the building.

The project building includes materials that age well over time such as concrete, metal, block, wood and glass, that convey solidarity and permanence. The material and color changes reinforce the building massing and organization.

The staff report contains a detailed discussion on how the project appropriately modulates the massing and facades of the building, employing materials and detailing that convey solidarity and permanence in the Analysis subsections e (Site Design) and g (Building Design). Therefore, the project appropriately modulates the massing and facades of the building, employing materials and detailing that convey solidarity and permanence.

(4) The project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials.

The proposed building, as conditioned, features a simple design with a distinct ground floor made of metal, stucco, CMU, and wood and upper floor windows of apartments stacked above them on a stucco facade. The project building includes materials that age well over time such as CMU, Concrete, and metal siding. The staff report contains a detailed discussion on how the project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials in the Analysis subsection g (Building Design). Therefore, the project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials.

(5) The project generally and/or substantially conforms to the Architectural Design Guidelines of Part 2 of this Code.

The proposed mixed use building, as conditioned, includes architectural projections in the form of various building pop-outs, an awning over the commercial entrances, a pop-out over the primary residential lobby and entrance, window frames, balconies that simply project from the facade. The building features a commercial shopfront on the ground floor of the primary frontage that is made of clear glass in metal frames. The public and visitor building entrances to the upper floors are easily visible from the street and distinguishable from the first floor by being located at the street corner integrated into the public plaza. Other entries along the primary frontage, are recessed with awnings. The ground floor has active commercial uses fronting the primary street frontage and the building includes windows that are vertical in proportion that are generally stacked vertically. The staff report contains a detailed discussion on how the project conforms to the Architectural Design Guidelines of Part 2 of the Downtown Code in the Analysis subsections e (Site Design), g (Building Design), and h (Landscaping and Open Space) . Thus, the project substantially conforms to the Architectural Design Guidelines of Part 2 of the Downtown Code.

SECTION 2. The Community Development Director, 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 in-fill development, meeting certain conditions.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The project has a General Plan designation of Downtown (DT) and a zoning designation of Downtown General (DT-G). The project is consistent with the General Plan Designation, zoning designation and applicable policies and regulations.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The project site is located within the downtown area of the City of Oxnard, within city limits. The project site is approximately 0.48 acres and is substantially surrounded by urban uses.

- (c) The project site has no value as habitat for endangered, rare or threatened species.**

The project site is currently developed with an office building, and a parking lot. The project site has been previously disturbed, is substantially surrounded by urban development and thus is unlikely to be suitable habitat for endangered or threatened species.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The Downtown Code allows for a maximum development of 2,284 residential units and 3,025,370 square-feet of commercial space. The development allowed within the Downtown Code was evaluated in the 2030 General Plan Addendum No. 5, and it was determined to not result in any new significant impacts. The proposed project is significantly less development than was previously evaluated and thus will not result in any significant effects relating to traffic, noise, air quality, or water quality.

- (e) The site can be adequately served by all required utilities and public services.**

The project site is located in Downtown, where all required utilities and public services are available. The Project is consistent with the level of development identified under the General Plan and Downtown Code, and therefore are within the anticipated level of development. The project is not anticipated to result in any significant impacts to utilities and public services.

The Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. 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 Community Development Director hereby approves Planning and Zoning Permit No. 20-200-13 (Major Downtown Design Review Permit) and 20-310-08 (Lot Line Adjustment (Merger)), subject to the attached conditions of approval.

SECTION 5. The decision of the Community Development Director shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-525 of the Oxnard City Code.

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 stamped approved November 30, 2020, ("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 Downtown Design Review Permit to the plans is approved by the Community Development Director ("Director"). Minor field changes may be granted for minimal changes to the extent of use or size of structures or of the design, materials or colors of structures or masonry walls, found to be in substantial conformance with the approved plans and the original intent of the Project. Substantial conformance shall be determined by the Planning and Environmental Services Manager.(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. 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)
8. 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)
9. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

