



ADMINISTRATIVE STAFF REPORT

TO: Kathleen Mallory, AICP, Planning & Sustainability Manager

FROM: Heather Davis, Project Planner

DATE: May 24, 2022

SUBJECT: **Development Design Review and Minor Modifications, Permit No. PZ 21-200-03:**
Located West of Oxnard Boulevard and North of the Union Pacific Railroad in Lot 1 of Tract 5745-2 in Planning Area 6 of the Village Specific Plan (Wagon Wheel Project Area). Assessor's Parcel Number 139-0-610-355. Filed by Oxnard CRFL Partners LLC (Oakwood Communities Inc.)

1. Recommendation:

That the Planning Manager:

- a) Conduct a public hearing;
- b) Find the Project to be consistent with Final Environmental Impact Report (FEIR No. 2006-03) and Supplemental Environmental Impact Report (SEIR No. 2014-01) for the VSP and therefore exempt from further environmental review pursuant to Section 15162 of the CEQA Guidelines, and
- c) Adopt a Resolution approving Development Design Review Permit (DDRP) No. 21-200-03 and two Minor Modifications in accordance with Chapter 8 (Administration and Implementation) of *The Village Specific Plan* (VSP). Approvals are subject to certain findings and conditions contained in the attached resolution.

2. Project Description and Applicant:

Oxnard CRFL Partners, LLC. (Oakwood Communities Inc.), the “**Applicant**,” is applying for a Development Design Review Permit (DDRP) for development of a 3-story, 33 unit condominium project on a 2.0 acre property (Lot 1) in Planning Area (PA) 6 of the Village Specific Plan. The project includes 33 residential condominiums (22 3-bdrm & 11 4-bdrm) in eleven, three-story residential townhouse style buildings, each with three ground-level 2-car garages; 26 on-street visitor parking spaces; one off-street accessible parking space; a USPS parking space; three common open space lawn areas (approximately 3,000 sf, 1,700 sf and 650 sf) with picnic tables and BBQ areas and a 6,500 sf landscaped paseo. (See Attachment B, Project Plans). The project design mirrors DDR 18-200-05 on Lots 5 & 9, which was approved in December 2018.

The applicant's request includes two minor modifications from the VSP requirements. The VSP allows minor deviations for numerical standards up to 15%, and specific minor deviations that are in keeping with the spirit and intent of the VSP and are in conformance with the 2030 General Plan. The application was filed by Oxnard CRFL Partners, LLC.

(Oakwood Communities Inc.), 64 Maxwell, Irvine, CA 92618.

The applicant is requesting the following minor modifications:

1. Guest Parking Distance: Allow 5 units (15% of units) to be located greater than 100 feet from visitor parking. [OCC 16-645 Location of Parking Spaces]
2. Trash storage location: Allow storage of individual trash cans inside of individual garage units rather than outside, in keeping with the spirit and intent of the Specific Plan. (VSP 4.4.1).

3. General Plan Policies, Specific Plan and Land Use Designation Conformance:

The project site (Lot 1 of Tract 5745-2) is within PA 6 of the VSP. The VSP land use designation for PA 6 is High Density Residential (15-30 du/ac). The VSP land use designation had been amended in November 2020 from Parks and Opens Space (P/OS) to High Density Residential as part of Specific Plan Amendment No. 2 that moved the park location to PA 1. The 2030 General Plan Land Use Designation is Specific Plan and Urban Village. The Urban Village designation is intended to integrate complementary land uses to promote a pedestrian orientation which reduces trips and vehicle miles traveled and reduces greenhouse gas emissions. The development proposal, at 16.5 dwelling units per acre, is consistent with the General Plan and the Specific Plan density for the subject property.

The applicant's request includes two minor deviations from the VSP and OCC requirements. According to VSP Section 8.7.2.1(3), the Planning Manager has the authority to approve minor deviations for numerical standards up to 15%, and specific minor modifications that are in keeping with the spirit and intent of the Specific Plan and are in conformance with the General Plan.

4. Existing and Surrounding Land Uses:

The VSP is located in the western portion of Ventura County, in the Northwest Community of the City of Oxnard. The Project is located on Lot 1 of Tract 5745-1, in PA 6 of the VSP. The 2.0 acre site is bound by Wagon Wheel Road and PAs 1 (Lots 1 and 6; vacant) to the north; Saddle Street and PA 2/3 (Lots 2/3; vacant) to the west; Winchester Road, PA 4 (Lot 4; Mayfair condominium project) to the south, and PA 15 (Lot C; park project) and PA 5 (Lot 5; Park Place condominiums) to the east.

Surrounding land uses, zoning, and General Plan land use designations are described below:

LOCATION	ZONING	2030 GENERAL PLAN	EXISTING LAND USE
Project Site	The Village Specific Plan • H - High Density Residential (15-30 du/ac)	Specific Plan	PA 6, vacant graded land

LOCATION	ZONING	2030 GENERAL PLAN	EXISTING LAND USE
North	The Village Specific Plan • P/OS – Parks and Opens Space, and • H - High Density Residential (15-30 du/ac)	Specific Plan	PA 1 & 7 vacant graded land
	C-2-PD	Commercial Regional (CR)	101 Freeway and RiverPark Community
East	The Village Specific Plan • H - High Density Residential (15-30 du/ac)	Specific Plan	PA 5 (Park Place)
	C-2-PD	CR	Oxnard Boulevard, Esplanade Shopping Ctr.
South	The Village Specific Plan • H - High Density Residential (15-30 du/ac)	Specific Plan	Winchester Road, PA 4 (Mayfair)
	Single Family Residential (R1-8PD, R1PD) and Manufactured Home Planned Development (MHPD)	Residential Low (RL) density 3-7 du/ac and Factory Built (MHP) 1-7 du/ac	Union Pacific Rail Road, El Rio Drain and South Bank Neighborhood
West	The Village Specific Plan • H - High Density Residential (15-30 du/ac)	Specific Plan	PA 2/3 vacant
	County Unincorporated	County Unincorporated	Ventura Road and Santa Clara River

5. Environmental Determination:

The City Council certified Final Environmental Impact Report (FEIR) No. 2006-03 on September 18, 2008. Due to changes in environmental conditions, on July 28, 2015 the City Council certified Supplemental Environmental Impact Report (SEIR) No. 2014-01 in association with Tract Map 5745. The proposed Project is consistent with the FEIR No. 06-03 and SEIR No. 2014-01 and is not subject to additional environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183.

6. Development Project Analysis:

- a) **General Discussion:** The project consists of 33 condominium dwelling units (22 3-bdrm & 11 4-bdrm) in 11 residential buildings, each containing three condominium units over 2-car garages. The proposed project is similar to the Park Place condominium project approved in December 2018. The proposed project has been designed in a traditional 3-story townhouse style, with rear garage entry from a common drive aisle and no elevators.

Each building contains two 3-bedroom units (Units 1 & 3) and one 4-bedroom unit (Unit 2). The units range in size from 1,993 square feet to 2,131 square feet and include private decks (124 sf to 345 sf), laundry facilities and private storage (236 sf to 414 sf). All units will also be air conditioned.

The development includes 3,000 square-foot common open space lawn areas, with a total of approximately 24,900 square feet of open space (28% of the site). The open space improvements include common patios, benches, picnic table set, trash receptacles and BBQ areas. A mailbox kiosk is proposed near the center of the lot adjacent to the USPS parking space.

- b) **Development Review Process:** The project has been reviewed for consistency with the VSP and the City of Oxnard City Code (OCC), where applicable. Project-specific conditions to provide compliance with criteria within the VSP, the OCC and other regulating documents have been provided in the attached resolution of approval.

According to VSP Section 8.7.2.1 (Requirements for Project Review), the proposed development may be considered and approved by the Planning Manager through a Development Design Review Permit, provided that it contains land uses identified within VSP Table 2.4 and is consistent with all other applicable provisions of the VSP. The project must also be consistent with the adopted provisions of the General Plan, the OCC, and other instruments of public policy (VSP Section 8.7.1, Approach).

The proposed project has been reviewed for compliance with VSP Sections 4.4.1 (Building Type “H”– High Density Residential) and with the OCC for High Density Residential and attached-unit dwelling development standards. Staff’s review is summarized in the attached code compliance spreadsheet (see Attachment C). Staff has determined that the proposed residential development is consistent with the design intent, density, neighborhood configuration, product type specifications, and design standards of the VSP. With approval of the two requested minor deviations (discussed further below), and subject to the proposed conditions of approval in the resolution of approval, the project is also consistent with the development standards in the VSP and other regulating documents.

- c) **Planning Area Compliance:** The proposed project is located in PA 6 of the VSP. The VSP Land Use Plan designation for PA 6 is ‘H’ High Density Residential. The High

Density Residential PA is envisioned in the Specific Plan as consisting of “three-story townhouse and courtyard style building types connected by a network of pedestrian friendly streets,” that “front onto a public street or are oriented around a landscaped courtyard” and with parking in “two-car garages accessed from an alley” (VSP 2.2.2). The proposed project is designed with three-story townhouse-style buildings fronting public streets and interior drive aisles, with two-car garages accessed from internal drive aisles. The design of the project is therefore consistent with the VSP vision for PA H. The proposed project density (16.5 units to the acre) also falls within the permitted density range for this land use of 15 to 30 dwelling units to the acre. VSP Table 2.2 Land Use Summary (as amended under Specific Plan Amendment No. 2 in December 2020) allows a total of 33 residential units in PA 6. As such, the proposed 33 dwelling units are permissible within the Planning Area.

- d) Affordable Housing Compliance:** As part of the approved VSP, a total of 225 affordable units are required to be constructed within the VSP area. Through approval of a mobile home closure permit in 2008 and Planning and Zoning Permit No. 12-200-03, 119 rental affordable housing units (Village Family Apartments) have already been constructed. For the remainder of the affordable housing units, the Development Agreement requires the provision of six (6) rental Moderate Income Household Affordable Dwelling Units prior to the issuance of the 590th market rate, and 100 Moderate Income units prior to issuance of the 1,000th market rate unit, pursuant to the income limits specified within the approved Development Agreement (Section 9.0). Wagon Wheel Town Square (PA 16/17; PZ No. 16-200-14) was approved with 80 moderate income units; therefore the remaining 26 Moderate Income units are required prior to the 1,000th market rate unit.

As shown in the below table, approved market rate units to date include the following: Wagon Wheel Junction (PA 18) 219 units, Oxford Flats (Lots 7&8) 144 units, Mayfair 88 units (Lots 4&10), Park Place 78 units (Lots 5 & 9), Wagon Wheel Town Square (PA 16/17; 368 market rate and 80 affordable) for a total of 898 market rate units. The proposed project on Lot 1 represents 33 market rate units, which does not cross the threshold of the 1,000th unit.

**Village Specific Plan Affordable Housing
Development Agreement Compliance**

Development	Restricted Units	Market Rate Units	Cumulative Market Rate Units	Development Agreement Threshold
Village Family Apartments (PA12&13/Lot 11)	119 Lower (rental)	1	1	Prior to building permit for 100 th Market Rate Unit, 119 affordable units (see DA and CDC Reso 131 for required mix)
Wagon Wheel Junction (PA 18/Lot 15)		219	220	

Development	Restricted Units	Market Rate Units	Cumulative Market Rate Units	Development Agreement Threshold
Oxford Flats (PA 9&10/ Lots 7&8)		144	364	
Mayfair (PA 4/Lots 4&10)		88	452	
Town Square (PA 16&17/Lots 12,13&14)	80 Moderate (rental)	368	820	Prior to CofO for 590 th Market Rate Unit, 6 rental or for-sale Moderate units
Park Place (PA 5&11/Lot 5&9)		78	898	
Proposed Project: Park Place (PA 6/Lot 1)		33	931	
PA 20&21/Lots 16&17	TBD	TBD		Prior to CofO for 1000 th Market Rate Unit, 100 rental or for-sale Moderate units

*Development Agreement between City of Oxnard and Oxnard Village Investments, January 27, 2009, Section 9 Affordable Housing. Units must remain affordable 55 years for rental and 45 years for for-sale units. Total 225 restricted units; 119 affordable to Wagon Wheel Mobile Home Park residents, and 106 rental or for-sale Moderate Income Units, “located evenly throughout the rest of the project.”

- e) **Site Design:** The project is designed with 11 three-story buildings, each with three townhouse-style residential units over enclosed 2-car garages. The lot is designed with a 650 sf common open space area in the center of the lot surrounded by a few buildings. A drive aisle circles the interior buildings on the lot and provides garage access for the buildings located on the periphery of the lot. The majority of the periphery buildings face onto Wagon Wheel Road, Saddle Street or Winchester Drive. Three buildings face onto a 32 ft. wide landscaped paseo fronting Planning Area 5 (Lot 5), which is developed under the first phase of Park Place with the same style of townhomes. All of the units are accessible directly from ground floor entrances.

Pedestrian paths connect the buildings throughout the project area and to adjacent pedestrian pathways. As shown on Sheet A-1 (Architectural Site Plan), 5 ft wide pedestrian paths are proposed through the site and around the perimeter of the buildings. A meandering path is provided on the east side of Building 6, 7 and 8 to provide pedestrian access from Winchester Drive and Wagon Wheel Road; this walkway connects in two locations with the walkway on the west side of Lot 5. The development includes a 3,000 square-foot common open space lawn area on the northeast corner of the site. Other open space amenities include picnic tables, benches, BBQ and a hot ash receptacle (See Sheets L1 & L2). A mailbox kiosk is proposed adjacent to a parking space reserved for USPS near the center of the development.

- f) **Circulation and Parking Analysis:** Street improvements on Wagon Wheel Road, Winchester Drive and Saddle Street will be completed under a separate permit. The street

will be developed with sidewalks, Class II & III bicycle lanes, parallel parking, landscaping, curb and gutter as specified in the VSP and in a manner to ensure that adequate vehicular and pedestrian safety is maintained.

As discussed under Site Design, the individual garages will be accessed by 26-foot wide, two-way access lanes that circle the interior of each lot. The access lanes will connect directly with Winchester Drive.

All of the resident parking spaces will be enclosed within individual 2-car garages, and all visitor parking spaces will be located in off-street surface parking areas and on-street parallel parking spaces in accordance with the VSP Section 6.9.3

As shown on Sheet A-2 (Guest Parking Diagram), the project provides one off-street accessible visitor parking spaces, and 26 standard parallel parking spaces on the public right-of-way on Wagon Wheel Road, Saddle Street and Winchester Drive, for a total of 27 visitor parking spaces. A minimum of 17 guest parking spaces are required.

The following table compares the VSP and OCC parking requirements within the project:

Village Specific Plan Parking Compliance

		OCC Requirement (Provided for reference only)	VSP Requirement (VSP 2.2.6)	Provided Per Market Standard	Comply w/Specific Plan?
Resident parking					
22	3 bedroom	2 enclosed space/unit (22 three bedroom = 44 spaces)	2/unit = 44 spaces	44	Yes
11	4 bedrooms	2 enclosed space/unit (11 four-bedroom = 22 spaces)	2/unit = 22 spaces	22	Yes
Visitor Parking		1 for 1 st 30, 0.5 per 31+ unit = 32	0.5 spaces/unit (2.5 ratio less 2.0 enclosed; VSP 2.2.6*). (33 units = 17 spaces)	27	Yes
Total Resident Parking		98 parking spaces	83 parking spaces	93 parking spaces	Yes

*Note: VSP Section 2.2.6 requires 2.5 parking spaces per unit. The Specific Plan allows flexibility of interpretation. Section 2.2.6 additionally allows the city to implement a residential permit parking program if the site experiences a parking shortage in the future.

- g) Trails/Bike Lane Improvements:** As discussed in VSP Section 6.8.3 (Bicycle Network), bicycle lanes are planned along the neighborhood streets within the project area. The bicycle lanes provide a regional connection between Oxnard Boulevard, Ventura Road, and the Santa Clara River Trail. The off-street and on-street bicycle trails will interconnect the residential neighborhoods with commercial areas and surrounding development projects to the north and east. The bicycle facilities are intended to facilitate pedestrian and bicycle connectivity to the surrounding developments such as Riverpark to the north, Food 4 Less via a planned pedestrian overpass to the east of the project, and the Esplanade Center. The VSP pedestrian and vehicular circulation system (VSP Figure 2.5) is consistent with the Santa Clara River Trail Master Plan and will facilitate access to the Santa Clara River Trail.

In keeping with VSP Chapter 6 and VSP Figure 2.5 (Bicycle Circulation Concept), Class II bicycle lanes are required on Wagon Wheel Road, and Class III bicycle paths are required on Winchester Drive. According to the applicant, these improvements will be completed under a separate permit.

In accordance with the Oxnard Bicycle and Pedestrian Facility master plan (2011), pg. A-38 short term bicycle parking requirement for Multi-family development with private garage for each unit, the project is required 0.05 short-term bicycle parking spaces for each bedroom, which calculates to 6 short term bicycle spaces required for the proposed project. Condition of Approval No. 32 has been added to the resolution to address this requirement, and traffic Condition of Approval Nos. 160 specifies the type of bike rack. Condition of Approval No. 198 additionally requires the developer to install the bike racks at locations approved by the City Traffic Engineer.

- h) Architectural Analysis:** VSP Chapter 7 requires buildings and other structures to meet design guidelines that strive for an attractive consistent design for high-quality residential development. The guidelines call for street-front entrances, “green” design, and a variety of material and design treatments to prevent a boxy monotonous development. The VSP allows for four European architectural styles historically found throughout Oxnard and greater Ventura County, and generally described as Mediterranean style, Monterey style, European Cottage, and Spanish Revival, as well as California Craftsman style. In order to create buildings that are attractive and appealing from every side, the VSP requires articulated facades from front to back, with detailing on all sides.

The proposed buildings are designed in a mix of Mission and Spanish Revival style, with concrete tile roofs, stucco walls, square windows, Spanish arches (Elevation B; Sheet A-16), decks with metal railings, decorative metal pot shelves, stucco over foam corbels, metal awnings and a trellis above each garage door (Sheets A-12 & A-16, Elevations A & B). As outlined in the Color Application Diagram and color boards, the exterior walls include a mixture of earth-tone stucco colors with neutral or white foam trim and gray, dark brown and black accent colors, and neutral or seashell masonry. The building colors

to be used on the project are creamy, khaki, beige and gray palettes. The building facades and roof lines provide articulation and interest. The proposed side elevations maintain the architectural design of front and rear elevations. A condition of approval (No. 74) is included to ensure four-sided architectural treatment of all structures. Enhanced elevations have also been provided for side elevations facing common areas (indicated by the letter “E” on Sheets A-1 with enhanced elevations shown on Sheet A-16); these are proposed on the left side elevations on Buildings 3 & 5 and the right side elevations on Buildings 4 and 6 where the elevations face the open space. The end unit facing the street (Unit 3) on each building has also been enhanced to create a strong relationship with the street, pursuant to VSP 7.2.3.1.A(6).

In four locations on the site (between Buildings 2 & 3, 4 & 5, 6 & 7 and 7 & 8), buildings with similar floorplans are positioned immediately adjacent and aligned, resulting in windows potentially viewing into neighboring properties. The applicant has placed window locations to minimize privacy issues. However, additional revisions may be necessary. A condition of approval (No. 118) requires that where windows of similar units face each other, the applicant will make adjustments to windows (size or location) or provide internal or external treatment to enhance privacy between units.

The western portion of the site is within a special flood hazard area. Development within these areas is required to meet certain standards, including elevating proposed structures and pads above the base flood elevation, per the requirements set forth by the Oxnard City Code Chapter 18. To minimize the visibility of the elevation differences between the sidewalk and the building elevations, a condition of approval has been included (No. 119) requiring all exposed foundations and stoops to be stuccoed to blend with the rest of the building. Stoop vines are also required for further screening.

- i) **Minor Modification Requests:** The applicant is seeking two minor modifications from the VSP and OCC requirements. The VSP allows minor deviations for numerical standards up to 15%, and specific minor deviations that are in keeping with the spirit and intent of the Specific Plan and are in conformance with the General Plan (VSP Section 8.7.2.1.3). The minor modification requests are discussed below:

1. Guest Parking Distance. OCC 16-645 (Location of Parking Spaces) requires that visitor parking spaces be located within 100 feet of condominium unit entry. As shown on Sheet A-2 (Guest Parking Diagram), two units in Building 6 and three units in Buildings 7 are located between 110 and 145 feet from visitor parking.

Guest Parking Distance Analysis: Staff has evaluated the request and has determined that the requested Minor Deviation is in keeping with the spirit and intent of the Specific Plan, as allowed under VSP Section 8.7.2.1.3. As shown on Sheet A2 (Guest Parking Diagram), due to the configuration of the site, some units on the west side of the development facing the paseo are located slightly further than 100 feet from guest parking, which is located around the north, south and east perimeter of the

site on the surrounding streets. The location of guest parking on the street is permissible in the VSP High Density Residential Planning Areas (VSP 4.4.1). The project meets the guest parking distance requirement for the majority (85%) of the units. Approval of a Minor Deviation would allow the 5 units to be located greater than 100 feet from the provided guest parking, and is consistent with the VSP parking objective for on-street parking, which “can contribute to pedestrian safety, reduce vehicle speeds, and efficient use of parking supply”[VSP 6.9.1(5) Parking Objective, On-Street Parking]. Therefore, the Minor Deviation is in keeping with the spirit and intent of the Specific Plan. Additionally, the same modification was approved for the earlier phase of Park Place on Lots 5 & 9 (PZ 18-200-05).

2. Trash Storage Location VSP Section 4.4.1 requires that each dwelling unit shall include a 20 square-foot trash storage area outside of individual garages. The applicant would like the trash storage areas to be located inside of the individual garages (Sheet A3). The garages have been designed with a designated trash storage area and a three-foot clear pathway for trash bins to be moved to the curb on trash pick-up day.

Trash Storage Location Analysis: Staff has evaluated the request and has determined that the design of the proposed residences with trash storage inside the individual garages in designated trash storage areas is in keeping with the spirit and intent of the Specific Plan. The VSP allows projects to provide individual trash enclosures and common trash enclosures. Individual trash storage in the garage rather than individual exterior enclosures is a more efficient use of space on site, and the garages provide more screening than would typically be afforded via a trash enclosure. The VSP includes many requirements for screening of buildings, parking structures, storage areas, etc. Screening of trash storage areas within individual garages would be in keeping with the spirit and intent of the Specific Plan. The parking garage design was reviewed by various City reviewing departments and will be subject to building code requirements, including requirements to provide adequate ventilation for trash storage. The location of the trash storage in each garage and associated three-foot clear pathway for bin removal will not impact parking within the individual garages. Additionally, the proposed design was approved for the earlier phase of Park Place on Lots 5 & 9 (PZ 18-200-05).

7. **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on April 7, 2021 and September 8, 2021. Recommendations from the DAC have been incorporated into the plans and included as conditions of project approval.
8. **Community Workshop:** A virtual community workshop was held on May 17, 2021 to invite community input on the proposed project. A virtual meeting was held due to temporary closure of City buildings to keep the public safe from COVID-19 exposure. Sign notifications of the workshop were posted at both entrances of the VSP, and notices were mailed to property owners and posted in common areas of apartment buildings in the Wagon Wheel and South Bank neighborhoods. Approximately 7 members of the public attended the

virtual workshop for the four projects on the community workshop agenda, and one person spoke regarding the project. The speaker asked if the units were for sale, if any units were affordable, and if any of the development in the VSP would be detached single family homes. The speaker also indicated they did not like the architecture but did not identify any specific elements they disliked. According to the developer, all of the units will be attached, condominium, for-sale units. The affordability requirements and existing affordable development within the VSP are discussed in Section 6d of this report. Therefore staff does not recommend revision to the project plans. A video of the workshop may be viewed at the following link:

<https://oxnardca.civicclerk.com/Web/Player.aspx?id=4235&key=-1&mod=-1&mk=-1&nov=0>

Following the workshop, the Developer returned to DAC to address concerns from Fire regarding sprinklers, fire hydrants and truck turning radius, and Building and Engineering regarding flood hazard, drainage and timing for off-site improvements. Between November 2021 and April 2022, the Developer and the City Development Services Department worked on reaching an agreement on the conditions of approval. On April 21, 2022 the Developer agreed to the conditions of approval as listed in the resolution of approval (Attachment D).

9. Appeal Procedure: In accordance with Section 8.7.3 of the VSP, the Developer may appeal the Planning Manager's action to the Planning Commission. The Oxnard City Code specifies in Section 16-525 that appeals must be submitted within 10 days after the decision date. Appeal forms may be obtained from the Planning Secretary and must be submitted with the appropriate fees before the end of the appeal period.

