



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Joe Pearson II, Senior Planner

DATE: August 19, 2021

SUBJECT: **Project Name: Oxnard Successor Agency Meta and Sixth Street Property Disposition General Plan Conformity;** Planning and Zoning Permit No. 21-625-03 (General Plan Conformity Determination) - 2030 General Plan Conformity Determination for Disposition of Downtown Successor Agency Owned Parcels, 544 Meta Street and 201 East Sixth Street; APNs 201-0-213-140 and 201-0-213-130.

- 1) **Recommendation:** That the Planning Commission (“**Commission**”):
 - a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
 - b) Adopt Resolution 2021-XX affirming that the Oxnard Community Development Commission Successor Agency disposition of real property located at APNs 201-0-213-140 and 201-0-272-030 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the disposition.
- 2) **Project Description:** The Oxnard Community Development Commission Successor Agency (“**Applicant**” or “**City**”) is considering the disposition of real property located at 544 Meta Street and 201 East Sixth Street (APNs 201-0-213-140 and 201-0-213-130) (collectively the “**Properties**”). The property to be disposed of consists of two parcels totaling 0.14 acres, as identified in the table below. The two parcels are located at the northeast corner of Meta Street and East Sixth Street (APNs 201-0-213-140 and 201-0-213-130). The purpose of the disposition of the Properties is to support the development of affordable housing.

Successor Agency Properties

Address	544 Meta Street	201 E Sixth Street
APN	201-0-213-140	201-0-213-130
Land Use	Vacant lot	Vacant lot

Lot Area	1,715 sq ft	4,300 sq ft
Acres	0.04	0.10
Zoning	DT-G	DT-G

For purposes of this Staff Report, the foregoing project description shall be referred to as the (“**Project**”). Requested by Emilio Ramirez, Housing Director, on behalf of the City of Oxnard, 435 South D Street, Oxnard, CA 93030, on behalf of the property owner which is the Oxnard Community Development Commission Successor Agency.

- 3) **Existing & Surrounding Land Uses:** The subject properties currently consist of two vacant parcels totaling 0.14 acres. The properties are all located in the City of Oxnard Downtown area at the northeast corner of Meta Street and East Sixth Street. The following tables describes the General Plan Land Use Designations, Zoning Designations, and existing land uses of the the Properties and properties immediately adjacent to them, which are also illustrated in Attachment A:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DT)	Downtown General (DT-G)	Vacant
North	Downtown (DT)	Downtown General (DT-G)	Vacant
South	Downtown (DT)	Downtown General (DT-G)	Bakery (La Central Bakery)
East	Downtown (DT)	Downtown General (DT-G)	Single Family Dwelling
West	Downtown (DT)	Downtown General (DT-G)	Multi-family

- 4) **Background Information:** On November 17, 2020, the Oxnard Community Development Commission Successor Agency approved an Exclusive Negotiating Agreement (ENA) by and between Oxnard Community Development Commission Successor Agency and the Oxnard Housing Authority. The Oxnard Housing Authority wishes to acquire and develop

the Successor Agency owned properties for an affordable housing use to assist in increasing the City's affordable housing stock. The Successor Agency and the Oxnard Housing Authority are currently in negotiations to determine the details of the transaction. As a requirement of any sale of the properties the project would be required to go through the City's entitlement process, including compliance with the California Environmental Quality Act.

- 5) **Environmental Determination:** Pursuant to California Environmental Quality Act (Public Resources Code Sections 21000 et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the "CEQA Guidelines"), the proposed General Plan Conformity Determination does not constitute a "project" for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5), and staff recommends that the Planning Commission accept the Notice of Exemption (Attachment B), attached to the staff report. The proposed determination simply fulfills the City's obligation under Government Code Section 65402 to find disposal of any real property in conformance with the 2030 General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA.
- 6) **Analysis:**
 - a) **Government Code:** California Government Code Section 65402(a) requires that a Finding of General Plan Conformity be made by the Planning Commission and reported to the City Council prior to any acquisition, disposition, vacation, or abandonment of any real City property by the City. Specifically, the Planning Commission is to determine as to whether the location, purpose, and extent of such proposed real property transaction is in conformance with the 2030 General Plan.
 - b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the Properties are Downtown (DT) and the zoning designation are Downtown General (DT-G). The land use designation and zone allows retail, commercial, government and residential uses in the urban context of the Downtown area, regulated by form-based development and performance standards to encourage pedestrian-oriented design, diverse and high-quality housing choices and transit utilization. Also, as noted above the properties are zoned DT-G, any additional or future development of the subject properties would be subject to the standard and uses allowed under the DT-G zoning district and the DT land use designation.

As such, the proposed disposition of these properties would conform to the City's 2030 General Plan land use designation because any future development would be subject to the City's entitlement process, and must comply with all applicable zoning regulations, which implements many of the 2030 General Plan policies as identified in the table below.

POLICY	POLICY OR TITLE	EXPLANATION
H-2.2	Balanced Opportunities Provide opportunities to the private and public sectors for the production of housing that meets the needs of special needs, extremely low-, very low-, low-, moderate, and above moderate-income housing to achieve a balanced community.	The disposition would allow for the potential development of affordable housing, subject to permit requirements, meeting the needs of the lower income communities.
H-2.3	Adequate Infrastructure Ensure that residential development sites have appropriate and adequate public and private services and facilities, including wastewater collection and treatment, potable and recycled water supply, utilities, parks, schools, and other neighborhood infrastructure.	These Properties are located in the urban Downtown area. The Downtown area currently has access to all necessary public and private services and facilities. The Properties are also in close proximity to the Oxnard Transit Center.
CD-19.4	Revitalization and Redevelopment As part of the City's redevelopment programs and planning, promote the revitalization of residential, commercial, and industrial properties that are deteriorated or detract from the visual quality of the City.	The disposition supports the potential development of new development in the Downtown area, supporting the ongoing revitalization effort.
CD-8.1	Limiting Development Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	Any future development on this site would be considered in-fill development that will be served by existing services.

7) Summary and Conclusion:

The disposition of the Properties to support the development of affordable housing in the Downtown area is consistent with the City 2030 General Plan. Therefore, after review of the proposed disposition of these properties, staff recommends that the Planning Commission adopt the attached Resolution memorializing the Planning Commission's determination that the proposed disposition conforms with the 2030 General Plan.

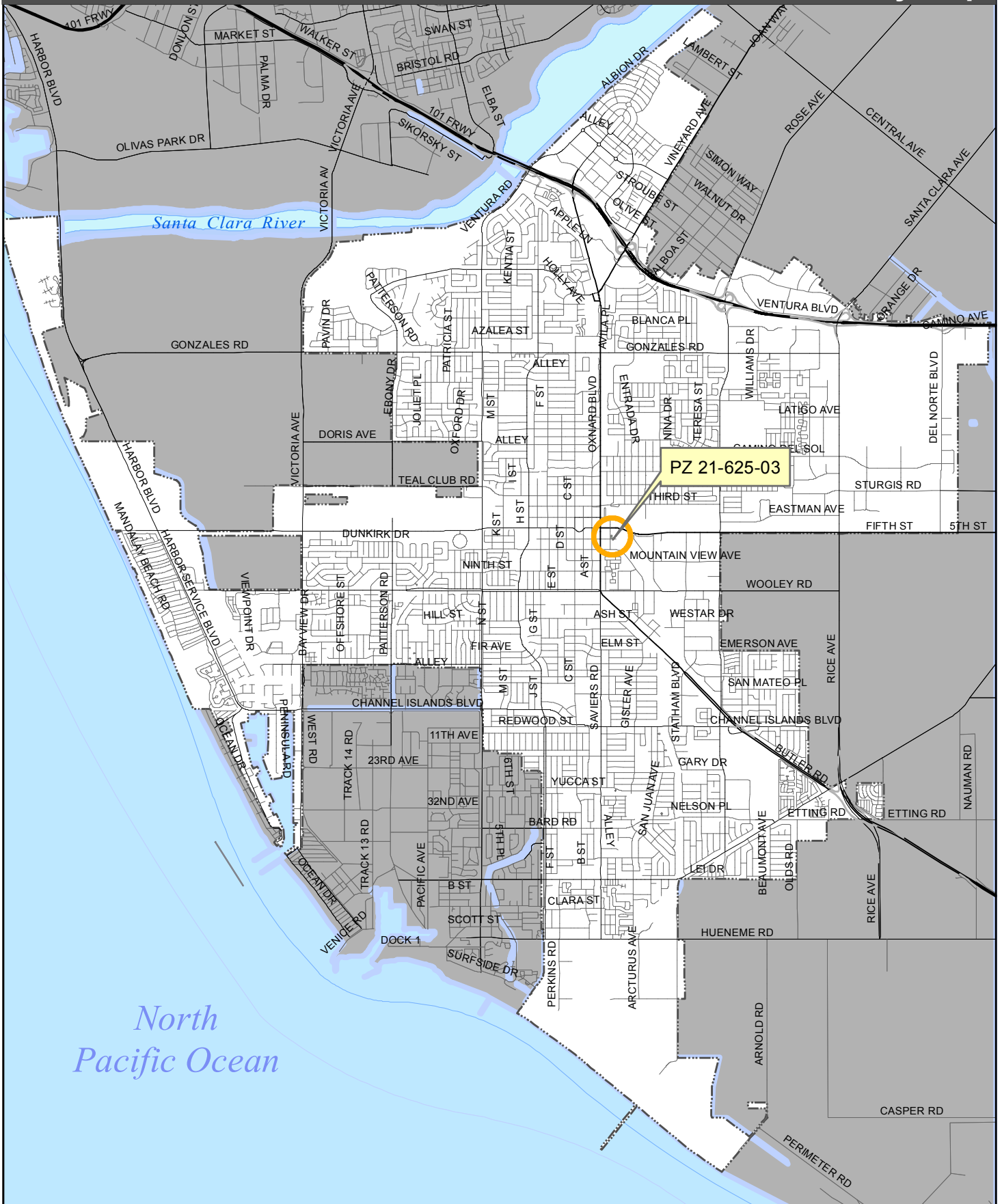
Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Notice of Exemption
- C. Draft Planning Commission Resolution
- D. Staff Presentation

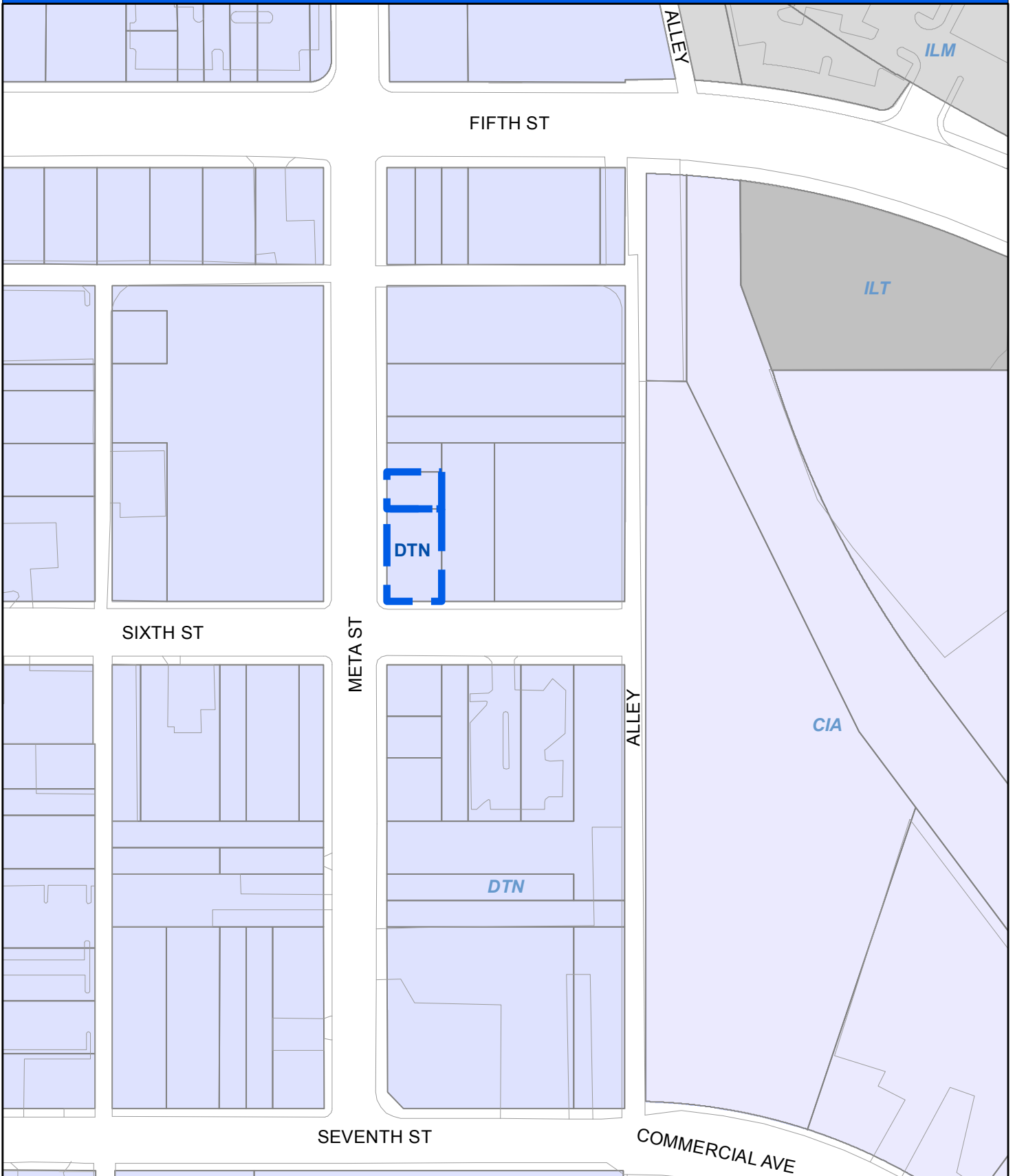
ATTACHMENT A

**MAPS
(VICINITY, GENERAL PLAN, ZONING, AERIAL MAP)**

Vicinity Map



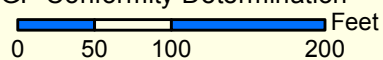
2030 General Plan Land Use Map



Oxnard Planning

July 28, 2021

PZ 21-625-03
Location: 544 Meta St, 201 E Sixth St
APN: 2010213140, 2130213130
GP Conformity Determination

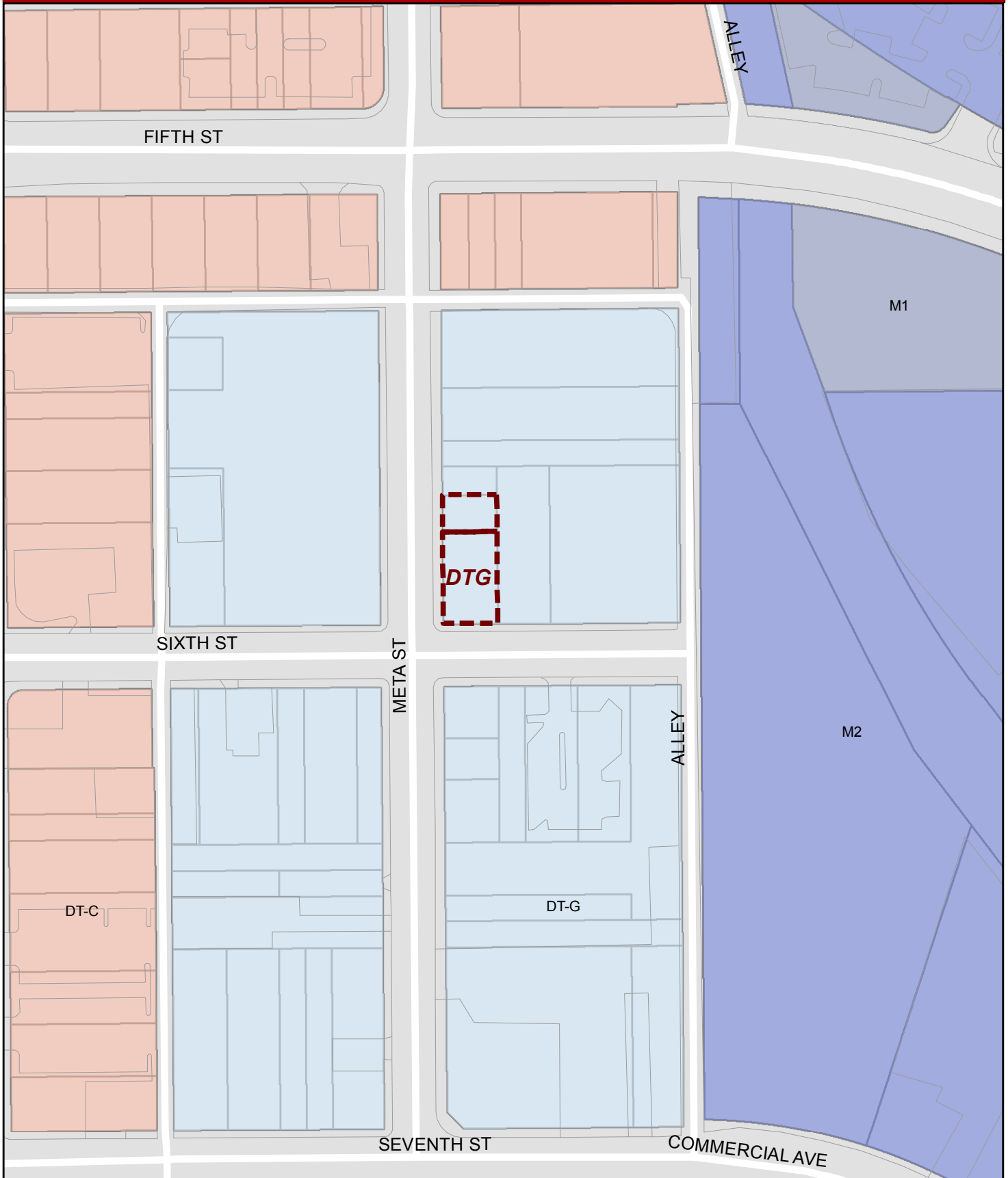


2030 General Plan Land Use Map



1:1,500

Zoning/Specific Plan Map



Oxnard Planning
July 28, 2021

PZ 21-625-03
Location: 544 Meta St, 201 E Sixth St
APN: 2010213140, 2130213130
GP Conformity Determination
0 25 50 100 150 200 Feet

Zoning/Specific Plan Map



1:1,500



ATTACHMENT B

NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

Project Description: Oxnard Successor Agency Meta and Sixth Street Property Disposition General Plan Conformity; PZ No. 21-625-03 (General Plan Conformity Determination): The project request is General Plan Conformity Determination in accordance with Government Code Section 65402 associated with the disposition of real property located at 544 Meta Street and 201 East Sixth Street. The property to be disposed of consists of two parcels totaling 0.14 acres. The purpose of the disposition of the Properties is to support the development of affordable housing. The properties are located at 544 Meta Street and 201 East Sixth Street (APNs 201-0-213-140 and 201-0-213-130) within the Downtown land use designation and Downtown General (DT-G) zoning district. Requested by Emilio Ramirez, Housing Director, on behalf of the City of Oxnard, 435 South D Street, Oxnard, CA 93030, on behalf of the property owner which is the Oxnard Community Development Commission Successor Agency.

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

- ☐ Ministerial Project
- ☐ Categorical Exemption
- ☒ Statutory Exemption [15378(b)(5)]
- ☐ 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: Pursuant to California Environmental Quality Act (Public Resources Code Sections 21000 et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the “CEQA Guidelines”), the proposed General Plan Conformity Determination does not constitute a “project” for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5).). The proposed determination simply fulfills the City’s obligation under Government Code Section 65402 to find disposal of any real property in conformance with the General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA. Therefore, the Planning Commission and City Council have determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

(Date)

Scott Kolwitz
Planning and Environmental Services
Manager

ATTACHMENT C

**DRAFT
PLANNING COMMISSION RESOLUTION**

**PZ 21-625-03
(GENERAL PLAN CONFORMITY DETERMINATION)**

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD DETERMINING THAT THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY PROPOSED DISPOSITION OF CERTAIN REAL PROPERTY LOCATED AT 544 META STREET AND 201 EAST SIXTH STREET (APNS 201-0-213-140 AND 201-0-213-130) IS IN CONFORMANCE WITH THE OXNARD 2030 GENERAL PLAN PURSUANT TO SECTION 65402 OF THE GOVERNMENT CODE. REQUESTED BY EMILIO RAMIREZ, HOUSING DIRECTOR, ON BEHALF OF THE CITY OF OXNARD, 435 SOUTH D STREET, OXNARD, CA 93030, ON BEHALF OF THE PROPERTY OWNER WHICH IS THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY.

WHEREAS, The Oxnard Community Development Commission Successor Agency is proposing to dispose of real property located at 544 Meta Street and 201 East Sixth Street (APNs 201-0-213-140 and 201-0-213-130) (the “**Properties**”); and

WHEREAS, The Oxnard Community Development Commission Successor Agency is the owner of record of these four properties; and

WHEREAS, The 2030 General Plan in a comprehensive, long term plan that guides land use and physical development of land within the City of Oxnard and provides policy direction regarding land uses that are intended to serve the community; and

WHEREAS, Whenever a public agency proposes to acquire, dispose, vacate or abandon any real property, California Government Code Section 65402 requires a report on conformity with the General Plan; and

WHEREAS, The subject properties are designated Downtown (DT) by the City’s 2030 General Plan and are zoned Downtown General (DT-G); and

WHEREAS, November 17, 2020, the Oxnard Community Development Commission Successor Agency approved an Exclusive Negotiating Agreement by and between Oxnard Community Development Commission Successor Agency and the Oxnard Housing Authority; and

WHEREAS, The Oxnard Housing Authority wishes to acquire and develop the Successor Agency owned properties for an affordable housing use to assist in increasing the City’s affordable housing stock; and

WHEREAS, The disposition of these properties, as documented in the staff report, would be consistent General Plan policies regarding the future development and use of the sites; and

WHEREAS, The disposition of the property and the ultimate use of the property is consistent with the land use designation on the subject site. Future use of the parcel will be required to comply with all City codes and regulations; and

WHEREAS, on August 19, 2021, the Planning Commission considered the proposed disposition of real property located at 544 Meta Street and 201 East Sixth Street in light of the Oxnard 2030 General Plan and the requirements of Government Code section 65402.

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

SECTION 1. The Planning Commission, in accordance with Section 21065 of the California Environmental Quality Act (CEQA), finds that its determination of whether the proposed District's disposition of the subject Properties is consistent with the Oxnard 2030 General Plan is not a "Project" for purposes of CEQA and State CEQA Guidelines since the determination does not result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5)).

SECTION 2. Based on the findings set forth herein, and on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission hereby determines that the proposed City's disposition of the subject Property is in conformity with the Oxnard 2030 General Plan.

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

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 19th day of August, 2021.

Daniel Chavez Jr., Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 19th day of August, 2021, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Scott Kolwitz, Secretary

ATTACHMENT D

PRESENTATION

Oxnard Successor Agency Meta and Sixth Street Property Disposition General Plan Conformity

Applicant: Emilio Ramirez, Housing Director, on behalf of the Oxnard Community Development Commission Successor Agency, Property Owner.