15. Prior to 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*)
16. 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*)
17. 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*)
18. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit for the life of the project. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, *PK-4*)
19. Prior to the issuance of 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*)
20. 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*)
21. 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*)
22. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)
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. After Developer installs irrigation and landscape improvements on the project property or on Caltrans freeway right-of-way, but before the City's final acceptance thereof, Developer shall provide the Planning Division or designee with one set of mylar (minimum 3 mil) original drawings, which shall accurately reflect all "as-built" conditions. (PK, *PK-16*)
26. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts. In order to provide for such maintenance, Developer has agreed to enter into an agreement with the City to cast a ballot in favor of formation of an assessment district to fund such maintenance and in favor of assessments on the project property. In the event that such an assessment district is not formed, Developer agrees to establish a homeowners' association for the project as directed by the City, to fund such maintenance. Before or during escrow for the sale of property within the project, Developer shall provide each buyer with a document disclosing, in large type, that the project property is subject to annual assessments for landscape maintenance, and stating the probable range of dollar amounts of such assessments for the next fiscal year. To confirm that the buyer has read the document, Developer shall require the buyer to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon reasonable request. (PK, *PK-18*)
27. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)
28. 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*)
29. 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*)

30. 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 off site trees which are to be removed to accommodate the project. The Tree Tabulation Chart 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. The full value of the removed tree(s) are to be put back into new trees on the project site and in the public right-of-way under the direction of the Community Development Director and Public Works Director. (PK)

PLANNING DIVISION STANDARD CONDITIONS

31. 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)
32. 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)
33. 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)
34. 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)
35. 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)
36. 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)

37. 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.
38. 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*)
39. 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*)
40. 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. (B/DS, *PL-11*)
41. 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 section 23114, with special attention to sub sections 23114(b)(2)(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. (B/DS, *PL-12*)
42. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
43. 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*)

44. 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*).
45. Developer shall provide elevators in structures of three stories or more, except where the third story consists entirely of upper levels of residence that have entrances at the first or second story. (PL/B, *PL-17*)
46. 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*)
47. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)
48. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
49. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)
50. All drive lanes (alleys) shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the property owner. (PL)
51. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures 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. (DS/B, *PL-34*)
52. Developer shall pay Parks and Recreation Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, *PL-36*)

53. 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*)
54. 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*)
55. 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*)
56. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
57. Developer shall stripe loading zones placed partly or wholly within a structure 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

58. This permit is granted subject to approval of Planning and Zoning Permit No. 20-535-04, Density Bonus, by the Planning Commission. (PL)
59. The Project approval for PZ 20-200-13 is not in effect until such time as implementation of the Lot Line Adjustment (Merger). Prior to building permit issuance, the applicant and property owner shall complete final recordation of a Lot Line Adjustment (Merger) and copies of the associated recorded documents and deed are filed with the Planning Division. This Lot Line Adjustment (Merger) filed with Planning and Zoning Permit No. 20-310-08, Lot Line Adjustment (Merger), is approved in concept by the Community Development Director. (PL)
60. The property owner shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses (i.e., residential or commercial). Parking spaces shall be physically demarcated with a space number, which shall be assigned to individual tenants through their rental lease agreement. The Parking Management Plan shall be submitted to the Planning Division for review and approval

prior to the issuance of Certificate of Occupancy. The Parking Management Plan shall be used to calculate any applicable in-lieu parking fees.

61. Developer shall either obtain a SUP for the Homeless Shelter and Resource Center or pay required in-lieu parking fee pursuant to the Downtown Code (Section 16-147.4.C.7). The in-lieu fee is required for a minimum of 50% of the required commercial parking spaces and up to a maximum of 50% of each required residential space. The current in-lieu parking fee is \$10,000 per mitigated space and is tied to the Engineering News-Record (ENR) Construction Cost Index (CCI) for Los Angeles. The in-lieu parking fee is subject to fee adjustments adopted by the City Council.
62. 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)
63. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of 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)
64. Applicant shall screen, to the satisfaction of the Planning Manager, any HVAC equipment visible from the public right-of-way. Screening plants shall be consistent with other species on the property and a minimum size of five gallons. (PL)
65. Prior to building permit issuance, the developer shall provide a public improvement plan which identifies, and includes, a connection to the city fiber optic infrastructure according to city specifications pursuant to the Fiber Network Master Plan as adopted by the City Council on May 5, 2020. Initial installation of fiber optic infrastructure shall be the responsibility of the Developer and shall occur at the time that roadways are constructed unless a mutually agreed upon process is determined in consultation with the City's Information Technology Department.
66. All dining establishments with cooking operations shall implement best management practices to minimize the potential release of food processing facility odors and smoke outside the building as could be detected at the property line. Such best practices could include changing operating practices, improving maintenance of cooking equipment, installing odor control equipment, and/or upgrading venting systems to control unnecessary, excessive and annoying odors or smoke which in the judgement of the City of Oxnard or the Ventura County Air Pollution Control District is determined to be a public nuisance or to be detrimental to the public health and welfare.