Attachments:

- A. Project Maps:
 - a. Aerial
 - b. Vicinity
 - c. General Plan Land Use Designations
 - d. Zoning/ Specific Plan Land Use Plan
- B. Development Project Plans, dated August 10, 2021 (Architecture) & October 7, 2021 (Civil)
- C. Compliance Review Table
- D. Resolution of Approval - PZ 21-200-03

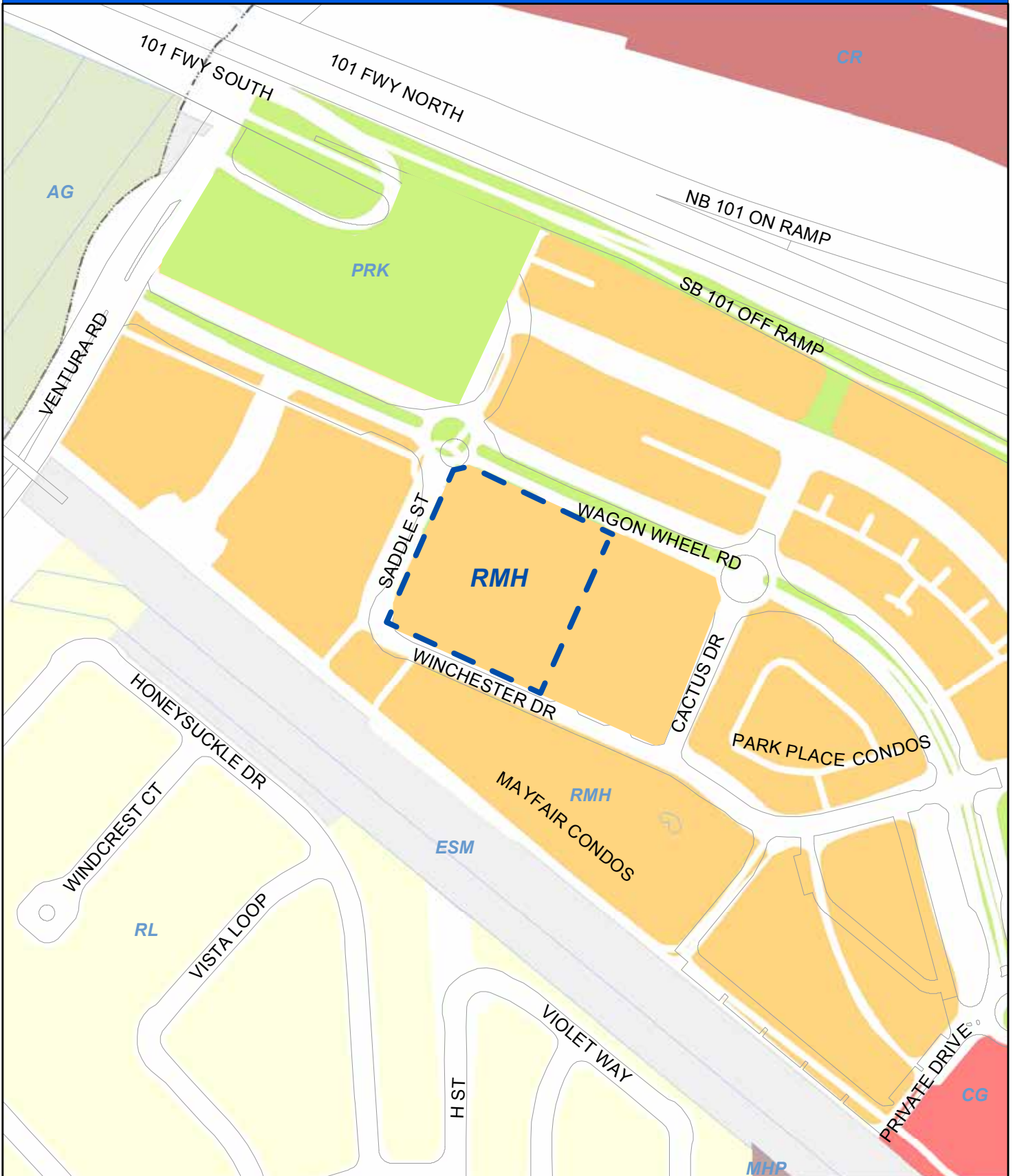
ATTACHMENT A

MAPS (AERIAL, VICINTY, GENERAL PLAN, ZONING/SPECIFIC PLAN)

Vicinity Map



2030 General Plan Land Use Map



Oxnard Planning

May 6, 2022

PZ 21-200-03
Location: Lot 1, Tract 5745-2
APN: 1390610355
Park Place Lot 1

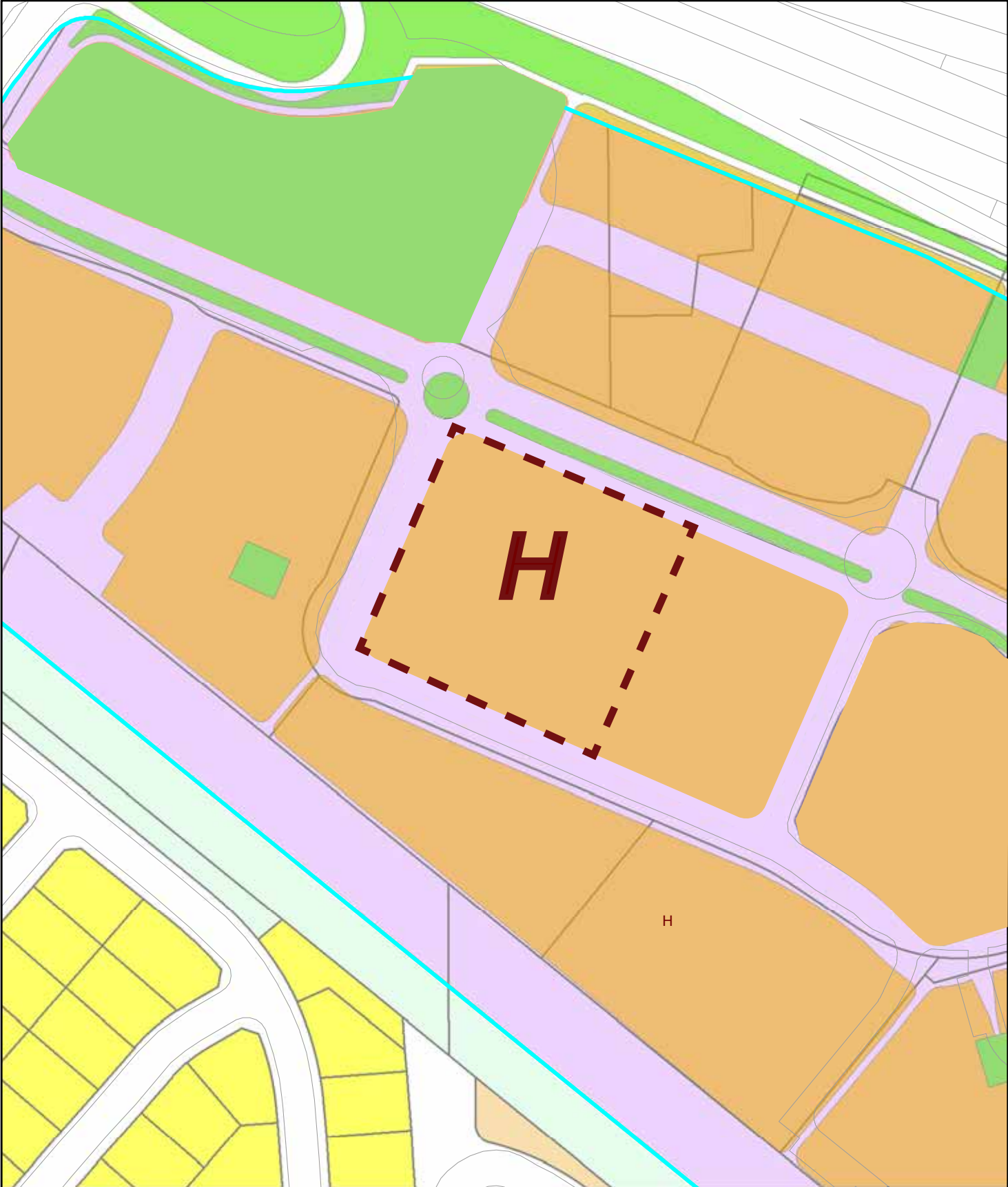
0 75 150 300 Feet

2030 General Plan Land Use Map



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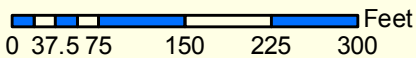
Zoning/Specific Plan Map



Oxnard Planning

May 6, 2022

PZ 21-200-03
Location: Lot 1, Tract 5745-2
APN: 1390610355
Park Place Lot 1



Zoning/Specific Plan Map



1:2,000



ATTACHMENT B

DEVELOPMENT PROJECT PLANS [Dated August 10, 2021 (Architectural) & October 7, 2021 (Civil)]

ANN MATTESON CONSULTING

LIGHT&POWER
INC.

bmla
LANDSCAPE
ARCHITECTURE
310 North Jay Street, Corona, Ca 92879
t: 951.737.1234 f: 951.737.6551

HUITT-ZOLIARS

SUMMA
ARCHITECTURE

firesafe
PLANNING SOLUTIONS

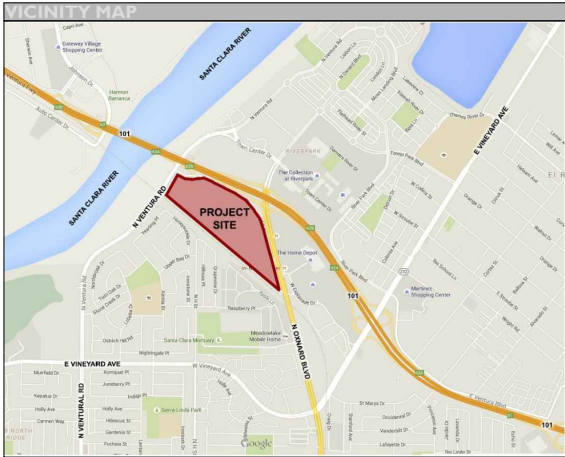


PARK PLACE: DEVELOPMENT DESIGN REVIEW

OXNARD, CALIFORNIA
8/6/2021

DDR SUBMITTAL PACKAGE

OXNARD CRFL PARTNERS, LLC



PROJECT DIRECTORY	
OWNER	
OAKWOOD COMMUNITIES, INC	
64 MAXWELL	
IRVINE, CA 92618	
949.719-9040	
CONTACT: DOUG BROOKS	
ARCHITECT	
SUMMA ARCHITECTURE	
5256 SOUTH MISSION ROAD, STE. 404	
BONSALL, CA 92003	
760.724.1198	
CONTACT: DAMIAN TAITANO	
CIVIL ENGINEER	
HUITT-ZOLLARS INC.	
2603 MAIN STREET, STE. 400	
IRVINE, CA 92614	
949.988-5828	
CONTACT: ADAM LUNZER	
LANDSCAPE ARCHITECT	
BMLA	
310 NORTH JAY STREET	
CORONA, CA 92879	
909.528-3257	
CONTACT: JEFF TROJANOWSKI	
COLOR CONSULTANT	
ANN MATTESON CONSULTING	
833 DOVER DRIVE, SUITE 21	
NEWPORT BEACH, CA 92663	
949.646-4174	
SITE LIGHTING	
LIGHT & POWER INC.	
2100 GOODYEAR AVE, SUITE 3	
VENTURA, CA 93003	
805-676-1029	
CONTACT: BRUNO BARRAGAN	
FIRE	
FIRESAFE PLANNING SOLUTIONS	
920 N. EL CAMINO REAL, SUITE 202	
SAN CLEMENTE, CA 92672	
949.240.5911	
CONTACT: TOM MCQUISTON	

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L-2	LOT 1 LANDSCAPE PLAN
SITE LIGHTING	
ESL-1	SITE LIGHTING CUT SHEETS LOT 1
ESL-2	SITE LIGHTING CUT SHEETS LOT 1
ESL-3	SITE LIGHTING CUT SHEETS LOT 1
ESL-3.1	SITE LIGHTING CUT SHEETS LOT 1
ESL-3.2	SITE LIGHTING CUT SHEETS LOT 1
FIRE	
F-1	LOTS 1 FIRE MASTER PLAN
COLOR CONSULTING	
CA-1	LOT 1 COLOR SELECTIONS
CA-2	LOT 1 COLOR SELECTIONS
CA-3	LOT 1 COLOR SELECTIONS

A map showing the project area. The map includes labels for Ventura, Montalvo, Oxnard, and various roads like Vineyard Avenue, Gonzales Road, and El Rio. A shaded area indicates the project site near the river.

LEGEND

---	BOUNDARY	1165	FINISH GRADE
---	EXISTING GRADE	1168	EXISTING GRADE
(S)	EXISTING SEWER LINE	(W)	EXISTING WATER LINE

ABBREVIATIONS

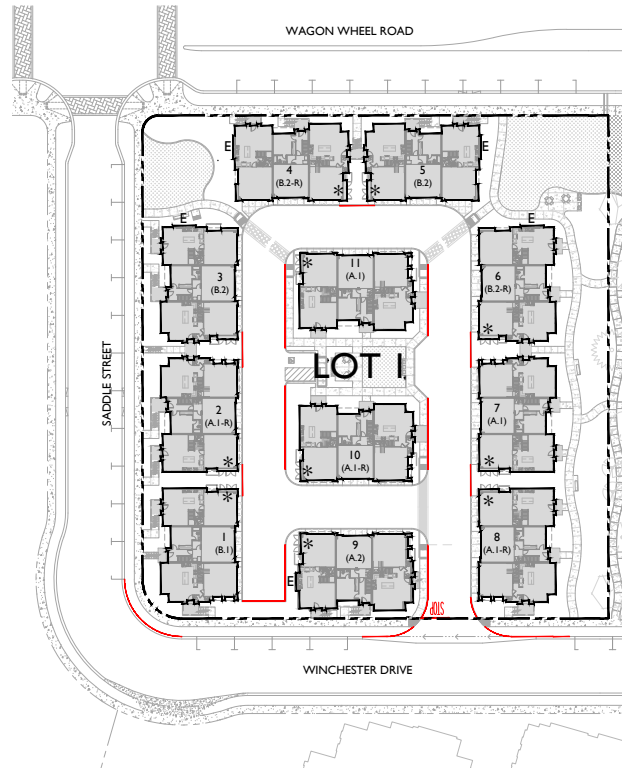
DF	DEEPEST FOOTING
FF	FINISHED FLOOR
TC	TOP OF CURB
FS	FINISHED SURFACE
FG	FINISHED GRADE
TW	TOP OF WALL
GB	GRADE BREAK

$\frac{XOLXX TC}{XOLXX FL}$
 $(XOLXX TC)$

DF	DEEPEENED FOOTING
FF	FINISHED FLOOR
TC	TOP OF CURB
FS	FINISHED SURFACE
FG	FINISHED GRADE
TW	TOP OF WALL
GB	GRADE BREAK
LP	LOW POINT
TG	TOP OF GRATE
MH	MANHOLE
CB	CATCH BASIN
CO	SEWER CLEANOUT
POC	POINT OF CONNECTION
FL	FLOWLINE
TOS	TOP OF STEP
BOS	BOTTOM OF STEP
PA	PLANTER AREA

REVISIONS				DEVELOPMENT SERVICES DEPARTMENT	
MARK	DATE	DESCRIPTION	BY	OXNARD VILLAGE - LOT 1 TRACT 8748 OVERALL SITE PLAN/KEY MAP	
				ACCEPTED BY: <u>CITY ENGINEER</u> <u>R.C.E. #6333</u> <u>DATE</u>	
				SHEET	
REVIEWED BY:				SCALE: HORIZ. _____ VERT: _____ DRAWN BY: H-2 CHECKED BY: _____	
DATE				C-1	

[illegible]



PROJECT DATA, LOT I

PROPOSED USE: MULTI-FAMILY RESIDENTIAL TOWN HOMES

CONSTRUCTION TYPE: TYPE VB

OCCUPANCY: R-3 RESIDENTIAL
S-2 GARAGE

NUMBER OF STORIES: 3

FIRE SPRINKLERS: NFPA 13D

LEGEND:
E ENHANCED ELEVATIONS
* UTILITY METER LOCATION

BUILDING TABULATIONS						
BUILDING	TYPE	# OF UNITS	# OF STORIES	NET SQ. FT.	GROSS SQ. FT.	GARAGE GROSS
1	B.1	3	3	6,173	7,934	1,419
2	A.1-R	3	3	6,225	7,986	1,419
3	B.2	3	3	6,173	7,934	1,419
4	B.2-R	3	3	6,173	7,934	1,419
5	B.2	3	3	6,173	7,934	1,419
6	B.2-R	3	3	6,173	7,934	1,419
7	A.1	3	3	6,225	7,986	1,419
8	A.1-R	3	3	6,225	7,986	1,419
9	A.2	3	3	6,225	7,986	1,419
10	A.1-R	3	3	6,225	7,986	1,419
11	A.1	3	3	6,225	7,986	1,419
TOTAL		33		68,215	87,588	15,499

BUILDINGS WITH ENHANCED LEFT ELEVATIONS AT PLAN 1

UNIT TYPES			
UNIT	AREA	DESCRIPTION	PRIVATE OUTDOOR SPACE
1A	2,815	3 BED, 3.5 BA.	333 S.F. 23'-1" X 13'-6"
1A.2	2,815	3 BED, 3.5 BA.	333 S.F. 23'-1" X 13'-6"
1B	1,992	3 BED, 3.5 BA.	333 S.F. 23'-1" X 13'-6"
1B.2	1,992	3 BED, 3.5 BA.	333 S.F. 23'-1" X 13'-6"
2A	2,099	4 BED, 3.5 BA.	131 S.F. 13'-3" X 10'-11"
2B	2,099	4 BED, 3.5 BA.	131 S.F. 13'-3" X 10'-11"
3A	2,131	3 BED, 3.5 BA.	229 S.F. 24'-8" X 13'-6"
3B	2,109	3 BED, 3.5 BA.	229 S.F. 24'-8" X 13'-6"

UNIT TABULATIONS				
LOT 1 UNIT TABULATIONS, BUILDING TYPE A				
	UNIT 1	UNIT 2	UNIT 3	TOTAL UNITS
1ST FLOOR	1	1	1	3
2ND FLOOR				
3RD FLOOR				
TOTAL BLDG	1	1	1	3

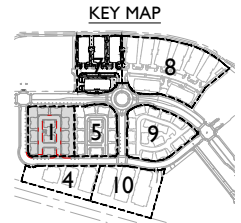
LOT 1 UNIT TABULATIONS, BUILDING TYPE B				
	UNIT 1	UNIT 2	UNIT 3	TOTAL UNITS
1ST FLOOR	1	1	1	3
2ND FLOOR				
3RD FLOOR				
TOTAL BLDG	1	1	1	3

ARCHITECTURAL SITE PLAN PARK PLACE LOT I

OXNARD, CALIFORNIA

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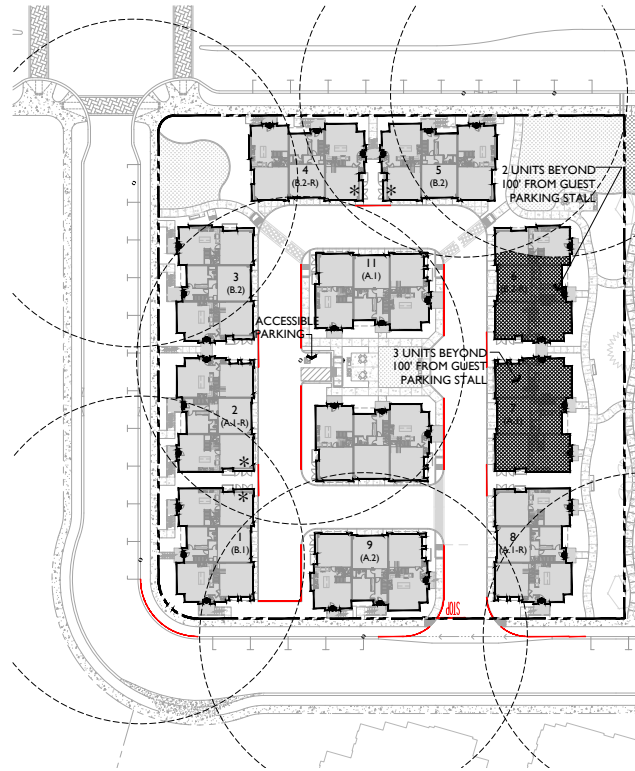


SCALE: 1/30 = 1'-0"

SUMMA
ARCHITECTURE

AUGUST 9, 2021

A-1

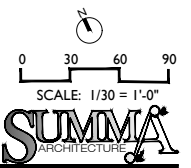
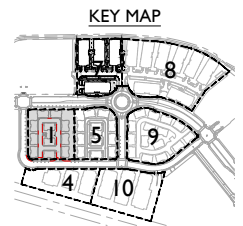


LOT 1:

TOTAL UNITS:	33
UNITS W/O DOOR WITHIN 100' OF GUEST PARKING:	5 (15%)
GUEST PARKING REQUIRED: 33 X .5 =	17
GUEST PARKING PROVIDED:	17

**GUEST PARKING DIAGRAM
PARK PLACE
LOT 1**

OXNARD, CALIFORNIA

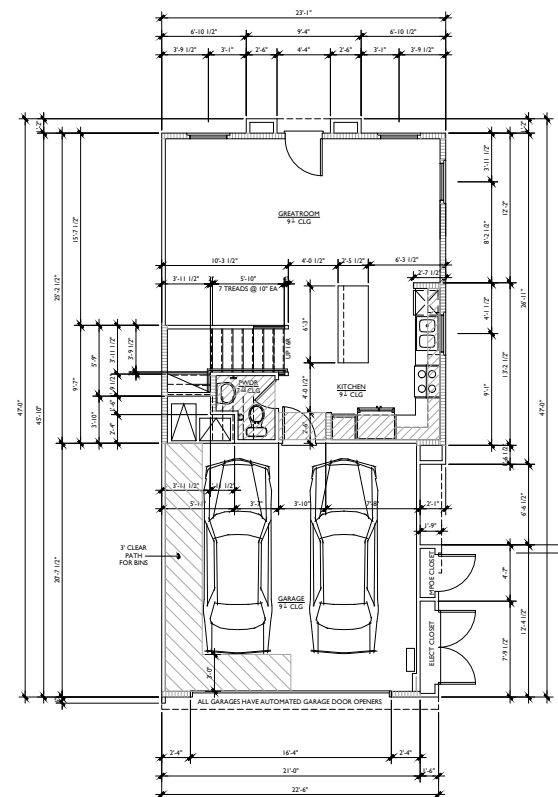
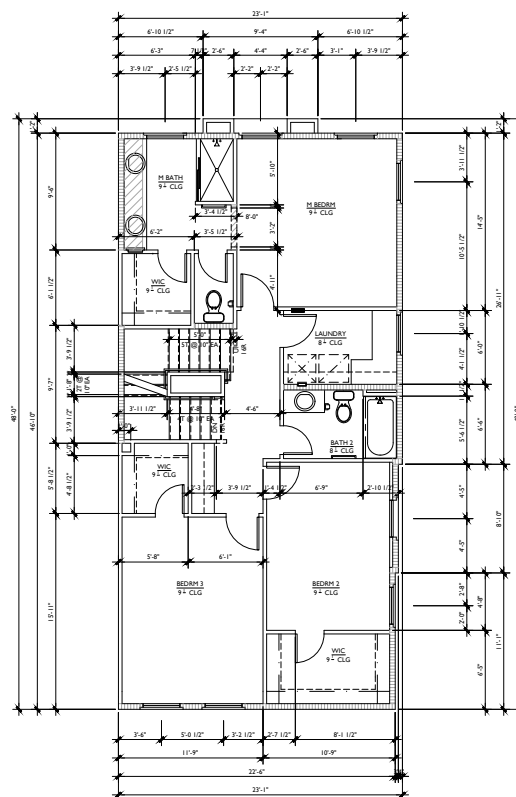
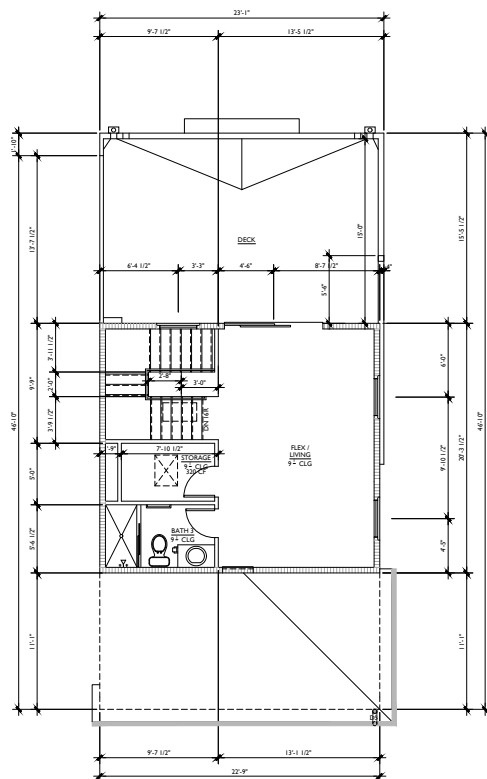


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A-2



PLAN 1A THIRD FLOOR PLAN

PLAN 1A SECOND FLOOR PLAN

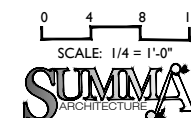
PLAN 1A FIRST FLOOR PLAN

PLAN 1A FLOOR PLANS
PARK PLACE
LOT 1

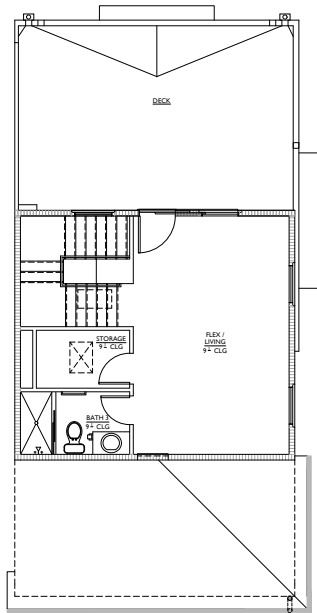
OXNARD, CALIFORNIA

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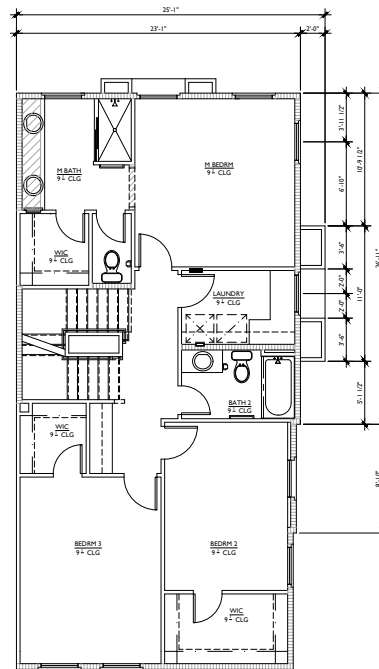
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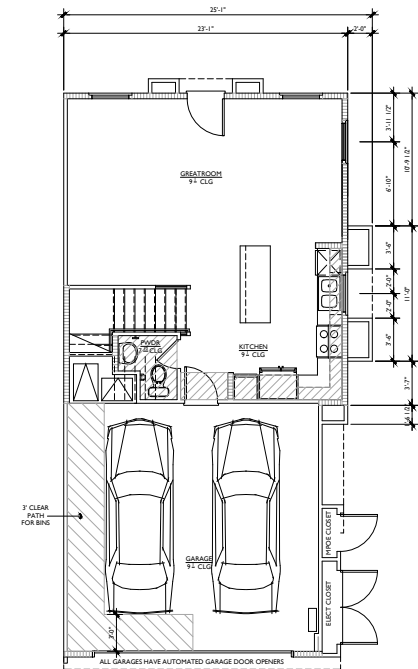
AUGUST 9, 2021



