

MEMORANDUM

Agenda Item No.: E.1

Date: April 28, 2021

To: Vyto Adomaitis, Community Development Director

From: Jose Coyotl, Associate Planner (805) 385-7863
Scott Kolwitz, Planning & Environmental Services Manager

Subject: **Errata Memo No. 1 – Enterprise Rent A Car Facility-** PLANNING AND ZONING PERMIT NO. 20-200-12 (Development Design Review Permit) A request to permit the construction of a 1,200 square-foot car rental office, 1,045 square-foot automatic car wash (only to be used by rental cars affiliated with this development), a rental car parking lot, and associated infrastructure and landscaping on a vacant 1.34-acre site located at the northwest corner of North Rose Avenue and Ventura Boulevard (APN: 145-0-170-245) within the Retail Commercial zone of the Rose Santa Clara Corridor Specific Plan. (RSCCSP). The commercial building will be used as a sales office for use of the car rental facility. The proposed project is exempt from environmental review, pursuant to Section 15332 (In-Fill Development) of the California Environmental Quality Act. Filed by Synergy Group, Inc., Tamara Soussan, on behalf of Enterprise Rent A Car.

Subsequent to the release of the staff report, the Applicant team requested modifications to select conditions of approval included within the draft Resolution. City Departments and Divisions reviewed the request have agreed to the modified conditions as specified below in the body of this memo.

Revised Development Service Condition

Replace condition 138 in the draft Resolution with the following condition:

~~138. Developer shall reconstruct portions of the existing sidewalk along the Ventura Boulevard frontage required to accommodate offsite improvements and construction of~~

~~the street lights behind the sidewalk. Flatwork around the new street lights shall be designed and constructed as part of the sidewalk. Developer shall dedicate sufficient additional right-of-way to cover the street light foundations and conduits and other offsite improvements. The improvement plans shall demonstrate pedestrian clearance compliant with the American with Disabilities Act (ADA) at fire hydrants, street signs, bus benches, and other surface obstructions. (DS)~~

Developer shall remove and replace the entire sidewalk between the westernmost driveway and Rose Avenue to a width of 7 feet, with additional width provided as necessary at the proposed bus stop, and in all locations providing a minimum unobstructed ADA clearance of 48 inches. Developer shall provide sufficient additional right-of-way to accommodate the widened sidewalk. To the west of the westernmost driveway, the sidewalk will be required to be removed and replaced only where necessary to provide a minimum unobstructed width of 4 feet to maintain ADA compliance around obstructions such as fire hydrants, street signs, and other surface obstructions. Design must be approved by the City Engineer and should minimize the number of widened areas for a consistent appearance. Additionally, new and replaced street lights to the west of the westernmost driveway may be located at the back of the existing sidewalk, but shall be incorporated into a reconstructed and widened sidewalk to encompass the pole base. Developer shall dedicate sufficient additional right-of-way to cover the street light foundations, conduits and other associated offsite improvements. (DS)

**COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT**

TO: Vyto Adomaitis, Community Development Director

FROM: Jose Coyotl, Associate Planner

DATE: April 29, 2021

SUBJECT: **Project Name: Enterprise Rent A Car Facility;** Planning and Zoning Permit No. 20-200-12 (Development Design Review Permit) for the construction of a 1,200 Square foot car rental office, 1,045 square-foot automatic car wash, and rental car lot on a vacant 1.34-acre site, located at the northwest corner of North Rose Avenue and Ventura Boulevard (APN: 145-0-170-245).

- 1) **Recommendation:** That the Community Development Director (“**Director**”) adopt a Resolution approving Planning and Zoning Permit No. 20-200-12, subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to permit the construction of a 1,200 square-foot car rental office, 1,045 square-foot automatic car wash (only to be used by rental cars affiliated with this development), a rental car parking lot, and associated infrastructure and landscaping on a vacant 1.34-acre site located at the northwest corner of North Rose Avenue and Ventura Boulevard (APN: 145-0-170-245) within the Retail Commercial zone of the Rose Santa Clara Corridor Specific Plan. (RSCCSP) (Attachment A). The commercial building will be used as a sales office for use of the car rental facility. For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”. Filed by Synergy Group, Inc., Tamara Soussan, 24011 Ventura Boulevard, Suite 101, Calabasas, CA 91302, designated agent (the “**Applicant**”) on behalf of Enterprise Rent A Car, 333 City Blvd. West, Suite 115, Orange, CA 92868, property owner.

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

- 3) **Existing & Surrounding Land Uses:** The Project site is a vacant undeveloped parcel located within the RSCCSP area. The following table summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated on Exhibit A.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Specific Plan	Retail Commercial within the Rose Santa Clara Corridor Specific Plan (RSCCSP-RC)	Vacant/Undeveloped
North	Residential Low (RL)	County (CNTY)	Single Family Homes
South	Specific Plan	Retail Commercial within the Rose Santa Clara Corridor Specific Plan (RSCCSP-RC)	Existing church and vacant/undeveloped area.
East	Specific Plan	Auto Sales and Service within the Rose Santa Clara Specific Plan (RSCCSP-AS&S)	Car Dealership Commercial Buildings
West	Mobile Home Park (MHP)	Mobile Home Planned Development (MH-PD)	Mobile Home Park



Exhibit A

- 4) **Background Information:** The proposed development is within the Retail Commercial of the Rose Santa Clara Corridor Specific Plan (RSCCSP), which was included in the previously adopted RSCCSP by City Council Ordinance No. 2355 on December 20, 1994 (Attachment C). Pursuant to Section 4.2.3 of the RSCCSP, Retail Commercial allows for retail commercial business, service commercial businesses, restaurants, cafes, bars, administrative, professional, and business offices.

5) **Environmental Determination:**

In accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The Project consists of the construction of a 1,200 square-foot car rental office, 1,045 square-foot automatic car wash (only to be used by rental cars affiliated with this development), a rental car parking lot, and associated infrastructure and landscaping designed to be consistent with the Retail Commercial (CR) standards of the Rose Santa Clara Corridor Specific Plan. The proposed development is located on a 1.34-acre 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. Therefore, staff recommends the Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) **Analysis:**

- a) **General Discussion:** The Applicant proposes the construction of a commercial building with an associated parking lot and related site improvements. The Project involves construction of a 1,200 Square foot car rental office and 1,045 square-foot automatic car wash for private use. (Enterprise Rent A Car).

In accordance with the Rose Santa Clara Corridor Specific Plan, construction of the Project is subject to approval of a DDR permit by the Community Development Director.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Specific Plan, allowing for the implementation of the Rose Santa Clara Corridor Specific Plan (RSCCSP). Pursuant to Section 4.2.3 of the RSCCSP, Retail Commercial allows for retail commercial business, service commercial businesses, restaurants, cafes, bars, administrative, professional, and business offices. The proposed Project will allow for these types of land uses to be established in the future. Approval of this DDR permit has been determined to be consistent with the 2030 General Plan and the property's land use designation.

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD 9.2	I	Revitalization and Redevelopment	The development will improve an empty lot near the 101-Freeway with a landscaped parking lot and a commercial office building.
ER-10.1- & ICS-19.2	I	Promote use of Native and Water Wise Plants and Water Supply Findings for Smaller Projects	The Project incorporates native and water wise plants and is conditioned to comply with City's Landscape and Water Conservation Standards (Ordinance No. 2822) and applicable water conservation requirements of the State of California.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed commercial building is consistent with the allowable Retail Commercial land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-15.6	II	Share of regional taxable sales	The Project will provide a new tenant space for a business, which will generate retail tax sales revenue to the City.
CD-14.1 CD-14.2	II	Design review process Development Advisory Committee (DAC) functions	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.
CD-18.1 CD-18.5	II	Attract new businesses Increase the availability of land for new businesses	The Project will provide for more tenant options to businesses/companies to open a new business or relocate to the City.
All others	III	All policies not listed above	No or Distant Applicability to the Proposed Project.

- c) **Conformance with Rose Santa Clara Corridor Specific Plan Standards:** The proposed development is located in the Retail Commercial (RC) zone district of the

RSCCSP. In accordance with Chapter 4 (Land Use Master Plan) of the RSCCSP, the proposed commercial service building may be permitted with an approved DDR permit.

As demonstrated within the table below, the Project has been found to be in compliance with the Retail Commercial zone of the Rose Santa Clara Corridor Specific Plan.

RSCCSP DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Maximum Building Height RSCCSP	35 feet	26.17 feet	YES
Front Yard Setback RSCCSP	30 feet	31 feet	YES
Side Yard Setback RSCCSP	No minimum side yard required.	240 feet	YES
Rear Yard Setback RSCCSP	20 feet	23.5 feet	YES
Maximum Lot Coverage RSCCSP	40%	26%	YES
Vehicle Parking Requirements for Limited Industrial Manufacturing, Office, Regional Commercial and Warehousing, Oxnard City Code (OCC) Sec. 16-622	The proposed commercial building will be 1,200 square feet subject to the following parking requirements: <u>Regional Commercial</u> One space per 225 square feet of gross floor area for regional shopping centers not exceeding 600,000 square feet of gross floor area. Required Parking Spaces:5 The car wash facility will not require off street parking.	5 spaces for the office use 62 spaces are for rental vehicles 67 total spaces are provided on site	YES
Bicycle Parking Requirements Regional Shipping Center OCC Sec. 16-623	5 bicycle spaces	5 spaces	YES, AS CONDITIONED