67. No alcohol use of any type is approved as a part of this action. A separate alcohol use request must receive a Special Use Permit approved by the City and Alcohol Beverage Control prior to inauguration of the use.
68. Developer shall record a notice to appear in all deeds of property within the project that the project is within or proximate to the Oxnard Airport Sphere of Influence and inhabitants may be affected by the airport and aircraft operations. Before the City issues building permits, Developer shall provide evidence of recordation of such notice with the Ventura County Recorder's Office. (PL)
69. Developer shall grant to the County of Ventura an aviation easement that includes the elements of the Federal Aviation Administration's (FAA) Model Aviation Easement. (PL)
70. Developer shall file with FAA a Form 7460, "Notice of Construction or Alteration," that enables the FAA to review the development for any hazards to airport/aviation operations. The FAA's review shall result in a finding of "no objection." (PL)
71. The Developer shall adhere to any recommendations from the FAA for marking or lighting. (PL)
72. Pursuant to Oxnard City Code (OCC) Section 16-153 Public Open Space, the Developer shall provide a public open space in the form of a Public Plaza onsite. The Developer/Property Owner shall enter into an agreement with the City and/or provide a public easement, as determined by and to the satisfaction of the City Attorney, prior to the issuance of a Certificate of Occupancy. The agreement shall ensure the public availability, appropriate signage, and long term maintenance of the public open space
73. The project is conditioned for the following details to be added to the construction plans to be consistent with the Downtown Code requirements. The construction plans shall include the following prior to the project being submitted for the initial plan check to Building and Engineering.
 - a. Window Recess
 - b. Exterior Lighting
 - c. Lap Siding Length

Air Quality

74. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications. (MND, C-1)
75. 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)

76. 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)
77. 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)
78. 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)
79. 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)
80. 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)
81. 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)
82. 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

83. 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)

84. 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. The frequency of reports may be adjusted by the Planning Manager upon request in writing from the Developer. 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)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

85. 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)
86. 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)
87. 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)
88. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)

89. 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)
90. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
91. 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)
92. 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)
93. 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)
94. 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)
95. 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)
96. 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)

97. 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)
98. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
99. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
100. 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)
101. "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)
102. 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)
103. 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)
104. 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)
105. 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)

106. 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)
107. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
108. 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)
109. 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)
110. 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)
111. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
112. 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)
113. 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)
114. 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)
115. 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)

116. 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)
117. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
118. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
119. 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)
120. 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)
121. 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)
122. 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)

123. 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)
124. 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)

STORMWATER QUALITY CONDITIONS

125. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP"). The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

126. Developer shall design this 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 ("TGM"). (DS)
127. Developer's preliminary drainage report claims that the site is technically infeasible to provide onsite infiltration due to low site permeability. Developer shall provide site specific infiltration testing demonstrating that the site infiltration rate is less than 0.3 inches per hour in order to claim infeasibility due to low infiltration potential. (DS)

128. Developer also claims technical infeasibility to provide onsite infiltration due to the density and low income nature of the development. The project's drainage and stormwater quality report shall step through the process outlined in the stormwater quality TGM in section 3.2 under the title "Determining Maximum Volume Feasibly infiltrated and/or Biofiltered" starting on page 3-10 (including Table 3-1) of the TGM. (DS)
129. Developer shall revise the project Stormwater Quality Report (and associated project improvements) to comply with Section 2.8 (Step 7) of the TGM by providing treatment of runoff from the 5% EIA and pervious areas of the site prior to discharge into the public right-of-way. (DS)
130. 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)
131. 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)
132. 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)
133. Developer shall properly abandon all existing sewer and water laterals currently extended to the site that will not be used in the final design. Abandonment shall occur at the City main. (DS)
134. This project will likely result in an increase in wastewater discharge from the site. The City is currently processing applications for additional projects that also have the potential to increase discharge to the same downstream wastewater lines. If not already completed by another project, Developer shall arrange to have the Oxnard Public Works Department run the City's wastewater computer model to determine the ability of the existing downstream pipelines to convey the additional wastewater from these current project applications. Developer will be responsible for providing all downstream wastewater improvements determined necessary to provide capacity for this project. (DS)