PLAN 1A.2 THIRD FLOOR PLAN
(ENHANCED ELEVATION)



PLAN 1A.2 SECOND FLOOR PLAN
(ENHANCED ELEVATION)



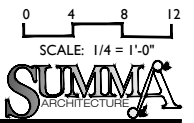
PLAN 1A.2 FIRST FLOOR PLAN
(ENHANCED ELEVATION)

PLAN 1A.2 FLOOR PLANS
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

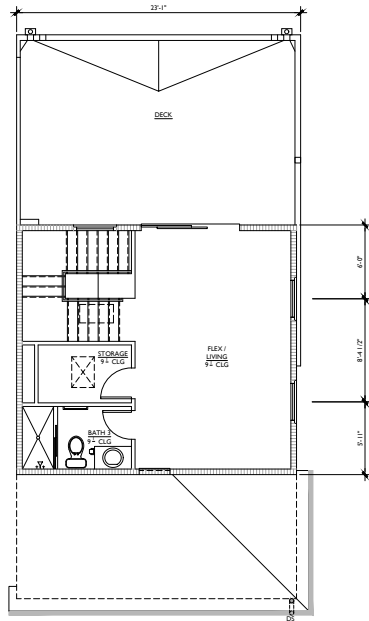
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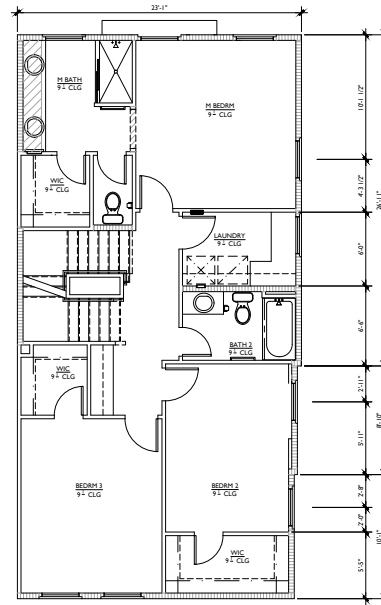


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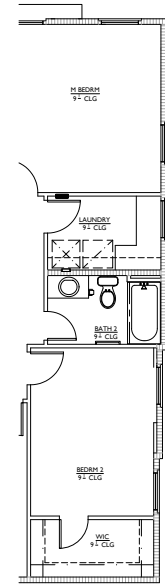
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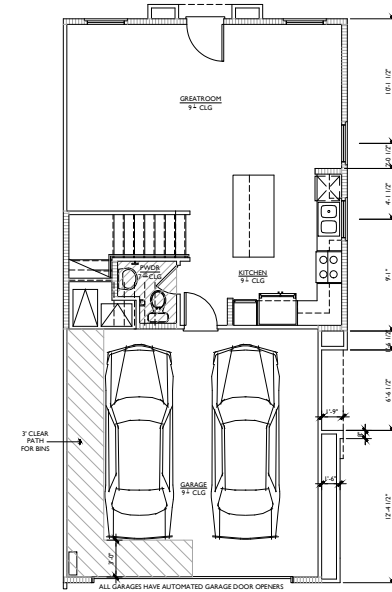
PLAN IB THIRD FLOOR PLAN



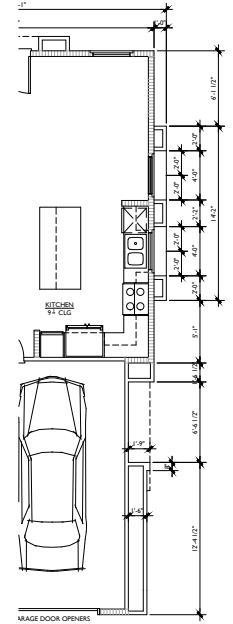
PLAN IB SECOND FLOOR PLAN



PLAN IB.2 SECOND FLOOR PLAN
(ENHANCED ELEVATION)



PLAN IB FIRST FLOOR PLAN



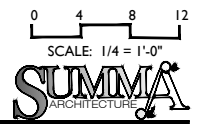
PLAN IB.2 FIRST FLOOR PLAN
(ENHANCED ELEVATION)

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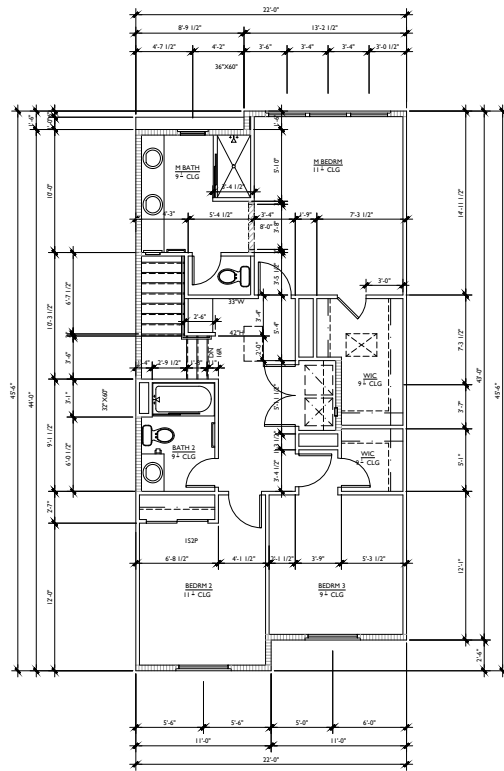
PLAN IB FLOOR PLANS
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

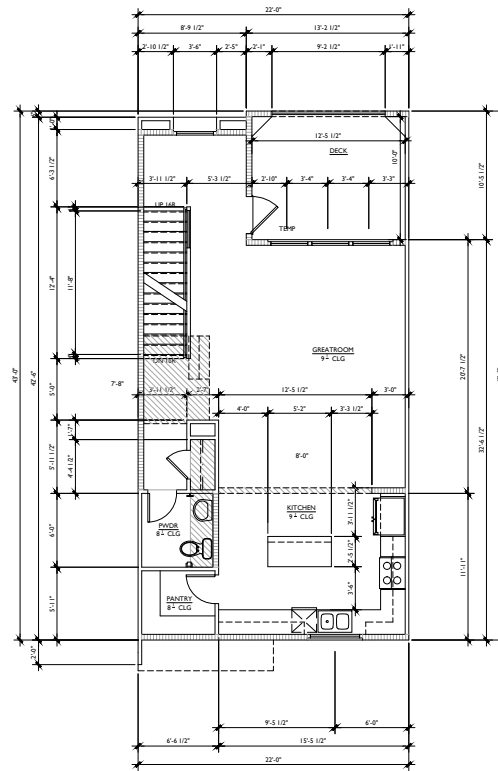


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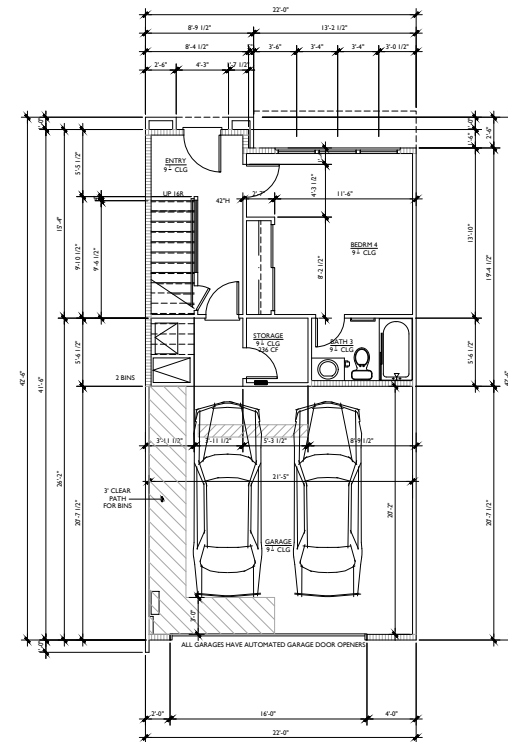
A-5



PLAN 2A THIRD FLOOR PLAN



PLAN 2A SECOND FLOOR PLAN



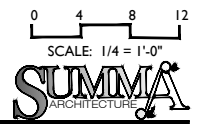
PLAN 2A FIRST FLOOR PLAN

PLAN 2A FLOOR PLANS
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

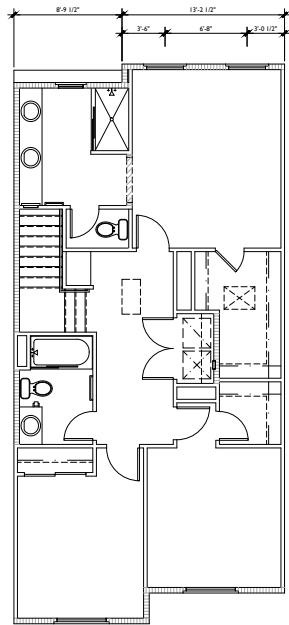
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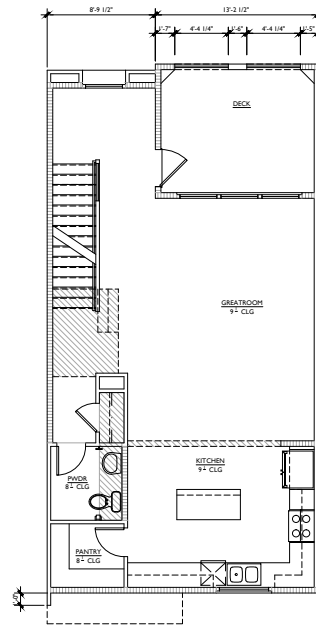


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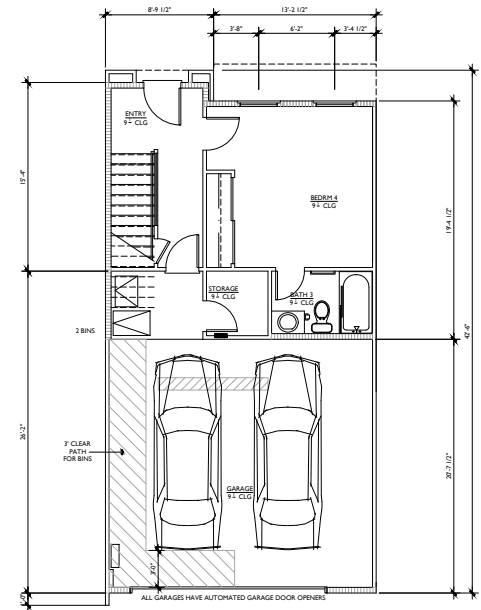
A-6



PLAN 2B THIRD FLOOR PLAN



PLAN 2B SECOND FLOOR PLAN



PLAN 2B FIRST FLOOR PLAN

PLAN 2B FLOOR PLANS
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

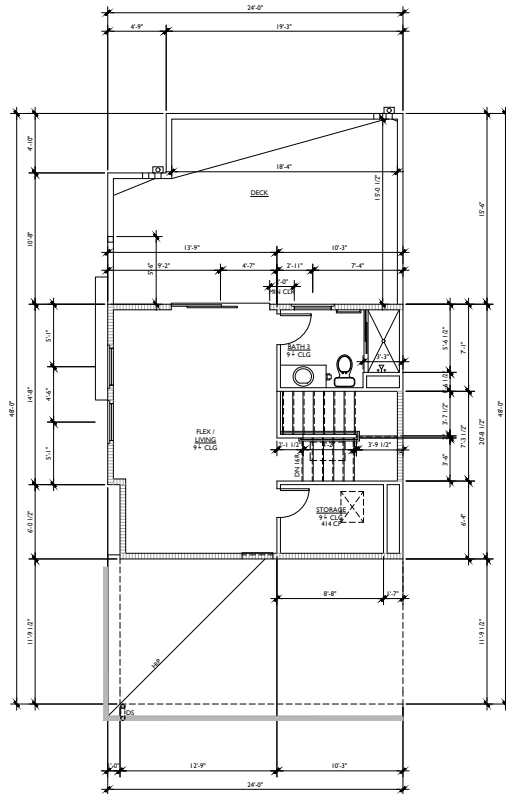
OXNARD CRFL PARTNERS, LLC

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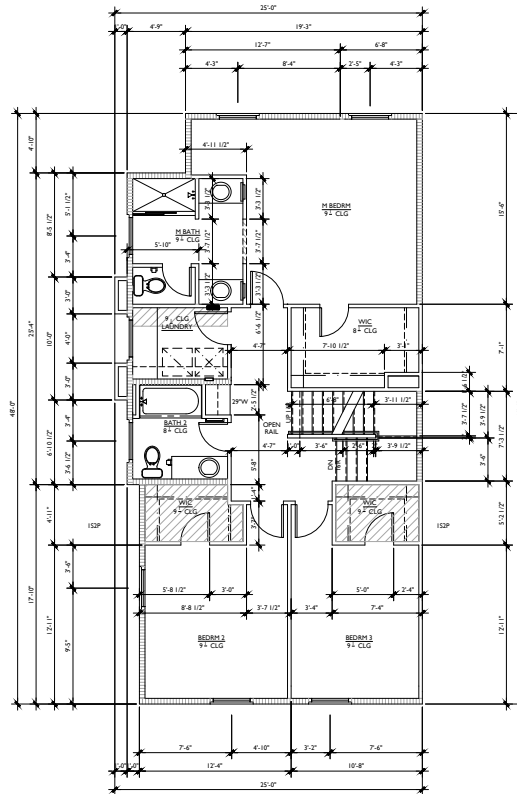
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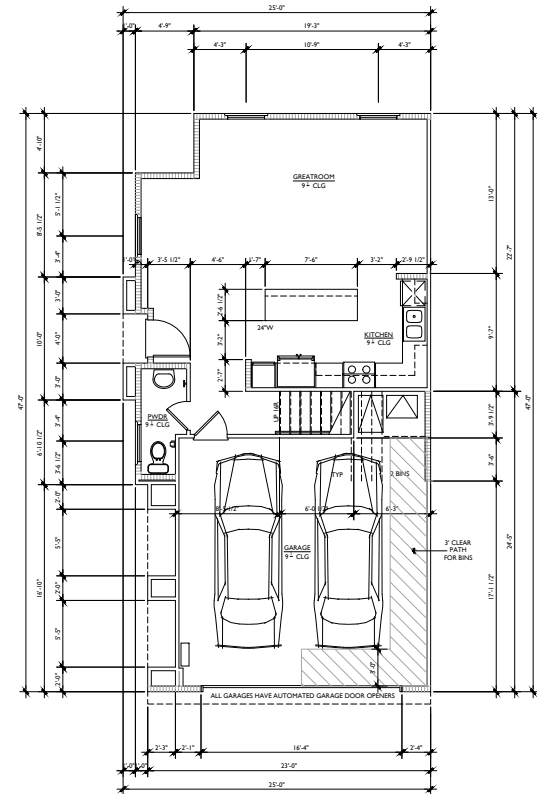
A-7



PLAN 3A THIRD FLOOR PLAN



PLAN 3A SECOND FLOOR PLAN



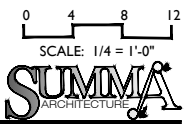
PLAN 3A FIRST FLOOR PLAN

PLAN 3A FLOOR PLANS
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

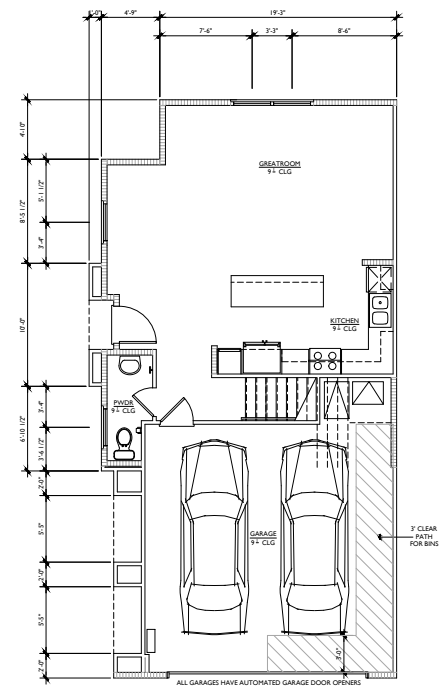
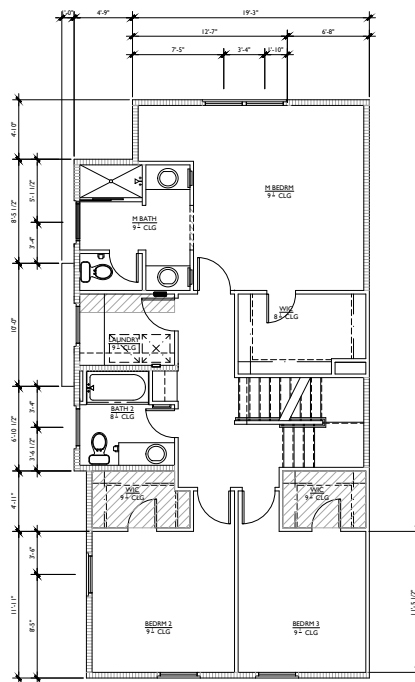
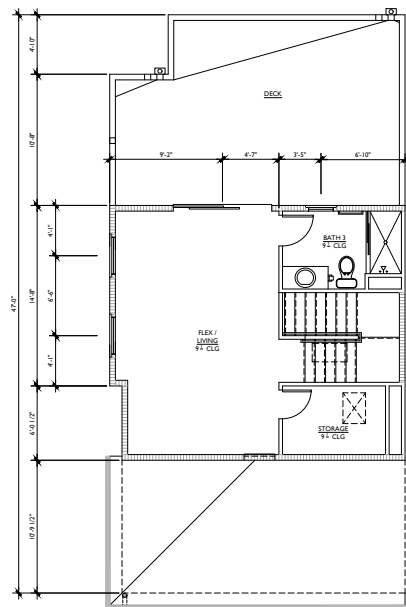
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A-8



PLAN 3B THIRD FLOOR PLAN

PLAN 3B SECOND FLOOR PLAN

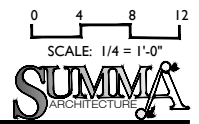
PLAN 3B FIRST FLOOR PLAN

PLAN 3B FLOOR PLANS
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

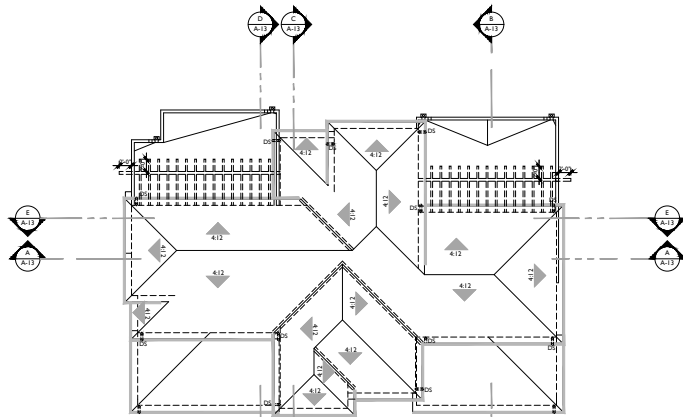
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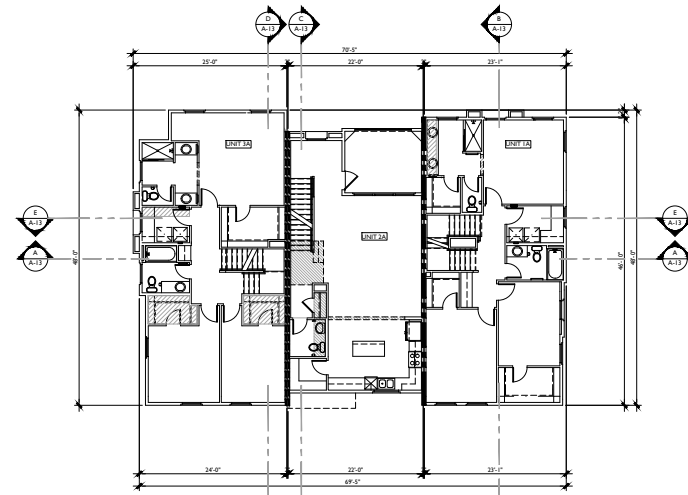


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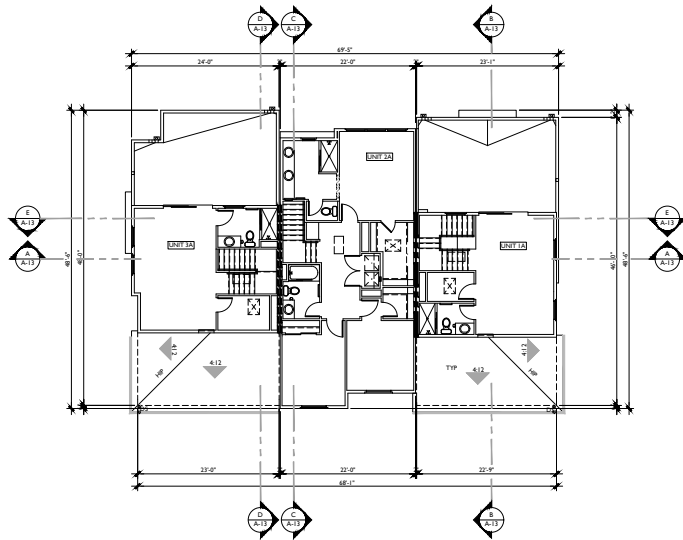
A-9



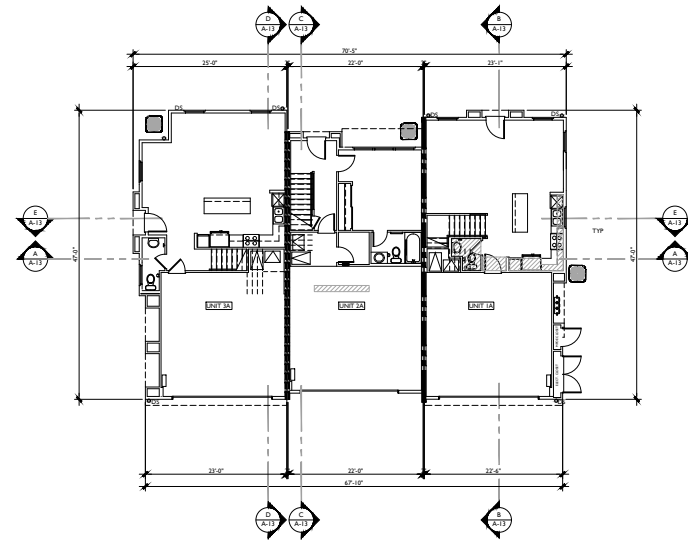
BUILDING A.I. ROOF PLAN



BUILDING A.I. SECOND FLOOR PLAN



BUILDING A.I. THIRD FLOOR PLAN



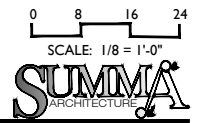
BUILDING A.I. FIRST FLOOR PLAN

BUILDING FLOOR PLANS
BUILDING 'A.I.'
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

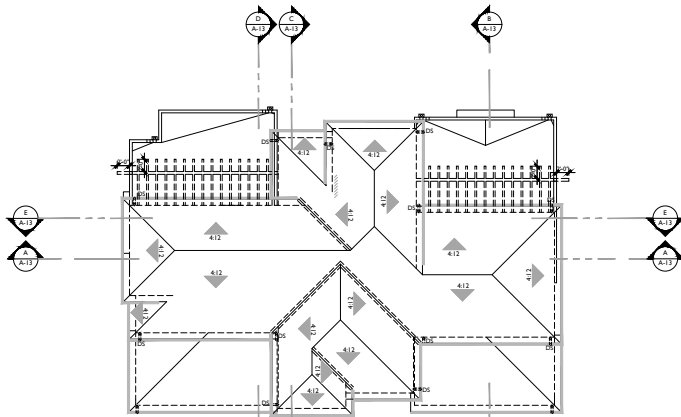
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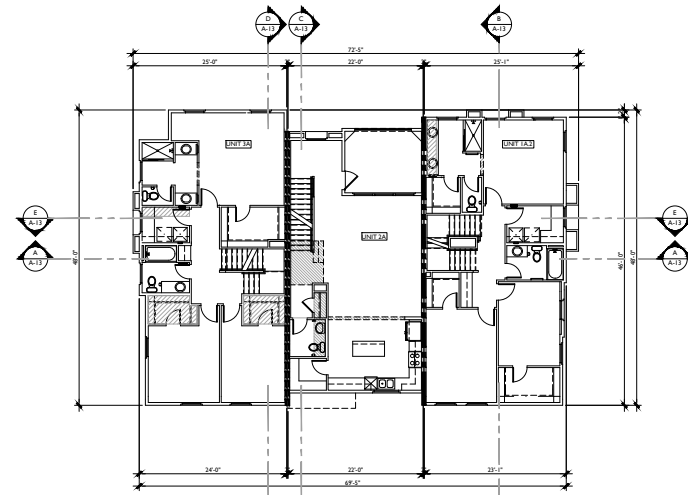