Outdoor Loading and Storage Areas OCC Section 16-644	1 loading space per 0-15,000 square feet of commercial gross floor area Shall be placed in the side or rear yards only and shall be screened.	1 loading space	YES, AS CONDITIONED
Site Lighting RSCCSP	All onsite lighting systems shall use standards that complement the architectural design of the primary structure and fixtures and lamps that direct lighting downward and minimize glare. All lighting systems shall be designed to confine illumination to the parcel on which the use is located.	The project has been conditioned for all new site lighting to be consistent with the RSCCSP.	YES, AS CONDITIONED
Equipment Screening RSCCSP	All roof and ground-mounted equipment shall be screened from public view on all sides. Screening shall be architecturally compatible with the buildings or landscaping.	The project has been conditioned for all new equipment to be screened.	YES, AS CONDITIONED
Landscape Areas RSCCSP	Minimum landscape coverage shall be 15% of the gross lot area in addition to required landscape area within parking lots.	The project will meet minimum landscape requirements and the project is conditioned to allow for the proper landscaping maintenance.	YES
Noise RSCCSP	Baffling or muffling devices or other precautionary means shall be employed with processes or operations causing objectionable noise characteristics to prevent their objectionable when measured at the property line during normal operations.	The proposed use is not anticipated to create audible sounds in excess of the maximum threshold of 55 decibels by implementation of an 8 foot sound wall as outlined in a noised study conducted by a licensed sound and acoustic engineer.	YES
Smoke Particulates RSCCSP	Visible emissions of smoke will not be permitted which exceed Ringlemann No. 1 on the Ringlemann Chart of the U.S. Bureau of Mines. Windborne dust, dirt, fly ash, airborne solids, sprays and mists (except	The proposed use is not anticipated to create smoke outside the building.	YES

	water vapor) originating from any use will not be permitted.		
Toxic or Noxious Matter RSCCSP	Toxic gases or noxious matter that causes any damage to health, animals, vegetation or other forms of property, or that cause any excessive soiling beyond the lot lines of the use shall not be emitted. .	The proposed use is not anticipated to create toxic gases or noxious matter.	YES, AS CONDITIONED
Odors RSCCSP	Operations, processes or products which emit odors that are detectable at any point beyond the lot lines of the use will not be permitted.	The proposed use is not anticipated to emit odors.	YES, AS CONDITIONED
Glare or Heat RSCCSP	Any operation producing intense glare or heat shall be performed within an enclosed or screened area in such a manner that the glare or heat emitted will not be discernible from the property line.	The proposed use is not anticipated to create glare or heat outside the building.	YES
Vibration RSCCSP	Every use shall be so operated that the ground vibration generated by the use is not harmful or injurious to the use of the surrounding properties. No vibration shall be permitted which is perceptible without instruments at any point along the property line on which said use is located.	The proposed use is not anticipated to create vibration outside the building.	YES
Electricity and Radioactivity RSCCSP	No activity shall be permitted which causes electrical disturbances affecting the operation of any equipment located beyond the property line of such activity. In no event shall radioactivity, when measured at each lot line, be in excess of 2.7 x 10.11 microcuries per milliliter of air at any moment in time.	The proposed use is not anticipated to cause electrical or radioactive disturbances.	YES
Liquid and Solid Wastes RSCCSP	Liquid or solid wastes discharged from the premises shall be properly treated prior to discharge so as not to contaminate or pollute any watercourse or groundwater	The project is required to comply with all waste discharge regulations.	YES, AS CONDITIONED

	supply, nor to interfere with bacterial processes in sewage treatment. Such operations and uses shall comply with, and in some cases shall obtain all required permits by authorized governmental health and safety regulatory agencies having jurisdiction over such disposal activities. The disposal or dumping of solid wastes, such as slag, paper or fiber wastes, or other industrial wastes, shall not be permitted for any use.		
Fire and Explosive Hazards RSCCSP	(A) All activities involving the use or storage of combustible, flammable, or explosive materials shall be in compliance with nationally recognized standards, and shall be provided with adequate firefighting and fire-suppression equipment and devices in compliance with the current edition of the National Fire Protection Association regulations and in compliance with the city fire department. (B) Burning of waste materials in open fires is prohibited by State law.	The project is required to comply with all Fire regulation.	YES, AS CONDITIONED

- d) **Site Design, Circulation and Parking:** The Project will be constructed within an existing vacant parcel. Access to the project will be made possible via the construction of a two way driveway and a one way driveway located on the south ends of the property connecting on to Ventura Boulevard. The project will also dedicate six feet of right-of-way along the southerly side of Ventura Boulevard for a future bike lane. Based on the uses at the site, the project will be required to provide 5 parking spaces; the project will be providing 67 onsite vehicle parking spaces.
- e) **Building Design:** The proposed commercial building will incorporate Enterprise Rent A Car latest design modern building design concepts. This design boasts modern bright white, gray ceramic tile planks, and modern design canvas canopies to match the

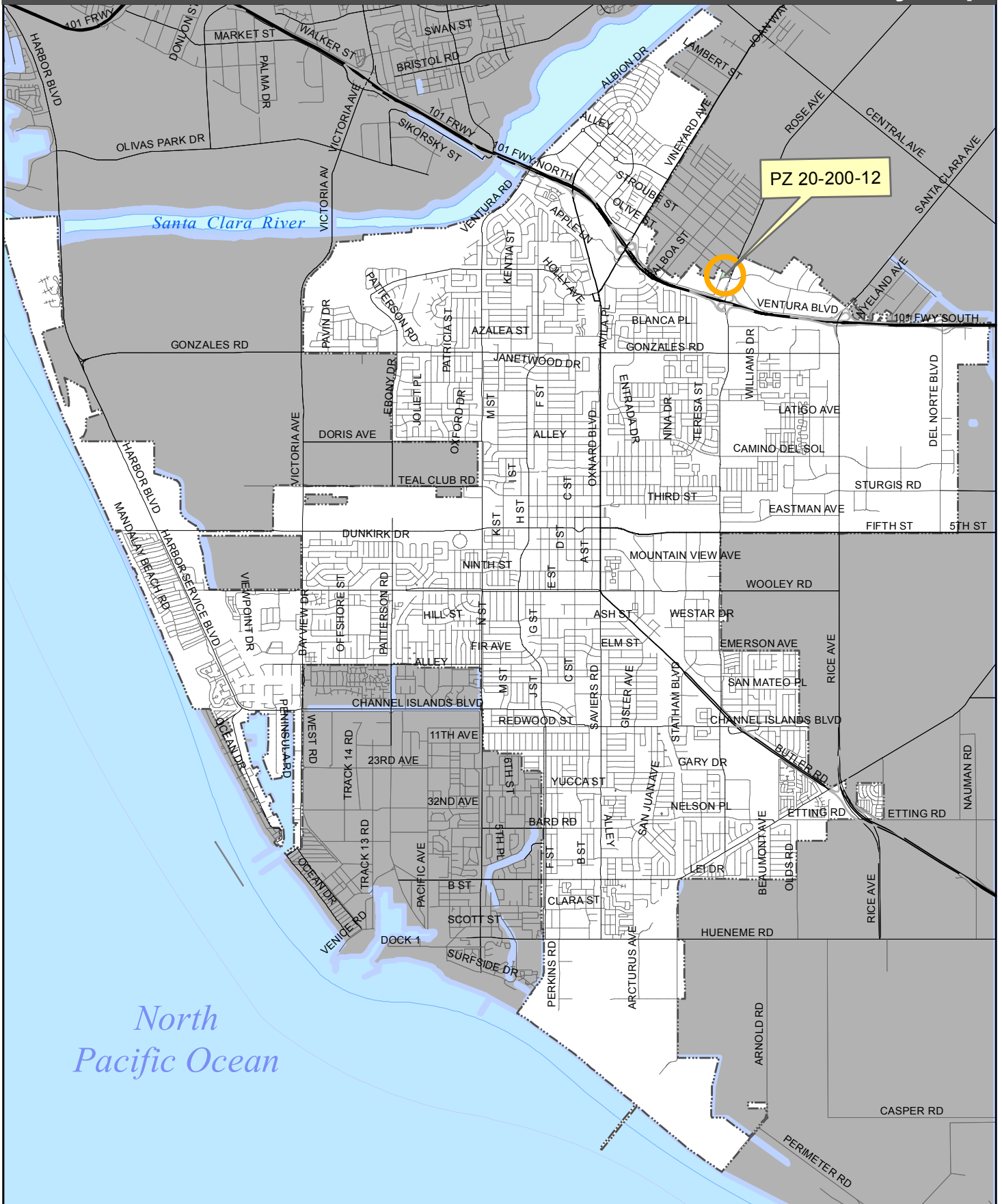
Enterprise Rent A Car registered green color. A prominent tower feature articulates the commercial rental office on the side of the building facing Ventura Boulevard.

- f) **Landscaping:** The Project will provide a minimum required 15 foot landscaping area along the frontage on Ventura Boulevard. The project will also include parkways and incorporate landscape areas throughout the parking lot that will feature low water use, native and regionally adapted plants including grasses, succulents, and trees.
- 7) **Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) as Special Use Permit No. 19-500-01 on December 4, 2019. After the conclusion of the DAC meeting the project was found to be part of the Rose Santa Clara Corridor Specific Plan by City Council Resolution 2355 (Attachment C), so the project was found to be reviewed via the Development Design Review entitlement process. Conditions of approval from DAC are included in the attached resolution (Attachment E).
- 8) **Community Workshop and Public Input:** A Community Workshop was held on July 20, 2020. No members of the community were present at the Community Workshop for this item. To date, staff has not received public comments, in favor or against, the proposed Project.
- 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. 20-200-12 (Development Design Review) may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the Planning Division's Office and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the 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.

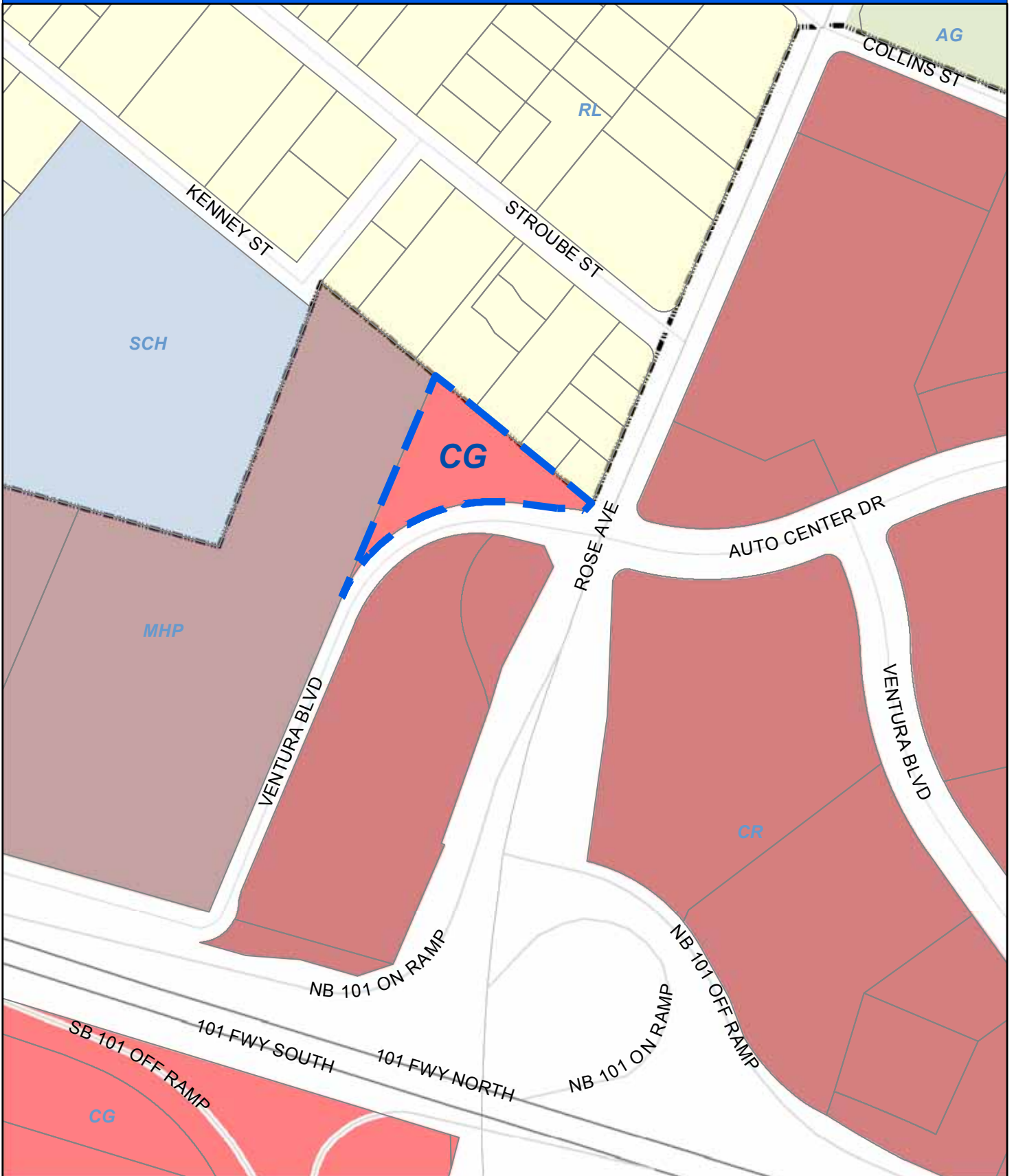
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Ordinance 2355
- D. Notice of Exemption
- E. Resolution