135. If another development project constructs downstream sewer line improvements that benefit this project, this project will be required to reimburse a pro-rata share of the sewer construction costs, as determined by the City Engineer, to the project developer that constructed the downstream sewer improvements. (DS)
136. The City will not be responsible to construct or pay for any of the costs of the downstream sewer improvements unless they are determined by the City Engineer to be Master Planned Improvements and subject to the Master Planned Improvement reimbursement policy. (DS)
137. The proposed commercial spaces shall be metered independently from the residential uses. (DS)
138. Developer shall remove the adjacent public alley and reconstruct it with concrete. The reconstruction shall include a new 4 foot wide concrete ribbon gutter (per plate 117) with no construction joints. The concrete alley shall be designed to accommodate periodic semi-truck traffic from a durability standpoint and with a minimum Traffic Index of 6.0. (DS)
139. Developer shall remove and reconstruct the full width of the concrete alley entrance (curb cut and adjacent sidewalk, curb, and gutter) to provide an new ADA compliant pedestrian path along the public sidewalk. Final design of the new entrance is subject to approval of the City Engineer. (DS)
140. Developer shall remove and replace all sidewalks along the B Street and Second Street frontages of the project. Sidewalks shall be designed and constructed to provide a 8-foot wide (minimum) ADA compliant path along the public sidewalk. Replacement shall include complete reconstruction of the disabled access ramp at the adjacent intersection. (DS)
141. Developer shall remove the existing driveway curb cut and replace it with standard curb, gutter, and sidewalk. (DS)
142. Developer shall remove and replace all broken, missing, or lifted curb and gutter along the project frontage. Replacement shall include reworking of the adjacent roadway surface as required to join the reconstructed curb and gutter. This requirement includes removal of all drainage curb cores not used by the project. (DS)
143. Prior to issuance of a grading/site improvement permit, Developer shall provide evidence of recordation of a lot merger combining the underlying parcels (APN 202-0-054-075 and 202-0-054-080) into a single legal lot. (DS)
144. Developer shall remove the existing power poles along the project's alley frontage and place the existing overhead utility lines underground. Undergrounding shall extend to the nearest non-frontage existing power pole. (DS)
145. Developer shall design the project trash bin storage room in general conformance with the dimensions, door configuration, and other standards found on the City's trash enclosure

standard plates. The design, locking system and opening mechanism for the doors is subject to approval of the City's Refuse Division. (DS)

146. Prior to issuance of a site improvement permit, Developer shall provide (or update as appropriate) the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18inch by 24inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS)
147. Developer shall retrofit two (2) existing High Pressure Sodium Vapor (HPSV) street light heads along B Street and two (2) along Second Street project frontages with LED heads to enhance pedestrian safety. The LED street light heads shall be per current standard. Final location and design of the street light shall be approved by the City Traffic Engineer. (TR)
148. Developer shall install short-term bicycle parking stalls. Racks shall be located close to the main building entrance, in a lighted, high visibility area protected from the elements. Use of ribbon type bicycle racks is highly discouraged. (TR)
149. Developer shall provide a transportation information center stocked with bus schedules, rideshare information and related information on alternative methods of transportation at the proposed building lobby. Developer or owner and its tenants shall update such information at least once a month. (TR)

HOUSING DEPARTMENT

150. If affordability covenants will be recorded against the property to satisfy other affordable housing requirements, that will require that at least three (3) 1-bedroom units in the development be offered for rent to households at or below 50% of the area median income (AMI), a minimum of two (2) additional 1-bedroom units and one (1) 2-bedroom unit be offered for rent to households at or below 80% AMI for a period of at least 20 years then the City of Oxnard's inclusionary housing requirement may be satisfied pending satisfaction of condition number # 151 below. (Units may be offered at a lower AMI but these are the minimum requirements).
151. Prior to submitting their first building permit application, the owner/developer must submit for review and approval a copy of the recorded affordability covenants for the property and any other related information, as requested, to the Housing Director. Upon approval of the affordability covenants, the Housing Director will provide a letter to the owner/developer confirming approval of the affordability covenants. If the Housing Director does not approve the recorded affordability covenants then the owner/developer must satisfy conditions #152 through #159 prior to submitting their first building permit application.
152. If condition number #150 is not applicable to this project then the following conditions must be satisfied prior to the owner/developer submitting their first building permit application.