AUGUST 9, 2021

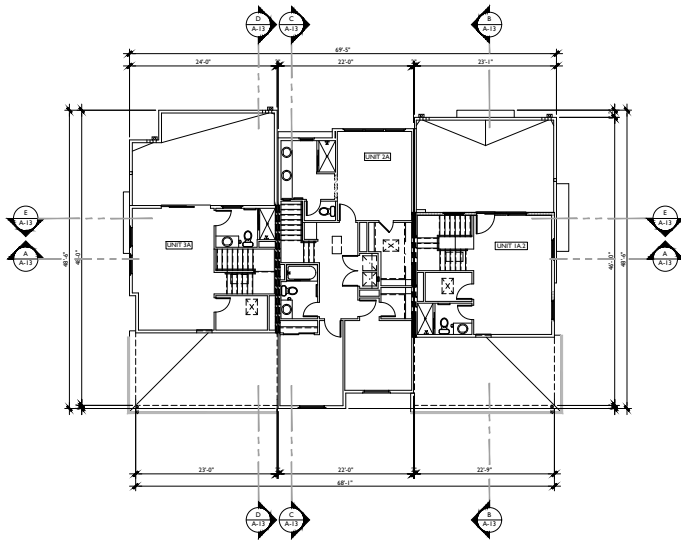
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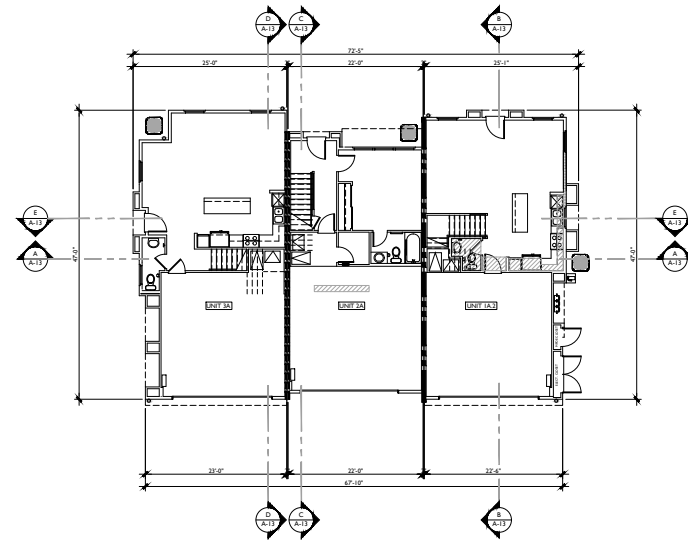
BUILDING A.2 ROOF PLAN



BUILDING A.2 SECOND FLOOR PLAN



BUILDING A.2 THIRD FLOOR PLAN



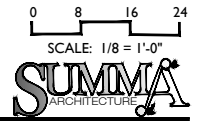
BUILDING A.2 FIRST FLOOR PLAN

BUILDING FLOOR PLANS
BUILDING 'A.2'
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

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AUGUST 9, 2021

A-10



A.1 REAR ELEVATION



A.2 PARTIAL REAR ELEVATION



A.1 FRONT ELEVATION



A.2 PARTIAL FRONT ELEVATION

MATERIAL SCHEDULE

- 1 ROOF: ROOF: CONCRETE TILE
- 2 ROOF: RAFTER
- 3 WALL: STUCCO
- 4 WALL: STONE VENEER
- 5 TRIM: STUCCO OVER FOAM
- 6 RAILING: METAL
- 7 VINYL SIDING
- 8 STUCCO OVER FOAM CORBEL
- 9 STUCCO OVER FOAM DAVIS
- 10 STUCCO OVER FOAM NOTCH
- 11 METAL GRILL
- 12 METAL FINISH
- 13 METAL ROLL UP GARAGE DOOR
- 14 TRUSS



A.2 LEFT ELEVATION



A.1 LEFT ELEVATION



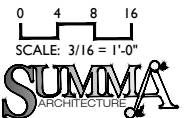
A.1 RIGHT ELEVATION

ELEVATIONS
BUILDING 'A'
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

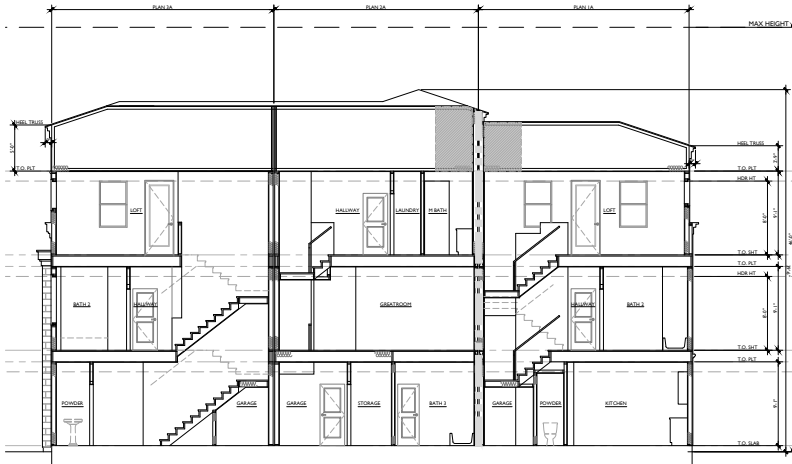
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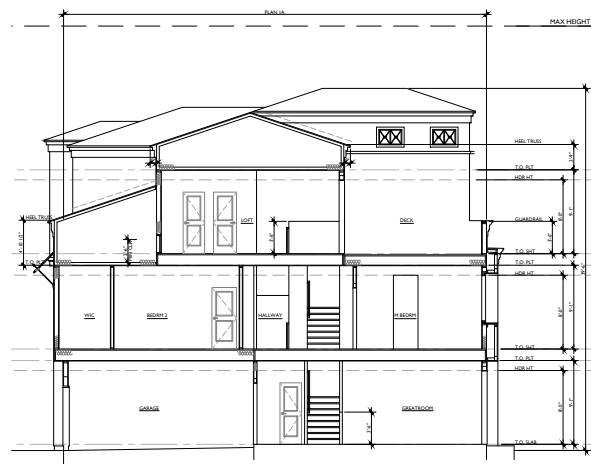


AUGUST 9, 2021

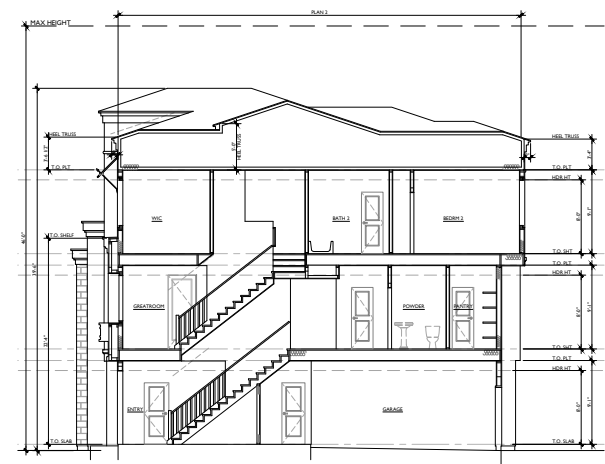
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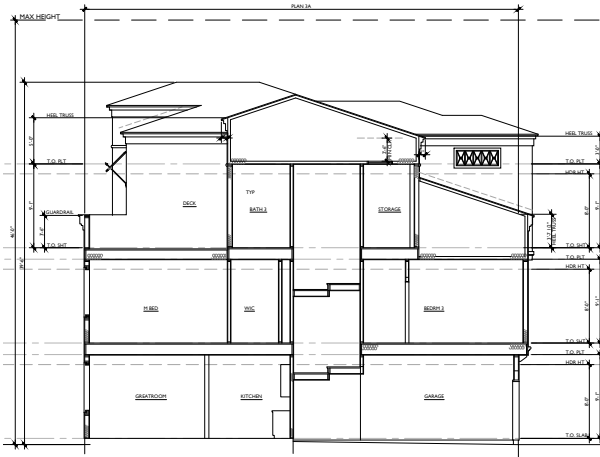
BUILDING SECTION 'A'



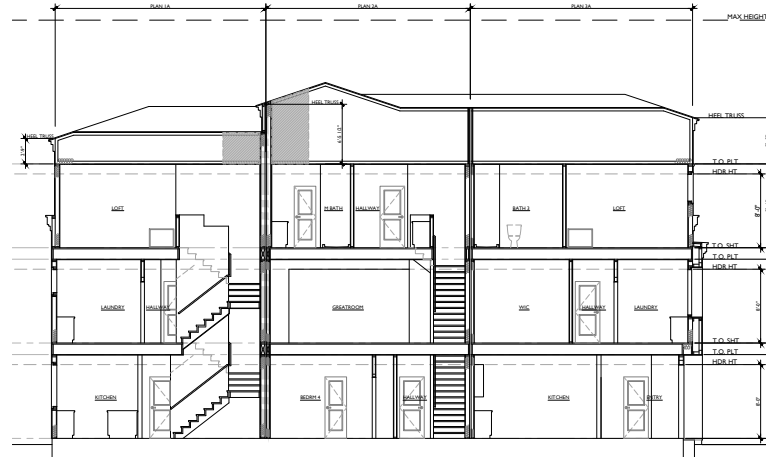
BUILDING SECTION 'B'



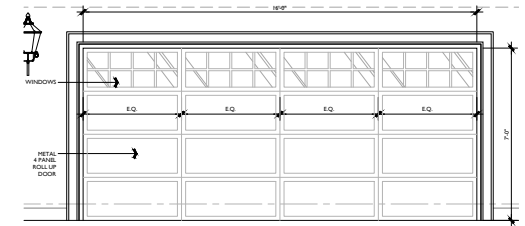
BUILDING SECTION 'C'



BUILDING SECTION 'D'



BUILDING SECTION 'E'



GARAGE DOOR ELEVATION
1/2 = 1'-0"

SECTIONS
BUILDING 'A'
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

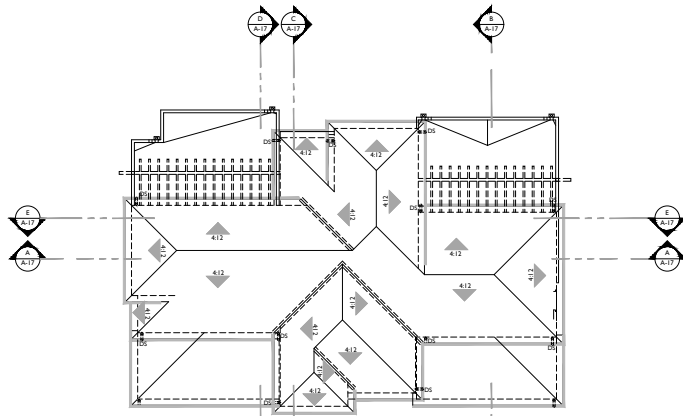
OXNARD CRFL PARTNERS, LLC

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760.724.1198

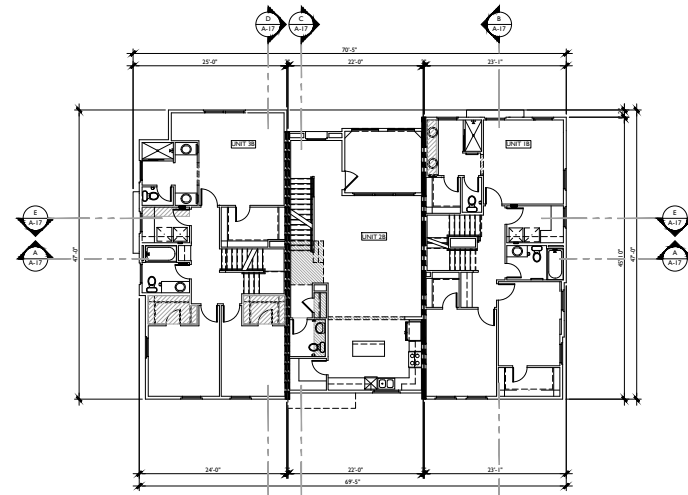
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SUMMA
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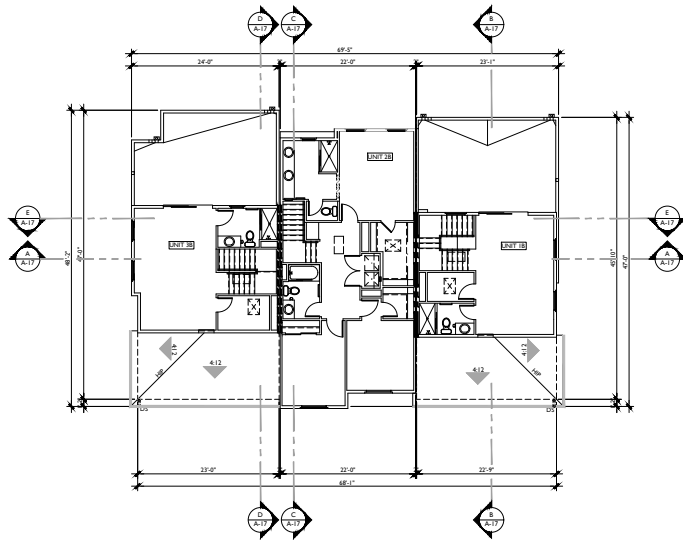
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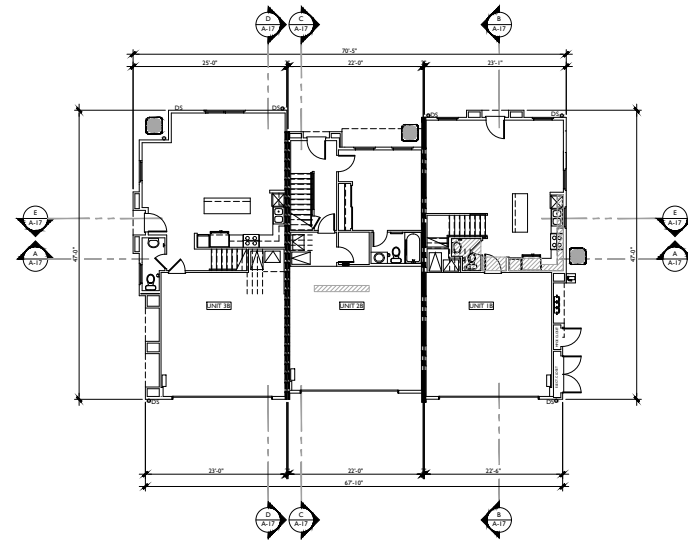
BUILDING B.I ROOF PLAN



BUILDING B.I SECOND FLOOR PLAN



BUILDING B.I THIRD FLOOR PLAN



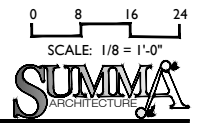
BUILDING B.I FIRST FLOOR PLAN

BUILDING FLOOR PLANS
BUILDING 'B.I'
PARK PLACE
LOT I

OXNARD, CALIFORNIA

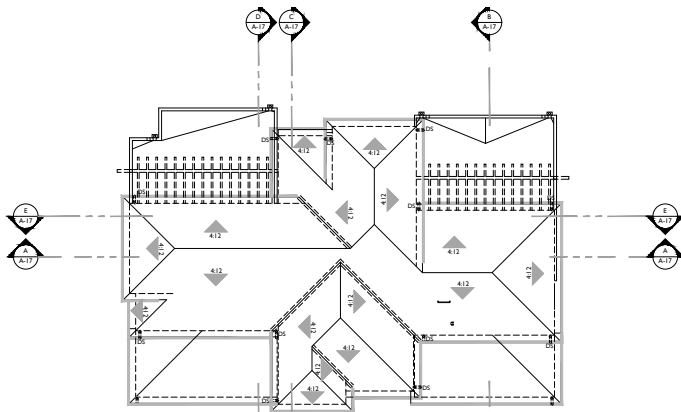
OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

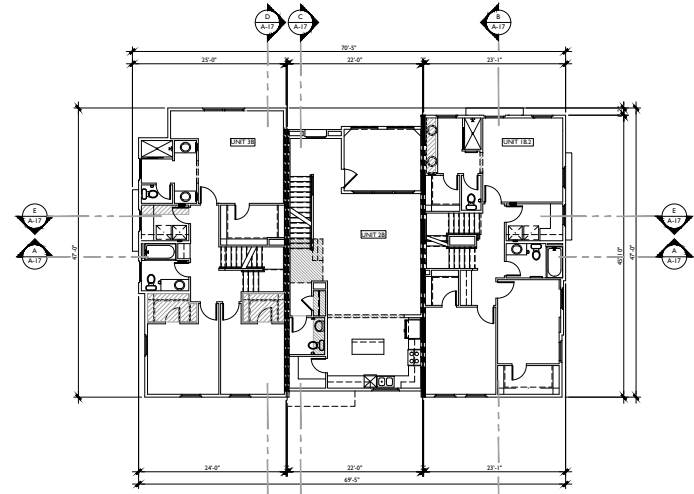


AUGUST 9, 2021

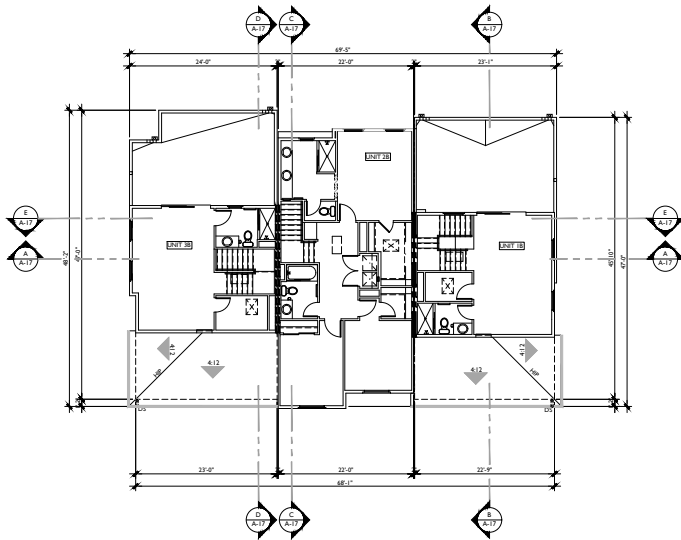
A-14



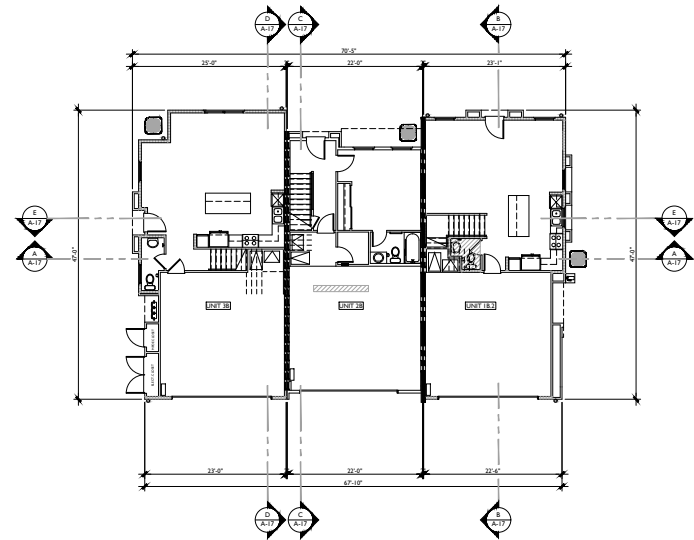
BUILDING B.2 ROOF PLAN



BUILDING B.2 SECOND FLOOR PLAN



BUILDING B.2 THIRD FLOOR PLAN



BUILDING B.2 FIRST FLOOR PLAN

BUILDING FLOOR PLANS
BUILDING 'B.2'
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

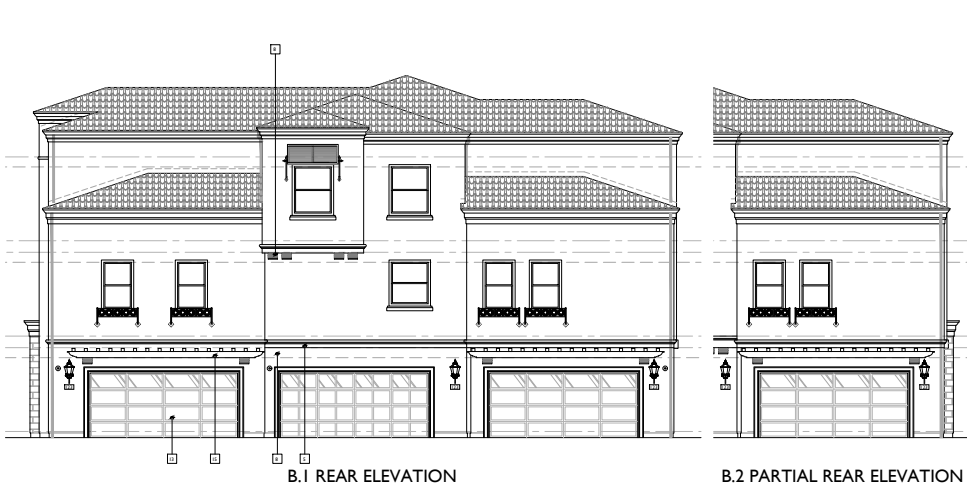
OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

0 8 16 24
SCALE: 1/8" = 1'-0"
SUMMA
ARCHITECTURE

AUGUST 9, 2021

A-15



B.1 REAR ELEVATION

B.2 PARTIAL REAR ELEVATION



B.1 FRONT ELEVATION

B.2 PARTIAL FRONT ELEVATION

MATERIAL SCHEDULE

- 1 ROOF: ROOF: CONCRETE TILE
- 2 ROOF: RAFTER
- 3 WALL: STUCCO
- 4 WALL: STONE VENEER
- 5 TRIM: STUCCO OVER FOAM
- 6 RAILING: METAL
- 7 VINYL WINDOWS
- 8 STUCCO OVER FOAM CORBEL
- 9 STUCCO OVER FOAM DAVIS
- 10 STUCCO OVER FOAM POTTERY
- 11 METAL GRILLE
- 12 METAL RAILING
- 13 METAL ROLL UP GARAGE DOOR
- 14 METAL POTTERY
- 15 TRIM



B.2 LEFT ELEVATION



B.1 LEFT ELEVATION



B.2 RIGHT ELEVATION



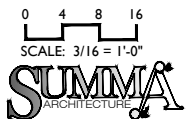
B.1 RIGHT ELEVATION

ELEVATIONS
BUILDING 'B.1 AND B.2'
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

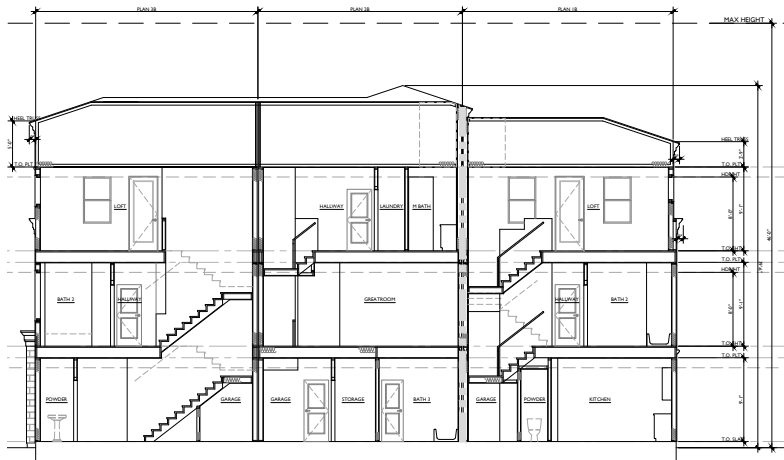
OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

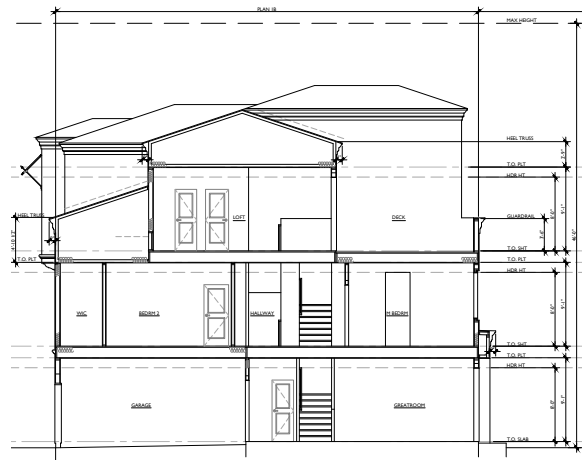


AUGUST 9, 2021

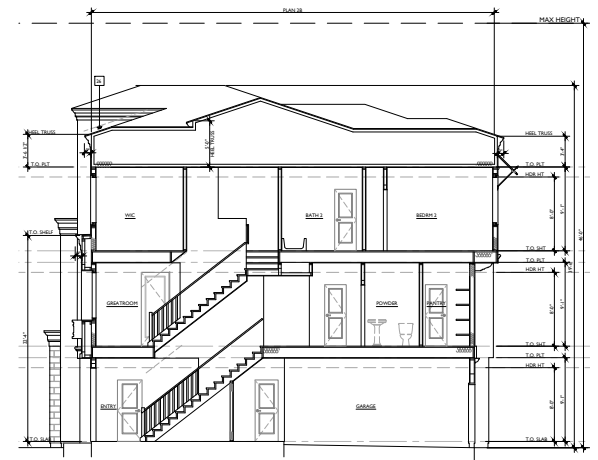
A-16



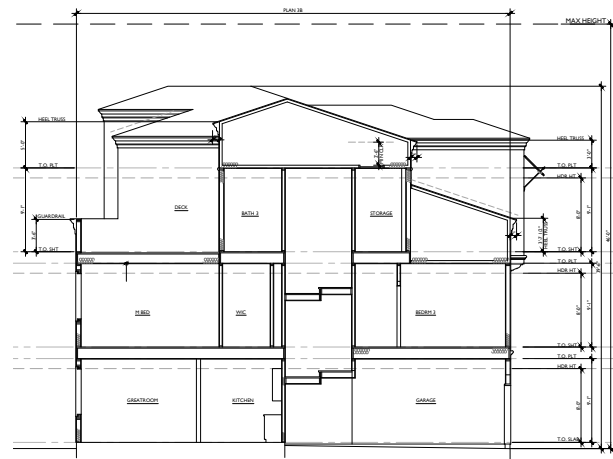
BUILDING SECTION 'A'