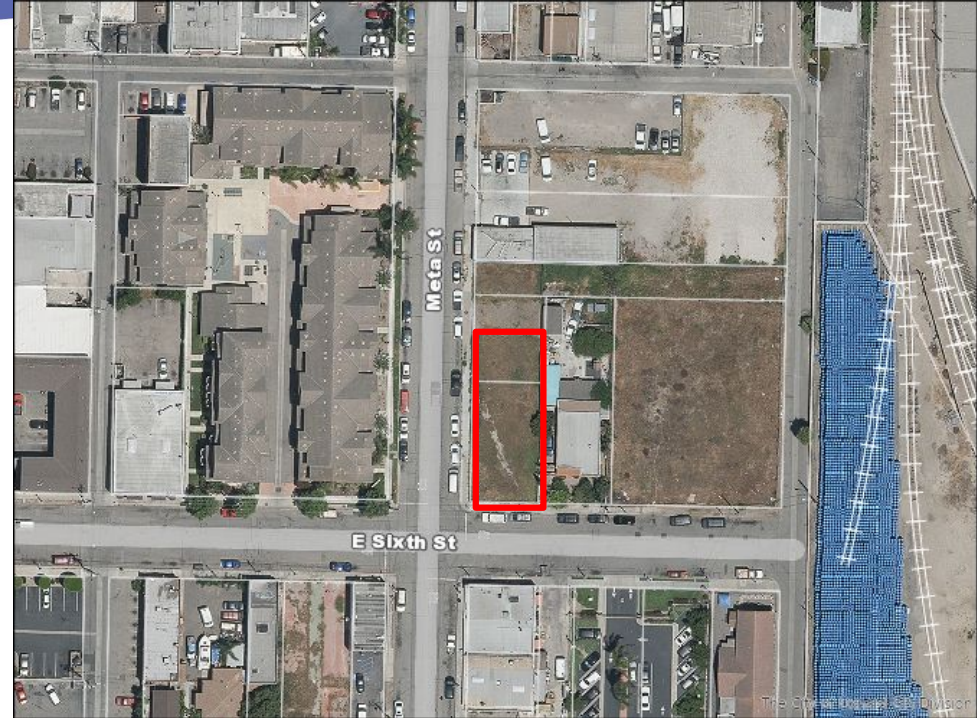
Joe Pearson II, Senior Planner
Scott Kolwitz, Planning Manager

Planning Commission
August 19, 2021



PROJECT DESCRIPTION

- 2030 General Plan
Conformity Determination
for Disposition of Real
Property located at 544 Meta
Street and 201 East Sixth
Street.
- The purpose of the
disposition is to support the
development of affordable
housing.
- Two parcels totaling 0.14
acres



PROJECT LOCATION

Subject Sites: 544 Meta Street and 201 East Sixth Street.

Located within Downtown area



EXISTING SITE

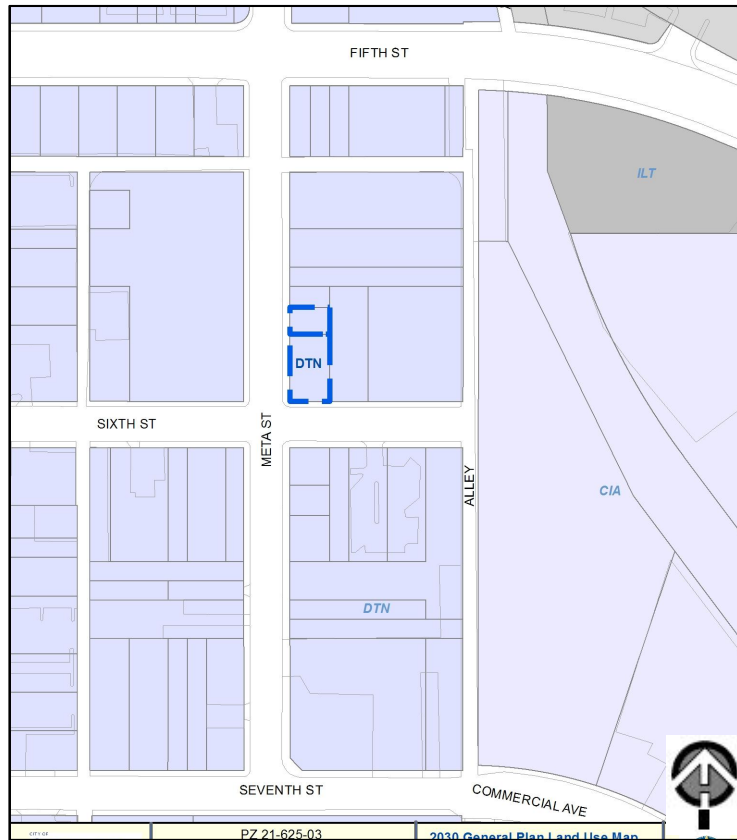
Subject Site: 544 Meta Street and 201 East Sixth Street

Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DT)	Downtown General (DT-G)	Vacant
North	Downtown (DT)	Downtown General (DT-G)	Vacant
South	Downtown (DT)	Downtown General (DT-G)	Bakery (La Central Bakery)
East	Downtown (DT)	Downtown General (DT-G)	Single Family Dwelling
West	Downtown (DT)	Downtown General (DT-G)	Multi-family

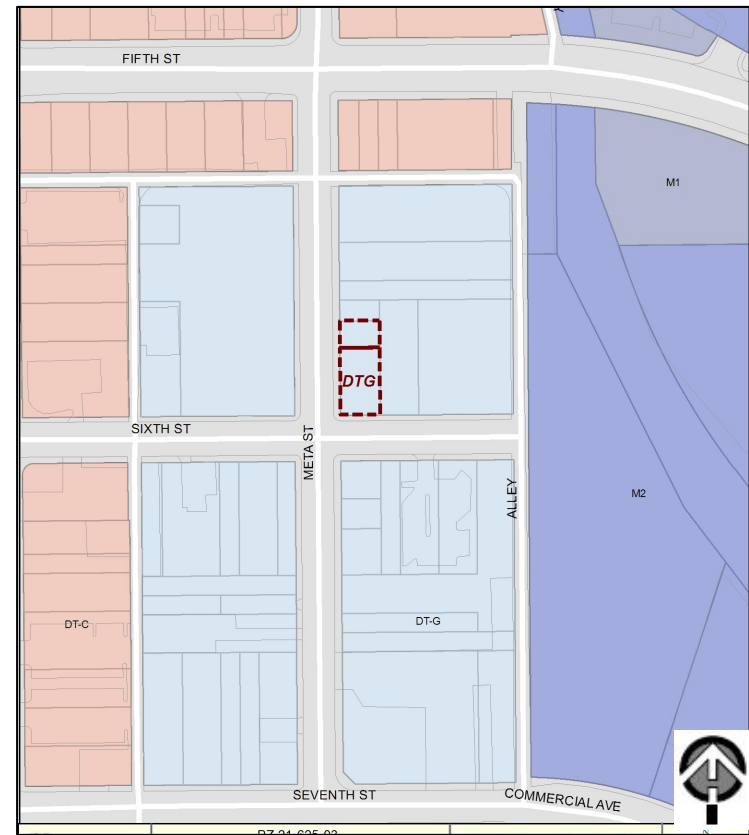
GENERAL PLAN & ZONING MAPS

General Plan Land Use Designation



Downtown (DT)

Zoning Designation



Downtown General (DT-G)

BACKGROUND

- On November 17, 2020, the Oxnard Community Development Commission Successor Agency approved an Exclusive Negotiating Agreement (ENA) by and between Oxnard Community Development Commission Successor Agency and the Oxnard Housing Authority.
- The Oxnard Housing Authority wishes to acquire and develop the Successor Agency owned properties for an affordable housing use to assist in increasing the City's affordable housing stock.
- As a requirement of any sale of the properties the project would be required to go through the City's entitlement process, including compliance with the California Environmental Quality Act.

PLANNING COMMISSION 65402 DETERMINATION

Government Code Section 65402, requires that real property acquisition or disposition, street vacation or abandonment, public building or structure construction be consistent with the General Plan and Local Coastal Land Use Plan as to location, purpose and extent.

The Planning Commission review and verification is documented through a resolution finding the disposition of this real property is in conformity with the 2030 General Plan.

GENERAL PLAN CONSISTENCY

- The City's 2030 General Plan land use designation for 544 Meta Street and 201 East Sixth Street is Downtown (DT) and the zoning designation is Downtown General (DT-G), which allows for the development of housing.
 - H-2.2 - Balanced Opportunities
 - H-2.3 - Adequate Infrastructure
 - CD-19.4 - Revitalization and Redevelopment
 - CD-8.1 - Limiting Development

ENVIRONMENTAL DETERMINATION

Environmental Determination

Pursuant to California Environmental Quality Act (CEQA) Guidelines, the proposed General Plan Conformity Determination does not constitute a “project” for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5)).

Any subsequent improvement to the property will be separately examined in accordance with CEQA.

STAFF RECOMMENDATION

That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2021-XX affirming that the Oxnard Community Development Commission Successor Agency disposition of real property located at APNs 201-0-213-140 and 201-0-213-130 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the disposition.



DISCUSSION



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Joe Pearson II, Senior Planner

DATE: August 19, 2021

SUBJECT: **Project Name: Oxnard Successor Agency Seventh Street Property Disposition General Plan Conformity;** Planning and Zoning Permit No. 21-625-04 (General Plan Conformity Determination) - 2030 General Plan Conformity Determination for Disposition of Downtown Successor Agency Owned Parcels; 141 East Seventh Street and 145 East Seventh Street; APNs 201-0-272-030 and 201-0-272-020.

- 1) **Recommendation:** That the Planning Commission (“**Commission**”):
 - a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
 - b) Adopt Resolution 2021-XX affirming that the Oxnard Community Development Commission Successor Agency disposition of real property located at APNs 201-0-272-030 and 201-0-272-020 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the disposition.
- 2) **Project Description:** The Oxnard Community Development Commission Successor Agency (“**Applicant**” or “**City**”) is considering the disposition of real property located at 141 East Seventh Street and 145 East Seventh Street (APNs 201-0-272-030 and 201-0-272-020) (collectively the “**Properties**”). The property to be disposed of consists of two parcels totaling 0.2 acres, as identified in the table below. The two parcels are located slightly to the east of the northwest corner of Meta Street and East 7th Street (APNs 201-0-272-030 and 201-0-272-020). The purpose of the disposition of the Properties is to support the development of affordable housing.

Successor Agency Properties

Address	141 E Seventh Street	145 E Seventh Street
APN	201-0-272- 030	201-0-272-020
Land	Vacant lot	Vacant lot

Use		
Lot Area	4,250 sq ft	4,250 sq ft
Acres	0.10	0.10
Zoning	DT-G	DT-G

For purposes of this Staff Report, the foregoing project description shall be referred to as the (“**Project**”). Requested by Emilio Ramirez, Housing Director, on behalf of the City of Oxnard, 435 South D Street, Oxnard, CA 93030, on behalf of the property owner which is the Oxnard Community Development Commission Successor Agency.

- 3) **Existing & Surrounding Land Uses:** The subject properties currently consist of two vacant parcels totaling 0.20 acres. The properties are all located in the City of Oxnard Downtown area slightly to the east of the northwest corner of Meta Street and East 7th Street. The following tables describes the General Plan Land Use Designations, Zoning Designations, and existing land uses of the the Properties and properties immediately adjacent to them, which are also illustrated in Attachment A:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DT)	Downtown General (DT-G) (AAHOP)	Vacant
North	Downtown (DT)	Downtown General (DT-G)	Multi-family
South	Downtown (DT)	Downtown General (DT-G)	Boy’s and Girl’s Club
East	Downtown (DT)	Downtown General (DT-G)	Mixed Use Building (Residential and Restaurant) and Single Family Dwelling
West	Downtown (DT)	Downtown General (DT-G)	Vacant

- 4) **Background Information:** On November 17, 2020, the Oxnard Community Development Commission Successor Agency approved an Exclusive Negotiating Agreement (ENA) by and between Oxnard Community Development Commission Successor Agency and the Oxnard Housing Authority. The Oxnard Housing Authority wishes to acquire and develop the Successor Agency owned properties for an affordable housing use to assist in increasing the City's affordable housing stock. The Successor Agency and the Oxnard Housing Authority are currently in negotiations to determine the details of the transaction. As a requirement of any sale of the properties the project would be required to go through the City's entitlement process, including compliance with the California Environmental Quality Act.
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As such, the proposed disposition of these properties would conform to the City's 2030 General Plan land use designation because any future development would be subject to the City's entitlement process, and must comply with all applicable zoning regulations, which implements many of the 2030 General Plan policies as identified in the table below.

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	existing or planned utilities, transportation, and service systems.	by existing services.
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7) Summary and Conclusion:

The disposition of the Properties to support the development of affordable housing in the Downtown area is consistent with the City 2030 General Plan. Therefore, after review of the proposed disposition of these properties, staff recommends that the Planning Commission adopt the attached Resolution memorializing the Planning Commission's determination that the proposed disposition conforms with the 2030 General Plan.

Attachments:

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- B. Notice of Exemption
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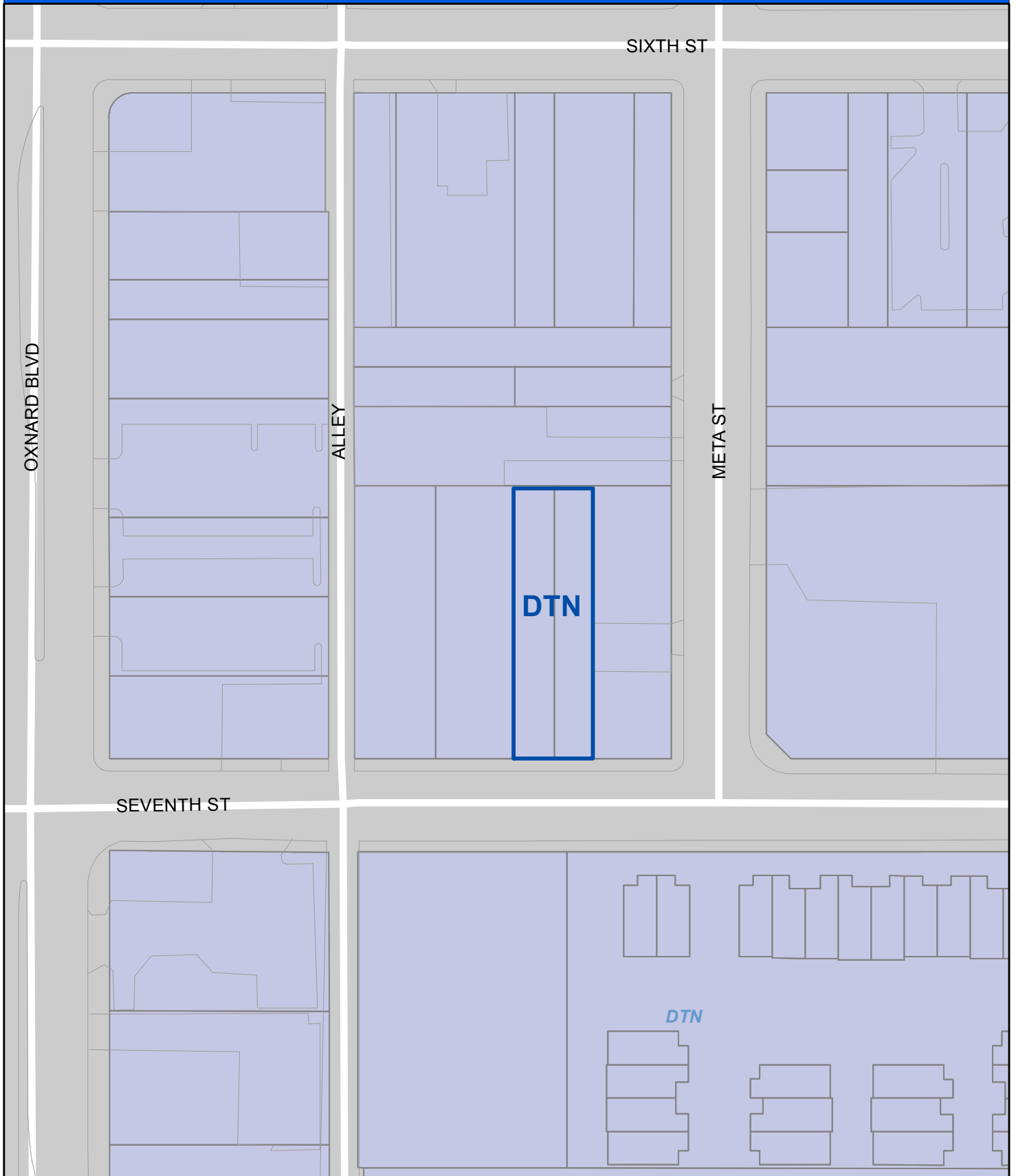
ATTACHMENT A

**MAPS
(VICINITY, GENERAL PLAN, ZONING, AERIAL MAP)**

Vicinity Map



2030 General Plan Land Use Map



Oxnard Planning

July 28, 2021

PZ 21-625-04
Location: 141, 145 E Seventh St
APN: 2010272030, 2010272020
GP Conformity Determination

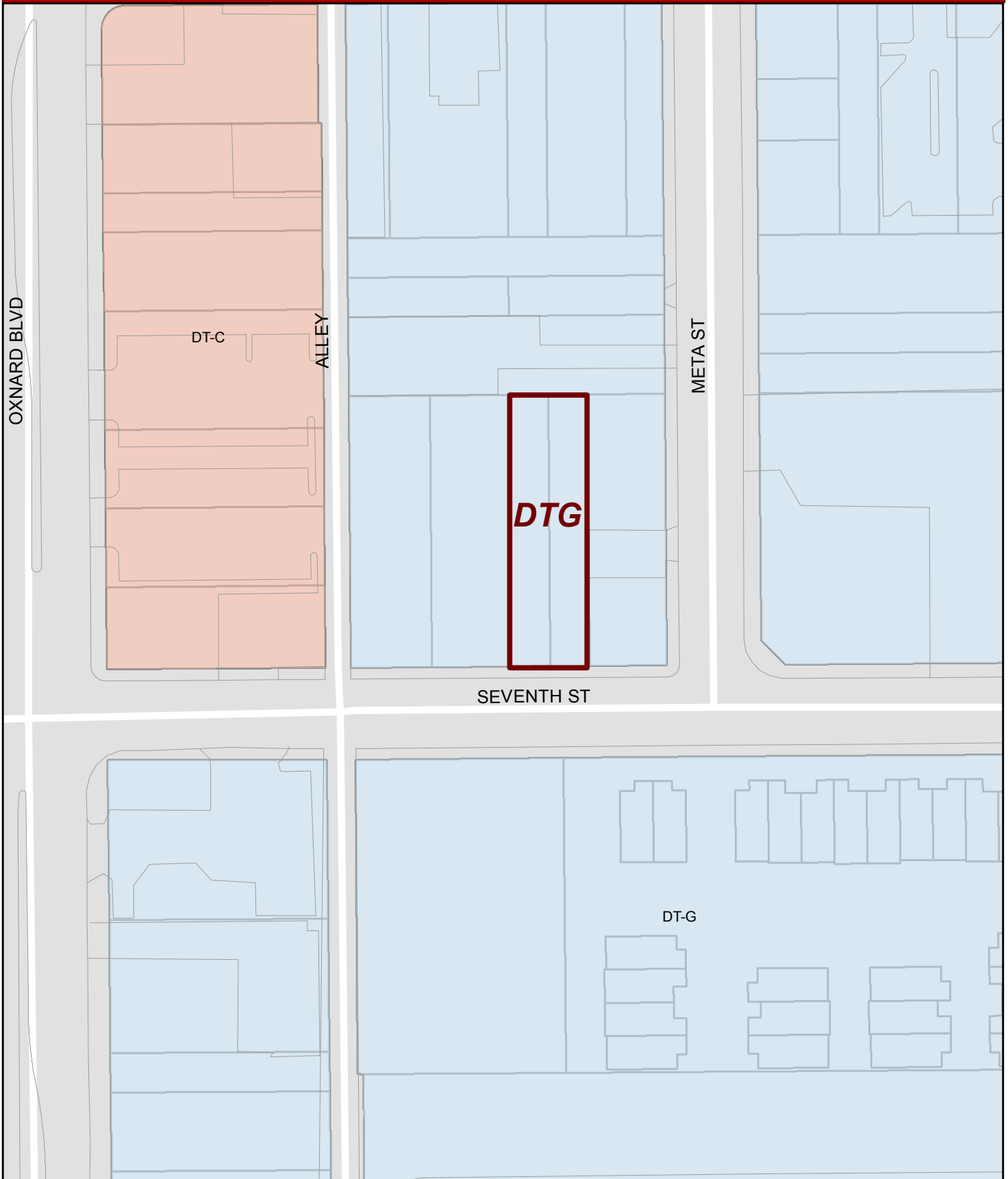
0 25 50 100 Feet

2030 General Plan Land Use Map



1:1,000

Zoning/Specific Plan Map



Oxnard Planning

July 28, 2021

PZ 21-625-04

Location: 141, 145 E Seventh St

APN: 2010272030, 2010272020

GP Conformity Determination

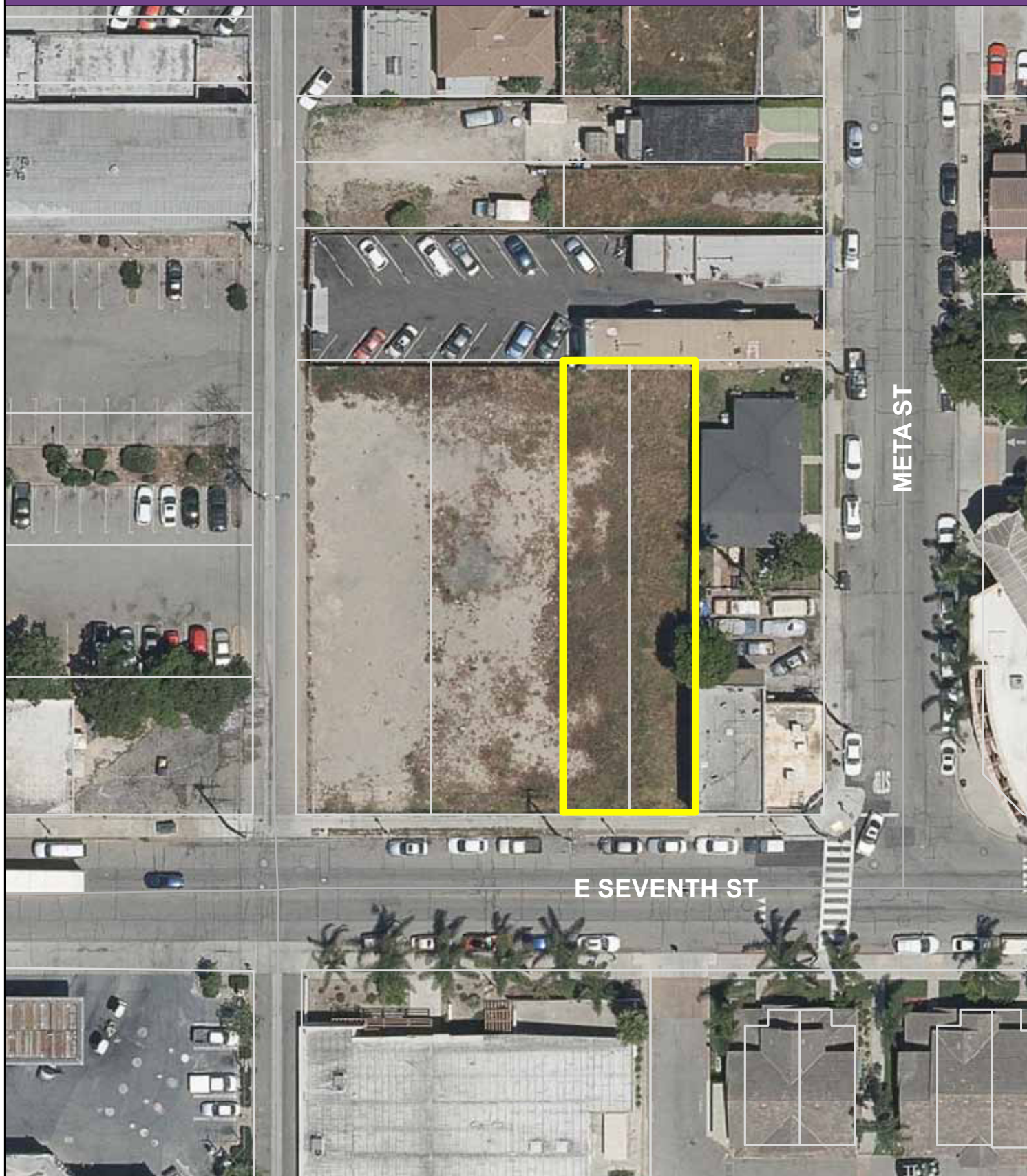
012.25 50 75 100 Feet

Zoning/Specific Plan Map



1:1,000

Aerial Map



ATTACHMENT B

NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

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

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- ☒ Statutory Exemption [15378(b)(5)]
- ☐ 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: Pursuant to California Environmental Quality Act (Public Resources Code Sections 21000 et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the “CEQA Guidelines”), the proposed General Plan Conformity Determination does not constitute a “project” for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5).). The proposed determination simply fulfills the City’s obligation under Government Code Section 65402 to find disposal of any real property in conformance with the General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA. Therefore, the Planning Commission and City Council have determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

(Date)

Scott Kolwitz
Planning and Environmental Services
Manager

ATTACHMENT C

**DRAFT
PLANNING COMMISSION RESOLUTION**

**PZ 21-625-04
(GENERAL PLAN CONFORMITY DETERMINATION)**

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD DETERMINING THAT THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY PROPOSED DISPOSITION OF CERTAIN REAL PROPERTY LOCATED AT 141 EAST SEVENTH STREET AND 145 EAST SEVENTH STREET (APNS 201-0-272-030 AND 201-0-272-020) IS IN CONFORMANCE WITH THE OXNARD 2030 GENERAL PLAN PURSUANT TO SECTION 65402 OF THE GOVERNMENT CODE. REQUESTED BY EMILIO RAMIREZ, HOUSING DIRECTOR, ON BEHALF OF THE CITY OF OXNARD, 435 SOUTH D STREET, OXNARD, CA 93030, ON BEHALF OF THE PROPERTY OWNER WHICH IS THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY.

WHEREAS, The Oxnard Community Development Commission Successor Agency is proposing to dispose of real property located at 141 East Seventh Street and 145 East Seventh Street (APNs 201-0-272-030 and 201-0-272-020) (the “**Properties**”); and

WHEREAS, The Oxnard Community Development Commission Successor Agency is the owner of record of these two properties; and

WHEREAS, The 2030 General Plan in a comprehensive, long term plan that guides land use and physical development of land within the City of Oxnard and provides policy direction regarding land uses that are intended to serve the community; and

WHEREAS, Whenever a public agency proposes to acquire, dispose, vacate or abandon any real property, California Government Code Section 65402 requires a report on conformity with the General Plan; and

WHEREAS, The subject properties are designated Downtown (DT) by the City’s 2030 General Plan and are zoned Downtown General (DT-G); and

WHEREAS, November 17, 2020, the Oxnard Community Development Commission Successor Agency approved an Exclusive Negotiating Agreement by and between Oxnard Community Development Commission Successor Agency and the Oxnard Housing Authority; and

WHEREAS, The Oxnard Housing Authority wishes to acquire and develop the Successor Agency owned properties for an affordable housing use to assist in increasing the City’s affordable housing stock; and

WHEREAS, The disposition of these properties, as documented in the staff report, would be consistent General Plan policies regarding the future development and use of the sites; and

WHEREAS, The disposition of the property and the ultimate use of the property is consistent with the land use designation on the subject site. Future use of the parcel will be required to comply with all City codes and regulations; and

WHEREAS, on August 19, 2021, the Planning Commission considered the proposed disposition of real property located at 141 East Seventh Street and 145 East Seventh Street in light of the Oxnard 2030 General Plan and the requirements of Government Code section 65402.

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

SECTION 1. The Planning Commission, in accordance with Section 21065 of the California Environmental Quality Act (CEQA), finds that its determination of whether the proposed District's disposition of the subject Properties is consistent with the Oxnard 2030 General Plan is not a "Project" for purposes of CEQA and State CEQA Guidelines since the determination does not result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5).

SECTION 2. Based on the findings set forth herein, and on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission hereby determines that the proposed City's disposition of the subject Property is in conformity with the Oxnard 2030 General Plan.

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

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 19th day of August, 2021.

Daniel Chavez Jr., Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 19th day of August, 2021, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Scott Kolwitz, Secretary

ATTACHMENT D

PRESENTATION

Oxnard Successor Agency Seventh Street Property Disposition General Plan Conformity

Applicant: Emilio Ramirez, Housing Director, on behalf of the Oxnard Community Development Commission Successor Agency, Property Owner.

Joe Pearson II, Senior Planner
Scott Kolwitz, Planning Manager

Planning Commission
August 19, 2021



PROJECT DESCRIPTION

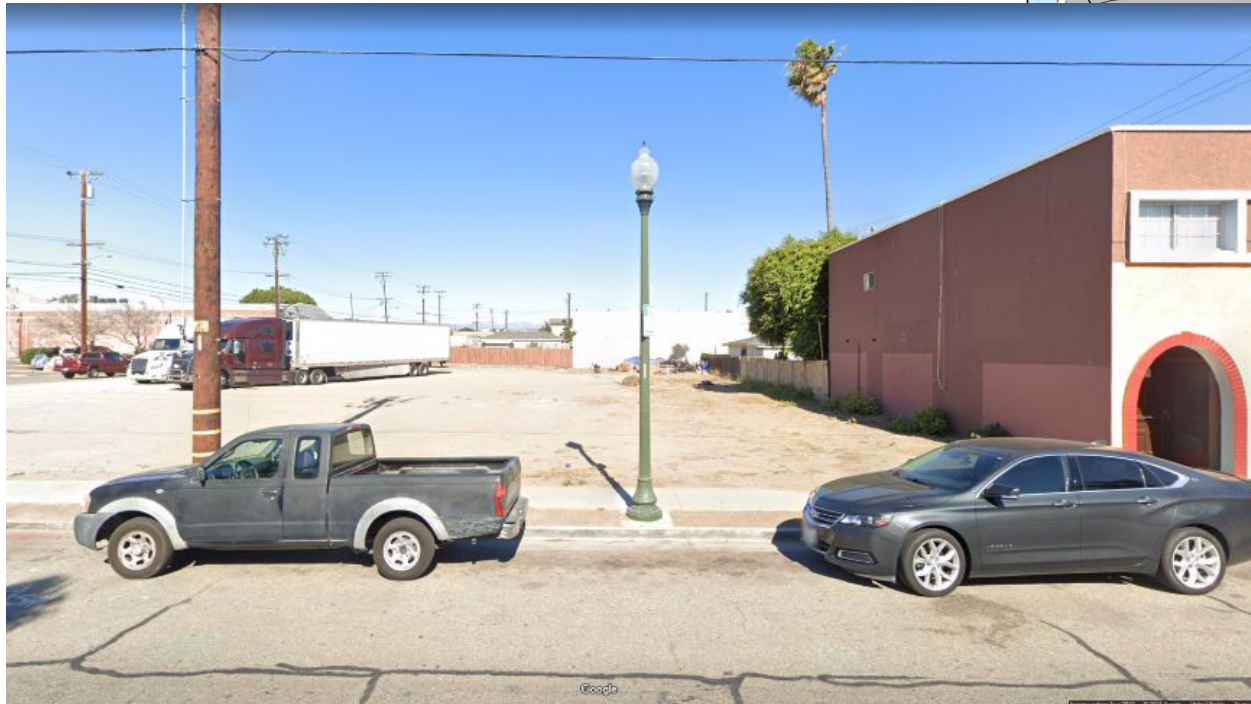
- 2030 General Plan
Conformity Determination
for Disposition of Real
Property located at 141 East
Seventh Street and 145 East
Seventh Street.
- The purpose of the
disposition is to support the
development of affordable
housing.
- Two parcels totaling 0.20
acres



PROJECT LOCATION

**Subject Sites: 141 East Seventh Street
and 145 East Seventh Street.**

Located within Downtown area



EXISTING SITE

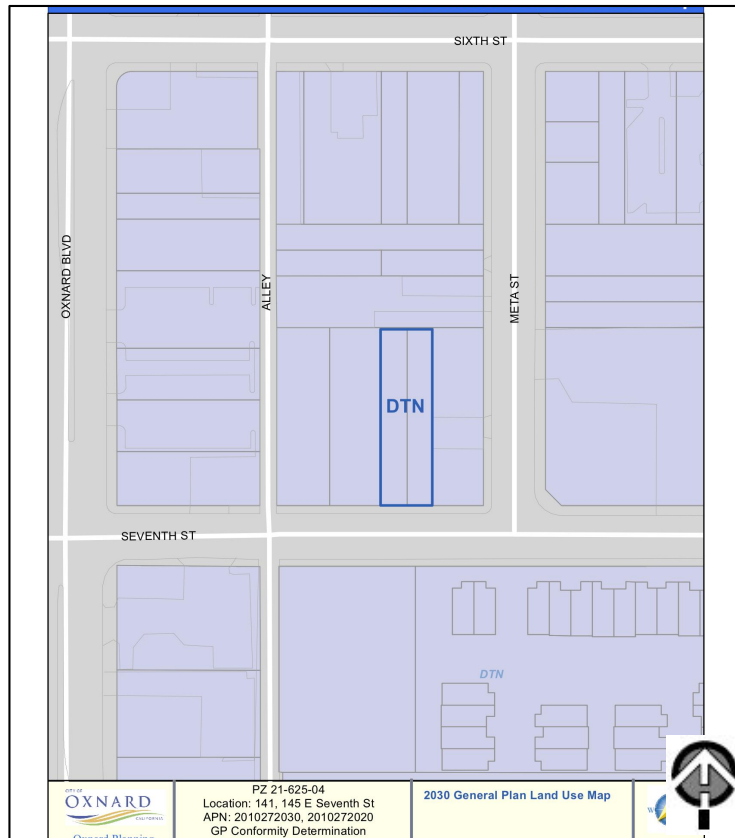
Subject Site: 141 East Seventh Street and 145 East Seventh Street

Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DT)	Downtown General (DT-G) (AAHOP)	Vacant
North	Downtown (DT)	Downtown General (DT-G)	Multi-family
South	Downtown (DT)	Downtown General (DT-G)	Boy's and Girl's Club
East	Downtown (DT)	Downtown General (DT-G)	Mixed Use Building (Residential and Restaurant) and Single Family Dwelling
West	Downtown (DT)	Downtown General (DT-G)	Vacant

GENERAL PLAN & ZONING MAPS

General Plan Land Use Designation



Downtown (DT)

Zoning Designation



Downtown General (DT-G)

BACKGROUND

- On November 17, 2020, the Oxnard Community Development Commission Successor Agency approved an Exclusive Negotiating Agreement (ENA) by and between Oxnard Community Development Commission Successor Agency and the Oxnard Housing Authority.
- The Oxnard Housing Authority wishes to acquire and develop the Successor Agency owned properties for an affordable housing use to assist in increasing the City's affordable housing stock.
- As a requirement of any sale of the properties the project would be required to go through the City's entitlement process, including compliance with the California Environmental Quality Act.

PLANNING COMMISSION 65402 DETERMINATION

Government Code Section 65402, requires that real property acquisition or disposition, street vacation or abandonment, public building or structure construction be consistent with the General Plan and Local Coastal Land Use Plan as to location, purpose and extent.

The Planning Commission review and verification is documented through a resolution finding the disposition of this real property is in conformity with the 2030 General Plan.

GENERAL PLAN CONSISTENCY

- The City's 2030 General Plan land use designation for 141 East Seventh Street and 145 East Seventh Street is Downtown (DT) and the zoning designation is Downtown General (DT-G), which allows for the development of housing.
 - H-2.2 - Balanced Opportunities
 - H-2.3 - Adequate Infrastructure
 - CD-19.4 - Revitalization and Redevelopment
 - CD-8.1 - Limiting Development

ENVIRONMENTAL DETERMINATION

Environmental Determination

Pursuant to California Environmental Quality Act (CEQA) Guidelines, the proposed General Plan Conformity Determination does not constitute a “project” for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5)).

Any subsequent improvement to the property will be separately examined in accordance with CEQA.

STAFF RECOMMENDATION

That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2021-XX affirming that the Oxnard Community Development Commission Successor Agency disposition of real property located at APNs 201-0-272-030 and 201-0-272-020 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the disposition.



DISCUSSION

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Randy Baez, Associate Planner

DATE: August 19, 2021

SUBJECT: **Project Name: Oxnard Wastewater Treatment Facility Improvements;** Planning and Zoning Permit No. 20-400-02 (Coastal Development Permit) to remove, replace, and/or upgrade vital structures, equipment and site improvements associated with the existing City of Oxnard Wastewater Treatment Facility on a 9.28-acre site located at 5751 through 6001 Perkins Road (APNs: 231-0-091-085, 231-0-091-095, 231-0-091-105, and 231-0-091-195)

1) Recommendation: That the Planning Commission (“**Commission**”):

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15302 (Class 2, Replacement or Reconstruction); and
- b) Adopt Resolution 2021-XX approving Planning and Zoning Permit No. 20-400-02 (Coastal Development Permit), subject to certain findings and conditions.

2) Project Description and Applicant: A request to remove, replace and/ or upgrade vital equipment and structures at the existing City of Oxnard Wastewater Treatment Plant.

The Project can generally be broken down into 4 phases:

- Project A: Replacement of an existing approximately 1,700 square-foot maintenance storage building with a 9,096 square foot maintenance storage building, upgrade existing site fencing and security features.
- Project B: Electrical system improvements, including removal and replacement of an existing approximately 6,700 square-foot electrical building with a new approximately 2,600 square-foot electrical building, electrical equipment to be installed outside of the building, and replacement of two existing emergency generators with one generator.
- Project C: Minor upgrades to the “north area electrical building”, co-generator building, digester buildings, and effluent pump station. Replace the Supervisory Control And Data Acquisition (SCADA) system of software and hardware to control and monitor processes throughout the Wastewater Treatment Plant.
- Project D: Digester improvements and site piping improvements, plus Headworks building improvements including minor groundwork such as removal of concrete paving, as well as upgrades to the existing odor control scrubber system.

Additionally, other associated site improvements to maintain, replace and / or enhance

landscaping, hardscaping and lighting are anticipated on the project site.

The Project is located at 5751 through 6001 Perkins Road and is located within the Industry Priority to Coastal Dependent land use designation and Coastal Development Industry (CDI) zone (Attachment A). For the purposes of this Staff Report, the foregoing project description shall be referred to as the **“Project.”** Filed by Timothy Beaman, City of Oxnard Public Works, 305 West Third Street, Oxnard, California 93030 (the **“Applicant”**).

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

3) Existing & Surrounding Land Uses: The project site is currently developed with a wastewater treatment plant for the City of Oxnard and associated utility equipment and structures. The project area contains a number of structures that cover approximately 404,268 square feet on a 9.28-acre site.

The following table summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated on Attachment A.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industry Priority to Coastal Dependent (ICD)	Coastal Development Industry (CDI)	Wastewater Treatment Facility
North	Industry Priority to Coastal Dependent (ICD)	Coastal Development Industry (CDI)	Multi-tenant Industrial building
South	Resource Protection (RP)	Coastal Visitor - Serving Commercial (CVC)	Vacant / undeveloped property
East	Industry Priority to Coastal Dependent (ICD)	Coastal Development Industry (CDI)	Recycling Facility
West	Easement (ESM)	Easement/ Right of Way (ESM-RW)	Easement (Ventura County Flood Control District)
	Industry Priority to Coastal Dependent (ICD)		
	City of Port Hueneme (further to the West)	City of Port Hueneme	Residential development

4) Background Information:

- The project site was developed with the existing City Wastewater Treatment Facility in approximately 1958. The City Wastewater Treatment Facility opened in 1959. There are dozens of building permits dating beyond 1975 for the City Wastewater Treatment Plant and its ancillary structures.
- On October 1st, 1987, the Planning Commission approved Coastal Development Permit (CDP) No. 87-2 identifying the Wastewater Treatment Plant as a conditionally permitted use and to permit an expansion of the Wastewater Treatment Plant.

5) Environmental Determination: In accordance with Section 15302 (Class 2, Replacement or Reconstruction) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving “replacement or reconstruction of existing facilities” including the “existing utility systems and/or facilities involving negligible or no expansion of capacity” may be found to be exempt from the requirements of CEQA. This proposed Project meets the requirements of a Class 2 Categorical Exemption because it consists of the replacement or reconstruction of existing and outdated structures and equipment for the City of Oxnard’s Wastewater Treatment Facility. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission direct the Planning & Environmental Services Manager to file the Notice of Exemption (Attachment C) with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the project.

6) Analysis:

a) General Discussion: The proposed project includes the removal and/or replacement of existing equipment and structures currently used by the City of Oxnard’s wastewater treatment facility. The wastewater treatment facility is undergoing necessary changes to upgrade old and outdated equipment and buildings.

Project A includes changes to the existing maintenance storage structure, as well as security improvements. The existing approximately 1,700 square-foot storage building will be demolished, as well as portions of the perimeter fence, pavement, and some vegetation. As part of this phase, a new 9,096 square foot maintenance storage building will be constructed to replace the existing storage building. All ancillary site and utility work for this proposed structure are included with this Project. New perimeter fencing and decorative fencing is also proposed throughout the site. This new fencing is required in order to replace the deteriorating and rusting fence found throughout much of the perimeter of the site. Additional security improvements are also proposed, including additional site lighting and security cameras throughout the site. Site lighting is limited to new LED fixtures on existing poles.

The subject maintenance storage building is currently located on the southwestern portion of the wastewater treatment site. The new building will be located in the same area and will maintain a minimum setback of 10 feet from the nearest property line. The new maintenance building will also be approximately 23 feet in height. Due to the age and material of the building, it must be replaced to be better suited against the extreme humidity due to the proximity of the coastline and seawater. For that reason, the maintenance building will be pre-engineered aluminum, including an aluminum standing seam roof. The maintenance building will house storage racks, emergency generators, and other electrical equipment.

A portion of the proposed perimeter fence will be located at the Headworks location (addressed at 5751 Perkins Road) and will consist of a 12-foot high chain-link fence with a vinyl mesh to match the existing fence. In addition, the perimeter fence at the main facility (addressed at 6001 Perkins Road) will consist of an 8-foot high decorative fence. Additionally, 15 new security cameras will be installed throughout the Project site, most of which will be mounted on new exterior poles.

Project B includes Electrical system improvements, including removal and replacement of an existing approximately 6,700 square-foot electrical building with a new 2,600 square-foot electrical building. This new electrical building will be located within the same footprint of the previous structure, but will allow for additional electrical equipment to be installed outside of the building on the existing foundation. The new 20-foot tall building will largely consist of CMU block with an integral color and a clear water repellent on its walls. Split-faced CMU blocks will also be used as occasional accents. Two existing emergency diesel generators will also be demolished and will be replaced by one emergency generator in the same location.

Project C includes minor upgrades to the “north area electrical building”, co-generator building, digester buildings, and effluent pump station. The north area electrical building will have upgraded electrical equipment throughout the interior of the structure. The co-generator building upgrades include a number of temporary generators plus upgraded circuit breakers to keep up with demand. Next, the digester buildings will provide temporary panelboards and starters. Lastly, the pump station will provide feeder cables to temporary starters near scum collectors throughout the project site. New fiber optics will also be installed throughout the project site. Collectively, these updates will replace the SCADA system of software and hardware elements to enhance the human-machine interface of the Wastewater Treatment Plant.

Project D includes digester improvements and improvements to the portion of the Wastewater Treatment Facility known as the “Headworks” building, addressed at 5751 Perkins Road. Improvements include minor groundwork such as removal of concrete paving, as well as upgrades to the existing odor control scrubber system. One light pole will also be relocated.

b) General Plan and Local Coastal Program (LCP) Consistency: The project site has a 2030 General Plan land use designation of Industry Priority to Coastal Dependent (ICD) which allows large electrical generating and transmission facilities. The proposed use of the site is the continued use of the Wastewater Treatment Facility; therefore, the project is consistent with the City's 2030 General Plan and complies with all applicable Coastal Land Use Plan Policies (see below consistency tables).

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
ER-2.4	I	Design Review Process Use the environmental and design review process to protect designated sensitive habitat, and promote open space.	Project includes renovation and upgrades to vital utility equipment to ensure that the site continues to operate safely. Project includes minimal net size increases in structures and maintains the same operation.
CD-1.6 CD-8.2 ICS-1.1	I	Public Facilities Enhance resident quality of life by providing adequate space for schools, libraries, parks and recreation areas, as well as space for the expansion of public facilities to support the community's vision. Services Continue to ensure that public services and facilities are in place at the time of need or prior to the time new development occurs in order to avoid overloading existing urban service systems. Maintain Existing Service Levels Maintain the high priority of providing services to residents and	Project includes replacement or reconstruction of existing and outdated structures and equipment for the City of Oxnard's wastewater treatment facility.

		visitors, and prevent deterioration of existing service levels.	
ICS-12.2	I	Monitoring Plant Performance Continue to monitor the performance of the City wastewater treatment plant to determine when additional capacity will be required and plan for needed treatment capacity.	The Wastewater Treatment Facility Improvements are being implemented to enhance performance and monitoring.
ICS-12.3		Wastewater Discharge Monitoring Monitor and ensure that discharges comply with approved permits.	
ICS-12.-4		Wastewater Discharge Treat all wastewater in compliance with approved discharge permits.	
CD-9.2 CD-16.5	II	Revitalization and Redevelopment Industrial and Commercial Development Standards	The project is subject to conditions of approval that meet these Level II policies.
All others	III	All policies not listed above	No or distant applicability to the proposed project.

In addition to being subject to the 2030 General Plan, the proposed development is subject to the Coastal Act and Local Coastal Plan. The applicable policies have been compared with the proposed project as follows:

Coastal Act Policies (CA) and Local Coastal Plan (LCP) Policies

POLICY NO.	POLICY	EXPLANATION
CAP 30240a	Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.	Project is designed to renovate and replace aging equipment and structures within the existing Wastewater Treatment facility. The Project is not anticipated to disrupt or degrade adjacent properties with a Resource Projection land use designation.
CAP 30240b	Development in areas adjacent to environmentally sensitive habitat	

	areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.	
CAP 30250	New development shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it.	Proposed equipment and storage will be located in the same location of an existing Wastewater Treatment Facility.
LCP 6(d)	New development adjacent to wetlands or resource protection areas shall be sited and designed to mitigate any adverse impacts to the wetlands or resource...When a development is proposed within an environmentally sensitive habitat or a resource procession area, or within 100 feet of such areas, a biological report shall be prepared within includes applicable topographic, vegetative and soils information. The information shall include physical and biological features existing in the habitat areas. The report shall be prepared by a qualified biologist, and shall recommend mitigation measures to protect any impacted resources. All recommendations shall be made in cooperation with the State Department of Fish and Game. When applicable restoration of damaged habitats shall be a condition of approval.	
CAP 30251	Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas to minimize the alteration of natural landforms, and to be visually compatible with the character of the surrounding areas.	Project includes removal and replacement of equipment and structures with similar structures that will not significantly impact any visual resources in the area.

LCP 37	All new development in the coastal zone shall be designed to minimize impacts on the visual resources in the area.	
LCP 52	Industrial and energy-related development shall not be located in coastal resource areas, including sensitive habitats, recreational areas and archaeological sites. All development adjacent to these resource areas or agricultural areas shall be designed to mitigate any adverse impacts. All new industrial development shall be designed and screened to minimize aesthetic impacts. Screening shall be primarily vegetative.	Project development includes renovations and upgrades to an existing public utility site (Wastewater Treatment). All proposed structures will minimize aesthetic impacts by matching nearby structures.
LCP 54	All new industrial and energy-related development shall be located and designed to minimize adverse effects upon public access to the beach. Where appropriate, an access dedication shall be a condition of approval.	Project activities will occur within the existing Wastewater Treatment Facility and will not create new adverse impacts to public access to the beach.

The proposed Project complies with the above CAP and LCP policies and, as shown below, the Project is fully consistent with the development standards of the Coastal Energy Facilities (EC) zone which implements the above LCP policies.

- c) Conformance with Zoning Development Standards:** The proposed removal, replacement, and/or upgrade of vital structures and equipment of an existing Wastewater Treatment Facility is subject to the policies of the Coastal Development Industry (CDI) zone where the Wastewater Treatment Plant is conditionally permitted. Additionally, pursuant to Section 17-57(B)(5) (Coastal Permit Procedures) of the Coastal Zoning Code, the proposed project is appealable to the California Coastal Commission, and is thus subject to the Planning Commission's approval of a Coastal Development Permit. The proposed development has been reviewed for consistency with the development standards of the Coastal Zoning Code as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. building height 17-19(D)(1)	55 feet max.	23 feet (new maintenance building) 20 feet (new electrical building)	YES
Front Yard Setback 17-19(D)(5)	10 feet (minor streets) 20 feet (thoroughfares)	Greater than 20 feet	YES
Rear Yard Setback 17-19(D)(6)	0 feet	10+ feet (new maintenance and electrical building)	YES
Side Yard Setback 17-13(D)(7)	0 feet	10+ feet (new maintenance and electrical building)	YES

As conditioned, the Project is consistent with the Coastal Act policies and Local Coastal Plan policies that are applicable to development located within the Coastal Energy Facilities zone.

- d) Site Design:** The project site is generally broken down into two (2) properties and both are located near the southern edge of the City, on the west side of Perkins Road. The main Wastewater Treatment Facility is located at 6001 Perkins Road and the Headworks Facility is located just north of that site, at 5751 Perkins Road. The main property consists of a variety of structures, including office buildings for Public Works Administration, maintenance buildings, operation buildings, electrical buildings, chemical buildings, digesters, solids processing buildings, primary sedimentation tanks, generator buildings, pump stations, aeration tanks, flow equalization basins, etc. Although some new structures are proposed through this Project, the structures will be located in the same location as those they will replace. Perimeter landscaping along Perkins Road will also be upgraded and/or replaced as part of the Project.
- f) Circulation and Parking:** Vehicular access to the main site is provided via five (5) separate paved driveways from Perkins Road. The paved driveways are currently used to access the site for employees and Public Works vehicles. It is important to have more than one point of access in case of an emergency. Approved CDP No. 87-2 identified the Wastewater Treatment Plant does not require onsite parking to be provided, although there are approximately 81 parking spaces on-site.
- 7) Community Workshop and Public Input:** Since the Project site is not located within a General Plan designated neighborhood, the project was not required to be presented to the community during a Community Workshop.

Consistent with public noticing requirements, the Planning Commission Hearing was advertised in the newspaper, with an on-site posting and by mail to property owners within 300 feet of the project site, and residents within 100 feet of the project site. To date, Planning Staff has not received any comments or inquiry from the public regarding the proposed project.

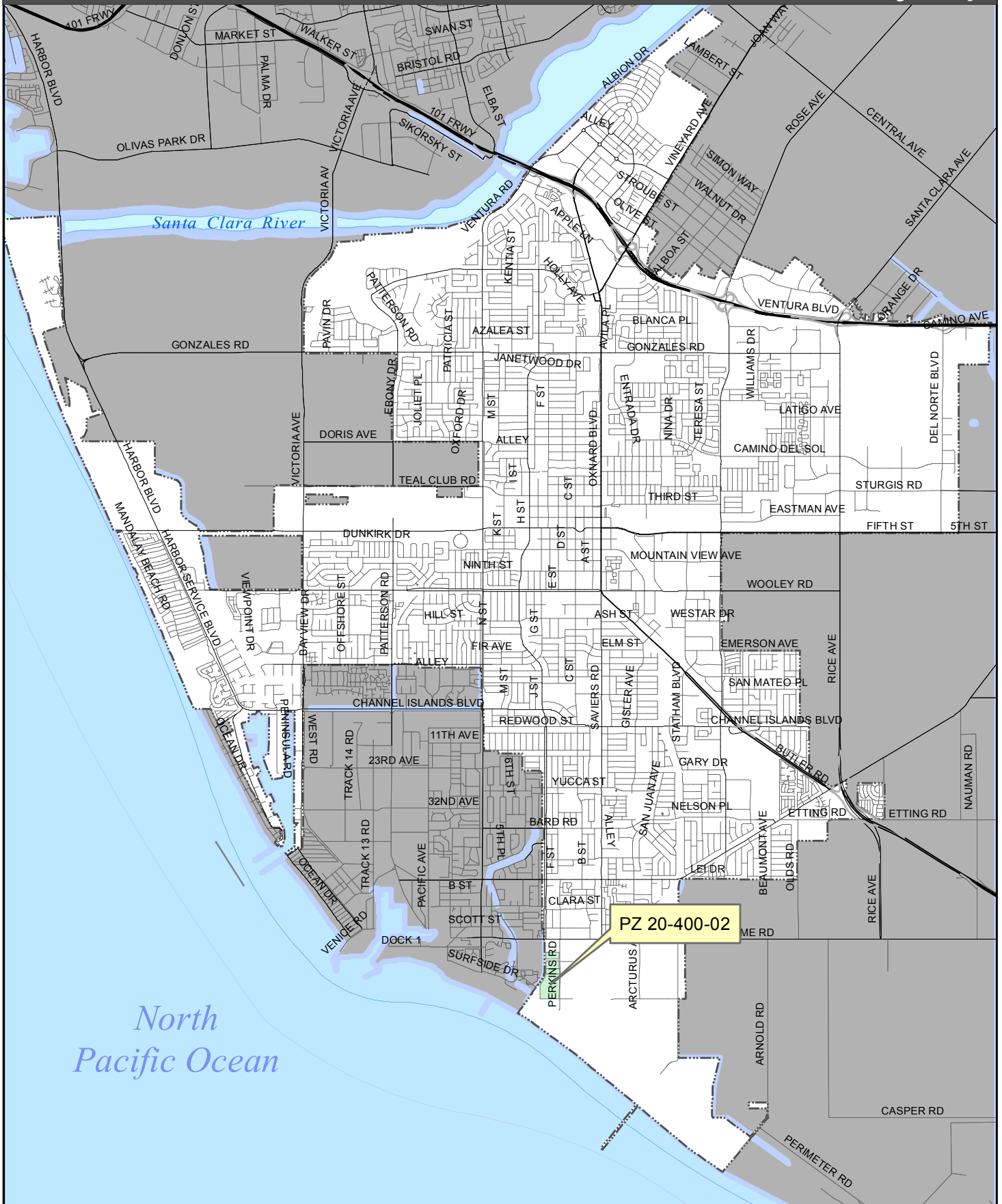
8) Appeal Procedure: In accordance with Section 17-58(J) of the City Code, the Planning Commission's action may be appealed to the City Council within 10 working days after the decision is made. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 10 working days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final and a Notice of Final Action shall be filed on the 11th working day with the Coastal Commission.

Attachments:

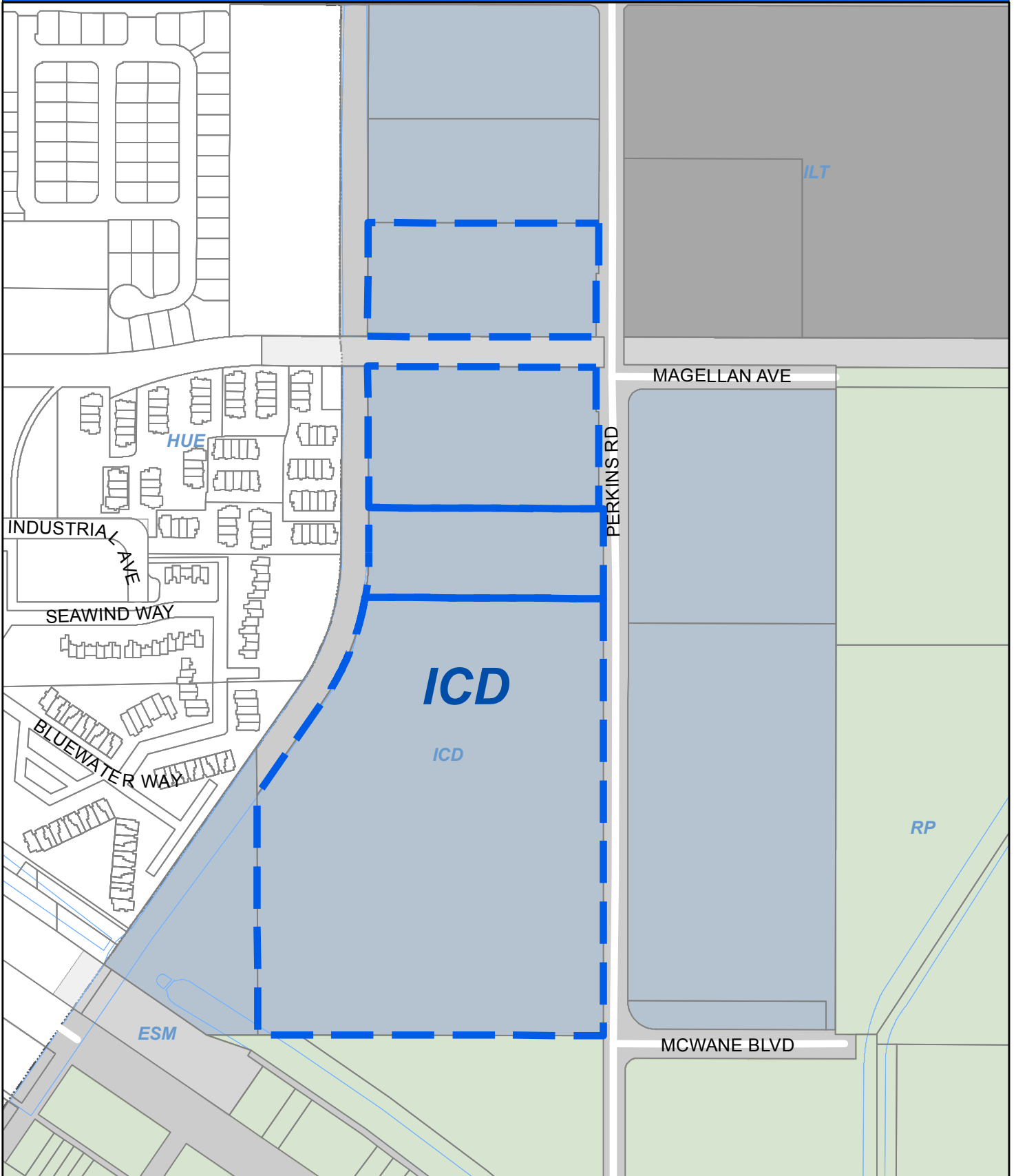
- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Development Project Plans
- C. Notice of Exemption
- D. Resolution (Coastal Development Permit)
- E. Staff Presentation

A. Maps (Vicinity, General Plan, Zoning, Aerial)

Vicinity Map



2030 General Plan Land Use Map



Oxnard Planning

July 15, 2021

PZ 20-400-02

Location: 6001 Perkins Rd

APN: 231109119, 2310091085,
2310091095, 2310091105

Oxnard Wastewater Treatment Plant Upgrade

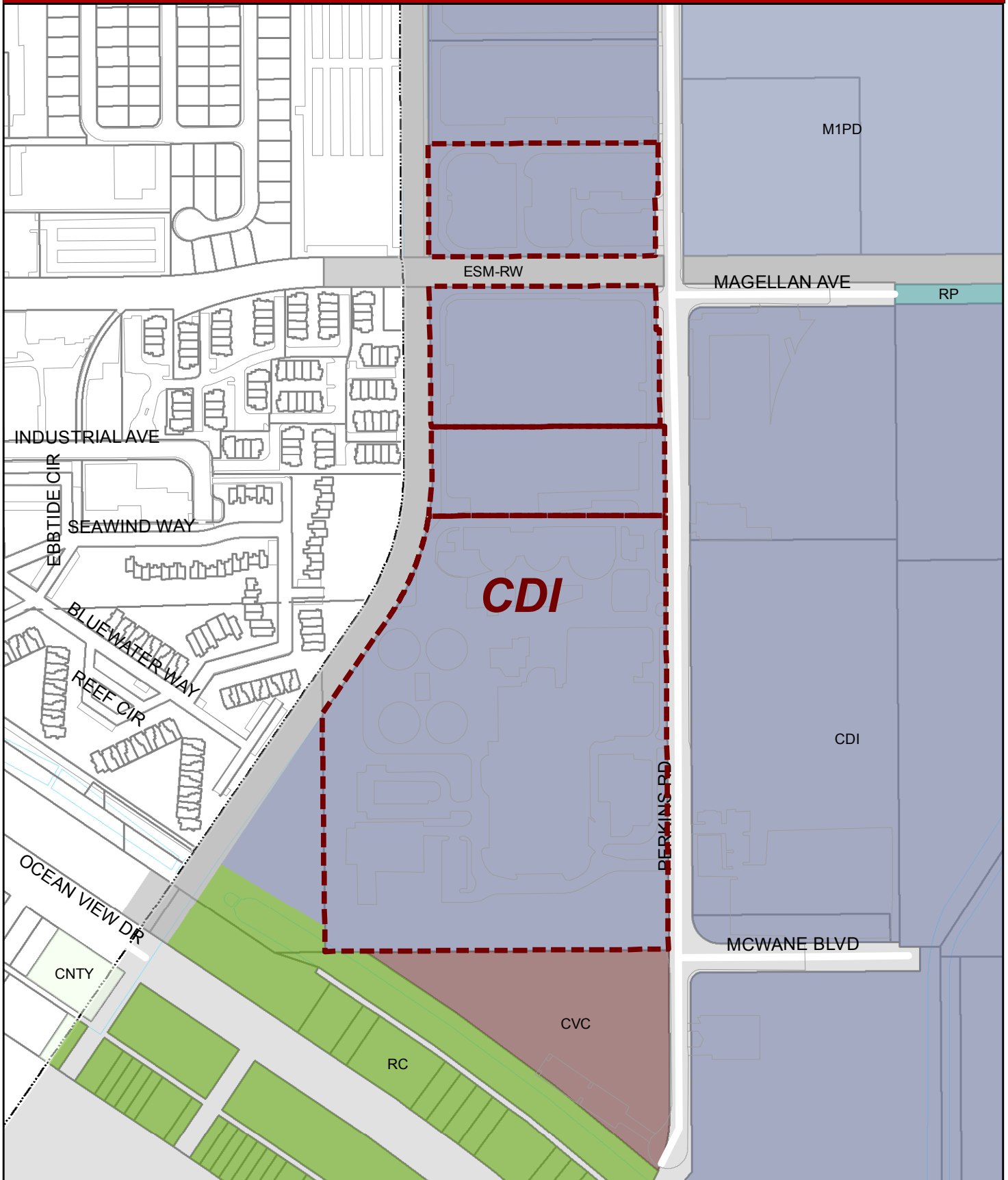
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2030 General Plan Land Use Map



1:4,000

Zoning/Specific Plan Map



Oxnard Planning

July 15, 2021

PZ 20-400-02

Location: 6001 Perkins Rd

APN: 231109119, 2310091085,

2310091095, 2310091105

Oxnard Wastewater Treatment Plant Upgrade

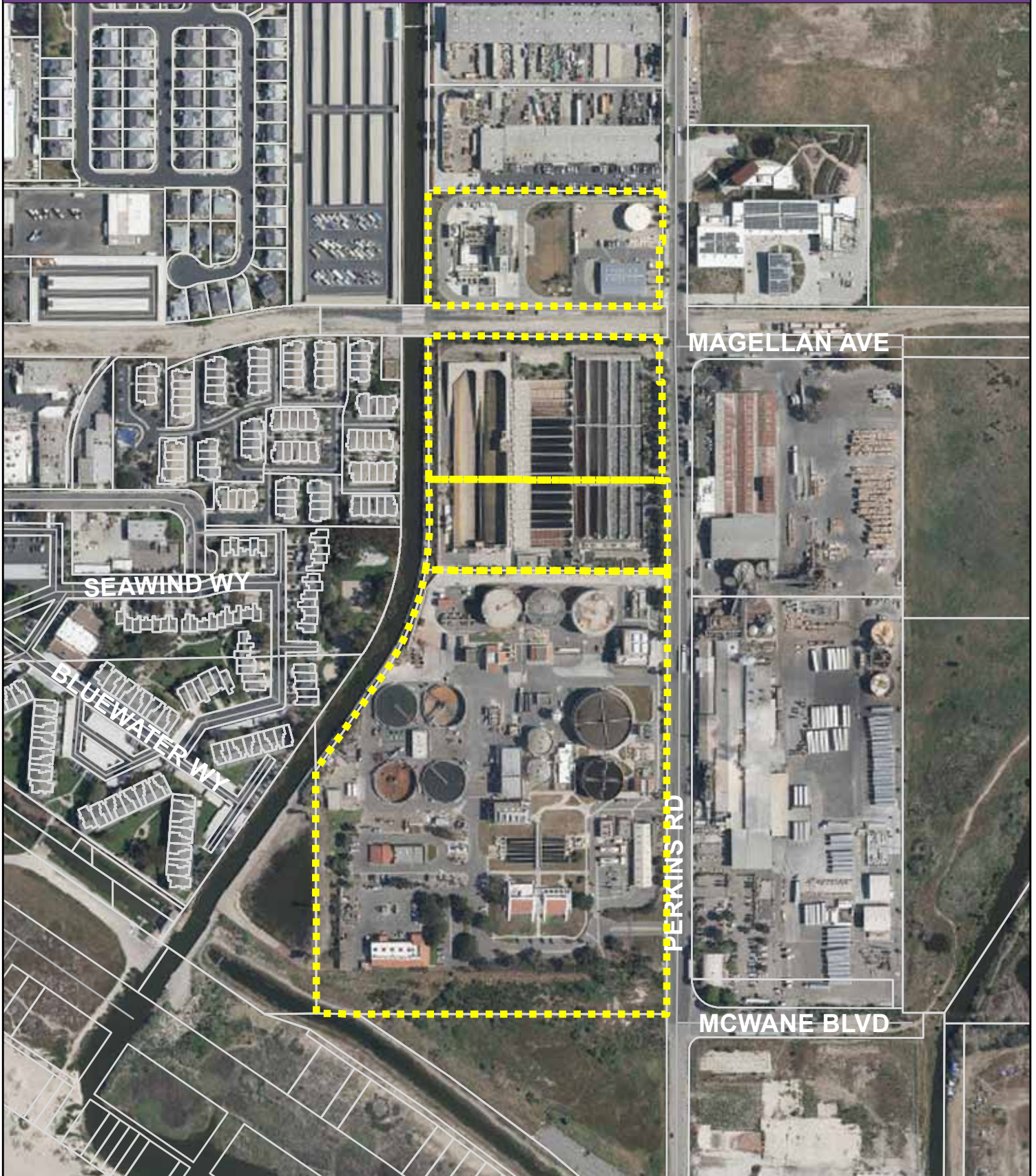
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0 50 100 200 300 400

Zoning/Specific Plan Map



1:4,000



B. Development Project Plans



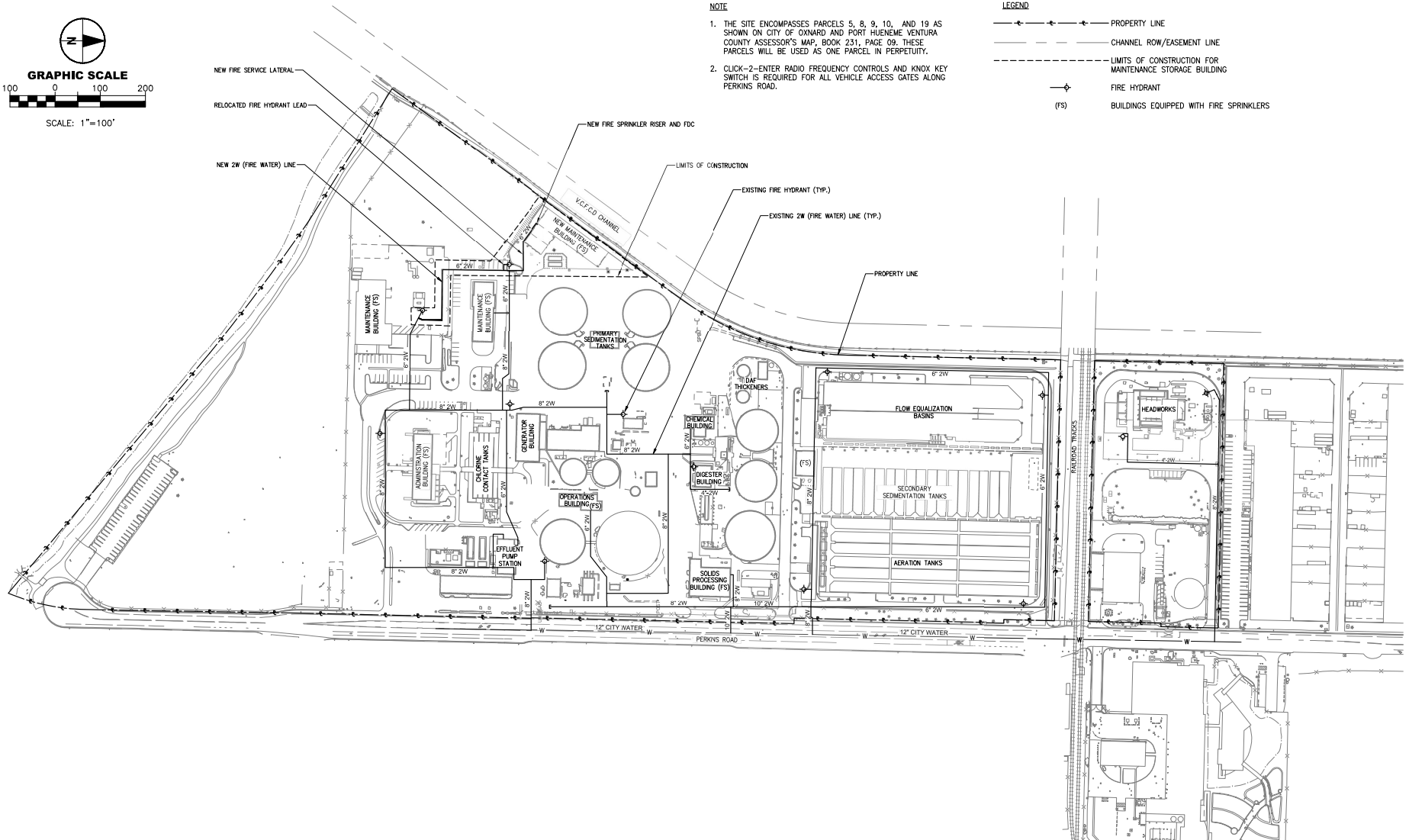
GRAPHIC SCALE
100 0 100 200
SCALE: 1"=100'

NOTE

1. THE SITE ENCOMPASSES PARCELS 5, 8, 9, 10, AND 19 AS SHOWN ON CITY OF OXNARD AND PORT HUENEME VENTURA COUNTY ASSESSOR'S MAP, BOOK 231, PAGE 09. THESE PARCELS WILL BE USED AS ONE PARCEL IN PERPETUITY.
2. CLICK-2-ENTER RADIO FREQUENCY CONTROLS AND KNOX KEY SWITCH IS REQUIRED FOR ALL VEHICLE ACCESS GATES ALONG PERKINS ROAD.