Vicinity Map

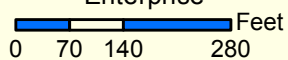


2030 General Plan Land Use Map



Oxnard Planning
April 5, 2021

PZ 20-200-12
Location: 1385 Ventura Blvd
APN: 1450170247
Enterprise

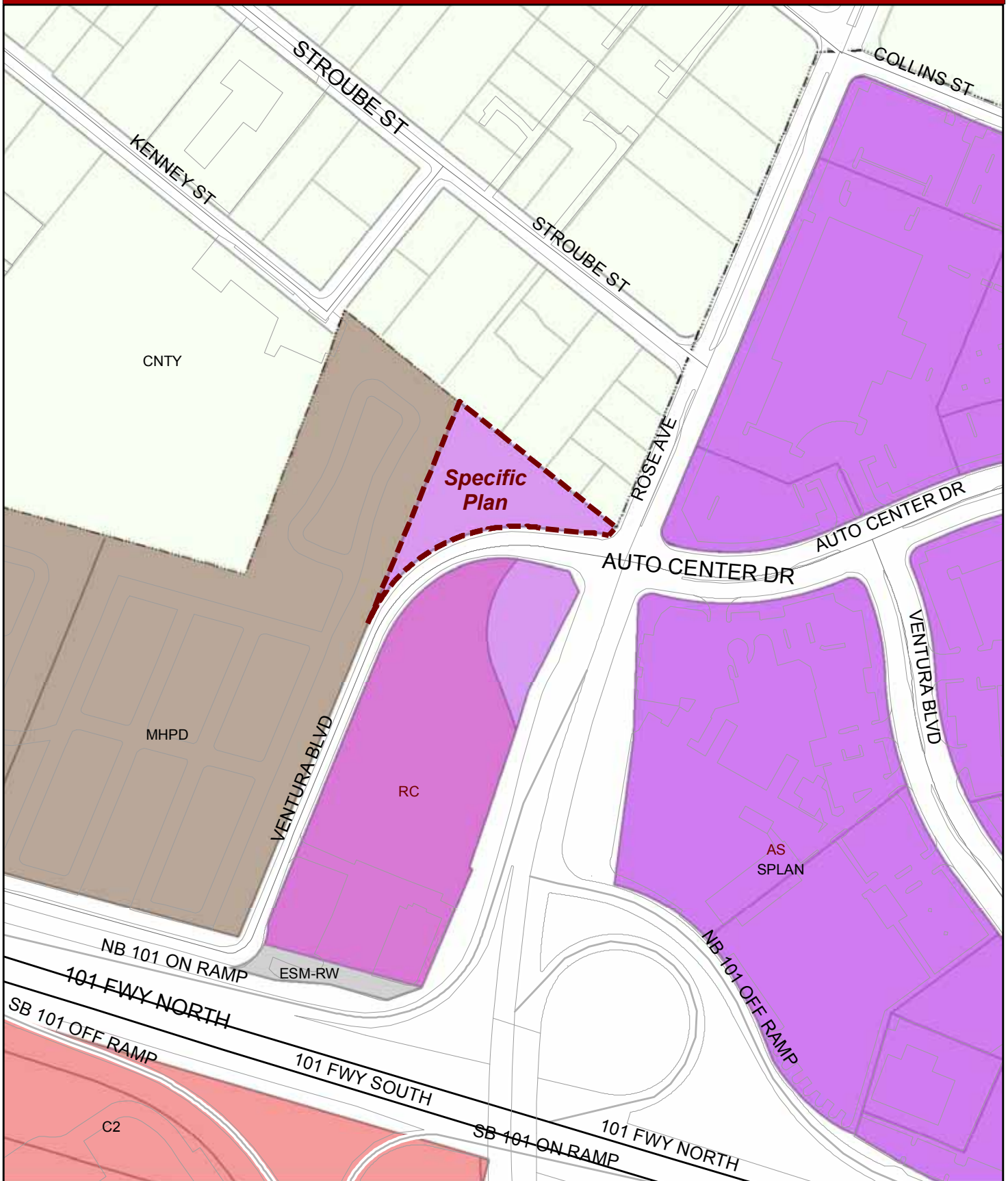


2030 General Plan Land Use Map



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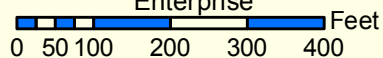
Zoning/Specific Plan Map