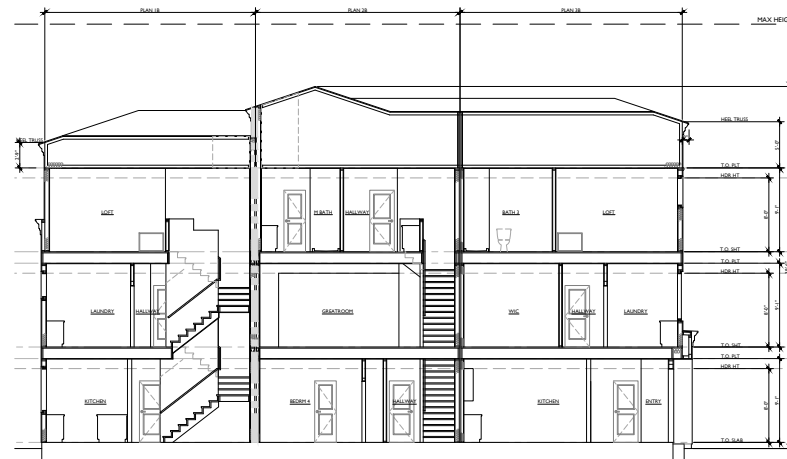
BUILDING SECTION 'B'



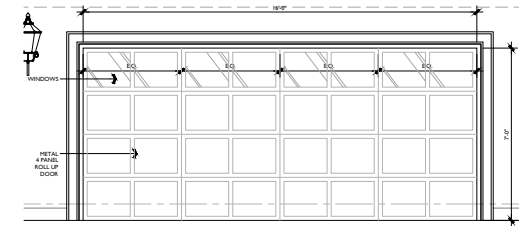
BUILDING SECTION 'C'



BUILDING SECTION 'D'



BUILDING SECTION 'E'



GARAGE DOOR ELEVATION
1/2" = 1'-0"

OXNARD CRFL PARTNERS, LLC

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

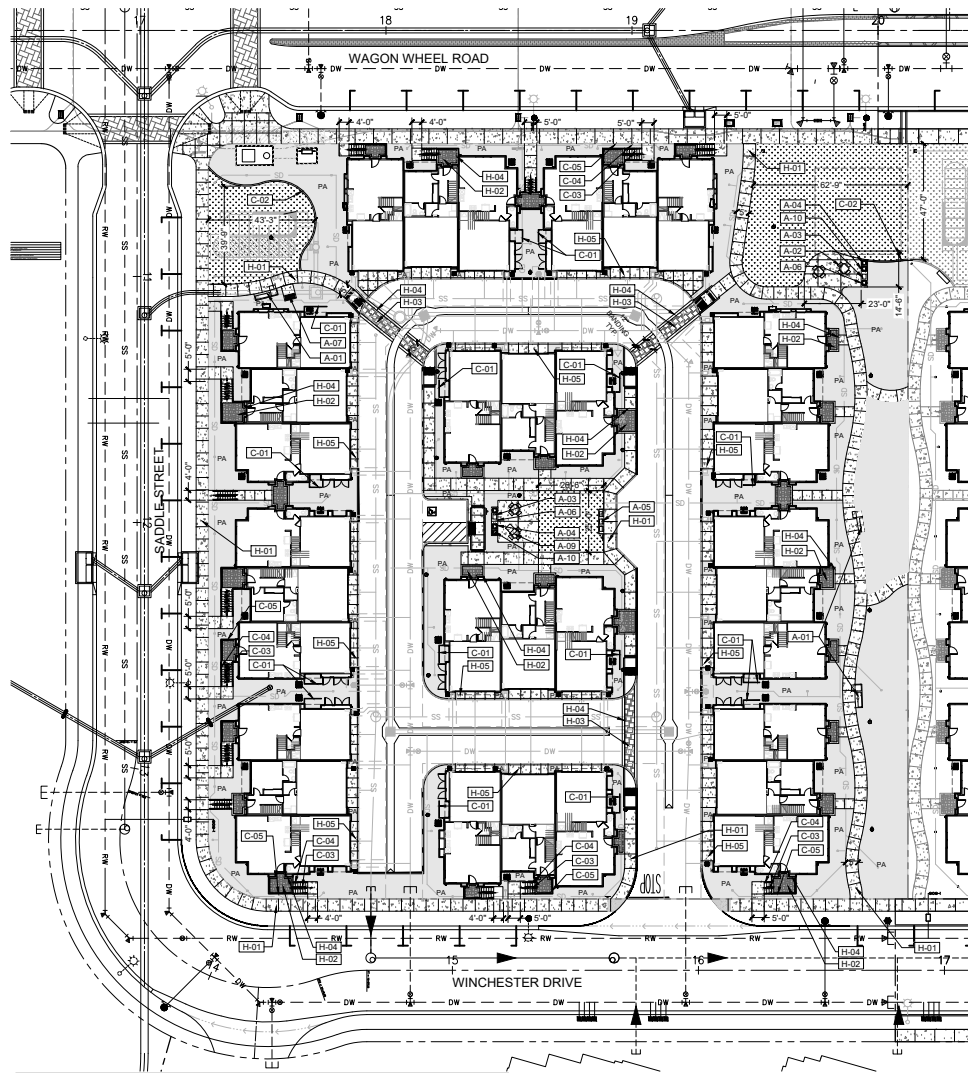
SECTIONS
BUILDING 'B.1'
PARK PLACE
LOT 1

OXNARD, CALIFORNIA

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SCALE: 3/16" = 1'-0"
SUMMA
ARCHITECTURE

AUGUST 9, 2021

A-17



AMENITIES SCHEDULE

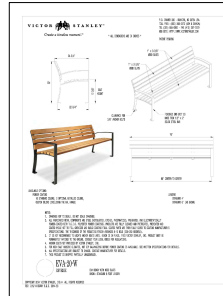
SYMBOL	DESCRIPTION	MODEL #	MANUFACTURER	COLOR
A-01	BENCH	EVA	VICTOR STANLEY	BLACK WITH IPE WOOD
A-02	CAFE TABLE AND CHAIRS	F-4 TABLE SET	VICTOR STANLEY	BLACK WITH IPE WOOD
A-03	BBQ	SD-42	DUMOR	BLACK
A-04	WASTE RECEPTACLE	SD-42	VICTOR STANLEY	BLACK
A-05	MAIL BOX KIOSK	CONCISE SERIES	REFINED SIGNS AND MAILBOXES	
A-06	HOT ASH RECEPTACLE	Q-PSHA-2842	BY QUICK CRETE PRODUCTS	LATTE / ACID ETCH (C3-T7)
A-07	BIKE RACK	BK-4	VICTOR STANLEY	BLACK
A-08	ADA CAFE TABLE AND (3) CHAIRS	F-4 TABLE SET	VICTOR STANLEY	BLACK WITH IPE WOOD
A-10	RECYCLE BIN	SD-42	VICTOR STANLEY	BLACK

HARDSCAPE SURFACING SCHEDULE

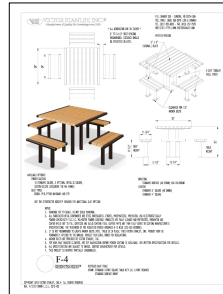
SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS
H-01	4" THICK STANDARD CONCRETE	NATURAL GRAY	MEDIUM BROOM	SCORE LINES AS SHOWN
H-02	HOLLAND STONE 1 (NO CHAMFER) PAVERS	ANTIQUE BROWN	HERRINGBONE PATTERN	BY ACKERSTONE
H-03	8 CM VEHICULAR - HOLLAND STONE 1 (NO CHAMFER) PAVERS	ANTIQUE BROWN	HERRINGBONE PATTERN	BY ACKERSTONE
H-04	STANDARD CONCRETE BANDING	NATURAL GRAY	TOP CAST #3	
H-05	PRIVATE CONCRETE DRIVEWAY	NATURAL GRAY	MEDIUM BROOM	SCORE LINES AS SHOWN

CONSTRUCTION SCHEDULE

SYMBOL	DESCRIPTION	MATERIAL	COLOR/FINISH	REMARKS
C-01	TUBULAR STEEL GAS METER SCREEN	TUBULAR STEEL	TO MATCH ARCHITECTURE	PLANT WITH VINES
C-02	MOW CURB	CONCRETE	NATURAL GRAY	MEDIUM BROOM FINISH
C-03	CONCRETE STEPS	NATURAL GRAY CONCRETE	MEDIUM BROOM FINISH	
C-04	STAIR HANDRAIL	TUBULAR STEEL	BLACK	
C-05	30" HIGH FENCE	STEEL	BLACK	BY AMERISTAR



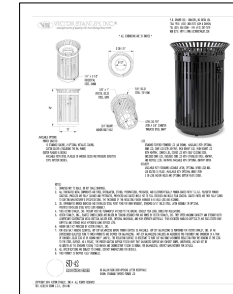
EVA BENCH IN 2' AND 6' LENGTHS
BY VICTOR STANLEY
COLOR: BLACK FRAME / IPE WOOD SLATS



F-4 TABLE SET
BY VICTOR STANLEY
COLOR: BLACK FRAME / IPE WOOD SLATS



POST MOUNTED BBQ
BY DUMOR
COLOR: BLACK



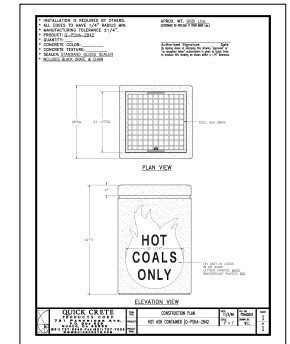
SD-42 TRASH & RECYCLING RECEPTACLE
BY VICTOR STANLEY
COLOR: BLACK



BK-4 BIKE RACK (7 BIKES)
BY VICTOR STANLEY
COLOR: BLACK



MAILBOX KIOSK
BY REFINED SIGNS & MAILBOXES



HOT ASH RECEPTACLE
BY QUICK CRETE PRODUCTS
COLOR: C3 (LATTE)
FINISH: T7 (ACID ETCH)

THE VILLAGE AT OXNARD, LOT 1 LANDSCAPE PLAN

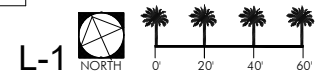


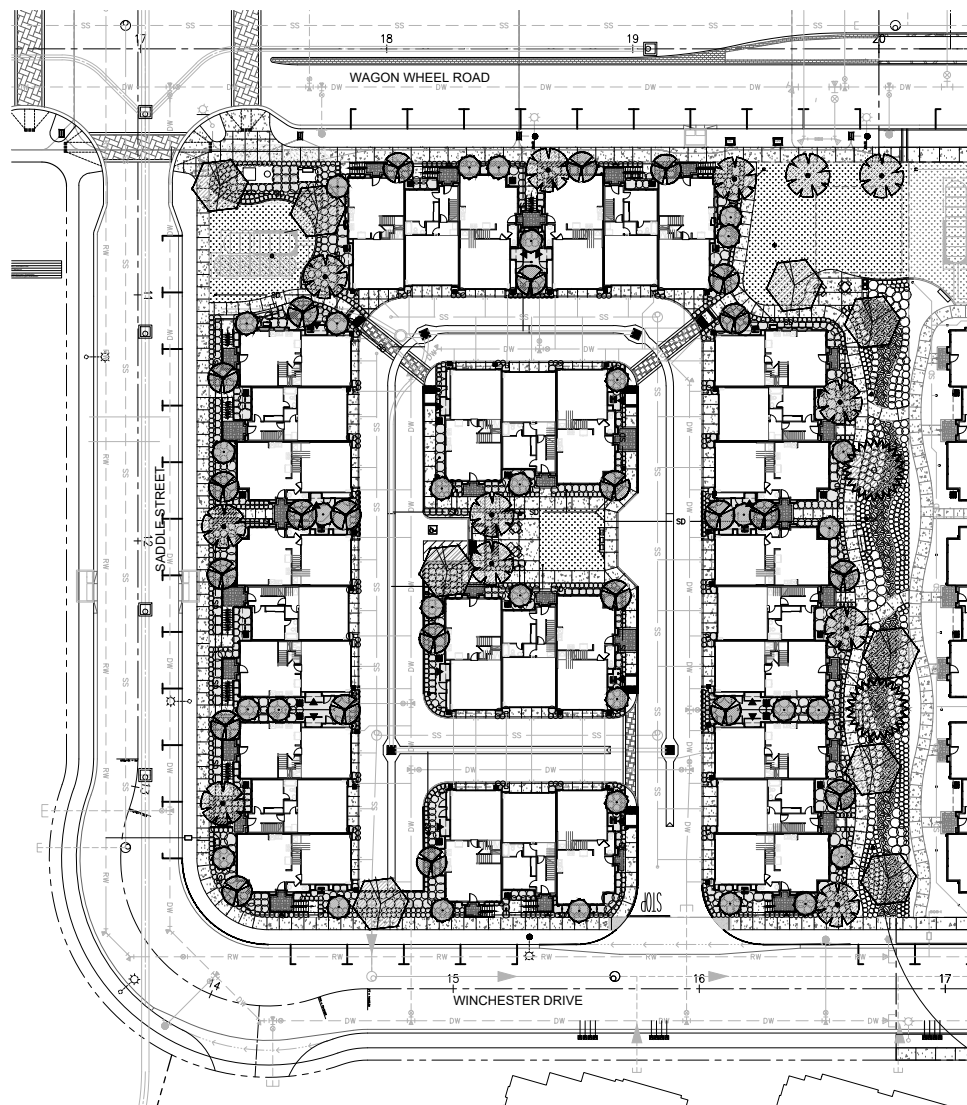
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

DDR CONCEPTUAL LANDSCAPE PLAN

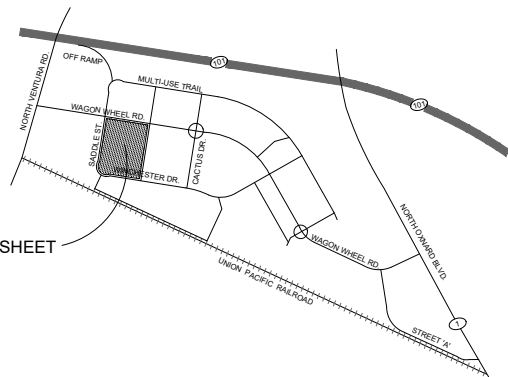
PREPARED FOR OAKWOOD COMMUNITIES

84 MARSHALL, IRVINE, CA 92618
February 18, 2021





SHRUB LEGEND	
SYMBOL	DESCRIPTION
○	FOREGROUND SHRUB (FG)
○	MID-GROUND SHRUB (MG)
○	BACKGROUND SHRUB (BG)
○	ACCENT SHRUB (A)
○	GRASSES (G)



THIS SHEET
LOT 1

PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
○	LAGERSTROEMIA INDICA 'TUSCARORA'	24"BOX	L
○	TUSCARORA CRABE MYRTLE	36"BOX	M
○	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'™	36"BOX	L
○	SOUTHERN MAGNOLIA	48"BOX	M
○	PINUS ELDERICA	24"BOX	L
○	AFGHAN PINE	48"BOX	M
○	PLATANUS ACERIFOLIA 'BLOODGOOD'	48"BOX	M
○	CALIFORNIA SYCAMORE	24"BOX	L
○	TRISTANIA CONFERTA	24"BOX	L
○	BRISBANE BOX	24"BOX	L

VINES/PALMER	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
▲	FICUS PUMILA	CREEPING FIG	5 GAL	L	
▲	HARDENBERGIA	LILAC VINE	5 GAL	L	
▲	PARthenocissus TRICUSPIDATA	JAPANESE CREEPER	5 GAL	L	

PARKING LOT SHADE AND LANDSCAPE CALCULATIONS

TOTAL PARKING LOT AREA = 305 SF

REQUIRED:
SHADE = 30% OF TOTAL PARKING LOT AREA TO BE SHADED
LANDSCAPE = 5% OF TOTAL PARKING LOT AREA TO BE LANDSCAPED

PROVIDED:
SHADE = 32% OF TOTAL PARKING LOT AREA SHADED (106 SF)
LANDSCAPE = 11% OF TOTAL PARKING LOT AREA LANDSCAPED (33 SF)

NOTE: PARKING LOT LANDSCAPE AREAS BORDERED BY A 6" CURB

LANDSCAPE AREA CALCULATIONS	
TOTAL LANDSCAPE AREA	= 24,951 SF
SHRUB AREA	= 19,448 SF
TURF AREA	= 5,455 SF
PERCENTAGE OF TURF AREA	= 22 %

PASEO NOTE:
SHRUBS AND GROUNDCOVER ARE NOT TO EXCEED 18" HIGH AND TREE CANOPIES SHOULD BE PRUNED TO 8' CLEARANCE ABOVE GRADE TO PROVIDE FOR CLEAR SIGHT LINES FROM THE ROADWAYS TO THE NORTH AND SOUTH.

	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
(FG)	AGAPANTHUS AFRICANUS 'PETER PAN'	DWARF BLUE LILY OF THE NILE	5 GAL	L
(A)	AGAVE ATTENUATA	AGAVE	15 GAL	L
(FG)	ALOE STRIATA	CORAL ALOE	5 GAL	L
(MG)	ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GAL	L
(G)	BOUTELOUA GRACILIS	BLUE GRAMA	1 GAL	L
(MG)	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	JAPANESE BOXWOOD	5 GAL	L
(FG)	CONVOLVULUS MAURITANICUS LIMITED USE NO LARGE MASSINGS	GROUND MORNING GLORY	1 GAL	L
(MG)	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	L
(BG)	FATSIA JAPONICA	JAPANESE FATSIA	15 GAL	M
(BG)	FELICIA SELLOWIANA	PINEAPPLE GUAVA	15 GAL	L
(FG)	HEMEROCALLIS X 'CRYSTAL CUPID'	EVERGREEN DWARF DAYLILY	5 GAL	L
(G)	JUNCUS PATENS	GREY RUSH	5 GAL	L
(BG)	LIGUSTRUM TEXANUM	TEXAS PRIVET	15 GAL	L
(G)	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L
(MG)	NEPHROLEPS EXALTATA	BOSTON FERN	5 GAL	M
(MG)	PENNSYLVANIA SETACEUM 'CURELUM'	FOUNTAIN GRASS	5 GAL	L
(BG)	PHILODENDRON SELLOUM 'XANADU'	SPLIT LEAF PHILODENDRON	5 GAL	M
(MG)	PHORMIUM TENAX 'MAORI QUEEN'	NEW ZEALAND FLAX	15 GAL	L
(BG)	RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	L
(BG)	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'™	BRIGHT 'N TIGHT' CAROLINA LAUREL	15 GAL	L
(BG)	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	CALIFORNIA COFFEEBERRY	15 GAL	L
(MG)	RHAPHIOLEPS INDICA 'CLARA'	INDIAN HAWTHORN	15 GAL	L
(FG)	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	L
(A)	STREPTITIA REGINAE	BIRD OF PARADISE	15 GAL	L
(FG)	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	5 GAL	L

LANDSCAPE CONCEPT:
This landscape will consist of California-Friendly, low and medium water use plant material. All plants have been chosen from the low or medium water use category according to WUCOLS. Plants have been chosen to create a consistent theme across the site consisting of informal massings of lush plantings backed by clipped evergreen foundation hedges. Columnar trees will provide vertical elements to accent the architecture. Maintenance and longevity of plant material has been taken into consideration. High water use turf grass will be limited to 20% of the area and used only in functional areas, 30% of plantings will be from the WUCOLS low water use category and used in open space areas, and slopes. Shade trees are used in the parking lot to provide shade coverage. Root barriers and barriers will be utilized on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to the current City of Oxnard Landscape Guidelines.

IRRIGATION CONCEPT:
The irrigation design will incorporate the latest in smart irrigation technologies. All new landscape areas will include high efficiency, low water use methods. All planters will use drip line with an irrigation efficiency of .81 (per MWELO). Turf will use rotary nozzles with an irrigation efficiency of .75. A smart irrigation controller with a rain shut off device will also be incorporated. Bark mulch will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for after plant establishment. All new irrigation systems will comply with all current City of Oxnard Landscape Guidelines including Ordinance No. 2822.

- We have reviewed the civil engineering drawings and the NPDES requirements do not conflict with the city's landscape requirements.
- All landscaping and irrigation comply with Ordinance No. 2822.

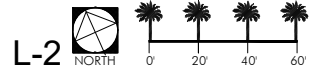
THE VILLAGE AT OXNARD, LOT 1 LANDSCAPE PLAN

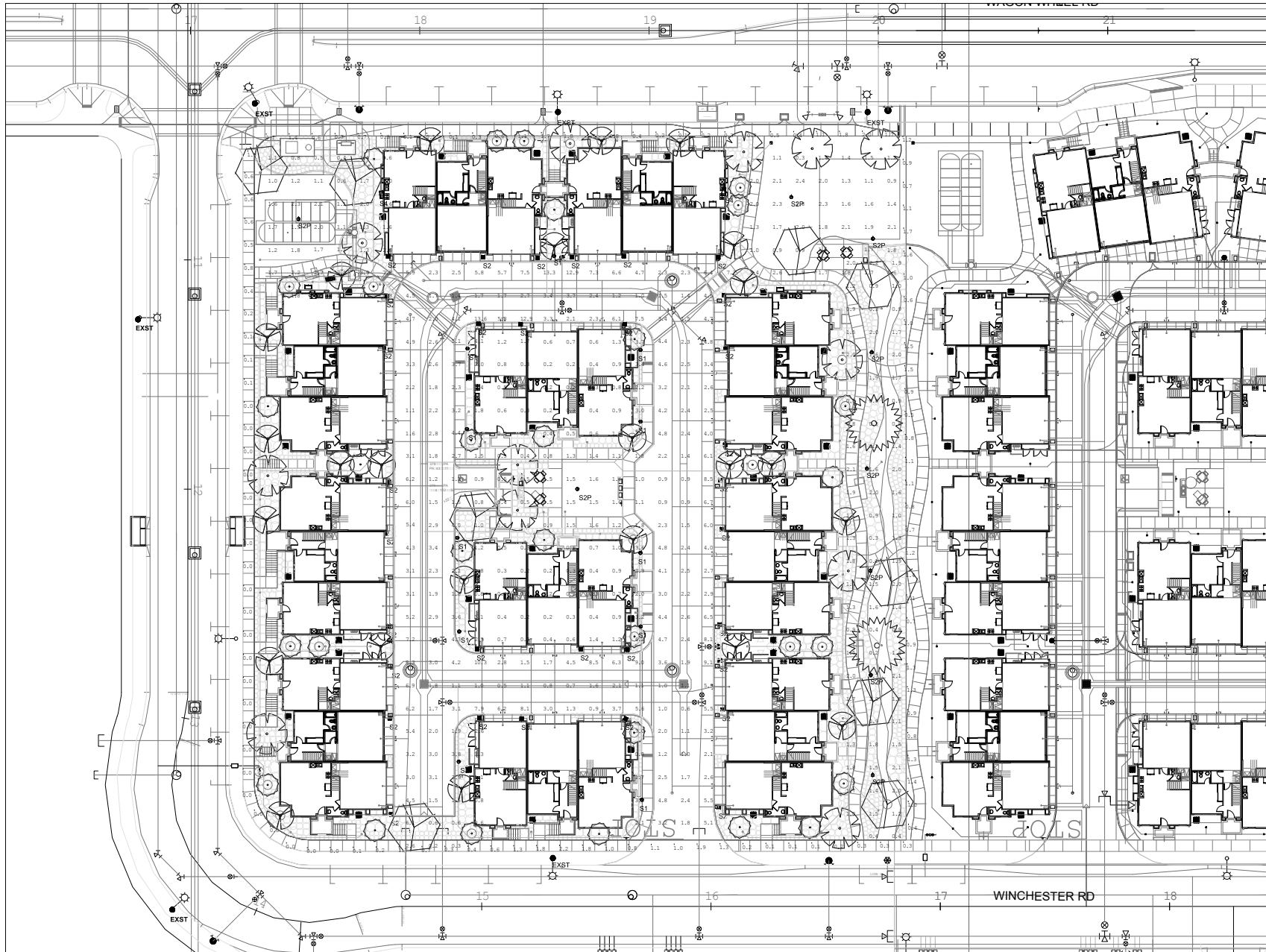


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DDR CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR OAKWOOD COMMUNITIES
84 NASHVILLE, IRLINE, CA 92618
PH: (949) 719-9040
February 18, 2021





Luminaire Schedule									
Tag	Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Wt	Description		
S2		12	CL-6-TS-16L-30K	SINGLE	N.A.	8.0	LANTERN TYPE WALL SCONCE TYPE 3 DISTRIBUTION		
S4		4	WSR LED 1'10A700 30K SR2 MVOLT	SINGLE	N.A.	10"	WSR LED 1'10A700 30K SR2 MVOLT-Wallpack		
EXIST		7	CAL-TS-16L-30K	SINGLE	N.A.	10"	Existing Acorn Street Light		
BT		11	CAL-S-TS-16L-30K	SINGLE	N.A.	12"	NLS-Street Pole Ball Shaped LED Luminaire type 3 Distribution		
S2P		9	CAL-S-TS-16L-30K	SINGLE	N.A.	12"	NLS-Pedestrian Pole Ball Shaped LED Luminaire type 5 distribution		

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Lot 1	Illuminance	Fc	2.47	11.6	0.2	12.30	48.00
Lot 1 - border pathway	Illuminance	Fc	1.56	7.4	0.1	11.30	22.00
Lot 1 Property Line	Illuminance	Fc	0.68	2.2	0.0	N.A.	N.A.