LEGEND

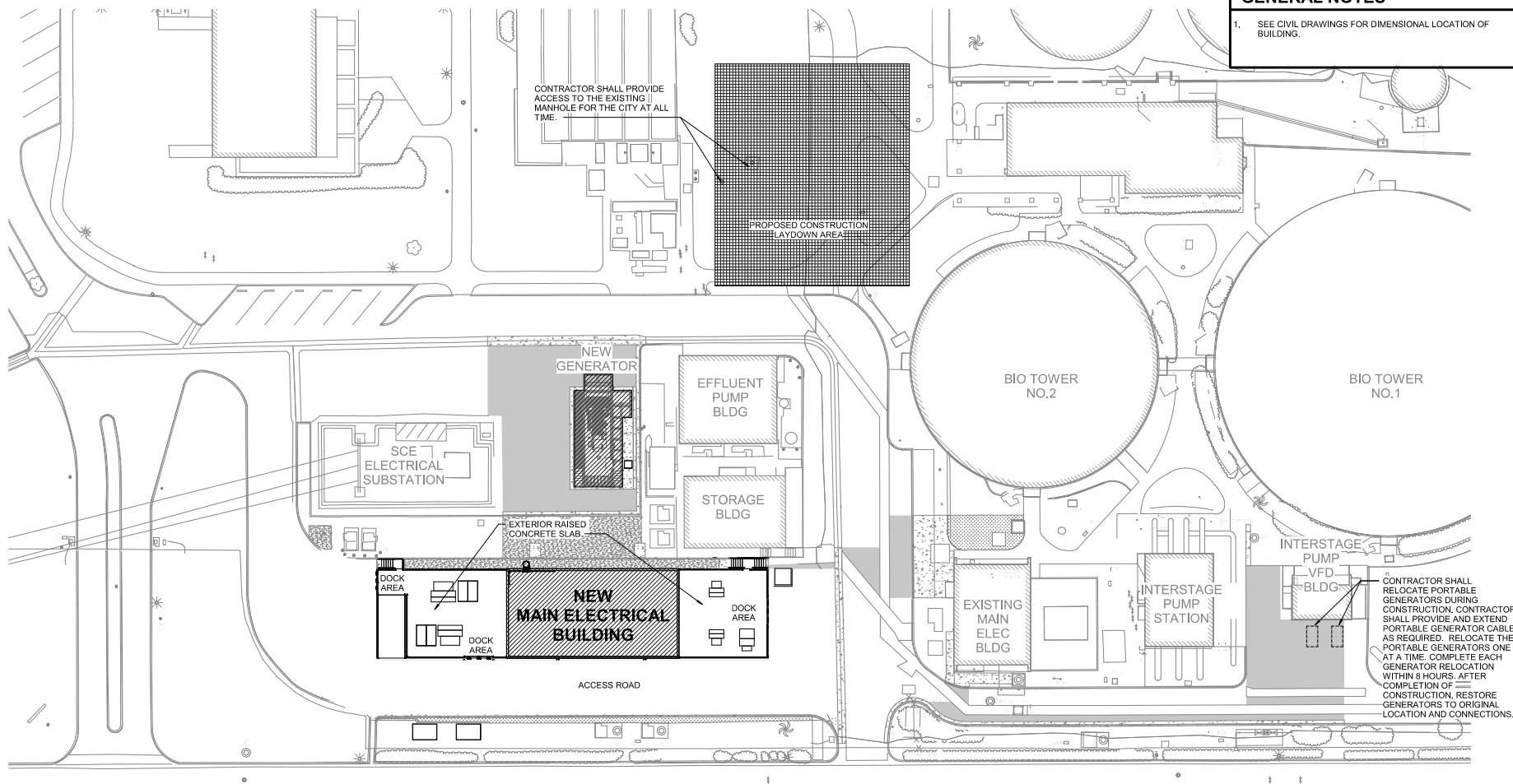
- PROPERTY LINE
- CHANNEL ROW/EASEMENT LINE
- LIMITS OF CONSTRUCTION FOR MAINTENANCE STORAGE BUILDING
- FIRE HYDRANT (FS)
- BUILDINGS EQUIPPED WITH FIRE SPRINKLERS



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE	ATTENTION: 0 1/2" IF THIS BAR DOES NOT MEASURE 1" @ 22-3/4" or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY	AECOM 399 TOWN AND COUNTRY RD. OXNARD, CA 93048 www.aecom.com		APPROVED: B. PAINE CHECKED: N. COOPER DRAWN: D. GILARDUCCI REFERENCE #: 60562935 SCALE: AS SHOWN	CITY OF OXNARD PUBLIC WORKS CAPITAL PROJECTS MANAGEMENT DEPARTMENT REVIEWED BY: Project Manager Jorge Espinoza Date APPROVED BY: City Engineer Tulliana Amador Date	OXNARD WASTEWATER TREATMENT PLANT 2021 RELIABILITY IMPROVEMENTS PROJECT A - MAINTENANCE STORAGE AND SECURITY IMPROVEMENTS OVERALL SITE PLAN	PROJECT NO. PW 20-27 DRAWING NO. G3 SHEET 3 OF 95
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GENERAL NOTES

- SEE CIVIL DRAWINGS FOR DIMENSIONAL LOCATION OF BUILDING.



1 | OVERALL SITE PLAN

G006 REF: A301

SCALE: 1" = 20'-0"

0 20' 40'
1"=20'

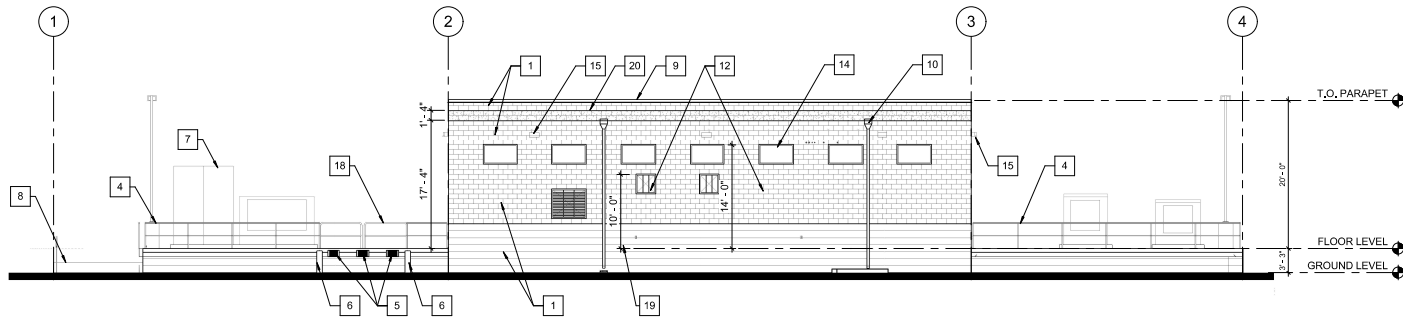


REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE	ATTENTION:	 1300 AVENUE ACACIO CARMEL, CA 95018 TEL: 408.451.7000 WWW.AECOM.COM				CHECKED: R. SCHLUTZ APPROVED: N. COOPER DRAWN: E. BUSTAMANTE REFERENCE: SCALE: 1/8"=1'-0"		 PUBLIC WORKS CAPITAL PROJECTS MANAGEMENT DIVISION		OXNARD WASTEWATER TREATMENT PLANT 2021 RELIABILITY IMPROVEMENTS PROJECT B - ELECTRICAL SYSTEM IMPROVEMENTS		OVERALL SITE PLAN		PROJECT NO. PW 20-27 DRAWING NO. G006		SHEET 7 OF 158	
					IF THIS BAR DOES NOT MEASURE 1" @ 20'-0" OR 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY.																

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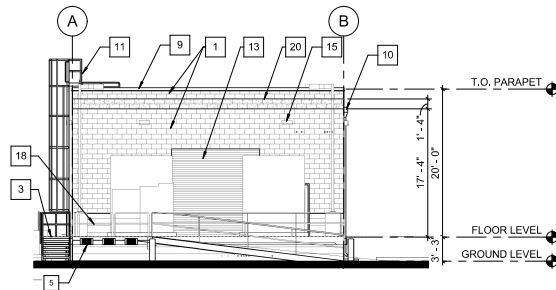
1/25/2021, 5:24:24 AM
B:\302\85525245_City_Of_Oxnard_WWTF\WWTF_A17.rvt



1 | EAST ELEVATION

A302 REF: A101

SCALE: 1/8" = 1'-0"



2 | SOUTH ELEVATION

A302 REF: A101

SCALE: 1/8" = 1'-0"

0 2 4 6 8 10 12 14 16
1/8" = 1'-0"

GENERAL NOTES

1. SEE PLAN FOR ADDITIONAL INFORMATION.
2. SEE CIVIL DRAWINGS FOR ELEVATION LEVEL.

ELEVATION KEYNOTES

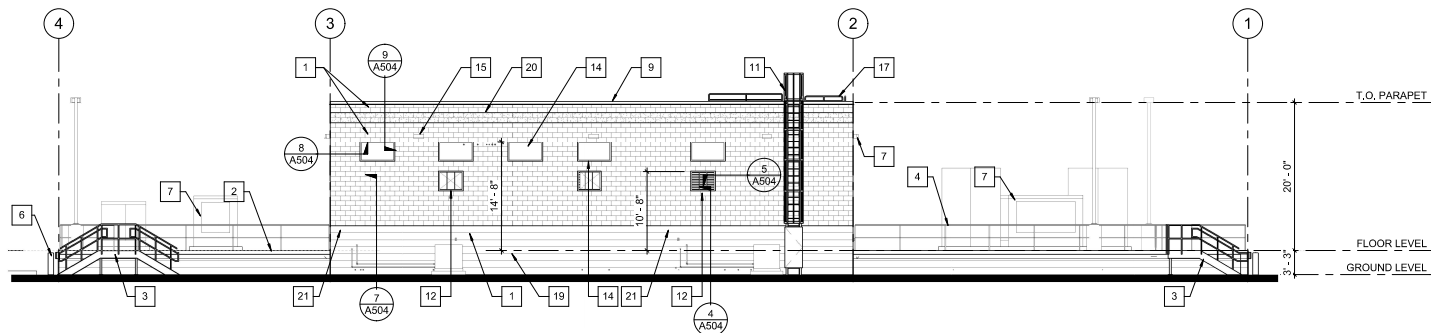
1. 8 INCH CMU WITH AN INTEGRAL COLOR OVER CAST-IN-PLACE CONCRETE WITH A CLEAR WATER REPELLANT ON WALL. THERE IS A MAIN CMU BLOCK THAT IS SPLIT-FACED AND TWO PRECISION BLOCK TYPES THAT ARE USED AS OCCASIONAL ACCENT BLOCKS. ALL THREE TYPES OF BLOCK HAVE THEIR OWN INTEGRAL COLOR.
2. CONCRETE SLAB, SEE STRUCTURAL
3. PREFABRICATED ALUMINUM GRATE STAIR AND LANDING
4. ALUMINUM GUARDRAILS
5. DOCK BUMPS
6. GUARD POST, SEE CIVIL DRAWINGS
7. ELECTRICAL EQUIPMENT, SEE ELECTRICAL
8. CONCRETE RAMP
9. STAINLESS STEEL COPING
10. STAINLESS STEEL 10"W x 5 1/2"H SCUPPER AND 3" x 4" DOWNSPOUT W/ CONCRETE SPLASH BLOCK
11. ALUMINUM ROOF ACCESS LADDER W/ CAGE AND SECURITY DOOR AT BASE PER 7/A509
12. STAINLESS STEEL LOUVER
13. STAINLESS STEEL COILING DOOR
14. DUAL-GLAZING WITH ALUMINUM FRAME, SEE SHEET A501 FOR SCHEDULE
15. PERIMETER LIGHTING, SEE ELECTRICAL
16. OPENING FOR MECHANICAL EQUIPMENT, SEE SHEET S402
17. ALUMINUM ROOF GUARDRAIL
18. REMOVABLE ALUMINUM GUARDRAIL
19. REVEAL ON POURED IN PLACE CONCRETE TO MATCH CMU HORIZONTAL COURSE
20. SMOOTH-FACED ACCENT COURSES IN CMU WALL
21. COOLANT LINE WITH WALL PENETRATION PER 7/A508, SEE MECHANICAL DRAWINGS FOR COOLANT LINE LAYOUT.

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE	ATTENTION: 	AECOM 1000 AVENUE ACADE CARMELITO, CA 95012 TEL: 408.451.1000 WWW.AECOM.COM		CHECKED: R. SCHLUTZ APPROVED: N. COOPER DRAWN: E. BUSTAMANTE REFERENCE: SCALE:	BY:  OXNARD PUBLIC WORKS CAPITAL PROJECTS MANAGEMENT DIVISION REVIEWED BY: Project Manager: JORGE CORTES Date: _____ APPROVED BY: City Engineer: "DANIEL ARRIAS" Date: _____	OXNARD WASTEWATER TREATMENT PLANT 2021 RELIABILITY IMPROVEMENTS PROJECT B - ELECTRICAL SYSTEM IMPROVEMENTS	PROJECT NO.: PW 20-27 DRAWING NO.: A302 SHEET 38 OF 158
					IF THIS BAR DOES NOT MEASURE 1" @ 20'-0" OR 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY					EXTERIOR ELEVATIONS	

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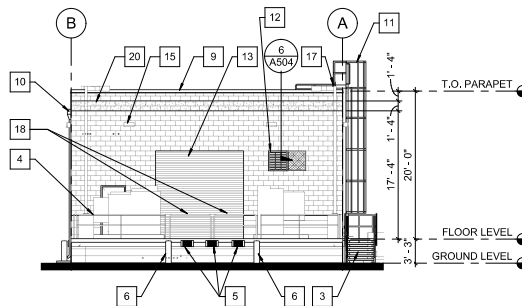
1/25/2021 9:24:20 AM
B:\1362\1362525\City_Of_Oxnard_WWTF\WWTF_A17.rvt



1 WEST ELEVATION

A301 REF: A101

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

A301 REF: A101

SCALE: 1/8" = 1'-0"

0 2 4 6 8 10 12 14 16
1/8" = 1'-0"

GENERAL NOTES

1. SEE PLAN FOR ADDITIONAL INFORMATION.
2. SEE CIVIL DRAWINGS FOR ELEVATION LEVEL.

ELEVATION KEYNOTES

1. 8 INCH CMU WITH AN INTEGRAL COLOR OVER CAST-IN-PLACE CONCRETE WITH A CLEAR WATER REPELLANT ON WALL. THERE IS A MAIN CMU BLOCK THAT IS SPLIT-FACED AND TWO PRECISION BLOCK TYPES THAT ARE USED AS OCCASIONAL ACCENT BLOCKS. ALL THREE TYPES OF BLOCK HAVE THEIR OWN INTEGRAL COLOR.
2. CONCRETE SLAB, SEE STRUCTURAL.
3. PREFABRICATED ALUMINUM GRATE STAIR AND LANDING.
4. ALUMINUM GUARDRAILS.
5. DOCK BUMPERS.
6. GUARD POST, SEE CIVIL DRAWINGS.
7. ELECTRICAL EQUIPMENT, SEE ELECTRICAL.
8. CONCRETE RAMP.
9. STAINLESS STEEL COPING.
10. STAINLESS STEEL 10"W x 5 1/2"H SCUPPER AND 3" x 4" DOWNSPOUT W/ CONCRETE SPLASH BLOCK.
11. ALUMINUM ROOF ACCESS LADDER W/ CAGE AND SECURITY DOOR AT BASE PER 7/A509.
12. STAINLESS STEEL LOUVER.
13. STAINLESS STEEL COILING DOOR.
14. DUAL-GLAZING WITH ALUMINUM FRAME, SEE SHEET A501 FOR SCHEDULE.
15. PERIMETER LIGHTING, SEE ELECTRICAL.
16. OPENING FOR MECHANICAL EQUIPMENT, SEE SHEET S402.
17. ALUMINUM ROOF GUARDRAIL.
18. REMOVABLE ALUMINUM GUARDRAIL.
19. REVEAL ON POURED IN PLACE CONCRETE TO MATCH CMU HORIZONTAL COURSE.
20. SMOOTH-FACED ACCENT COURSES IN CMU WALL.
21. COOLANT LINE WITH WALL PENETRATION PER 7/A508, SEE MECHANICAL DRAWINGS FOR COOLANT LINE LAYOUT.

REV	NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE	ATTENTION:	AECOM	1300 AVENUE ACACIO CARMELITO, CA 95012 TEL: 408/277-1177 WWW.AECOM.COM	SEAL RICHARD LEE No. C10938 Exp. 01-31-21 STATE OF CALIFORNIA	CHECKED: R. SCHLUTZ APPROVED: N. COOPER DRAWN: E. BUSTAMANTE REFERENCE: SCALE:	BY: OXNARD PUBLIC WORKS CAPITAL PROJECTS MANAGEMENT DIVISION REVIEWED BY: Project Manager: JORGE CORTES Date: APPROVED BY: City Engineer: "DANIEL ARRIAS" Date:	OXNARD WASTEWATER TREATMENT PLANT 2021 RELIABILITY IMPROVEMENTS PROJECT B - ELECTRICAL SYSTEM IMPROVEMENTS EXTERIOR ELEVATIONS	PROJECT NO.: PW 20-27 DRAWING NO.: A301 SHEET 37 OF 159
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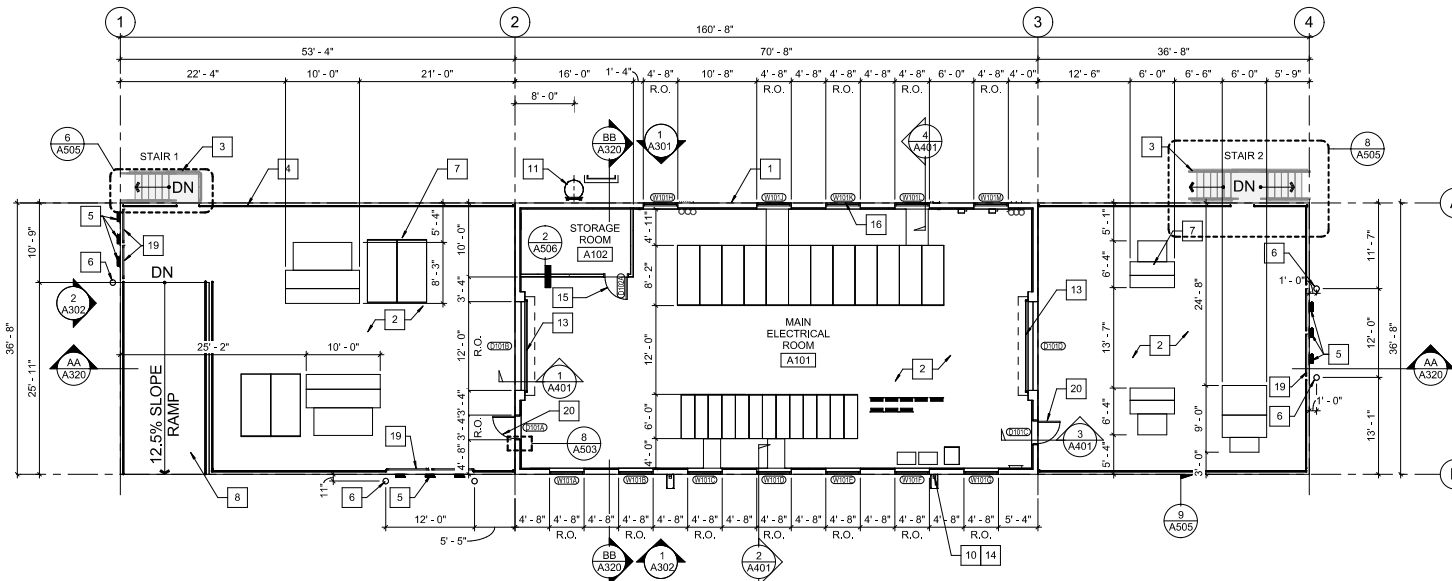
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GENERAL NOTES

1. SLOPE OUTSIDE PLATFORM AWAY FROM BUILDING EDGE.
2. SEE SHEET A501 FOR DOOR, WINDOW & LOUVER SCHEDULE.
3. RAMP IS FOR FORK/LIFT ACCESS. THERE WILL BE NO CONTROL ROOM FUNCTION IN THE PROPOSED ELECTRICAL BUILDING. THEREFORE, BUILDING IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER CBC 11B-203.5.

PLAN KEYNOTES

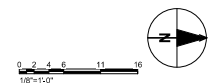
1. 8" CMU OVER 10" POURED IN PLACED CONCRETE, SEE STRUCTURAL
2. 10" CONCRETE SLAB, SEE NOTE 1 AND SEE SHEET S101
3. PREFABRICATED ALUMINUM GRATE STAIR AND LANDING
4. ALUMINUM GUARDRAILS
5. DOCK BUMPERS
6. GUARD POST, SEE CIVIL DRAWINGS
7. ELECTRICAL EQUIPMENT, SEE ELECTRICAL
8. CONCRETE RAMP
9. STAINLESS STEEL COPING
10. STAINLESS STEEL SCUPPER AND DOWNSPOUT.
11. ALUMINUM ROOF ACCESS LADDER W/ CAGE.
12. STAINLESS STEEL METAL LOUVER.
13. STAINLESS STEEL COILING OVERHEAD DOOR.
14. SPLASH BLOCK (PRE-CAST CONCRETE)
15. GALVANIZED STEEL DOOR AND FRAME, PAINTED DUAL-GLAZING WITH ALUMINUM FRAME, SEE SHEET A501 FOR SCHEDULE.
16. MECHANICAL EQUIPMENT, SEE MECHANICAL
17. PERIMETER LIGHTING, SEE ELECTRICAL
18. REMOVABLE ALUMINUM GUARDRAIL
19. FRP DOOR AND FRAME WITH INTEGRAL COLOR



1 FLOOR LEVEL

A101 REF: A301

SCALE: 1/8" = 1'-0"

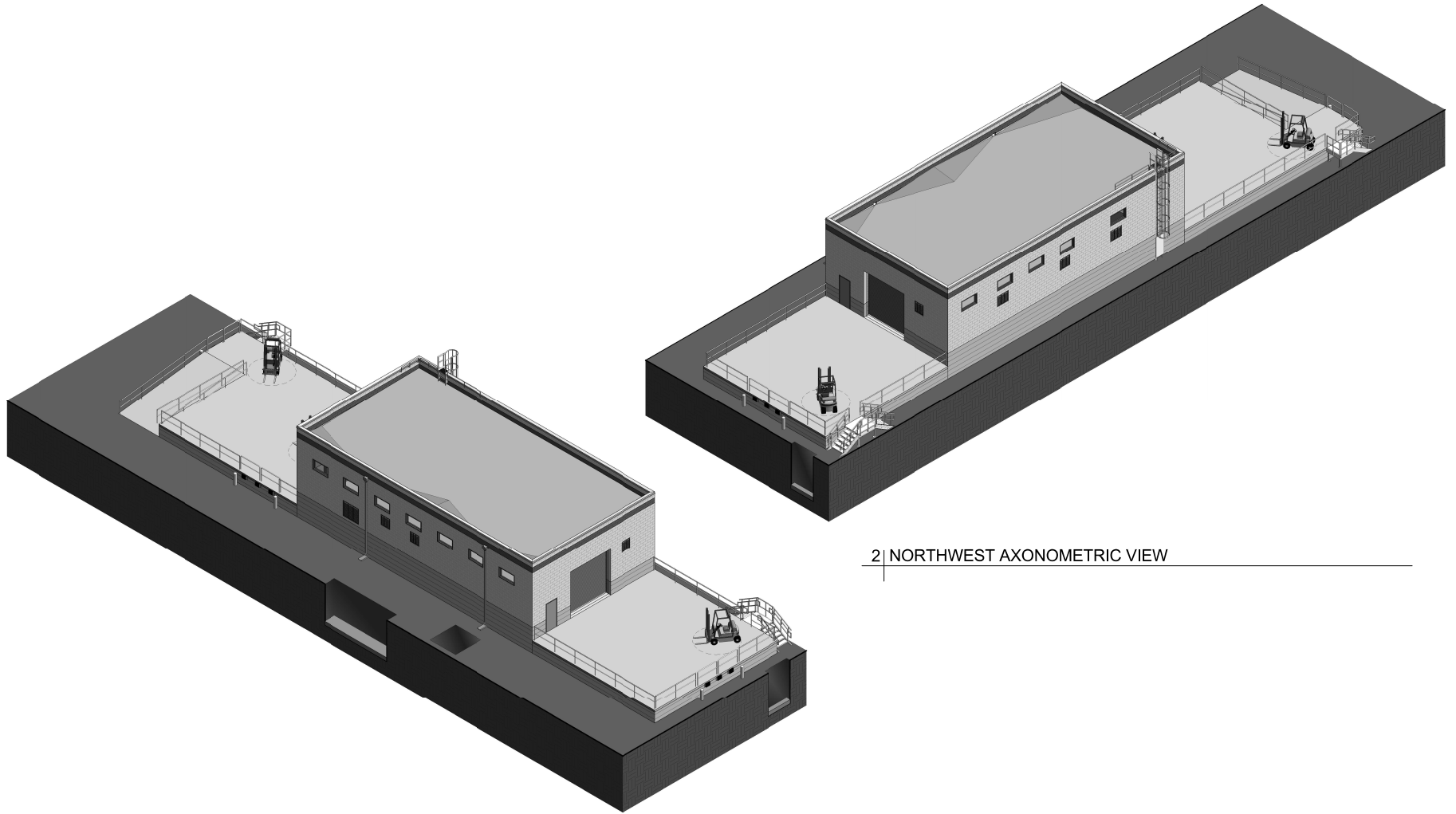


REV	NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE	ATTENTION:	AECOM	SCHULTZ	CHECKED: R. SCHULTZ	OXNARD	PUBLIC WORKS	OXNARD WASTEWATER TREATMENT PLANT	2021 RELIABILITY IMPROVEMENTS	PROJECT NO.
						IF THIS BAR DOES NOT MEASURE 1" @ 20/34 OR 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY	1000 AVENUE A-6000 CARROLL, CA 94015 (916) 337-1177 WWW.AECOM.COM	SCHULTZ No. C10938 Exp. 01-31-21	APPROVED: N. COOPER	OXNARD	CAPITAL PROJECTS MANAGEMENT DIVISION	PROJECT B - ELECTRICAL SYSTEM IMPROVEMENTS		PW 20-27
									DRAWN: E. BUSTAMANTE	REVIEWED BY:	Project Manager: JORGE CORTES			
									REFERENCE:	APPROVED BY:	City Engineer: "NO SIGNATURE"			
									SCALE:					

FLOOR PLAN

A101

SHEET 34 OF 156



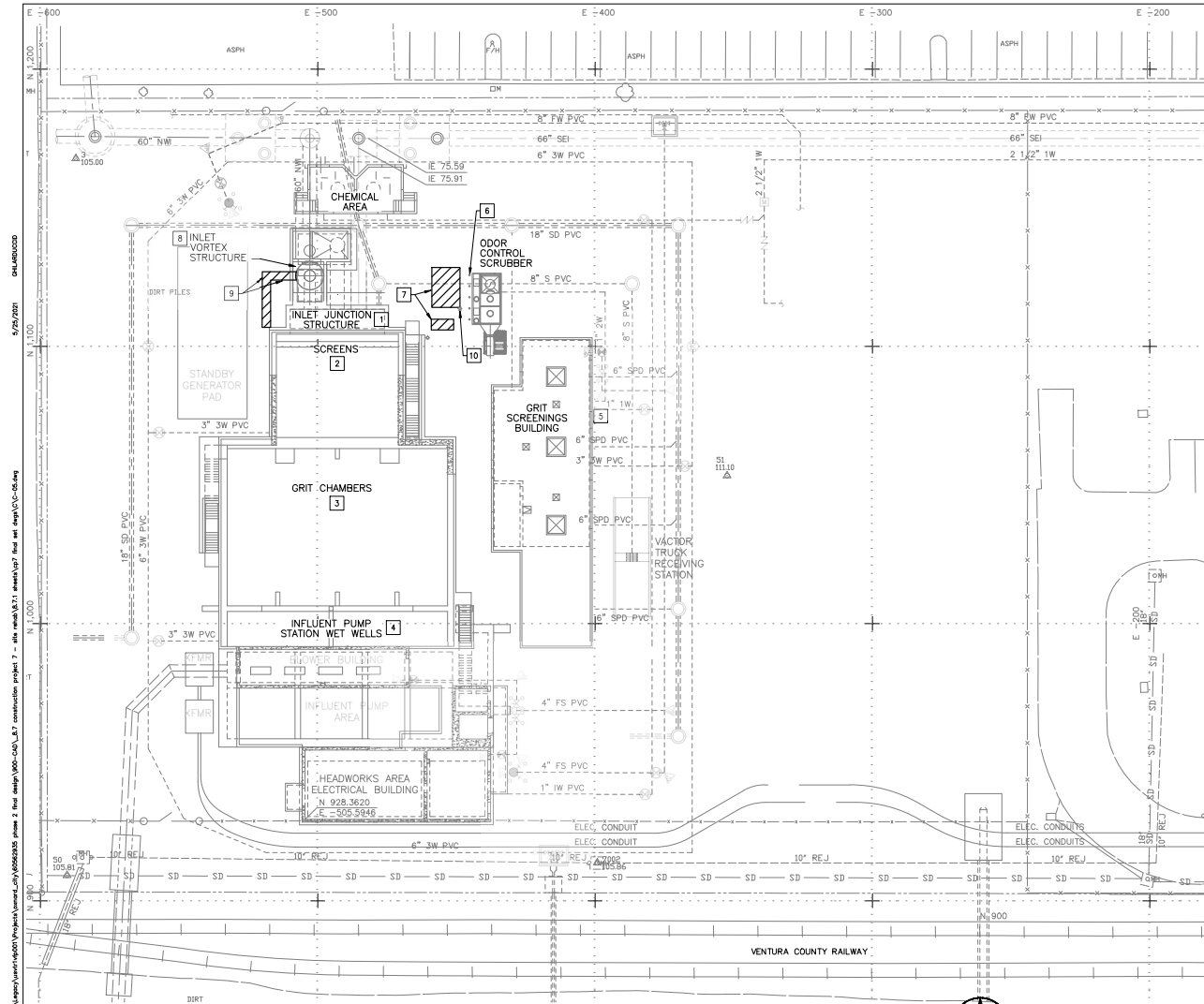
1 | NORTHEAST AXONOMETRIC VIEW

2 | NORTHWEST AXONOMETRIC VIEW

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE	ATTENTION:	AECOM	1300 AVENIDA ACASO CARMELITO, CA 95012 TEL: 408.457.7171 WWW.AECOM.COM	SCHULTZ No. C10938 (Exp. 01-31-21)	CHECKED: R. SCHULTZ APPROVED: N. COOPER	OXNARD PUBLIC WORKS CAPITAL PROJECTS MANAGEMENT DIVISION	OXNARD WASTEWATER TREATMENT PLANT 2021 RELIABILITY IMPROVEMENTS PROJECT B - ELECTRICAL SYSTEM IMPROVEMENTS	PROJECT NO. PW 20-27
					IF THIS BAR DOES NOT MEASURE 1" @ 20'-0" OR 1/2" @ 11'-0", THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY				DRAWN: E. BUSTAMANTE REFERENCE: SCALE:	REVIEWED BY: JORGE CARRICO Date: APPROVED BY: "DANIEL ARRIAS" Date:	ORTHOGRAHIC VIEW	DRAWING NO. A601
												SHEET 49 OF 150

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DEMOLITION AND REMOVALS NOTES

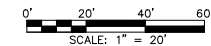
- 1 REMOVE AND DISPOSE OF FRP COVERS OVER THE INLET JUNCTION STRUCTURE AND COVER ANGLE SUPPORTS ATTACHED TO WALLS BELOW THE COVERS. SEE DWGS S-04, S-05, S-07 AND S-08 AND SPEC SECTIONS 01014 AND 13230
- 2 REMOVE AND DISPOSE OF FRP COVERS OVER THE FOUR MECHANICAL BAR SCREENS AND TWO MANUAL BAR SCREEN INLET AND OUTLET CHANNELS AND COVER ANGLE SUPPORTS ATTACHED TO WALLS BELOW THE COVERS. SEE DWGS S-04, S-05, S-07 AND S-08 AND SPEC SECTIONS 01014 AND 13230
- 3 REMOVE AND DISPOSE OF FRP COVERS OVER THE TWO GRIT CHAMBERS AND OVER THE INLET, OUTLET AND BYPASS CHANNELS. COVER ANGLE SUPPORTS ATTACHED TO WALLS BELOW THE COVERS AND INTERMEDIATE RFP SUPPORTS THAT SPAN FROM WALL TO WALL BELOW THE COVERS SHALL BE REMOVED AND DISPOSED. SEE DWGS S-04, S-05, S-07 AND S-08, AND SPEC SECTIONS 01014 AND 13230.
- 4 REMOVE AND DISPOSE OF FRP COVERS OVER THE INFLUENT PUMP STATION WET WELLS AND OVER THE WET WELL INFLUENT CHANNELS. COVER ANGLE SUPPORTS ATTACHED TO WALLS BELOW THE COVERS AND INTERMEDIATE RFP SUPPORTS THAT SPAN FROM WALL TO WALL BELOW THE COVERS SHALL BE REMOVED AND DISPOSED. SEE DWGS S-04, S-05, S-07 AND S-08 AND SPEC SECTIONS 01014 AND 13230
- 5 REMOVE AND DISPOSE OF FIVE WINDOWS ON THE EAST WALL OF THE GRIT SCREENINGS BUILDING. SEE DWG M-20.
- 6 REMOVE AND DISPOSE OF FIVE BOLLARDS ON WEST SIDE OF EXISTING ODOR CONTROL SCRUBBER. REMOVE/CUT BOLLARDS TO 5" BELOW TOP OF PAVING. FILL VOID WITH NON-SHRINK EPOXY GROUT
- 7 SAW-CUT AND REMOVE CONCRETE PAVING FOR PROCESS AREA ODOR CONTROL SCRUBBER FOUNDATION. SEE DWG S-10 FOR DIMENSIONS OF NEW FOUNDATION.
- 8 REMOVE AND DISPOSE OF EXISTING CONCRETE COVER OVER INLET VORTEX STRUCTURE. SEE DWG S-10.
- 9 SAW-CUT AND REMOVE CONCRETE PAVING FOR BELOW GRADE FOUL AIR DUCTS.
- 10 EXISTING LIGHT POLE TO BE RELOCATED. SEE M-21.

NOTES

1. ELEVATIONS REFERENCED HERE ARE ON ORIGINAL PLANT DATUM OF 100.00'. TRANSLATION TO NGVD 29 DATUM IS ELEVATION -94.83'.
2. THE BACKGROUND INFORMATION PRESENTED HEREIN DEPICTS CONDITIONS BASED ON CITY PROVIDED DOCUMENTS FOR THE OXNARD WASTEWATER TREATMENT PLANT (HEADWORKS PROJECT - BY MALCOLM PIRNIE, AUGUST 2003). ACTUAL CONDITIONS SUCH AS PIPE MATERIAL, BUILDING COORDINATES, INVERT ELEVATIONS, ETC, MAY BE DIFFERENT THEN THAT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY IMPACT THE WORK.

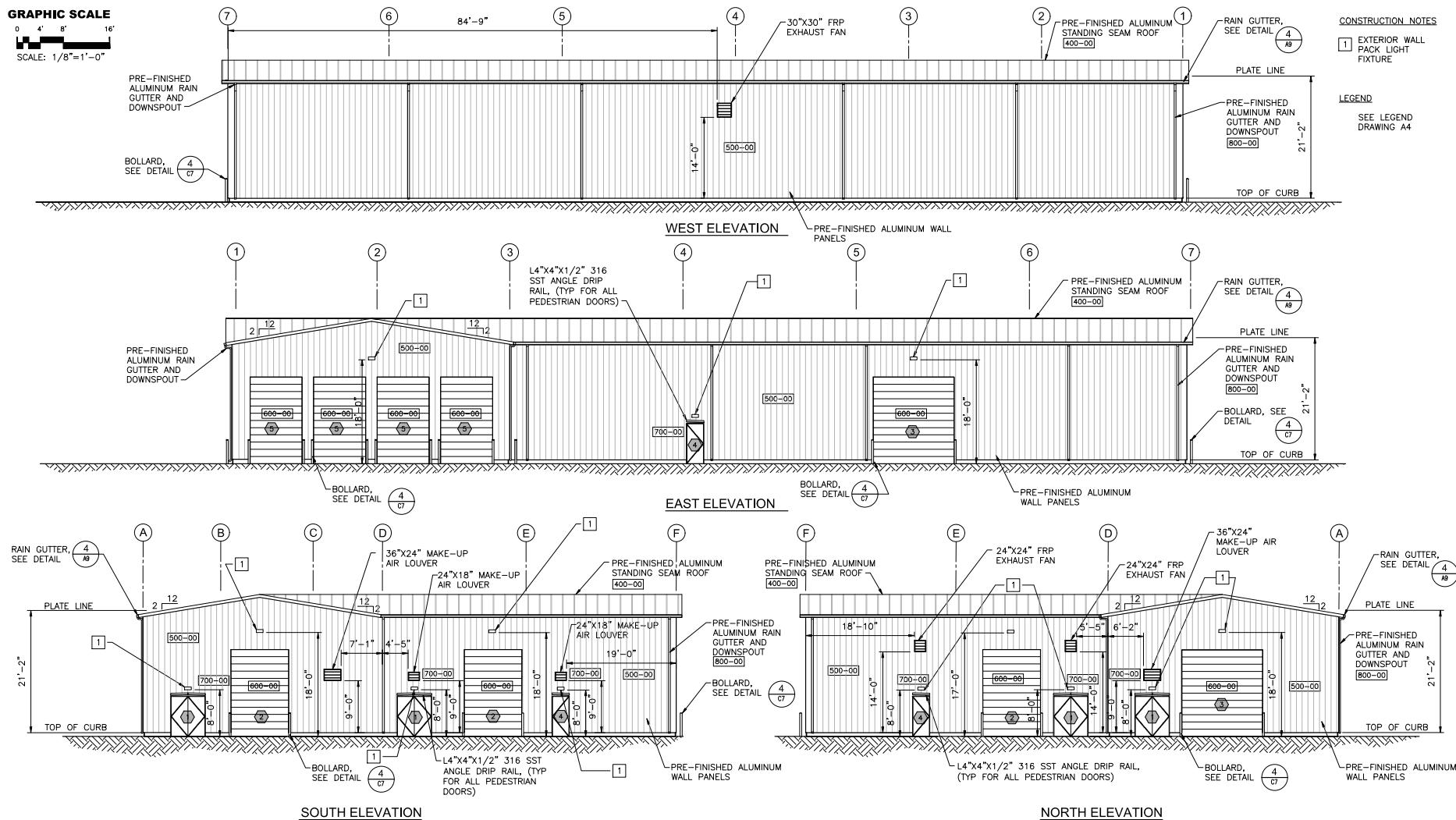
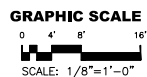
PLAN

SCALE : 1" = 20'



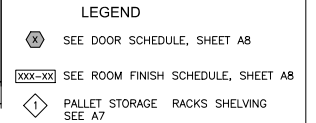
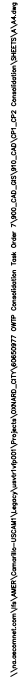
REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE	ATTENTION: 0 1/2" IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY	AECOM 1330 AVENIDA ACASO CAMARILLO, CA 93012 805.386.3775 www.aecom.com	OXNARD PUBLIC WORKS CAPITAL PROJECTS MANAGEMENT DIVISION	OXNARD WASTEWATER TREATMENT PLANT 2021 RELIABILITY IMPROVEMENTS PROJECT D - PROCESS AREA IMPROVEMENTS	PROJECT NO. PW 20-27
							APPROVED BY: CHECKED: N.COOPER DRAWN: D.GHILARDUCCI REFERENCE #: 60562935 SCALE: AS SHOWN	REVIEWED BY: Project Manager: Jorge Enghosa Date: APPROVED BY: City Engineer: Tulliana Amador Date:	DRAWING NO. C-05 SHEET 9 OF 95

HEADWORKS DEMOLITION PLAN



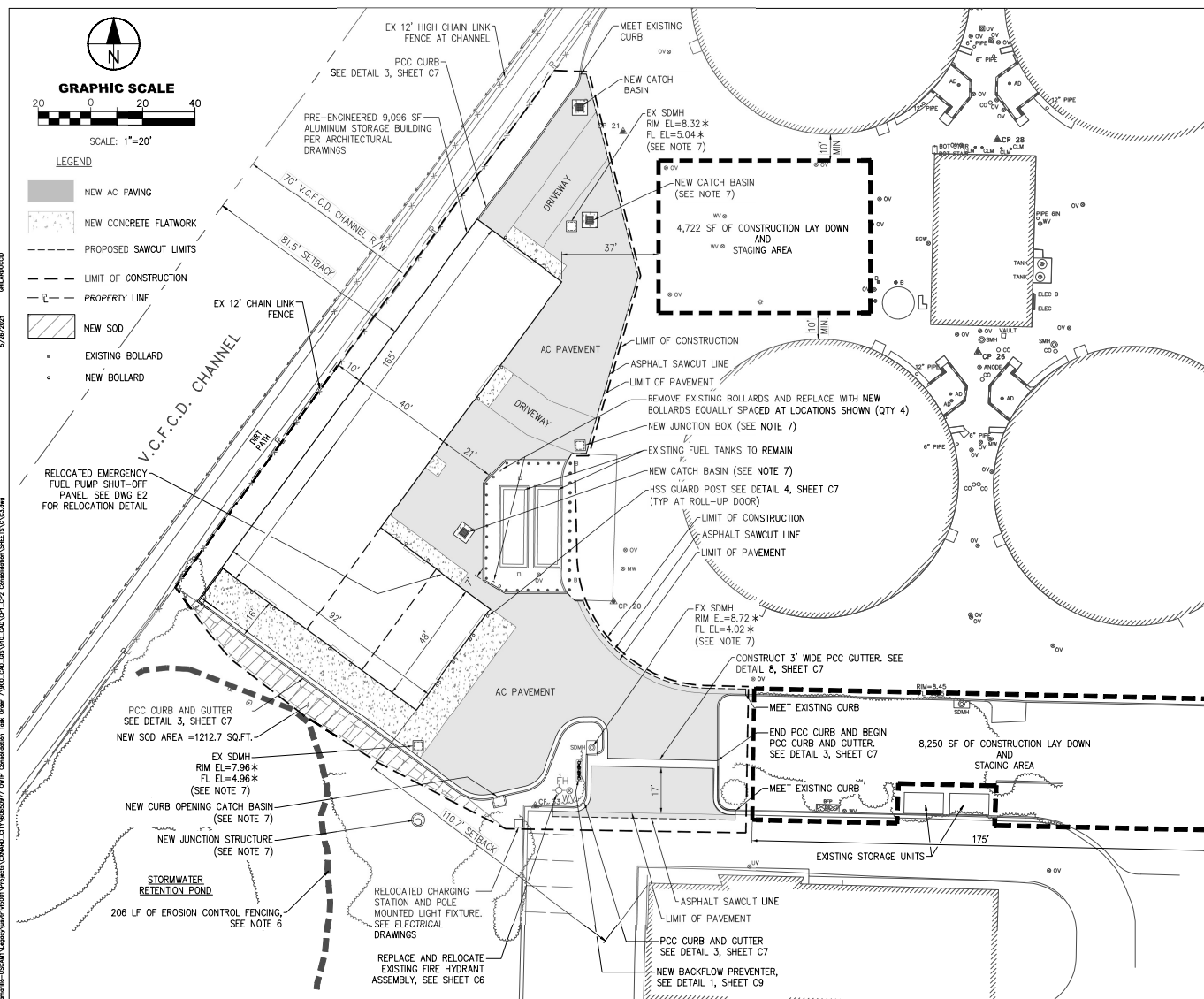
SCALE: 1/8"=1'-0"

REV NUM	DESCRIPTION	DRAWN BY	CHK'D BY	DATE	ATTENTION: 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 8" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY	 199 TOWN AND COUNTRY RD. ORANGE, CA 92668 www.aecom.com		APPROVED: R. SCHULTZ CHECKED: N. COOPER DRAWN: D. GHILARDUCCI REFERENCE #: 60562935 SCALE: AS SHOWN	 PUBLIC WORKS CAPITAL PROJECTS MANAGEMENT DEPT. REVIEWED BY: Project Manager Jorge Espinoza Date APPROVED BY: City Engineer Tatiana Amato Date	OXNARD WASTEWATER TREATMENT PLANT 2021 RELIABILITY IMPROVEMENTS PROJECT A - MAINTENANCE STORAGE AND SECURITY IMPROVEMENTS	PROJECT NO. PW 20-27	DRAWING NO. A6	SHEET 42 OF 99
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APPROVED: R. SCH

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE	ATTENTION:  IF THIS BAR DOES NOT MEASURE 1" = 22.54' or 3/4" = 11x17', THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY	 999 TOWN AND COUNTRY RD. ORANGE, CA 92668 www.aecom.com		APPROVED: R. SCHULTZ CHECKED: N. COOPER DRAWN: D. GHILARUCCI REFERENCE #: 60562935 SCALE: AS SHOWN	 PUBLIC WORKS CAPITAL PROJECTS MANAGEMENT DEPARTMENT	OXNARD WASTEWATER TREATMENT PLANT 2021 RELIABILITY IMPROVEMENTS PROJECT A - MAINTENANCE STORAGE AND SECURITY IMPROVEMENTS	PROJECT NO. PW 20-27
FLOOR PLAN											DRAWING NO. A4
SHEET 40 OF 95											



* INDICATES DIMENSION OR ELEVATION TO BE FIELD VERIFIED BY CONTRACTOR.

REV NUM	DESCRIPTION	DRAWN BY	CHK'D BY	DATE	ATTENTION: 0 1/2 IF THIS BAR DOES NOT MEASURE 1" ± 22x34 or 1/2" ± 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDING	 999 TOWN AND COUNTRY RD. ORANGE, CA 92668 www.aecom.com		APPROVED: B.PAINE CHECKED: N.COOPER DRAWN: D.CHILARDUCCI REFERENCE #: 60562935 SCALE: AS SHOWN	 PUBLIC WORKS CAPITAL PROJECTS MANAGEMENT DEPT. REVIEWED BY: Project Manager Jorge Liguoro Date City Engineer Tulliana Amato Date	OXNARD WASTEWATER TREATMENT PLANT 2021 RELIABILITY IMPROVEMENTS PROJECT A - MAINTENANCE STORAGE AND SECURITY IMPROVEMENTS	PROJECT NO. PW 20-27 DRAWING NO. C3 SHEET 6 OF 95
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1. ONLY CRITICAL LOADS REQUIRE TEMPORARY CONNECTIONS. CRITICAL LOADS ARE IDENTIFIED IN THE PROPOSED CONSTRUCTION PHASING. ALL OTHER LOADS MAY BE DE-ENERGIZED DURING MCC REFINEMENT.
2. TEMPORARY GENERATOR CONNECTIONS SHALL BE ATTACHED TO ENCLOSURES AND SHALL INCLUDE A CELLULAR TELEPHONE DIALER TO ALERT CONTRACTOR OF GENERATOR FAILURE. UPON GENERATOR FAILURE, PROVIDE 30 MINUTE WARNING FOR THE GENERATOR TO SHUT DOWN WITHIN 4 HOURS OF ALARM, WHILE A TEMPORARY GENERATOR IS CONNECTED. PROVIDE AN ADDITIONAL GENERATOR ON SITE OF EQUAL OR LARGER RATING AS A BACKUP. OBTAIN VENTURA COUNTY AIR QUALITY PERMIT FOR CONSTRUCTION.
3. TEMPORARY STARTERS MAY BE INDIVIDUAL COMBINATION STARTERS MOUNTED ON A RACK OR AN MCC CONSTRUCTION. PROVIDE NEMA 3R ENCLOSURES IF MOUNTED IN EXTERIOR LOCATION. STARTERS SHALL HAVE VOLTAGE CONTROLS AND BE IDENTIFIED IN THE SCHEMATIC DRAWINGS. EXCEPT OFF LIGHTS ARE NOT REQUIRED.
4. TEST AND VERIFY TEMPORARY STARTERS ARE FUNCTIONAL PRIOR TO PROCEEDING TO NEXT CONSTRUCTION PHASE.
5. TEMPORARY CONNECTIONS SHALL INCLUDE DISCONNECTION OF LOADS FROM EXISTING CABLES. TERMINATING TEMPORARY CABLES AT LOADS, AND DISCONNECTION OF TEMPORARY CABLES AND RECONNECTION OF EXISTING CABLES TO LOADS SHALL BE IDENTIFIED IN THE SCHEMATIC.
6. PROTECT TEMPORARY FEEDER CABLES WHERE SUBJECT TO VEHICLE OR PEDESTRIAN TRAFFIC WITH SUITABLE CABLE PROTECTOR RAMPS.
7. ALL TEMPORARY PERMITS AT INSTALLATIONS SHALL COMPLY WITH APPLICABLE SPECIFICATIONS PER IFC 92A 302.
8. TEMPORARY CABLE SIZES SHALL CONFORM TO THE NEC.

- 1.1 DEMOLISH AND PROVIDE NEW MCC-NC AND MCC-ND. NO CRITICAL LOADS ARE FED FROM THE MCCS.
- 1.2 PROVIDE TEMPORARY PANELBOARD IN NORTH AREA ELECTRICAL ROOM FED

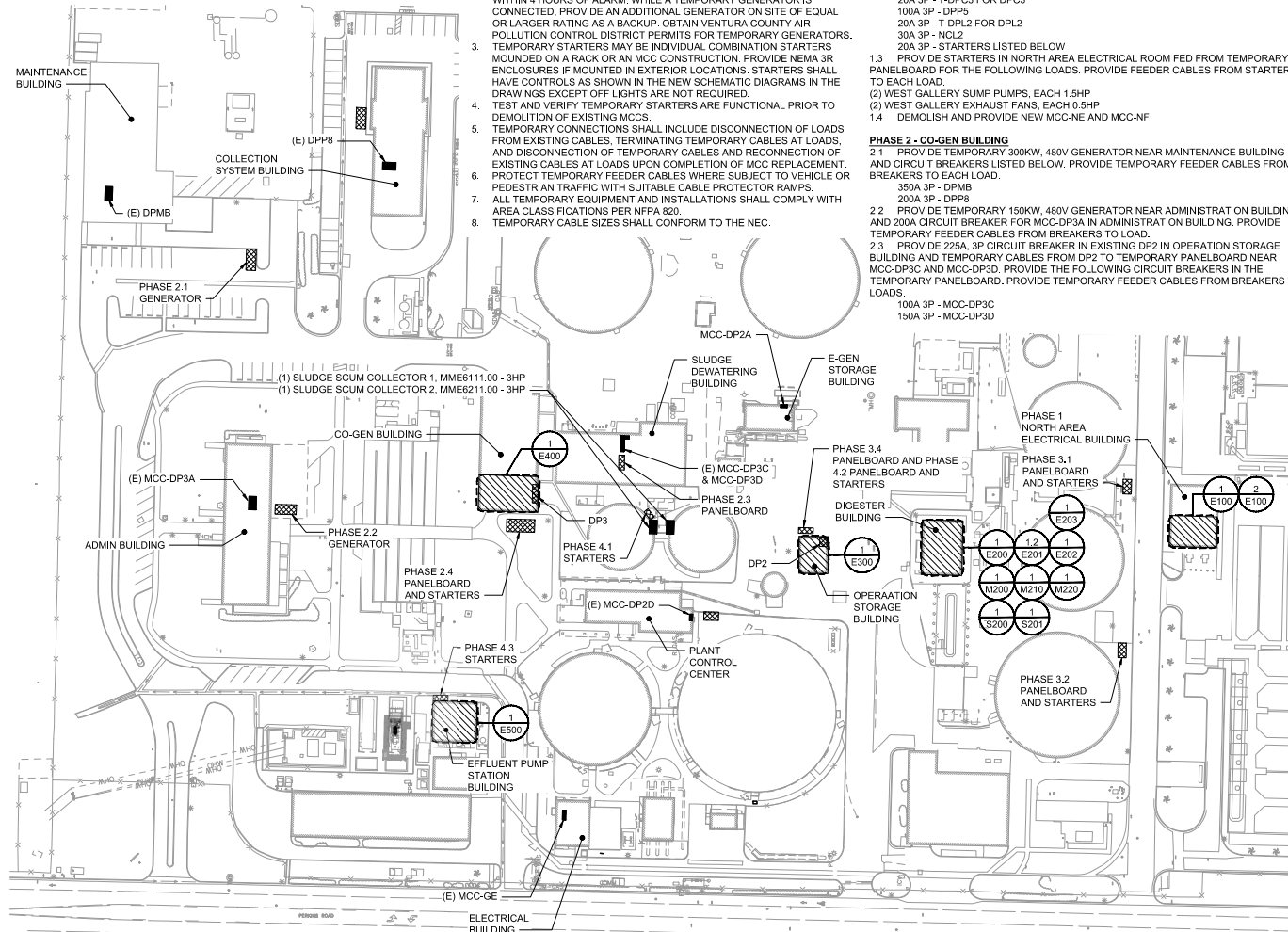
- FROM TEMPORARY FEEDER BREAKER IN MCC-NC WITH THE FOLLOWING BREAKERS, PROVIDE TEMPORARY FEEDER CABLES FROM BREAKERS TO EACH LOAD.
- 100A 3P - DDP4
 - 20A 3P - T-DPC3 FOR DPC3
 - 100A 3P - DDP5
 - 20A 3P - T-DP1.2 FOR DP1.2
 - 30A 3P - NCL2
- 20A 3P - STARTERS LISTED BELOW
- 1.3 PROVIDE STARTERS IN NORTH AREA ELECTRICAL ROOM FED FROM TEMPORARY PANELBOARD FOR THE FOLLOWING LOADS. PROVIDE FEEDER CABLES FROM STARTERS TO EACH LOAD.
 - (2) WEST GALLERY SUMP PUMPS, EACH 1.5HP
 - (2) WEST GALLERY EXHAUST FANS, EACH 0.5HP
 - 1.4 DEMOLISH AND PROVIDE NEW MCC-NE AND MCC-NE.

- 2.1 PROVIDE TEMPORARY 300KW, 480V GENERATOR NEAR MAINTENANCE BUILDING AND CIRCUIT BREAKERS LISTED BELOW. PROVIDE TEMPORARY FEEDER CABLES FROM BREAKERS TO EACH LOAD.

- 350A 3P - DPMB
200A 3P - DPP8
2.2 PROVIDE TEMPORARY 150KW, 480V GENERATOR NEAR ADMINISTRATION BUILDING AND 200A CIRCUIT BREAKER FOR MCC-DP3A IN ADMINISTRATION BUILDING. PROVIDE TEMPORARY FEEDER CABLES FROM BREAKERS TO LOAD.

- 2.3 PROVIDE 225A, 3P CIRCUIT BREAKER IN EXISTING DP2 IN OPERATION STORAGE BUILDING AND TEMPORARY CABLES FROM DP2 TO TEMPORARY PANELBOARD NEAR MCC-DP3C AND MCC-DP3D. PROVIDE THE FOLLOWING CIRCUIT BREAKERS IN THE TEMPORARY PANELBOARD. PROVIDE TEMPORARY FEEDER CABLES FROM BREAKERS TO LOADS.

- 100A 3P - MCC-DP3C
150A 3P - MCC-DP3D



- 2.4 PROVIDE 300A, 3P CIRCUIT BREAKER IN EXISTING DP2 IN OPERATION STORAGE BUILDING AND TEMPORARY CABLES FROM DP2 TO TEMPORARY PANELBOARD AND STARTERS LOCATED NEAR CO-GEN BUILDING FOR THE FOLLOWING LOADS. PROVIDE FEEDER CABLE FROM PANELBOARD AND STARTERS TO EACH LOAD.
PANELBOARD LOADS:

- 50A 3P - T1 FOR PNL LP2
70A 3P - T2 FOR PNL LPE
20A 3P - T3 FOR PNL LPF
30A 3P - XFMR T-SDF
20A 3P - FP-5000
20A 3P - CTT ANALYZER PUMP

- INSTRUMENT AIR COMP. CP7521.00 - 2HP
STARTING AIR COMP. CP7561.00 - 15HP
WASTE HEAT COOLING PUMP P4543.00 - 7.5HP
MAIN HEAT LOOP PUMP P7531.00 - 7.5HP
WASTE HEAT LOOP PUMP P7541.00 - 7.5HP
MSG BOOSTER BLOWER P564.00 - 25HP
BLENDING FEED PUMP P4598.00 - 1HP
MAIN SUPPLY FAN F7911.00 - 15HP
MAIN SUPPLY FAN F7912.00 - 15HP
GENERATOR ROOM WAX FAN F7941.00 - 0.75HP
BI-SULFATE FLASH MILL FMX4711.00 - 10HP
LUBE OIL TRANSFER PUMP P7554.00 - 2HP
2.5 DEMOLITION AND PROVIDE NEW MCC-GA, DPS AND MCC-DP3B

- 3.1 PROVIDE TEMPORARY PANELBOARD AND STARTERS NEAR DIGESTER BUILDING AND FEED FROM TEMPORARY FEEDER BREAKER IN MCC-NC WITH THE FOLLOWING BREAKERS AND STARTERS. PROVIDE TEMPORARY FEEDER CABLES FROM BREAKERS AND STARTERS TO EACH LOAD.

- PANELBOARD LOADS:
50A 3P - T1 FOR PNL LPX
30A 3P - T2 FOR PNL ELP7
50A 3P - T3 FOR PNL ELP8

- DIGESTER 1 COMP B6514.00 - 40HP
DIGESTER 3 COMP B6516.00 - 150HP
NG DILUTION BLOWER 1 B6555.00 - 3HP
MSG BLOWER 1 B6561.00 - 2HP
- 3.2 PROVIDE TEMPORARY STARTERS NEAR DIGESTER BUILDING AND FEED FROM TEMPORARY FEEDER BREAKER IN MCC-ND WITH THE FOLLOWING STARTERS. PROVIDE TEMPORARY FEEDER CABLES FROM STARTERS TO EACH LOAD.

- STARTERS:
- DIGESTER 1 SLUDGE GAS CIRC. B6511.00 - 100HP
- DIGESTER 1 SLUDGE CIRC. PUMP P6601.00 - 50HP
- DIGESTER 3 SLUDGE GAS CIRC. B6513.00 - 100HP
- DIGESTER 3 SLUDGE CIRC. PUMP P 6501.00 - 50HP
- DIGESTER 1 HEX HOT WATER PUMP P6603.00 - 5HP
- DIGESTER 3 HEX HOT WATER PUMP P6503.00 - 5HP

- 3.3 PROVIDE TEMPORARY FEEDER CABLES FROM TEMPORARY FEEDER BREAKER IN CO-GEN BUILDING DP3 TO MCC-DP2A IN E-GEN BUILDING. SIZE FEEDER FOR 100A.
- 3.4 PROVIDE A TEMPORARY 150A CIRCUIT BREAKER IN MAIN ELECTRICAL BUILDING MCC-GE AND FEEDER TO A TEMPORARY PANELBOARD NEAR OPERATION STORAGE BUILDING WITH THE FOLLOWING BREAKERS. PROVIDE TEMPORARY FEEDER CABLES FROM BREAKERS TO EACH LOAD.

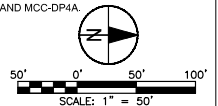
- 100A 3P - MCC-DP2D
20A 3P - AUTO GATE
30A 3P - PNL LPL
3.5 DEMOLISH AND PROVIDE NEW DP2, MCC-DP2C, MCC-EDP1C, MCC-GF AND MCC-GH

- 4.1 PROVIDE TEMPORARY FEEDER CABLES FROM TEMPORARY FEEDER BREAKER IN C-GEN BUILDING DP3 TO TEMPORARY STARTERS AS LISTED BELOW NEAR SCUM COLLECTORS. PROVIDE TEMPORARY FEEDER CABLES FROM STARTERS TO EACH LOAD.

- SLUDGE SCUM COLLECTOR 1 MME6111 - 3HP
SLUDGE SCUM COLLECTOR 2 MME6211 - 3HP
- 4.2 PROVIDE FEEDER FROM THE TEMPORARY 150A CIRCUIT BREAKER IN MAIN ELECTRICAL BUILDING MCC-GE TO A TEMPORARY PANELBOARD NEAR OPERATION STORAGE BUILDING WITH THE FOLLOWING BREAKERS. PROVIDE FEEDERS FROM TEMPORARY PANELBOARD TO STARTERS AS LISTED BELOW. PROVIDE TEMPORARY FEEDER CABLES FROM CIRCUIT BREAKERS AND STARTERS TO EACH LOAD.

- PANELBOARD LOADS:
30A 3P - T1 FOR PNL ELP11
30A 3P - T2 FOR PNL EPH2
30A 3P - T3 FOR PNL EP10
STARTERS:

- STARTING AIR COMPRESSOR CP5071.00 - 5HP
SUMP PUMP 1 P5091.00 - 2HP
4.3 DEMOLISH AND PROVIDE NEW MCC-EDP1D AND MCC-DP4A.



REV NUM	DESCRIPTION	DRAWN BY	CHK'D BY	DATE	ATTENTION: 0 1/2" IF THIS BAR DOES NOT MEASURE 1" 22x34 or 1/2" 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDING	 1220 AVENIDA ACASO CAMARILLO, CA 93012 805.388.3775 www.aecom.com		APPROVED: B.CHEE CHECKED: A.J.RANDALL DRAWN: B.CHEE REFERENCE #: 60562935 SCALE: AS SHOWN	 PUBLIC WORKS CAPITAL PROJECTS MANAGEMENT DIVISION REVIEWED BY: Project Manager Jorge Espinoza Date APPROVED BY: City Engineer Tatianna Amador Date	OXNARD WASTEWATER TREATMENT PLANT 2021 RELIABILITY IMPROVEMENTS PROJECT C - MCC REPLACEMENTS AND SCADA UPGRADES	PROJECT NO. PW 20-27 DRAWING NO. G002	SHEET 2 OF 81
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C. Notice of Exemption

NOTICE OF EXEMPTION

Project Description: PZ No. 20-400-02 (Coastal Development Permit): A request to remove, replace, and/or upgrade vital structures, equipment and site improvements associated with the existing City of Oxnard Wastewater Treatment Plant on a 9.28-acre site located at 5751 through 6001 Perkins Road within the Coastal Development Industry (CDI) zone. Filed by Timothy Beaman, City of Oxnard Public Works, 305 West Third Street, Oxnard, California 93030.

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

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

Supporting Reasons: In accordance with Section 15302 (Class 2, Replacement or Reconstruction) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving “replacement or reconstruction of existing facilities” including the “existing utility systems and/or facilities involving negligible or no expansion of capacity” may be found to be exempt from the requirements of CEQA. This Project meets the requirements of a Class 2 Categorical Exemption because it consists of the replacement or reconstruction of existing and outdated structures and equipment for the City of Oxnard’s Wastewater Treatment Facility. The project includes site security upgrades, a new electrical building, and repairs and upgrades to the existing pump station. In addition, replacement of control centers and rehabilitation of an existing digester is proposed. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Based on the above exemption and in accordance with CEQA, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment and 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 Manager
City of Oxnard

D. Resolution (Coastal Development Permit)

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-400-02 (COASTAL DEVELOPMENT PERMIT) TO REMOVE, REPLACE, AND/OR UPGRADE VITAL STRUCTURES, EQUIPMENT AND SITE IMPROVEMENTS GENERALLY CONSISTING OF MAINTENANCE STORAGE AND ELECTRICAL BUILDINGS, DIGESTER UPGRADES, SITE FENCING, SECURITY FEATURES, ELECTRICAL SYSTEMS, PIPING, HEADWORKS, AND OTHER SITE IMPROVEMENTS ASSOCIATED WITH THE EXISTING CITY OF OXNARD WASTEWATER TREATMENT PLANT ON A 9.28-ACRE SITE LOCATED AT 5751 THROUGH 6001 PERKINS ROAD (APNs: 231-0-091-085, 231-0-091-095, 231-0-091-105, AND 231-0-091-195) IN THE COASTAL DEVELOPMENT INDUSTRY (CDI) ZONE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY TIMOTHY BEAMAN, CITY OF OXNARD PUBLIC WORKS, 305 WEST THIRD STREET, OXNARD, CALIFORNIA 93030.

WHEREAS, on June 11, 2020, Timothy Beaman, on behalf of The City of Oxnard Public Works Department (the “**Applicant**” and/or “**Permittee**”), submitted a request for a Coastal Development Permit, pursuant to Oxnard City Code Section 17-57 through 17-58, to remove, replace, and/or upgrade vital structures, equipment and site improvements associated with the existing City Wastewater Treatment Facility on approximately 9.28 acres, located at 5751 through 6001 Perkins Road; and

WHEREAS, on August 19, 2021, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 20-400-02 (Coastal Development Permit) to remove, replace, and/or upgrade vital structures, equipment and site improvements associated with the existing City Wastewater Treatment Facility on approximately 9.28 acres, located at 5751 through 6001 Perkins Road; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 2 Categorical Exemption (Section 15302). 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 has a 2030 General Plan/Local Coastal Plan land use designation of Industry Priority to Coastal Dependent and a Coastal Zoning designation of Coastal Development Industry (CDI). The Project site is surrounded by industrial development to the north and east, a Ventura County Flood Control development to the west, residential development further to the west, and undeveloped property to the south, which potentially could contain sensitive habitats. The Project is not proposed on the adjacent properties nor is it anticipated to disrupt or degrade adjacent properties with a Resource Projection land use designation. The project includes the removal and replacement and/or upgrade of vital structures, equipment and site improvements to ensure that the site continues to operate effectively. The project includes landscape renovation on-site and on the perimeter facing Perkins Road. Therefore, the project will have no significant 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 Coastal Development Permit request for the removal and replacement and/or upgrade of vital structures, equipment and site improvements associated with the Oxnard Wastewater Treatment Facility will result in more efficient equipment on-site associated with the Wastewater Treatment Facility. Removed equipment and structures will be replaced with similar equipment and structures to ensure that the site continues to operate safely and efficiently. The use of the Wastewater Treatment Facility is consistent with the 2030 General Plan, Local Coastal Plan and the Oxnard City Code and is compatible with the physical scale and character of other energy facility development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General, Local Coastal Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

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

The proposed Coastal Development Permit request for the removal, replacement, and/or upgrade of vital structures, equipment and site improvements associated with the Oxnard Wastewater Treatment Facility will authorize utility activities within an area that has been previously developed with utilities. The removal, replacement, and/or upgrade of equipment 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 Wastewater Treatment Facility character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded by industrial development to the north and east, a Ventura County Flood Control development to the west, residential development further to the west, and undeveloped property to the south which potentially could contain sensitive habitats. The Project is not proposed on the adjacent properties nor is it anticipated to disrupt or degrade adjacent properties with a Resource Projection land use designation. 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 as confirmed by staff on June 9, 2021.

- (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 was developed with the existing Wastewater Treatment Facility in approximately 1958. The existing Wastewater Treatment Facility does not have the potential to be considered eligible for the California Register of Historical Resources (CRHR) and is not considered historical, contains an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

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

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission staff report and all attachments

thereto, the Planning Commission finds:

- (1) **The proposed use is conditionally permitted within the subject (CDI) subzone and conforms with all of the applicable provisions of this chapter.**

On October 1st, 1987, the Planning Commission approved Coastal Development Permit (CDP) No. 87-2 identifying the Wastewater Treatment Plant as a conditionally permitted use and to permit an expansion of the Wastewater Treatment Plant. The proposed project to remove, replace, and/or upgrade vital structures, equipment and site improvements associated with the existing City of Oxnard Wastewater Treatment Plant is subject to the policies of the Coastal Development Industry (CDI) zone. Pursuant to Section 17-57 (Coastal Permit Procedures) the project requires the Planning Commission's approval of a Coastal Development Permit. Additionally, pursuant to Section 17-57(B)(5) (Coastal Permit Procedures) of the Coastal Zoning Code, the proposed project is appealable to the California Coastal Commission, and is thus subject to the Planning Commission's approval of a Coastal Development Permit. The project site has a General Plan and Local Coastal Plan land use designation of Coastal Development Industry (CDI). As discussed in the staff report, the proposed Project complies with all the standards of the CDI subzone, and applicable provisions of Chapter 17 of the Oxnard City Code.

- (2) **The proposed use will not impair the integrity and character of the subject sub-zone.**

The Project design and use complies with the development standards of the CDI zone related to setbacks, building height and parking. As outlined in the staff report, the Project also complies with the Coastal Act and Local Coastal Plan. As proposed and conditioned, the Project is not expected to negatively affect the integrity or character of the CDI sub-zone or immediate vicinity.

- (3) **The location and intensity of use of the subject site would be physically suitable and would protect and maintain adjacent coastal resources.**

The Project site is generally surrounded by industrial development to the north and east, a Ventura County Flood Control development to the west, residential development further to the west, and undeveloped property to the south which potentially could contain sensitive habitats. The Project is not proposed on the adjacent properties nor is it anticipated to disrupt or degrade adjacent properties with a Resource Projection land use designation. The Local Coastal Program planned for this lot to continue to operate as a Wastewater Treatment Facility. The lot is not adjacent to a beach public access way and the proposed removal of equipment will not further prevent beach access.

As discussed in the staff report, the proposed Project and use are consistent with uses considered and permitted by the Coastal Development Industry (CDI) zone, including the zone standards. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building and Fire Codes. The proposed use is a continuation of an existing use and is compatible with the existing surrounding uses and future development of the area. Therefore, the location and proposed intensity of the Project is suitable for the site and implementation would not significantly impact coastal resources.

(4) The proposed use would be compatible with the land uses presently on the subject site.

The Project site is developed with the City's Wastewater Treatment Facility. On October 1st, 1987, the Planning Commission approved Coastal Development Permit (CDP) No. 87-2 identifying the Wastewater Treatment Plant as a conditionally permitted use and to permit an expansion of the Wastewater Treatment Plant. The removal, replacement, and upgrade of vital structures, equipment and site improvements associated with the existing Wastewater Treatment Facility is consistent with the CDI zone requirements. Therefore, the proposed changes for the existing Wastewater Treatment Facility would be compatible with the land use presently on, and anticipated for, the subject property.

(5) The proposed use would be compatible with existing and future land uses within the sub-zone and the general area in which the proposed use would be located.

On October 1st, 1987, the Planning Commission approved Coastal Development Permit (CDP) No. 87-2 identifying the Wastewater Treatment Plant as a conditionally permitted use and to permit an expansion of the Wastewater Treatment Plant. The Project site is generally surrounded by industrial development to the north and east, a Ventura County Flood Control development to the west, residential development further to the west, and undeveloped property to the south which potentially could contain sensitive habitats. The Project is not proposed on the adjacent properties nor is it anticipated to disrupt or degrade adjacent properties with a Resource Projection land use designation.

As proposed and conditioned, the Project will meet the development standards of the Coastal Development Industry (CDI) zone. The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the CDI zone requirements. The Project includes renovation and upgrades to vital utility equipment to ensure that the site continues to operate safely

Therefore, the proposed modification to the existing Wastewater Treatment Facility will be compatible with the existing surrounding industrial development,

utility facilities, residential development and undeveloped property and future land uses within the subzone and general area in which the proposed project would be located.

- (6) **There are adequate public services for the proposed use, including, but not limited to fire and police protection, water, sanitation and public utilities and services to ensure that the proposed use will not be detrimental to public health and safety.**

The Project has access to existing public services and is currently a public service. The Project site has access to existing water and sewer mains along Perkins Road. The surrounding development has adequate fire, police, water, sanitation, and utility services. The Project has been reviewed by the City of Oxnard's technical staff, which include the Oxnard Police and Fire Departments; staff has determined that the Project would have no significant impact on the public health, safety, or welfare. Additionally, and in accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit. Therefore, as proposed and as conditioned, there are adequate public services for the proposed use to ensure that the Project will not be detrimental to public health and safety.

- (7) **The Proposed use will provide a type and level of public access consistent with the access policies and standards of the certified Oxnard Coastal Land Use Plan.**

Implementation of the proposed Project will not affect existing public access to the beach as the subject site is not located adjacent to a beach public access way, and the activities within the existing public facility will not further prevent beach access. Therefore, present public access to the beach would remain unchanged by this Project.

- (8) **The proposed use will be appropriate in light of an established need, based upon the underlying goals and objectives of specific Oxnard Coastal Land Use Plan policies, applicable to the proposed location.**

The proposed Project would provide the City with required wastewater treatment services in the Coastal Zone. As indicated in Map No. 15 of the Oxnard Local Coastal Plan (LCP), the subject site is in the Coastal Development Industry area, which is one of the Coastal Zone areas planned for public facilities. The Project site is identified in both the LCP and the General Plan with a designation of Industry Priority to Coastal Dependent (ICD). Therefore, the proposed use is appropriate in light of established need, based upon the goals and objectives in the LCP.

(9) The proposed use would be consistent with all the applicable policies of the certified Oxnard Coastal Land Use Plan.

The project site contains an existing Wastewater Treatment Facility surrounded by existing industrial development to the north and east, a Ventura County Flood Control development to the west, residential development further to the west, and undeveloped property to the south which potentially could contain sensitive habitats. The Project is not proposed on the adjacent properties nor is it anticipated to disrupt or degrade adjacent properties with a Resource Projection land use designation. The proposed Project includes removal, replacement, and/or upgrades of vital structures, equipment and site improvements associated with the existing Wastewater Treatment Facility. The Project would not impact public access to the beach. As discussed in the staff report, the Project complies with the zoning standards and adheres to both General Plan and certified LCP policies for utilities.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15302 (Replacement or Reconstruction) of the State CEQA Guidelines. The Project proposes to remove, replace, and/or upgrade vital structures, equipment and site improvements associated with the existing City Wastewater Treatment Facility on a 9.28-acre site. The Project consists of the replacement or reconstruction of existing and outdated structures and equipment for the City of Oxnard's Wastewater Treatment Facility. The project includes site security upgrades, a new electrical building, and repairs and upgrades to the existing pump station. In addition, replacement of control centers and rehabilitation of an existing digester is proposed. There is no substantial evidence that the Project will have a significant effect on the environment, and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit No. 20-400-02 (Coastal Development Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 17-58 of the Oxnard City Code.

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

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 August 19, 2021, (“the plans”) on file with the Planning Division.
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, unless allowed in writing by the Fire Chief. (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).
16. Prior to issuance of building permits, Developer shall execute an agreement, in a form approved by the City Attorney, to hold harmless, indemnify and defend the City, its City Council, and each member thereof, and every officer, employee, representative or agent of City, from any and all liability, claims, demands, actions, damages (whether in contract or tort, including personal injury, death at any time, or property damage), costs and financial

loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from the City's approval of this permit or other permits; from construction of the Project or any part thereof approved herein; and from land failure, erosion, inundation, or wave attacks on the subject property or on any property near or adjacent thereto, arising out of or resulting from or caused by work performed or authorized by Developer. (PL/CA, G-16)

17. The subject Coastal Development Permit shall become effective after 10 working days have elapsed without appeal to the Coastal Commission following the proper receipt by the Coastal Commission's Executive Director of the notice of permit issuance pursuant to Section 13316 of the Coastal Commission Code of Regulations or after 21 calendar days following the final city action. Notice to the Coastal Commission shall be given by Planning Division staff as described by Sections 17-58 H through J of the Oxnard City Code. (PL, G-17)

PLANNING DIVISION STANDARD CONDITIONS

18. 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)
19. 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).
20. 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)
21. All construction activities shall occur only between the hours of 7:00am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

PLANNING DIVISION SPECIAL CONDITIONS

22. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)
23. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti on equipment or fences, 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)
24. 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)

25. Developer shall ensure that all construction equipment is maintained and tuned to manufacturer's recommended specifications. (MND, C-1)
26. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)
27. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (MND, C-3)
28. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (MND, C-4)
29. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (MND, C-5)
30. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (MND, C-6)
31. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). ((MND, C-7)
32. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)
33. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance),

Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). (PL)

34. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APCD regularities regarding Asbestos (Rule 63.7). (MND, C-8)
35. Contractor shall evaluate existing building for hazardous materials, including lead and asbestos using a licensed hazardous materials testing agency. All identified hazardous materials shall be removed and disposed of in accordance with State law.”
36. In the event that any historic or prehistoric cultural resources are discovered on-site, work in the vicinity of the find shall be halted immediately and the Developer shall obtain a contract with a qualified archaeologist for the review and remediation of the site. The contract shall be submitted to the Planning Division for review and approval. 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 archaeologist or other consultants and future mitigation resulting from the survey. (MND, E-1)

LANDSCAPE STANDARD CONDITIONS

37. 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)
38. 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)
39. 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)
40. 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)
41. 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)

42. 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)
43. 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)
44. 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.
45. 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)
46. 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)
47. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)
48. 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)

FIRE DEPARTMENT STANDARD CONDITIONS

49. 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)

50. 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)
51. 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)
52. 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)
53. 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)
54. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
55. 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)
56. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
57. 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)
58. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
59. 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)
60. 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)
61. 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)

62. 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)

63. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, F-15)

64. 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)

DEVELOPMENT SERVICES STANDARD CONDITIONS

65. 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)

66. 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)

67. Developer shall protect building pads from inundation during a 1% chance (100year) storm. (DS-5)

68. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

69. 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)
70. 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)
71. 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)
72. 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)
73. "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)
74. Prior to issuance of a grading/site improvement permit, developer shall obtain Development Services Director approval for any proposed construction phasing. The improvement plans (and associated phasing plans) shall clearly indicate any interim or offsite improvements required by City. (DS-28)
75. 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)
76. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
77. 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)

78. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
79. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
80. Developer shall comply with Ventura County Watershed Protection District ("District") standards for all facilities affected by the project that are owned by or dedicated to the District, and shall obtain the approval of the District on all improvement plans for such facilities. Before issuance of grading or site improvement permits, Developer shall obtain any necessary encroachment permits from the District. (DS-37)
81. 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)
82. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
83. 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)
84. Street and road improvements shall conform to City standard plates, design criteria and policies. Improvements shall include upgrading of existing pavement along the project frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. (DS-51)
85. 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)
86. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

STORMWATER QUALITY CONDITIONS

87. 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)
88. 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)
89. 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)
90. 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)

91. 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)
92. 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)
93. 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)
94. 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)
95. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 19th day of August, 2021.

Daniel Chavez, Jr., Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 19th day of August 2021, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Scott Kolwitz, Secretary

E. Staff Presentation

City of Oxnard Wastewater Treatment Facility Improvements 5751 - 6001 Perkins Road (PZ 20-400-02)

Applicant: Timothy Beaman, on behalf of the City of
Oxnard Public Works Department.

Randy Baez, Associate Planner

Planning Commission
August 19, 2021



PROJECT DESCRIPTION

- Proposal to remove, replace, and/or upgrade vital structures, equipment and site improvements associated with the City of Oxnard Wastewater Treatment Facility.
- Project can generally be broken down into 4 phases
 - **Project A:** Replace existing 1,700 SF maintenance storage building with a 9,096 SF storage building; upgrade site fencing and security features.
 - **Project B:** Electrical improvements, including removal and replacement of a 6,700 SF electrical building with a 2,600 SF electrical building; replacement of generators.
 - **Project C:** Replace the SCADA system of software and hardware elements of the Wastewater Plant.
 - **Project D:** Digester improvements and site piping improvements, Headworks building improvements; upgrade existing odor control scrubber system.
- Two parcels totaling 9.28 acres



Background

- The project site was developed with the existing City Wastewater Treatment Facility in the 1950s.
 - Dozens of building permits dating beyond 1975 for the City Wastewater Treatment Plant and its ancillary structures.
- On October 1st, 1987, the Planning Commission approved Coastal Development Permit (CDP) No. 87-2 identifying the Wastewater Treatment Plant as a conditionally permitted use and to permit an expansion of the Wastewater Treatment Plant.

PROJECT LOCATION

Subject Sites: 5751 Perkins Road and 6001 Perkins Road.



EXISTING SITE

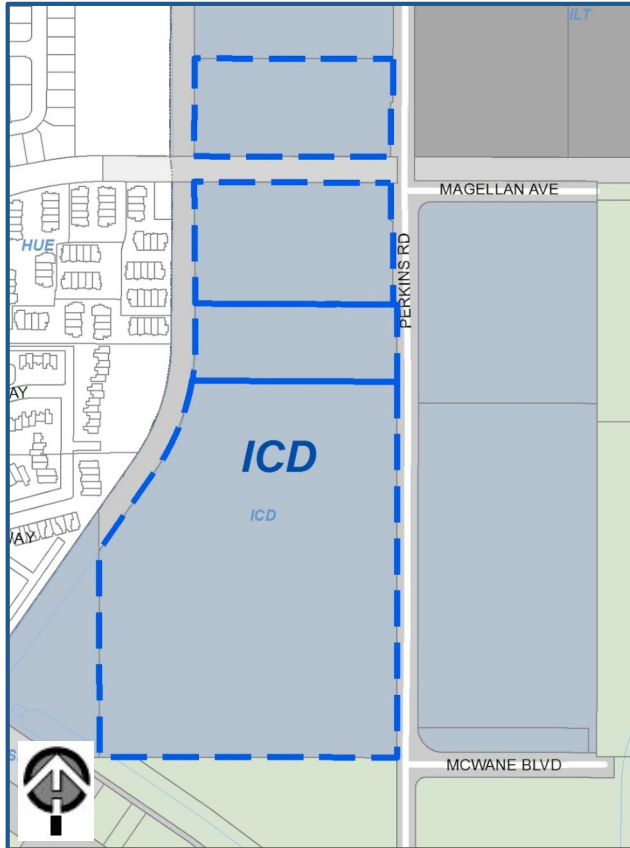
Subject Site: 5751 Perkins Street through 6001 Perkins Street

Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industry Priority to Coastal Dependent (ICD)	Coastal Development Industry (CDI)	Wastewater Treatment Facility
North	Industry Priority to Coastal Dependent (ICD)	Coastal Development Industry (CDI)	Multi-tenant Industrial building
South	Resource Protection (RP)	Coastal Visitor - Serving Commercial (CVC)	Vacant/ undeveloped property
East	Industry Priority to Coastal Dependent (ICD)	Coastal Development Industry (CDI)	Recycling Facility
West	Easement (ESM)	Easement/ Right-of-way (ESM-RW)	Easement (Ventura County Flood Control District)
	Industry Priority to Coastal Dependent (ICD) City of Port Hueneme	City of Port Hueneme	Residential Development

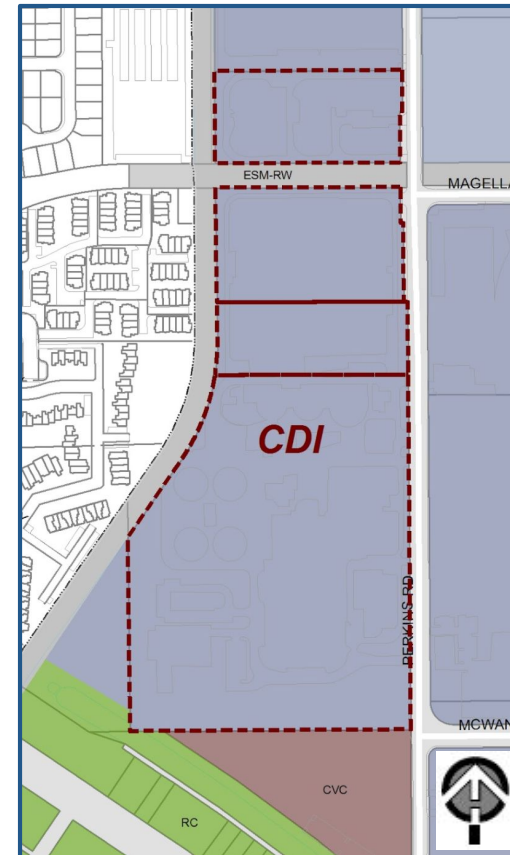
GENERAL PLAN & ZONING MAPS

General Plan Land Use Designation



Industry Priority to Coastal Dependent (ICD)

Zoning Designation



Coastal Development Industry (CDI)

Street View



View from Perkins Road looking northwest



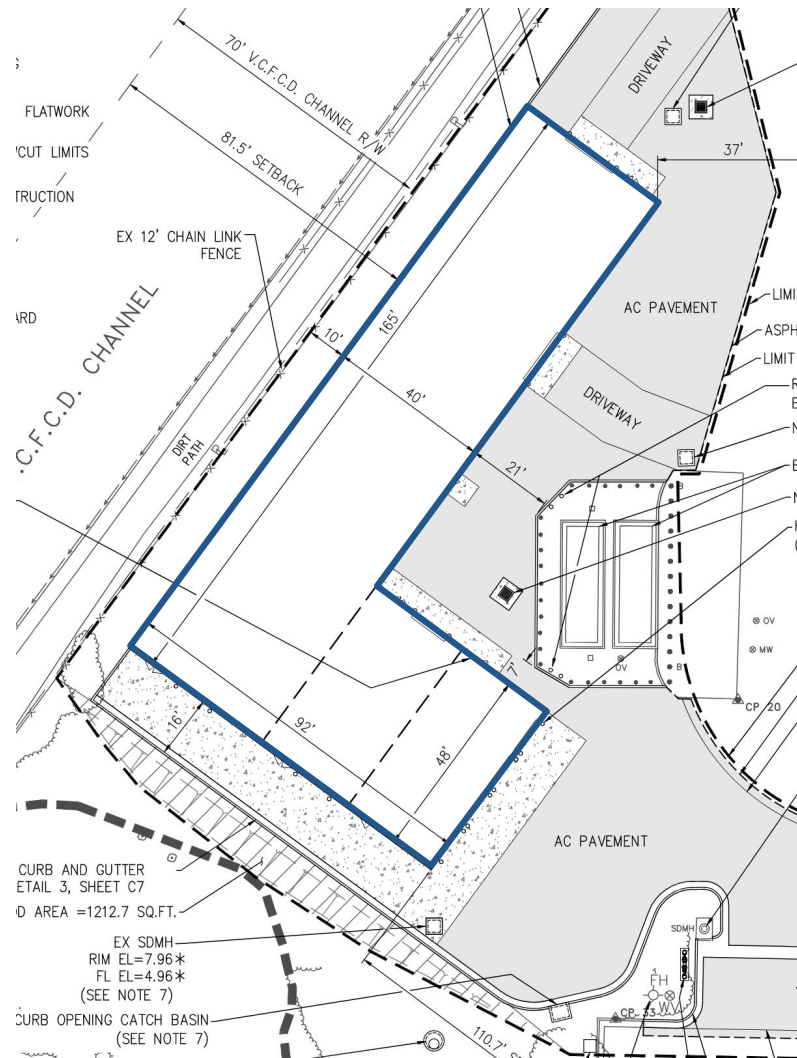
View from Perkins Road looking southwest

Project Description (Project A)

- Project A:
 - Replace an existing approximately 1,700 square-foot maintenance storage building
 - Construct a new 9,096 square-foot building in its place
 - Upgrade existing perimeter site fencing
 - Improve security features

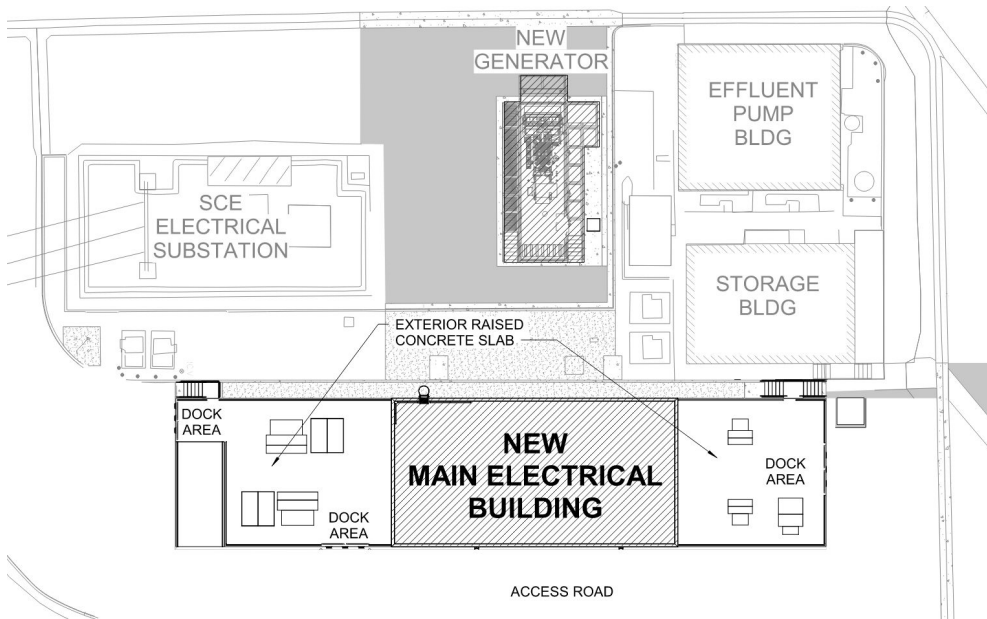


Project Description (Project A Cont'd)



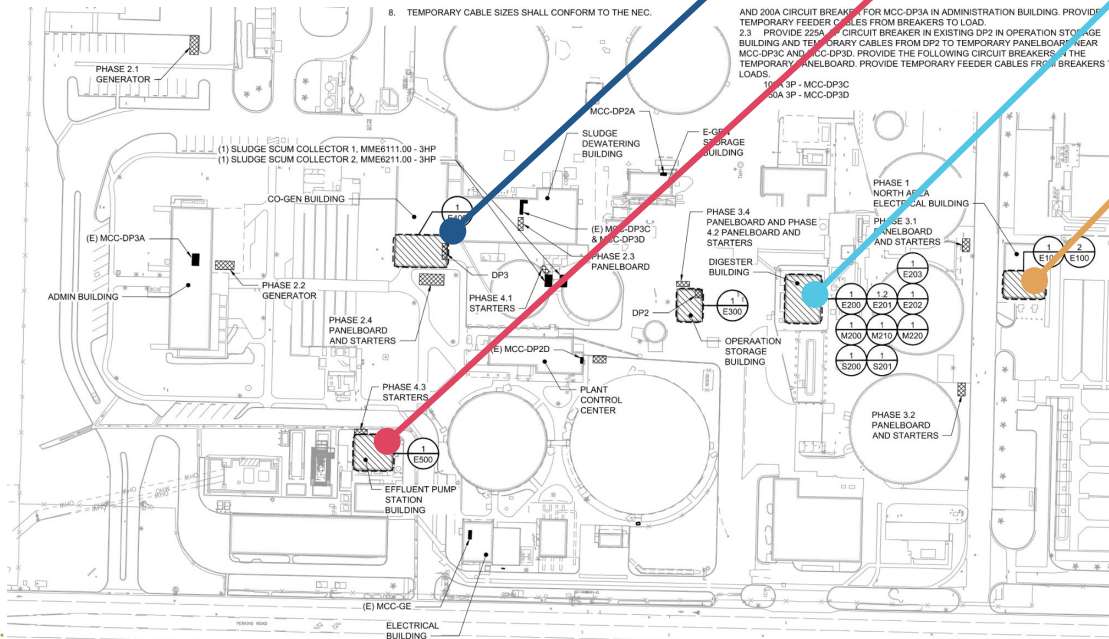
Project Description (Project B)

- **Project B:**
 - Electrical system improvements
 - Demo existing 6,700 square-foot electrical building
 - Construct a new 2,600 square-foot electrical building in its place
 - Replacement of two existing emergency generators with one new generator



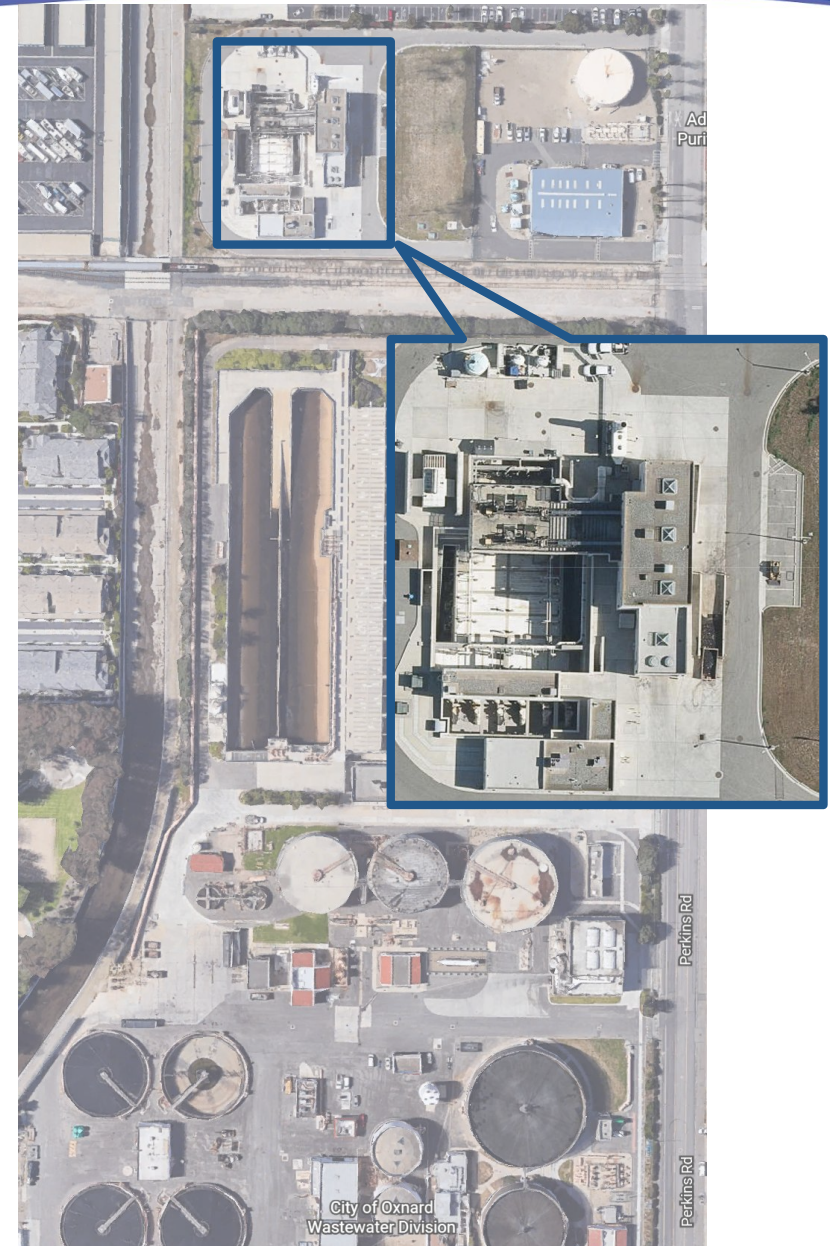
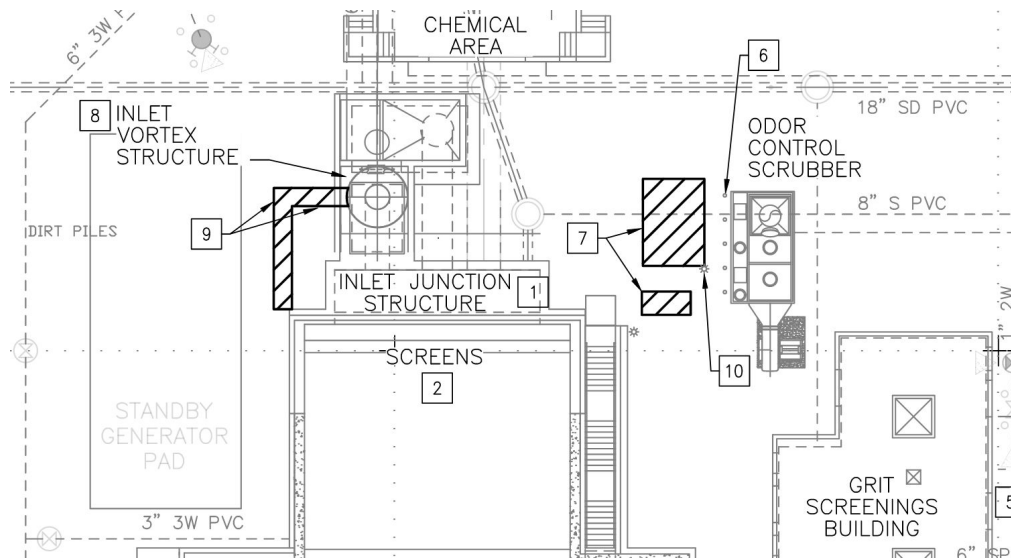
Project Description (Project C)

- **Project C; Minor upgrades to:**
 - The co-generator building
 - Effluent pump station
 - Digester buildings
 - The “north area electrical building”



Project Description (Project D)

- Project D; Minor upgrades to:
 - Digester system
 - Site piping
 - Headworks Building improvements
 - including groundwork and upgrades to the existing odor control scrubber system



Consistency with Standards

- The project is consistent with all applicable standards:
 - General Plan
 - Local Coastal Program
 - Coastal Development Industry (CDI) zone

Community Input / DAC

- To date, staff has not received additional public comments, in favor or against, the proposed Project.
- The Project was reviewed by the Development Advisory Committee (DAC) on July 22, 2020, and DAC members subsequently reviewed revised plans throughout 2020 and early 2021 through plan check review.

Conditions of Approval

- Condition No. 3:
Up to 36-months to start construction if CDP is approved.
- Condition No. 21:
Construction Days & Time: Construction activities to occur between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday.
- Conditions No. 71-79:
Stormwater Quality Conditions

ENVIRONMENTAL DETERMINATION

Environmental Determination

In accordance with Section 15302 (Class 2, Replacement or Reconstruction) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving “replacement or reconstruction of existing facilities” including the “existing utility systems and/or facilities involving negligible or no expansion of capacity” may be found to be exempt from the requirements of CEQA. This proposed Project meets the requirements of a Class 2 Categorical Exemption because it consists of the replacement or reconstruction of existing and outdated structures and equipment for the City of Oxnard’s Wastewater Treatment Facility.

Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment.

STAFF RECOMMENDATION

That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement or Reconstruction); and
- b) Adopt Resolution 2021-XX for Planning and Zoning Permit No. 20-400-02 (Coastal Development Permit), subject to certain findings and conditions.



DISCUSSION