153. Based on the unit count proposed, six (6) of the 56 units being developed must be affordable units. Applicant may elect to restrict units at a lower level of affordability but this is the minimum requirement.
154. The owner/developer must offer at least three (3) of the six (6) affordable units for rent at or below 50% AMI and the additional three (3) units must be offered for rent at or below 80% AMI. (Per Section 4 and 5 of Ordinance 2980)
155. The affordable units must include: Five (5) 1-bedroom units and one (1) 2-bedroom unit (Per section 4 of Ordinance 2980)
156. Prior to offering the affordable units for rent, the developer/owner must submit to the Housing Director the proposed rental amounts for the affordable units for review and approval.
157. Owner/Developer must record affordability covenants approved as to form by the Housing Director prior to submitting their first building permit application. Units shall remain affordable for at least 20 years. Applicant must contact the Housing Department for review and approval of affordability covenants prior to recordation.
158. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project.
159. When determining the rent amount, the developer/owner must take into account that the rent may not be more than 30% of 80 % AMI for the 80% AMI units and the rent for the 50% AMI units, the rent may not be more than 30% of 50% AMI.

ENVIRONMENTAL RESOURCES DIVISION

160. This property is required to comply with state mandated diversion laws (AB 939, AB 341, AB 1826 and SB 1383) and must make provisions to manage three material streams (organics, recycling, trash) in any waste enclosure(s) constructed. Plans dated October 12, 2020 include appropriate food waste, recycling and trash containers for the anticipated capacity needs. Applicants must maintain these material capacities and enclosure design.
161. A Construction and Demolition Waste Management Plan ("C&D Plan") must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill.
162. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report ("C&D Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.

163. An Occupancy Plan ("Occupancy Plan") must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, including food waste, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383); how property management staff will participate in the program; and how residents will be educated about the program and encouraged to participate. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities.
164. Any/all areas that provide waste collection to residents (waste enclosures/rooms, public collection points, etc.) must have an equitable distribution of containers for organics/food waste, recycling and residual trash that are easily accessible. Restrooms are exempt from this requirement. Applicant has indicated interest in working with Oxnard's Environmental Resources Division staff to investigate the feasibility of installing on-site composting.
165. The location is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
166. Any landscaping maintenance resulting in organic material needing disposal, if performed in-house or via a third party, must not be placed in the trash. All organic materials are required to be diverted from landfill disposal. Any third-party contract/service agreement must stipulate this requirement and be verified through the Environmental Resources Division.

FIRE DEPARTMENT STANDARD CONDITIONS

167. 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*)
168. 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*)
169. 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*)
170. 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*)

171. 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*)
172. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
173. 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*)
174. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
175. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
176. 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*)
177. 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

178. 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.
179. 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.
180. Class I standpipe is required in each stairwell.
181. Alley shall be maintained without obstructions and a minimum clear width of 20 feet.
182. All elevators are required to be Gurney size elevators.
183. Fire sprinkler coverage is required for:

- a. Patios, overhangs or any other projections that are 48" or more from the structure.
- b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
- c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

184. Developer shall allow installation of public safety radio equipment in the tower, steeple, roof or other elevated portion of the building. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.

POLICE DEPARTMENT STANDARD CONDITIONS

185. All exterior lighting shall be in compliance with the Outdoor Lighting Code & Guideline as follows:

- a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
- b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
 - 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.
- d) 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.
- e) LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

186. 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.
187. Parking facilities shall be illuminated between 5 and 15 foot-candles utilizing LED or similar luminaires with a spectrum 3,000K to 20,000K Correlated Color Temperature. Walls, ceilings and supporting posts or pillars shall be painted white or off-white to provide maximum reflectivity.
188. 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.
189. All common outdoor lighting shall operate from dusk to dawn and shall be LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
190. 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.
191. 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. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above the walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.
192. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.
193. A security camera system shall be installed to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. 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 expected 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 to facilitate the later identify persons involved in criminal or problem activities.
 - 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. All entry doorways to the premises shall be monitored by a camera or cameras that are strategically mounted to capture quality images of the heads and shoulders of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground.
 - h. The parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality to be able to identify individuals loitering or accessing parked vehicles.
 - i. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
 - j. A camera shall be dedicated to capture an image of any person accessing the call system at the exterior of the primary entrance.
 - k. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
 - l. Prior to the issuance of the Certificate of Occupancy the developer shall submit via specialprojects@oxnardpd.org one daytime and one nighttime still image generated from camera monitoring a pedestrian or vehicular entrance to the site illustrating the image of a person or vehicle entering the site. The intent of this provision is to illustrate that each camera is properly mounted and focused to capture images required under subsections “g” and “h” of this condition.
194. The site shall be equipped with an access control system that shall restrict human and vehicle access to semi-public areas of the site. The areas considered “semi-public” shall include: the building lobby, shared hallways, laundry rooms, activity rooms, pool and physical fitness facilities.
195. The access control system shall utilize instruments such as cards, fobs, QR decals or other devices that can be individually programmed to provide access as appropriate to the individual user. The system shall have the capability to add or subtract an access instrument assigned to a particular residential unit in the event of adding or subtracting a user.
196. The access control system shall include “Click-2-Enter” to provide access to all first responders to all semi-public areas of the site.
197. The access control system shall include a call system at exterior of the site’s primary entrance that allows guests to contact residents or the managers to request access. The access control point at this entrance shall be enabled to open by a resident from their unit or from a remote digital device.
198. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.

199. A Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The plan shall include:
 - a. The Security Site Plan that identifies the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
 - b. The Security Site Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).
 - c. The Security Site Plan shall identify any area which is served by an intrusion/burglary alarm system.
 - d. The Security Site Plan shall identify all the components of the access control system their location and a chart that identifies each instrument with an alpha-numeric with the device name, make and model.
200. Site management is encouraged to have an active and cooperative relationship with their neighbors and the Oxnard Police Department. To facilitate this effort these elements shall be established by the site management:
 - a. Site management shall establish a dedicated email address for the site (ie: acmeapartments@acme.com). Once the email address has been established, site management shall send an email to specialprojects@oxnardpd.org identifying the site address, management company, phone number, dedicated email address, and the person managing the site.
 - b. A sign posted so it is readable from the public right of way and placed at or near the primary entrance which identifies the management company name, phone number and the dedicated email address.
 - c. Site management shall participate in crime prevention programs designed for multi-unit residential housing facilities.
 - d. The property owner shall inform the Oxnard Police Department changes in site management and/or the dedicated email address by sending an email to specialprojects@oxnardpd.org.
201. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.
202. Any intrusion alarm system installed at the site shall utilize motion and infrared technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.
203. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment.

204. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity.
205. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls.
206. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.
207. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment and dissuade the application of graffiti. Through the life of the project, the property shall be maintained to address these issues.
208. Developer/owner shall inform owners and renters via CC&Rs, HOA, or tenant rules, the provisions of Oxnard City Ordinance 7-100 through 7-106 as it applies to hosting loud parties or events. And, that should police respond to a disturbance multiple times, a service charge may be incurred up to \$500.
209. Developer/owner/site management will enroll project in and comply with the Oxnard Police Department "Crime Free Multi-Housing Program" as applicable to this housing development. For enrollment information, contact the Crime Prevention Officer at (805) 385-8349.
210. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.
211. Graffiti shall be removed or painted over within 24-hours of application. Site management shall maintain a supply a paint to match the building's exterior color scheme.
212. The residential site manager shall work with the shelter operator to address any issues that may develop over the shared use of the building.
213. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)
214. The property management firm responsible for managing the site shall post a minimum of two signs, each visible from the public right of way, identifying the management company's name, phone number and email address dedicated to the specific site.

215. A sign shall be posted at each entrance to the site and in the parking area stating: "No loitering, trespassing or drinking alcoholic beverages. Pursuant to State Law & City Ordinance".
216. Mail and parcel delivery shall be in an area controlled by the building's access control system. This area shall also be monitored by the site's security camera system. This area shall have these features:
- a. Provide access for USPS to the lobby/mailroom area. The developer shall contact the Oxnard Postmaster for specific requirements.
 - b. A secure mailbox shall be provided for each residential unit.
 - c. A secure system for receiving parcel deliveries shall be established and maintained.
 - d. Site management shall provide rules in tenant agreements outlining the safe and secure management of parcel deliveries. These rules shall include, but are not limited to: management's role in mail and parcel delivery, size limitation for parcels, process for handling oversized parcels, and other mail and parcel related matters.
(PD/USPS)

PASSED, APPROVED, AND ADOPTED by the Community Development Director of the City of Oxnard on this 30th day of November, 2020.

Jeff Pengilley
Interim Community Development Director