PROJECT NAME

Wagon Wheel Lot 1 Oxnard, CA

08.09.2021
05.04.2021
03.01.2021

Lighting Design:



BRUNO BARRAGAN - RMO
2180 Goodyear Ave. #2, Ventura, CA 93003
(805) 676-1029 • Lic. 95288

Dakwood Communities, Inc.
64 MAXWELL
IRVINE, CALIFORNIA
92618
(949) 719-9040

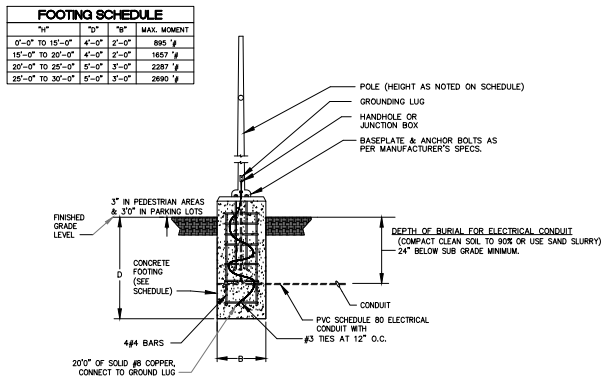
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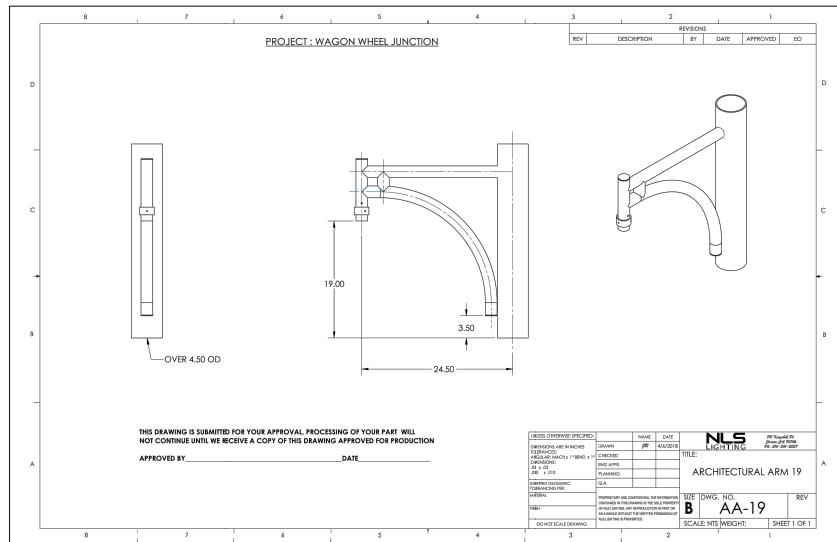
S1 - Pedestrian Pole Bell Shaped LED Luminaire MH 12'

[illegible][illegible]

S1 - Street & Parking area Pole Concrete Pedestal Design



S1 - Arm 19



S1 - Top & Shade

[illegible]

PROJECT NAME

Wagon Wheel Lot 1
Oxnard, CA

03.01.2021

Lighting Design:

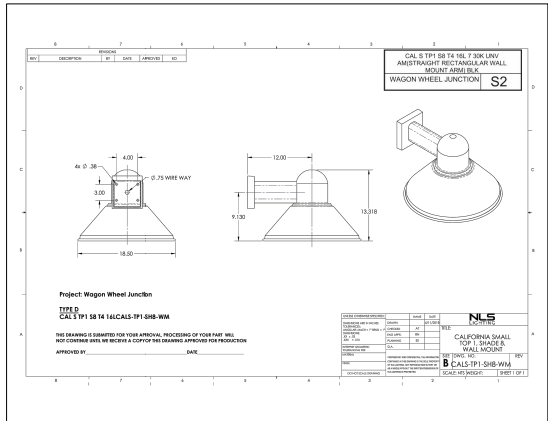
LIGHT&POWER

BRUNO BARRAGAN - RMO
2100 Goodyear Ave. #3, Ventura, CA 93003
(805) 676-1029 • Lic. 952808

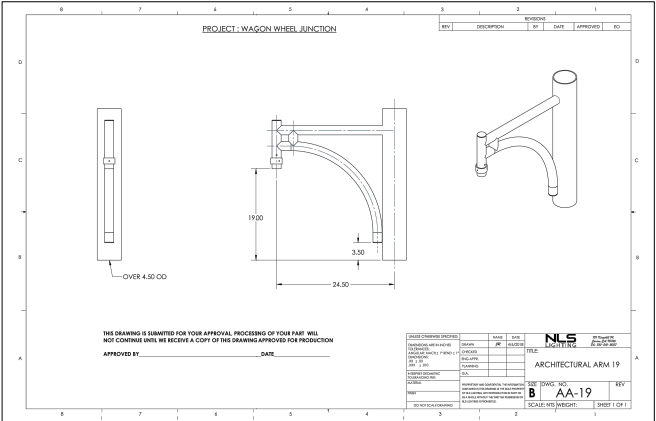
Dakwood Communities, Inc.
64 MAXWELL
IRVINE, CALIFORNIA
92618
(949) 719-9040

	Sheet
Scale	ESL 3.0

S2 - Garage Entry LED Luminaire MH 6'6"



S2 - Arm 19



S4 - Wall Pack LED Luminaire MH 10'



WSR LED
Architectural Wall Sconce

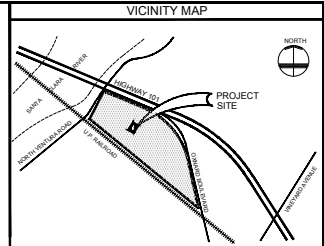
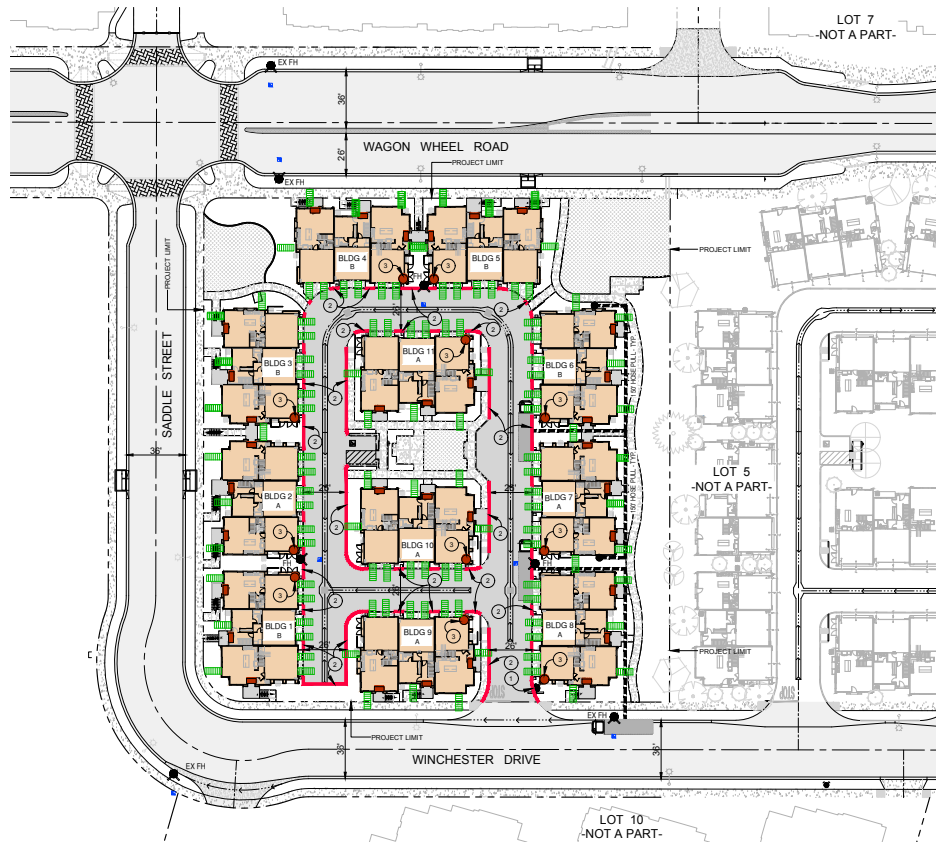
Control
Remote

Type

Finish

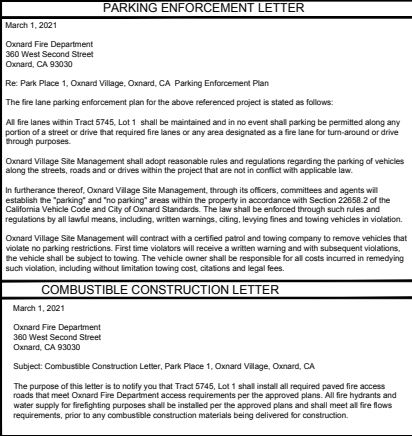
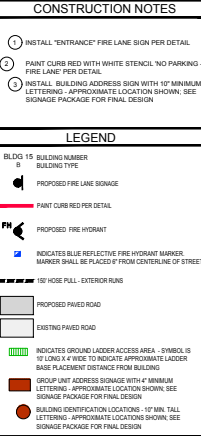
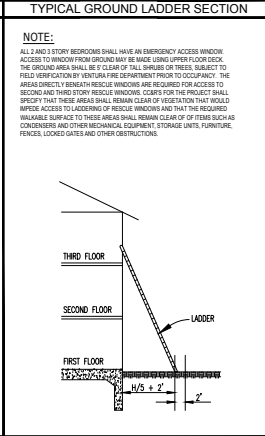
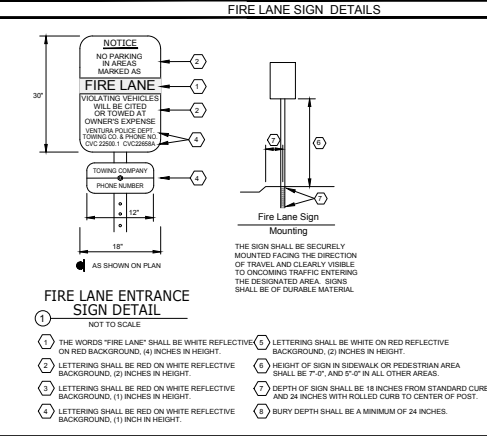
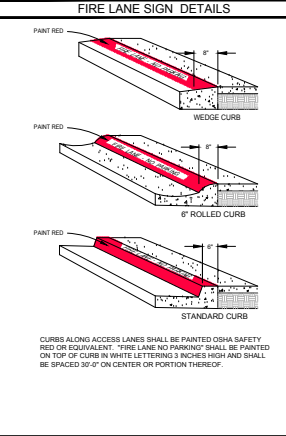
Notes
For S2, S4, S6, S8, S10, S12, S14, S16, S18, S20, S22, S24, S26, S28, S30, S32, S34, S36, S38, S40, S42, S44, S46, S48, S50, S52, S54, S56, S58, S60, S62, S64, S66, S68, S70, S72, S74, S76, S78, S80, S82, S84, S86, S88, S90, S92, S94, S96, S98, S100, S102, S104, S106, S108, S110, S112, S114, S116, S118, S120, S122, S124, S126, S128, S130, S132, S134, S136, S138, S140, S142, S144, S146, S148, S150, S152, S154, S156, S158, S160, S162, S164, S166, S168, S170, S172, S174, S176, S178, S180, S182, S184, S186, S188, S190, S192, S194, S196, S198, S200, S202, S204, S206, S208, S210, S212, S214, S216, S218, S220, S222, S224, S226, S228, S230, S232, S234, S236, S238, S240, S242, S244, S246, S248, S250, S252, S254, S256, S258, S260, S262, S264, S266, S268, S270, S272, S274, S276, S278, S280, S282, S284, S286, S288, S290, S292, S294, S296, S298, S300, S302, S304, S306, S308, S310, S312, S314, S316, S318, S320, S322, S324, S326, S328, S330, S332, S334, S336, S338, S340, S342, S344, S346, S348, S350, 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FIRE MASTER PLAN
PARK PLACE
TRACT 5745 - LOT 1
CITY OF OXNARD



FIRE NOTES

- INSPECTION REQUIREMENTS**
1. Onward Fire Department (OFD) site inspections are required for this project. Call OFD Inspection Scheduling at (805) 385-7722.
 2. A lumber drop inspection shall be performed prior to bringing combustible materials (or combustible fixtures and finishes for structures of non-combustible construction). All-weather access roads capable of supporting 70,000 lbs., topped with asphalt, concrete, or equivalent shall be in place and hydrants operational at time of lumber drop inspection.
 3. Phased installation of fire access roads requires additional inspections not covered by the fees paid at plan submittal. Contact Inspection Scheduling to arrange for additional inspections that may be needed and any fees that may be due.
 4. An original approved, signed, wet-stamped OFD fire master plan shall be available on-site at time of inspection.
 5. Access roads and hydrants shall be maintained and remain clear of obstructions at all times during and after construction. Areas where parking is not permitted shall be clearly identified at all times. Obstruction of fire lanes and hydrants may result in cancellation or suspension of inspections.
 6. Temporary fuel tanks of 60 or more gallons shall be reviewed, inspected, and permitted by the OFD prior to use.
 7. The project address shall be clearly posted and visible from the public road during construction.
 8. All gates in construction fencing shall be equipped with either a Knox or breakaway padlock.
 9. Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 40 feet in height.
 10. Fire lane widths shall be measured from top face of the curb to top face of the curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g., rolled, ramped, etc.). The developer is responsible to verify that all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved OFD fire master plan and Onward Fire Protection Planning Guide for all portions of the fire access roads.
 11. Permanent, temporary, and phased emergency access roads shall be designed and maintained to support an imposed load of 70,000 lbs. and surfaced to provide all-weather driving capabilities.
 12. Fire lane signs and red curbs shall meet the OFD requirements and shall be installed as described therein. Additional fire lane markings may be required at the time of inspection depending on field conditions.
 13. All fire hydrants shall have a "Blue Reflective Pavement Marker" indicating their location per the OFD standard. On private property markers are to be maintained in good condition by the property owner.
 14. Address numbers shall be located and be of a color and size so as to be plainly visible and legible from the roadway from which the building is addressed in accordance with OFD and City requirements. Wayfinding signs, when required by the local AHJ, shall comply with the standards of that agency. When wayfinding signs are also required by the OFD, they may be designed to local AHJ requirements provided that such standards facilitate location of structures, suites, and dwelling units by emergency personnel.
 15. Approved access walkways shall be provided to all required openings and all rescue windows.
 16. Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.
 17. Any future modification to the approved Fire Master Plan or approved site plan, including but not limited to road width, grade, speed hump, turning radii, gates or other obstructions, shall require review, inspection, and approval by the OFD.
 18. Approval of this plan shall not be construed as approval of any information or project conditions other than those specifically identified in the OFD Fire Protection Requirements and related portions of the CFC and CBC. This project may be subject to additional requirements not stated herein upon examination of actual site and project conditions or disclosure of additional information.
 19. An underground piping plan is required for the installation of an automatic fire sprinkler system or for a private fire hydrant system. A separate plan submittal is required.
 20. An architectural plan is required to be submitted to the OFD for review and approval for projects containing A-R2 occupancies.
 21. An automatic fire sprinkler system shall be installed in accordance with applicable codes and local ordinances, amendments, and guidelines. Sprinkler systems, other than those listed in CFC 903.4, shall be monitored by an approved central station. Separate plan submittals for the sprinkler and monitoring systems are required.
- BUILDING DATA**
- | PRODUCT / BUILDING TYPE | STORIES | CONSTRUCTION TYPE | AUTOMATIC FIRE SPRINKLERS | SQUARE FOOTAGE |
|-------------------------|---------|-------------------|---------------------------|----------------|
| A | 3 | VB | NFPA 13D | 8,356 |
| B | 1 | VB | NFPA 13D | 8,304 |
- FIRE FLOW INFORMATION & HYDRANT SPACING REQUIREMENTS**
- FIRE FLOW OF 1,500 GPM / 2 HOURS SHALL BE PROVIDED BY THE PROPOSED WATER SYSTEM.
HYDRANT SPACING REQUIREMENT IS 300' MAXIMUM BETWEEN HYDRANTS WITH BUILDING NO MORE THAN 200' FROM A HYDRANT.



Park Place

Lots 1, 5 and 9

Oxnard, California

Oakwood Communities, Inc

Color Application Diagrams Prepared by
Ann Matteson Consulting, Inc.

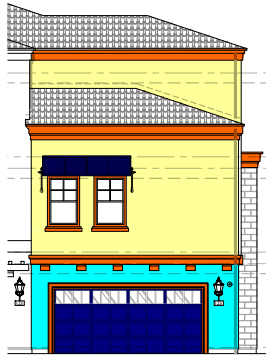
833 Dover Drive Suite 21
Newport Beach, CA 92663
(949) 646 - 4174

www.annmattesonconsulting.com

Original Document: 9/29/16
New Design: 5/31/18
Latest applications: 7/11/18
Lot 1 application 3/1/21



A.1 REAR ELEVATION



A.2 PARTIAL REAR ELEVATION



A.1 FRONT ELEVATION



A.2 PARTIAL FRONT ELEVATION



A.2 LEFT ELEVATION



A.1 LEFT ELEVATION



A.1 RIGHT ELEVATION

NOTE:
All colors and Materials must terminate on an inside corner, including all window/door heads, jambs and sills. No color transitions are to take place at an outside edge. all flashing is to be painted to match the adjacent surface

STUCCO COLOR ONE	STUCCO COLOR TWO	FOAM TRIM COLOR	ACCENT COLOR	METAL COLOR



B.1 REAR ELEVATION



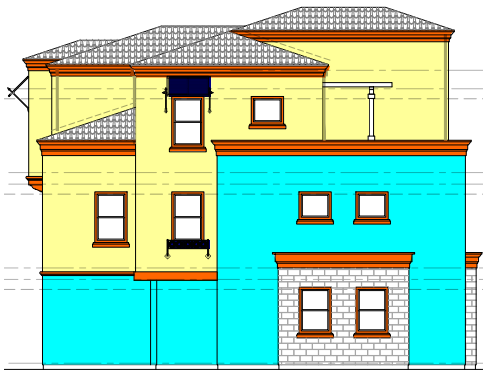
B.2 PARTIAL REAR ELEVATION



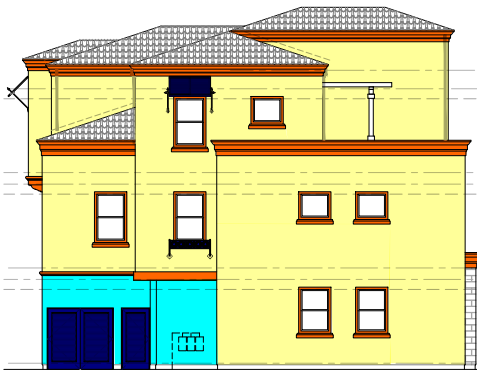
B.1 FRONT ELEVATION



B.2 PARTIAL FRONT ELEVATION



B.2 LEFT ELEVATION



B.1 LEFT ELEVATION



B.2 RIGHT ELEVATION



B.1 RIGHT ELEVATION

NOTE:
All colors and Materials must terminate on an inside corner, including all window/door heads, jambs and sills. No color transitions are to take place at an outside edge. all flashing is to be painted to match the adjacent surface

STUCCO COLOR ONE	STUCCO COLOR TWO	FOAM TRIM COLOR	ACCENT COLOR	METAL COLOR

Color Scheme One

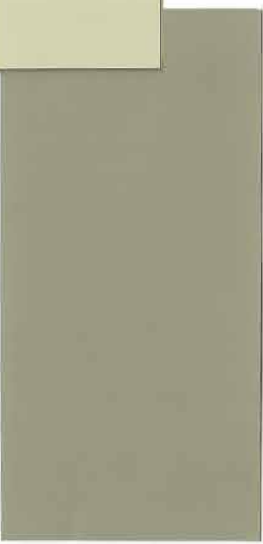
Accent
Color



Stucco Color One



Stucco Color Two



Foam Trim Color



Park Place

Lot 1

Oxnard, California

Oakwood Communities

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme Two

Accent
Color



Stucco Color One



Stucco Color Two



Foam Trim Color



Park Place

Lot 1

Oxnard, California

Oakwood Communities

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme Three

Accent
Color



Stucco Color One



Stucco Color Two



Foam Trim Color



Park Place

Lot 1

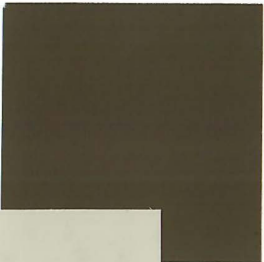
Oxnard, California

Oakwood Communities

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme Four

Accent
Color



Stucco Color One



Stucco Color Two



Foam Trim Color



Park Place

Lot 1

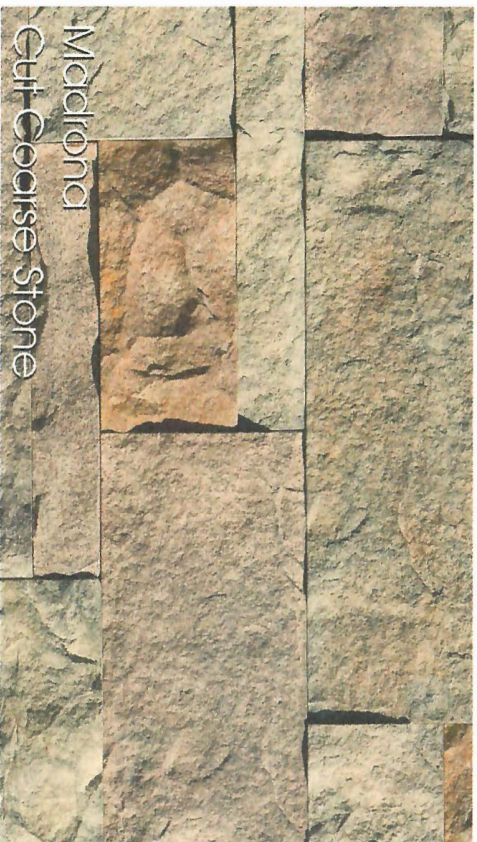
Oxnard, California

Oakwood Communities

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Masonry

Color Schemes One and Four



Color Scheme Two and Three



Stone installation layout example



Park Place

Lot 1

Oxnard, California

Oakwood Communities

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Park Place
Lot 1
Oxnard, California
Oakwood Communities, Inc.

Color and Material Palette prepared by Ann Matteson Consulting, Inc.

Original Document: 9/1/15

Rev roofing to Boral per client: 10/11/18

Project name update: 9/15/15

Added garage door color: 3/14/19

Project name update: 10/20/15

Added Omega stucco matches: 10/4/16

Revised manufacturer per client: 10/20/16

Revised manufacturer per client: 11/1/16

Additions per client: 11/3/16

Concrete Roofing added: 7/24/18

Color Scheme	Omega	Sherwin Williams	Omega	Sherwin Williams	Sherwin Williams Paint Company		Eldorado
	Stucco Color One		Stucco Color Two		Foam Trim Color	Accent Color	Cut Coarse Stone
	16/20 medium sand finish		16/20 medium sand finish		Flat Finish	Eggshell Finish	* Drystacked
	Flat Finish on painted surfaces		Flat Finish on painted surfaces		Flat Finish	Eggshell Finish	
1	1-3/8 237	SW 7738 Cargo Pants	3/8 1056	SW 7746 Rushing River	SW 7568 Neutral Ground	SW 6076 Turkish Coffee	Madrona
2	1/4 A 54	SW 6149 Relaxed Khaki	A 773	SW 7534 Outerbanks	SW 7516 Krestel White	SW 7068 Grizzle Gray	Seashell
3	15	SW 7565 Oyster Bar	1-3/4 A 745	SW 6143 Basket Beige	SW 7003 Toque White	SW 6206 Oyster Bay	Seashell
4	1/2 A 802	SW 7043 Worldly Gray	1/2 A 775	SW 7017 Dorian Gray	SW 7010 White Duck	SW 7026 Griffin	Madrona

General Notes:

- All paint is Sherwin Williams Paint Company.
- All metal elements are to be painted Sherwin Williams SW 7020 "Black Fox" - Eggshell Finish
- All non-decorative items such as meter doors, non-decorative vents etc. are to be painted the same color and finish as the surrounding field color.
- Fabric awnings are to be Sunbrella Firesist. Color: "Black"
- Windows are TBD.
- Rain gutters and Downspouts are to be painted to match the adjacent field and trim color per building.
- Gas meter screens are to be painted to match the adjacent field color per building.
- Garage Doors are to be prefinished Wayne Dalton. Color: "Taupe"

Concrete Roofing:

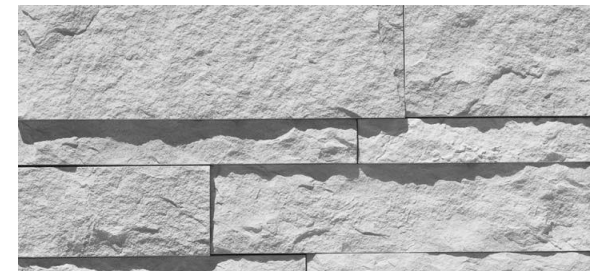
Boral Roofing

Slate Profile

Ebony 1FACS5047



* Stone is to be laid up with the same height stone in each row. Rows will vary in height as shown below. (Photo is to show layout only, see color boards for color variations per scheme)



Park Place
Lot 1, 5 and 9
Oxnard, California
Oakwood Communities, Inc

Lot 9			
Phase	Building #	Building Type	Color Scheme
1	1	BR	4
1	2	AR	3
2	10	AR	3
2	14	B	1
2	15	BR	2
3	7	B	3
3	8	B	2
3	9	A	4
4	5	A	1
4	6	AR	4
4	12	AR	4
4	13	B	3
5	3	B	1
5	4	B	2
Build Out	11	B	1

Lot 5			
Phase	Building #	Building Type	Color Scheme
1	4	B.2-R	2
1	5	B.2	4
1	6	B.2-R	1
1	7	A.1	2
1	8	A.1-R	3
1	11	A.1	3
2	1	B.1	2
2	2	A.1-R	3
2	3	B.2	4
2	9	A.2	4
2	10	A.1-R	1

Lot 1			
Phase	Building #	Building Type	Color Scheme
1	4	B.2-R	1
1	5	B.2	4
1	6	B.2-R	3
1	7	A.1	1
1	8	A.1-R	2
1	11	A.1	2
2	1	B.1	1
2	2	A.1-R	3
2	3	B.2	4
2	9	A.2	3
2	10	A.1-R	4

ATTACHMENT C

COMPLIANCE REVIEW TABLES

Code Compliance Review¹ & Design Compliance Review²

Village Specific Plan (VSP) Section 4.4.1 Building Type H: High Density Residential,
VSP Section 7.3.2.1 High Density Residential Design Standards
Oxnard Municipal Code 16-362 Attached Dwelling Unit Standards