Oxnard Planning

April 5, 2021

PZ 20-200-12
Location: 1385 Ventura Blvd
APN: 1450170247
Enterprise



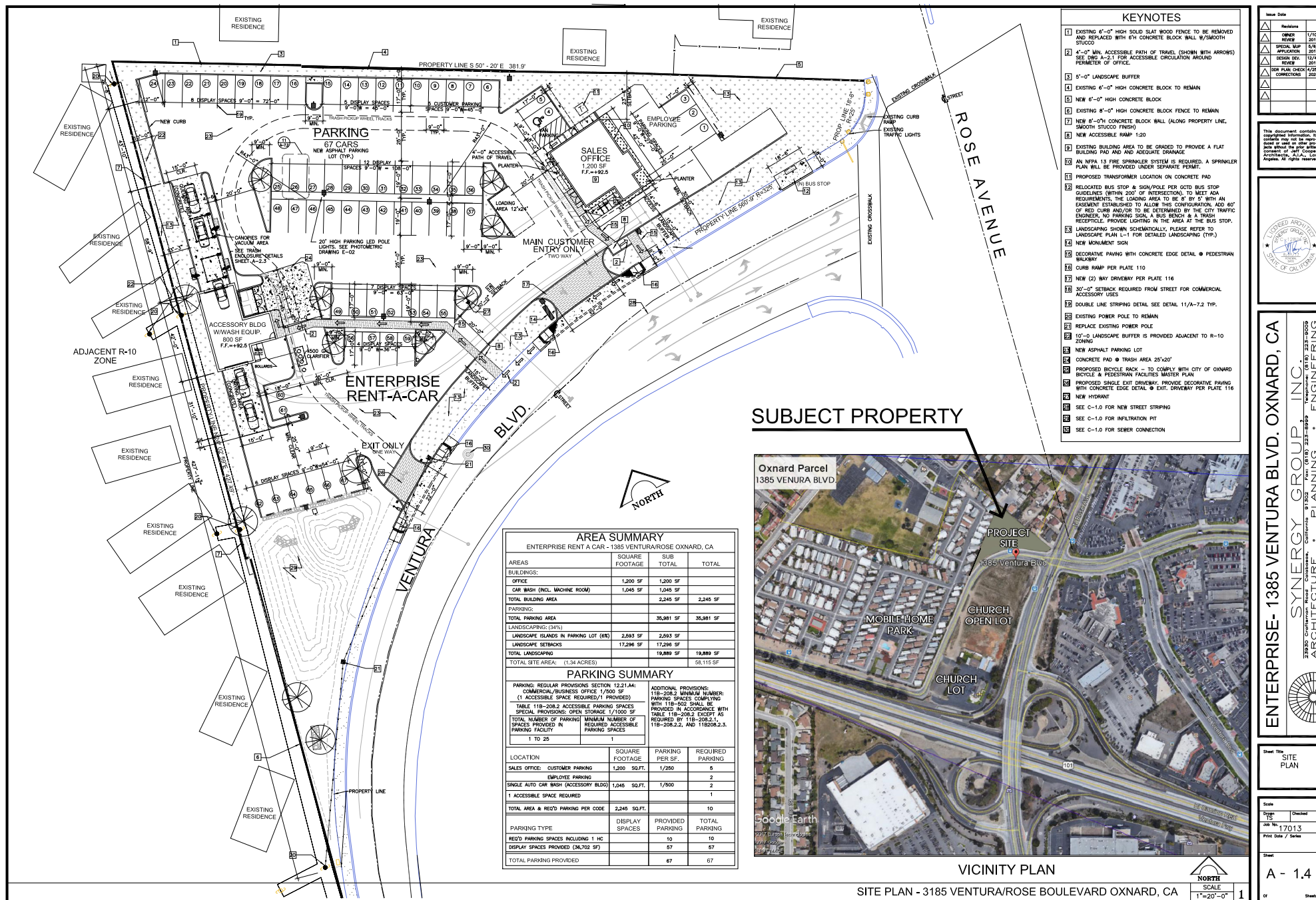
Zoning/Specific Plan Map



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Aerial Map

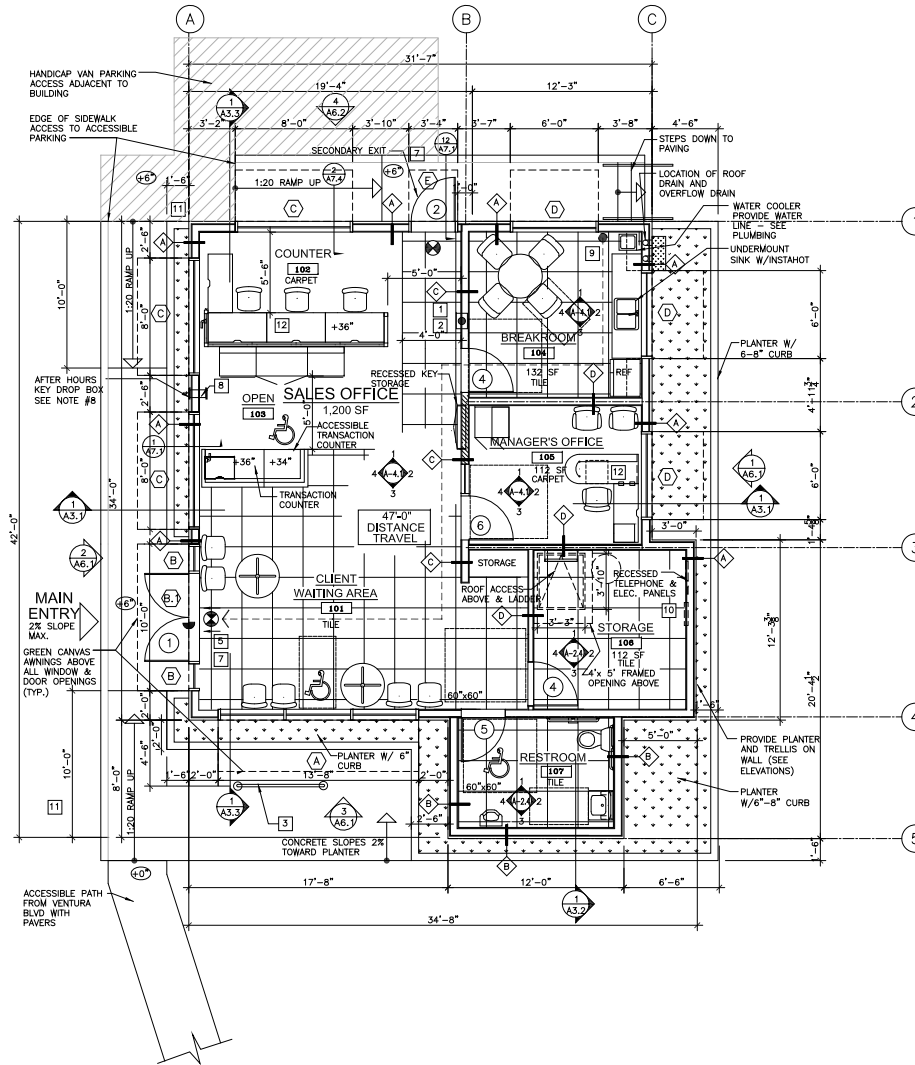




OCCUPANT LOAD			
RENTAL OFFICE			
NO.	ROOM	SQUARE FOOTAGE	OCCUPANT LOAD (100 SF PER PERSON)
101	CLIENT WAITING AREA	356 SF	
103	OPEN OFFICE	259 SF	
105	OFFICE	112 SF	
	TOTAL	727 SF	8 OCCUPANTS
CAR WASH			
NO.	ROOM	SQUARE FOOTAGE	OCCUPANT LOAD
108	CAR WASH (AUTOMATED)	840 SF	
	TOTAL	840 SF	0 OCCUPANTS

LEGEND	
	LOAD BEARING WALL PER STRUCTURAL
	NON-LOAD BEARING WALL PER STRUCTURAL
	FAN EXHAUST - MINIMUM 50 CFM EXHAUSTING "ENERGY STAR" COMPLIANT CONTROLLED BY HUMIDISTAT
	ILLUMINATED EXIT SIGN CEILING MOUNTED, SHADING INDICATES DIRECTION AND NUMBER OF FACES, ARROWS AS REQUIRED. REFER TO LIGHTING FIXTURE SCHEDULE (SEE NOTE 3)

WALL TYPES	
	EXTERIOR WALL STUCCO FINISH FRAMING PER STRUCTURAL, PROVIDE R-19 INSULATION - SEE: DETAIL 1, 2, 3/A-7.1
	EXTERIOR WALL (TILE TOWER) PORCELAIN TILE FINISH FRAMING PER STRUCTURAL, PROVIDE R-13 INSULATION SEE DETAIL 4, 5, 6 /A7.1
	NON-RATED INTERIOR STRUCTURAL WALL FRAMING PER STRUCTURAL PROVIDE R-13 SOUND INSULATION 5/8" GYPSUM BOARD INSIDE, PLY. SHEATHING PER STRUCTURAL
	NON-RATED INTERIOR PARTITION FRAMING PER STRUCTURAL PROVIDE R-13 SOUND INSULATION 5/8" GYPSUM BOARD BOTH SIDES
	CONCRETE BLOCK WALL STUCCO FINISH EXTERIOR SEE DETAIL 1/A-7.4, PLASTER INTERIOR



KEYNOTES	
1	NFPA 13 FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE PROPOSED BUILDING. A SPRINKLER PLAN WILL BE REQUIRED UNDER A SEPARATE PERMIT. SEE CIVIL PLAN FOR LOCATION OF FIRE SPRINKLER BACK FLOW DEVICE AND FIRE DEPARTMENT CONNECTION (FDC)
2	A FIRE ALARM WILL BE REQUIRED WITH OCCUPANT NOTIFICATION PER N FPA 72 AND THE 2016 CALIFORNIA FIRE CODE. THE PROJECT SHALL COMPLY WITH THE OXNARD FIRE DEPARTMENT FIRE PROTECTION GUIDE REQUIREMENTS
3	BIKE RACK: THE LOCATION DESIGN AND CONSTRUCTION OF THE BIKE RACKS SHALL BE CONSISTENT WITH THE RECOMMENDATIONS CONTAINED IN THE CITY OF OXNARD BICYCLE AND PEDESTRIAN FACILITIES MASTER PLAN (COBPFMP)
4	EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL COMPLY WITH THE PROVISIONS OF 2016 CBC 1006. THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN ONE (1) FOOTCANDLE OF LIGHTING AT THE WALKING SURFACE LEVEL. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL AREAS PER CODE.
5	EXIT SIGNS: EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL COMPLY WITH PROVISIONS OF THE 2016 CBC 1011 AND BE ILLUMINATED AT ALL TIMES.
6	DOOR OPERATIONS: ALL REQUIRED EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
7	EXIT DOORS #1 & #2 SHALL HAVE A VISIBLE DURABLE SIGN STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS ONE INCH HIGH ON CONTRASTING BACKGROUND (ABOVE THE DOOR); POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR.
8	LOCATION OF NIGHT KEY DROP BOX. PROVIDE A HOLE IN THE CONC. BLOCK WALL. SEE SOUTH ELEVATION DRAWING A-6.1
9	PROVIDE UNDERFLOOR DRAIN, STUB OUT, VALVE & TAP PRIMER FOR WATER COOLER
10	ENTERPRISE WILL PROVIDE THEIR OWN VENDOR TO INSTALL LOW VOLTAGE/DATA AND COMMUNICATIONS. HOWEVER, ALL REQUIRED CONDUIT WILL BE BY THE G.C.
11	ENTERPRISE WILL PROVIDE THE SECURITY SCOPE. HOWEVER, ALL REQUIRED CONDUIT WILL BE BY THE G.C.
12	ALL FURNITURE WILL BE PROVIDED BY ENTERPRISE RENT A CAR. POWER AND CONDUIT TO BE SUPPLIED BY G.C.

Revisions	
1	1/10/2019
2	5/4/2019
3	12/4/2019
4	12/4/2019
5	12/4/2019
6	12/4/2019
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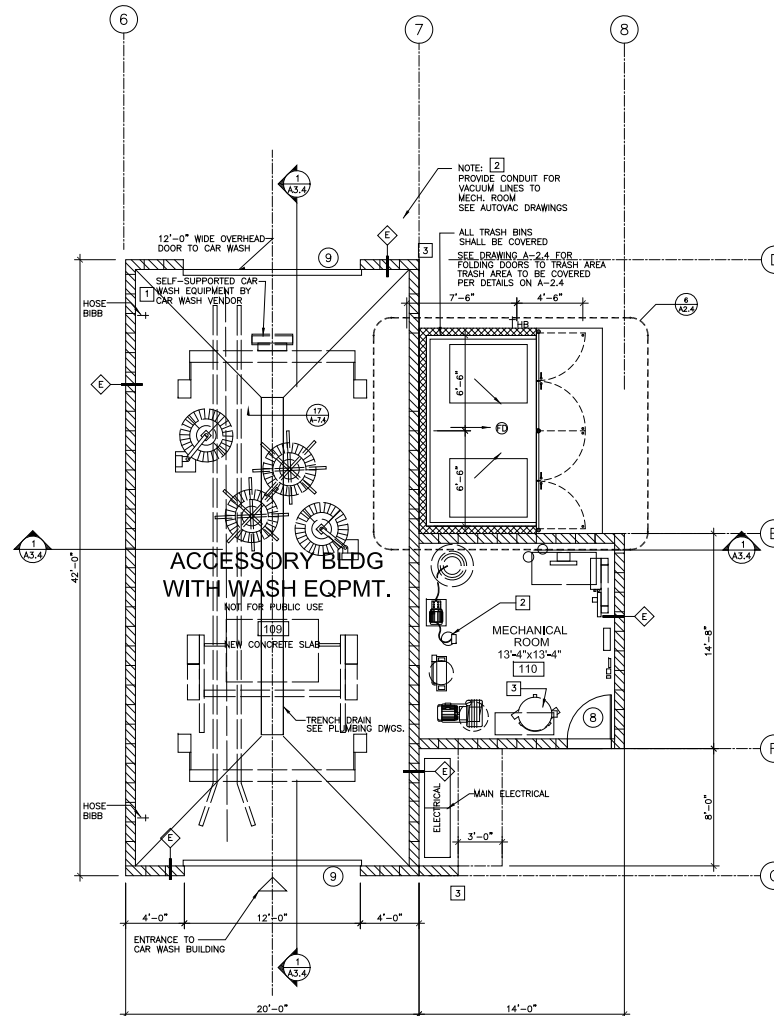
ENTERPRISE- 1385 VENTURA BLVD. OXNARD, CA
 SYNERGY GROUP, INC.
 23930 Canton Road, Oxnard, California 91302 Phone: (815) 233-8005
 ARCHITECTURE • PLANNING • ENGINEERING

Sheet No.
FLOOR PLAN

Notes	
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A - 2.1

OFFICE FLOOR PLAN SCALE 1/4"=1'-0" 1



NOTES

1. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE, IF ANY DISCREPANCIES ARE FOUND, THEN NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED WORK.
2. ABBREVIATIONS THROUGHOUT THE DRAWINGS ARE THOSE IN COMMON USE. UPON REQUEST, THE ARCHITECT WILL DEFINE INTENT OF ANY ABBREVIATION USED IN THE DRAWINGS. REFER TO SHEET A-0.0 FOR COMPLETE LIST OF COMMONLY USED ABBREVIATIONS.
3. SHOULD ANY CONDITIONS ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS, THE ARCHITECT AND THE PROJECT MANAGER SHALL BE NOTIFIED AS SOON AS POSSIBLE FOR PROCEDURE TO BE FOLLOWED.
4. THE CONTRACTOR SHALL CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
5. ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE AND ALL LOCAL CODES HAVING JURISDICTION OVER THE WORK.
6. CONTRACTOR SHALL PROVIDE ALL CEILING AND WALL ACCESS PANELS AS REQUIRED BY HVAC, PLUMBING AND ELECTRICAL CODES. PROVIDE APPROVED ASSEMBLIES WITH SELF CLOSING DEVICES IN RATED CONDITIONS.
7. ALL TRADES SHALL FURNISH ALL LABOR, MATERIALS AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY APPLICABLE CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPER FINISHED JOB.
8. ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSE BY THEIR WORK.
9. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT.
10. CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A FIRE RATING OF NOT LESS THAN 2-A 10 BC EVERY 75' OF TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING AND AS REQUIRED BY THE FIRE DEPARTMENT INSPECTOR.
11. REFER TO SHEET A-9.1 FOR DOOR SCHEDULE.
12. VERIFY AND PROVIDE IF NECESSARY AN APPROVED SEISMIC GAS SHUTOFF VALVE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE.
13. PLUMBING FACILITIES SHALL BE PROVIDED IN ACCORDANCE TO CHAPTER 4 OF THE CALIFORNIA PLUMBING CODE.

KEYNOTES

1. ENTERPRISE WILL PROVIDE THEIR OWN CAR WASH VENDOR FOR CAR WASH EQUIPMENT AND INSTALLATION. HOWEVER, STUB OUTS TO BE PROVIDED BY GENERAL CONTRACTOR.
2. ENTERPRISE WILL PROVIDE THEIR OWN AUTO VACUUM VENDOR FOR VACUUM EQUIPMENT AND INSTALLATION. HOWEVER, STUB OUTS AND CONCRETE PADS TO BE PROVIDED BY GENERAL CONTRACTOR.
3. ENTERPRISE WILL PROVIDE THE SECURITY SCHEME, HOWEVER, ALL REQUIRED CONDUIT WILL BE BY THE G.C.

WALL TYPES

- | | |
|---|--|
| <p>A EXTERIOR WALL</p> <p>STUCCO FINISH
FRAMING PER STRUCTURAL, PROVIDE R-19 INSULATION - SEE: DETAIL 1, 2, 3/A-7.1</p> <p>B EXTERIOR WALL (TILE TOWER)</p> <p>PORCELAIN TILE FINISH
FRAMING PER STRUCTURAL, PROVIDE R-13 INSULATION SEE DETAIL 4, 5, 6 /A7.1</p> <p>C NON-RATED INTERIOR STRUCTURAL WALL</p> <p>FRAMING PER STRUCTURAL
PROVIDE R-13 SOUND INSULATION
5/8" GYPSUM BOARD INSIDE, PLY. SHEATHING PER STRUCTURAL</p> <p>D NON-RATED INTERIOR PARTITION</p> <p>FRAMING PER STRUCTURAL
PROVIDE R-13 SOUND INSULATION
5/8" GYPSUM BOARD BOTH SIDES</p> <p>E CONCRETE BLOCK WALL</p> <p>STUCCO FINISH EXTERIOR
SEE DETAIL 1/A-7.4, PLASTER INTERIOR</p> | <p>STUCCO FINISH EXTERIOR
SEE DETAIL 1/A-7.4, PLASTER INTERIOR</p> |
|---|--|



ACCESSORY BUILDING WITH WASH EQUIPMENT - FLOOR PLAN

SCALE
1/4"=1'-0"

Revision	Date
1	1/10/2019
2	5/4/2019
3	12/4/2019
4	12/4/2019
5	12/4/2019
6	12/4/2019
7	12/4/2019
8	12/4/2019
9	12/4/2019
10	12/4/2019
11	12/4/2019
12	12/4/2019
13	12/4/2019
14	12/4/2019
15	12/4/2019
16	12/4/2019
17	12/4/2019
18	12/4/2019
19	12/4/2019
20	12/4/2019

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SYNERGY GROUP, INC.
ARCHITECTURE • PLANNING • ENGINEERING
23930 Cullerton Road, Culhampton, California 91302 Phone: (610) 233-8005 Fax: (610) 233-8009

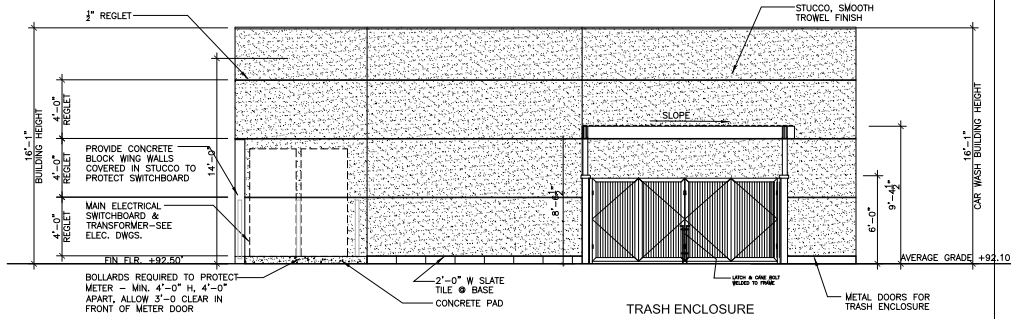
Sheet Title
STORAGE BUILDING FLOOR PLAN

Scale
1/4"=1'-0"

Sheet
A - 2.2



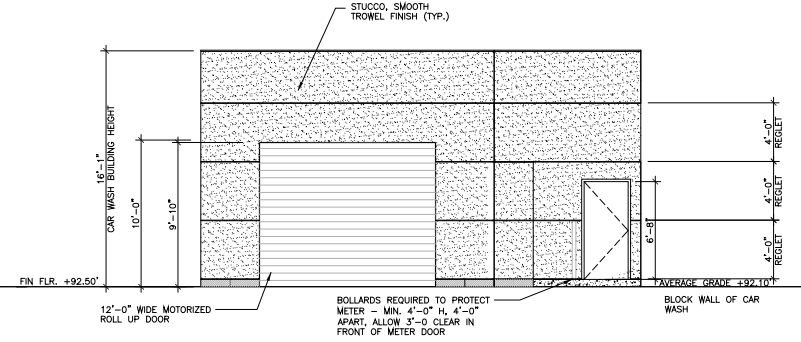
Sheet
A - 6.1



CAR WASH BUILDING - SOUTH ELEVATION

SCALE
1/2"=1'-0"

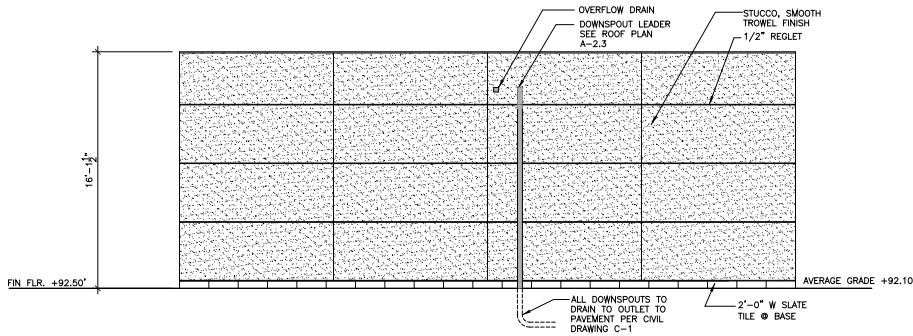
4



CAR WASH BUILDING - WEST ELEVATION

SCALE
1/2"=1'-0"

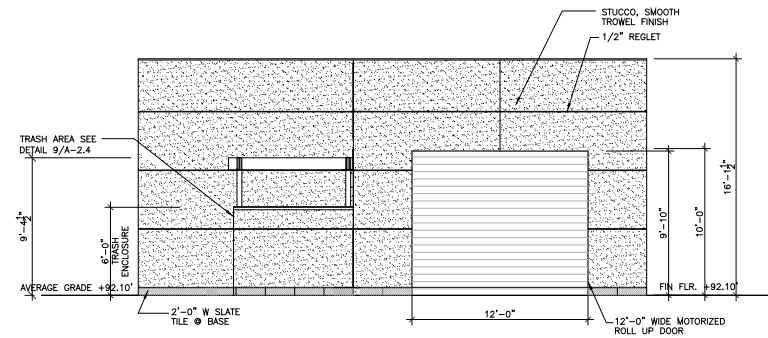
2



CAR WASH BUILDING - NORTH ELEVATION

SCALE
1/2"=1'-0"

3



CAR WASH BUILDING - EAST ELEVATION

SCALE
1/2"=1'-0"

1

Issue Date	Revisions
1/10/2019	OWNER REVIEW
5/6/2019	SPECIAL MAP APPLICATION
12/4/2019	DESIGN DEVELOPMENT REVIEW
4/20/2020	FOR FINAL CHECK AND CORRECTIONS

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Sheet Title
CAR WASH ELEVATIONS

Issue	Drawn
1/10/2019	17013
Print Date / Scale	

Sheet

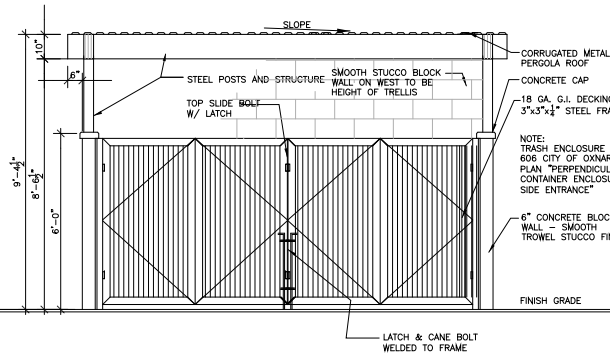
A - 6.2

or Sheets



TRASH ENCLOSURE NOTES

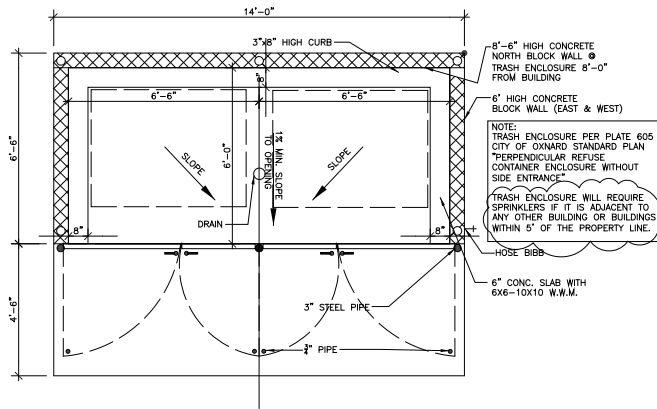
1. WALLS: SLUMPSTONE BLOCK, REINFORCED AND CAPPED. STRUCTURE TO BE APPROVED PRIOR TO CONSTRUCTION BY BUILDING AND SAFETY DEPARTMENT.
2. GATES: SHALL BE STEEL FRAMED WITH STEEL ANGLE BRACE TYPE METAL 18 GAUGE AND STEEL MINI V-BEAM PANEL AND THE GATE ITSELF, SHALL BE HUNG ON A 3" STEEL PIPE, CONCRETE FILLED THAT IS NOT ATTACHED TO THE ENCLOSURE. SHALL NOT OPEN INTO DRIVING LANES OR PARKING SPACES.
3. SIZE: ENCLOSURE SIZE FOR SINGLE FOUR YARD CONTAINER IS TO BE 8' DEEP AND 8' WIDE AND FOR DOUBLE FOUR YARD IS TO BE 8' DEEP AND 16' WIDE. SIZE OF ENCLOSURE TO BE DETERMINED IN ADVANCE OF CONSTRUCTION BY THE REFUSE SUPERINTENDENT.
4. LOCATION: TO BE DETERMINED IN ADVANCE OF CONSTRUCTION FROM PLANS SUBMITTED TO THE REFUSE SUPERINTENDENT. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF OXNARD ORDINANCE SECTION 34-9.4. 15-19, AND 15-26.
5. FLOOR: SHALL BE OF CONCRETE, WITH A MAXIMUM SLOPE OF 2" TO DRAIN ENCLOSURE, AND FLUSH WITH ADJOINING PAVEMENT.
6. LATCH: A LATCHING ASSEMBLY IS REQUIRED WITH CANE BOLTS ON BOTH GATES TO HOLD IN OPEN AND CLOSED POSITION WITH 3/4" PIPE TO HOLD THE CANE BOLT.
7. ACCESSIBILITY: ENCLOSURE LOCATIONS SHOULD NOT BE BEHIND ANY LOCKED GATES, CHAINS, OR FENCES. IF ENCLOSURE LOCATIONS ARE SITUATED BEHIND LOCKED COMPLEXES, THE CONDITIONS FOR PICKUP WILL BE FORMALIZED IN A WRITTEN AGREEMENT SIGNED BY THE OWNER AND APPROVED BY THE REFUSE SUPERINTENDENT. THIS AGREEMENT MUST BE APPROVED PRIOR TO APPROVAL OF PLANS. CONTACT THE REFUSE PROGRAM FOR DETAILS AT 385-8060.
8. ROOF: A SOLID ROOF WITH 8 FEET OF CLEARANCE IS REQUIRED ON ALL TRASH ENCLOSURES.
9. PARKING: NO PARKING SPACES ARE ALLOWED WITHIN 5 FEET OF EDGE OF ENCLOSURE.
10. PER CFC 304.3.3 AND CBC TABLE 705.8 (WHICH REQUIRES 10' FROM TRASH ENCLOSURE TO BUILDING) EXTEND NORTH BLOCK WALL TO ROOF DECK AT TRASH ENCLOSURE SO THERE ARE NO OPENINGS BETWEEN TRASH ENCLOSURE AND BUILDING.
11. SEE STRUCTURAL DETAILS 98-523 FOR TRASH ENCLOSURE.
12. PROJECT SHALL MEET THE CERTIFIED UNIFIED PROGRAM AGENCY (CUPA) REQUIREMENTS.
13. TRASH ENCLOSURE PER PLATE 605 CITY OF OXNARD STANDARD PLAN "PERPENDICULAR REFUSE CONTAINER ENCLOSURE WITHOUT SIDE ENTRANCE"
14. TRASH ENCLOSURE WILL REQUIRE SPRINKLERS IF IT IS ADJACENT TO ANY OTHER BUILDING OR BUILDINGS WITHIN 5' OF THE PROPERTY LINE.



TRASH ENCLOSURE - ELEVATION

SCALE
1/2"=1'-0"

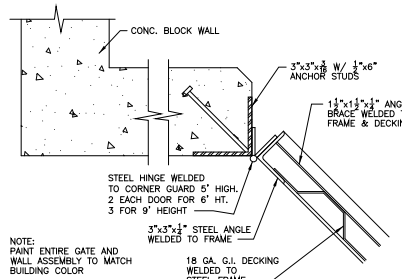
8



TRASH ENCLOSURE - PLAN

SCALE
1/2"=1'-0"

7

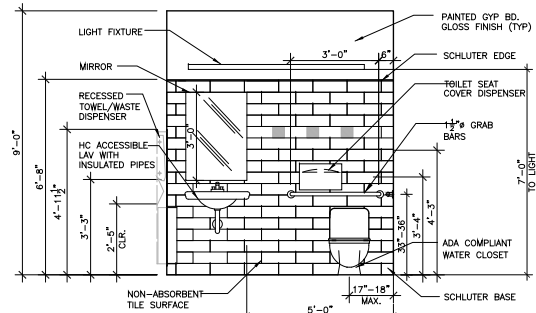


NOTE:
PAINT ENTIRE GATE AND
WALL ASSEMBLY TO MATCH
BUILDING COLOR

DETAIL

SCALE
3"=1'-0"

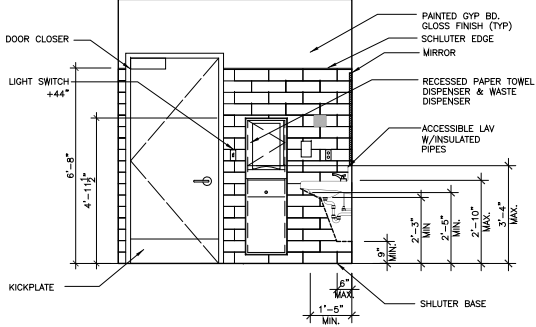
6



TOILET ROOM NORTH ELEV.

SCALE
1/2"=1'-0"

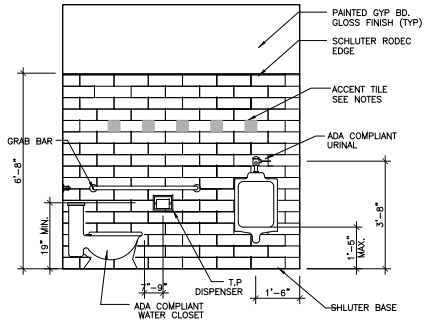
5



TOILET RM WEST ELEVATION

SCALE
1/2"=1'-0"

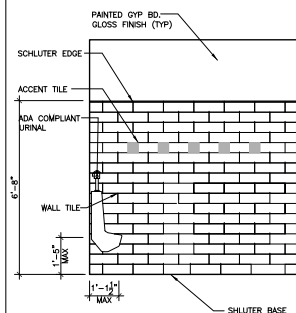
4



TOILET RM EAST ELEVATION

SCALE
1/2"=1'-0"

3



TOILET RM SOUTH ELEVATION

SCALE
1/2"=1'-0"

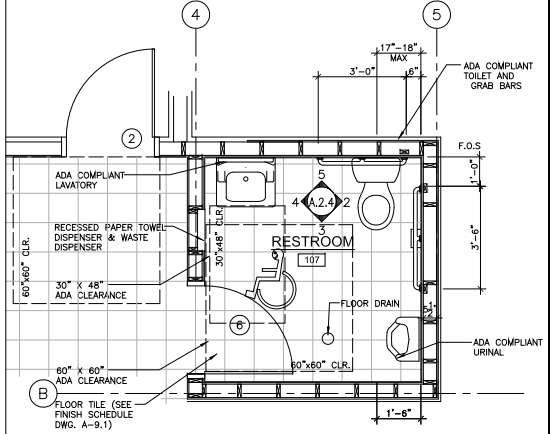
2

FIXTURE SPECIFICATIONS

- 1) LAVATORY: AMERICAN STANDARD LUCERNE MODEL 0355.012
 - 2) FAUCET: CERAMAX MODEL 2000.110
 - 3) LIQUID SOAP DISPENSER: BOBRICK B-8222 OR EQUAL
 - 4) WATER CLOSET: AMERICAN STANDARD CADET 1.6 GPF ELONGATED PRESSURE ASSISTED TOILET OR APPROVED EQUAL MODEL: 2467.016
 - 5) URINAL: AMERICAN STANDARD WASHBROOK MODEL 6990.001
- ACCESSORIES:
- 6) COMBINATION PAPER TOWEL/WASTE UNIT: BOBRICK B-3944 CLASSIC SERIES RECESSED OR APPROVED EQUAL
 - 7) TOILET SEAT COVER DISPENSER: BOBRICK STAINLESS STEEL OR APPROVED EQUAL
 - 8) TOILET PAPER DISPENSER: BOBRICK STAINLESS STEEL OR APPROVED EQUAL
 - 9) MIRROR: 32" SQUARE WITH STAINLESS STEEL EDGE TRIM

TILE NOTES

1. STANDARD 14"x14" EDGE WALL TILE SUPPLIED BY ENTERPRISE, CUT IT INTO THIRDS. THIS YIELDS APPROX. 4 2/3" x 14" TILE.
2. LAY THE WALL TILE IN A HORIZONTAL "BRICK" PATTERN.
3. USE A SCHLUTER BRUSHED COVE BASE AT THE BOTTOM & SCHLUTER BRUSHED EDGE AT THE TOP.
4. FLOOR TILE: CUT IT INTO "SQUARES" TO MATCH THE "BRICK" WALL TILE HEIGHT. USE IT AS A HORIZONTAL ACCENT PATTERN, SPACED APART AS SHOWN.
5. INSTALL AT APPROXIMATELY 5 FEET ABOVE THE FLOOR.
6. USE A BUFF COLORED GROUT TO MATCH THE WALL TILE.



TOILET ROOM FLOOR PLAN

SCALE
1/2"=1'-0"

1

ENTERPRISE- 1385 VENTURA BLVD. OXNARD, CA
SYNERGY GROUP, INC.
ARCHITECTURE • PLANNING • ENGINEERING

TRASH ENCLOSURE & RESTROOM

Date: 1/10/2019
Sheet: 17013
Project: 17013

A - 2.4

CITY COUNCIL OF THE CITY OF OXNARD

Ordinance No. 2355

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD AMENDING THE ADOPTED SPECIFIC PLAN ENTITLED "ROSE/SANTA CLARA CORRIDOR SPECIFIC PLAN" EXTENDING THE SPECIFIC PLAN AREA BY INCLUDING THE PROPERTY LOCATED AT 1333 EAST VENTURA BOULEVARD AND DESIGNATING THE PROPERTIES LOCATED AT 2371 AND 1333 VENTURA BOULEVARD AS "RETAIL COMMERCIAL, FILED BY VALLEY TRAILER VILLA, 2371 VENTURA BOULEVARD, OXNARD, CALIFORNIA 93030 AND LAUTERBACH AND ASSOCIATES, 300 MONTGOMERY AVENUE, OXNARD, CALIFORNIA 93030

WHEREAS, the Planning Commission of the City of Oxnard has held public hearings on the proposed revised Specific Plan entitled "Rose/Santa Clara Corridor Specific Plan" in accordance with the provisions of Section 6550 et. seq. of Government Code of the State of California and adopted Resolution No. 7746 recommending to the City Council the approval of the revised Specific Plan entitled "Rose/Santa Clara Corridor Specific Plan"; and

WHEREAS, the City Council has held a hearing and received and reviewed all written and oral testimony pursuant to the provisions of Section 65300.5 and 65302 et. seq. of the Government Code of the State of California in favor and against this project; and

WHEREAS, the City Council certifies that the final environmental impact report was presented to the City Council and that the City Council reviewed and considered the information contained in the final environmental impact report before approving the project; and

WHEREAS, the City Council finds that, after due study and deliberation, the public interest and general welfare requires the adoption of the revised Specific Plan entitled "Rose/Santa Clara Corridor Specific Plan".

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard approves and adopts the revised Specific Plan entitled "Rose/Santa Clara Corridor Specific Plan" to include approximately 7.36 acres located at 1333 east Ventura Boulevard and designating the properties located at 2371 and 1333 Ventura Boulevard as "Retail Commercial" as shown on the map included in Exhibit "A" attached hereto and reference incorporated herein and known as PZ 94-5-09 and Misc. 252.

Part 1. Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation published and circulated in the City. Ordinance No. 2355 was first read on Dec. 13, 1994 and finally adopted on December 20, 1994, to become effective thirty (30) days thereafter.

Passed and adopted this 20th day of December, 1994, by the following vote:

AYES: Councilmembers Herrera, Holden, Lopez, Maulhardt & Pinkard

NOES: None

ABSENT: None

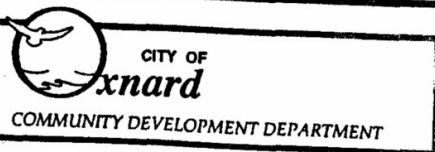
Dr. Manuel M. Lopez
Dr. Manuel M. Lopez, Mayor

ATTEST:

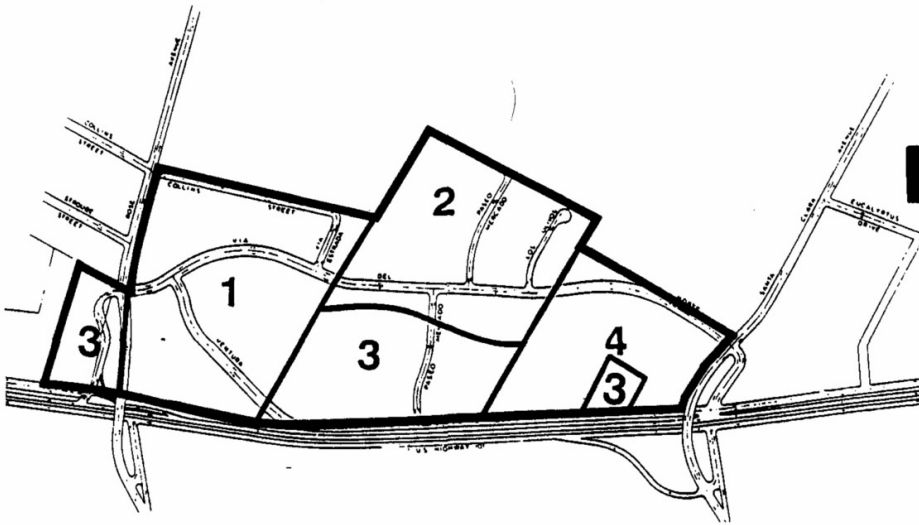
Brida Lawrence
for Daniel Martinez, City Clerk

APPROVED AS TO FORM: -

James L. Gillig, Jr.
Gary L. Gillig, City Attorney



DATE: 8-17-94
PREPARED BY: E. Carrillo
EXHIBIT A

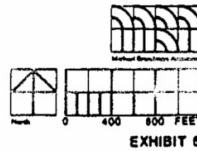


LEGEND

1	AUTO SALES AND SERVICE
2	BUSINESS PARK
3	RETAIL COMMERCIAL
4	COMMERCIAL/MANUFACTURING

LAND USE AREAS

ROSE-SANTA CLARA
CORRIDOR SPECIFIC PLAN
City of Oxnard



LA 111011 H

NOTICE OF EXEMPTION

Project Description: Enterprise Rent A Car Facility - Development Design Review; PLANNING AND ZONING PERMIT NO. 20-200-12 (DDR): A request to permit the construction of a 1,200 square-foot car rental office, 1,045 square-foot automatic car wash (only to be used by rental cars affiliated with this development), a rental car parking lot, and associated infrastructure and landscaping on a vacant 1.34-acre site located at the northwest corner of North Rose Avenue and Ventura Boulevard (APN: 145-0-170-245) within the Retail Commercial zone of the Rose Santa Clara Corridor Specific Plan. (RSCCSP). The proposed project is exempt from environmental review, pursuant to Section 15332 (In-Fill Development) of the California Environmental Quality Act. Filed by Tamara Soussan on behalf of Enterprise Rent A Car.

Finding:

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

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

Supporting Reasons:

In accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The Project consists of the construction of a 1,200 square-foot car rental office, 1,045 square-foot automatic car wash (only to be used by rental cars affiliated with this development), a rental car parking lot, and associated infrastructure and landscaping designed to be consistent with the Retail Commercial (CR) standards of the Rose Santa Clara Corridor Specific Plan. The proposed development is located on a 1.34-acre 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 may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, and the Director hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

(Date)

Scott Kolwitz
Planning and Environmental Services Manager

RESOLUTION NO. PZ 20-200-12

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-200-12 (DEVELOPMENT DESIGN REVIEW) TO ALLOW A THE CONSTRUCTION IF A 1,200 SQUARE-FOOT CAR RENTAL OFFICE, 1,045 SQUARE-FOOT AUTOMATIC CAR WASH (ONLY TO BE USED BY RENTAL CARS AFFILIATED WITH THIS DEVELOPMENT), A RENTAL CAR PARKING LOT, AND ASSOCIATED INFRASTRUCTURE AND LANDSCAPING ON A VACANT 1.34-ACRE SITE LOCATED AT THE NORTHWEST CORNER OF NORTH ROSE AVENUE AND VENTURA BOULEVARD (APN: 145-0-170-245) WITHIN THE RETAIL COMMERCIAL ZONE OF THE ROSE SANTA CLARA CORRIDOR SPECIFIC PLAN. FILED BY TAMARA SOUSSAN, ON BEHALF OF SYNERGY GROUP, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS.

WHEREAS, the Community Development Director of the City of Oxnard has conducted a duly notice public hearing and considered an application for Planning and Zoning Permit No. 20-200-12 filed by Tamara Soussan, on behalf of Synergy Group in accordance with Section 16-525 of the Oxnard City Code; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Section 15332 (In-fill Development) Categorical Exemption. Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

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

The project site is located within the 2030 General Plan land use designation of Specific Plan allowing for the implementation of the Rose Santa Clara Corridor Specific Plan (RSCCSP). Pursuant to Section 4.2.3 of the RSCCSP, Retail Commercial allows for retail commercial business, service commercial businesses, restaurants, cafes, bars, administrative, professional, and business offices. The Project is surrounded by like uses. 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 cannabis manufacturing facility is consistent with the 2030 General Plan, Rose Santa Clara Corridor Specific Plan, and the Oxnard City Code and is compatible with scale and character of other commercial development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Municipal 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 automobile rental service facility 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 uses of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by an established 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. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

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.**

As described in the Staff Report, the proposed automobile rental service facility is an allowable use within the Retail Commercial (CR) zoning district of the Rose Santa Clara Corridor Specific Plan, subject to approval of a Development Design Review Permit. Therefore, the proposed car rental use and associated improvements are in conformance with the 2030 General Plan, Rose Santa Clara Corridor Specific Plan, and the elements thereof and other adopted standards. Therefore, this Project meets this finding.

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

Pursuant to the 2030 General Plan land use designation Specific Plan, allowing for the implementation of the Rose Santa Clara Corridor Specific Plan (RSCCSP)'s "Retail Commercial" zone, the proposed use of the project site as a commercial building for use by an automobile rental facility with associated site improvements, is an allowed use. The surrounding uses are characterized by commercial uses, which are predominantly retail uses, community assembly buildings, and residential dwellings. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. 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 Rose Santa Clara Corridor Specific Plan to ensure that development is adequately proportional to the size of the property. The project site is a vacant 1.34-acre lot. Pursuant to the Rose Santa Clara Corridor Specific Plan, the Project has been designed to be consistent with the maximum building height, front, side and rear setbacks, lot coverage, parking standards, and roof top equipment standards. Pursuant to the City of Oxnard Landscape Standards, the proposed development includes landscaping within the front yard. The project site proposes to have a frontage and vehicular access on Ventura Boulevard. 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 from an existing public street to the south (Ventura Boulevard). The parking lot will provide parking for 67 vehicles. The commercial building is required to provide 5 parking spaces, based on a formula of 1 space per 225 gross square feet of building area for regional shopping centers not exceeding 600,000 square. Therefore, the site will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic the proposed commercial building is anticipated to generate.

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

As described in the Staff Report, the proposed Project is considered infill development that has been found to be consistent with anticipated development for this site. The Project has been reviewed by City Departments and divisions who have determined that the project, as conditioned, will be served by adequate electricity, sewerage, disposal, and water. The proposed use is not anticipated to generate utility demands in quantities that are different from other commercial uses which have previously occupied the building. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities. As such, this Project meets this finding.

SECTION 2. The Community Development Director, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (construction of a commercial building) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to CEQA Guidelines §15332 (Class 32) of the

State CEQA Guidelines. 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 Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Community Development Director hereby approves Planning and Zoning Permit No. 20-200-12 (Development Design Review Permit), 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 No. 20-200-12 (DDR), 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.

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated April 29, 2021 ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and

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

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

15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15)

LANDSCAPE STANDARD CONDITIONS

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, PK-1)
17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, PK-4)
20. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
21. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
22. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

WATER CONSERVATION

23. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
24. 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)

25. 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)
26. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)

FIRE DEPARTMENT STANDARD CONDITIONS

27. 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*)
28. 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*)
29. 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*)
30. 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*)
31. 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*)

32. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
33. 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*)
34. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
35. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, *F-9*)
36. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
37. 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*)
38. 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*)
39. 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*)
40. Developer shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, *F-14*)
41. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F-15*)
42. 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

43. 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.
44. 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.

PLANNING DIVISION STANDARD CONDITIONS

45. 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)
46. 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)
47. 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)
48. 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)
49. 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)
50. 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)

51. 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.
52. 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*)
53. 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*)
54. Developer shall provide graphic site directories at principal access walkway points. (PL/B, *PL-10*)
55. 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*)
56. 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*)
57. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
58. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when

building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)

59. 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*)
60. 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*).
61. 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*)
62. 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*)

COMMERCIAL

63. 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*)
64. 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*)
65. 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*)
66. Before the City issues building permits, Developer shall submit and obtain approval from the Rose Santa Clara Master Association and the Planning Division of a master sign program for the project, which shall indicate on the site plan the elevations, the size, placement, materials, and color of all proposed free-standing and building signs. The square footage of all signs for the project shall not exceed 260 square feet, calculated in

accordance with the City Code and all signage shall comply with the Rose-Santa Clara Corridor Specific Plan. (PL/ B, *PL-46*)

67. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
68. Developer shall limit outdoor storage of materials to the locations shown on the project plans. Developer shall screen storage areas from adjacent properties and streets by a wall or similar screening. All fence and wall materials shall match the predominant design and materials of the main structure on the project property. (PL/B, *PL-48*)
69. 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

70. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.
71. 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)
72. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
73. In accordance with City Council Resolution No. 14,124, Developer shall participate in the City's Public Art Program by installing art in accordance with the Public Art Element of the subject specific or master plan.(PL)
74. 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)

75. 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 report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)
76. The car wash facility at the site shall only be used to wash rental vehicles affiliated with this development and may not be used to wash vehicles by the general public.

ENVIRONMENTAL RESOURCES DIVISION

77. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "City of Oxnard C&D Environmental Resources Management & Recycling Plan" ("Plan") to the City for review and approval. The Plan shall provide that at least 50% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.
78. Developer shall follow the approved "City of Oxnard C&D Environmental Resources Management & Recycling Plan" and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of demolition and/or construction, Developer shall complete and submit the "City of Oxnard C&D Environmental Resources Management & Recycling Report For Work Completed" ("Work Completed Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials.

Developer shall submit and obtain approval of the Work Completed Report prior to issuance of a certificate of occupancy.

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

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

82. 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)
83. 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)
84. 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)
85. 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)
86. Developer shall protect building pads from inundation during a 1% chance (100year) storm. (DS-5)
 87. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
 88. 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)
 89. Developer's site improvement plans shall include an onsite sewer plan. (DS-10)
 90. 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)
 91. Developer shall install onsite and offsite 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)
 92. 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)
 93. 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)
 94. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) or USB portable drive 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 or USB portable drive containing all changes that occur during construction. (DS-16)

95. 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)
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 onsite and offsite 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 "asbuilt" plans after project completion. Developer's submittal of certified

"asbuilt" 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 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)
105. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
106. 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)
107. 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)
108. 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)
109. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
110. 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)
111. 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)
112. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)

113. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100scale 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-56)
114. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross connection control. (DS-59)
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)

STORMWATER QUALITY CONDITIONS

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

121. 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)
122. 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)
123. 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)
124. 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)
125. 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)

126. 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)
127. 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)
128. 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. Priority Land Use is high density residential, industrial, commercial, mixed urban, and public transportation stations. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

129. 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)
130. Developer shall design the proposed infiltration basin (and associated forebay) in conformance with the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). The design shall also include an overflow design that discharges flows up to a 10-year event to the public street via an under-sidewalk drain. Storms exceeding a 10-year event shall be conveyed to the public street in a safe non-erosive manner. (DS)

131. Developer shall provide calculations demonstrating that the proposed infiltration basin slopes will not negatively impact the structural integrity or foundation support of the adjacent existing block wall. Developer shall also provide verification from the geotechnical engineer that occasional saturation of the soil caused by the infiltration basin will not impact support for the wall foundation. (DS)
132. In accordance with the Stormwater Quality TGM, Developer must infiltrate a $\frac{3}{4}$ " storm event for all impervious areas (except 5% effective impervious area (EIA) and must treat (but is allowed to release) the $\frac{3}{4}$ " storm event from the 5% EIA and all previous portions of the site. The preliminary stormwater report and associated plans for the project do not meet these requirements because treatment is not provided for the 5% EIA and previous portions of the site. (DS)
133. The landscaping and soil amendments for the infiltration (and forebay) basin shall follow the TGM. (DS)
134. Developer shall provide secure fencing around any infiltration basin designed to contain stormwater at a depth greater than 18-inches. Walls and fences around the basin shall be set back a minimum of 2-feet from the top of slope. (DS)
135. The percolation tests for this project shall include implementation of the "Test Specific Reduction Factor" (RFt) 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 (RFt) is in addition to the safety factor specified in the Technical Guidance Manual. (DS)
136. Developer's geotechnical engineer shall perform percolation tests on the exposed bottom of all the infiltration basin(s) after all grading has been completed and no further compaction is expected. Geotechnical engineer shall 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)
137. Developer's drainage report shall include an analysis of the drainage pattern of the properties to the north of the project. Project shall implement any modifications required to eliminate any negative effects of the proposed project on the adjacent properties including secondary overflow locations. The project grading plans shall include sufficient offsite spot elevations to demonstrate existing offsite drainage patterns. (DS)
138. Developer shall remove and replace the entire sidewalk between the westernmost driveway and Rose Avenue to a width of 7 feet, with additional width provided as necessary at the

proposed bus stop, and in all locations providing a minimum unobstructed ADA clearance of 48 inches. Developer shall provide sufficient additional right-of-way to accommodate the widened sidewalk. To the west of the westernmost driveway, the sidewalk will be required to be removed and replaced only where necessary to provide a minimum unobstructed width of 4 feet to maintain ADA compliance around obstructions such as fire hydrants, street signs, and other surface obstructions. Design must be approved by the City Engineer and should minimize the number of widened areas for a consistent appearance. Additionally, new and replaced street lights to the west of the westernmost driveway may be located at the back of the existing sidewalk, but shall be incorporated into a reconstructed and widened sidewalk to encompass the pole base. Developer shall dedicate sufficient additional right-of-way to cover the street light foundations, conduits and other associated offsite improvements. (DS)

139. Developer shall install a clarifier on the discharge from the car wash facility. The clarifier design is subject to approval of the Wastewater Superintendent. (DS)
140. Developer shall connect the wastewater from this site via gravity flow to the existing public sewer line on Ventura Boulevard. (DS)
141. Developer shall locate site water (domestic and irrigation) meters in a group to facilitate water meter reading. (DS)
142. Storm drain, sewer and water facilities shall conform to applicable City Master Plans unless a written waiver is provided by the City Engineer. 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)
143. If Developer chooses to install a drain within the trash enclosure, the system shall: 1) include a traffic rated cover; 2) Center the inlet(s) under a trash bin to minimize interference with trash bin wheels; 3) Direct all areas within the enclosure toward the provided drain inlet; and 4) Connect the drain to the sewer system via a grease interceptor (or clarifier). (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS:

144. Developer shall construct a curbside bus stop and install associated furniture at the project frontage along Ventura Blvd. The bus stop shall be located a minimum of 100- feet from the westerly end of the curb return at the northwest corner of the intersection of Ventura Boulevard and Rose Avenue serving the westbound Ventura Boulevard bus route. The sidewalk at the bus stop shall consist of a concrete surface with dimensions of 10-feet wide by 35-feet in length. The standard sidewalk along the project will be a part of the 10-foot wide pavement. Developer shall dedicate a sidewalk/bus stop easement to the City that

encompasses the area behind the standard sidewalk. The final location and design of the bus stop shall be approved by the City Traffic Engineer. (TR)

145. Developer shall install new LED street lights and all necessary infrastructure within the sidewalk along the project frontage. The street lights spacing and design shall be per current City and SCE standards. Final location and design of the street light shall be approved by the City Traffic Engineer. At a minimum the Developer shall: a) Install a new LED street light and pole approximately 100-feet from the westerly end of curb return at the northwest corner of the intersection of Ventura Boulevard and Rose Avenue; b) Remove the existing street lights with wooden poles along the project frontage and replace them with new LED street lights installed at approximately the same location; c) Install a new LED street light approximately 140-feet easterly of the last existing street light along the project frontage; d) All electrical supply lines for these street lights shall be placed underground. The final location of street lights is subject to approval by the City Traffic Engineer. (TR)
146. A signage and striping plan shall be prepared by the Developer. The existing striping along the project frontage shall be modified with minimum 20-foot lane width in the westbound direction to accommodate the bus stop and travel lane. Final signage and striping is subject to approval by the City Traffic Engineer. (TR)
147. Developer shall modify the traffic loops and all necessary electrical infrastructure that are impacted by the striping change associated with the bus stop, project construction or other street modifications. (TR)
148. The easterly project driveway shall be restricted to left/right turn in and right turn out only. The Developer shall install signs, pavement treatments and pavement markings to indicate the southbound left-turn exit restriction at the proposed driveway. The City reserves the right to restrict the easterly driveway to right turn in and right turn out only if the City Traffic Engineer determines that operational or safety issues merit further access restrictions. Final signs and pavement markings shall be approved by the City Traffic Engineer. (TR)
149. Developer shall install signs and pavement markings to indicate a one-way exit only restriction at the proposed westerly driveway. Final sign and pavement markings shall be approved by the City Traffic Engineer. (TR)
150. Developer shall replace all existing traffic signs along the project frontage and make any additional traffic related sign installations as required by the City Traffic Engineer. Vehicle stopping, except for buses, shall be restricted along project frontage. Developer shall install traffic signage along the project frontage indicating that no stopping is allowed at any time. Final location of the traffic related signage is subject to approval of the City Traffic Engineer. (TR)

151. Developer shall install Class 3 bicycle signs and share the road signage & pavement markings along Ventura Blvd. Final location and type of the bicycle signs and and share the road & pavement markings shall be approved by the City Traffic Engineer. (TR)

POLICE DEPARTMENT CONDITIONS

152. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
- a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
 - 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 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. (PD)
153. Exterior lighting of the site including parking areas shall be between 1 and 7 foot candles and shall be in harmony with existing adjacent lighting schemes. (PD)
154. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature). (PD)
155. 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, pedestrians or light trespass on adjacent residential property. (PD)
156. 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. (PD)

157. 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. Photometric Sheet E02 dated 5-5-2020 meets this requirement. Any change in outdoor lighting or tree placement in subsequent plans will require an updated integrated landscape/lighting/landscape plan. (PD)
158. Lighting instruments in close proximity to the north and west property lines shall have cut-off shields to prevent any light trespass onto neighboring residential property. (PD)
159. Any intrusion alarm system installed at the site shall utilize technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100. (PD)
160. 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)
161. The car wash facility shall not be operated during the hours between 6 p.m. and 8 a.m.
162. CMU walls along property lines shall have creeping fig or a similar climbing vine to dissuade the application of graffiti. (PD)
163. The business shall maintain a supply of paint in colors that match walls and fences on the site and shall paint over any graffiti within 24-hours of its application. (PD)

Security Camera Systems

164. Security cameras shall be installed and operated 24 hours a day to monitor the business. The camera system shall comply with these minimum standards:
 - a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Grayscale 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 a period of at least 30 days.
 - f. Recorded images shall bear a date and time stamp that cannot be altered.

- g. Camera installations shall cover areas open to the general public and where cash or other assets are maintained.
- h. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
- i. Within the sales office building a camera shall be installed to monitor all persons entering the premises from each exterior doorway. The camera shall be mounted 7-feet above the floor and shall be adjusted to capture images of the head and shoulders of all who enter.
- j. Within the sales office building cameras shall be installed to monitor general activity in all areas except the restrooms. These cameras may be mounted on or near the ceiling. (PD)