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Max. building height VSP 4.4.1	3 stories and 46 feet to top of parapet	3 stories and 39'6" to ridge, measured from grade	Yes
Density VSP 2.2.1	High Density Residential (H): 15-30 du/ac.	16.6 du/ac	Yes
Front yard VSP 4.4.1	5 feet minimum, 10 feet maximum.	5' to 10'	Yes
	Buildings front the public street or landscaped courtyard and shall be served by a residential lane at the side or the rear.	Buildings front on street or courtyard. Served by access aisles at rear of each building	Yes
	Front between Buildings: 25' average, 20' minimum	45' between Buildings 10 & 11, fronting common open space area	Yes
Side yard VSP 4.4.1	Street side, 10' min. at corner	11' to 12.2'	Yes
	Alley side, 8' min at corner	3.3' minimum to alley	Yes
	Side between buildings, 10' min	10' between Bldgs 1 & 2 and 7 & 8. 10.5' between Bldgs 2 & 3, 4 & 5, and Bldgs 6 & 7, measured from building wall	Yes
Rear yard VSP 4.4.1	0' feet minimum	3.3' minimum to alley	Yes
Building Separation VSP 4.4.1	10' minimum	10' minimum	Yes
Open Space, Common VSP 4.4.1	10% of each lot dedicated towards common open space	24,901 sf landscape area (28.6% of lot). Includes three lawn areas (appx. 3,050 sf, 1,750 sf & 650 sf) and appx. 6,500 sf landscaped paseo.	Yes
Open Area, Private VSP 7.2.3.1(D)	100 sf small private usable open spaces per unit.	1A & 1B = 345 sf 2A & 2B = 124 sf 3A & 3B = 326.43 sf	Yes
Parking spaces Resident VSP 2.2.6, 6.9.2	Planning Areas 1 through 14, Parking type = Attached 2-car garage. Shared parking not	Each unit has a private 2 car garage attached to the unit.	Yes

¹ Where applicable development standards and regulations are not specified in the Specific Plan, the provisions of the City of Oxnard Zoning Ordinance shall be used to regulate development. (VSP 8.3.3, Specific Plan Administration)

² The Village Specific Plan proposes a conceptual land use plan, as well as other regulations in the form of "form based" architectural and building standards and guidelines. (VSP 1.2)

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
	permitted. (VSP Table 2.1)		
	Two enclosed garage parking spaces per unit, served by an access alley. (VSP 4.4.1)	Each unit has a private 2 car garage attached to the unit, served by an alley.	Yes
	parking can be traditional or tandem (VSP 2.2.2)	traditional	Yes
Parking spaces Location, Resident OCC 16-645 B&C	Condo: 50' minimum distances, measured from unit entry to the parking space serving the unit, where stairway or elevator provides access distance is measured to stairway or elevator	Each unit has a private 2 car garage attached to the unit. Access to the garage is direct from unit.	Yes
Parking spaces Visitor VSP 2.2.6, 6.9.2	0.5 visitor spaces per unit. 33 x 0.5 = 16.5	26 on-street parking stalls identified, 1 off-street accessible space. 27 total guest parking spaces provided.	Yes
Parking spaces Location, Visitor OCC 16-645 B&C	Condo: 100' minimum distances, measured from unit entry to the parking space serving the unit, where stairway or elevator provides access distance is measured to stairway or elevator	Parking distances shown on Sheet A2. Min. distances not met for 5 units (15%). Non-conformance falls within the 15% numerical value for a minor deviation.	Yes with Minor Modification
	Parking permitted along public streets and designated off-street surface parking areas to satisfy the requirement for visitor parking (VSP 4.4.1)	On-street visitor parking	Yes
Parking, Alley VSP 4.4.1	Parking shall be prohibited within alleys	None shown in alley	Yes
Stall Size OCC 16-639	9' x 19'	Interior garage dimensions 20' x 20' for traditional side by side parking. One onsite uncovered parking space dimensions 18' x 17' with overhang on landscape area.	Yes
Parking Area Landscaping (OCC 16-641)	5% of the off-street parking and access areas shall be landscaped [OCC 16-641(A)]	Landscape strip on each side of one on-site parking space.	Yes
	9' x 20' landscape finger every 10 parking spaces [OCC 16-641(B)]	Not applicable	NA
Bicycle Parking OC BMP Table A-4	Multifamily without private garage: short term (near entrance) 0.05 per bedroom. Long term (locker) .15 per bedroom	Private garages provided	Yes
Utility Access VP 4.4.1	Access to dry utilities, utility meters, and other service functions from the alley	Utility cabinet located on rear side of each building, adjacent to alley/access lane.	Yes
Garage Buffer VSP 4.4.1	maximum 5' planter area in front of each garage to soften its appearance.	3'- 5' planters on each side of garage doors	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Paseo Width VSP 4.4.1	20' min, avg. 25' w/ meandering concrete paths and ample landscaping.	32.1' paseos on east side of property (front of Buildings 6, 7 & 8)	Yes
Landscaping/ Design Between buildings	Interior spaces between courtyard oriented building clusters shall include paseos, and pedestrian connections from the front to the rear property lines. (VSP 4.4.1)	Paseo is provided on the east side of the parcel, providing access for Buildings 6, 7 & 8. Interior paths also provided access from interior to Wagon Wheel Road (between Bldgs 3 & 4, and Bldgs 5 & 6), and from interior to Winchester on the east side of Bldgs 9 & 10.	Yes
	Mandatory Residential Design Elements "Residential dwellings oriented around specialized open space: plazas, squares, greens, courtyards, and recreation facilities and parks" (VSP Figure 4.1)	Buildings surround centralized common open space and BBQ areas. Lots 1, 2, 3 & 6 are oriented around a future park on Lot A.	Yes
	Spaces between buildings shall be landscaped with a combination of plants and/or hardscaped pathways. [SP 7.2.3.1(I)(4)]	Landscaping with trees, shrubs and ground cover provided between buildings. Pathways provided to dwelling entrances and between Bldgs 3 & 4, and Bldgs 5 & 6.	Yes
Trash VSP 4.4.1	Each unit: 20 sf trash storage area outside of individual garages. Trash storage areas shall be screened from the street and large enough for 2 trash containers. Located in such a manner as to not require vehicle removal	Units 1A & 1B = 19.64 sf Units 2A & 2B = 19.85 sf Unit 3A & 3B = 23.7 sf	Yes with Minor Modification
	Where individual trash storage is not feasible, common trash bins shall be located off-street within an appropriately designed trash enclosure	Individual trash storage provided	Yes
ATTACHED DWELLING UNIT STANDARDS			
Min. Dwelling Size, 16-362(A)	One bedroom: 450 sq.ft Two+ bedroom: 800 sq.ft	3-4 bedroom units, 1,993 to 2,131 sf	Yes
Recreation Facilities (12 units or more only) 16-362 (C)	Include at least one of the following: Swimming pool, spa, tennis, basketball, or volleyball courts, BBQ/picnic area, recreation building, exercise course, children's play equipment, or other	2 BBQ areas. (Lot 1 is also located catty-corner to future park on Lot A, which will be developed with recreational amenities)	Yes
Open Area (12 units or more) 16-362 (D)	One landscape area of not less than 2,500 sq.ft. with minimum dimension of not less than 35'	Appx 3,050 sf open space area on NE corner of site. Dimensions: 45' x 60' lawn area	Yes
Distance to garage from DU 16-362 (E)	75'	Private 2-car garage attached to each unit	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Balconies & Patios 16-362 (F)	All 2 nd story dwelling units shall have at least one patio or balcony having a minimum dimension of 10'	1A & 1B = 15' x 23' = 345 sf 2A & 2B = 12'5.5" x 10' = 124 sf 3A & 3B = 326.43 sf	Yes
Balcony Enclosure 16-362 (G)	All balconies and patios shall have railings or walls which provide at least 50% enclosure	All balconies include rails w/50% enclosure. Detail on Sheet A-12 & A-13	Yes
Storage Areas 16-362(H)	Each unit shall have a storage area of at least 225 cubic feet. Area can't intrude into the minimum garage dimensions	1A & 1B = 320 cf 2A & 2B = 236 cf 3A & 3B = 414 cf	Yes
Garages 16-362(I)	Automatic garage door openers and architectural treatment or detail	Metal roll-up garage doors include architectural detail, windows at top of door, trellis over door. Automatic operation not indicated; condition required.	Yes, with CofA
Utility Meters 16-362 (J)	Wall mounted meters shall be screened or integrated into the building design	Gas meters shown on building elevations, screening noted as C-01 on landscape plans L-1	Yes
Refuse Enclosures 16-362 (K)	Designed to reflect the major design elements or details of the residential units & provide ped access.	Not Applicable	NA

See Design Standards for Vehicle Parking Areas Sec. 16-636
See Driveway Standards Figure 7

DESIGN COMPLIANCE REVIEW

DESIGN STANDARD	HIGH DENSITY RESIDENTIAL DESIGN REQUIREMENT	PROPOSED	COMPLIES ?
BUILDING DESIGN STANDARDS* (VSP 7.2.3.1 High Density Residential Design Standards & Guidelines)	Building form within the HD Planning Areas consists of 3-story townhouses or "row houses" which possess many of the characteristics associated with single-family homes, including, but not limited to, large floor areas, street or paseo facing front doors and attached garages (VSP 7.2.3.1)	Buildings designed as 3-story townhouses with front door facing street or paseo and attached private garages.	Yes
(VSP 4.4.1 Building Type H: High Density Residential)	Residences shall have front entrances on streets or paseos, and should avoid back-to-front facing relationships. [VSP 7.2.3.1 (F)(1)]. Main access to each unit <u>shall</u> be provided directly from the street or landscape courtyard. (VSP Section 4.3.2 & 4.4.1)	Unit access provided from street or paseo. No back to front relationships. Unit 3 entries face each other in small entry paseos between Buildings 2, 3, 4, 5, 6, & 7.	Yes
	Entry features should be used to break up building mass along the street	Entry elements provided on street elevations, including stone veneer	Yes

Articulation Massing	[VSP 7.2.3.1 (F)(3)].	column entry detail.	
	Frontage Type for HD Residential: Stoop or Dooryard. (VSP 4.5.1 & Figures 4.2.)	Frontage type similar to ‘stoop at unit entrance’	Yes
	Front building facades <u>should</u> include porches, projecting eaves and overhangs, and other traditional architectural elements that provide residential scale and help break up building mass. [VSP 7.2.3.1(A)(1)]	Units do not have porches, eaves are tight. Elevations designed with traditional architectural elements such as eaves, awnings, 3 rd floor shade trellis, 2 nd floor balcony rails.	Yes
	Raised porches are encouraged. The first floor level should be raised approximately three to five steps above the grade of the sidewalk directly in front of the front entrance. [VSP 7.2.3.1(E)(1)]	No porches proposed. (Note: This design feature is a guideline and not a required design element (as denoted by “should”)	No - guideline
	Porches may encroach into the front yard setback [VSP 7.2.3.1(E)(2)]	No porches proposed. (Note: This design feature is a guideline and not a required design element (as denoted by “may”)	No - guideline
	Articulation: Buildings facades and roof lines shall provide articulation to create identity for individual units. Long horizontal eaves and roof elements across the façade should be broken up with gables or other building projections & articulation. [VSP 7.2.3.1(F)(4)]	Articulation provided to define separate units. Unit 2 is inset from Units 1 & 3 and is designed with unique detail such as 2 nd floor balcony (rather than 3 rd floor deck), pot shelf detail and central hipped roof.	Yes
	Massing and orientation of row houses <u>should</u> step back the third story to minimize visual impact. [VSP 7.2.3.1(A)(2)]	Units 1 and 3 stepped back to the 3 rd floor. Unit 2 is inset.	Yes
	Neighboring Privacy - position windows and balconies to minimize views into neighboring properties [VSP 7.2.3.1(A)(3)]	Windows of units with the same floor plan align on the site plan, creating privacy concerns. Unit 1 in Buildings 7 & 8 align (A.1 & A.1-R), and Unit 3 in Buildings 4 & 5 align (B.2 & B.2-R), including large windows on elevations where toilet rooms and bathrooms look directly into similar windows of the next building. Condition of approval to adjustment windows (size or location) to not face directly into each other, or provide internal or external treatment to enhance privacy between units.	Yes, with Condition of Approval
	Sun and shade impacts on neighboring properties should be considered [VSP 7.2.3.1(A)(4)]	Paseos and open space open to the sky. Neighboring Lot 5 is developed with the same 3-story building type. Distance from buildings on neighboring property is approx. 45 feet.	Yes

Paseos	Rowhouse side facades facing street, driveway, paseo design quality should be consistent with other facades [VSP 7.2.3.1(A)(5)]	Side elevation 'B.2 Left,' which faces Wagon Wheel Road, demonstrates enhanced architectural detailing, including stone veneer and awnings. Side entry elevations B1 Right and A1 Right show the same architectural detail as the front of the building.	Yes
	On corner lots, side yard facades shall maintain the architectural design quality consistent with the front façade. [VSP 7.2.3.1(F)(6)]	Side facades specific to Buildings B.2, and side entry facades specific to Buildings B.1 and A.1, maintain the architectural design quality consistent with the front façade.	Yes
	End units facing a street <u>should</u> be designed to create a strong relationship with the street, with elements such as entries, wraparound porches, and bays facing the street. [VSP 7.2.3.1(A)(6)]	Additional detailing provided on end units for Building B.2 (unit 1), and Buildings B1 and A1 (unit 3).	Yes
	Front door access may be provided by an accessible pedestrian paseo network [VSP 7.2.3.1(C)(1)]	Front doors accessed from street or pedestrian paseo	Yes
	Paseos should provide access to building entries, common open space and visitor parking [VSP 7.2.3.1(C)(3)]	Paseos provided access to building entries that face onto paseos, and from site corners on Wagon Wheel Road to the interior of site.	Yes
	Paseos should extend street, with consistent street furnishings [VSP 7.2.3.1(C)(4)]	Paseo on the east side of the property includes benches and lighting.	Yes
	Paseos should be embellished with special paving and decorative lights [VSP 7.2.3.1(C)(5)]	Decorative lighting is provided along the paseo on the east side of the property facing Buildings 6, 7 & 8. Enhanced paving not indicated.	Yes
	Rowhouses lining paseos shall provide windows along the building face to encourage comfortable and safe pedestrian use. [VSP 7.2.3.1(C)(6)]	Windows provided on all elevations facing paseos.	Yes
Private Open Space	Yards should include privacy hedges, low walls or fences no more than 3' tall [VSP 7.2.3.1(D)(4)]	Not applicable	NA
Windows	Windows shall be well organized on a building façade to create a rhythm or pattern. [VSP 7.2.3.1(H)(1)]	Windows well organized, consistent with design approved on Lot 5.	Yes
	Windows shall emphasize vertical massing of individual dwellings. [VSP 7.2.3.1(H)(2)]	Windows emphasize vertical massing, consistent with design approved on Lot 5.	Yes
	Windows shall have a hierarchy of size emphasizing the function of the living spaces and views while	In all locations where Unit 3 faces another Unit 3, the 2 nd floor bathroom windows align and do	Yes, with condition of approval

Garage	allowing for privacy of neighboring properties. [VSP 7.2.3.1(H)(3)]	not allow privacy.	
	Windows shall be well detailed and consistent with the architectural design of the building. [VSP 7.2.3.1(H)(4)]	Vinyl windows are detailed with panels, apron and wide casing. Potshelf (stucco over foam) under windows in prominent areas. Windows above garage doors include awnings.	Yes
	Windows <u>should</u> be recessed from the exterior building wall and should be defined by well-designed trims on the exterior. [VSP 7.2.3.1(H)(5)]	Windows defined with well-defined trims and exterior, consistent with design approved on Lot 5.	Yes
	Row houses should be served by a hierarchy streets, paseos and driveways to provide circulation options for pedestrians, bicyclists and motorists [VSP 7.2.3.1(B)(1)]	Row houses served by streets and paseos for pedestrian entry, and an internal alley lane to access garages in the rear of each building.	Yes
	Although internal streets are the preferred site design choice, front door access may be provided by an accessible pedestrian paseo network. [VSP 7.2.3.1(C)]	Entrances are accessed from streets or paseos.	Yes
	Garages must be located on the back of residences. Garages should be recessed behind the back elevation wall plans. Where garage doors are flush with the upper level facades, the façade <u>should</u> feature upper level building projections, such as trellises to provide visual interest. [VSP 7.2.3.1(J)(2)]	Garages located on the back of residences. Projecting element on Unit 2 third floor. Additional trellises and garage door window differentiation provided on garages.	Yes
	The ground floor shall be designed so that living areas (i.e. living room, family room, dining room, etc.), rather than sleeping or service rooms, are oriented towards fronting street or courtyard. (VSP Section 4.4.1)	Units 1 & 3 provide ground floor living that faces the street or paseo. Unit 2 includes a 1 st floor bedroom facing the street, though the room is setback from the entry and from Units 1 & 3.	Yes
MATERIAL & COLOR VSP 7.2.3.1(G)	Building materials shall be used in a consistent and harmonious manner throughout the residential neighborhoods. [VSP 7.2.3.1(G)(1)]	Building material is consistent with the project approved on Lot 5.	Yes
	Buildings <u>shall</u> emphasize high quality, durable materials that are harmonious with neighborhood style. [VSP 7.2.3.1(G)(2)]	Building includes quality material such as concrete tile roof, stone veneer, metal railing, metal awnings, vinyl windows.	Yes
NEIGHBORHOOD DESIGN STANDARDS VSP 4.3.2	Buildings front streets, courtyard or park (VSP 4.3.2)	Buildings front street or paseos	Yes
	Public elevations have significant architectural elements (VSP 4.3.2)	Buildings have entry elements, balconies, awnings, and potshelf details.	Yes
	1) forward projecting elements (VSP 4.3.2).	Unit 2 has projecting and recessed elements. Unit 1 has entry projection 14" in depth	Yes

	2) street facing horizontal division of 2 or more planes (VSP 4.3.2)	Units 1 and 3 have clear division, unit 2 has multiple divisions	Yes
	Clusters Focal Point - use streetscape parks, internal courtyards as focal points (VSP 4.3.2)	Buildings organize around a central courtyard and streets	Yes
	Building Corners - well defined with vertical elements (VSP 4.3.2)	Corners well defined, consistent with the project approved on Lot 5.	Yes
	Landscaping/Monuments - scale and character of landscaping & monuments at key intersections to differentiate neighborhoods (VSP 4.3.2)	Monuments not proposed at this time	Yes
	Alley Design - appropriate turn-arounds or loop system at courtyard loaded dwellings or service alley for street loaded dwellings (VSP 4.3.2)	Alley Loop system off-street and access aisle	Yes
	Alley Design - cross section A for units with street frontage. Cross section B for paseo facing units or dead end alleys greater than 150' in length (VSP Fig 5.6)	Access aisle has 26' roadway per OFD within similar ROW width	Yes
	Paseo Design - envisioned as a network of intimate walkway, courtyards and plazas that connect blocks, streets and neighborhoods to each other. Open to the sky or covered for a limited stretch with landscaping complimentary to the architecture, ample pedestrian amenities and pedestrian scale lighting (VSP Fig 5.11)	Paseos have 5' wide meandering walks and amenities, open to the sky	Yes
GENERAL URBAN DESIGN STANDARDS VSP 7.2.2	General Urban Design: Architecture Forward [VSP 7.2.2.1(a)]	Front elevation detailed	Yes
	General Urban Design: De-emphasis of garage [VSP 7.2.2.1(b)]	Trellises and garage door window differentiation provided.	Yes
	General Urban Design: Variation of setbacks [VSP 7.2.2.1(c)]	Setbacks have variation based on street alignment.	Yes
	General Urban Design: Varied roof pitch [VSP 7.2.2.1(d)]	Singular roof pitch is at various levels and heights to add variety	Yes
	General Urban Design: Eclectic variety of architectural styles [VSP 7.2.2.1(e)]	Singular building style within the project, the same as Park Place condominiums on Lots 5 & 9, but differentiated from surrounding condominium projects (Oxford Flats & Mayfair) and Village Family Apartments.	Yes
	General Urban Design: 360 Degree Architecture [VSP 7.2.2.1(f)]	Architectural details are consistent in all elevations, while entry elevations and side elevations facing street are enhanced	Yes
	Not typical "production housing." Massing, scale and proportion of the stylistic elements of the architectural	Two elevation types of a singular elevation style. Architecture differentiated from surrounding	Yes

	style are authentic in character. (VSP 7.2.2.2)	condominium projects (Oxford Flats & Mayfair) and Village Family Apartments.	
	Design Elements to Avoid: Inappropriate design elements, mass or scale, continuous blank walls exposed to public view, harsh contrasts in materials and colors. (VSP 7.2.2.4)	Mass of the building is broken down with balconies, roof elements, consistent with the Park Place project approved on Lots 5 & 9	Yes
	Sides and rears, exposed to public view shall receive same level of architectural enhancement as fronts (VSP 7.2.2.5)	Side facades specific to Buildings B.2, and side entry facades specific to Buildings B.1 and A.1, maintain the architectural design quality consistent with the front façade.	Yes

Please note the following mandatory residential design standards for all residential zones within the Village Specific Plan:

SP 4.3.1 MANDATORY RESIDENTIAL DESIGN ELEMENTS, The Neighborhood Concept

- The neighborhoods shall contain an ample supply of publicly and privately maintained open space in the form of squares, plazas, greens, gardens, paseos, and parks whose frequent use is encouraged through their placement and design.
- The neighborhoods shall be connected by pedestrian friendly streets, pedestrian paths, and bicycle paths providing interesting routes to destinations.
- The residential buildings shall be designed with authentic architecture on all sides of the buildings.
- Each neighborhood within the Specific Plan shall have a distinctively European or other compatible architectural style.

SP 4.3.2 NEIGHBORHOOD DESIGN STANDARDS

- All building elevations visible from public view areas (such as parks, courtyards, and public streets) shall be designed with significant architectural elements, including enhanced entries, porches, and building façade variation where appropriate.
- All buildings shall have articulated front elevations. At least two types of articulation are required:
 - 1) Architectural elements shall be provided which extend forward, such as portions of the ground floor which extend towards the street property line beyond the rest of the façade; and
 - 2) Each building façade facing Main Street or a neighborhood street shall be divided horizontally into two or more planes.

ATTACHMENT D

RESOLUTION OF APPROVAL PZ 21-200-03

DEVELOPMENT DESIGN REVIEW PERMIT
PZ 21-200-03

IN ACCORDANCE WITH THE PROVISIONS OF THE OXNARD ZONING ORDINANCE AND THE VILLAGE SPECIFIC PLAN, THE PLANNING MANAGER OF THE CITY OF OXNARD HEREBY APPROVES THE DEVELOPMENT DESIGN REVIEW PERMIT DESCRIBED BELOW:

PLANNING AND ZONING PERMIT NO. 21-200-03 (DEVELOPMENT DESIGN REVIEW PERMIT) AND TWO MINOR DEVIATIONS, TO ALLOW CONSTRUCTION 33 UNIT RESIDENTIAL CONDOMINIUM PROJECT (PARK PLACE) IN 11 THREE-STORY TOWNHOUSE STYLE BUILDINGS, ON PROPERTY LOCATED WEST OF OXNARD BOULEVARD AND NORTH OF THE UNION PACIFIC RAILROAD, ON LOT 1 OF TRACT 5745-2, ASSESSOR'S PARCEL NUMBER 139-0-610-355, IN PLANNING AREA 6 OF THE VILLAGE SPECIFIC PLAN AREA. THE PROJECT INCLUDES SITE IMPROVEMENTS ON PLANNING AREA 6 AND IS SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY OXNARD CRFL PARTNERS, LLC., 64 MAXWELL, IRVINE, CA 92618.

WHEREAS, the Planning Manager of the City of Oxnard has considered an application for Planning and Zoning Permit No. 21-200-03, filed by Oxnard CRFL Partners, LLC (Oakwood Communities Inc.) in accordance with Section 8.7.2.1 of the Village Specific Plan (VSP); and

WHEREAS, The City Council certified Final Environmental Impact Report (FEIR) No. 2006-03 on September 18, 2008. Due to changes in environmental conditions, on July 28, 2015 the City Council certified Supplemental Environmental Impact Report (SEIR) No. 2014-01 in association with Tract Map 5745. The proposed Project is consistent with the FEIR No. 06-03 and SEIR No. 2014-01 and is not subject to additional environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183; and

WHEREAS, the Planning Manager finds, after due study, and public notice, that the following circumstances exist:

1. That the proposed use is in conformance with the 2030 General Plan and other adopted policies of the City of Oxnard and the VSP.
2. That the proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures, or to the public health, safety or general welfare.
3. That the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other Specific Plan and City standards except as may be specifically excepted by the special findings and conditions of this resolution.
4. That the site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.

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

WHEREAS, the Planning Manager considered the two minor deviations from OCC and the VSP requirements. In accordance with the VSP Section 8.7.2.1, the Planning Manager has the authority to approve minor deviations for modifications that are less than 15% of numerical development standards, and specific minor modifications that are in keeping with the spirit and intent of the Specific Plan. The Planning Manager approves the following minor deviations based on the analysis contained in the staff report:

- i. Guest Parking Distance: Allow 5 units (less than 15% of units) to be located greater than 100 feet from visitor parking. [OCC 16-645 Location of Parking Spaces]
- ii. Trash storage location: Allow storage of individual trash cans inside of individual garage units rather than outside, in keeping with the spirit and intent of the Specific Plan (VSP Section 4.4.1.)

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

NOW, THEREFORE, the Planning Manager of the City of Oxnard hereby approves this permit subject to the following conditions. The decision of the Planning Manager is final unless the Developer appeals the decision in accordance with the provisions of VSP Section 8.7.3.

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated August 10, 2021 and updated Sheets C-1 & C-2 submitted October 7, 2021 (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Community Development Director allows the 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. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)
13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)
14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

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

CFD

22. Developer shall provide to the Community Development Director a Community Facilities District (CFD) Master Plan drawn at an approved scale, clearly designating areas of maintenance responsibility assumed by: (a) a CFD; (b) a homeowners association (HOA); and/or (c) a Master HOA; and/or (d) the City. After Director approves such plan, Developer shall provide to Director a mylar (minimum 3 mil) original drawing of the maintenance district master plan. (PK, *PK-19*)
23. Developer shall provide to the Parks and Facilities Superintendent a copy of the document entitled "Agreement" containing Developer's agreement to vote in favor of a landscape maintenance assessment district for the project, bearing the Ventura County Recorder's

stamp, confirming that the document has been recorded in the Ventura County Recorder's Office. (PK, *PK-21*)

24. Project shall be subject to all CFD conditions of approval identified in Tentative Tract Map No. 5745 (PZ 19-300-01). Where conflicts exist between this DDR resolution and the Tentative Tract Map, the Tentative Tract Map conditions of approval shall supersede

WATER CONSERVATION

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

LANDSCAPE SPECIAL CONDITIONS

29. All landscaping shall conform to the adopted VSP document and the adopted Landscape Development Plan or as amended to comply with the City's Landscape Conservation measures/Emergency Drought Declaration (PK, VSP Chapter 5)
30. Landscape plant materials shall be limited to those listed in Table 5.1 of the VPS or as amended to comply with the City's Landscape Conservation measures/Emergency Drought Declaration. (PL)
31. Landscape plans dated August 10, 2021 were reviewed at concept level. Prior to issuance of building permits, Developer shall obtain approval from the Planning Manager or designee of detailed landscape plans that are in keeping with City of Oxnard Landscape Standards for general requirements.

32. Provide required short-term bicycle parking. Reference Oxnard Bicycle and Pedestrian Facility master plan (2011), pg. A-38. Include a schedule of bedrooms vs bicycle parking to demonstrate compliance. For Multi-family development with a private garage for each unit, the Master Plan requires 0.05 spaces for each bedroom. Therefore 6 short-term bicycle parking spaces are required on Lot 1.
33. All hardware, equipment enclosures, electrical vents, irrigation controllers, backflow devices, etc. shall be effectively screened with shrubs and/or vines, 5 gallon size minimum, to the satisfaction of the Planning Manager. Gas meter screens shall be landscaped with vines or similar planting.
34. Provide an Irrigation plan, required water use calculations and water budget calculations for review (Appendix B, Water Efficient Landscape Worksheet, CA Code of Regulations Title 23). Applicant shall also provide the City's "Statement of Compliance" form signed by a California licensed Landscape Architect or Architect required. Confirm planting hydrozones.
35. Developer's Landscape Architect to provide written confirmation that they have reviewed the civil engineering construction drawing and that the NPDES requirements are not in conflict with meeting the City's landscape requirements and the proposed landscape plans at plan check.

FIRE DEPARTMENT STANDARD CONDITIONS

36. 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*)
37. 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*)
38. 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*)
39. 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*)

40. 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*)
41. The project shall meet the minimum requirements of the “Fire Protection Planning Guide” published by the Fire Department. (FD, *F-6*)
42. 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*)
43. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
44. 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*)
45. Reserve
46. 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*)
47. 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*)
48. Reserve
49. 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*)
50. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F-15*)
51. 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*)
52. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer’s specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

53. Fire sprinkler coverage is required for:
 - a. Covered patios, overhangs or any other projections that are 48” or more from the structure.
 - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
54. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.
55. The NFPA sprinkler system for this project will be in accordance with the determined classification of the buildings upon construction plans submittal. Documentation of the ICC opinion and code clarification commentary for Sections R302.2.2, R313.1 and R313.1.1 shall be included with the plans submittal.

PLANNING DIVISION STANDARD CONDITIONS

56. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)
57. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)
58. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit in all sets of construction documents and specifications for the project. (PL, PL-3)
59. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)
60. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

61. 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.
62. 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*)
63. 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*)
64. Developer shall provide graphic site directories at principal access walkway points. (PL/B, *PL-10*)
65. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
66. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)
67. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
68. 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*).

RESIDENTIAL

69. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)

70. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
71. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)
72. Garages shall have sectional roll-up garage doors. (PL/B, *PL-21*)
73. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)
74. All residential dwelling unit developments shall include architectural articulation on all four sides of each unit. Such articulation shall include, but not be limited to, window treatment; trim and a variety of finishes matching front facades; and balconies, porches, and trellises. Developer shall submit elevations depicting such articulation to the Planning Division for approval prior to issuance of building permits. (PL, *PL-28*)
75. Prior to the close of escrow for each dwelling unit, Developer shall provide the buyer with a written guarantee that the exterior finishes of the dwelling unit will remain in good condition for at least five (5) years from the final building permit inspection and sign off. Developer shall provide a copy of the guarantee to Planning staff prior to final Planning Division inspection and sign off. (PL, *PL-29*)
76. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)
77. All drive lanes (alleys) shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the Home Owners' Association. Lighting responsibilities shall be provided within the CC&Rs for the development. (PL)
78. Developer shall establish a homeowners association and the association shall be responsible for the maintenance of parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, *PL-33*)
79. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures upon which it is located. Such

panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (DS/B, *PL-34*)

80. Developer shall include in all deeds or rental documents for the project a prohibition against parking recreational vehicles over 20 feet long in the project. (CE/PL, *PL-35*)
81. Developer shall pay Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, *PL-36*)
82. Developer shall post in the sales office of the project the latest City planning documents and maps that may affect the project and adjacent properties. At a minimum, this information shall include the 2030 Oxnard General Plan and General Plan Land Use Map showing all adjacent properties, a copy of the ordinances regulating the zone, and any specific plan that may apply to the project. Such documents may be purchased at cost from the Planning Division Manager. Developer shall require that all purchasers sign an affidavit declaring that they have familiarized themselves with the planning documents. Developer shall make such affidavits and planning information available for review upon reasonable request of the Planning Division Manager. (PL, *PL-38*)
83. All recreational vehicle parking spaces shall be designated by signs stating that the spaces are reserved exclusively for recreational vehicle parking. Developer shall prohibit the parking of recreational vehicles elsewhere in the project. (B, *PL-39*)
84. Where feasible, Developer shall locate individual unit plumbing within individual unit walls, as opposed to common or shared walls, and shall paint roof vents to match the roofing material. (PL/B, *PL-40*)
85. 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*)
86. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)
87. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

PLANNING DIVISION SPECIAL CONDITIONS

88. The Developer must comply with the Mitigation Monitoring and Reporting Program (MMRP) for the VSP Final Environmental Impact Report (FEIR) and all of the mitigation measures identified therein. The MMRP is incorporated into these conditions by reference and the Developer shall reproduce it in its entirety on the building plans. (PL)
89. In compliance with State law, the MMRP will be administered for the project. Before the City issues any grading permit, the Developer must pay a deposit of \$2,000 to the Planning Department for ongoing monitoring of the project for compliance with the MMRP. (PL)
90. The Developer shall comply with the Development Agreement (DA) for the VSP, adopted February 3, 2009, and any subsequent amendments to the DA, and all of the requirements identified therein, including payment of all fees outlined in the DA. (PL)
91. Development of lots must comply with the applicable conditions of approval for underlying Tracts 5745 (PZ No. 19-300-01) and Tract 5968 (PZ No. 15-300-06). (PL)
92. Applicant shall submit a check made out to the City of Oxnard for payment of any outstanding discretionary permit and environmental processing fees associated with the development project. Funds shall be deposited prior to issuance of a grading permit. Additional funds to be paid when hours or contract planner hours exceed deposited amounts. (PL).
93. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.
94. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
95. 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)
96. 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. (PL)
97. Developer shall stripe and designate US Postal Service parking space for mail delivery activities only and post to prohibit parking or other non-loading activity within this space. (PL/B)

98. All plan check submittals filed by the Developer shall include necessary details and information demonstrating that the project will comply with the setbacks, development, and design standards in accordance with each product type described within the Specific Plan. Indicate storage space size for each unit and compliance with minimum 225 c.f. requirement. Provide a calculation on the building plans showing compliance with the 10% minimum open space requirement. (PL)
99. Developer and subsequent property manager shall be responsible for keeping records of resident parking spaces available; resident parking permits issued; and parking spaces and garages assigned to every unit at any time. Such records shall be made available to the City in the event complaints are received regarding residents of this project creating significant parking and safety issues, such as, but not limited to, occupying required on-street parking spaces for other developments nearby, lack of resident or visitor parking for this project, and consistent illegal parking by residents and visitors of this project. (PL)
100. Prior to commence of construction, the project site shall be fully secured with a construction fence, or other measure agreeable, subject to the approval of a Temporary Use Permit. (PL)
101. During the life of the project, the project shall have General Management HOA or maintenance person who will perform the following tasks (PL):
 - a. Clean up and maintain the open space areas and ensure that all trash cans and barbeque areas are emptied and kept clean on a daily basis.
 - b. General Maintenance of project including common area light bulb replacement, and scheduling of necessary repainting and repairs.
 - c. Respond to tenant requests for service related work.
 - d. Respond to after hour non-emergencies (plumbing, lockouts, etc.).
 - e. Coordinate and perform semiannual and annual inspections of units, fire extinguishers, fire alarm systems, backflow testing, etc.
 - f. Prepare units for change of tenants.
102. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to grading, including noise and dust control requirements. (PL)
103. Developer shall protect by an approved BMP all site perimeters adjoining traveled roads from November to April to prevent dirt from washing off the site and being pulverized by passing vehicles. (PL/DS)
104. All primary project grading and construction contractors shall implement a traffic management program to reduce the number of employees or material delivery trips and to minimize conflict with regional transportation patterns. The elements of such a program shall include: (PL/DS)
 - a. Provide construction personnel parking off arterial roadways to minimize traffic interference.
 - b. Schedule receipt of concrete, asphalt, steel, and other materials between 9:00 a.m. and 3:00 p.m. to the extent practical.

- c. Restrict any lane closures of public roadways to the hours of 9:00 a.m. to 3:00 p.m.
 - d. Complete all street sweeping of adjacent roadways by 4:00 p.m.
105. All trucks hauling excavated or graded material off-site shall comply with State Vehicle Code Section 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. (PL/DS)
106. On-site grading and construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM Monday through Friday; 7:00 AM to 5:00 PM on Saturday; and prohibit construction on Sunday. (PL)
107. During all excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. (PL/DS)
108. The grading and construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. (PL/DS)
109. When grading and construction operations occur adjacent to occupied residential areas, additional noise reduction measures shall be implemented, including, but are not limited to, changing the location of stationary construction equipment and shutting off idling equipment. (PL)
110. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications. (MND, C-1)
111. 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)
112. 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)
113. During grading and 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)

114. 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)
115. 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)
116. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)
117. Building Design features required in Mitigation N-4(b) shall be implemented in the project design, including the requirement that living areas shall contain forced air ventilation, all ductwork for ventilation shall include noise louvers at the exterior outlet and/or duct outlets shall be directed either opposite to or perpendicular to the railroad tracks and US 101. (PL)
118. Where windows of similar units face each other and/or windows align (between Buildings 2 & 3, 4 & 5, 6 & 7 and 7 & 8), adjust windows as necessary (size or location) to not face directly into each other, or provide some internal treatment to the windows to enhance privacy between units. The final window design is subject to the approval of the Planning Division Manager. (PL)
119. All exposed foundations and stoops shall be stuccoed to blend with the rest of the building. Stoop vines shall be planted for further screening.

POLICE DEPARTMENT STANDARD CONDITIONS

120. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
 - a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:

- 1) Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - 2) Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
 - c) Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
121. Exterior lighting of the site including parking areas shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used to meet the foot candle requirement.
 122. Lighting instruments shall be metal halide, LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
 123. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.
 124. All common area lighting shall operate from dusk to dawn. Common area lighting shall be on a "house circuit" controlled by the HOA.
 125. Lighted street address fixtures are required for each residential unit and must be placed in a place visible from the public street and near the path to the primary (front) door of the residence. A lighted street address fixture shall also be placed adjacent to each residential garage door facing the private driveway.
 126. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
 127. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment.
 128. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity.

129. Creeping fig or similar landscaping elements shall be used to dissuade the application of graffiti in and around areas common to such vandalism.
130. This development shall participate in the Wagon Wheel Security Plan and shall integrate its security cameras and other security features in accordance with its guidelines and agreements. Security cameras shall be placed in the following locations:
- a) West of Building 6 - adjacent to the walking path facing southward, mounted no higher than 7-feet above grade to monitor pedestrian traffic on the path.
 - b) West of Building 8 - adjacent to the walking path facing northward, mounted no higher than 7-feet above grade to monitor pedestrian traffic on the path.
 - c) Between Buildings 5 & 6 - near the walking path entrance to the complex, mounted no higher than 7-feet above grade to monitor pedestrian traffic on the entry path.
 - d) Between Building 3 & 4 - near the walking path entrance to the complex, mounted no higher than 7-feet above grade to monitor pedestrian traffic on the entry path.
 - e) Near the southeast corner of Building 11 north of the Mail Kiosk to monitor activity at and near the kiosk.
 - f) On the northside of Building 10 near the eastern corner to monitor general activity in the recreation area between Buildings 10 and 11.
 - g) Near the southwest corner of Building 8 directed northward to monitor vehicular and pedestrian traffic in the drive aisle. Camera shall be mounted no higher than 7-feet above grade.
 - h) Near the southeast corner of Building 1 directed northward to monitor vehicular and pedestrian traffic in the drive aisle. Cameras shall be mounted no higher than 7-feet above grade.
131. Security cameras shall be installed to monitor activity in public and semi-public areas. The camera system shall comply with these minimum standards:
- a) Video recording equipment will be part of the Wagon Wheel Security Plan and may be located off site.
 - b) Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
 - c) Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - d) Cameras shall have low light capability and be able to identify persons in exterior environments based on ambient lighting conditions which should be above 1 foot-candle.
 - e) The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
 - f) The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
 - g) Recorded images shall bear a date and time stamp that cannot be altered.
 - h) Prior to the installation of a security camera system, applicants shall submit a plan showing location of cameras and the scope of their capture area. The plan shall include a detailed list of components.

- i) Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
 - j) Images which partially view any part of the interior of a residence shall have that part of the image masked.
132. Any image of a crime, or activity identified as evidence tied to a criminal investigation, captured by the security camera system shall not be released or transferred to another party without authorization of the Chief of Police, his or her designee or upon the order of court having appropriate jurisdiction. This provision is drafted to protect the integrity of any on-going investigation.
133. Persons and organizations responsible for the Wagon Wheel Security Plan shall keep components of the security camera system well maintained and fully operational. Images captured by the security camera system shall be made available to the Oxnard Police Department while conducting any criminal investigation. The Chief of Police or his or her designee may inspect the functionality of the security camera system and compliance with these conditions during regular business hours or in accordance with any agreement between the parties responsible for the assets of the Wagon Wheel Security Plan and the City of Oxnard.
134. At the time of the Fire Life Safety Inspection a designee of the Chief of Police shall inspect the camera installations, signage and other requirements under these conditions prior to the issuance of the Certificate of Occupancy.
135. Signage – The below signage is required:
- a) Signs shall be posed in barbeque areas which state: “This area is for use of residents and their guests. No Trespassing – No Loitering, Forbidden by Law, Violators will be subject to arrest or citation pursuant to 602 PC.
 - b) Signs shall be posted at each vehicular entrance in compliance with California Vehicle Code 22658(a). Signs must be a minimum of 17 inches by 22 inches in size, with lettering not less than 1 inch in height. Text shall meet the statutory requirements and have language similar to: Unauthorized vehicles will be subject to removal at the vehicle owner’s expense. Oxnard Police (805)385-7600, (name & phone of authorized tow company), per 22658(a) CVC.
 - c) Signs shall be posted near pedestrian and vehicular entrances advising that the area is monitored by security cameras. Suggested language: Security Cameras in Use, This Property Monitored by Security Cameras, Areas open to the public are subject to video monitoring.
136. Graffiti shall be removed by the property owner or his/her agent within 24-hours of application.
137. Landscaping shall be maintained so it does not interfere with: sightlines of security cameras, pedestrian or vehicular traffic.

138. Solid barrier hedges measuring between 24 to 36 inches in height and a minimum of 24 inches in depth shall be maintained between buildings to dissuade pedestrian access between the public street and the interior private driveways. These hedges shall be established between Buildings 1 and 2, 2 and 3, 4 and 5, 6 and 7, and 7 and 8.

POLICE DEPARTMENT SPECIAL CONDITIONS

139. Developer shall post all vehicular entrances in compliance with California Vehicle Code Section 22658(a)(1). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)

ENVIRONMENTAL RESOURCES DIVISION

140. Any covenants, conditions and restrictions (CCR) or development and design review (DDR) special conditions developed for the project necessitate that the homeowner's association or property management make provisions to be in compliance with state law. The Developer shall make provisions to divert a minimum of 50%, with an aim of diverting 75% solid waste diversion in order to achieve the state waste diversion laws. This shall be achieved by ensuring adequate storage and disposal of waste material generated during occupancy through source reduction, recycling, reuse, and organics collection programs. The Developer shall submit an "Occupancy Plan" to the City's Environmental Resources Division upon termination of the project and after the C&D Plans and Reports have been approved and submitted to the Building Department. The Occupancy Plan must clearly state how recyclable and organic material will be managed on site to be in compliance with applicable state law, including what service provider(s) will manage/transport materials to appropriate facilities. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy.
141. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, the Developer shall complete and submit a "Construction and Demolition (C&D) Waste Management Plan" to the Environmental Resources Division for review and approval. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The Plan shall also include the entire project area, even if tenants are pursuing or will pursue independent programs, which identify the trash enclosure location, dimensions and capacity. The C&D Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. The associated C&D forms are available online on the city's website or can be requested via the Environmental Resources Division. This plan is required to be submitted to the Environmental Resources Division for approval prior to receiving a building permit.
142. The Developer shall follow the approved "C&D Waste Management Plan" to ensure the proper collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal,

cardboard, green waste, etc.) The Developer shall document the results of diversion activities during construction and/or demolition of the proposed project. After completion of project activity, the Developer shall complete and submit the “Construction and Demolition (C&D) Waste Management Report” and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the Developer shall provide documentation, on the disposal facility’s letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. The Developer shall submit and obtain approval of the C&D Report prior to issuance of a certificate of occupancy.

143. The Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling or hire an authorized 3rd party hauler.
144. Any landscaping maintenance resulting in organic material needing disposal, if performed in-house or via a third party, must not be placed in the trash. All organic materials are required to be diverted from landfill disposal. Any third-party contract/service agreement must stipulate this requirement and be verified through the Environmental Resources Division.
145. Exterior storage of commercial front-load containers must be in enclosures. To provide appropriate access, use, servicing and compliance with state mandated diversion requirements, the following items apply to waste enclosures. Indirect access is discouraged.

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

146. Prior to issuance of an improvement/grading permit for this project, Developer shall demonstrate to the satisfaction of the City Engineer that the Wagon Wheel Development project is in compliance with the requirements for onsite and offsite improvements as required by the project Development Agreement (including all amendments), the Tract 5745 conditions of approval, and all other project guidance documents. If Developer requests (and the City Engineer approves) a delay in the timing of any onsite or offsite improvement (as allowed by the Development Agreement), Developer shall provide preliminary plans and a detailed cost estimate for the improvements for which a delay is requested. Developer shall submit security in an amount approved by the City Engineer to guarantee future construction of any delayed improvements. In addition to the standard construction costs, the security amount shall include line items for design costs, permit & inspection fees, contingencies, and an inflation estimate based on the anticipated construction date. The compliance review shall include, but not be necessarily limited to, the following Tract 5745 conditions of approval as modified by the Development Agreement (including amendments). (DS)

- Tract COA 120 (2nd DA) – Floodwall Improvements.

- Tract COA 123 (2nd DA) – Ventura Road Storm Drain Pump System
 - Tract COA 126 – Downstream Drainage System
 - Tract COA 188 – Wagon Wheel Road
 - Tract COA 189 – Ventura Road
 - Tract COA 190 – Ventura Road Traffic Signal
 - Tract COA 193 – Highway 101 Off-ramp
 - Tract COA 200 – Oxnard Boulevard & Vineyard Avenue
 - Tract COA 201 – Orchard Place & Oxnard Boulevard
 - Tract COA 202 – Oxnard Boulevard Improvements (from Orchard Place)
 - Tract COA 204 – Bus Pull-Out
147. Developer shall design and construct all private sewer system improvements within private lots in accordance with public standards. If the private sewer system serves multiple lots, Developer shall create and convey appropriate utility easements. Developer shall also provide evidence that maintenance costs for these shared facilities are provided for in a recorded agreement, CC&Rs, or similar document in a manner acceptable to the Community Development Director. (DS)
148. Developer shall locate private onsite underground storm drain infiltration basin at a minimum distance of 10-feet away from City waterlines and 10-feet from the back of the public sidewalk to facilitate maintenance of City facilities. (DS)
149. Developer shall demonstrate to the satisfaction of the City Engineer a design showing all runoff from the project site be captured by the onsite storm drainage system and conveyed to the designated pre-treatment and infiltration facilities. The design shall not permit overflow over the public sidewalk to occur up to the 10-year storm event. (DS)
150. Developer shall locate manufactured structural stormwater quality devices (including pre-treatment devices) that require periodic maintenance in a location that facilitates ease of access for vehicles or equipment used to perform that maintenance. All access paths to devices shall be designed to accommodate truck loadings as determined appropriate by the City Engineer. Type of device and installation location is subject to approval of the City Engineer. (DS)
151. The infiltration tests used for the design of this project shall include implementation of the reduction factor specified in the “Guidelines for Design, Investigation, and Reporting for Low Impact Development Stormwater Infiltration” published in the Administrative Manual of the County of Los Angeles Department of Public Works. This reduction factor is in addition to the safety factor required in the 2011 Technical Guidance Manual. (DS)
152. Developer’s geotechnical engineer shall perform infiltration tests on the exposed bottom of all infiltration facilities immediately prior to facility construction and provide the City with a written opinion that the exposed soil layer is suitable for the proposed infiltration facility based on review of the existing geotechnical reports, percolation tests, infiltration facility

design, and characteristics of the exposed soil layer. The report shall be reviewed and approved by the Project Civil Engineer. (DS)

153. Developer shall design all irrigation systems within the project to be supplied from the project recycled water mains except for specific installations determined by the City Engineer to be infeasible. Irrigation systems shall be designed in accordance with standard practice for recycled water systems including, but not limited to, use of purple pipe and marked sprinkler heads. Improvements shall include the installation of appropriate reclaimed water usage signage. (DS)
154. Developer shall list all grading and air quality related environmental mitigations measures on the grading plan cover sheet for all project phases. Developer shall cause all project contractors to comply with these mitigations during all phases of construction. (DS)
155. Developer shall design and construct the handrails for the stairways not to encroach into the public sidewalk. (DS)
156. The proposed Ventura County SCR-3 floodwall and levee improvements will constrict the downstream floodway once constructed and adversely raise the base flood elevation for Lot 1 above its current level. At the time of occupancy request, the City Engineer will evaluate the SCR-3 floodwall and levee improvements construction progress. At his discretion, the City Engineer may require the Wagon Wheel floodwall to be completed concurrently with the Ventura County SCR-3 before issuing building occupancy for Lot 1. In the event that Lot 1 units are completed before the Ventura County commences construction on the SCR-3 floodwall and levee improvements, the Developer shall prove to the satisfaction of the City Engineer with permits and security in place that the Wagon Wheel floodwall is ready to commence construction and be completed before or concurrently with the Ventura County SCR-3. The City Engineer shall not release the building occupancy until the Developer furnishes permits and all required construction security and documents to his satisfaction. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

157. Developer shall install “No Parking” and “Reserved for Post Office” signs along the curb fronting the proposed mailbox locations as directed by the City Traffic Engineer. (TR)
158. Developer shall paint red curb fronting the fire hydrants along Wagon Wheel Road and Winchester Drive as directed by the City Traffic Engineer. (TR)
159. Developer shall paint red curb adjacent to the entry drives on Winchester Drive to provide adequate vehicle line of sight. The final extent of the red curb shall be as directed by the City Traffic Engineer. (TR)

160. Developer shall install two inverted U-type bike racks, or approved equal, in each of the open space areas within lot 1. Final location to be approved by the City Traffic Engineer. (TR)
161. Unless covered by a prior approved improvement permit, Developer shall stripe the parking lane along the Lot 1 frontage of Wagon Wheel Road. Final design to be approved by the City Traffic Engineer. (TR)
162. Developer shall revise the Signing and Striping Plan, sheets SI-00 and SI-01 of Improvement Plan Set DWG 18-14 for Tract 5745 to the satisfaction of the City Traffic Engineer. The revision shall include updates for Wagon Wheel Road, Saddle Street, and Winchester Drive to show the proposed parking stall markings, red curb painting at all driveways, and street intersections for minimum visibility requirements, and revised traffic signage as required by the City Traffic Engineer. (TR)
163. All parking spaces markings on the public streets along the project frontages shall be maintained by the Master Homeowners Associations. Developer shall submit a copy of the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) showing that maintenance responsibility for the parking markings is clearly described in the CC&Rs document. (TR)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

164. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
165. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)
166. 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)
167. 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)

168. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
169. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
170. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)
171. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)
172. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
173. 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)
174. Developer shall install on-site and off-site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
175. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
176. 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)
177. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)

178. Developer shall process permanent master planned improvements that are eligible for reimbursement in accordance with City policies, resolutions, and ordinances in effect at the time of recordation of the final map or parcel map or if there is no map, then at the time of public improvement plan approval. (DS-17)
179. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
180. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If the Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
181. 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)
182. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
183. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
184. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to the City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
185. "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)

186. Prior to issuance of a grading/site improvement permit, Developer shall obtain Development Services Director approval for any proposed construction phasing. The improvement plans (and associated phasing plans) shall clearly indicate any interim or off-site improvements required by City. (DS-28)
187. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
188. 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)
189. 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)
190. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
191. 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)
192. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)
193. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
194. 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 the 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)
195. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

196. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)
197. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
198. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
199. Developer shall design the 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)
200. 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)
201. 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)
202. 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)

203. 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)
204. 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)
205. 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)
206. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)
207. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

APPEAL PROCEDURES

In accordance with VSP Section 8.7.3, the Developer may appeal the Planning Manager's action to the Planning Commission. The Oxnard City Code specifies in Section 16-525 that appeals must be submitted within 10 days after the decision date. Appeal forms may be obtained from the Planning Secretary and must be submitted with the appropriate fees before the end of the appeal period.

Date:
