

**COMMUNITY DEVELOPMENT DIRECTOR  
STAFF REPORT**

**TO:** Vyto Adomaitis, Community Development Director

**FROM:** Joe E. Pearson II, AICP, Principal Planner

**DATE:** May 23, 2022

**SUBJECT:** **Project Name: Fore Apartments at Riverpark Project;** Planning and Zoning Permit No. 19-200-16 (Development Design Review Permit) to allow for the construction of a 5-story, 333-unit apartment building, located at 2700/2750 North Ventura Road (APNs: 132-0-100-095, -085).

**1) Recommendation:** That the Community Development Director (“**Director**”):

- a) Conduct a public hearing; and
- b) Find the Project to be consistent with Final Environmental Impact Report (FEIR No. 00-03) and subsequent addendums prepared for the RiverPark Specific Plan and therefore exempt from further environmental review pursuant to Sections 15162 through 15164 and 15183 of the CEQA Guidelines; and
- c) Adopt Resolution 19-200-16 approving Planning and Zoning Permit No. 19-200-16 (Development Design Review Permit), subject to certain findings and conditions.

**2) Project Description and Applicant:** A request for a Development Design Review (DDR) Permit to authorize the construction of a 409,257 square foot 5-story apartment building with 333 residential units and a 171,066 square foot 6-story centrally located parking structure with 510 residential parking spaces, rooftop deck on a 4.23-acre project site. The project will include associated landscape and hardscape improvements. The 333 residential units encompass 44 studio apartments, 166 one-bedroom units, 116 two-bedroom units, and 9 three-bedroom units. The project is also conditioned to provide fifty affordable units. The Project is located at 2700/2750 North Ventura Road within the Commercial General land use designation and RiverPark Specific Plan (RPSP) zone (Attachment A). For purposes of this Staff Report, the foregoing project description shall be referred to as the “Project.” The project application was filed by Jonathan K. Cornelius of Fore Property, 1004 Santa Barbara Street, Santa Barbara, CA 93101 (collectively referred to as the “Applicant” or “Developer.”)

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

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

| LOCATION                     | ZONING                                                                               | 2030<br>GENERAL PLAN                                    | EXISTING LAND USE                    |
|------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|
| Project Site<br>(District B) | The RiverPark Specific<br>Plan (Residential: Very<br>High or Commercial<br>Regional) | Commercial<br>Regional                                  | Vacant                               |
| North                        | The RiverPark Specific<br>Plan (Commercial:<br>Regional)                             | Commercial<br>Regional                                  | Light Industrial<br>Development      |
| East                         | The RiverPark Specific<br>Plan (Commercial:<br>Regional)                             | Commercial<br>Regional                                  | Commercial/senior<br>living facility |
| South                        | Highway 101/The Village<br>Specific Plan                                             | Highway<br>101/Residential:<br>Medium-High,<br>and Park | Highway<br>101/Residential           |
| West                         | The RiverPark Specific<br>Plan (Commercial: Office)                                  | Commercial<br>Regional                                  | Vacant                               |

#### 4) Background Information:

- a) The RPSP was adopted by the City Council on September 10, 2002, together with the General Plan Amendment, Zone Change, Annexation, Development Agreement, and EIR certification related to the RPSP approval. The original RPSP allowed for the phased development of 2,805 dwelling units and 2,485,000 square feet of commercial development (including approximately 221,000 square feet of existing office development that was approved and building under the Oxnard Town Center Specific Plan, prior to the adoption of the RPSP). The original RPSP was developed following the design principles of the New Urbanism and Smart Growth movements, which emphasized the importance of mixed land uses in close proximity, communities scaled for pedestrian walkability; limiting the need for automobile usage; higher density development, and the importance of physical design. Since the adoption of the original Specific plan there have been seven previous amendments to the RiverPark Specific Plan. The most recent amendment was approved on April 5, 2022. The amendment allowed for changes to the land use plan and text within the riverpark specific plan to allow residential development in districts B, C and D in exchange for a reduction of



commercial square footage. The current specific plan would allow for up to 4,068 dwelling units or 2,098,000 square feet of commercial development depending on the development options chosen.

- b) On November 18, 2008, the City Council adopted Ordinance No. 2787, approving Planning and Zoning Permit No. 08-670-03 (Development Agreement No. A-7113) between the owners of the Project site and the City of Oxnard. The Development Agreement (DA) has been amended twice since it was originally adopted.

- 5) **Environmental Determination** In accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03 (Attachment E)) was prepared to analyze potential impacts associated with the approval and implementation of the RPSP and the anticipated build out of the 701-acre specific plan area. On July 16, 2002, the City Council adopted Resolution No. 12,209, upholding the Planning Commission's decision certifying the Final EIR (State Clearinghouse No. 2000051046), and adopting Findings of Fact, Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

Mitigation measures identified in FEIR No. 00-03 and subsequent addendums which are relevant have been included as conditions of approval. Since certification of FEIR No. 00-03 and approval of the subsequent addendums, there have been no substantial changes proposed for the RiverPark project, no substantial changes have occurred under which the RiverPark project is being undertaken, and no new information of substantial importance to the RiverPark project has become available. As the proposed use and development is consistent with the development anticipated under the RPSP, the Project necessitates neither changes nor additions to FEIR No. 00-03 including the subsequent addendums. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and Sections 15162 through 15164 and 15183 of the State CEQA Guidelines.

## 6) Analysis:

- a) **General Discussion:** As discussed below, the Project has been found to be consistent with both the General Plan and the RPSP. In accordance with the RPSP, construction of the Project is subject to approval of a Development Design Review (DDR) permit by the Community Development Director.
- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Commercial Regional (CR) uses which allows retail, commercial, government and residential uses. The proposed use is residential. Approval of this DDR permit has been determined to be consistent with the 2030 General Plan and the property's land use designation.

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

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

| POLICY              | LEVEL | POLICY OR TITLE                                                                            | EXPLANATION                                                                                                                                                                                                                                      |
|---------------------|-------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CD-1.2              | I     | In-fill development, priority to mixed use                                                 | The Project site is within a developed area of the City and qualifies as infill.                                                                                                                                                                 |
| CD-1.5              | I     | Housing Variety                                                                            | The project promotes development of the RiverPark Specific Plan, which includes a variety of housing choices.                                                                                                                                    |
| CD-1.7              | I     | Compact Development                                                                        | Project promotes high density development in the Urban Village setting.                                                                                                                                                                          |
| CD-1.9 and 1.10     | I     | Commute Reduction and Jobs-Housing Balance:                                                | The Project allows for the development of residential development within the RiverPark Specific Plan, which is in close proximity to the multiple office park areas and other commercial businesses within RiverPark and along Oxnard Boulevard. |
| CD 9.2              | I     | Revitalization and Redevelopment                                                           | The development will improve an empty lot near the 101-Freeway.                                                                                                                                                                                  |
| ICS-1.2             | I     | Development Impacts to Existing Infrastructure                                             | The project has been analyzed to ensure the development can be adequately served by existing infrastructure.                                                                                                                                     |
| ER-10.1- & ICS-19.2 | I     | Promote use of Native and Water Wise Plants and Water Supply Findings for Smaller Projects | The Project incorporates native and water wise plants and is conditioned to comply with City's Landscape and Water Conservation Standards (Ordinance No. 2822) and applicable water conservation requirements of the State of California.        |
| H-2.1               | I     | Adequate Development Opportunities                                                         | The project includes the development of the required affordable housing that will be used to meet the City's RHNA requirements, this housing type will meet the growing need for affordable by design workforce housing. Per                     |
| H-2.2               | I     | Balanced Opportunities                                                                     |                                                                                                                                                                                                                                                  |
| H-3.4               | I     | Inclusionary Housing Program                                                               |                                                                                                                                                                                                                                                  |

|                    |     |                                                                                |                                                                                                                                                                                          |
|--------------------|-----|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    |     |                                                                                | the Conditions, the project will be required to have a 15 percent inclusionary requirement.                                                                                              |
| CD-5.2<br>SH-6.4   | II  | Compatible Land Use                                                            | The proposed commercial building is consistent with the allowable Commercial Regional land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances. |
| CD-15.6            | II  | Share of regional taxable sales                                                | The Project will provide a new tenant space for a business, which will generate retail tax sales revenue to the City.                                                                    |
| CD-14.1<br>CD-14.2 | II  | Design review process<br>Development Advisory Committee (DAC) functions        | The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.                                   |
| CD-18.1<br>CD-18.5 | II  | Attract new businesses<br>Increase the availability of land for new businesses | The Project will provide for more tenant options to businesses/companies to open a new business or relocate to the City.                                                                 |
| All                | III | All policies not listed above                                                  | No or Distant Applicability to the Proposed Project.                                                                                                                                     |

As conditioned, the Project is consistent with 2030 General Plan land use designation and the Goals and Policies.

- c) **Conformance with RiverPark Specific Plan Development Standards:** The RPSP provides for an approval process to promote efficient project review and to ensure that development within the RPSP area is consistent with the vision, spirit, design intent and objectives of the RPSP. This review process facilitates development of an efficient, walkable and attractive multi-use community. In accordance with Chapter 7 (Implementation) of the RPSP, the proposed development may be permitted with a DDR, subject to approval by the Community Development (Development Services) Director. The proposed development has been reviewed by the Town Master Planner/Architect (TMP), in accordance with Section 7.8.2.4 of the RPSP. The DAC, with the participation of the TMP, also reviewed the development proposal as part of the development design and review process. The RPSP designates the site as Planning District B: West Peripheral Commercial District with a land use of Residential: Very High and Commercial: Regional. This designation anticipated development of the subject residential use, as outlined on page 2.12 of the RPSP. Based on the above the RiverPark TMP and staff have determined that this Project meets the requirements of the RPSP in terms of its location within Planning District B and will be subject to the residential and commercial square footage limitations within Chapter 2 and 7 of the RPSP. RPSP Section 2.5.2.2 establishes that the maximum Residential: Very High development area within District B shall be

333 dwelling units and no further commercial shall be allowed in the district. Therefore, the proposed developments comply with the building area requirements of the RPSP.

The RPSP design guidelines for Building Type 7-R (Apartments - Urban) were utilized for the project. The projects comply with all of the development requirements for this building type as well as all other applicable development standards of the RPSP, as outlined in the consistency analysis prepared by the RiverPark TMP (Attachment C). The Applicant worked closely with the DAC to ensure that the building location, massing, height and character was designed to be compatible with existing and anticipated development on the subject property and vicinity. The TMP and staff have determined that the Project is consistent with the design intent, product type specifications, and design standards of the RPSP.

- d) **Site Design:** The proposed apartment building is designed as a single five-story wrap around building with a six-story centrally located parking structure. The building will face Ventura Road, with two vehicular access points along Ventura Road. The ground floor open space will be located at the rear of the building, adjacent to the 101 freeway. A rooftop deck will also be provided for the use of residents. The site will be surrounded by an access road, which will be used for emergency access and trash service. All five floors include residential units. The entry to each unit faces an interior hallway.
- e) **Circulation and Parking:** Vehicle access to the subject project is provided via two driveways off of Ventura Road. Parking is to be provided in a 6-story 171,066 square foot centrally located parking structure with 510 residential parking spaces. Open parking for visitors and potential tenants is provided in this area. The following table compares the Specific Plan parking requirements with the parking provided as part of the project:

| BEDROOM COUNT                         | PARKING REQUIREMENT<br>PER RPSP | PARKING REQUIRED | TOTAL PROVIDED |
|---------------------------------------|---------------------------------|------------------|----------------|
| Studio and One<br>Bedroom - 210 units | 1 space per unit                | 210 spaces       | -              |
| Two Bedroom - 116<br>units            | 1.5 spaces per unit             | 174 spaces       | -              |
| Three Bedroom - 9<br>units            | 2 spaces per unit               | 27 spaces        | -              |
| Total Project                         | -                               | 411 spaces       | 510 spaces     |

Therefore, the Project complies with the RiverPark Specific Plan requirements. While the

Project is in conformance with the parking requirements of the RPSP, as required per the RPSP the project has been required to prepare a Parking Management Plan to designate residential and provide for the allocation of the residential spaces to residents. The attached draft Parking Management Plan includes strategies to ensure residents use on-site resident parking; not visitor parking or on-street parking allocated to (and required for) this project and adjacent uses (Attachment D).

- f) **Building Design:** The Town Master Planner/Architect reviewed the development proposal to evaluate the project's consistency with the architectural and site design elements outlined in the Design Guidelines in Chapter 4 of the River Park Specific Plan. Chapter 4 provides illustrations and descriptive information that sets forth neighborhood configuration, residential building design criteria, and block standards consistent with walkable traditional neighborhood designs, including the relationship of the building front to the street and garage access. The proposed Project includes the construction of a 5-story apartment building that fronts onto Ventura Road. The proposed building is designed as a five story wrap around building with a centrally located parking structure.

The building is contemporary in style with projecting and recessed elements. Exterior materials are a mixture of stucco, faux wood, metal, and concrete siding panels with glass and metal railings. Contrasting colors as well as differing parapet heights are used to further reduce the scale of the building elements. The buildings hold to the street edge, screening parking from the street and consistent with the proposed urban feel of the neighborhood. Colors include a more neutral palette, consisting primarily of shades of gray and white, with wood and red accents.

- g) **Landscaping and Open Space:** The Project site provides open space primarily through a series of courtyards, interior amenities, and a rooftop deck. The open spaces consist of mostly passive recreation areas with landscaped seating and other amenities, such as a fountain and fire pits. A pool and spa is also provided in the ground floor courtyard including, a large deck area with landscaping, trellis-covered seating area, and barbecues for common use, is on the site. A small dog park is also provided. A majority of the units also have private open space in the form of balconies. Units without the balconies were designed as such due to noise concerns, however these units will still have access to the common open space areas.
- 7) **Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) on January 8, 2020, March 25, 2020, and August 5, 2020. During the course of these meetings, the applicant team has revised their project and coordinated with individual DAC members. Conditions of approval from DAC are included in the attached Resolution.
- 8) **Community Workshop and Public Input:** The project site is located within the RiverPark Neighborhood. A Community Workshop on the Project was held on August 17, 2020. Public notice signs were posted on the Fore Apartments project site. Notifications were mailed to

the RiverPark Neighborhood. Approximately 2,000 notices were mailed. The meeting was held online due to the COVID-19 meeting restrictions. Sixteen members of the community attended this meeting, and three people spoke on the items. The video from the online workshop was also posted on the City's website for members of the public to view separately. The primary concern identified at the Community Workshop walkability and the connectivity of potential housing in District B to other resources. While District B, is on the periphery, there will be a variety of commercial uses within close proximity. New Urbanist principles generally define walking distances as  $\frac{1}{4}$  to  $\frac{1}{2}$  mile, which is a five to ten minute walk. In addition to the commercial development proposed at the Landing, many of the stores within the Collection are also within  $\frac{1}{2}$  mile. Other than those concerns, the comments were generally supportive of the Project introduction of housing, and a recognition of the need for more housing.

Consistent with public noticing requirements, the Community Director Hearing was advertised with an on-site posting and by mail to property owners within 300 feet of the subject property. To date, Planning Staff has not received any comments or inquiries from the public regarding the proposed Project.

- 9) Appeal Procedure:** In accordance with Section 16-525 of the City Code, the Community Development Director's action may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

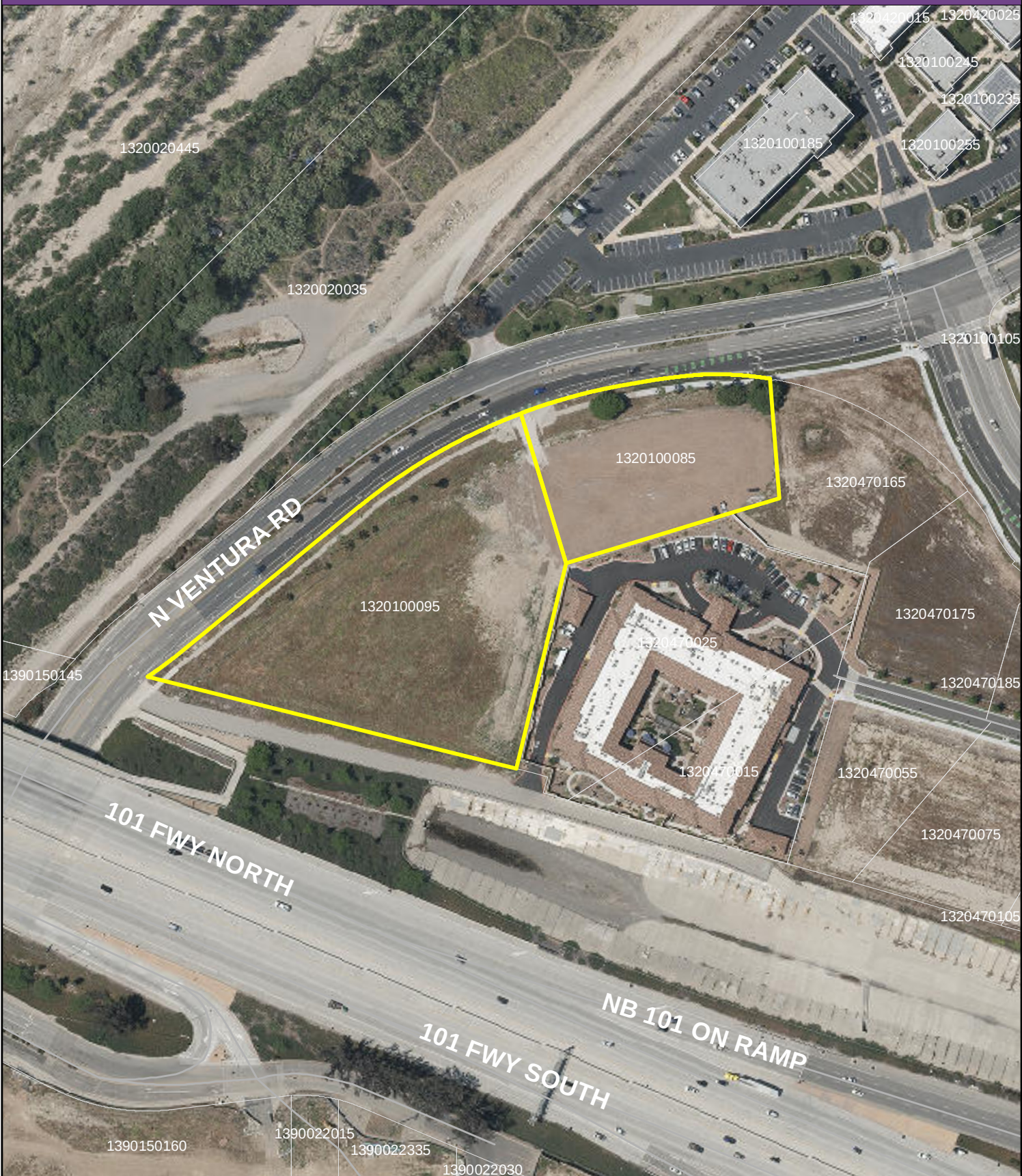
**Attachments:**

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Development Consistency Analysis
- D. Draft Parking Management Plan
- E. FEIR No. 00-03 and Subsequent Addendums
- F. Resolution of Approval (PZ 19-200-16)

# **ATTACHMENT A**

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



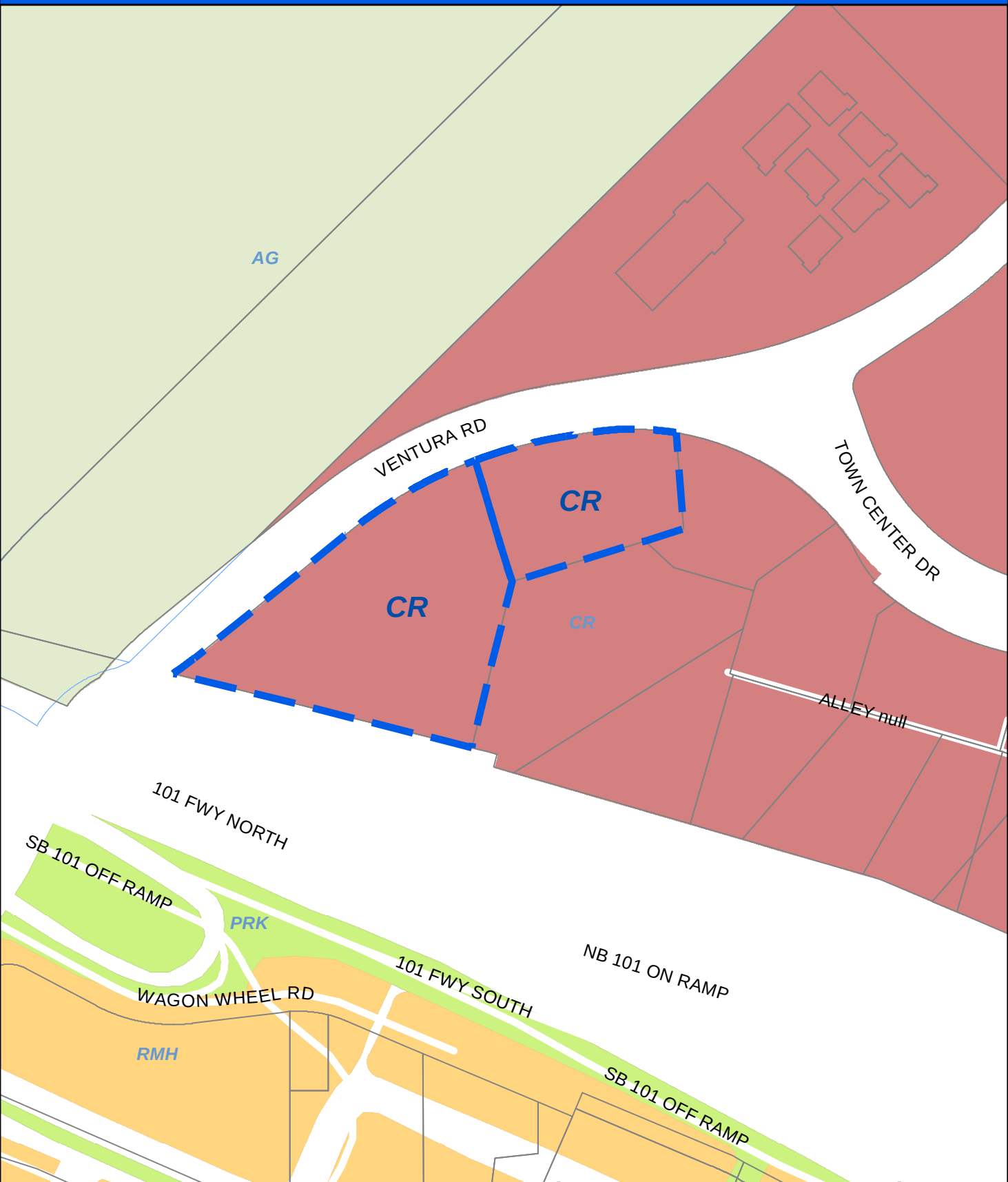


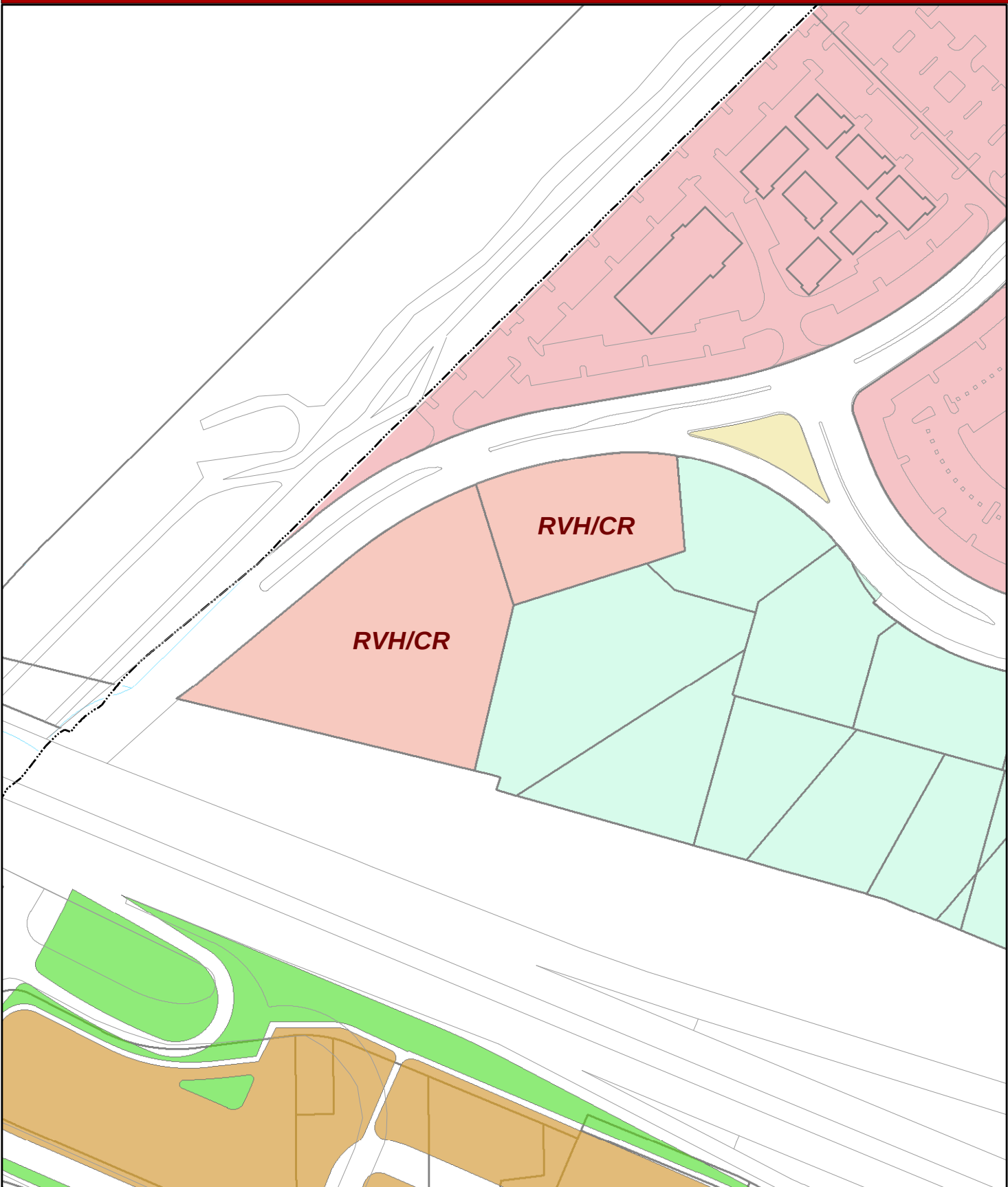


# Vicinity Map



# 2030 General Plan Land Use Map





# **ATTACHMENT B**

## **REDUCED PROJECT PLANS**



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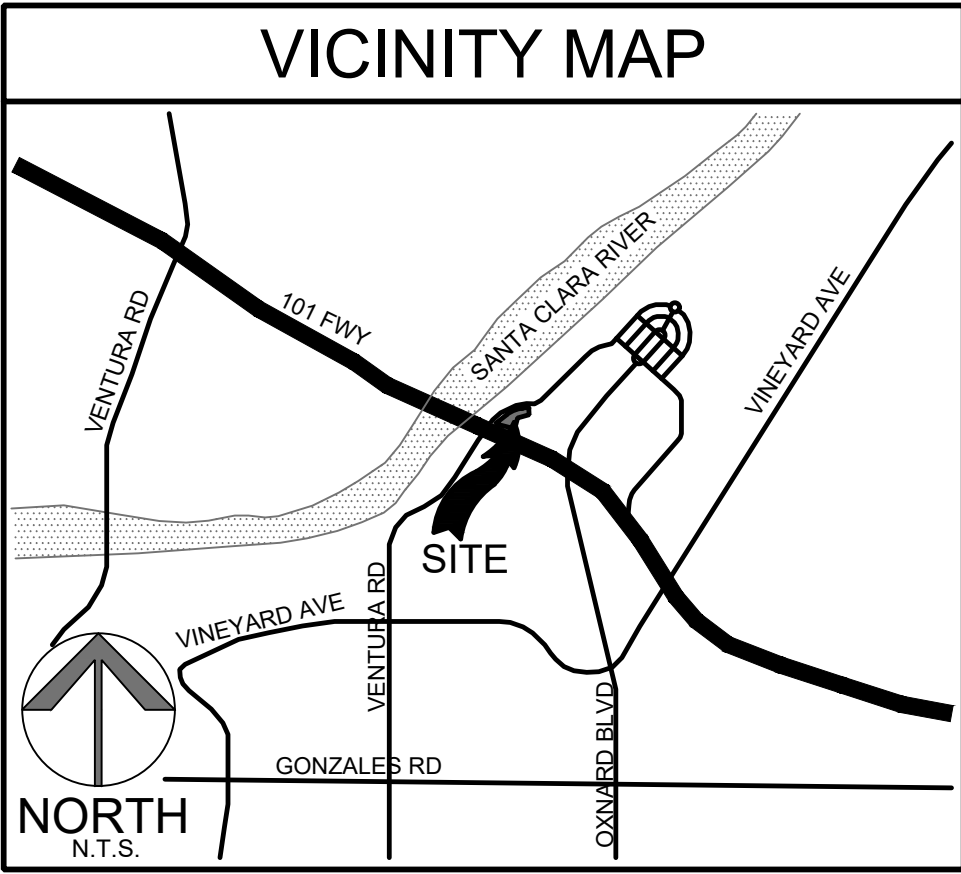
Project Team

APPLICANT / OWNER  
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DAC  
OXNARD, CA  
OCTOBER 19, 2021

SHEET INDEX

| SHEET | DESCRIPTION                                          |
|-------|------------------------------------------------------|
| G1.0  | COVER SHEET                                          |
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|       | CALTRANS EXHIBIT                                     |

| REVISION LOG |                  |          |
|--------------|------------------|----------|
| NO.          | DESCRIPTION      | Date     |
| 1            | ORIGINAL         | 12.11.19 |
| 2            | SECOND SUBMITTAL | 03.02.20 |
| 3            | THIRD SUBMITTAL  | 07.02.20 |
| 4            | FOURTH SUBMITTAL | 07.09.21 |
| 5            | FIFTH SUBMITTAL  | 07.09.21 |

Fore RiverPark  
OXNARD, CA  
FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT  
1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101  
805.456.8344

DATE: 10-19-21  
JOB NO.: 2018-609  
ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
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GENERAL DISCLAIMER

THESE CONCEPTUAL ARCHITECTURAL PLANS ARE FOR PLANNING & DEVELOPMENT PURPOSES ONLY. REVISIONS MAY BE REQUIRED DUE TO FURTHER REQUIREMENTS, INVESTIGATION FROM GOVERNING AGENCIES AND BUILDING CODE ANALYSIS. DIMENSIONS SHOWN ARE APPROXIMATE AND ARE BASED UPON THE INFORMATION AND SURVEYS AVAILABLE. PLEASE REFER TO CIVIL SURVEYS, DRAWINGS AND EXHIBITS FOR TECHNICAL INFORMATION AND MEASUREMENTS. PLEASE REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS AND EXHIBITS FOR ALL LANDSCAPE PLANTING, IRRIGATION, DESIGN AND SPECIFICATIONS.

FORE RIVERPARK

PROJECT DESCRIPTION

A 5 STORY TYPE III-A RESIDENTIAL BUILDING CONSISTING OF 333 UNITS WITH ROOFTOP AMENITY DECK SURROUNDING A TYPE I-A 6 STORY PARKING STRUCTURE

GROSS LAND AREA:184,412 SF4.2 ACRES

TOTAL UNITS:333 UNITS

DENSITY:78.74 DU/AC

EXISTING/PROPOSED USES

|                |                             |
|----------------|-----------------------------|
| EXISTING USES: | VACANT, ZONED RETAIL/OFFICE |
| PROPOSED USES: | RESIDENTIAL L (333 UNITS)   |

CODE SUMMARY

| CODE            | ADOPTED EDITION                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| BUILDING CODE   | 2016 CALIFORNIA BUILDING CODE                                                    |
| FIRE CODE       | 2016 CALIFORNIA FIRE CODE                                                        |
| ENERGY CODE     | 2016 BUILDING EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON RESIDENTIAL BUILDINGS |
| MECHANICAL CODE | 2016 CALIFORNIA MECHANICAL CODE                                                  |
| PLUMBING CODE   | 2016 CALIFORNIA PLUMBING CODE                                                    |
| ELECTRICAL CODE | 2016 CALIFORNIA CODE                                                             |
| POOL CODE       | 2012 UNIFORM SWIMMING POOL CODE                                                  |
|                 | 2016 CALIFORNIA GREEN BUILDING STANDARDS                                         |

GROSS BLDG AREA

| LEVEL        | BLDG TYPE      |                   |
|--------------|----------------|-------------------|
| SUBTERRANEAN | PARKING (S.F.) | APARTMENTS (S.F.) |
| 1            | 28,511         | 83,014            |
| 2            | 28,511         | 77,201            |
| 3            | 28,511         | 83,014            |
| 4            | 28,511         | 83,014            |
| 5            | 28,511         | 83,014            |
| 6            | 28,511         |                   |
|              |                |                   |
| TOTAL        | 171,066        | 409,257           |

SITE COVERAGE

| TYPE              | AREA (S.F.) | ACRE | % OF SITE |
|-------------------|-------------|------|-----------|
| BUILDING COVERAGE | 111,525     | 2.6  | 60%       |
| PAVED AREA        | 34,002      | 0.8  | 18%       |
| LANDSCAPE AREA    | 38,885      | 0.9  | 21%       |
| TOTAL             | 184,412     | 4.3  | 100%      |

RESIDENTIAL BUILDING SUMMARY

| UNITS   | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | %     | TOTAL |
|---------|---------|---------|---------|---------|---------|-------|-------|
| S1      | 2       | 3       | 3       | 3       | 3       | 4.2%  | 14    |
| S1a     | 6       | 6       | 6       | 6       | 6       | 9.0%  | 30    |
| STUDIOS | 8       | 9       | 9       | 9       | 9       | 13%   | 44    |
| A1      | 7       | 6       | 7       | 7       | 7       | 10.2% | 34    |
| A1a     | 3       | 3       | 3       | 3       | 3       | 4.5%  | 15    |
| A2      | 12      | 13      | 16      | 16      | 20      | 23.1% | 77    |
| A2a     | 2       | 3       | 3       | 3       | 3       | 4.2%  | 14    |
| A3      | 2       | 2       | 3       | 3       | 3       | 3.9%  | 13    |
| A3a     |         | 1       | 1       | 1       | 1       | 1.2%  | 4     |
| A4      | 1       | 1       | 1       | 1       | 1       | 1.5%  | 5     |
| A5      |         | 1       | 1       | 1       | 1       | 1.2%  | 4     |
| 1 BR'S  | 27      | 30      | 35      | 35      | 39      | 50%   | 166   |
| B1      | 4       | 5       | 6       | 6       | 6       | 8.1%  | 27    |
| B1a     | 1       | 1       | 1       | 1       | 1       | 1.5%  | 5     |
| B2      | 5       | 7       | 7       | 7       | 3       | 8.7%  | 29    |
| B2a     | 4       | 5       | 5       | 5       | 5       | 7.2%  | 24    |
| B2b     | 2       | 2       | 2       | 2       | 2       | 3.0%  | 10    |
| B3      | 2       | 2       | 3       | 3       | 3       | 3.9%  | 13    |
| B4      | 1       | 1       | 1       | 1       | 1       | 1.5%  | 5     |
| 2 BR'S  | 19      | 23      | 25      | 25      | 21      | 34%   | 113   |
| C1      | 1       | 1       | 1       | 1       | 1       | 1.5%  | 5     |
| C2      | 1       | 1       | 1       | 1       | 1       | 1.5%  | 5     |
| 3 BR'S  | 2       | 2       | 2       | 2       | 2       | 3%    | 10    |
|         |         |         |         |         |         |       |       |
| TOTAL   | 37      | 41      | 46      | 46      | 50      | 66%   | 333   |

UNIT SUMMARY

| UNIT TYPE     | UNIT NET SQ. FT. | NUMBER OF UNITS | BEDROOM # | TOTAL NET SQ. FT. | %     |
|---------------|------------------|-----------------|-----------|-------------------|-------|
| S1            | 578              | 7               | -         | 4,046             | 2.1%  |
| S1a           | 595              | 30              | -         | 17,850            | 9.0%  |
| A1            | 708              | 9               | 1         | 6,372             | 2.7%  |
| A1a           | 725              | 15              | 1         | 10,875            | 4.5%  |
| A2            | 755              | 78              | 1         | 58,890            | 23.4% |
| A2a           | 805              | 14              | 1         | 11,270            | 4.2%  |
| A3            | 770              | 13              | 1         | 10,010            | 3.9%  |
| A3a           | 921              | 4               | 1         | 3,684             | 1.2%  |
| A4            | 820              | 5               | 1         | 4,100             | 1.5%  |
| A5            | 677              | 4               | 1         | 2,708             | 1.2%  |
| B1            | 1,004            | 10              | 2         | 10,040            | 3.0%  |
| B1a           | 1,021            | 5               | 2         | 5,105             | 1.5%  |
| B2            | 1,134            | 28              | 2         | 31,752            | 8.4%  |
| B2a           | 1,207            | 24              | 2         | 28,968            | 7.2%  |
| B2b           | 1,265            | 10              | 2         | 12,650            | 3.0%  |
| B3            | 1,301            | 13              | 2         | 16,913            | 3.9%  |
| B4            | 1,214            | 5               | 2         | 6,070             | 1.5%  |
| C1            | 1,507            | 4               | 3         | 6,028             | 0.0%  |
| C2            | 1,633            | 5               | 3         | 8,165             | 1.5%  |
| S1 (50% AMI)  | 578              | 3               | -         | 1,734             | 0.9%  |
| A1 (50% AMI)  | 708              | 8               | 1         | 5,664             | 2.4%  |
| B1 (50% AMI)  | 1,004            | 5               | 2         | 5,020             | 1.5%  |
| C1 (50% AMI)  | 1,507            | 0               | 3         | 0                 |       |
| S1 (80% AMI)  | 578              | 2               | -         | 1,156             | 0.6%  |
| A1 (80% AMI)  | 708              | 9               | 1         | 6,372             | 2.7%  |
| B1 (80% AMI)  | 1,004            | 6               | 2         | 6,024             | 1.8%  |
| C1 (80% AMI)  | 1,507            | 0               | 3         | 0                 |       |
| S1 (120% AMI) | 578              | 2               | -         | 1,156             | 2.4%  |
| A1 (120% AMI) | 708              | 8               | 1         | 5,664             | 2.4%  |
| B1 (120% AMI) | 1,004            | 6               | 2         | 6,024             | 1.8%  |
| C1 (120% AMI) | 1,507            | 1               | 3         | 1,507             | 0.3%  |
| TOTAL         | 888              | 333             |           | 295,817           | 100%  |

PARKING SUMMARY

| RESIDENTIAL PARKING REQUIRED (9'-0" x 19') |       |                                        |                 |
|--------------------------------------------|-------|----------------------------------------|-----------------|
| UNIT TYPE                                  | UNITS | REQUIRED PARKING (PER CITY PERMISSION) | STALLS REQUIRED |
| STUDIO                                     | 44    | 1.00                                   | 44              |
| 1 BR                                       | 166   | 1.00                                   | 166             |
| 2 BR & 3 BR                                | 123   | 2.00                                   | 246             |
| TOTAL UNITS                                | 333   |                                        |                 |
| STALLS REQUIRED - RESIDENTIAL              |       |                                        | 456             |
| TOTAL RESIDENTIAL STALLS REQUIRED          |       | RATIO: 1.37                            | 456             |

| LEASING PARKING (9'-0" x 19') |   |
|-------------------------------|---|
| TOTAL LEASING STALLS REQUIRED | 4 |

|                       |     |
|-----------------------|-----|
| TOTAL STALLS REQUIRED | 460 |
|-----------------------|-----|

| PARKING PROVIDED                  |                  |                    |              |                |      |              |
|-----------------------------------|------------------|--------------------|--------------|----------------|------|--------------|
|                                   | STALLS PER LEVEL | RESIDENTIAL STALLS | GUEST STALLS | LEASING STALLS | USPS | TOTAL STALLS |
| ON GRADE STALLS                   |                  |                    |              | 4              | 1    | 5            |
| LEVEL 1                           | 66               | 64                 |              | 2              |      | 66           |
| LEVEL 2                           | 74               | 74                 |              |                |      | 74           |
| LEVEL 3                           | 74               | 74                 |              |                |      | 74           |
| LEVEL 4                           | 74               | 74                 |              |                |      | 74           |
| LEVEL 5                           | 72               | 72                 |              |                |      | 72           |
| LEVEL 6                           | 73               | 73                 |              |                |      | 73           |
| LEVEL 7                           | 72               | 24                 | 48           |                |      | 72           |
| TOTAL RESIDENTIAL STALLS PROVIDED | 505              | 455                | 48           | 6              | 1    | 510          |

REQUIRED ACCESSIBLE STALLS

| Residential & Ancillary use | Stalls | Factor           | Standard | Van (1/8) | Total |
|-----------------------------|--------|------------------|----------|-----------|-------|
| Residential                 | 450    | 2% (CBC 1109A.4) | 7        | 2         | 9     |
| Guest                       | 0      | 5% (CBC 1109A.5) | 0        | 0         | 0     |
| Non-residential             | Stalls | Factor           | Standard | Van (1/6) | Total |
| Leasing                     | 4      | Table 11B-208.2  | 0        | 1         | 1     |

REQUIRED ELECTRIC VEHICLE STALLS

| Residential & Ancillary use |        | Factor             | Additional Guest | Additional Res  |       |
|-----------------------------|--------|--------------------|------------------|-----------------|-------|
| City                        |        | 0.00%              |                  |                 |       |
| Owner                       |        | 0%                 | 0%               | 0               |       |
| CBC                         |        | not applicable     |                  |                 |       |
| CalGreen - Chapter 4        |        | 10% (CG 4.106.4.2) |                  |                 |       |
|                             | Stalls | Factor             | Standard         | Van Type (1/25) | Total |
| * Residential               | 500    | 10.00%             | 48               | 2               | 50    |

\* TOTAL REQUIRED EV ARE PART OF THE OVERALL REQUIRED STALLS, WITH CONDUIT ROUGH-IN PER CALGREEN

\* TOTAL REQUIRED EV ARE PART OF THE OVERALL REQUIRED STALLS, WITH CONDUIT ROUGH-IN PER CALGREEN

PRIVATE OPEN SPACE

| UNIT  | PATIO/BALCONY | QTY | TOTAL S.F. |
|-------|---------------|-----|------------|
| S1    | 0             | 14  | 0          |
| S1a   | 0             | 30  | 0          |
| A1    | 63            | 34  | 2,142      |
| A1a   | 0             | 15  |            |
| A2    | 62            | 77  | 4,774      |
| A2a   | 62            | 14  | 868        |
| A3    | 58            | 13  | 754        |
| A3a   | 0             | 4   | 0          |
| A4    | 69            | 5   | 345        |
| A5    | 59            | 4   | 236        |
| B1    | 63            | 27  | 1,701      |
| B1a   | 0             | 5   | 0          |
| B2    | 63            | 29  | 1,827      |
| B2a   | 63            | 24  | 1,512      |
| B2b   | 0             | 10  |            |
| B3    | 58            | 13  | 754        |
| B4    | 86            | 5   | 430        |
| C1    | 0             | 5   | 0          |
| C2    | 0             | 5   | 0          |
| TOTAL |               | 333 | 15,343     |

COMMON OPEN SPACE SUMMARY

| LOCATIONS                     |              |
|-------------------------------|--------------|
| ENTRY COURT                   | 2,033        |
| COURT 1                       | 6,041        |
| COURT 2                       | 7,805        |
| COURT 3                       | 2,563        |
| COURT 4                       | 5,533        |
| REAR PERIMETER LANDSCAPE AREA | 17,160       |
| ROOF DECK                     | 5,000        |
| CLUB ROOM                     | 1,493        |
| FITNESS                       | 1,495        |
| FITNESS MEZZANINE             | 552          |
| CREATIVE OFFICES              | 736          |
| TOTAL OPEN SPACE PROVIDED     | 50,411       |
| TOTAL S.F./UNIT PROVIDED      | 151 PER UNIT |

PROJECT INFORMATION - UNIT SUMMARY, PARKING ANALYSIS

G1.1

DATE: 10-19-21  
JOB NO.: 2018-609

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866

(714) 639-9860

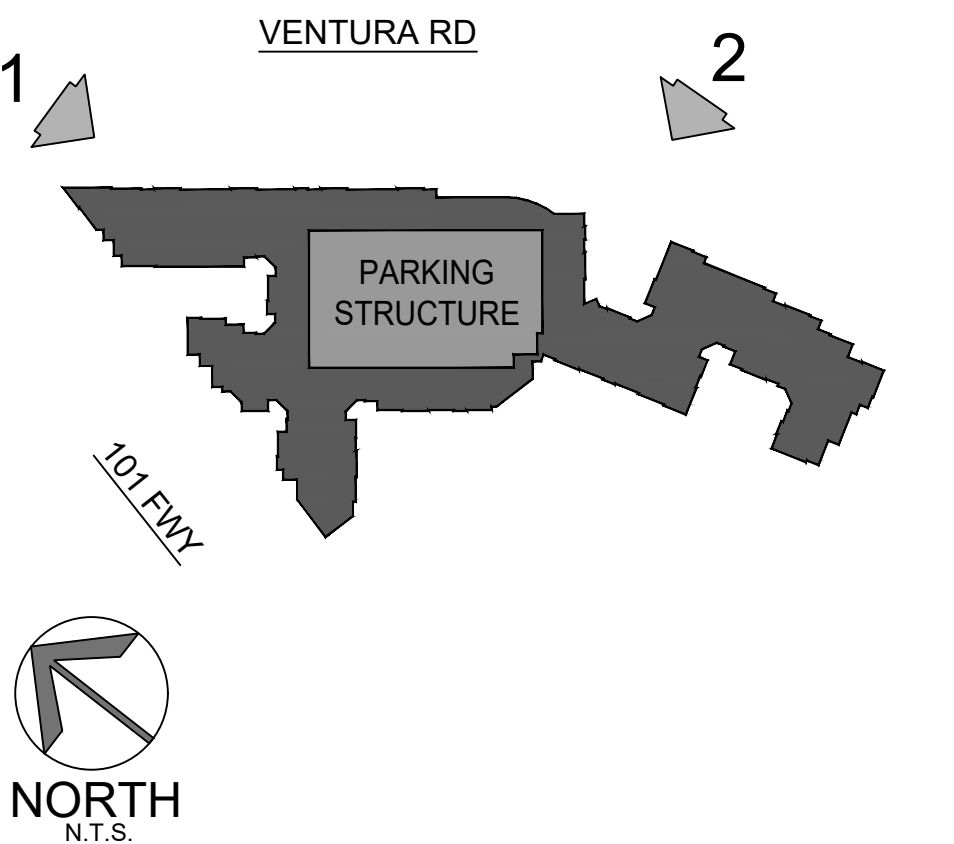






VIEW ON VENTURA ROAD LOOKING SOUTH 1

KEY MAP



Thursday, October 21, 2021 4:00:57 PM  
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**Fore RiverPark**  
OXNARD, CA  
FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT  
1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101  
805.456.8344

CONCEPTUAL PERSPECTIVES

A1.0

DATE: 10-19-21  
JOB NO.: 2018-609

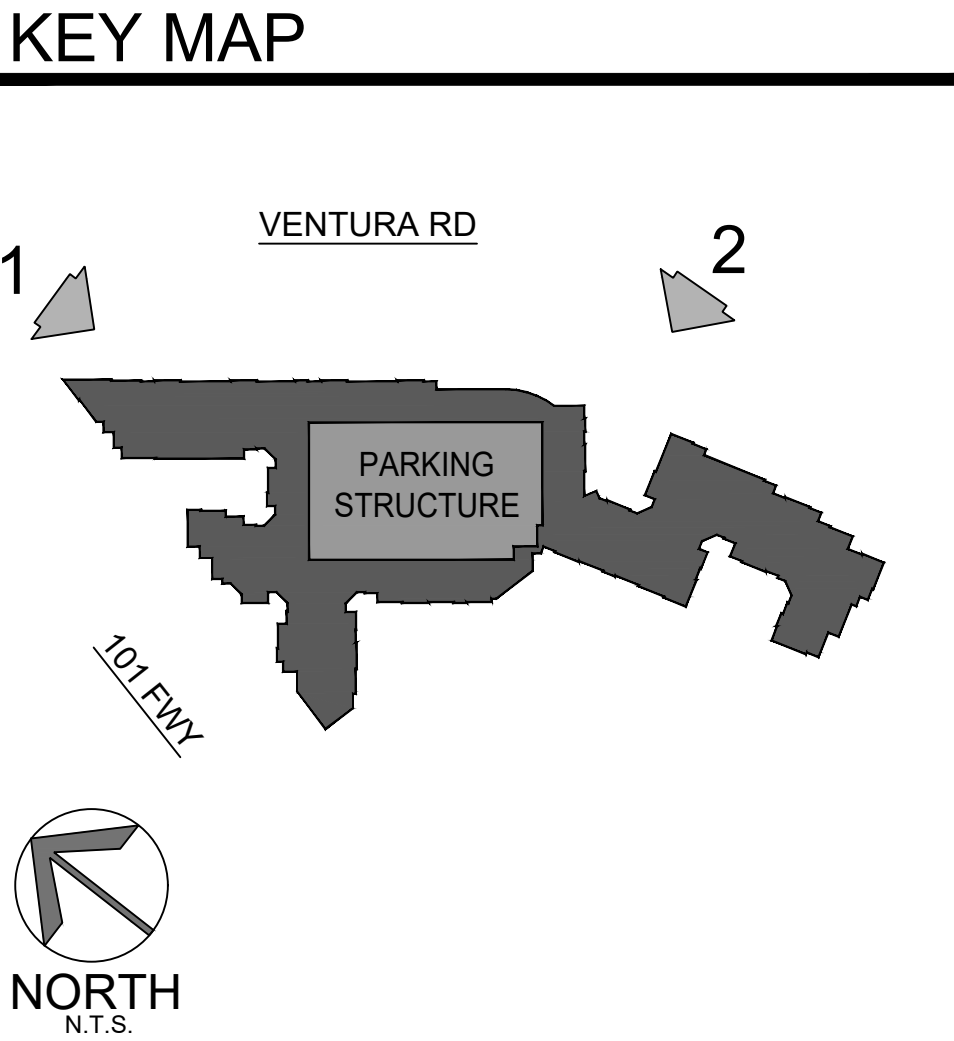
**ARCHITECTS ORANGE**  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860







VIEW ON VENTURA ROAD LOOKING WEST 2



Thursday, October 21, 2021 3:49:46 PM  
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**Fore RiverPark**  
OXNARD, CA  
FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT  
1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101  
805.456.8344

CONCEPTUAL PERSPECTIVES

A1.1

DATE: 10-19-21  
JOB NO.: 2018-609

**ARCHITECTS ORANGE**  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860







2



1

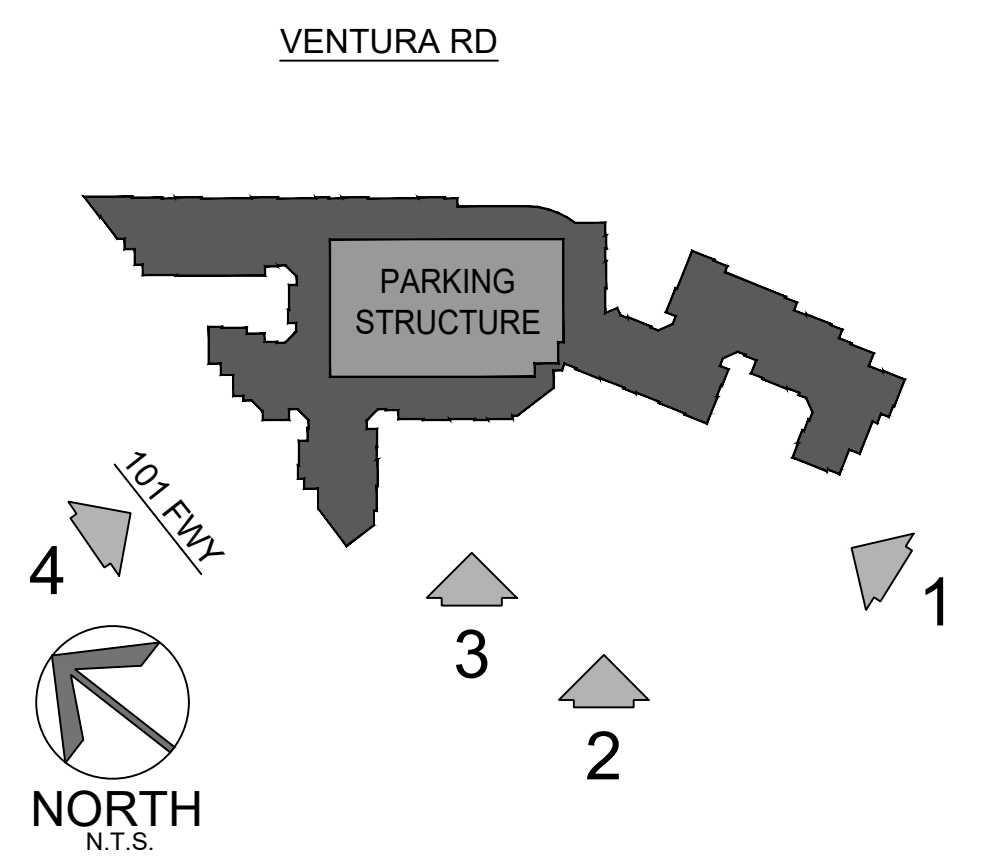


4



3

#### KEY MAP



CONCEPTUAL PERSPECTIVES

A1.12

Fore RiverPark

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT

1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101  
805.456.8344

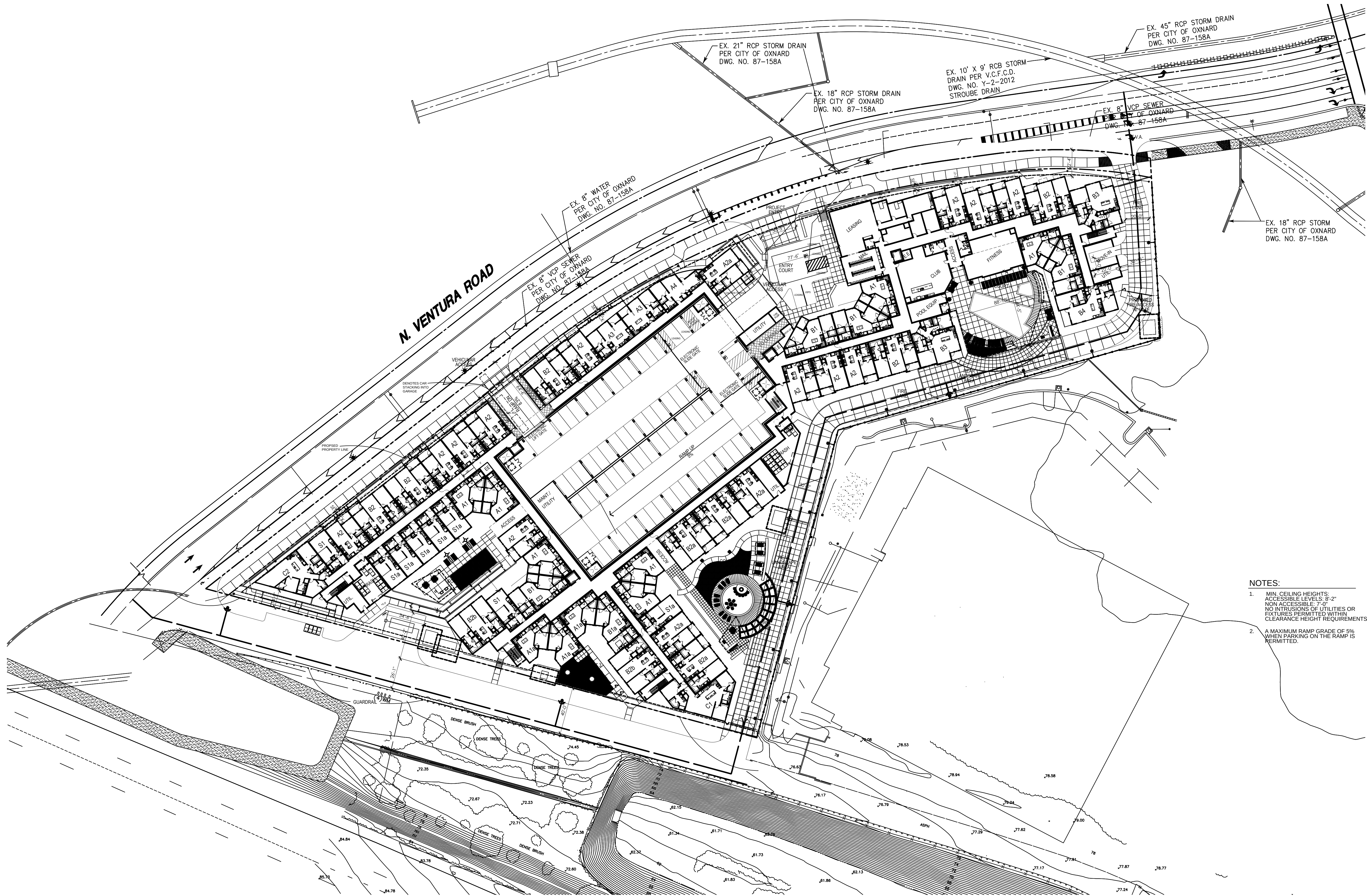
DATE: 10-19-21  
JOB NO.: 2018-609

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866  
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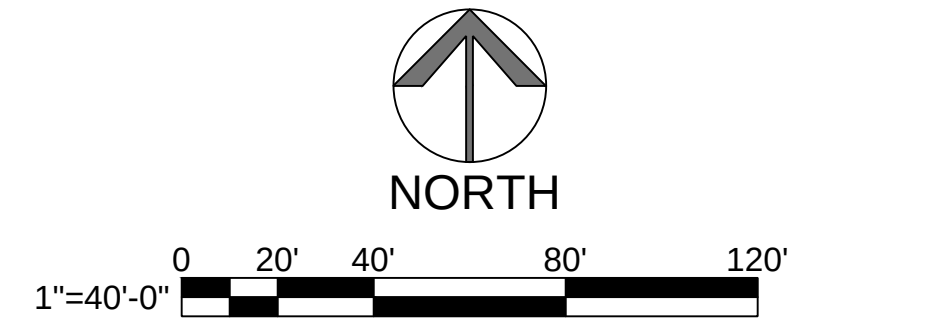
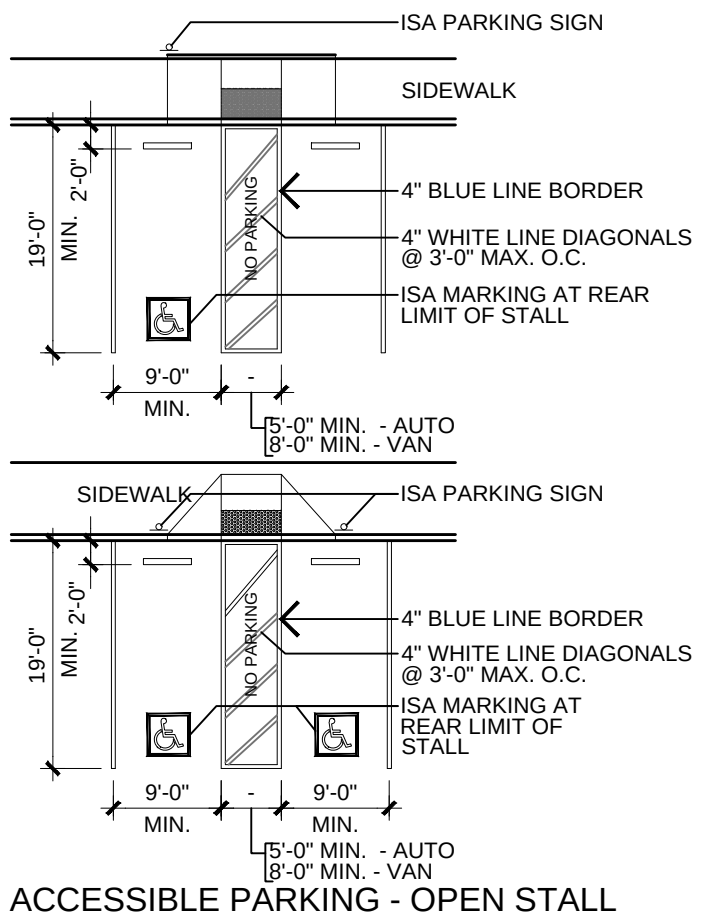




- ### SITE PLAN NOTES
1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS IS FOR AGENCY DEPARTMENT USE ONLY.
  2. THIS SITE PLAN IS FOR REFERENCE ONLY, AS AN ARCHITECTURAL PLAN FOR GENERAL LAYOUT AND IDENTIFICATION PURPOSES ONLY.
  3. FOR LOT LINE DIMENSIONS & HORIZONTAL CONTROL, SEE CIVIL DRAWINGS.
  4. FOR HARDSCAPE AND ALL SITE IMPROVEMENTS, SEE LANDSCAPE DRAWINGS.
  5. FOR PARKING GARAGE, SEE SEPARATE SUBMITTAL PACKAGE.
  6. FOR "FIRE LANE" DESIGN, SEE CIVIL AND LANDSCAPE DRAWINGS.
  7. FOR PERIMETER FENCING, SEE LANDSCAPE DRAWINGS.
  8. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC SITE REQUIREMENTS.
  9. ALL PROPERTY LINES, EASEMENTS, AND BUILDINGS, EXISTING AND PROPOSED ARE SHOWN ON THIS PLAN BUT MUST BE VERIFIED WITH THE CIVIL PLANS.
  10. BUILDING SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE GENERAL CONTRACTOR.
  11. SITE SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE CONTRACTOR.
  12. SITE WALLS ARE DESIGNED BY OTHERS.
  13. DECORATIVE SITE LIGHTING IS DESIGNED BY OTHERS.
  14. SURFACE WATER MUST DRAIN AWAY FROM BUILDING SEE CIVIL AND LANDSCAPE PLANS FOR DRAINAGE DESIGN.
  15. ALL ACCESS GATES SHALL BE EQUIPPED WITH ELECTRIC OPENERS, INCLUDING CLICK-2-ENTER AND KNOX SWITCH.

- ### GENERAL NOTES
1. SEE L SHEETS FOR LANDSCAPE.
  2. SEE C SHEETS FOR CIVIL.

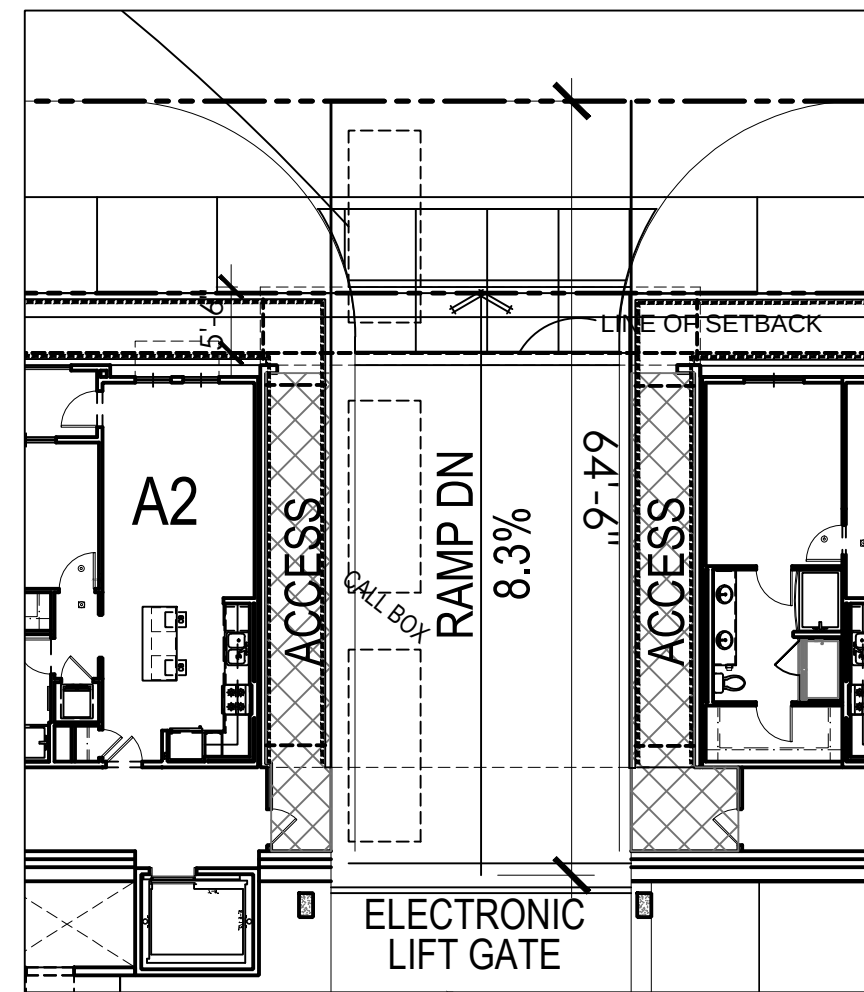
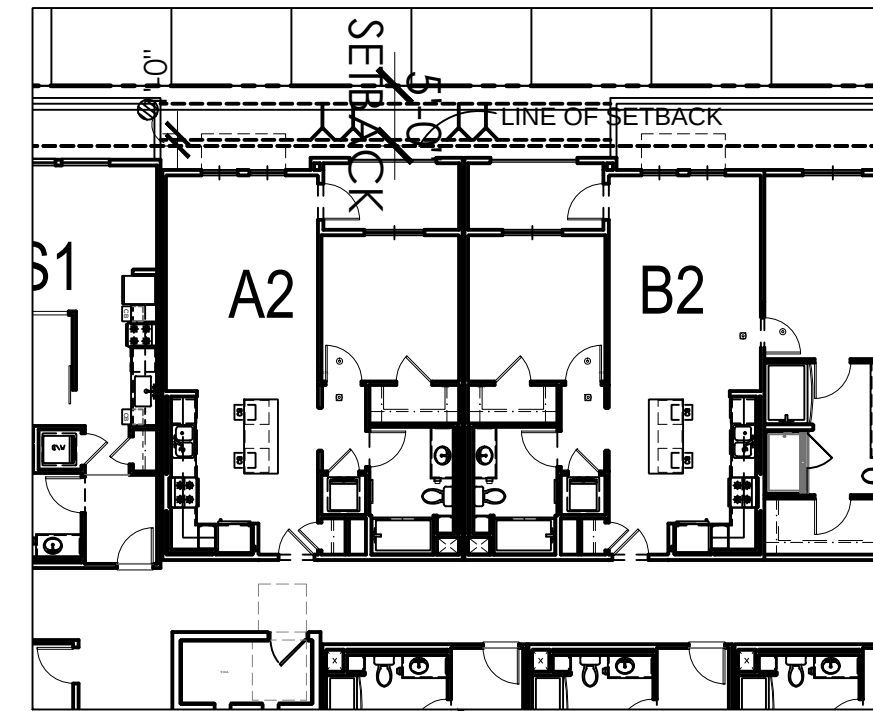
- NOTES:
1. MIN. CEILING HEIGHTS:  
ACCESSIBLE LEVELS: 8'-2"  
NON ACCESSIBLE: 7'-0"  
NO INTRUSIONS OF UTILITIES OR PICTURES PERMITTED WITHIN CLEARANCE HEIGHT REQUIREMENTS
  2. A MAXIMUM RAMP GRADE OF 5% WHEN PARKING ON THE RAMP IS PERMITTED.



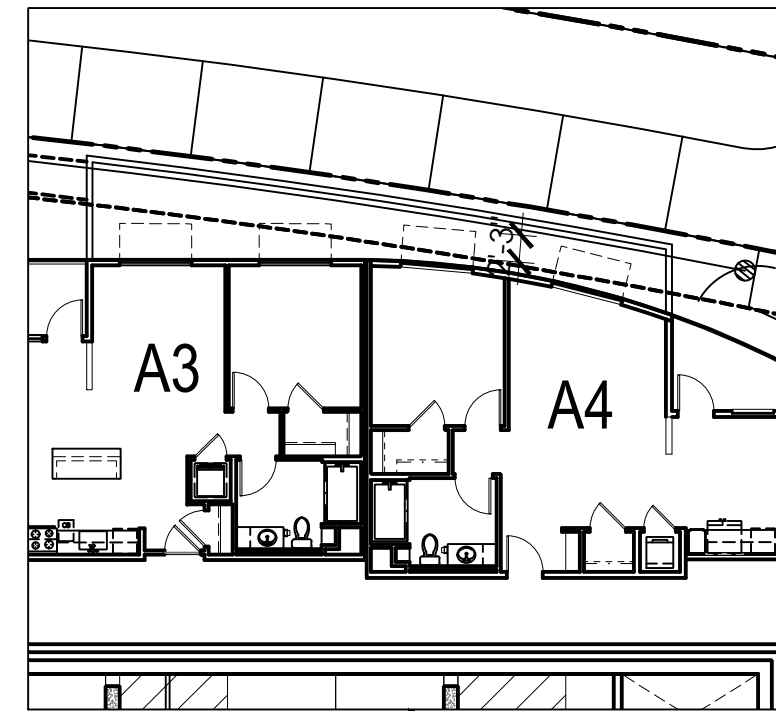


5'-6" AWNING OVERHANG ABOVE GARAGE  
OPENING @ 8'-2" AFF

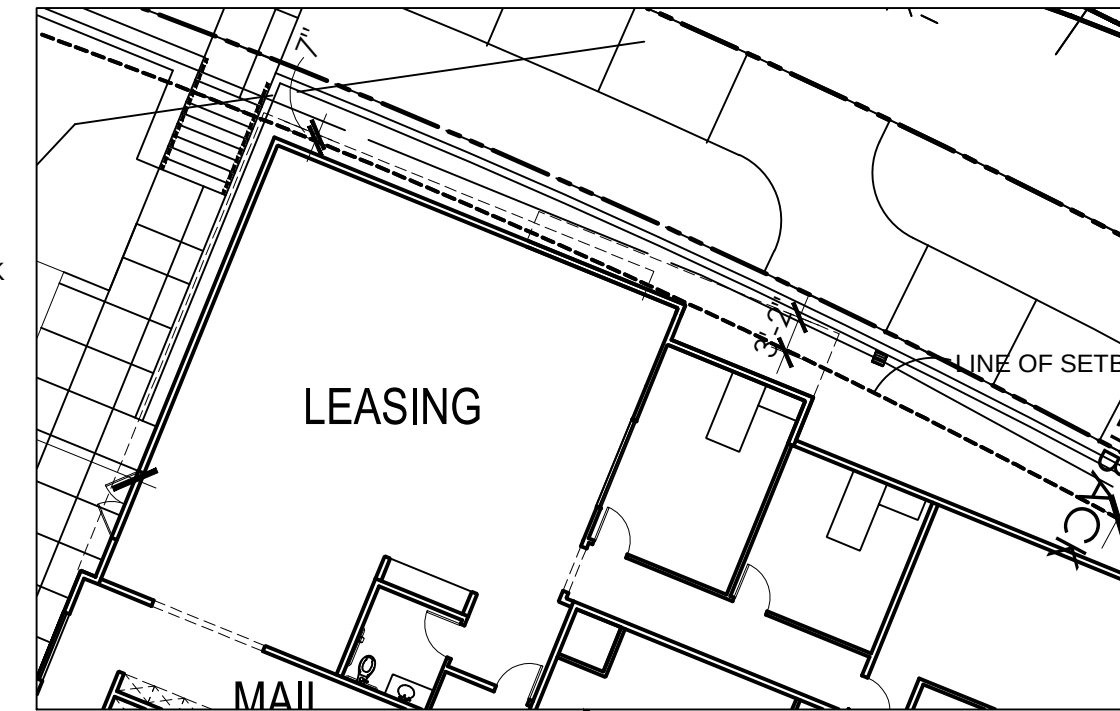
1' AWNING OVERHANGS @  
5TH LEVEL TYP.



2'-3" AWNING OVERHANGS  
@ 5TH LEVEL TYP.

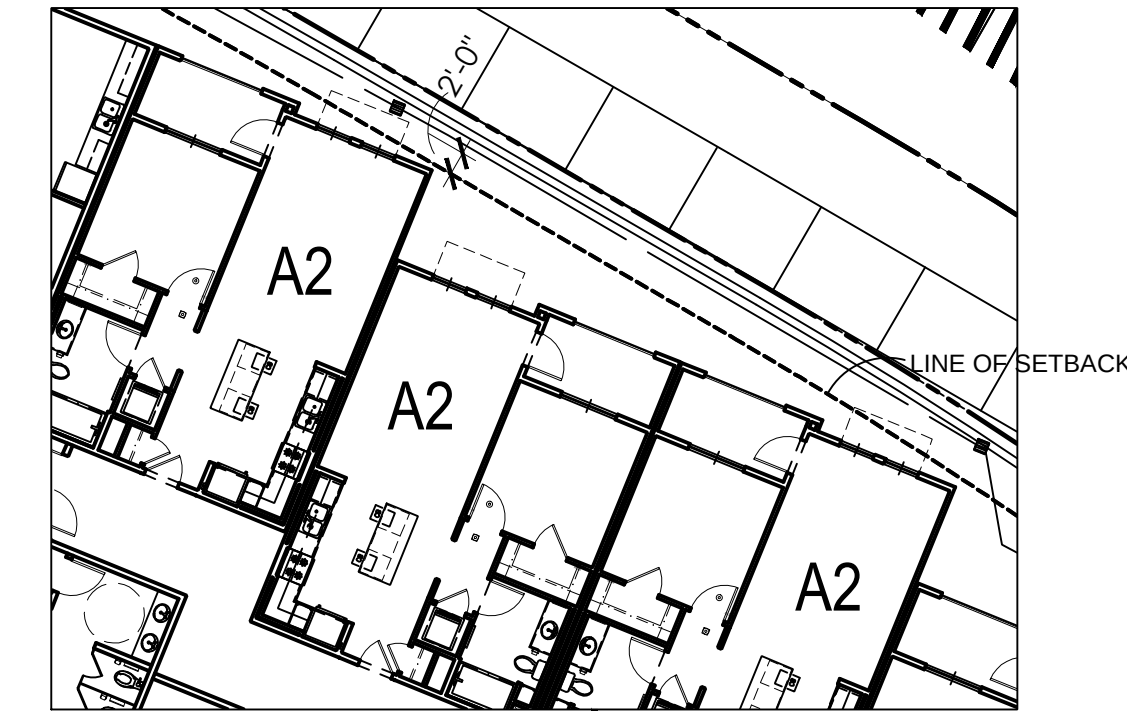


7" AWNING OVERHANG AT  
LEASING @14' AFF.

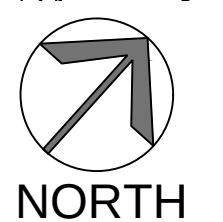
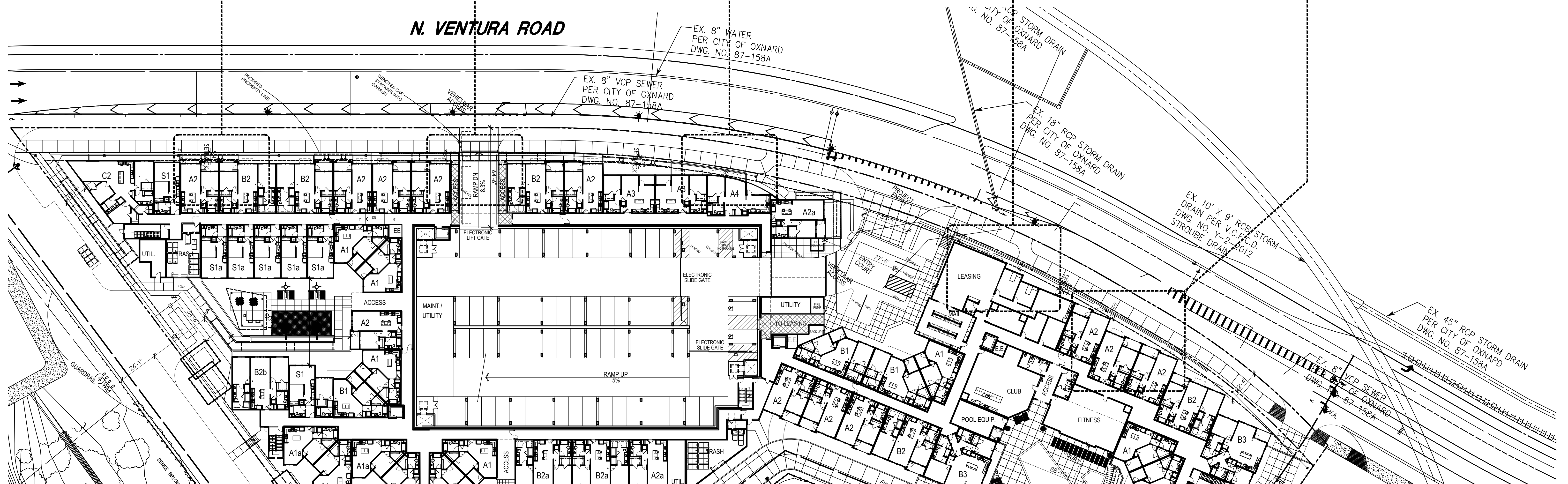


3'-2" ARCHITECTURAL  
PROJECTION AT ROOF  
DECK @ 49' AFF.

2' MAX. AWNING  
OVERHANGS @ 5TH LEVEL  
TYP.



**N. VENTURA ROAD**



NORTH

0 15' 30' 60' 90'  
1"=30'-0"

PROJECTIONS OVER SETBACK

**A1.21**

**Fore RiverPark**

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT

1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101  
805.456.8344

DATE: 10-19-21  
JOB NO.: 2018-609

**ARCHITECTS ORANGE**

144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860







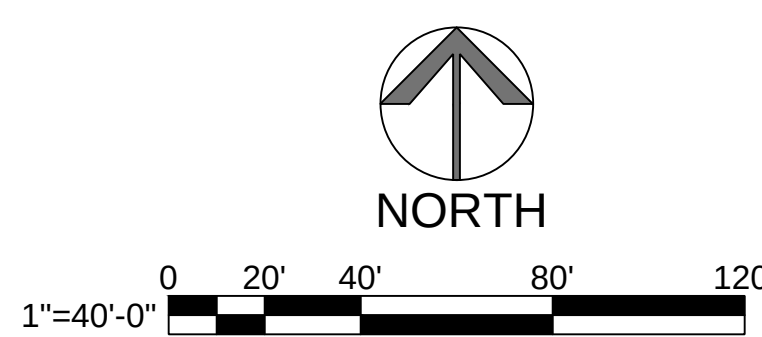
| PRIVATE OPEN SPACE |               |            |               |
|--------------------|---------------|------------|---------------|
| UNIT               | PATIO/BALCONY | QTY        | TOTAL S.F.    |
| S1                 | 0             | 14         | 0             |
| S1a                | 0             | 30         | 0             |
| A1                 | 63            | 34         | 2,142         |
| A1a                | 0             | 15         |               |
| A2                 | 62            | 77         | 4,774         |
| A2a                | 62            | 14         | 868           |
| A3                 | 58            | 13         | 754           |
| A3a                | 0             | 4          | 0             |
| A4                 | 69            | 5          | 345           |
| A5                 | 59            | 4          | 236           |
| B1                 | 63            | 27         | 1,701         |
| B1a                | 0             | 5          | 0             |
| B2                 | 63            | 29         | 1,827         |
| B2a                | 63            | 24         | 1,512         |
| B2b                | 0             | 10         |               |
| B3                 | 58            | 13         | 754           |
| B4                 | 86            | 5          | 430           |
| C1                 | 0             | 5          | 0             |
| C2                 | 0             | 5          | 0             |
| <b>TOTAL</b>       |               | <b>333</b> | <b>15,343</b> |

| COMMON OPEN SPACE SUMMARY        |                     |
|----------------------------------|---------------------|
| LOCATIONS                        |                     |
| ENTRY COURT                      | 2,033               |
| COURT 1                          | 6,041               |
| COURT 2                          | 7,805               |
| COURT 3                          | 2,563               |
| COURT 4                          | 5,533               |
| REAR PERIMETER LANDSCAPE AREA    | 17,160              |
| ROOF DECK                        | 5,000               |
| CLUB ROOM                        | 1,493               |
| FITNESS                          | 1,495               |
| FITNESS MEZZANINE                | 552                 |
| CREATIVE OFFICES                 | 736                 |
| <b>TOTAL OPEN SPACE PROVIDED</b> | <b>50,411</b>       |
| <b>TOTAL S.F./UNIT PROVIDED</b>  | <b>151 PER UNIT</b> |

**LEGEND**

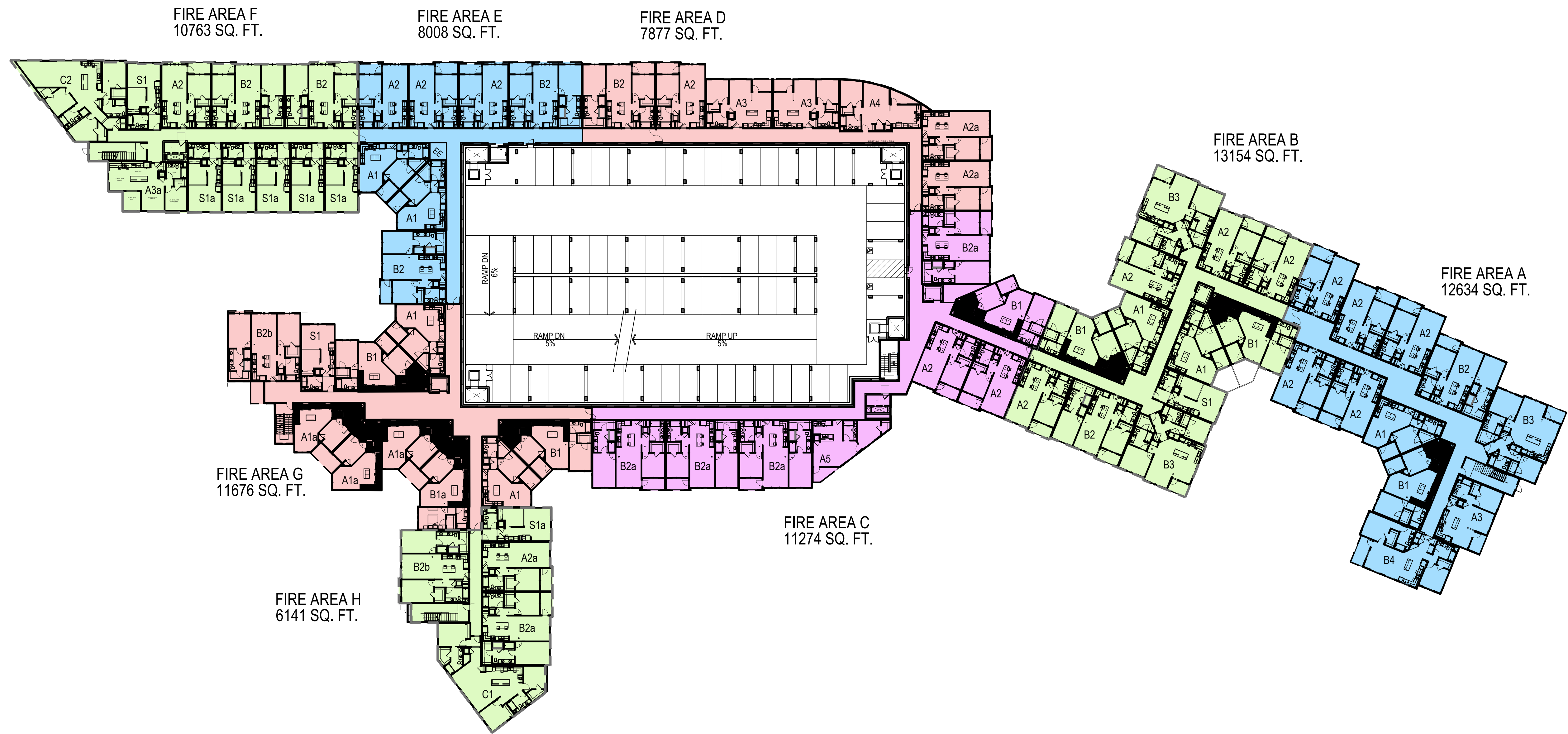
INDICATES AREA OF OUTDOOR RESIDENTIAL COMMON OPEN SPACE

INDICATES COMMON ROOMS





Tuesday, October 19, 2021 10:48:12 PM  
S:\2018\2018-609 FORE VENTURA RD APTS OXNARD\TITILEMENTS\18-609\_A1.4 FIRE AREA PLAN.DWG



| 2019 CBC - BUILDING CODE ANALYSIS - HEIGHT AND AREA |              |             |                      |                        |                 |                         |                                |             |                    |                                 |
|-----------------------------------------------------|--------------|-------------|----------------------|------------------------|-----------------|-------------------------|--------------------------------|-------------|--------------------|---------------------------------|
| Building Use                                        | Occup. Group | Const. Type | Sprinklers (903.1.1) | Allowable Ht / Stories | Height Provided | Allowable Building Area |                                |             | Bldg Area per Bldg | Avg. Bldg Area per Story (5-St) |
|                                                     |              |             |                      |                        |                 | Tab. 506.2              | Frontage Increase (Sec. 506.3) | Sec 506.2.3 |                    |                                 |
| Fire Area A                                         | R-2          | III-A       | NFPA 13              | 85' / 5 St.            | 85' / 5 St.     | ( 24,000                | + 14,400 ) x                   | 2           | 76,800             | 15,360                          |
| Fire Area B                                         | R-2          | III-A       | NFPA 13              | 85' / 5 St.            | 85' / 5 St.     | ( 24,000                | + 12,000 ) x                   | 2           | 72,000             | 14,400                          |
| Fire Area C                                         | R-2          | III-A       | NFPA 13              | 85' / 5 St.            | 85' / 5 St.     | ( 24,000                | + 4,800 ) x                    | 2           | 57,600             | 11,520                          |
| Fire Area D                                         | R-2          | III-A       | NFPA 13              | 85' / 5 St.            | 85' / 5 St.     | ( 24,000                | + 0 ) x                        | 2           | 48,000             | 9,600                           |
| Fire Area E                                         | R-2          | III-A       | NFPA 13              | 85' / 5 St.            | 85' / 5 St.     | ( 24,000                | + 0 ) x                        | 2           | 48,000             | 9,600                           |
| Fire Area F                                         | R-2          | III-A       | NFPA 13              | 85' / 5 St.            | 85' / 5 St.     | ( 24,000                | + 14,160 ) x                   | 2           | 76,320             | 15,264                          |
| Fire Area G                                         | R-2          | III-A       | NFPA 13              | 85' / 5 St.            | 85' / 5 St.     | ( 24,000                | + 8,160 ) x                    | 2           | 64,320             | 12,864                          |
| Fire Area H                                         | R-2          | III-A       | NFPA 13              | 85' / 5 St.            | 85' / 5 St.     | ( 24,000                | + 0 ) x                        | 2           | 48,000             | 9,600                           |



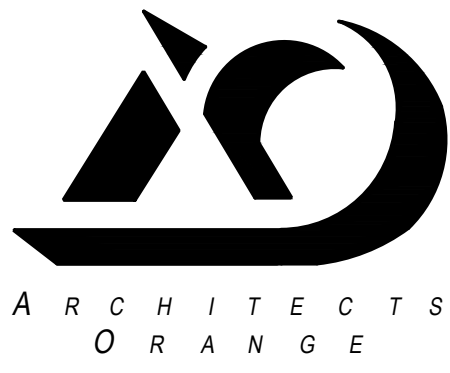
FIRE AREA PLAN

A1.4

DATE: 10-19-21  
JOB NO.: 2018-609

Fore RiverPark  
OXNARD, CA  
FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT  
1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101  
805.456.8344

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860





1. EXIT ACCESS TRAVEL DISTANCES SHOWN ARE MEASURED FROM THE MOST RECENT POINT WITHIN EACH DWELLING UNIT TO EITHER AN EXTERIOR EXIT STAIRWAY OR EXIT DISCHARGE AS PER CBC SECTION 1016.
2. THE MAXIMUM LENGTHS OF EXIT ACCESS TRAVEL PER OCCUPANCY ARE LISTED BELOW AS PER CBC TABLE 1016.1:  
A: 250 FEET (WITH SPRINKLER SYSTEM)  
B: 300 FEET (WITH SPRINKLER SYSTEM)  
R: 250 FEET (WITH SPRINKLER SYSTEM)  
S-2: 400 FEET (WITH SPRINKLER SYSTEM)
3. EGRESS THROUGH AN INTERVENING SPACE SHALL COMPLY WITH SECTION 1014.2
4. THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE FOLLOWING DISTANCES PER SECTIONS 1014.3 AND 1020.8:  
A: 75 FEET\*  
B: 100 FEET\*  
R-2: 125 FEET\*  
S-2: 100 FEET\*  
(\* = PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2)
5. SEE ELECTRICAL DRAWINGS AND ARCHITECTURAL REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION REGARDING EXIT SIGNS.
6. EXIT ACCESS (SECTION 1002): THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.
7. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. SECTION 1006.2
8. THE MEAN OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN AUTOMATIC EMERGENCY ELECTRICAL SYSTEM SHALL BE PROVIDED PER SECTION 1006.3.
9. APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY BUILDING CODE 1011.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1011.3 IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTIONS 1011.5 AND 1011.6. NOT ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT THE TIME OF FIELD INSPECTION.
10. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 1011.6.3

2-HOUR VERTICAL EXIT ENCLOSURE

H.E.

HORIZONTAL EXIT

EXIT PATH

NOTE: MAXIMUM TRAVEL DISTANCE FROM UNIT TO EXIT TO PUBLIC WAY SHALL EXCEED 250 FEET.

A map showing the location of the 'SITE' (indicated by a black dot). The site is situated south of the 101 Freeway, east of Ventura Road, and west of Vineyard Avenue. The Santa Clara River is shown flowing through the area. A north arrow is located in the bottom left corner, pointing upwards.

## A1.5

ARCHITECTS  
ORANGE



144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860



Tuesday, October 19, 2021 11:02:03 PM  
S:\2018\2018-609 FORE VENTURA RD APTS OXNARD\TITLES\18-609\_A1.6 WASTE MANAGEMENT PLAN.DWG

# Fore RiverPark

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT  
1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101  
805.456.8344

OXNARD, CA

## WASTE MANAGEMENT PLAN

DATE: 10-19-21  
JOB NO.: 2018-609

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

A1.6



## TRASH NARRATIVE

RESIDENTS BRING THEIR TRASH AND RECYCLING TO 2 TRASH CHUTE LOCATIONS ON EVERY LEVEL. THE CHUTES LEAD TO TRASH TERMINATION ROOMS ON THE GROUND FLOOR.

FOR ORGANIC WASTE, CONTAINERS WOULD BE PLACED IN CHUTE ROOMS ON EVERY LEVEL. RESIDENTS WOULD DEPOSIT THE WASTE IN THESE CONTAINERS. MANAGEMENT WOULD EMPTY THE CONTAINERS AS NEEDED TO BINS THE TRASH TERMINATION ROOMS.

ON PICKUP DAYS, BUILDING MANAGEMENT OR WASTE MANAGEMENT COMPANY WOULD TOW THE BINS TO A DESIGNATED TRASH STAGING AREA OFF VENTURA ROAD VIA STINGER TRUCKS, WHERE THEY WILL AWAIT PICKUP BY TRASH HAULER TRUCKS.

ON PICKUP DAYS, TRASH HAULERS WOULD APPROACH THE SITE FROM THE SOUTHWEST PROCEEDING NORTHEAST ON VENTURA ROAD. THEY WOULD TURN RIGHT ONTO AN EXISTING ACCESS ROAD LOCATED ALONG THE SOUTHWEST BOUNDARY OF THE SITE, TRAVEL FOR ABOUT 150', AND THEN MAKE A U-TURN AT THE PROVIDED TURNAROUND. THEY WILL APPROACH THE STAGING AREA TO THE RIGHT, PICKUP THE BINS, AND EXIT THE ACCESS ROAD AND TURN RIGHT ON VENTURA ROAD.

INSTEAD OF TRASH ENCLOSURES, THE PROJECT FEATURES TRASH TERMINATION ROOMS AND OUTDOOR TRASH STAGING AREAS. THESE AREAS WILL HAVE THE NECESSARY DRAINAGE PLUMBED TO SANITARY SEWER SYSTEM.

TRASH SUMMARY

1/28/2020

SOLID WASTE CALCULATIONS

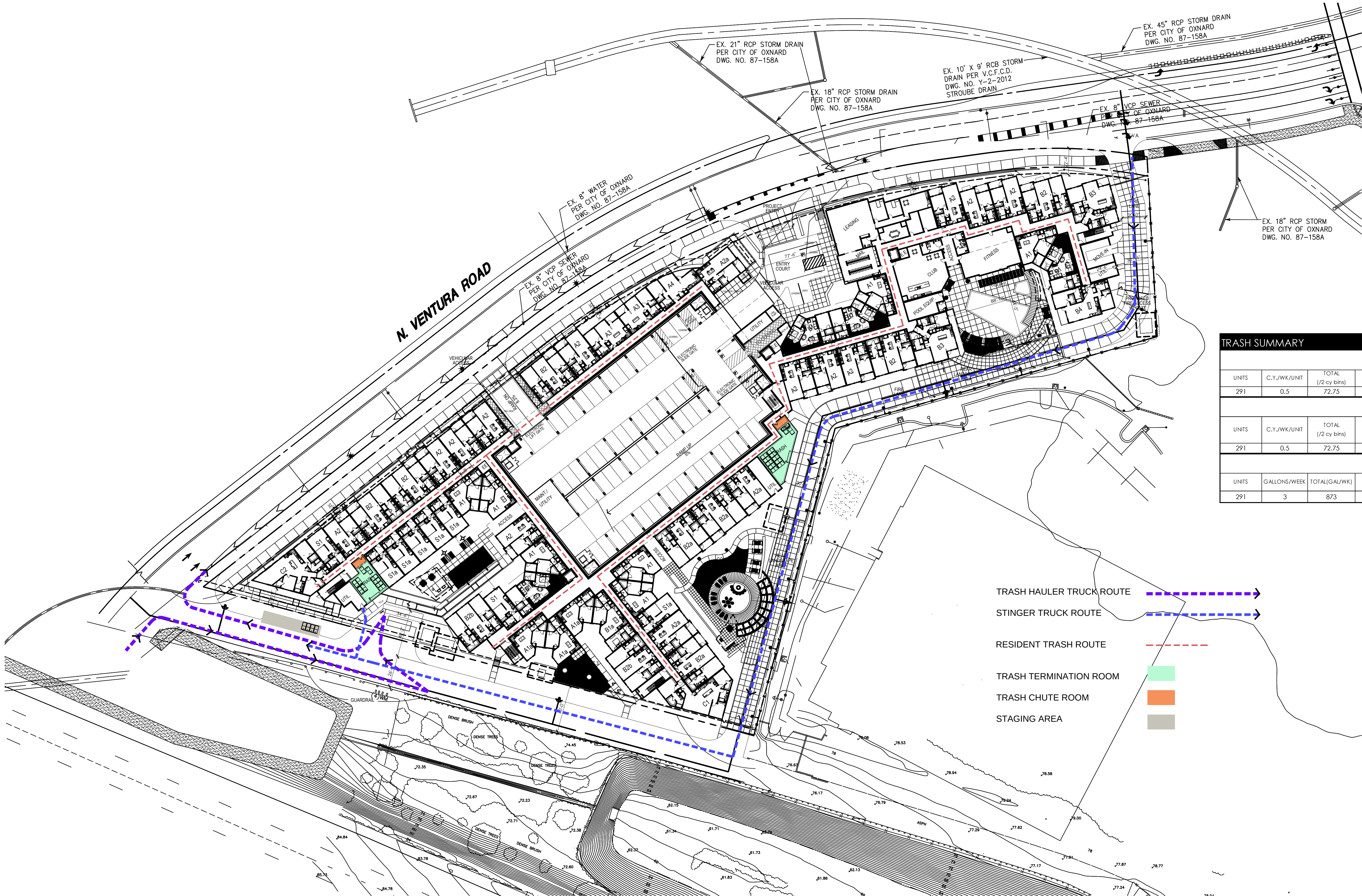
| UNITS | C.Y./WK/UNIT | TOTAL<br>(1/2 cy bins) | COMPACTION RATIO | COMPACTED<br>TRASH (C.Y.) | 2 C.Y. BINS REQUIRED | (2) PICK-<br>UP/WK. - BINS |
|-------|--------------|------------------------|------------------|---------------------------|----------------------|----------------------------|
| 291   | 0.5          | 72.75                  | 3 to 1           | 24                        | 13                   | 7                          |

RECYCLING CALCULATIONS

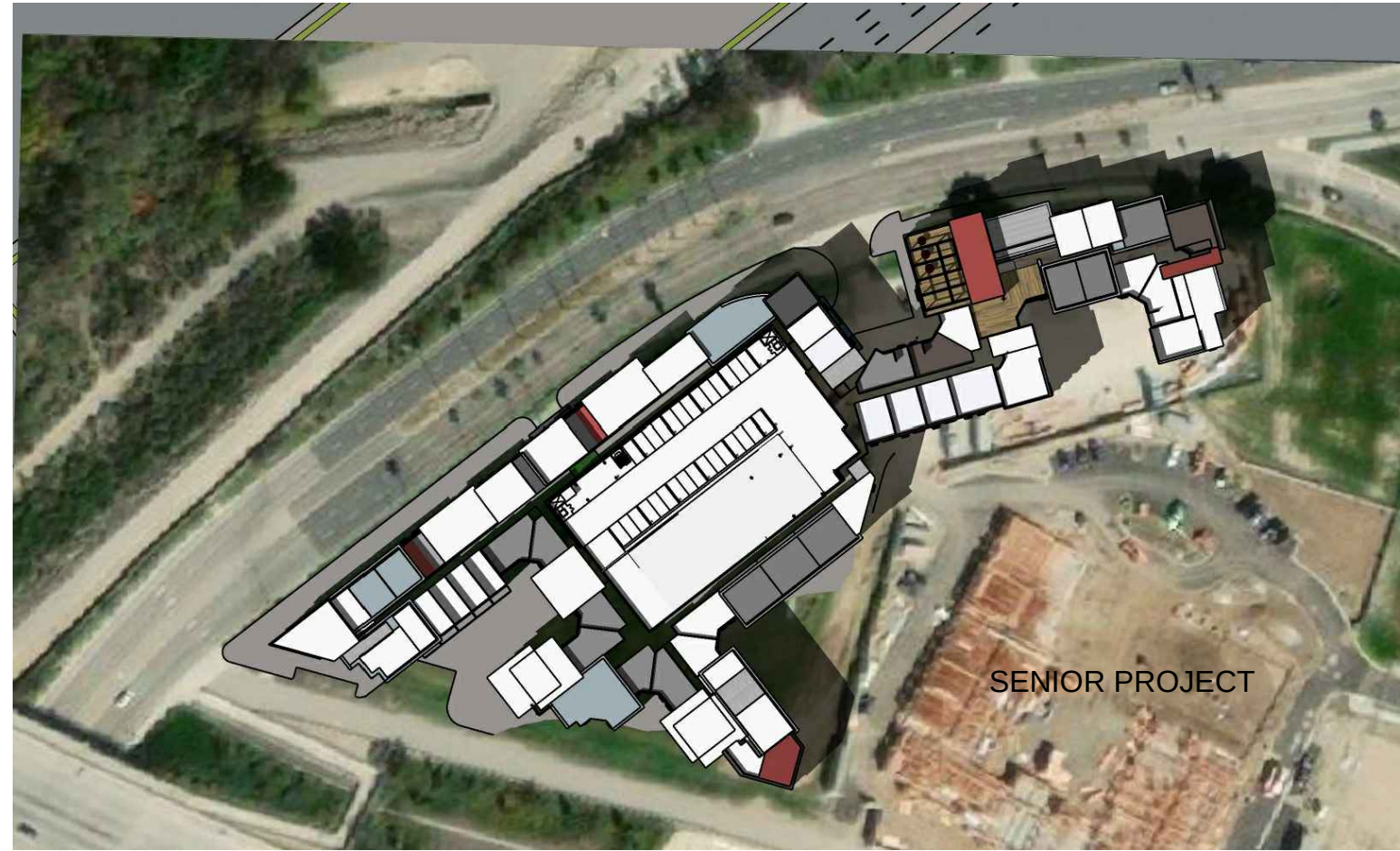
| UNITS | C.Y./WK/UNIT | TOTAL<br>(1/2 cy bins) | TOTAL UNCOMPACTED | 2 CU. YD.<br>BINS REQ'D | (2) PICK-<br>UP/WK. - BINS<br>REQ'D |
|-------|--------------|------------------------|-------------------|-------------------------|-------------------------------------|
| 291   | 0.5          | 72.75                  | 73                | 19                      | 10                                  |

ORGANICS CALCULATIONS

| UNITS | GALLONS/WEEK | TOTAL(GAL/WK) | NUMBER OF 64 GALLON CART | # PICK-<br>UPS/WK | 64 GALL CARTS REQ'D |
|-------|--------------|---------------|--------------------------|-------------------|---------------------|
| 291   | 3            | 873           | 24                       | 2                 | 12                  |



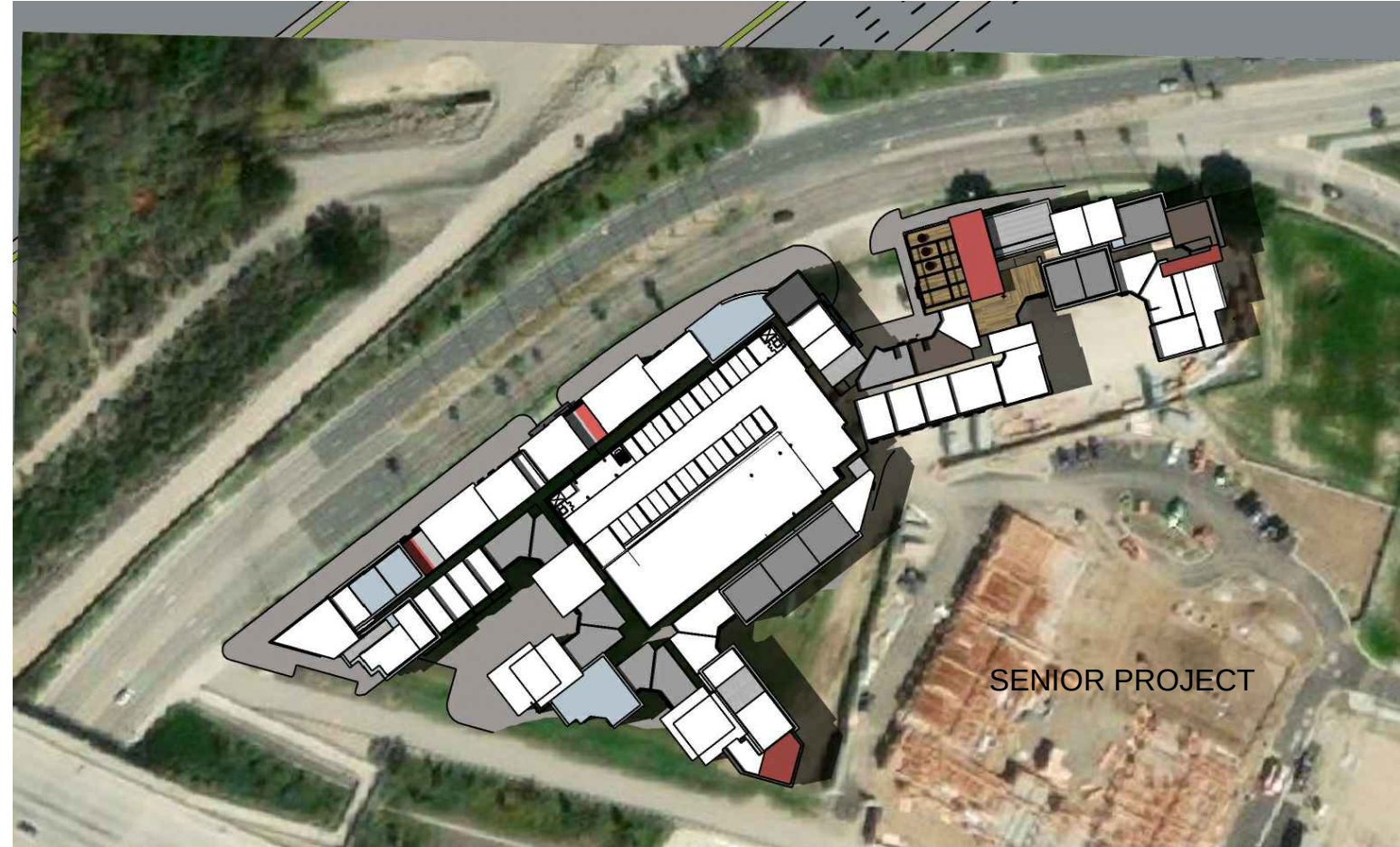




March 2 PM



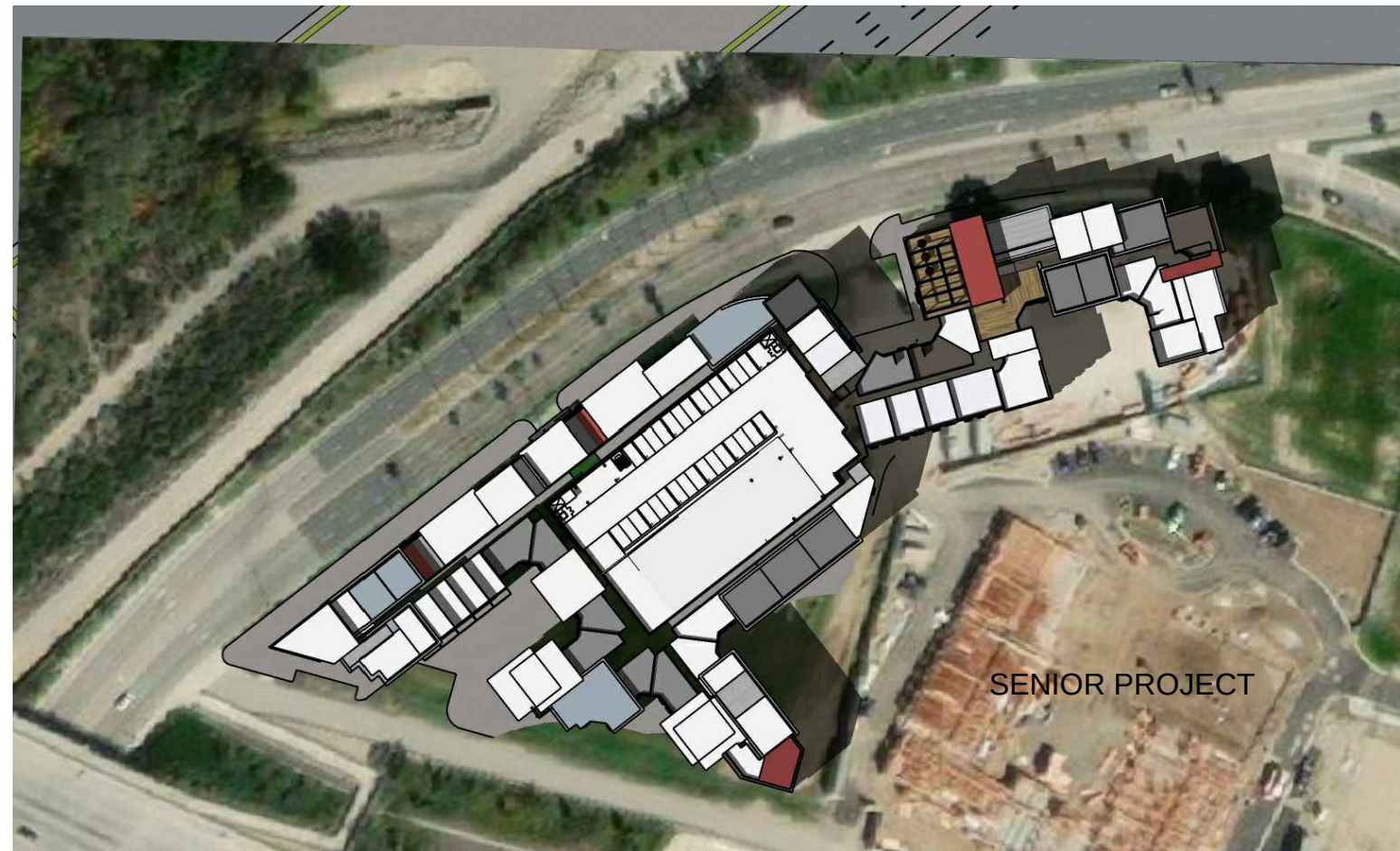
March 5 PM



June 2 PM



June 5 PM



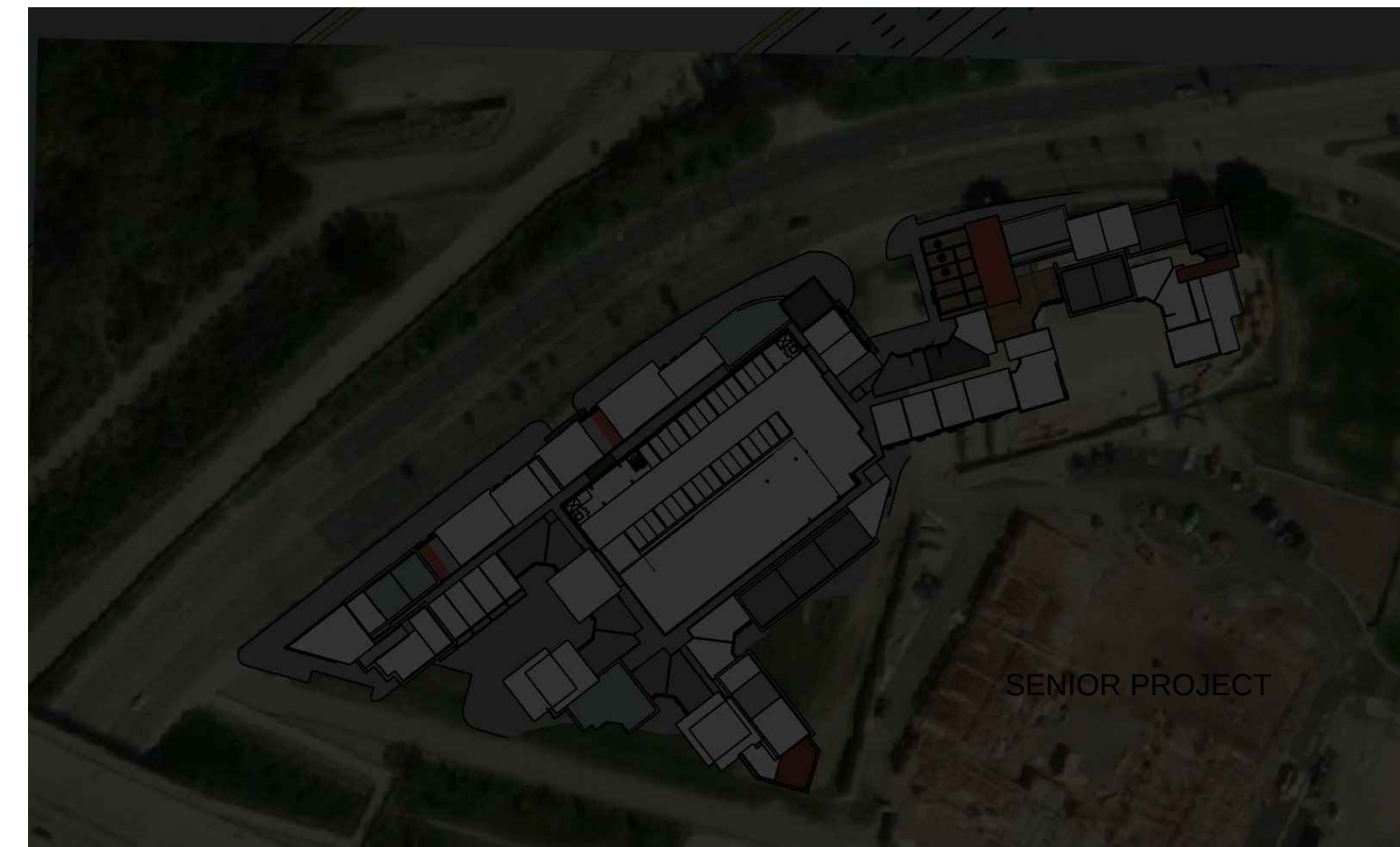
September 2 PM



September 5 PM



December 2 PM



December 5 PM

SHADE STUDY

OXNARD, CA

# Fore RiverPark

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT

1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101  
805.456.8344

DATE: 10-19-21  
JOB NO.: 2018-609

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

A1.7

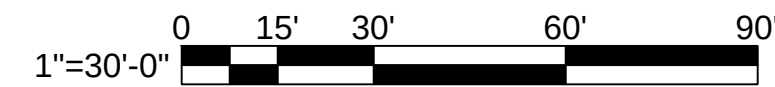
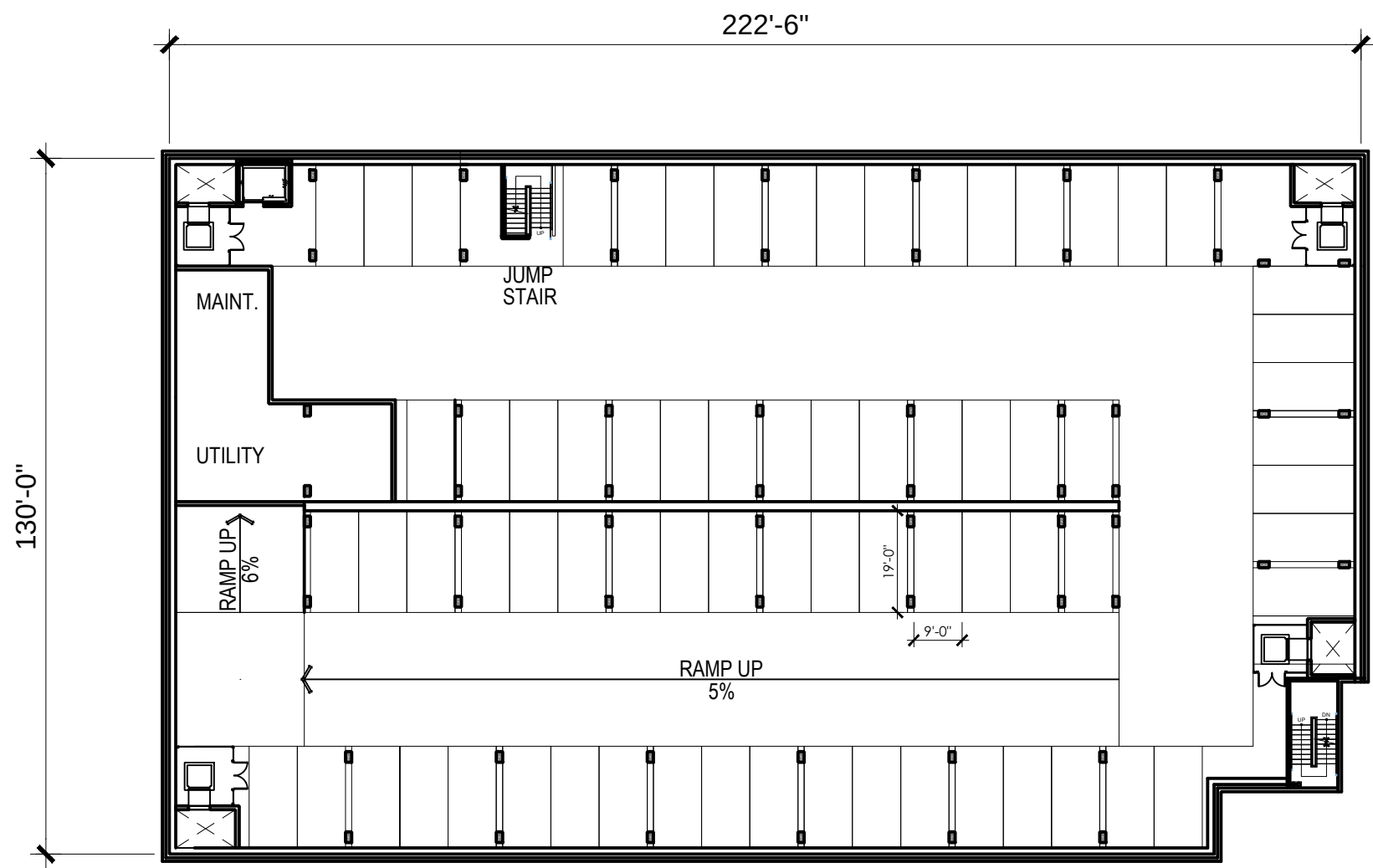
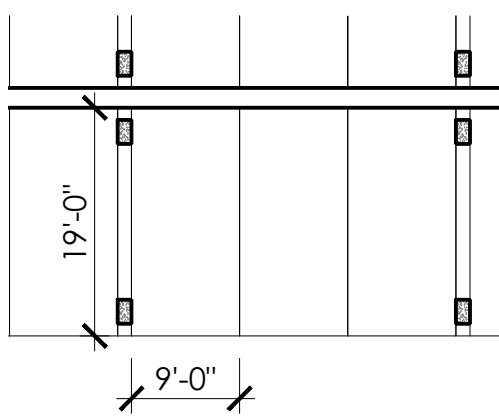




PARKING STANDARD NOTES

- 1) MINIMUM CEILING HEIGHTS: 8'-2"  
ACCESSIBLE LEVELS: 7'-0"  
NON-ACCESSIBLE LEVELS: 7'-0"  
NO INTRUSIONS OF UTILITY OR FIXTURES  
PERMITTED WITHIN CLEARANCE HEIGHT  
REQUIREMENTS.
- 2) A MAXIMUM RAMP GRADE OF 5% (0.05%) WHEN  
PARKING ON THE RAMP IS PERMITTED .

TYPICAL PARKING STALL

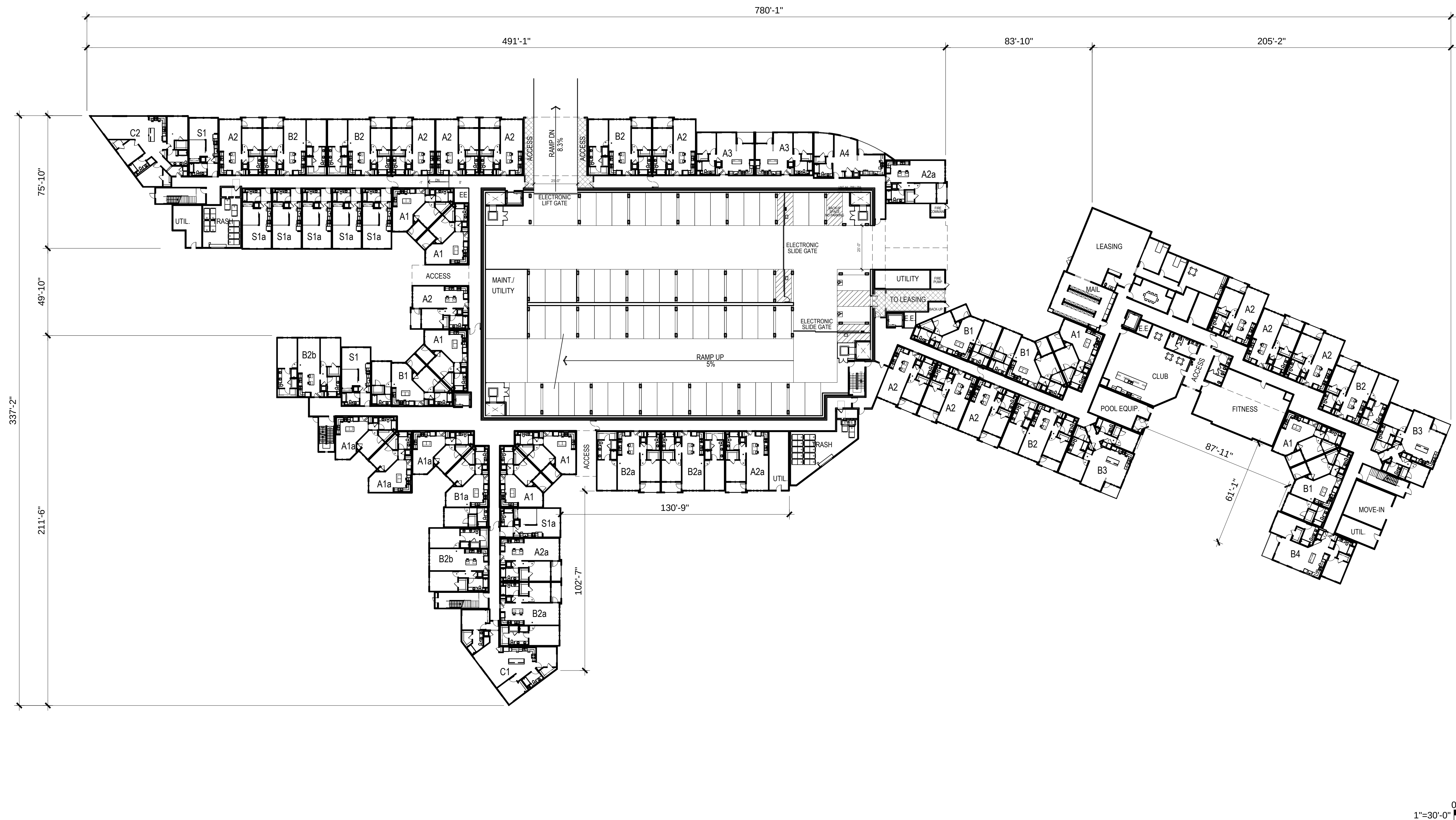


BUILDING COMPOSITE PLAN - SUBTERRANEAN LEVEL

A2.0







BUILDING COMPOSITE PLAN - LEVEL 1

A2.1

Fore RiverPark

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT

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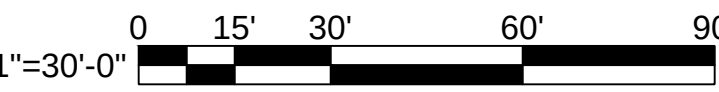
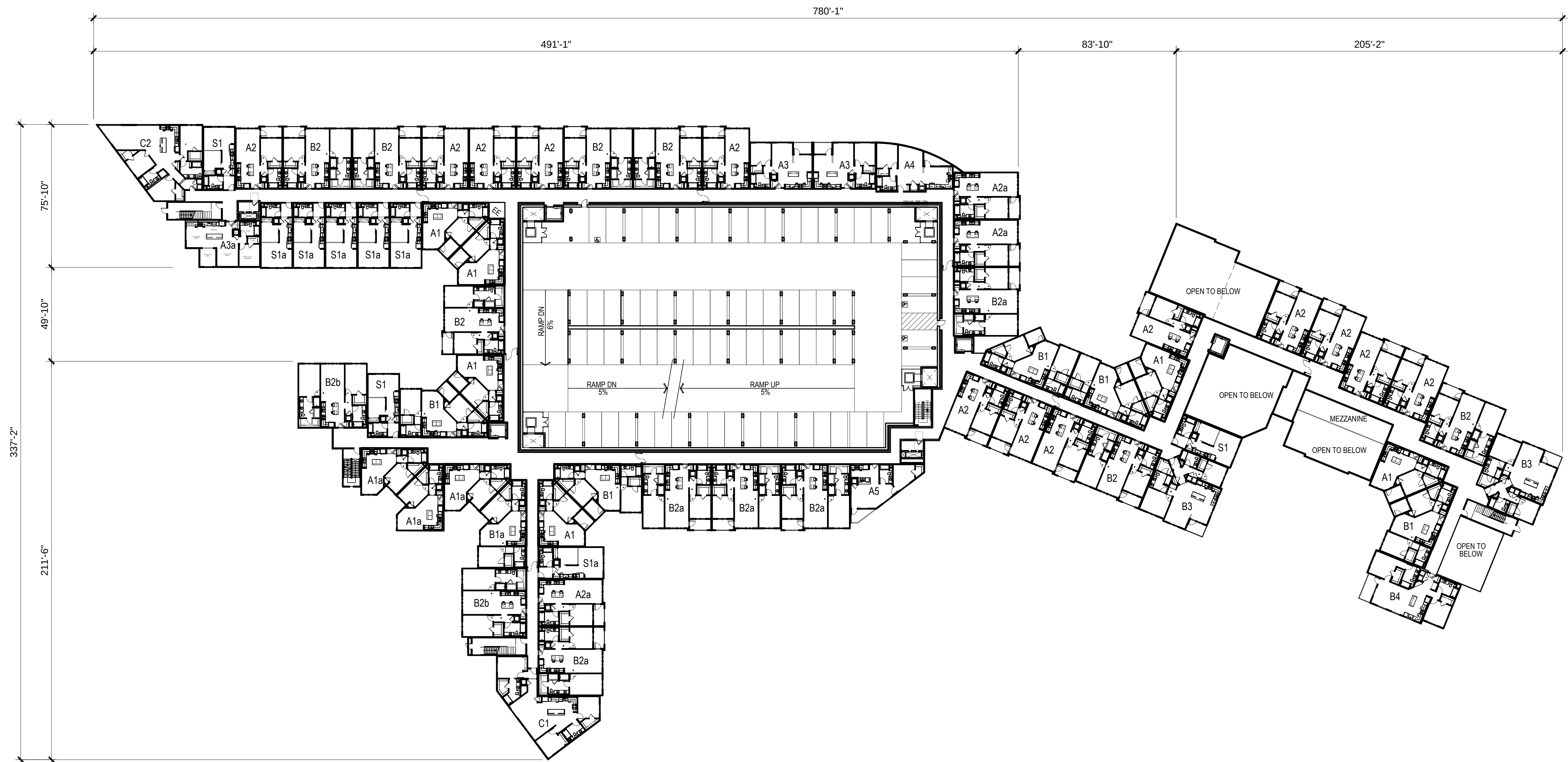
DATE: 10-19-21  
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BUILDING COMPOSITE PLAN - LEVEL 2

A2.2

Fore RiverPark

OXNARD, CA

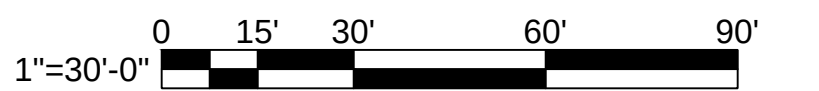
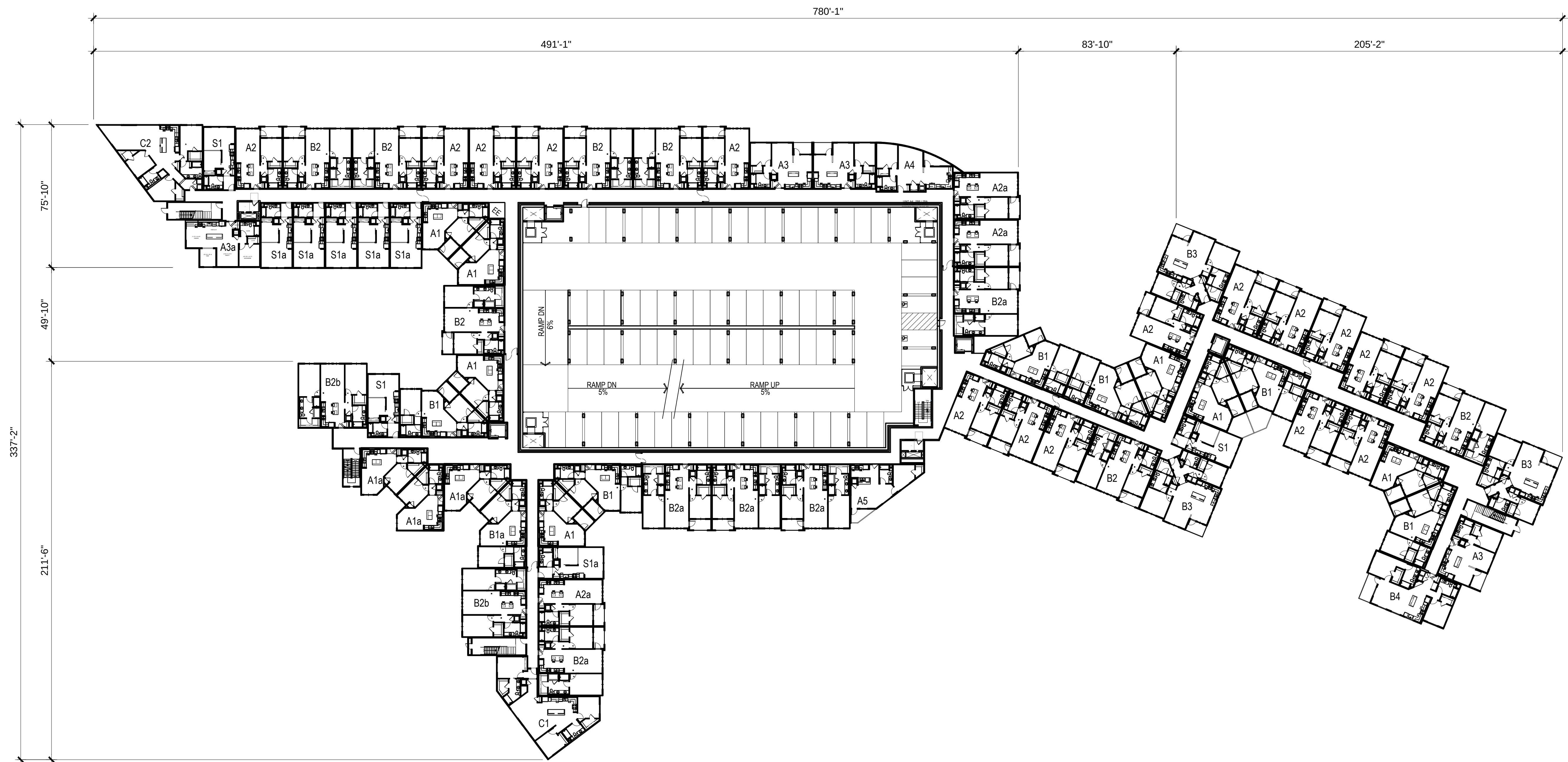
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JOB NO.: 2018-609

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BUILDING COMPOSITE PLANS - LEVEL 3 & 4

A2.3

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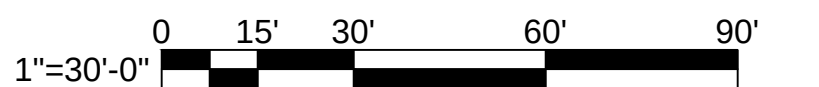
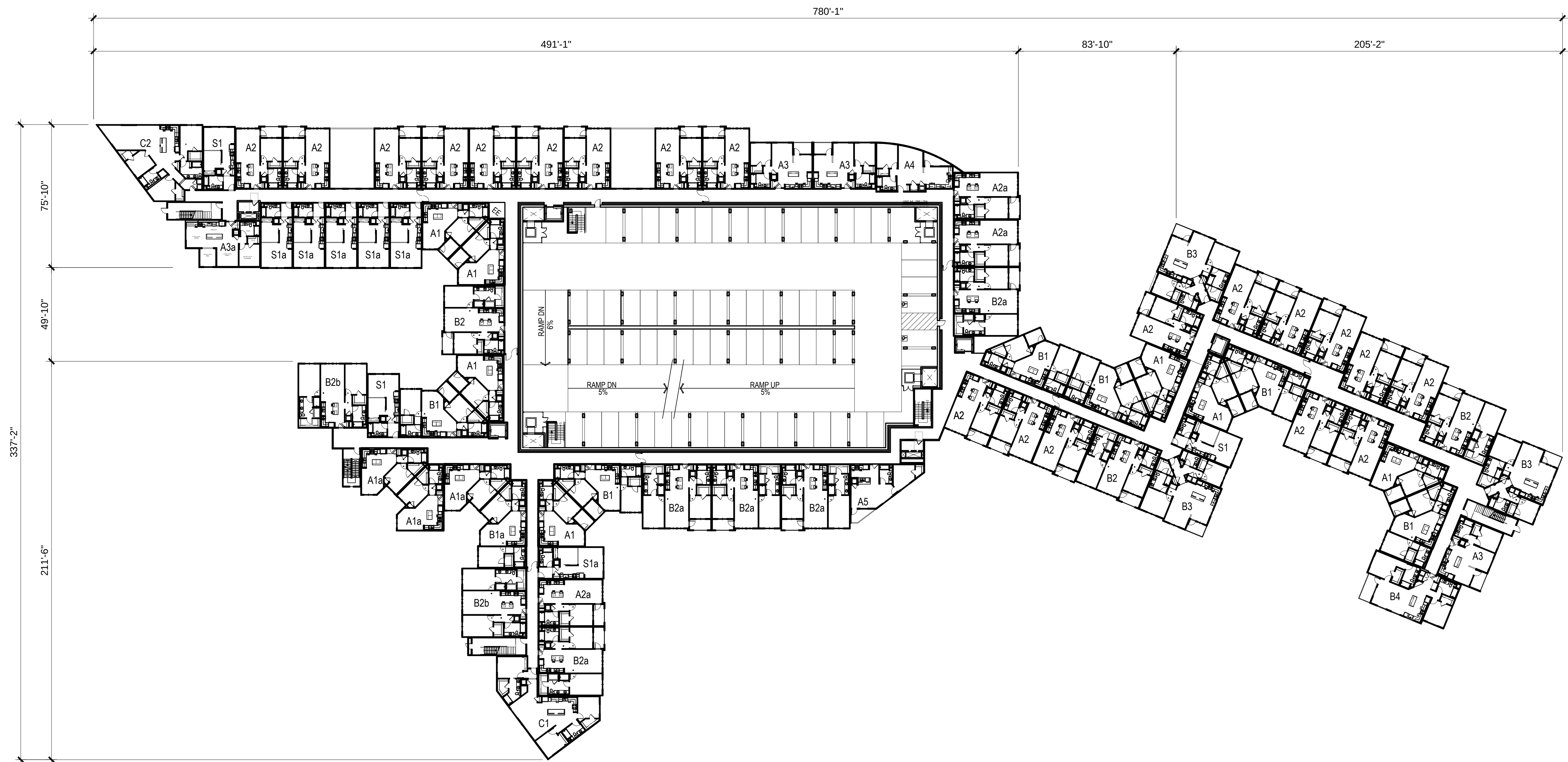
DATE: 10-19-21  
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BUILDING COMPOSITE PLAN - LEVEL 5

A2.4

Fore RiverPark

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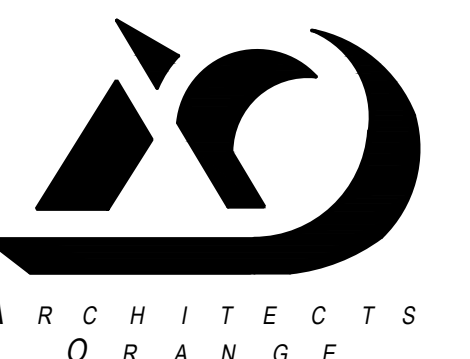
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805.456.8344

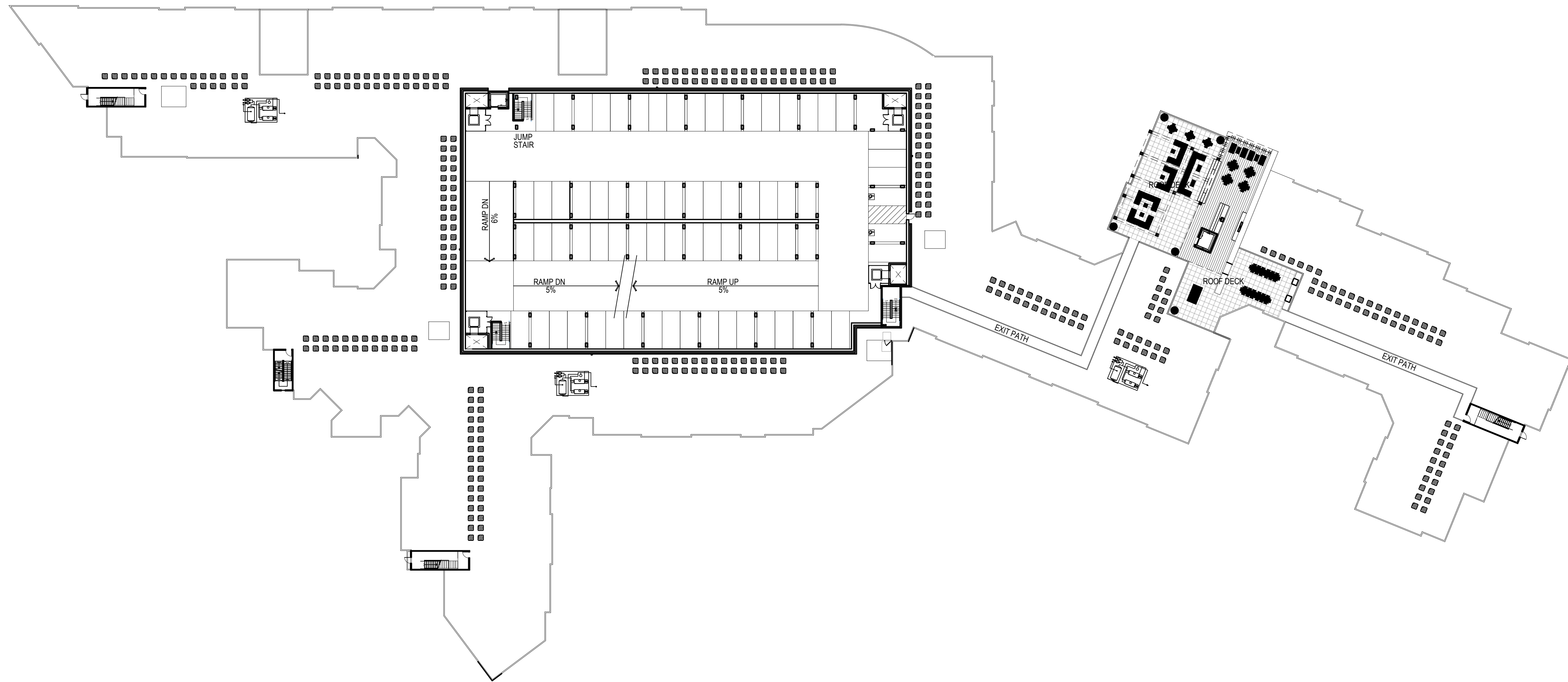
DATE: 10-19-21  
JOB NO.: 2018-609

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1"=30'-0" 0 15' 30' 60' 90'

BUILDING COMPOSITE PLAN - ROOF - AMENITY DECK

A2.5

Fore RiverPark

OXNARD, CA

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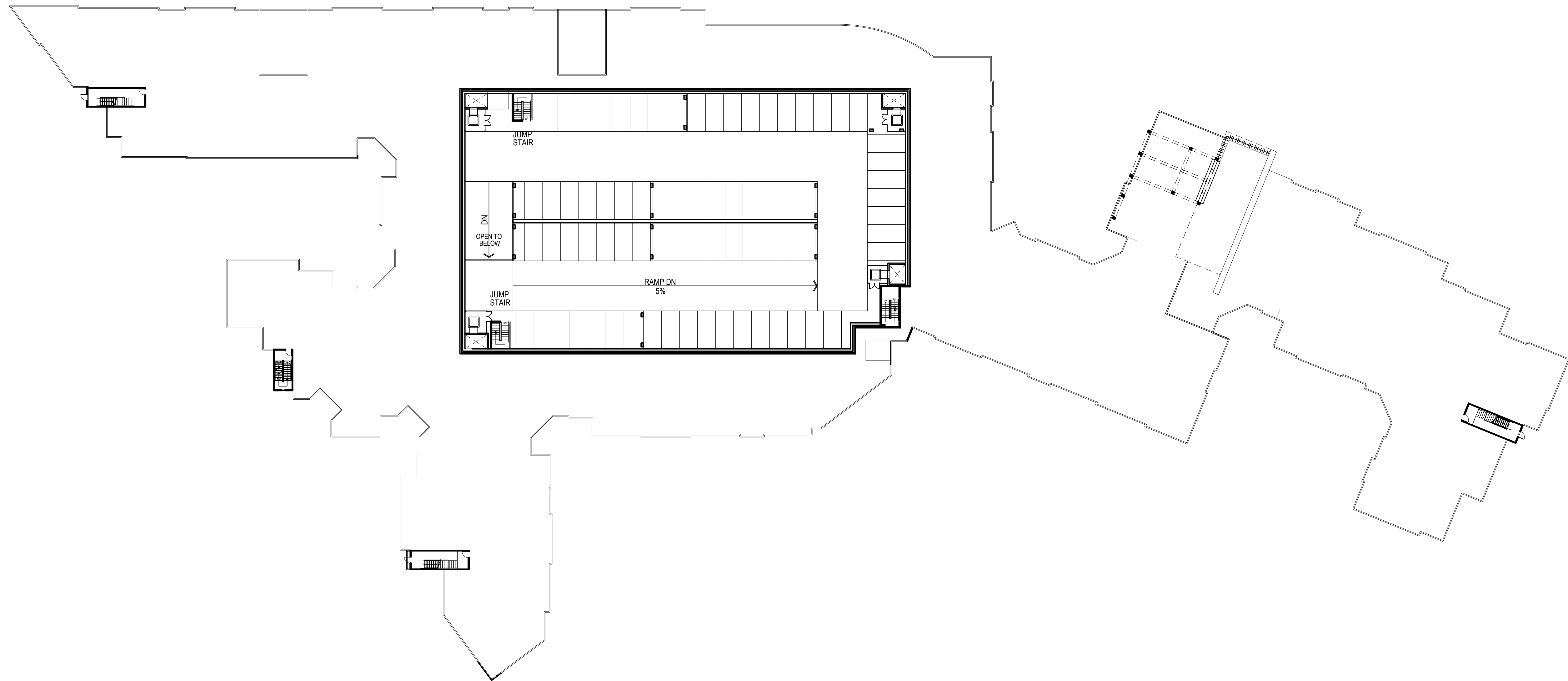
DATE: 10-19-21  
JOB NO.: 2018-609

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1"=30'-0" 0 15' 30' 60' 90'

BUILDING COMPOSITE PLAN - ROOFTOP PARKING

A2.51

Fore RiverPark

OXNARD, CA

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JOB NO.: 2018-609

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NORTH ELEVATION 1 (SCALE: 1/32" = 1'-0")



NORTH ELEVATION 1A (SCALE: 1/16" = 1'-0")

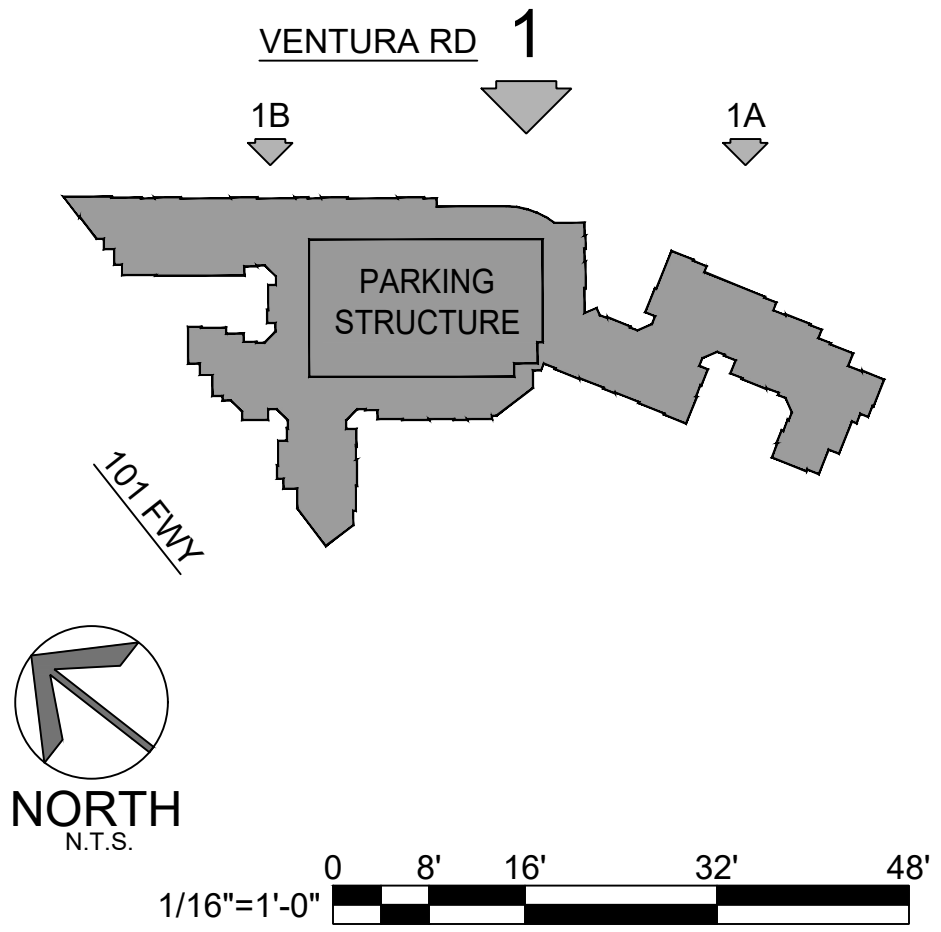


NORTH ELEVATION 1B (SCALE: 1/16" = 1'-0")

# MATERIAL / COLOR LEGEND

- 1 CORRUGATED METAL SIDING
- 2 CEMENTITIOUS FIBER SIDING
- 3 FAUX WOOD PORCELAIN TILE
- 4 METAL SUNSHADE
- 5 VINYL WINDOW
- 6 ROOF DECK
- 7 EXTERIOR PLASTER
- 8 PERFORATED METAL RAILING
- 9 GLASS RAILING
- 10 METAL SLATS
- 11 STOREFRONT GLAZING SYSTEM
- 12 CONCRETE PARKING STRUCTURE BEYOND, TO BE PAINTED PER ADJACENT BUILDING COLOR

# KEY MAP



NORTH ELEVATIONS

A2.6

Fore RiverPark

OXNARD, CA

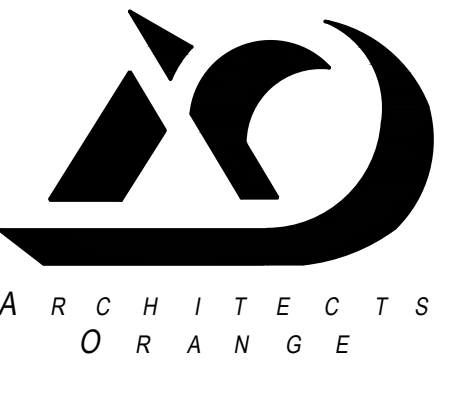
FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT

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805.456.8344

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JOB NO.: 2018-609

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SOUTH ELEVATION 2 (SCALE: 1/32" = 1'-0")



SOUTH ELEVATION 2A (SCALE: 1/16" = 1'-0")

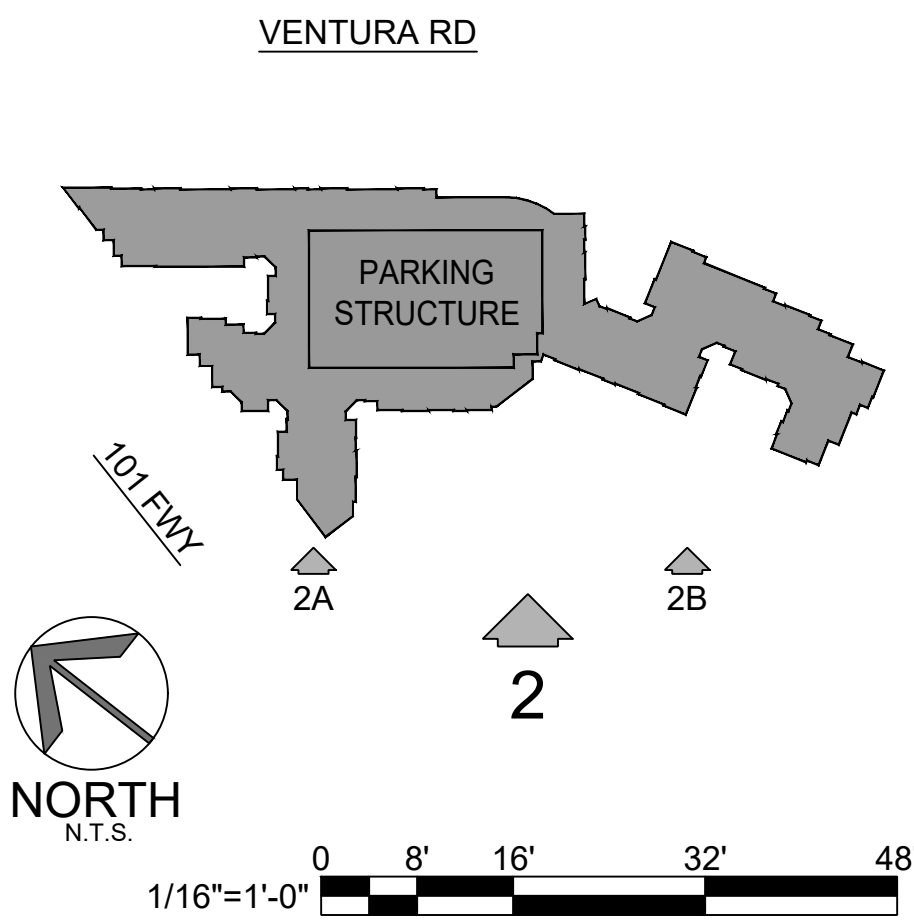


SOUTH ELEVATION 2B (SCALE: 1/16" = 1'-0")

**MATERIAL / COLOR LEGEND**

- 1 CORRUGATED METAL SIDING
- 2 CEMENTITIOUS FIBER SIDING
- 3 FAUX WOOD PORCELAIN TILE
- 4 METAL SUNSHADE
- 5 VINYL WINDOW
- 6 ROOF DECK
- 7 EXTERIOR PLASTER
- 8 PERFORATED METAL RAILING
- 9 GLASS RAILING
- 10 METAL SLATS
- 11 STOREFRONT GLAZING SYSTEM
- 12 CONCRETE PARKING STRUCTURE BEYOND, TO BE PAINTED PER ADJACENT BUILDING COLOR

**KEY MAP**



SOUTH ELEVATIONS

**A2.7**

**Fore RiverPark**

OXNARD, CA

**FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT**

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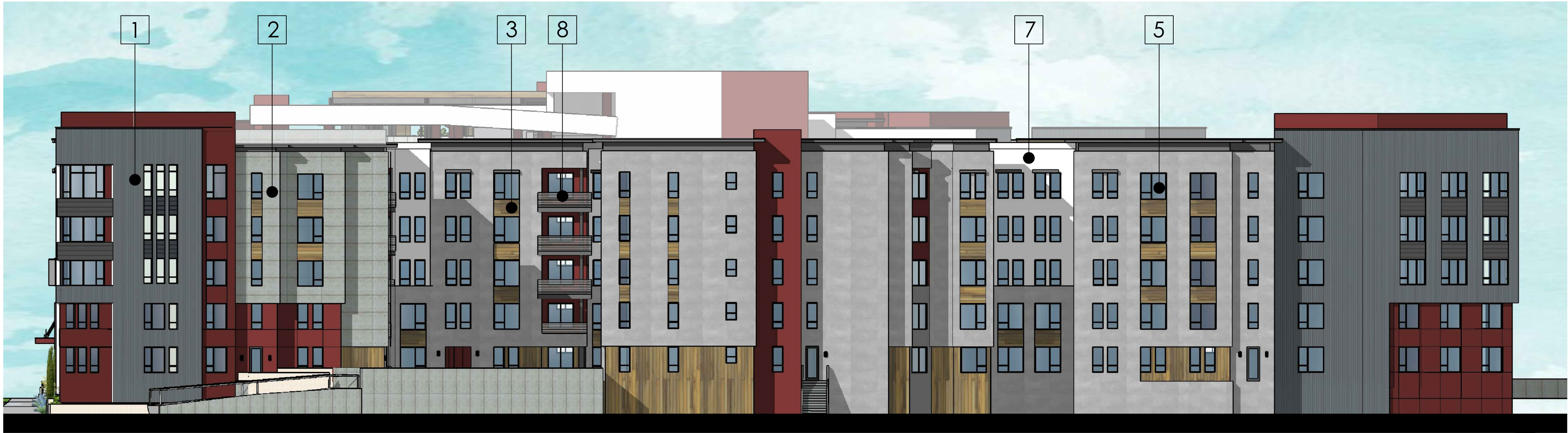




EAST ELEVATION 3

**MATERIAL / COLOR LEGEND**

- 1 CORRUGATED METAL SIDING
- 2 CEMENTITIOUS FIBER SIDING
- 3 FAUX WOOD PORCELAIN TILE
- 4 METAL SUNSHADE
- 5 VINYL WINDOW
- 6 ROOF DECK
- 7 EXTERIOR PLASTER
- 8 PERFORATED METAL RAILING
- 9 GLASS RAILING
- 10 METAL SLATS
- 11 STOREFRONT GLAZING SYSTEM
- 12 CONCRETE PARKING STRUCTURE BEYOND, TO BE PAINTED PER ADJACENT BUILDING COLOR

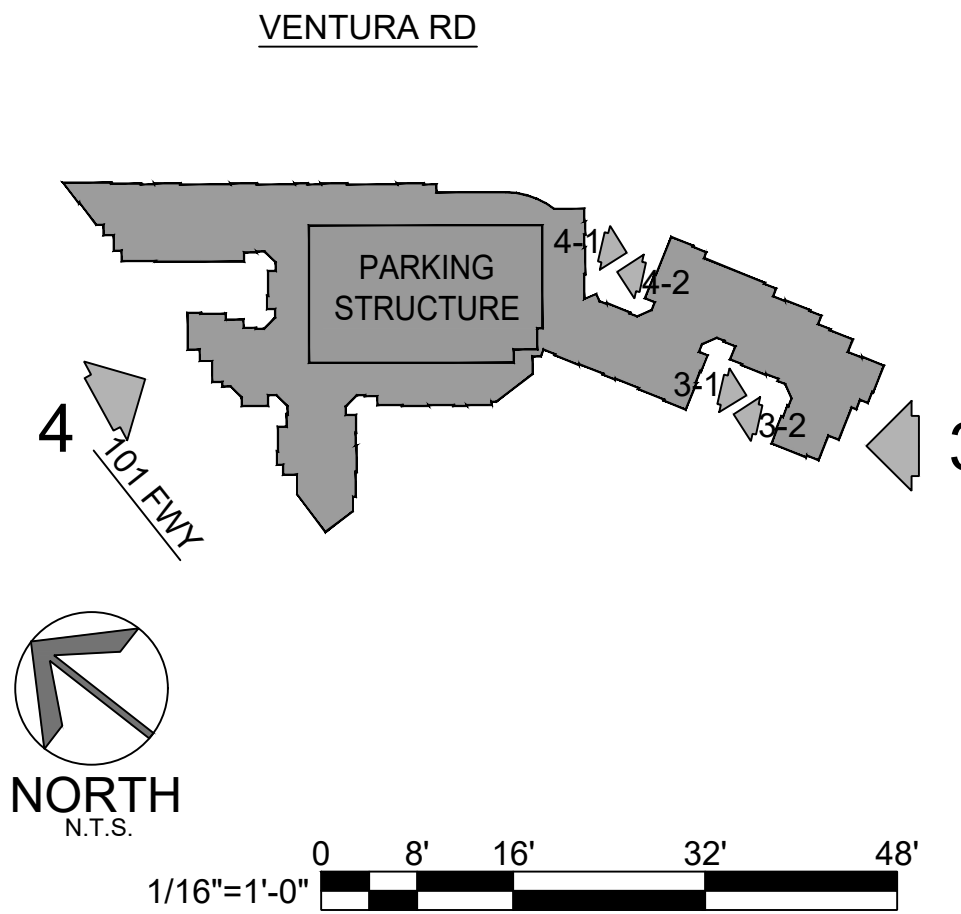


WEST ELEVATION 4

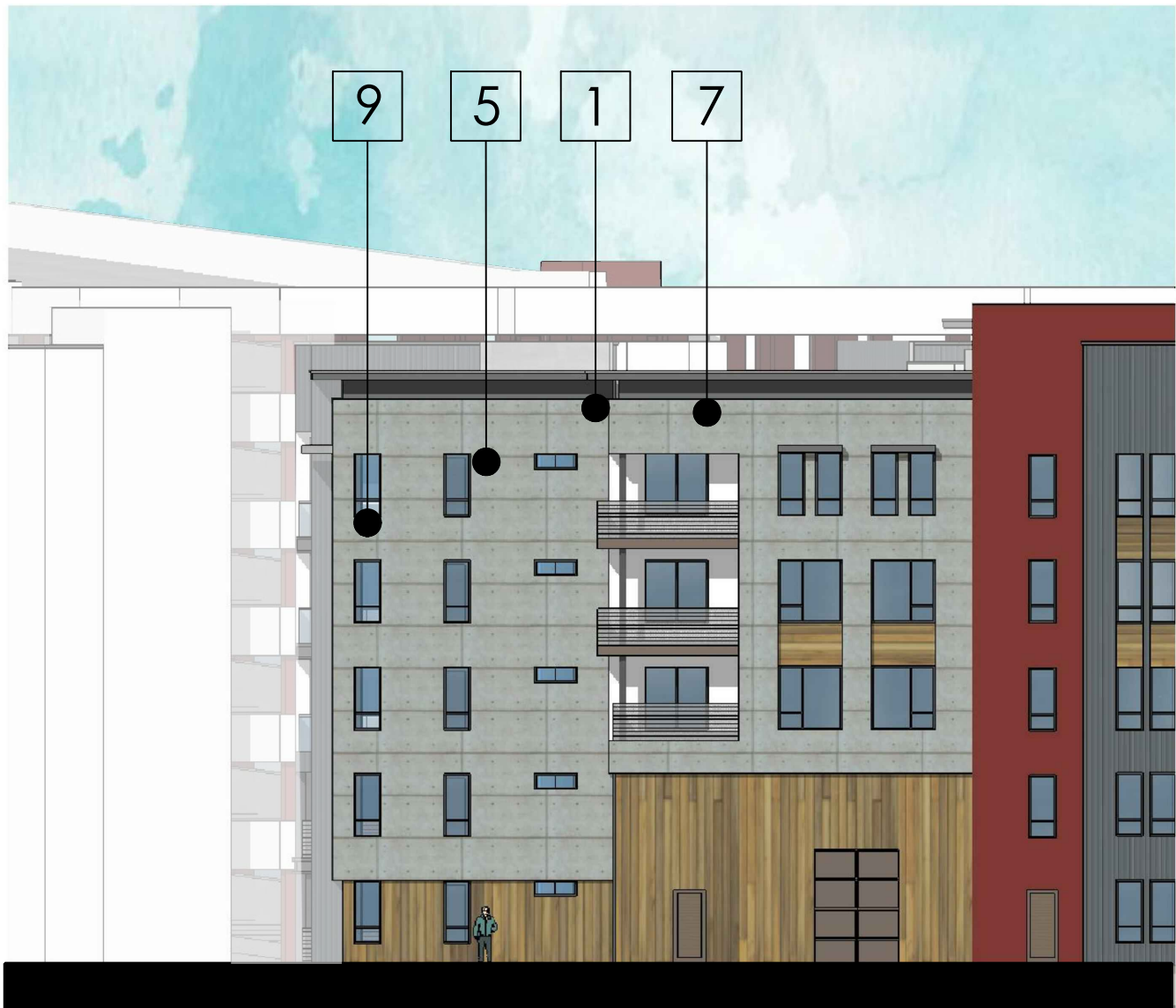


ELEVATION 4-1

**KEY MAP**



ELEVATION 4-2



ELEVATION 3-1



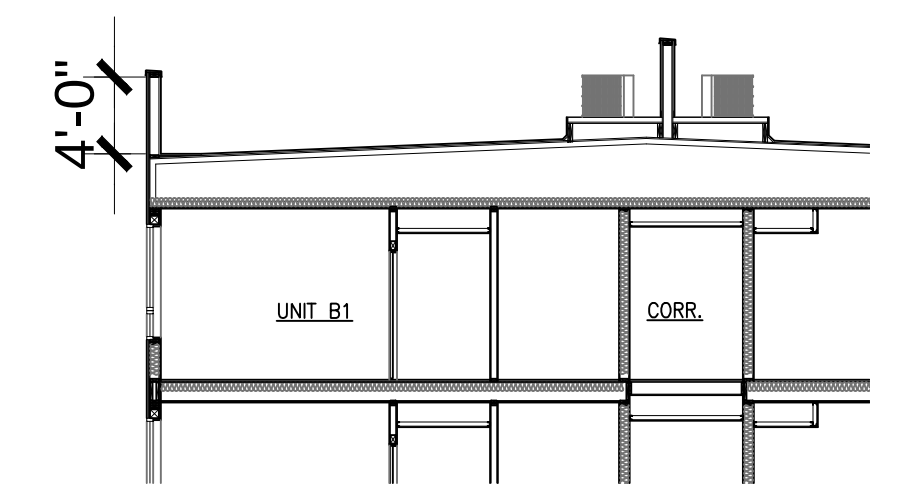
ELEVATION 3-2

EAST, WEST & COURTYARD ELEVATIONS

**A2.8**

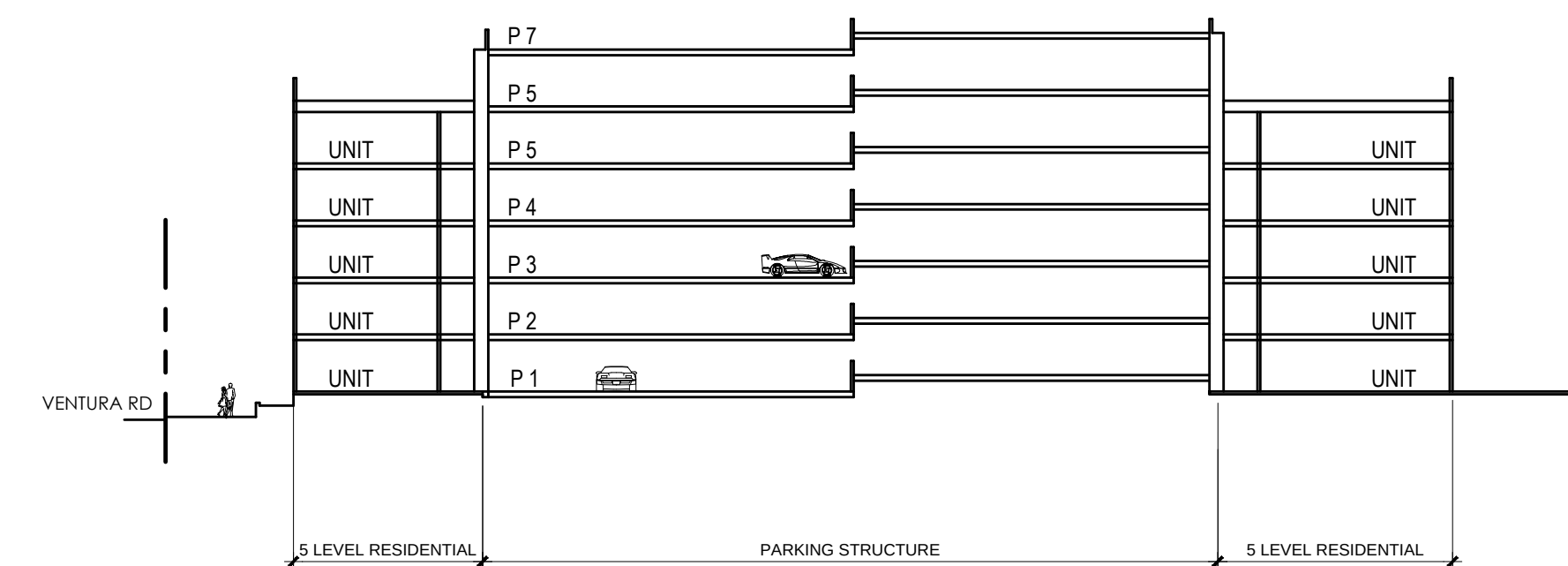




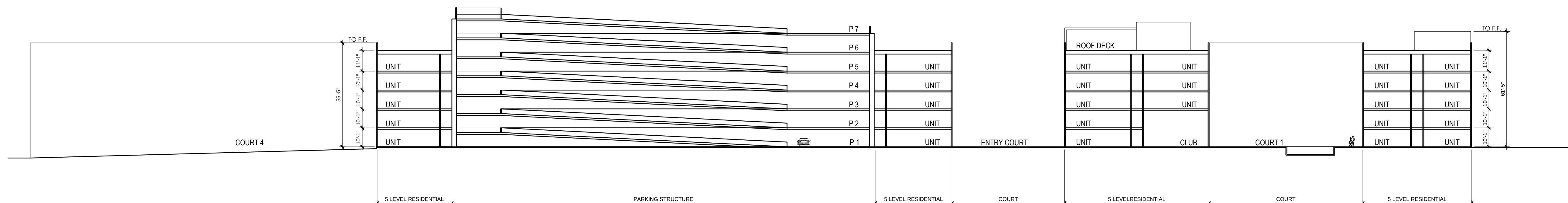


MECHANICAL SCREENING @ PARAPET

1"=10'-0" 0 5' 10' 20' 30'

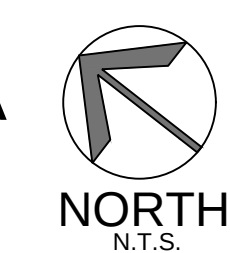
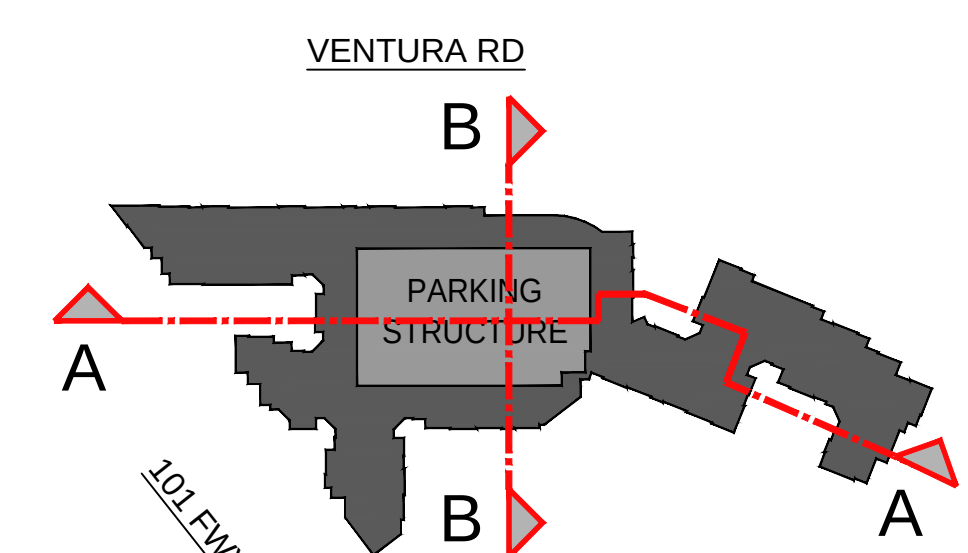


BUILDING SECTION B



BUILDING SECTION A

KEY MAP



1"=30'-0" 0 15' 30' 60' 90'

CONCEPTUAL BUILDING SECTIONS

A2.9

Fore RiverPark

OXNARD, CA

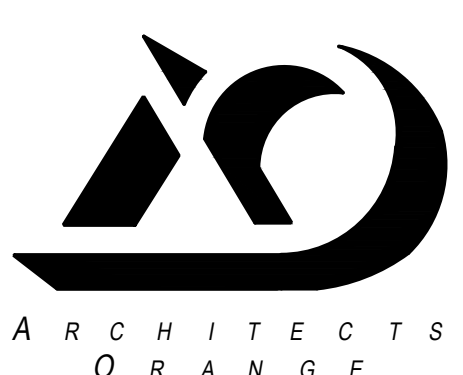
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805.456.8344

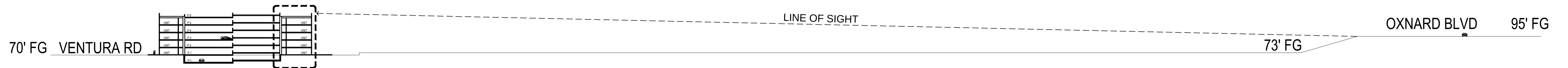
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JOB NO.: 2018-609

ARCHITECTS ORANGE

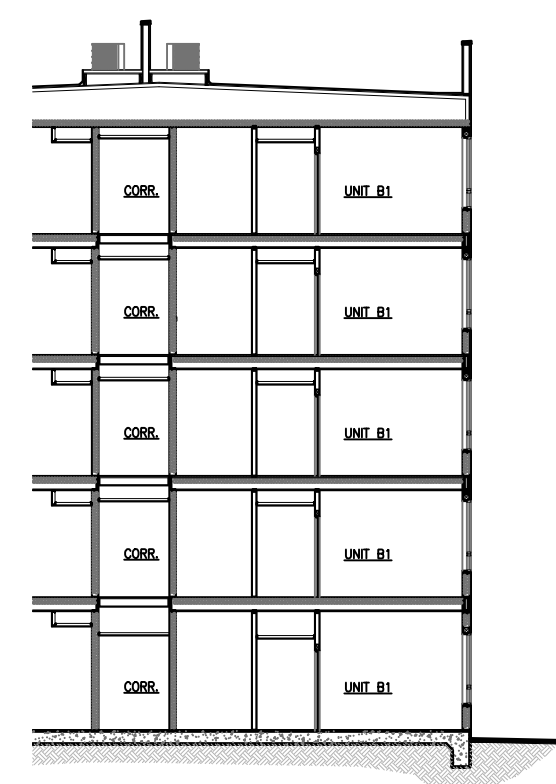
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(714) 639-9860







SECTION AA (N.T.S.)



SECTION THRU PARAPET (N.T.S.)

SITE SECTION

A2.91

**Fore RiverPark**  
 FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT  
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 805.456.8344

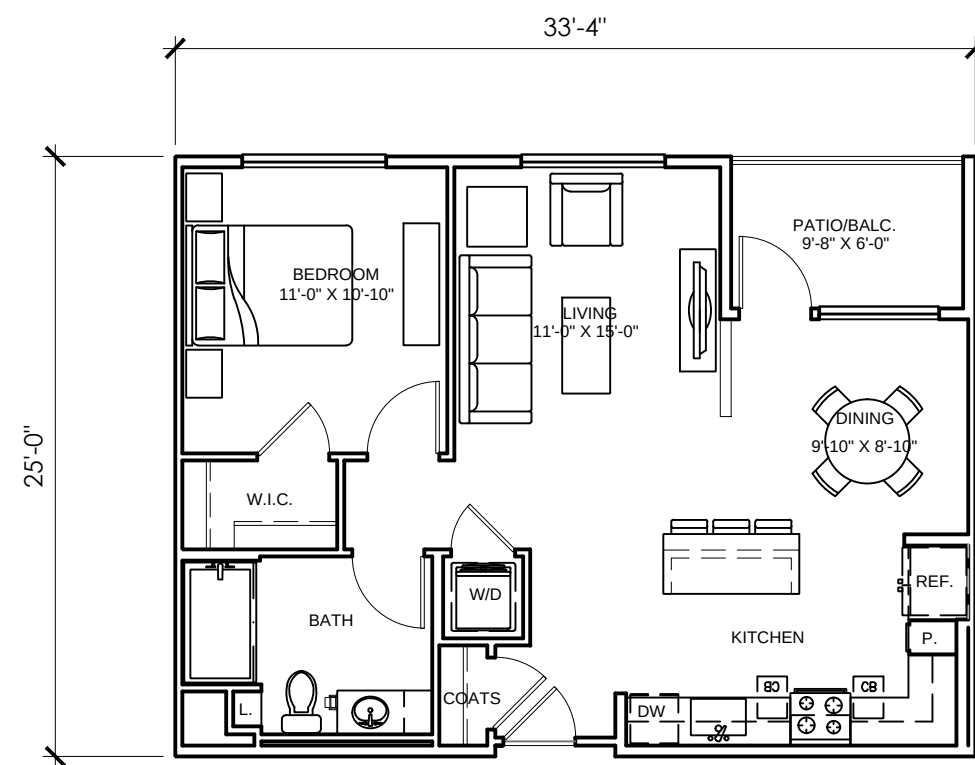
OXNARD, CA

DATE: 10-19-21  
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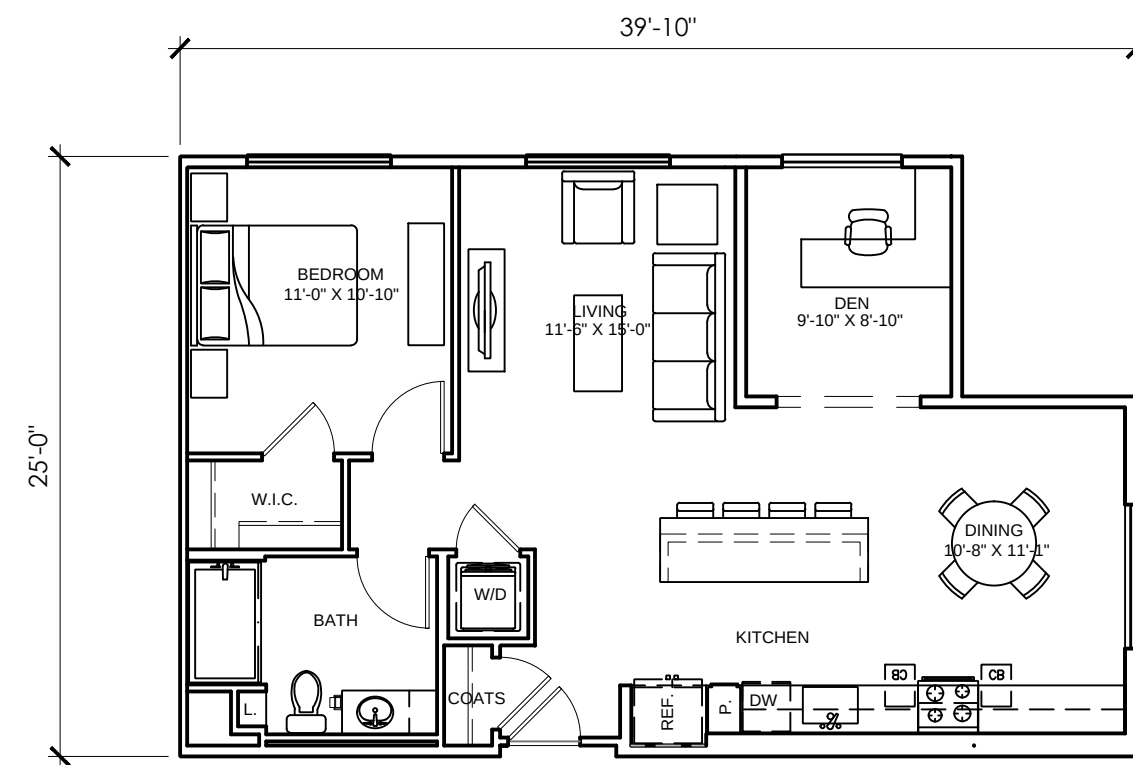


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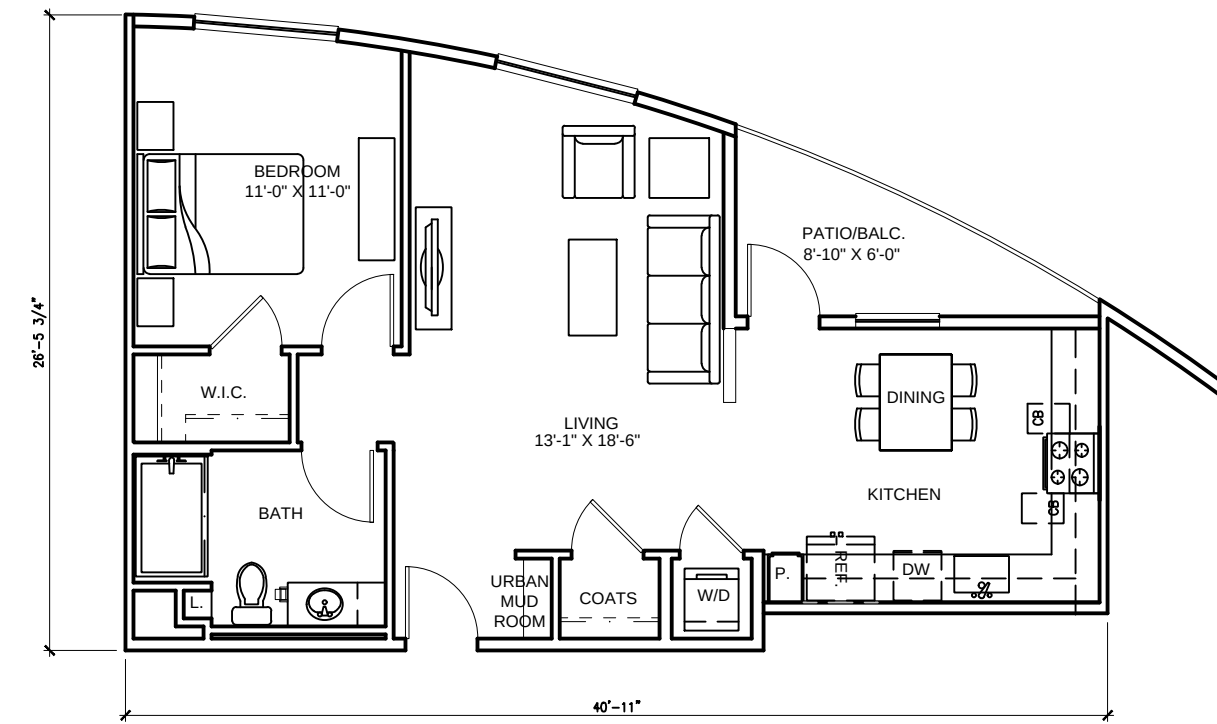
**UNIT A3: 1BR / 1BA**

LIVABLE AREA: 770 SQ. FT.  
PATIO/BALCONY: 58 SQ. FT.



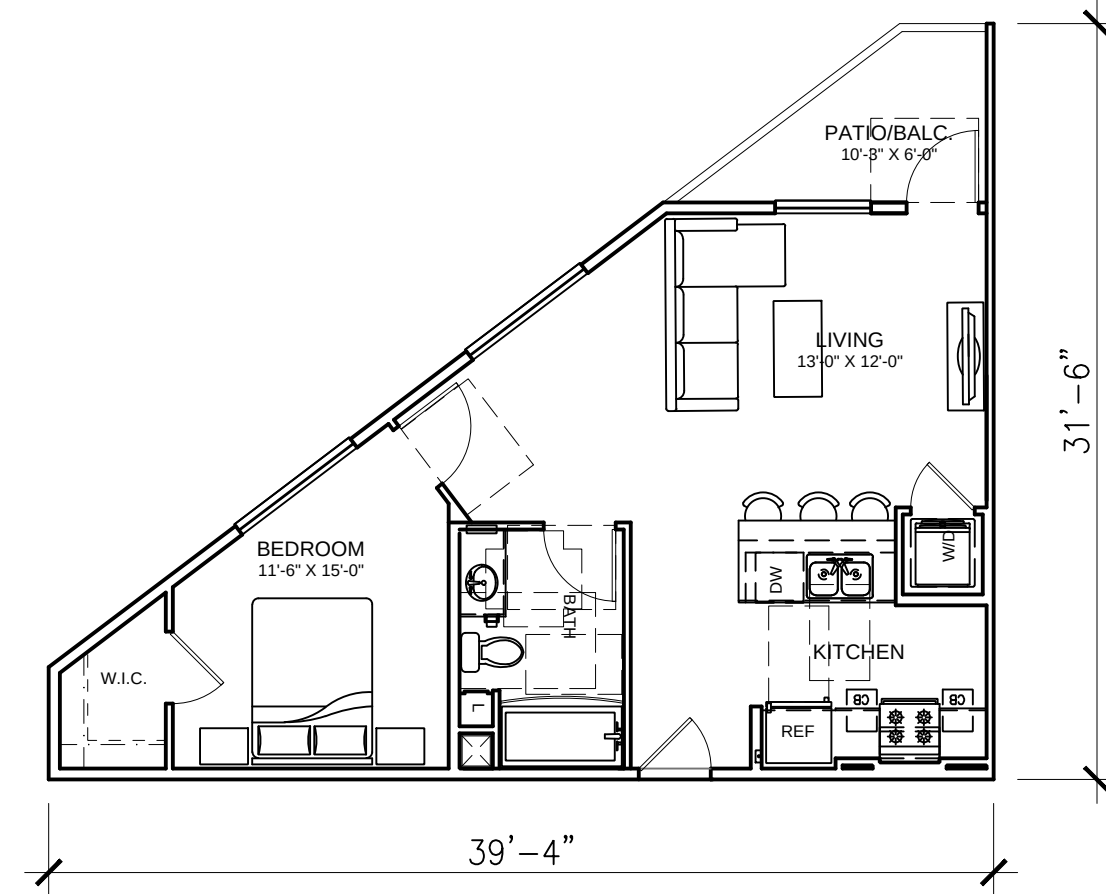
**UNIT A3a: 1BR+DEN / 1BA**

LIVABLE AREA: 921 SQ. FT.



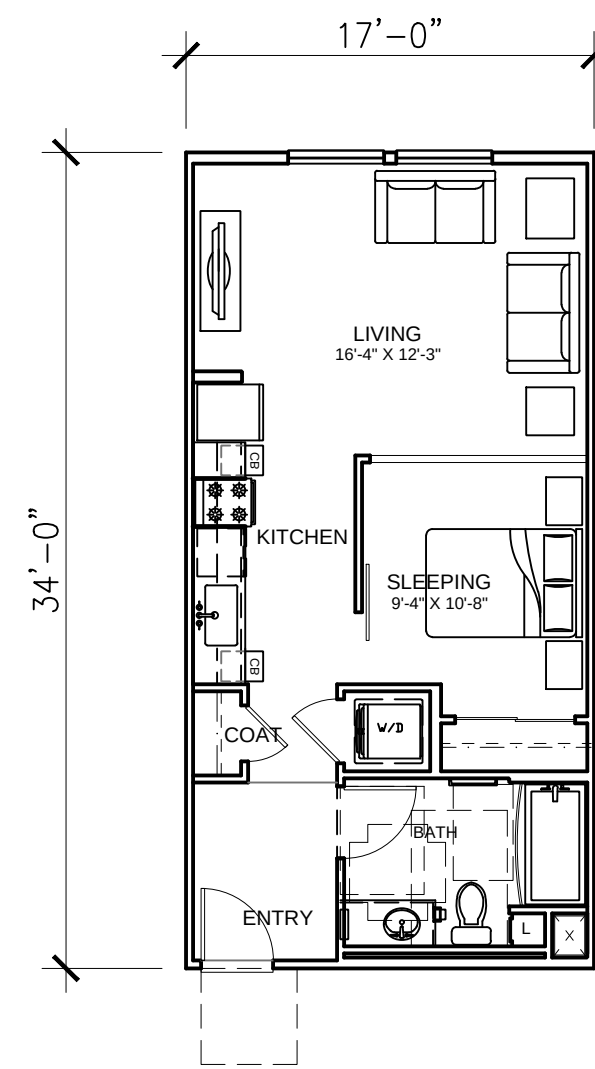
**UNIT A4: 2BR / 2BA**

LIVABLE AREA: 825 SQ. FT.  
PATIO/BALCONY: 69 SQ. FT.



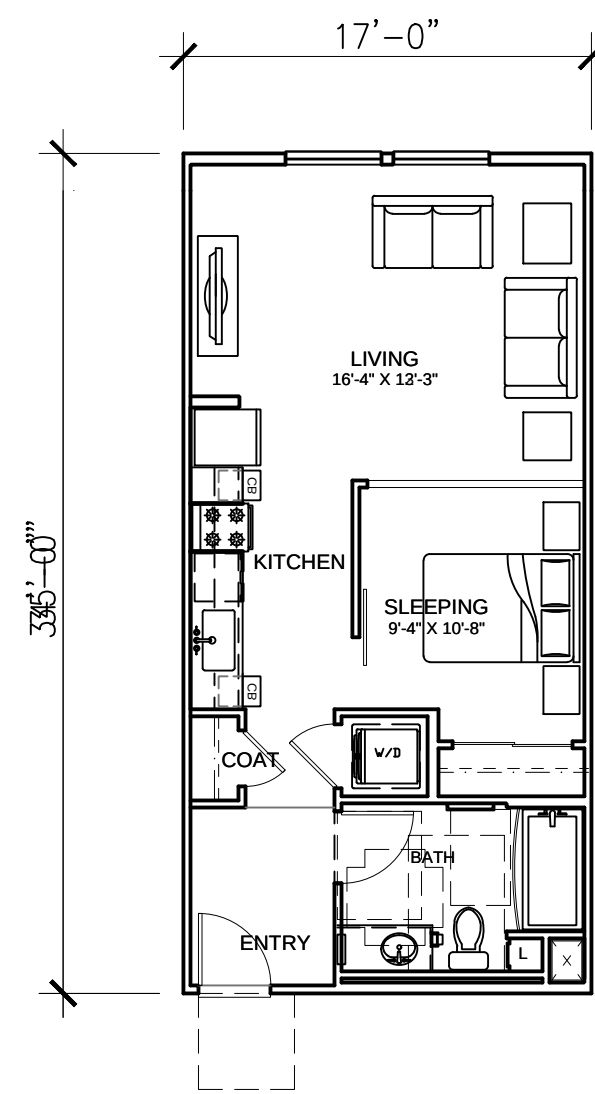
**UNIT A5: STUDIO / 1BA**

LIVABLE AREA: 699 SQ. FT.  
PATIO/BALCONY: 59 SQ. FT.



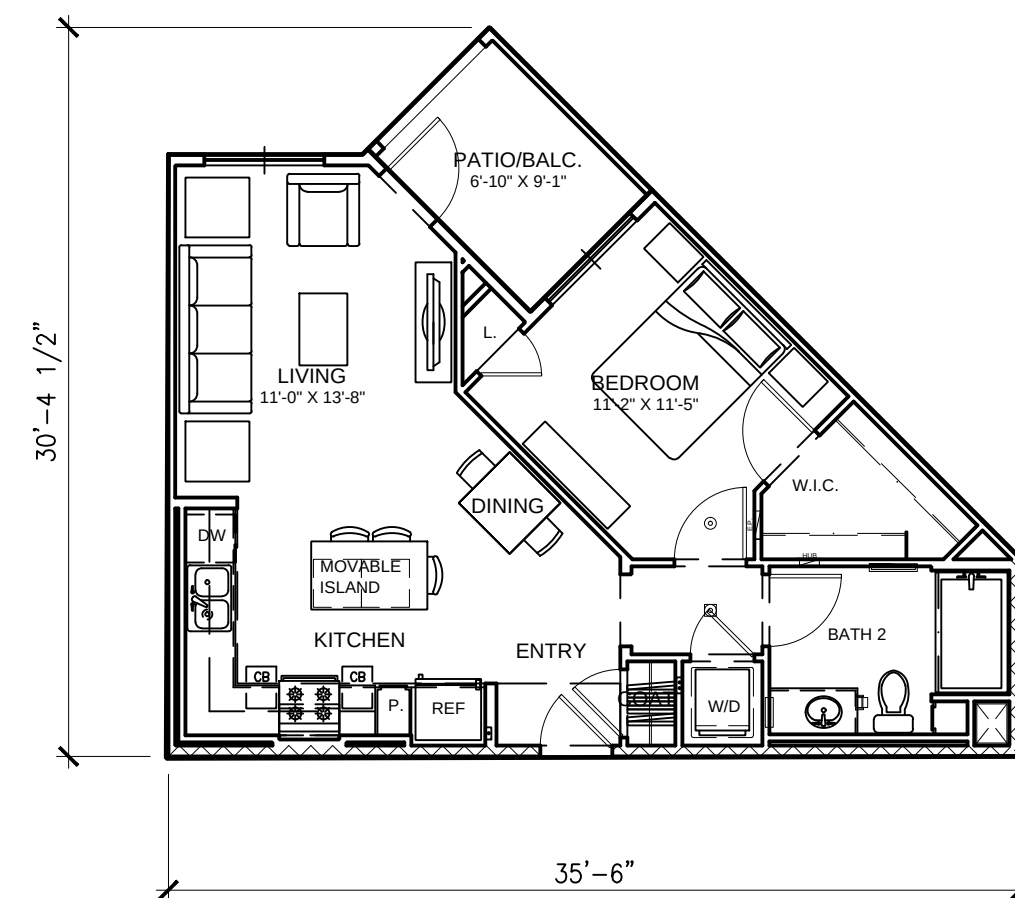
**UNIT S1: STUDIO / 1BA**

LIVABLE AREA: 578 SQ. FT.  
PATIO/BALCONY: #####



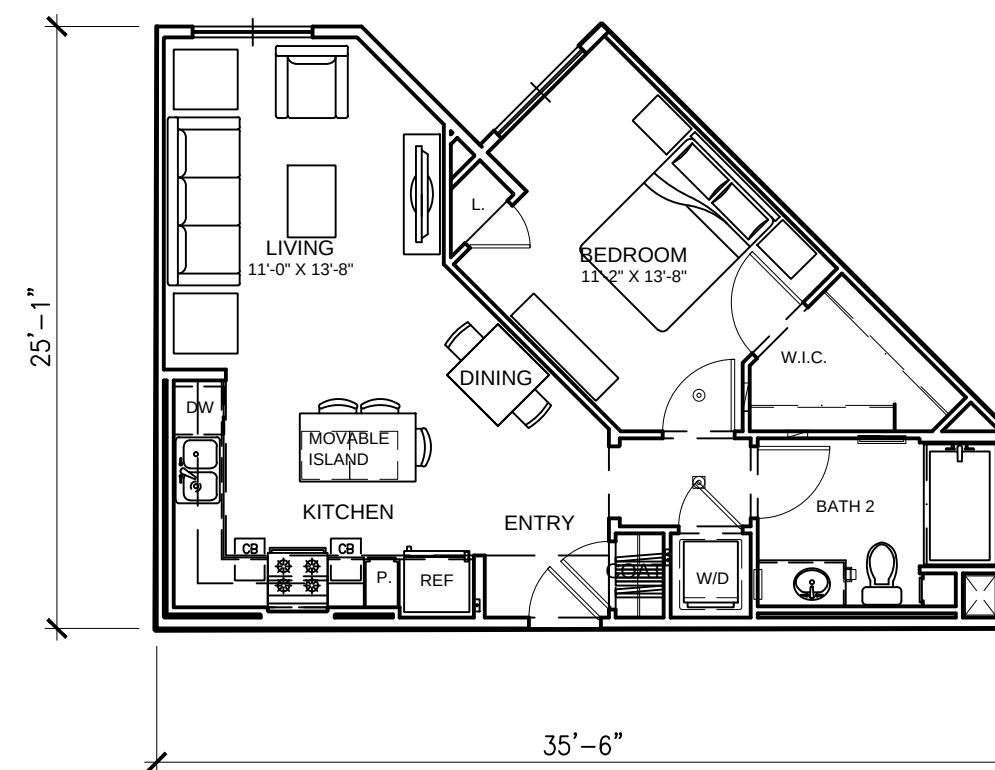
**UNIT S1a: STUDIO / 1BA**

LIVABLE AREA: 595 SQ. FT.  
PATIO/BALCONY: #####



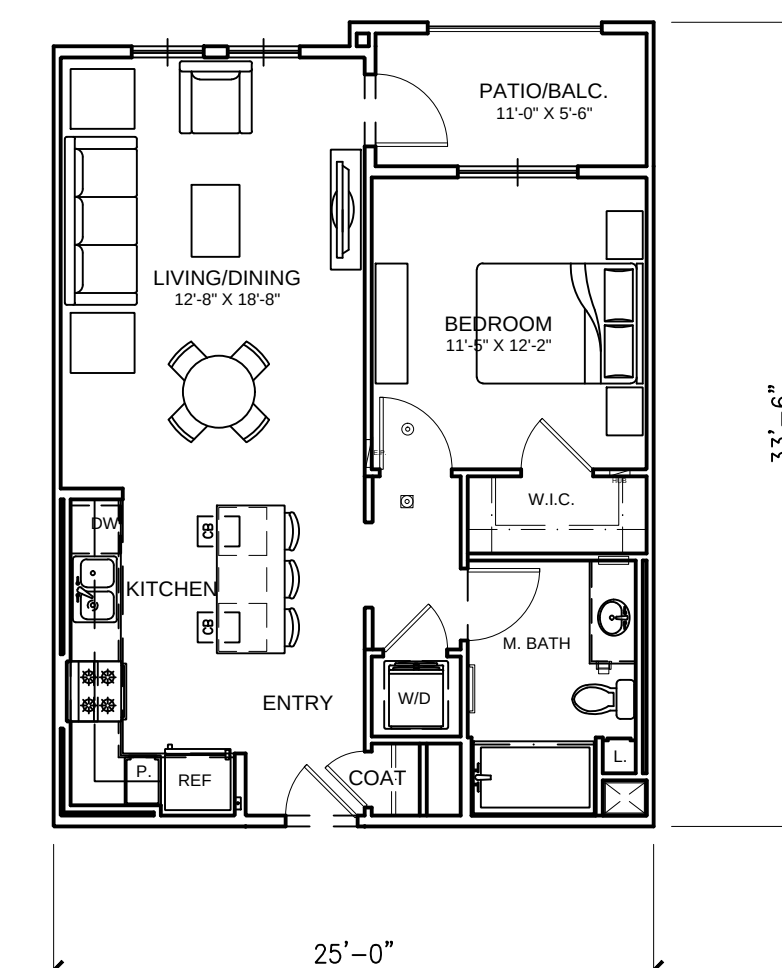
**UNIT A1: 1BR / 1BA**

LIVABLE AREA: 708 SQ. FT.  
PATIO/BALCONY: 63 SQ. FT.



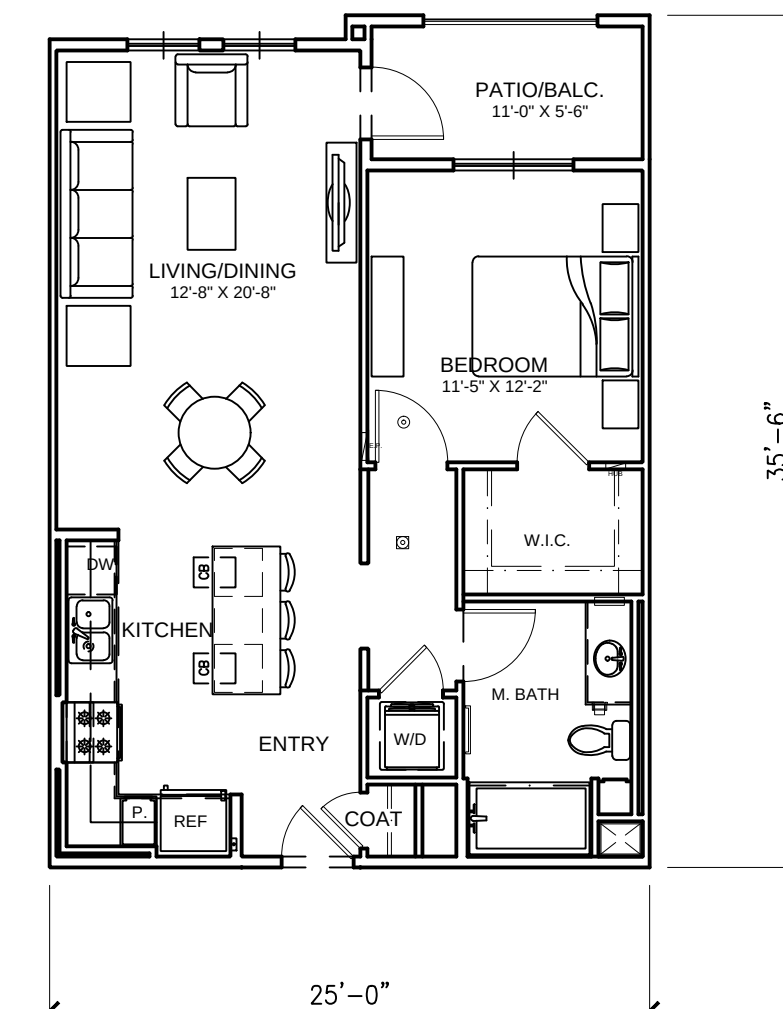
**UNIT A1a: 1BR / 1BA**

LIVABLE AREA: 725 SQ. FT.



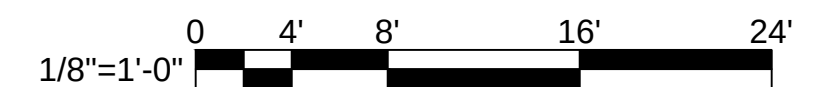
**UNIT A2: 1BR / 1BA**

LIVABLE AREA: 755 SQ. FT.  
PATIO/BALCONY: 62 SQ. FT.



**UNIT A2a: 1BR / 1BA**

LIVABLE AREA: 805 SQ. FT.  
PATIO/BALCONY: 62 SQ. FT.



Fore RiverPark

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT

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CONCEPTUAL UNIT PLANS

A3.0

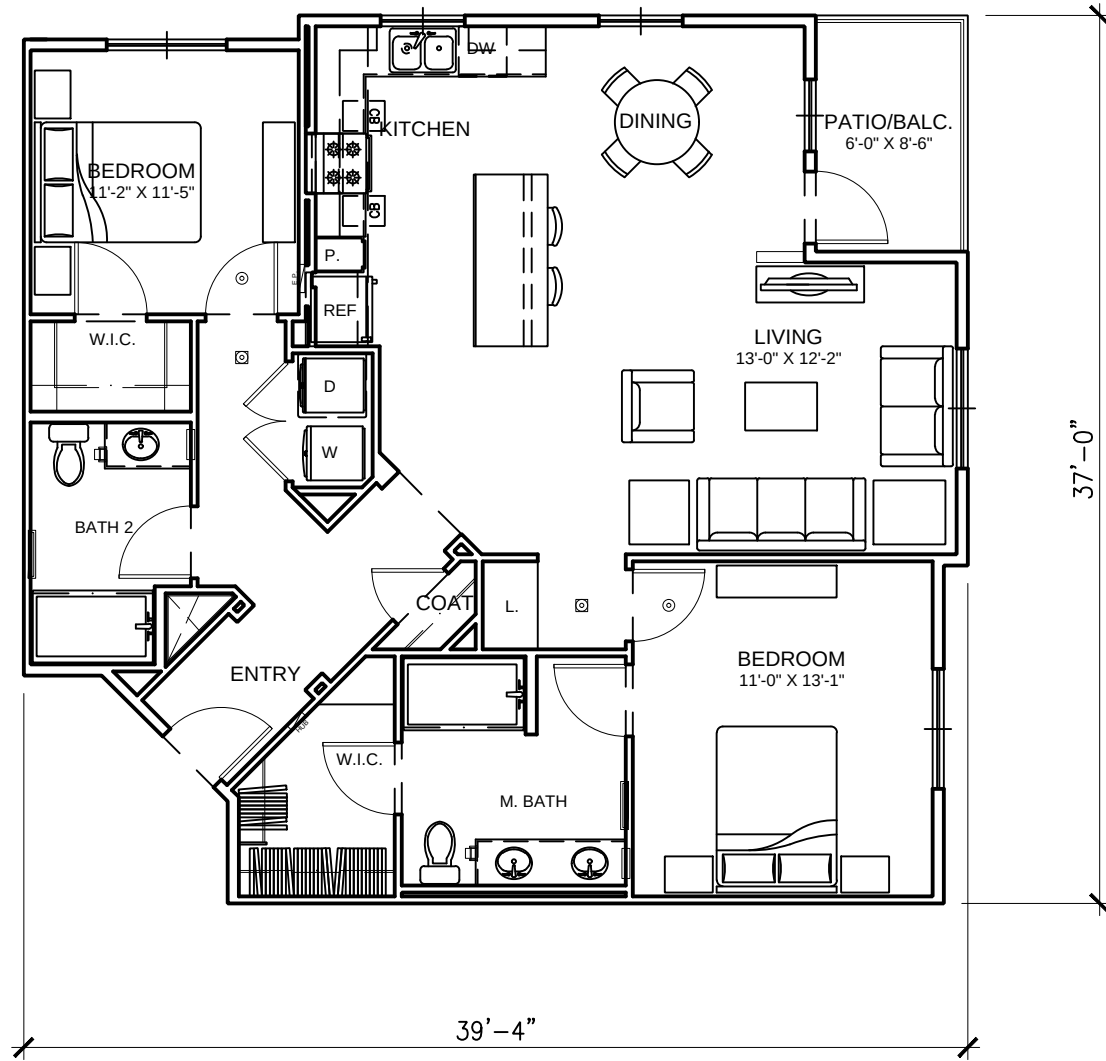
DATE: 10-19-21  
JOB NO.: 2018-609

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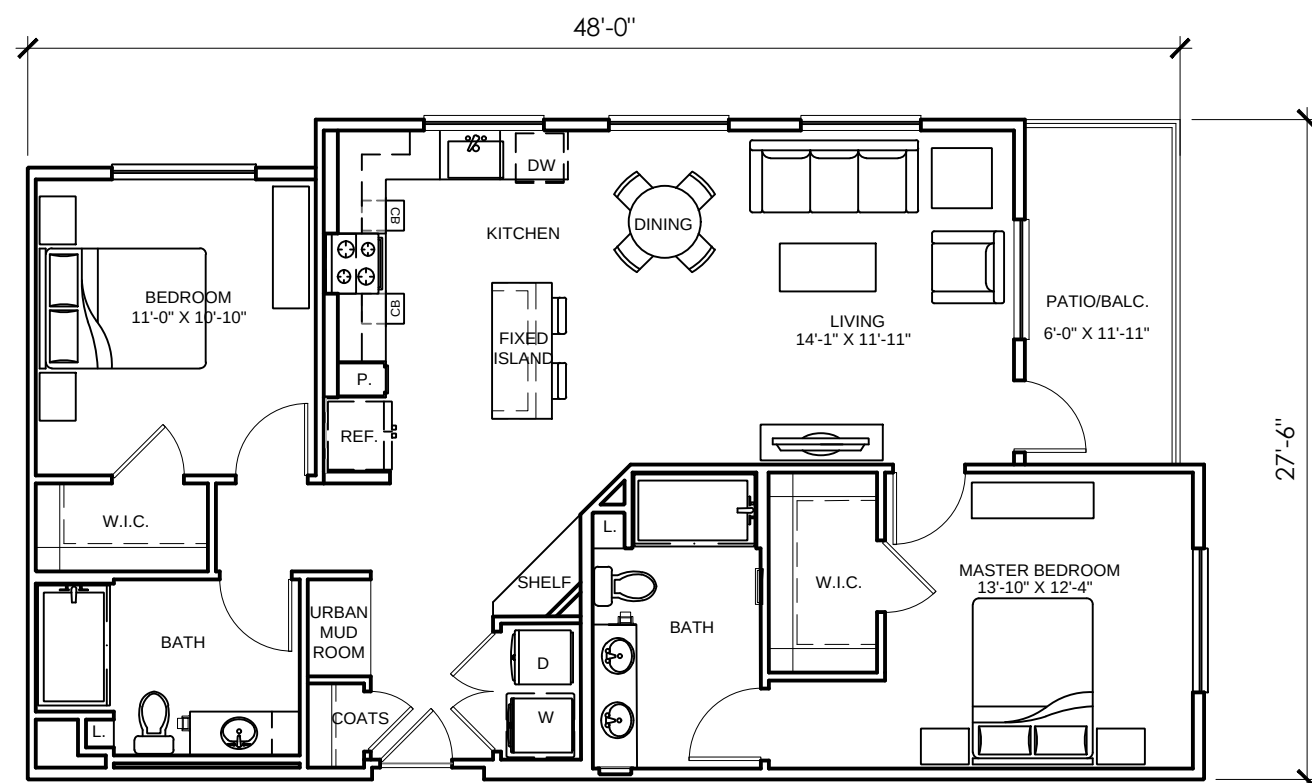


Tuesday, October 19, 2021 10:51:35 PM  
S:\2018\2018-609 FORE VENTURA RD APTS OXNARD\TITLEMENTS\18-609\_A3.0 - A3.1 UNIT PLANS.DWG



UNIT B3: 2BR / 2BA

LIVABLE AREA: 1301 SQ. FT.  
PATIO/BALCONY: 58 SQ. FT.

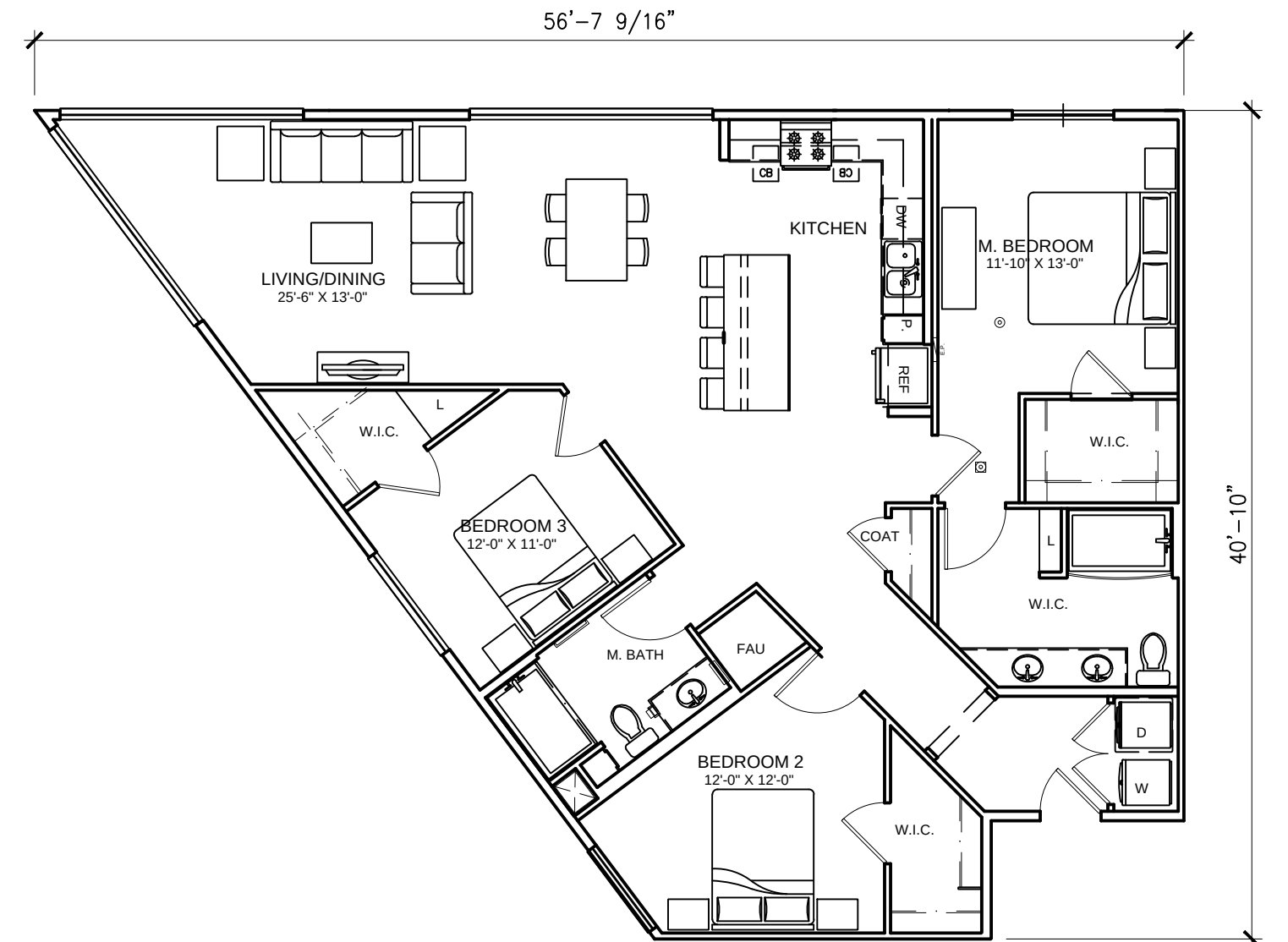


UNIT B4: 2BR / 2BA  
LIVABLE AREA: 1214 SQ. FT. SQ. FT.  
PATIO/BALCONY: 86 SQ. FT.



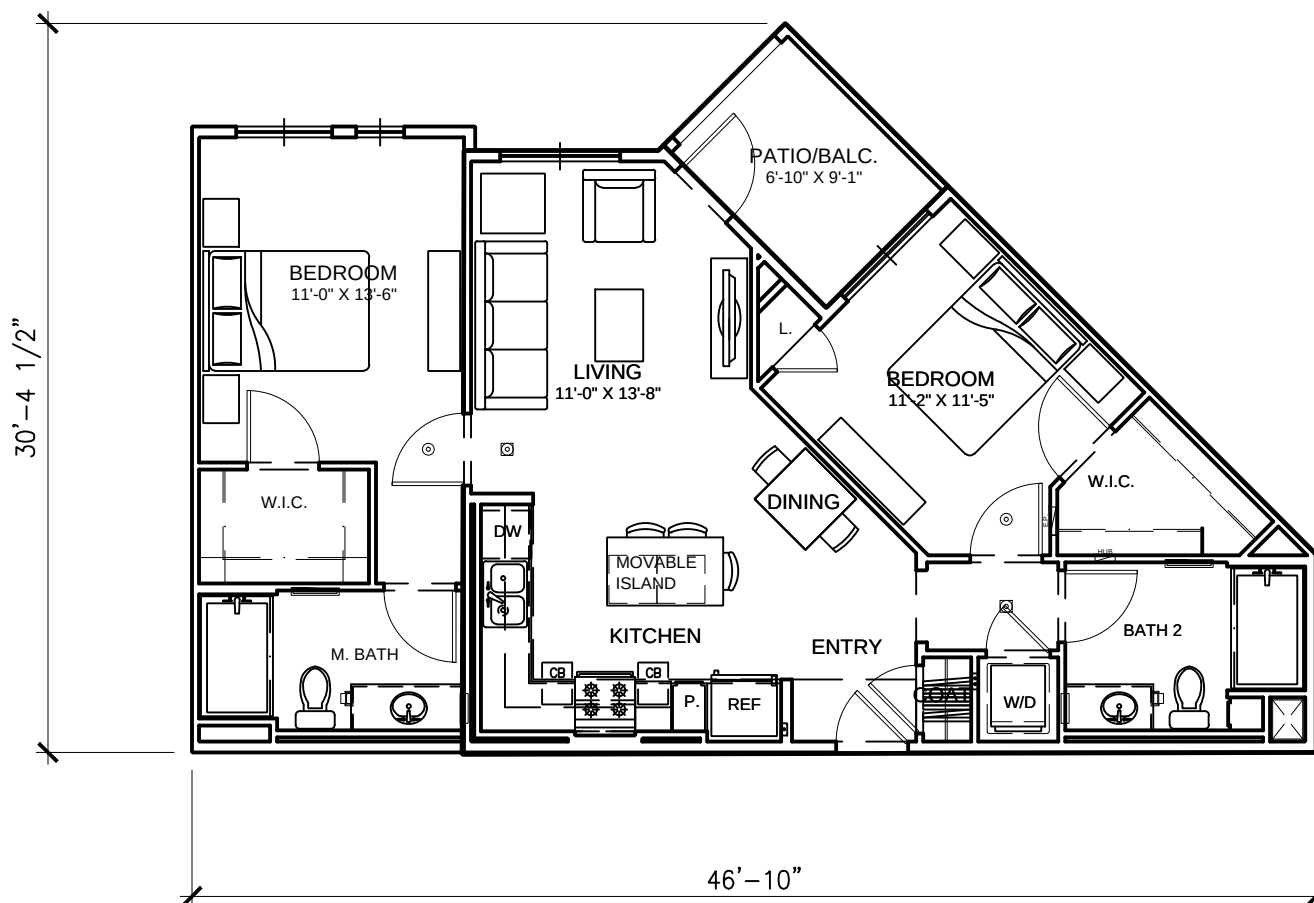
UNIT C1: 3BR / 2BA

LIVABLE AREA: 1507 SQ. FT.



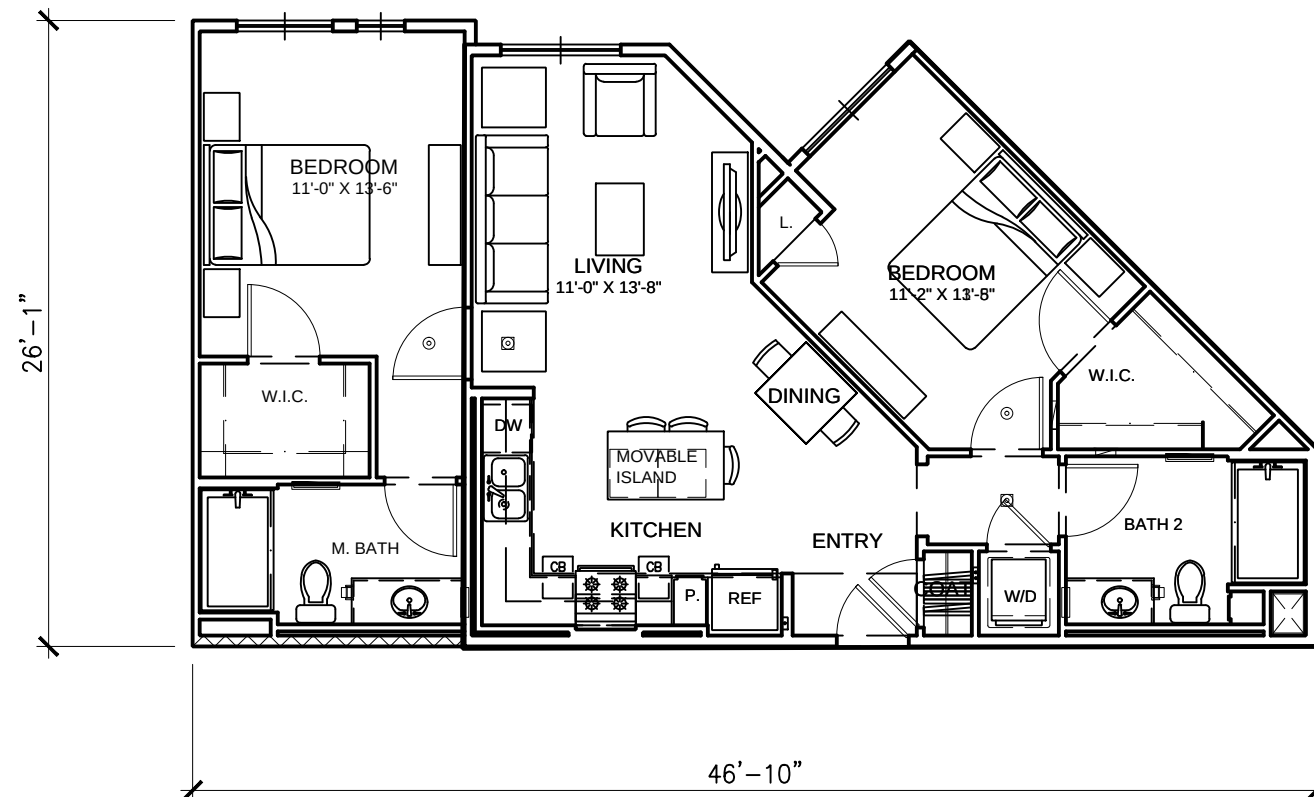
UNIT C2: 3BR / 2BA

LIVABLE AREA: 1633 SQ. FT.



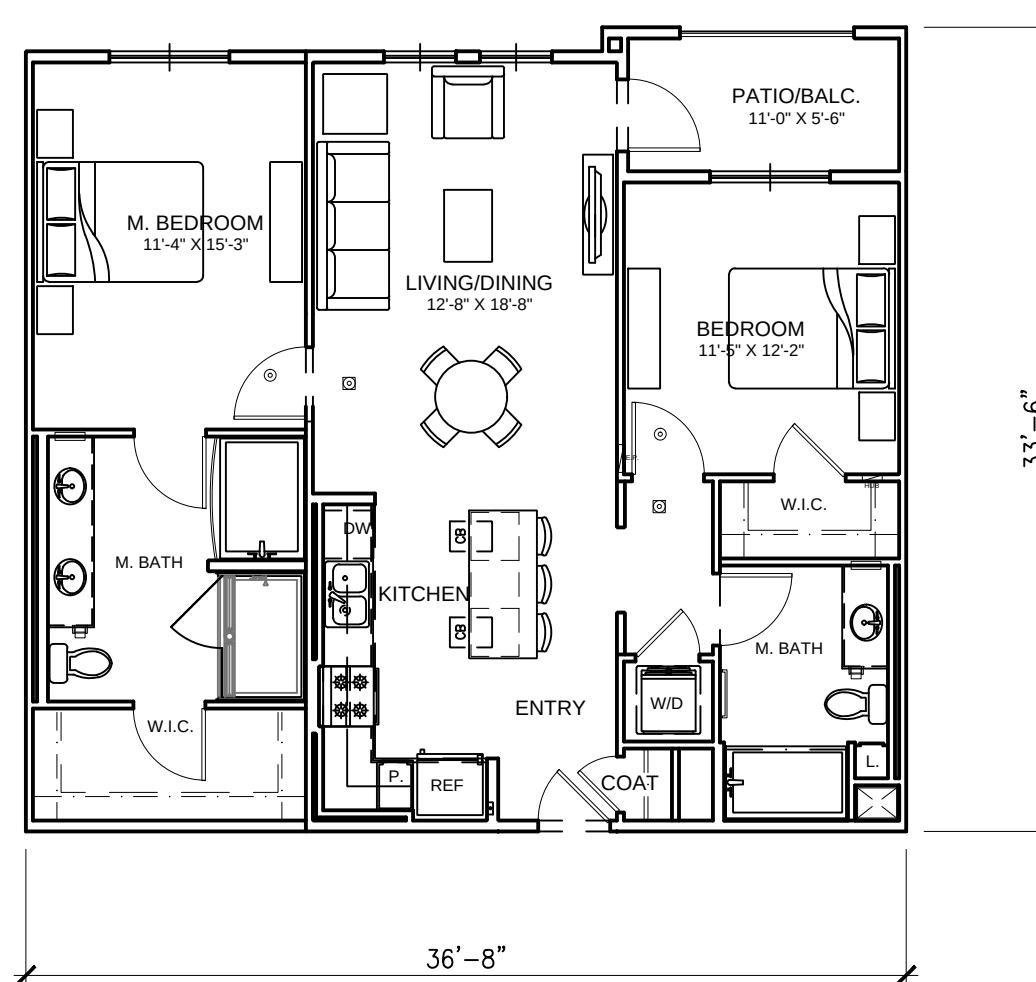
UNIT B1: 2BR / 2BA

LIVABLE AREA: 1004 SQ. FT.  
PATIO/BALCONY: 63 SQ. FT.



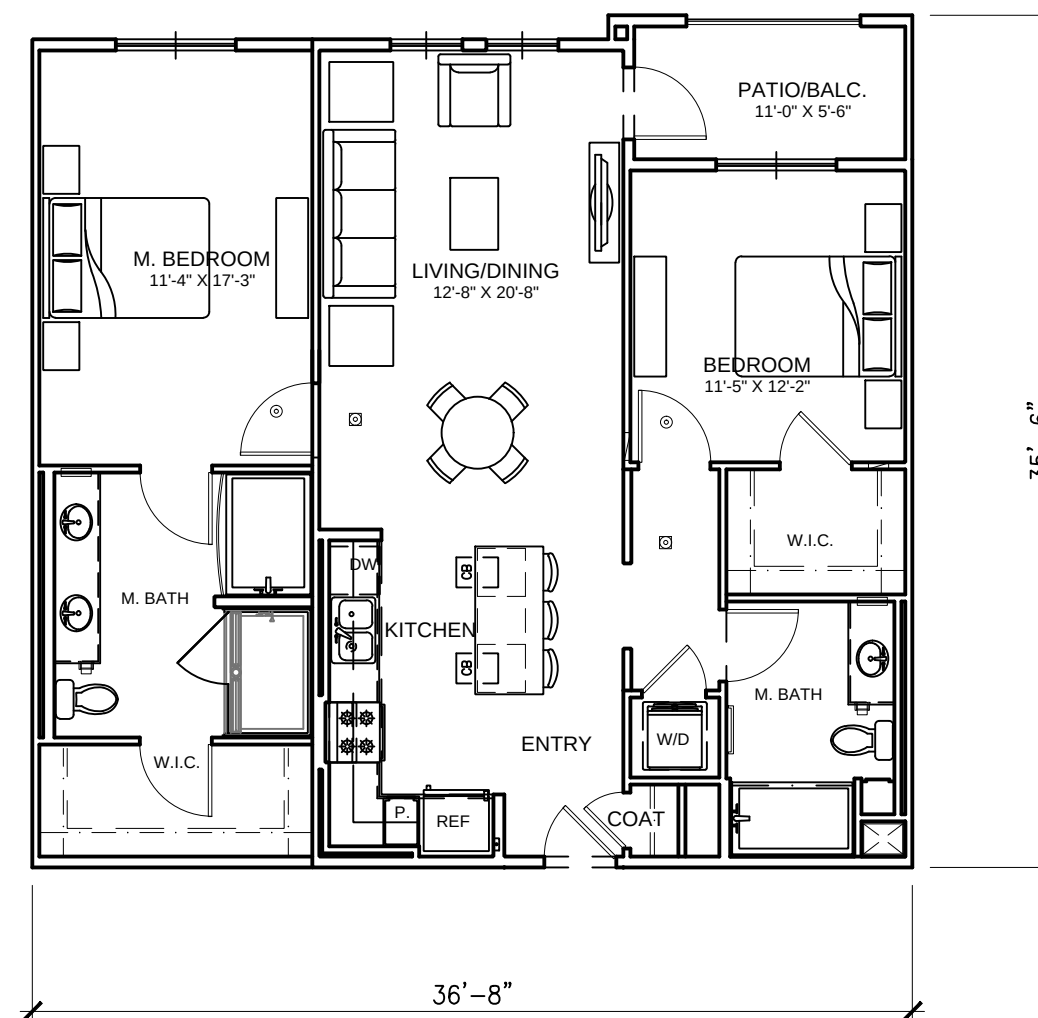
UNIT B1a: 2BR / 2BA

LIVABLE AREA: 1021 SQ. FT.



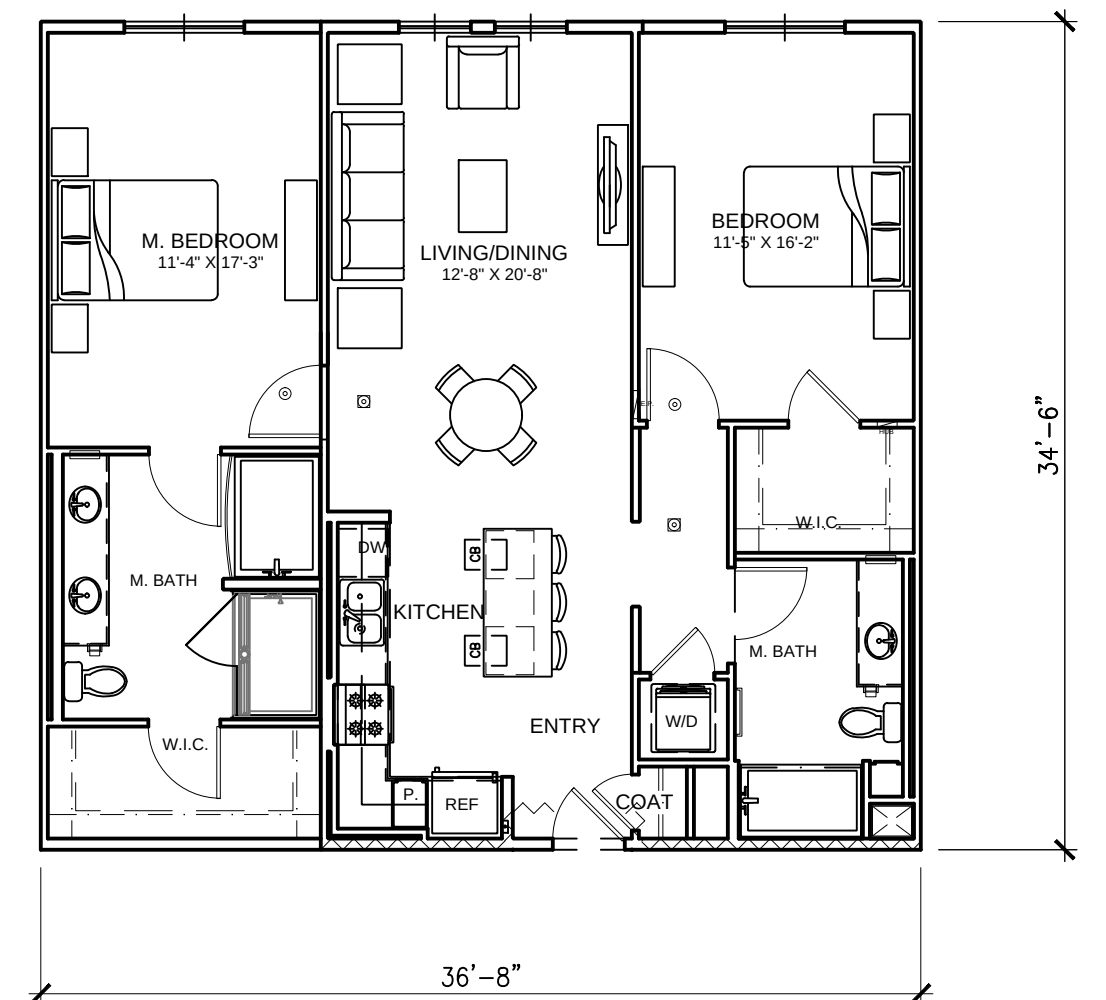
UNIT B2: 2BR / 2BA

LIVABLE AREA: 1134 SQ. FT.  
PATIO/BALCONY: 63 SQ. FT.



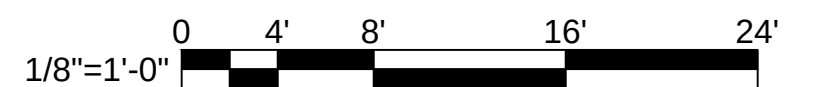
UNIT B2a: 2BR / 2BA

LIVABLE AREA: 1207 SQ. FT.  
PATIO/BALCONY: 63 SQ. FT.



UNIT B2b: 2BR / 2BA

LIVABLE AREA: 1265 SQ. FT.



Fore RiverPark

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT

1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101

805.456.8344

CONCEPTUAL UNIT PLANS

A3.1

DATE: 10-19-21  
JOB NO.: 2018-609

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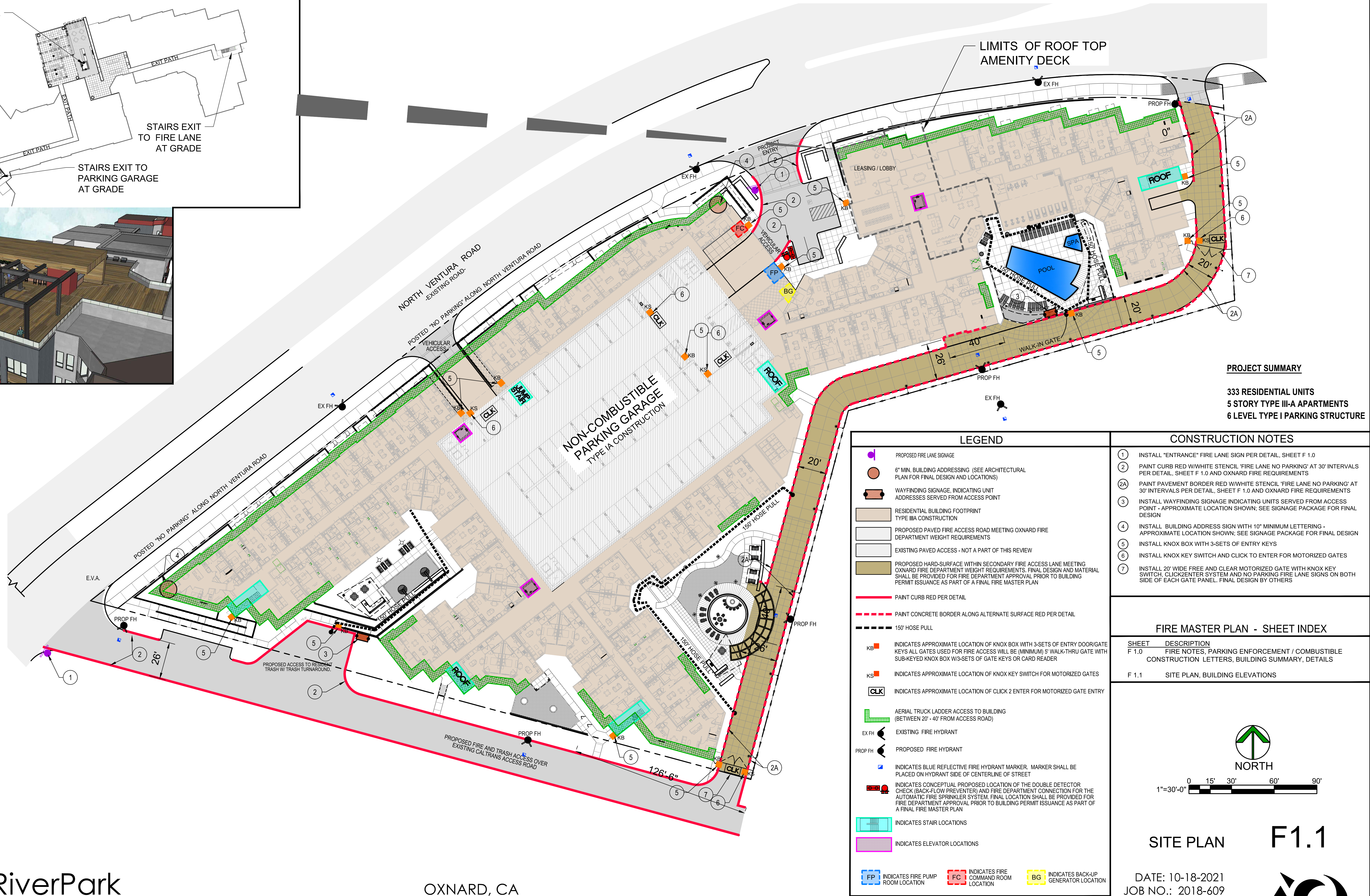
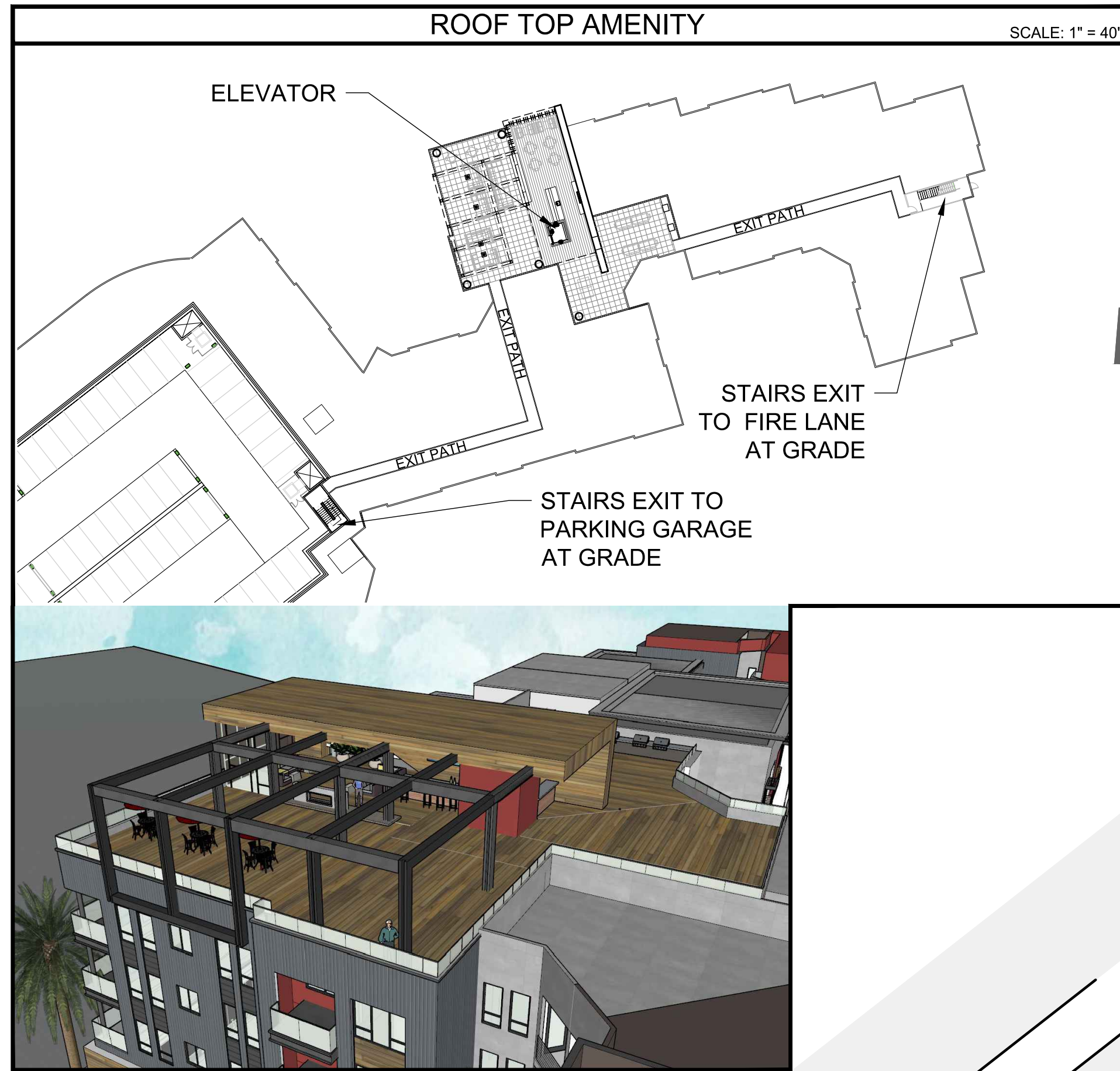
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Fore RiverPark

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT

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805.456.8344

OXNARD, CA

PREPARED BY:



302 N. EL CAMINO REAL  
SUITE 208  
SAN CLEMENTE, CA 92672

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
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COUNTY OF VENTURA, CA

**FORE PROPERTY COMPANY**

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**OVERALL SITE PLAN**



**SITE SCAPES**  
Landscape Architecture & Planning  
3190-B2 Airport Loop Drive  
Costa Mesa, CA 92626  
Richard Polhemus, License # 2782  
(949) 644-9370 FAX (714) 210-3140  
JOB NO. 19-039

**ARCHITECTS ORANGE**

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

19-039 OCTOBER 07, 2021

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A diagram showing a step function on a horizontal axis labeled 0, 10', and 20'. The function has a value of 1 from 0 to 10', a value of 0 from 10' to 20', and a value of 1 from 20' to 30'. A circle with an arrow points to the peak at 10'.

L2



**S I T E S C A P E S**  
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3190-82 Airport Loop Drive  
Costa Mesa, CA 92626  
Richard Polthaus, License # 2782  
(949) 644-9370 FAX (714) 210-3140  
JOB NO. 19-039

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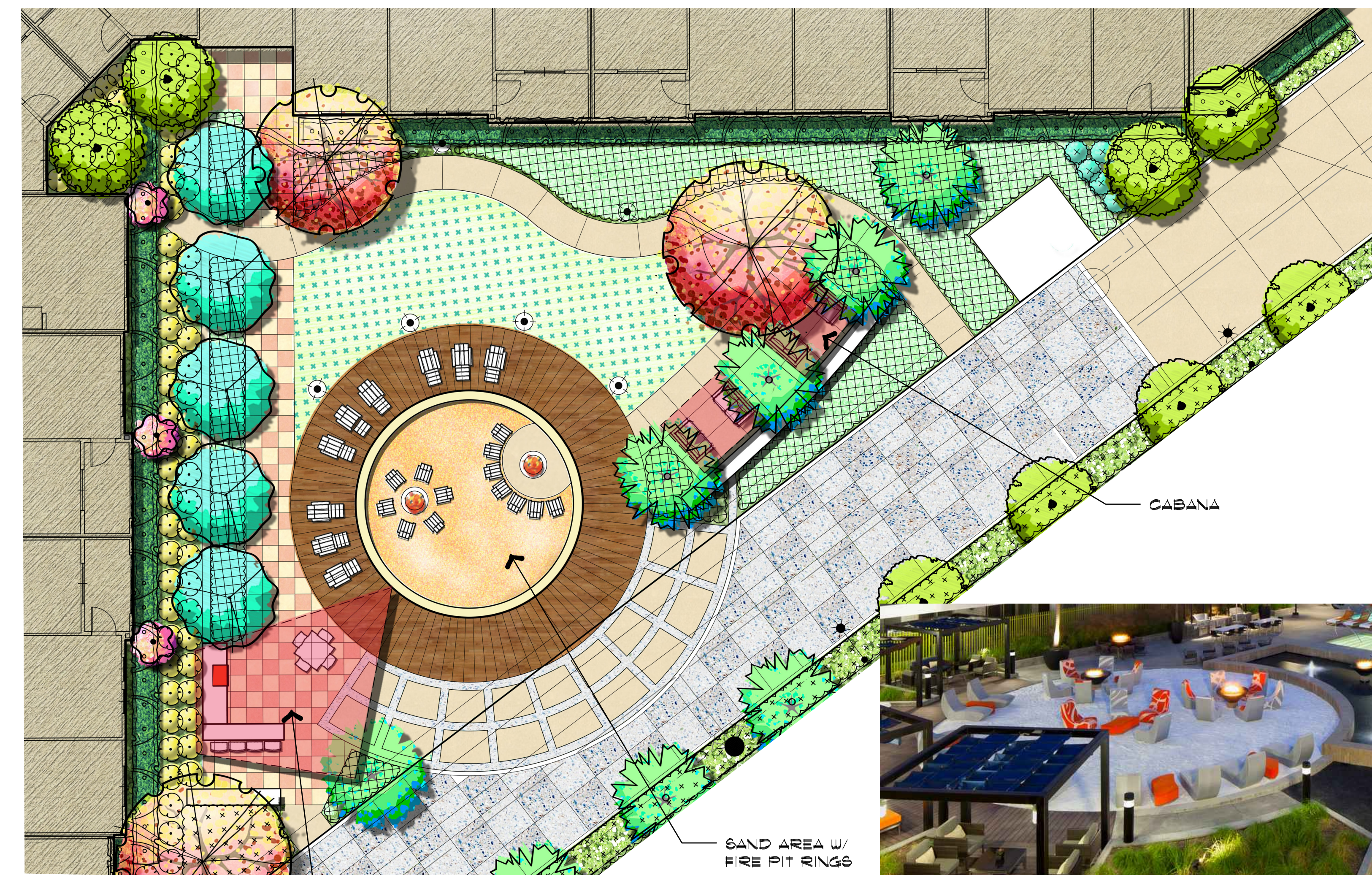
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COURTYARD 3 - DOG PARK



COURTYARD 2 - "BEACH EXPERIENCE"

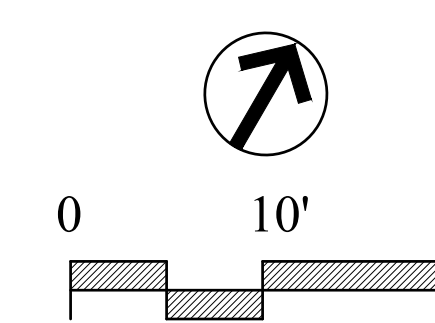
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COUNTY OF VENTURA, CA

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## COURTYARD ENLARGEMENTS

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Richard Polansky, License # 3782  
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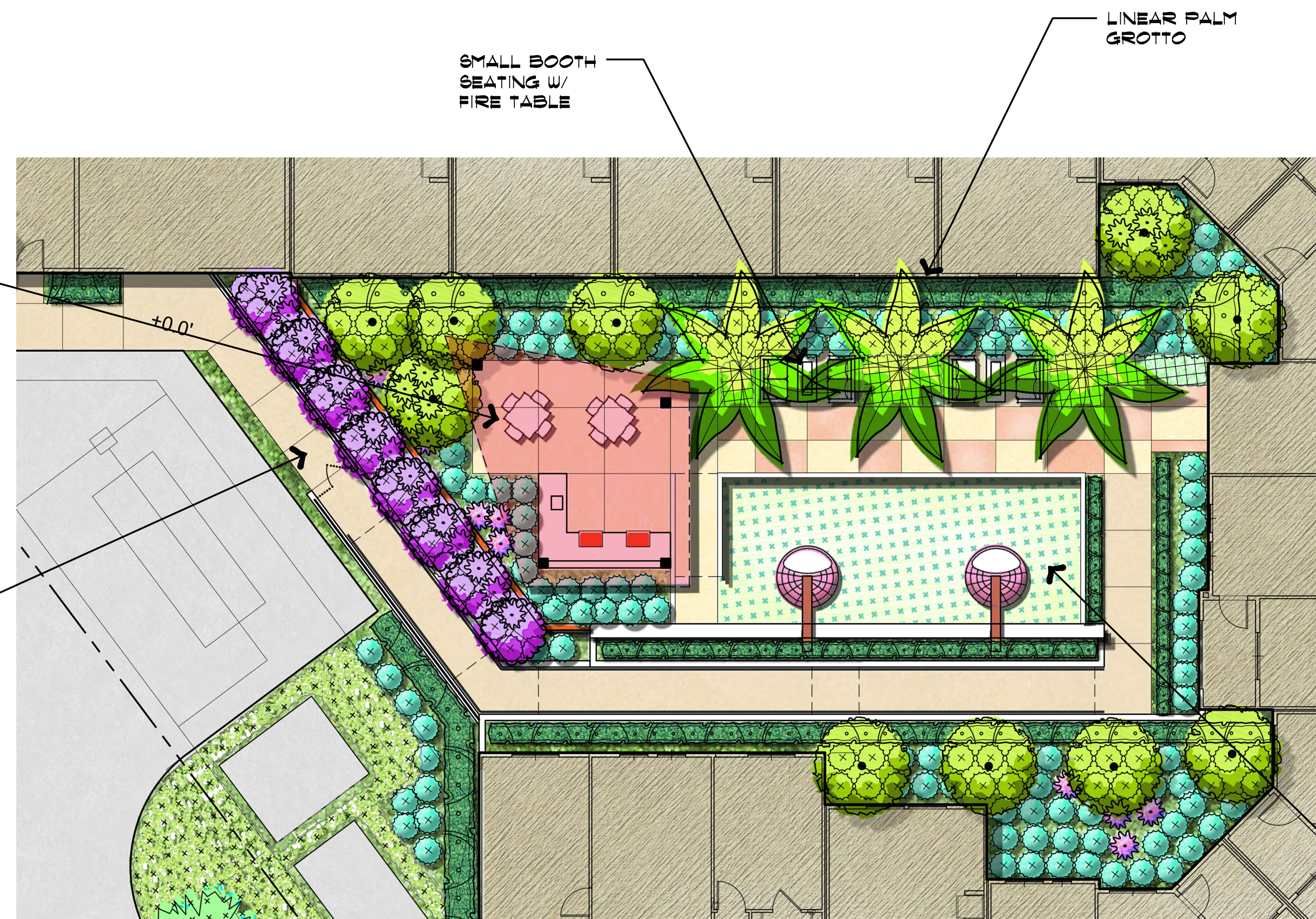
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- OUTDOOR ENTERTAINMENT AREA
- SOLID SHADE STRUCTURE
  - OUTDOOR KITCHEN W/ (2) GRILLS & (1) SINK
  - CEILING FANS
  - DINING TABLES
  - MEDIA T.V. WALL

ACCESSIBILITY RAMP



SMALL BOOTH SEATING W/ FIRE TABLE

LINEAR PALM GROTTO



RAISED SYNTHETIC TURF PANEL W/ (3) HANGING DAY BEDS & A 30" HIGH BACKDROP WALL

## COURTYARD 4 - "RELAXATION"

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COUNTY OF VENTURA, CA

**FORE PROPERTY COMPANY**

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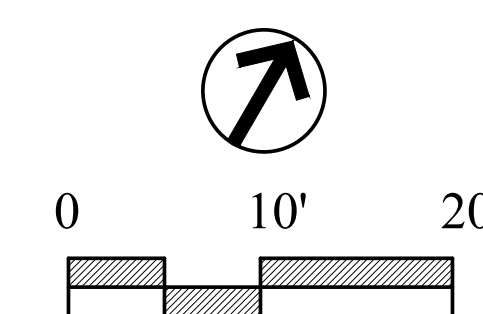
## COURTYARD ENLARGEMENT



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(949) 644-9370 FAX (714) 210-3140  
JOB NO. 19-039

**ARCHITECTS ORANGE**

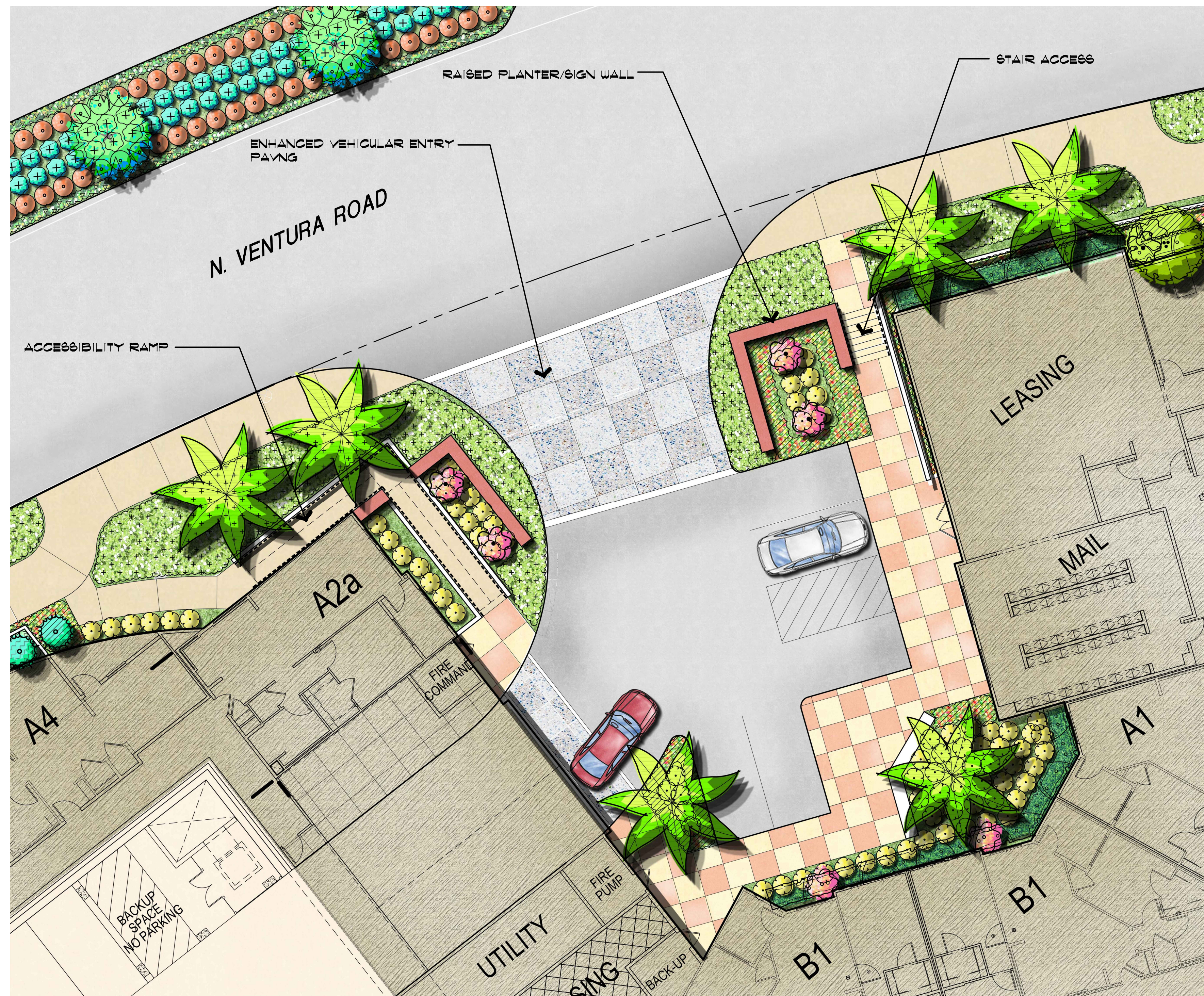
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PROJECT ENTRY



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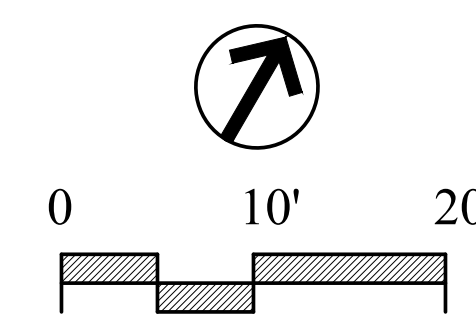
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## ENTRY ENLARGEMENT



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JOB NO. 19-039

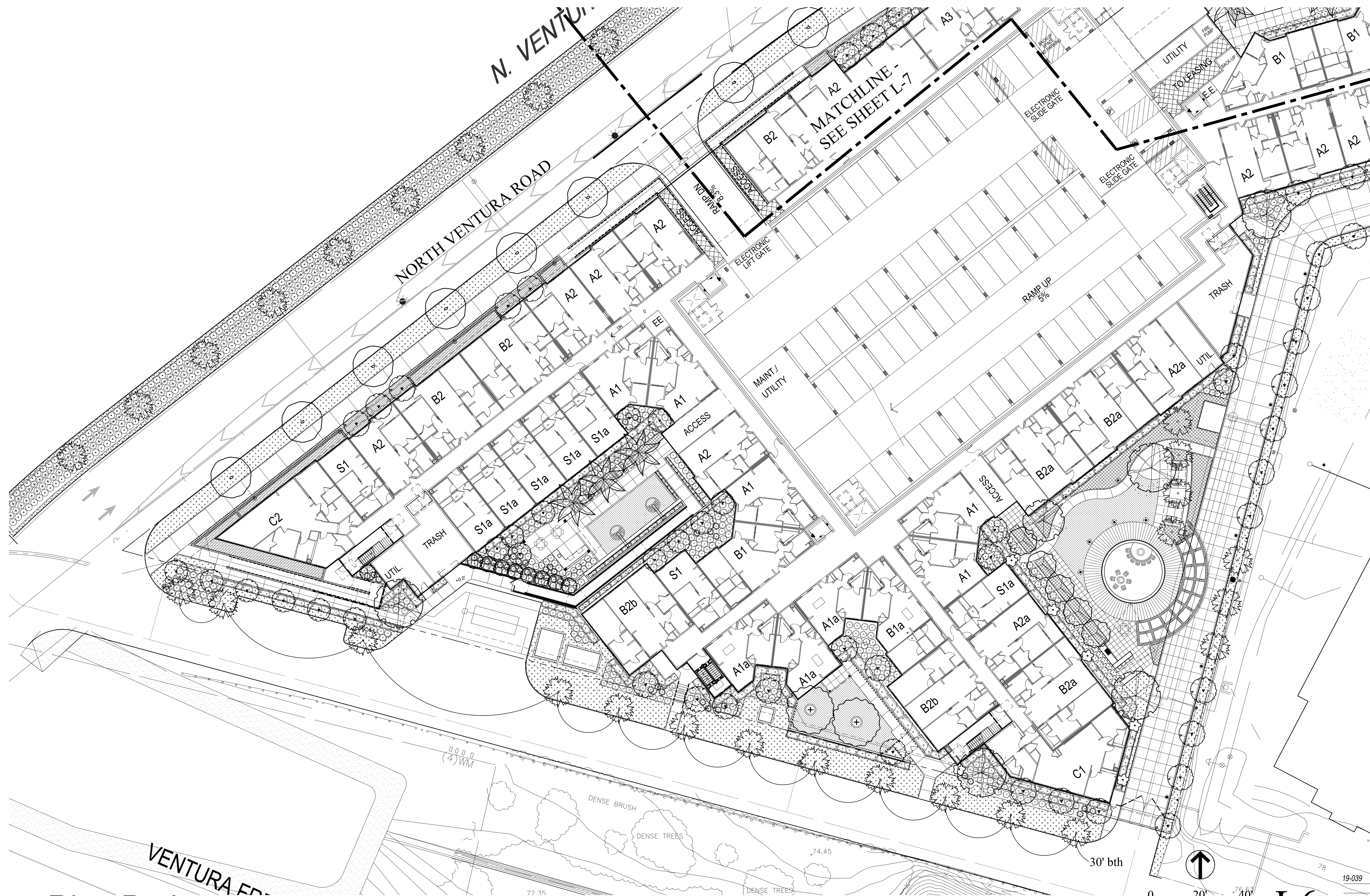
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## OVERALL PLANTING PLAN



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Richard Polansky, License # 2782  
(949) 644-9370 FAX (714) 210-3140  
JOB NO. 19-039

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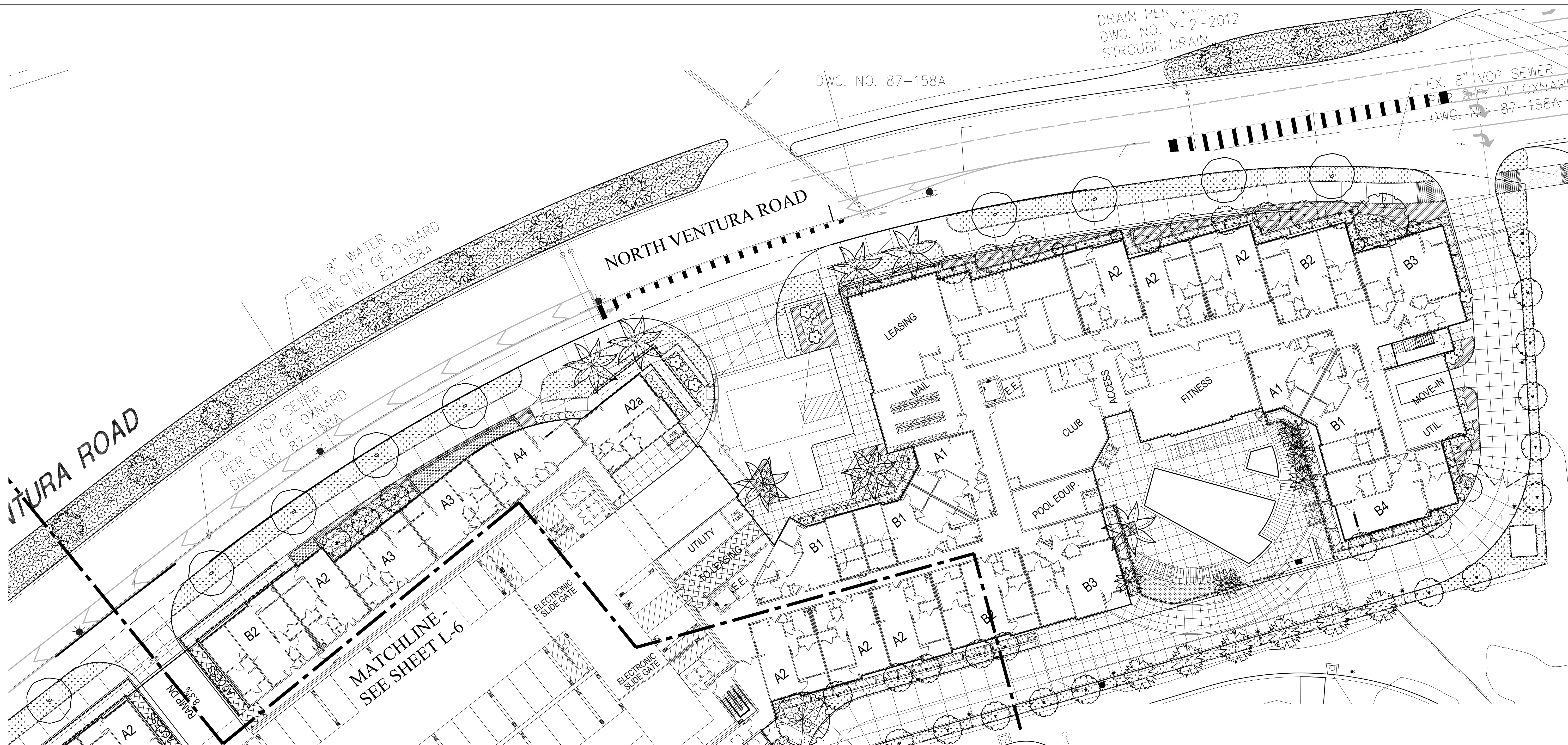
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PLANT LIST

| TREES                            |                         |             |  | SHRUBS                         |                       |      |       | GROUNDCOVERS                       |                         |      |          |
|----------------------------------|-------------------------|-------------|--|--------------------------------|-----------------------|------|-------|------------------------------------|-------------------------|------|----------|
| BOTANICAL NAME                   | COMMON NAME             | SIZE        |  | BOTANICAL NAME                 | COMMON NAME           | SIZE | H/W   | BOTANICAL NAME                     | COMMON NAME             | SIZE | H/W      |
| Tristania conferta               | Brisbane Box            | 24" box     |  | Ligustrum japonicum 'Texanum'  | Wax Leaf Privet       | 5g   | 3'x3' | Myoporum parvifolium 'Pink'        | Prostratum Myoporum     | 1g   | 36" o.c. |
| Ficus rubiginosa                 | Rusty Fig               | 36" box     |  | Pittosporum tobira 'Variegata' | Variegated Tobira     | 5g   | 3'x3' | Senecio mandraliscae               | Blue Chalk Sticks       | 1g   | 24" o.c. |
| Magnolia grandiflora             | Magnolia                | 36" box     |  |                                |                       |      |       | Dianella tasmanica 'Silver Streak' | Silver Streak Flax Lily | 5g   | 30" o.c. |
| Jacaranda mimosifolia            | Jacaranda               | 60" box     |  |                                |                       |      |       | Trachelospermum jasminoides        | Asian Jasmine           | 5g   | 36" o.c. |
| Quercus ilex                     | Holly Oak               | 60" box     |  |                                |                       |      |       |                                    |                         |      |          |
| Tabebuia impetiginosa            | Pink Trumpet Tree       | 24" box     |  | Carex divulsa                  | Sedge                 | 5g   | 2'x2' |                                    |                         |      |          |
| Cercis canadensis 'Forest Pansy' | Forest Pansy Redbud     | 24" box     |  | Lomandra longifolia 'LM300'    | Breeze Dwarf Mat Rush | 5g   | 2'x2' |                                    |                         |      |          |
|                                  |                         |             |  |                                |                       |      |       |                                    |                         |      |          |
| Koeleruteria paniculata          | Goldenrain Tree         | 24" box     |  |                                |                       |      |       |                                    |                         |      |          |
| Cassia leptophylla               | Gold Medallion Tree     | 24" box     |  |                                |                       |      |       |                                    |                         |      |          |
| Phoenix dactylifera              | Date Palm               | 20' BTH     |  |                                |                       |      |       |                                    |                         |      |          |
| Washingtonia robusta             | Mexican Fan Palm        | 16' BTH     |  |                                |                       |      |       |                                    |                         |      |          |
|                                  | 30' BTH Along Freeway I |             |  |                                |                       |      |       |                                    |                         |      |          |
|                                  |                         |             |  |                                |                       |      |       |                                    |                         |      |          |
| Aloe bainesii                    | Tree Aloe               | 15 gallon   |  |                                |                       |      |       |                                    |                         |      |          |
| Dracaena draco                   | Dragon Tree             | 15 gallon   |  |                                |                       |      |       |                                    |                         |      |          |
| Melaleuca nesophylla             | Pink Melaleuca          | 15 gallon   |  |                                |                       |      |       |                                    |                         |      |          |
| Cupressus sempervirens           | Italian Cypress         | 24" box     |  |                                |                       |      |       |                                    |                         |      |          |
| Ulmus parvifolia 'Drake'         | Evergreen Elm           | Street Tree |  |                                |                       |      |       |                                    |                         |      |          |

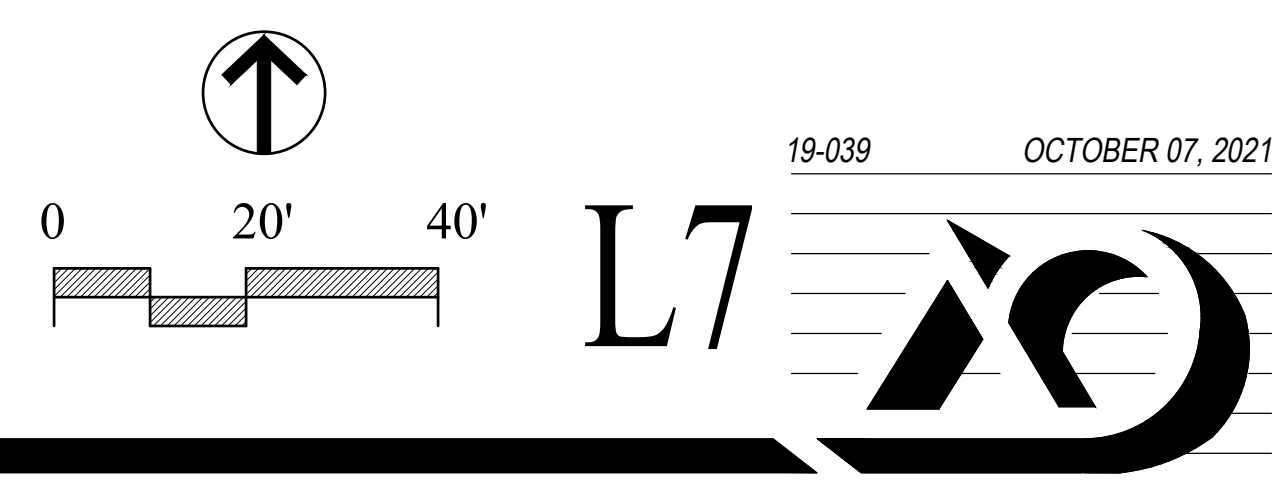
Fore RiverPark  
COUNTY OF VENTURA, CA

FORE PROPERTY COMPANY  
1004 SANTA BARBARA STREET, SANTA BARBARA, CA. 93101 805-456-8344

OVERALL PLANTING PLAN

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3190-B2 Airport Loop Drive  
Costa Mesa, CA. 92626  
Richard Polunin, License # 2782  
(949) 644-9370 FAX: (714) 210-3140  
JOB NO. 19-039

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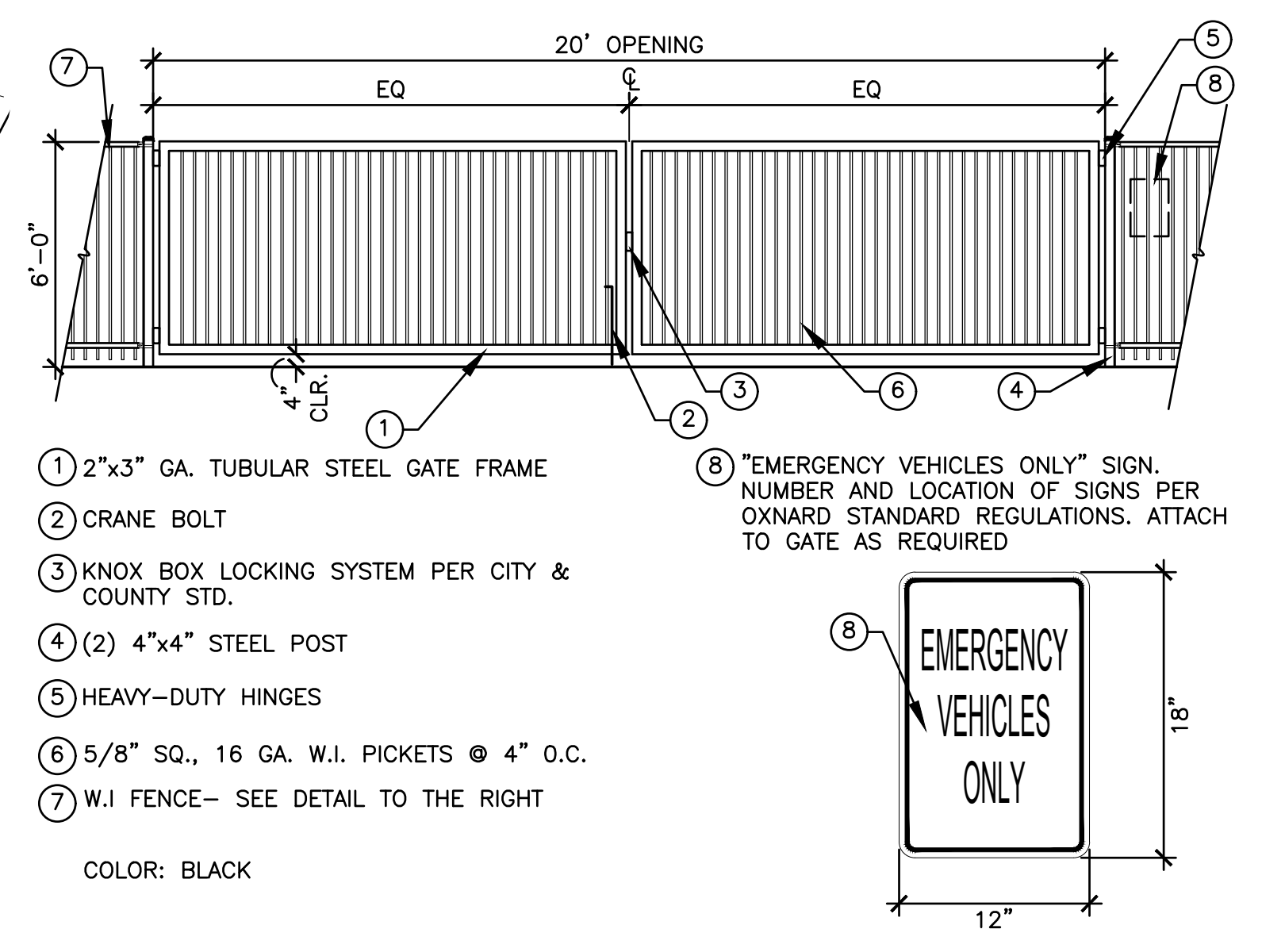
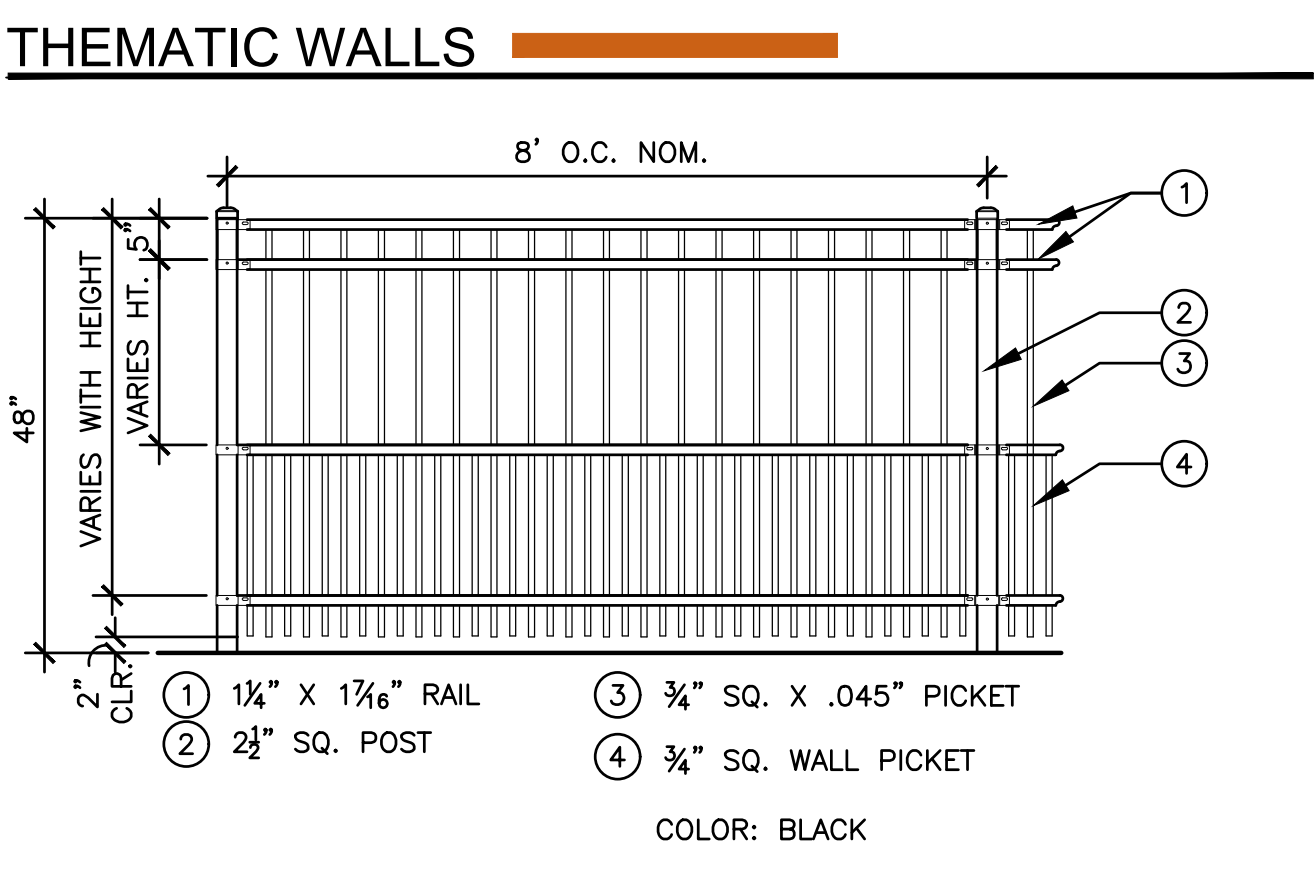
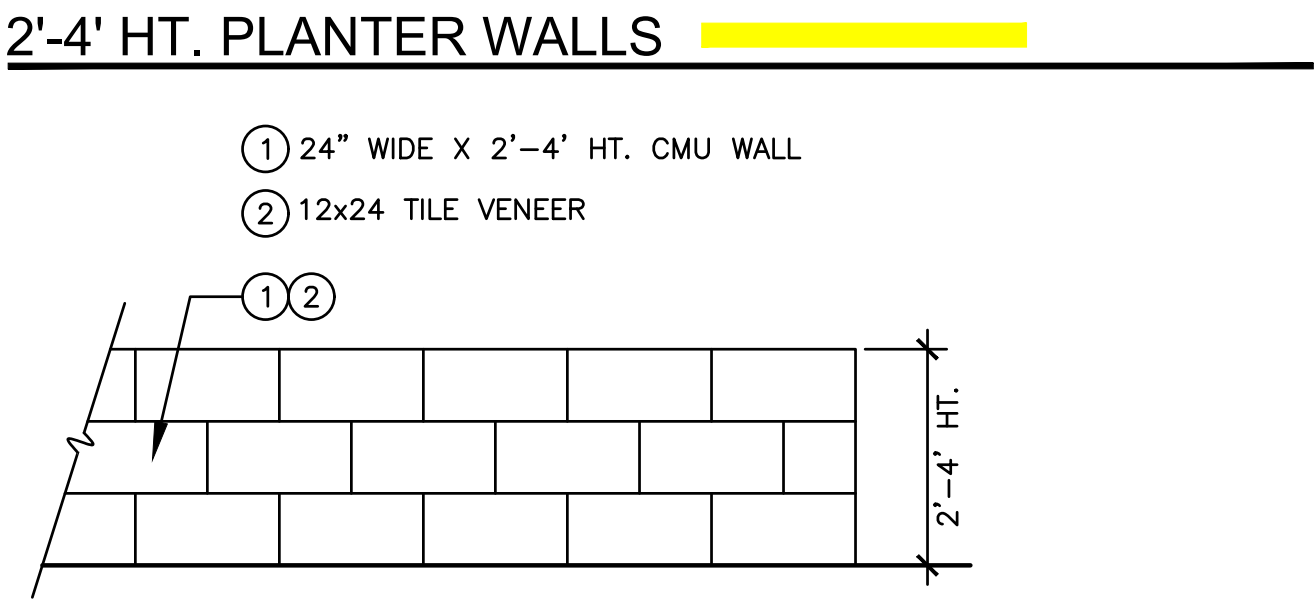
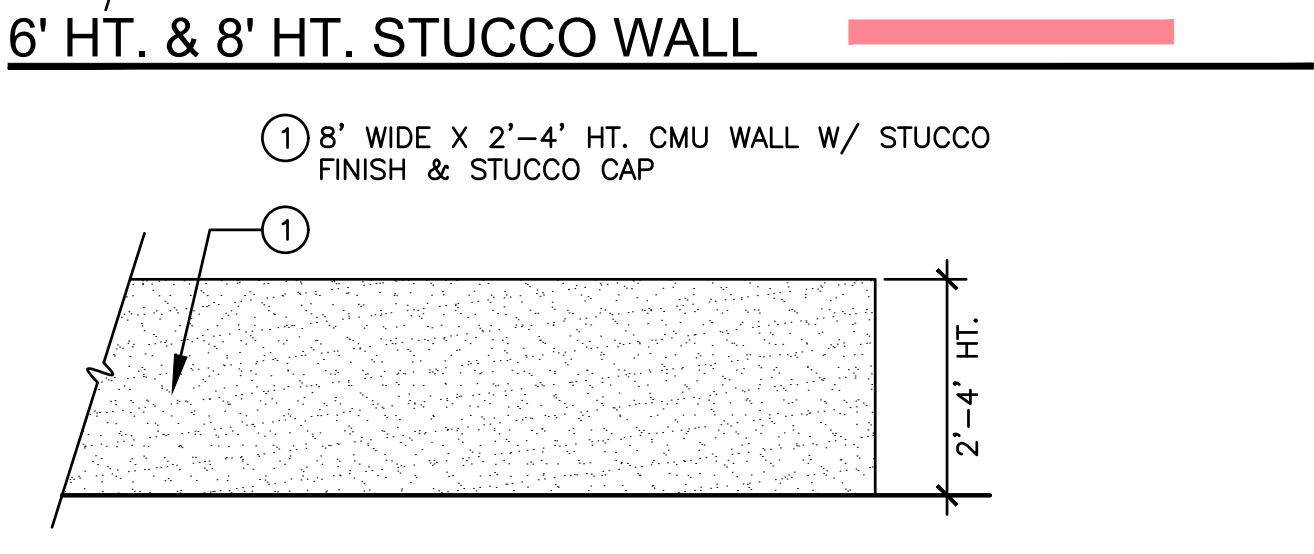
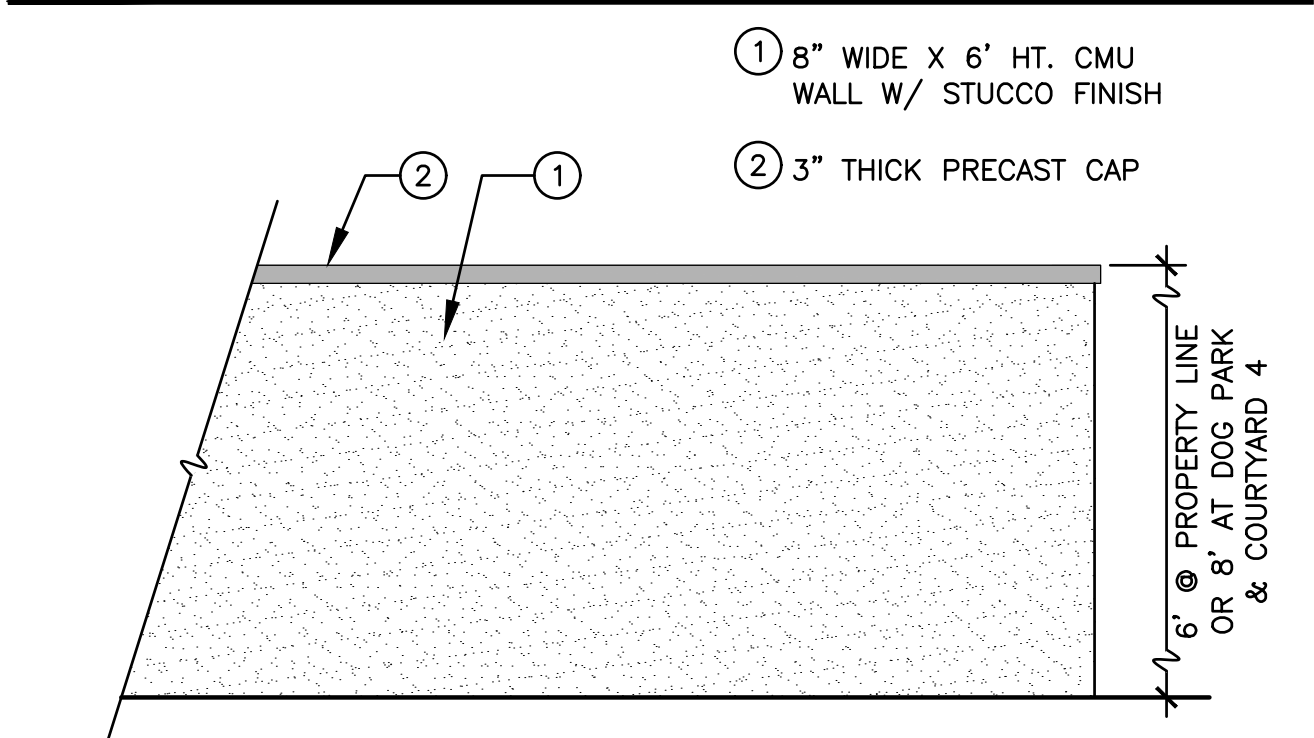
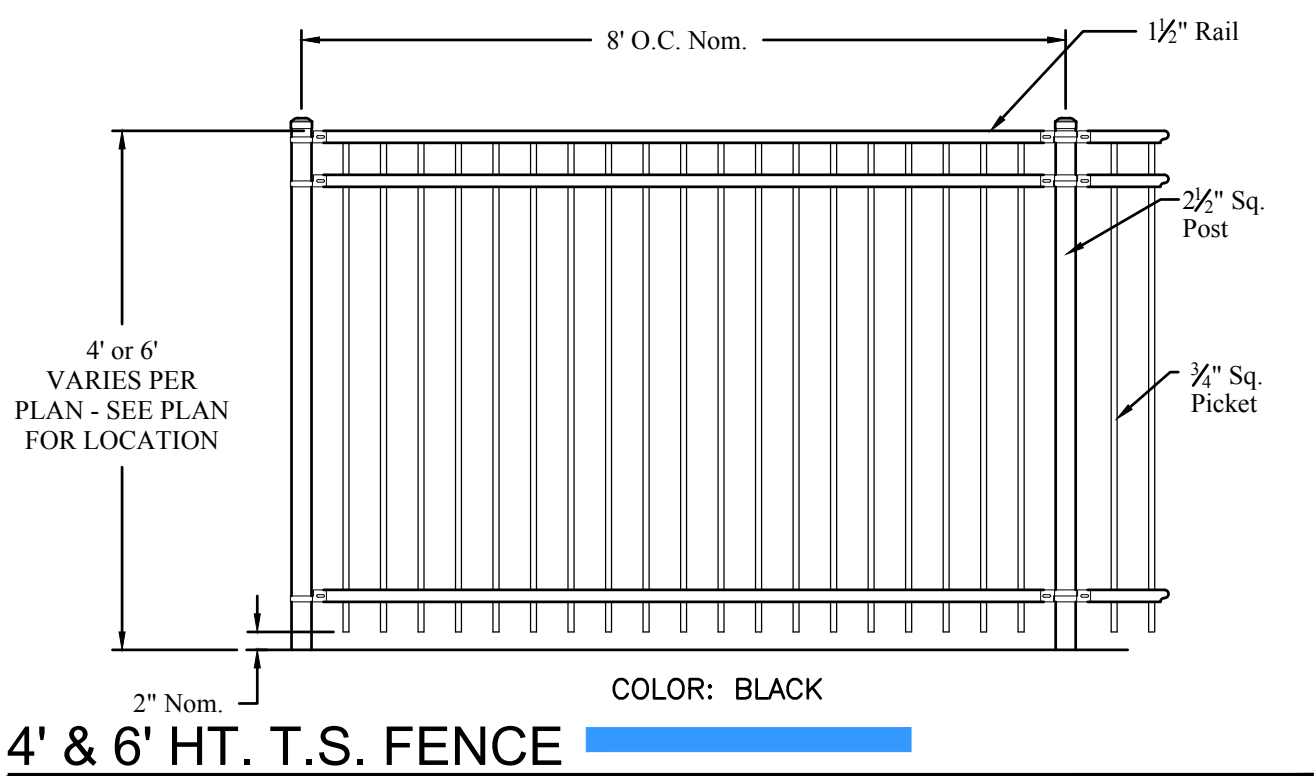
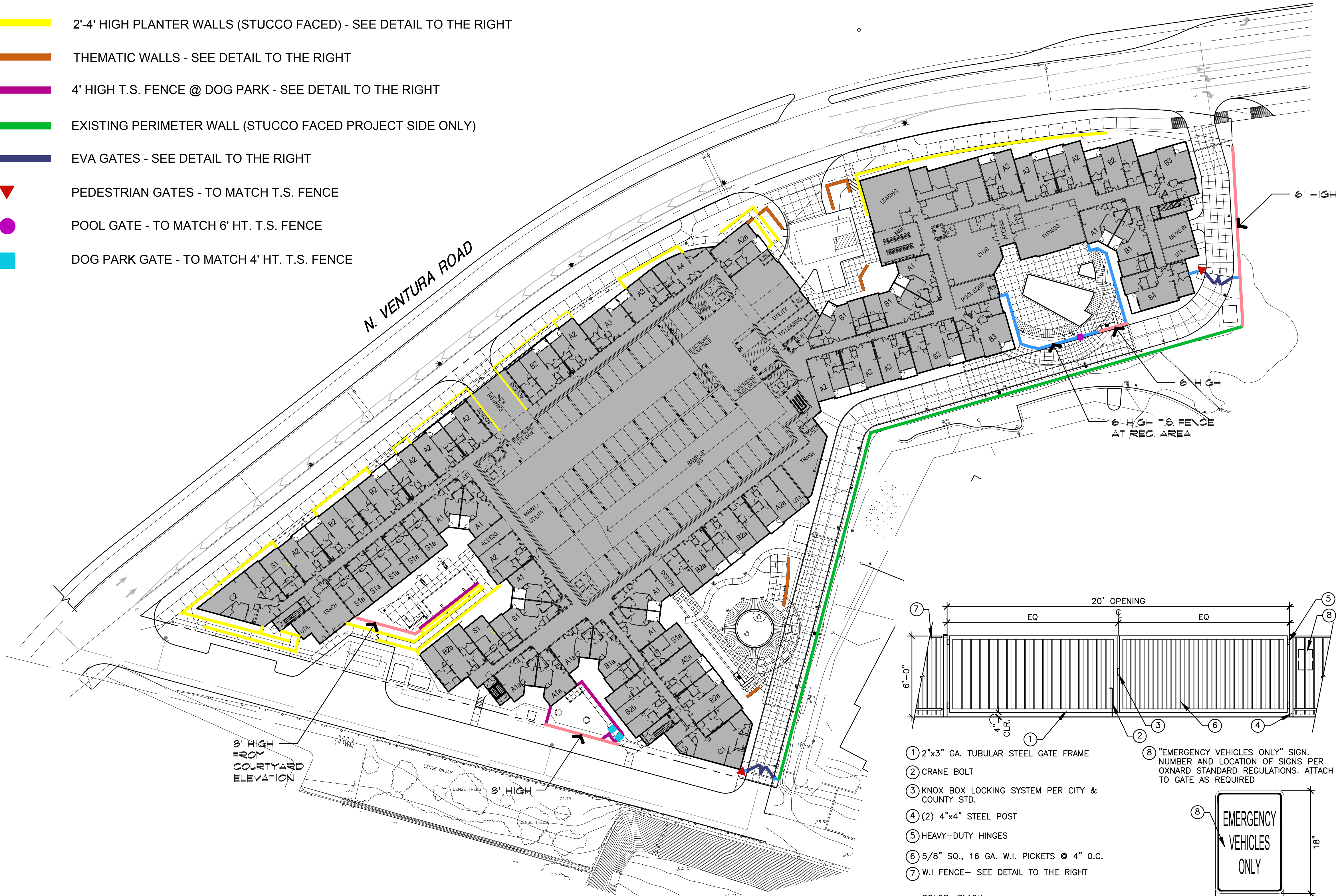


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LEGEND

- 4' & 6' HT. TUBULAR STEEL FENCE - SEE DETAIL TO THE RIGHT
- 6' HIGH STUCCO WALL - SEE DETAIL TO THE RIGHT
- 2'-4' HIGH PLANTER WALLS (STUCCO FACED) - SEE DETAIL TO THE RIGHT
- THEMATIC WALLS - SEE DETAIL TO THE RIGHT
- 4' HIGH T.S. FENCE @ DOG PARK - SEE DETAIL TO THE RIGHT
- EXISTING PERIMETER WALL (STUCCO FACED PROJECT SIDE ONLY)
- EVA GATES - SEE DETAIL TO THE RIGHT
- PEDESTRIAN GATES - TO MATCH T.S. FENCE
- POOL GATE - TO MATCH 6' HT. T.S. FENCE
- DOG PARK GATE - TO MATCH 4' HT. T.S. FENCE



EVA GATE

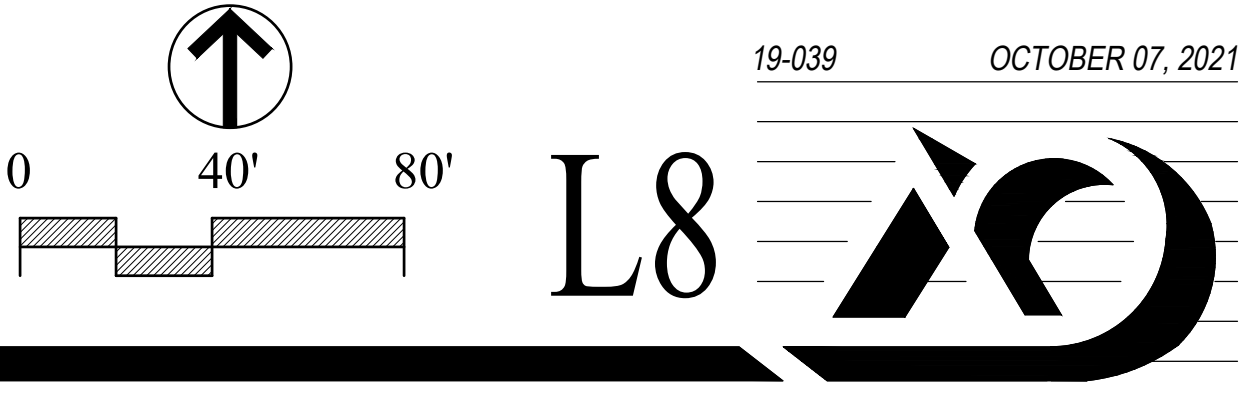
Fore RiverPark  
COUNTY OF VENTURA, CA

FENCE & WALL PLAN & DETAILS

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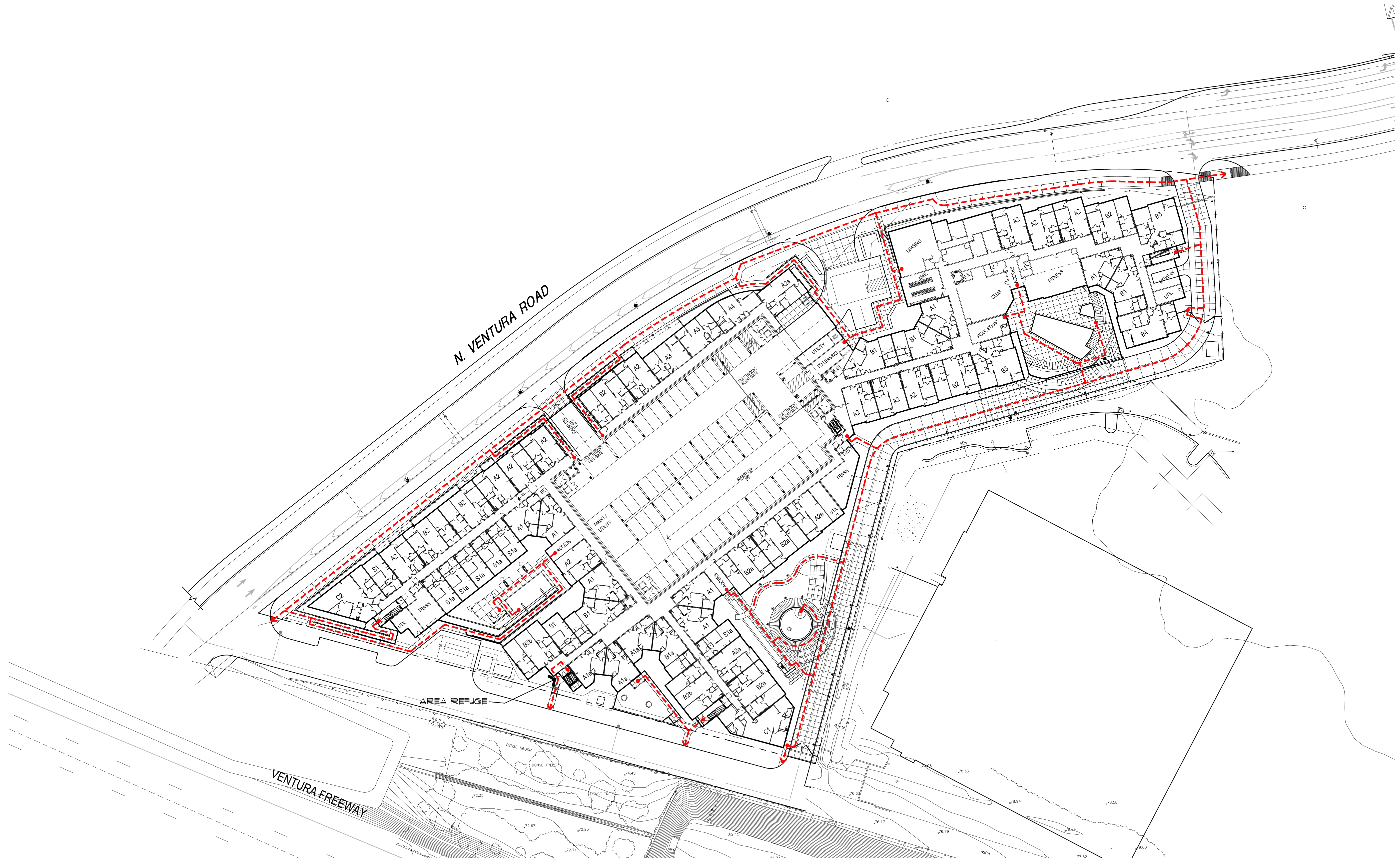
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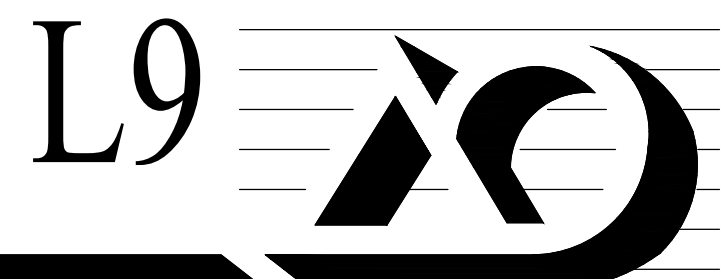
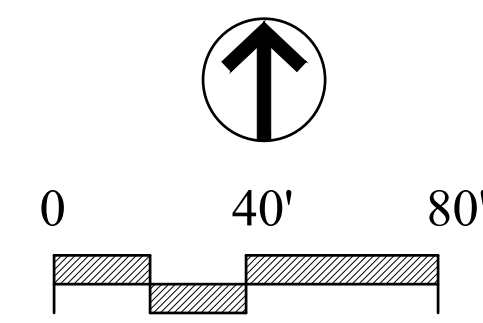
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**Fore RiverPark**  
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# PEDESTRIAN EGRESS PLAN



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Costa Mesa, CA. 92626  
Richard Polunsky, License # 2782  
(949) 644-9370 FAX: (714) 210-3140  
JOB NO. 19-039

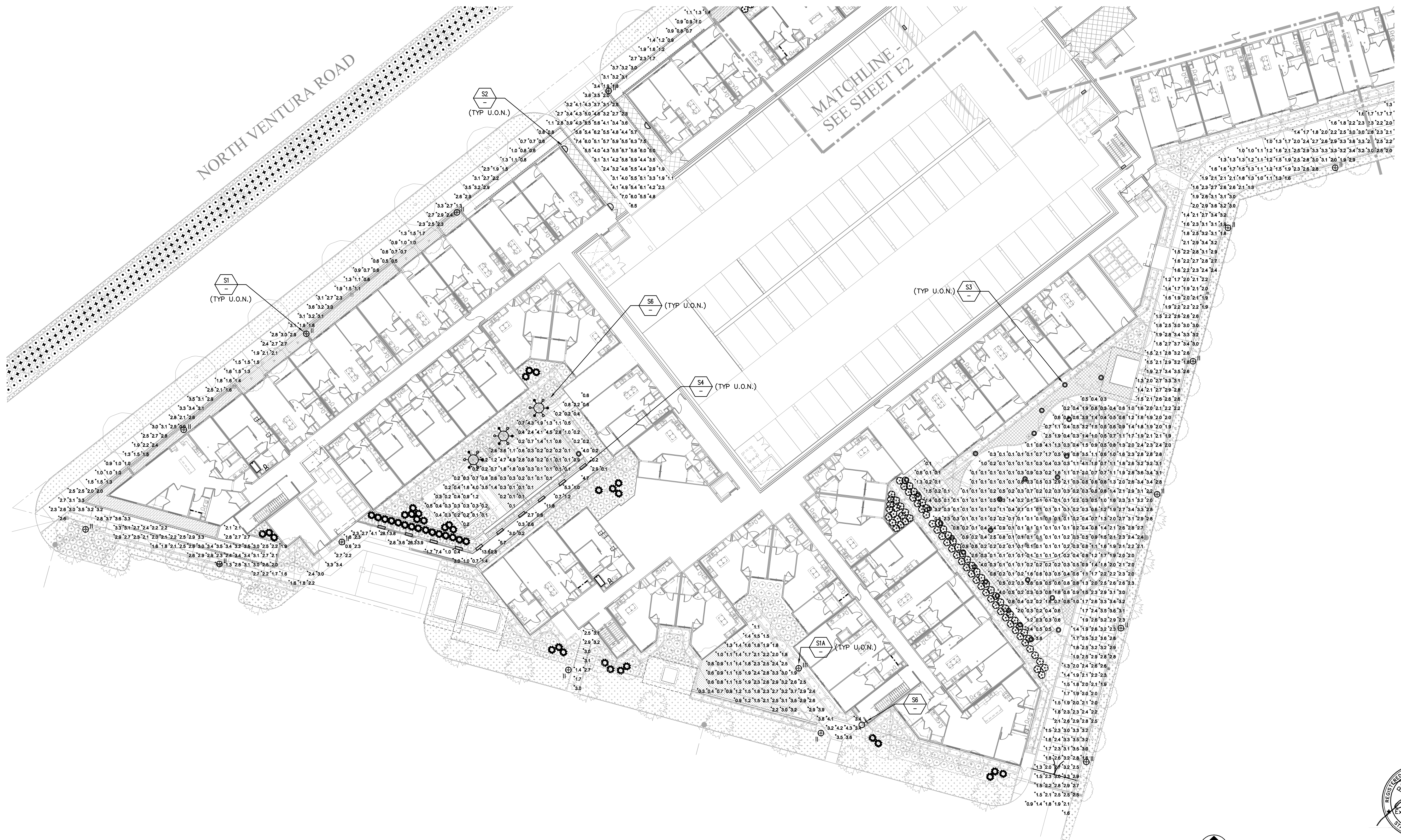
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## PARTIAL SITE LIGHTING PHOTOMETRIC PLAN

**OMB**  
OMB ELECTRICAL ENGINEERS, INC.  
8825 Research Drive  
Irvine, CA 92618  
(949) 753-1253 Fax (949) 753-1892  
E-Mail: mail@ombengs.com  
OMB #20159

**ARCHITECTS ORANGE**  
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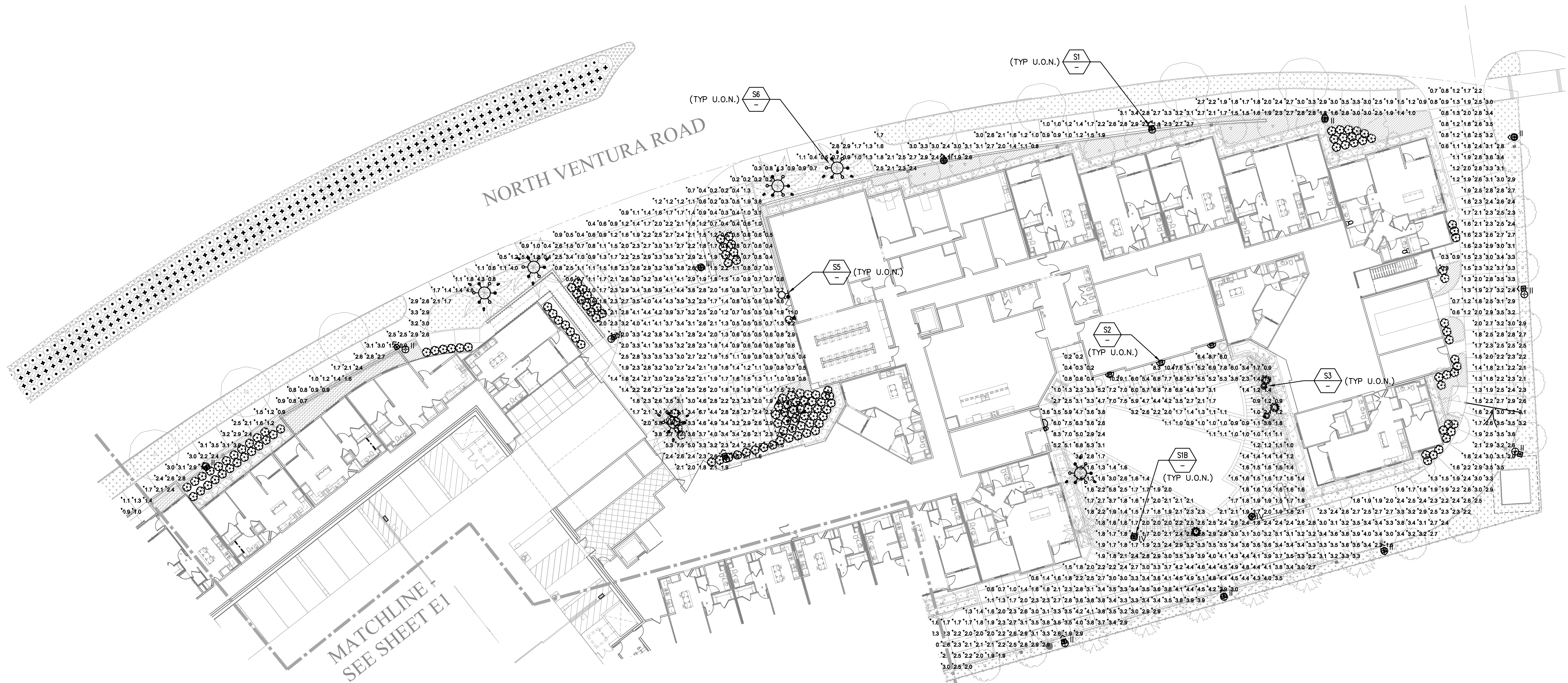


19-039 FEB. 27, 2020



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| Luminaire Schedule |       |          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                            |              |                                   |                 |                   |
|--------------------|-------|----------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------|-----------------|-------------------|
| Symbol             | Label | Quantity | Manufacturer       | Catalog Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Description                                                                                                                                                                                                                                                                                                                                                                | Number Lamps | Filename                          | Lumens Per Lamp | Light Loss Factor |
|                    | S1    | 26       | Lithonia Lighting  | MRP_LED_42C_530_40K_SR2_MVOLT                                                                                                                                                                                                                                                                                                                                                                                                                                                          | MRP POST TOP LIGHT 42 LEDs 530 mA DRIVE CURRENT 40K COLOR TEMP TYPE 2 DISTRIBUTION                                                                                                                                                                                                                                                                                         | 1            | MRP_LED_42C_530_40K_SR2_MVOLT.ies | 6604.831        | 0.71              |
|                    | S3    | 27       | Beachside Lighting | MB1-360-17-3W                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Mini Bollard with 360 deg. illumination                                                                                                                                                                                                                                                                                                                                    | 1            | IES_MB1-360-17-3W.IES             | 169.9572        | 0.71              |
|                    | S4    | 10       | Fc Lighting        | FCSSL203-120V-4K-BK ETL FIXTURE                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                            | 1            | FCSSL203-120V-4K-340LM-BK.IES     | 344.7034        | 0.71              |
|                    | S6    | 33       | B-K LIGHTING, INC. | NS-LED-e66-MFL-13, AR-LED-TR-e66-MFL-13, AR-LED-RM-e66-MFL-13, DS-LED-e66-MFL-13, RMAR-LED-e66-MFL-13, SN-LED-e66-MFL-13, ST-LED-e66-MFL-13, SF-LED-e66-MFL-13, TF-LED-e66-MFL-13, WS-LED-e66-MFL-13, AN-LED-e66-MFL-13, SW-LED-e66-MFL-13, GD-LED-e66-MFL-13, GO-LED-e66-MFL-13, EC-LED-e66-MFL-13, ED-LED-e66-MFL-13, SM-AR-LED-e66-MFL-13, PM-LED-e66-MFL-13, VM-LED-e66-MFL-13, UL-AR-LED-e66-MFL-13, HP2-LED-e66-MFL-13, CO2-LED-e66-MFL-13, VQ-LED-e66-MFL-13, VS-LED-e66-MFL-13 | MACHINED CYLINDRICAL METAL HOUSING, 1 BLACK CIRCUIT BOARD WITH 3 LEDs, ONE CLEAR CONICAL PLASTIC OPTIC PER LED WITH FROSTED SURFACE OPPOSITE LED AND SEMI-HEMISPHERICAL RECESSED CENTER TOWARD LED, MOLDED BLACK PLASTIC OPTIC MOUNTING FRAME, CLEAR LINEAR-PRISMATIC FLAT GLASS LENS IN MACHINED CYLINDRICAL BLACK PAINTED METAL LENS FRAME, LENS PRISMS OUT AND VERTICAL | 3            | LED-e66-MFL-13-ITL85924.IES       | -0.3333333      | 0.71              |
|                    | S5    | 2        | FCSSL Lighting     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 48" Round Wall, Pendant or Surface Mounted Die-Cast Aluminum Cylinder                                                                                                                                                                                                                                                                                                      | 1            | FCC410W-20W-45.IES                | 1041.23         | 0.71              |
|                    | S1A   | 4        | Lithonia Lighting  | MRP_LED_42C_530_40K_SR3_MVOLT                                                                                                                                                                                                                                                                                                                                                                                                                                                          | MRP POST TOP LIGHT 42 LEDs 530 mA DRIVE CURRENT 40K COLOR TEMP TYPE 3 DISTRIBUTION                                                                                                                                                                                                                                                                                         | 1            | MRP_LED_42C_530_40K_SR3_MVOLT.ies | 6580.512        | 0.71              |
|                    | S2    | 7        | Lithonia Lighting  | WDGE2_LED_P3_40K_80CRI_VW                                                                                                                                                                                                                                                                                                                                                                                                                                                              | WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC                                                                                                                                                                                                                                                                                           | 1            | WDGE2_LED_P3_40K_80CRI_VW.ies     | 3212.759        | 0.71              |
|                    | S1B   | 2        | Lithonia Lighting  | MRP_LED_42C_530_40K_SR5_MVOLT                                                                                                                                                                                                                                                                                                                                                                                                                                                          | MRP POST TOP LIGHT 42 LEDs 530 mA DRIVE CURRENT 40K COLOR TEMP TYPE 5 DISTRIBUTION                                                                                                                                                                                                                                                                                         | 1            | MRP_LED_42C_530_40K_SR5_MVOLT.ies | 6958.74         | 0.71              |

| Statistics    |        |        |         |        |         |         |         |
|---------------|--------|--------|---------|--------|---------|---------|---------|
| Description   | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min | Avg/Max |
| Count #3      | +      | 2.1 fc | 4.3 fc  | 0.3 fc | 14.3:1  | 7.0:1   | 0.5:1   |
| Count #4      | +      | 1.8 fc | 28.1 fc | 0.1 fc | 281.0:1 | 18.0:1  | 0.1:1   |
| Site Lighting | +      | 2.2 fc | 11.0 fc | 0.1 fc | 110.0:1 | 22.0:1  | 0.2:1   |
| Site Lighting | +      | 2.7 fc | 3.2 fc  | 1.4 fc | 2.3:1   | 1.9:1   | 0.8:1   |

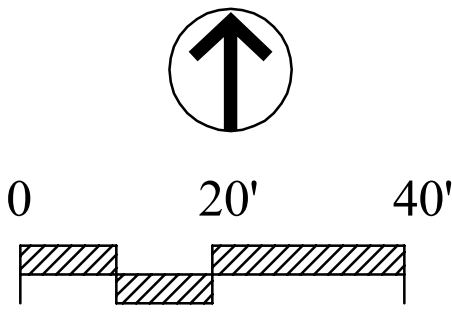
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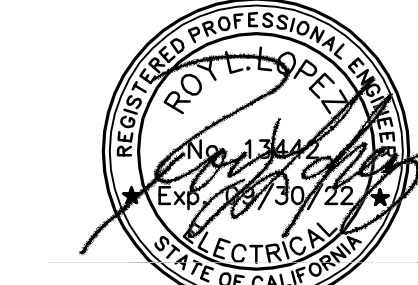
PARTIAL SITE LIGHTING PHOTOMETRIC PLAN

OMB  
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OMB #20159

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E2

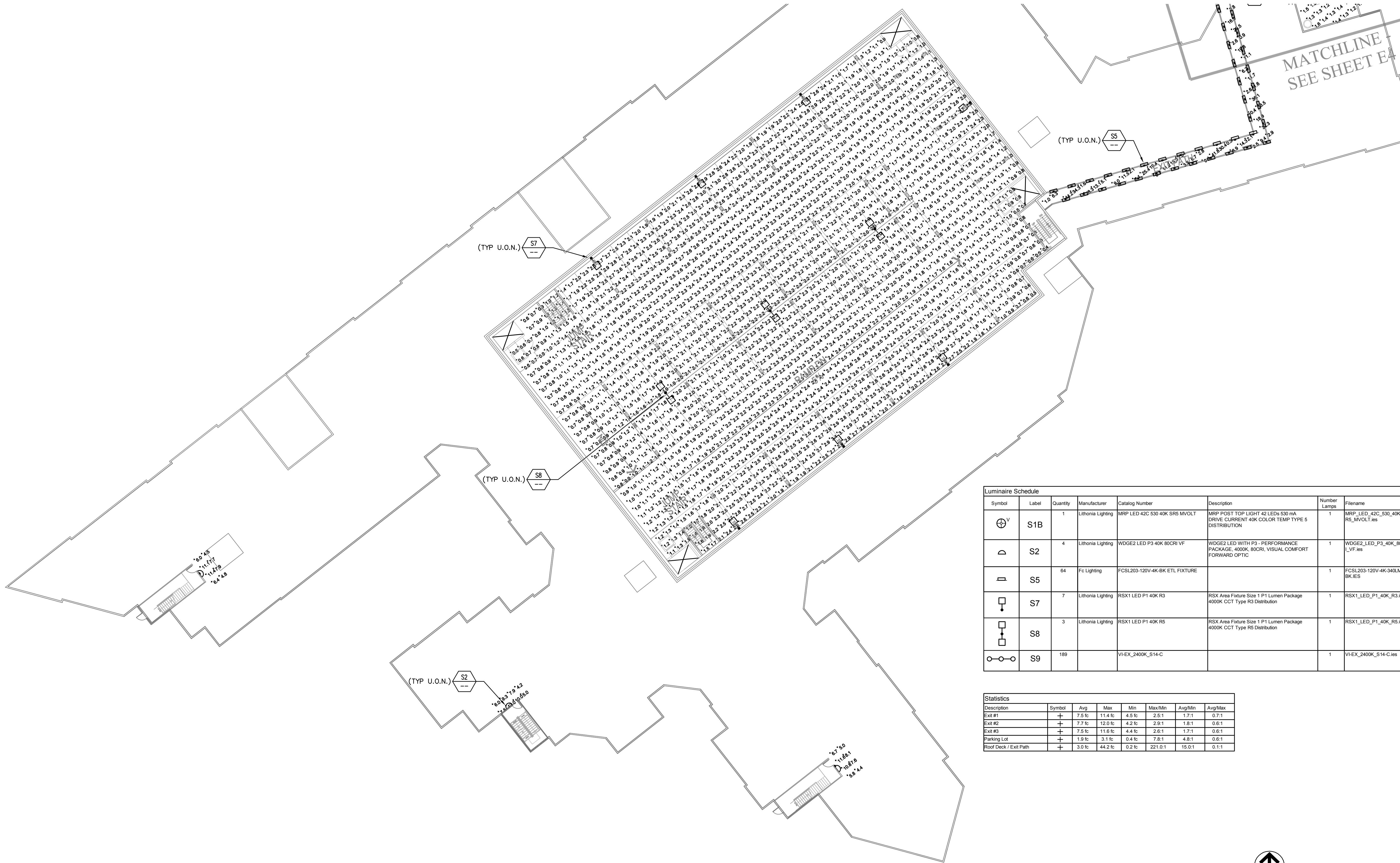


19-039 FEB. 27, 2020



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| Luminaire Schedule |       |          |                   |                                 |                                                                                      |              |                                   |                 |                   |         |
|--------------------|-------|----------|-------------------|---------------------------------|--------------------------------------------------------------------------------------|--------------|-----------------------------------|-----------------|-------------------|---------|
| Symbol             | Label | Quantity | Manufacturer      | Catalog Number                  | Description                                                                          | Number Lamps | Filename                          | Lumens Per Lamp | Light Loss Factor | Wattage |
|                    | S1B   | 1        | Lithonia Lighting | MRP LED 42C 530 40K SR5 MVOLT   | MRP POST TOP LIGHT 42 LEDx 530 mA DRIVE CURRENT 40K COLOR TEMP TYPE 5 DISTRIBUTION   | 1            | MRP_LED_42C_530_40K_SR5_MVOLT.ies | 6958.74         | 0.71              | 75      |
|                    | S2    | 4        | Lithonia Lighting | WEDGE2 LED P3 40K 80CRI VF      | WEDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC | 1            | WEDGE2_LED_P3_40K_80CR_LVF.ies    | 3131.765        | 0.71              | 22.55   |
|                    | S5    | 64       | Fc Lighting       | FC SL203-120V-4K-BK ETL FIXTURE |                                                                                      | 1            | FC SL203-120V-4K-340LM-BK.IES     | 344.7034        | 0.71              | 15.697  |
|                    | S7    | 7        | Lithonia Lighting | RSX1 LED P1 40K R3              | RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R3 Distribution              | 1            | RSX1_LED_P1_40K_R3.ies            | 7096.903        | 0.71              | 51.34   |
|                    | S8    | 3        | Lithonia Lighting | RSX1 LED P1 40K R5              | RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R5 Distribution              | 1            | RSX1_LED_P1_40K_R5.ies            | 7286.151        | 0.71              | 102.68  |
|                    | S9    | 189      |                   | VI-EX_2400K_S14-C               |                                                                                      | 1            | VI-EX_2400K_S14-C.ies             | 40              | 0.71              | 1.8     |

| Statistics            |        |        |         |        |         |         |         |
|-----------------------|--------|--------|---------|--------|---------|---------|---------|
| Description           | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min | Avg/Max |
| Exit #1               | +      | 7.5 fc | 11.4 fc | 4.5 fc | 2.5:1   | 1.7:1   | 0.7:1   |
| Exit #2               | +      | 7.7 fc | 12.0 fc | 4.2 fc | 2.9:1   | 1.8:1   | 0.6:1   |
| Exit #3               | +      | 7.5 fc | 11.6 fc | 4.4 fc | 2.6:1   | 1.7:1   | 0.6:1   |
| Parking Lot           | +      | 1.9 fc | 3.1 fc  | 0.4 fc | 7.8:1   | 4.8:1   | 0.6:1   |
| Roof Deck / Exit Path | +      | 3.0 fc | 44.2 fc | 0.2 fc | 221.0:1 | 15.0:1  | 0.1:1   |

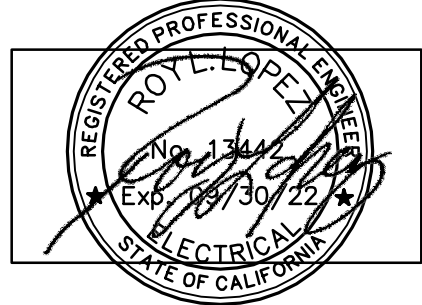
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COUNTY OF VENTURA, CA

PARTIAL ROOF LEVEL LIGHTING PHOTOMETRIC PLAN

FORE PROPERTY COMPANY  
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OMB #20159

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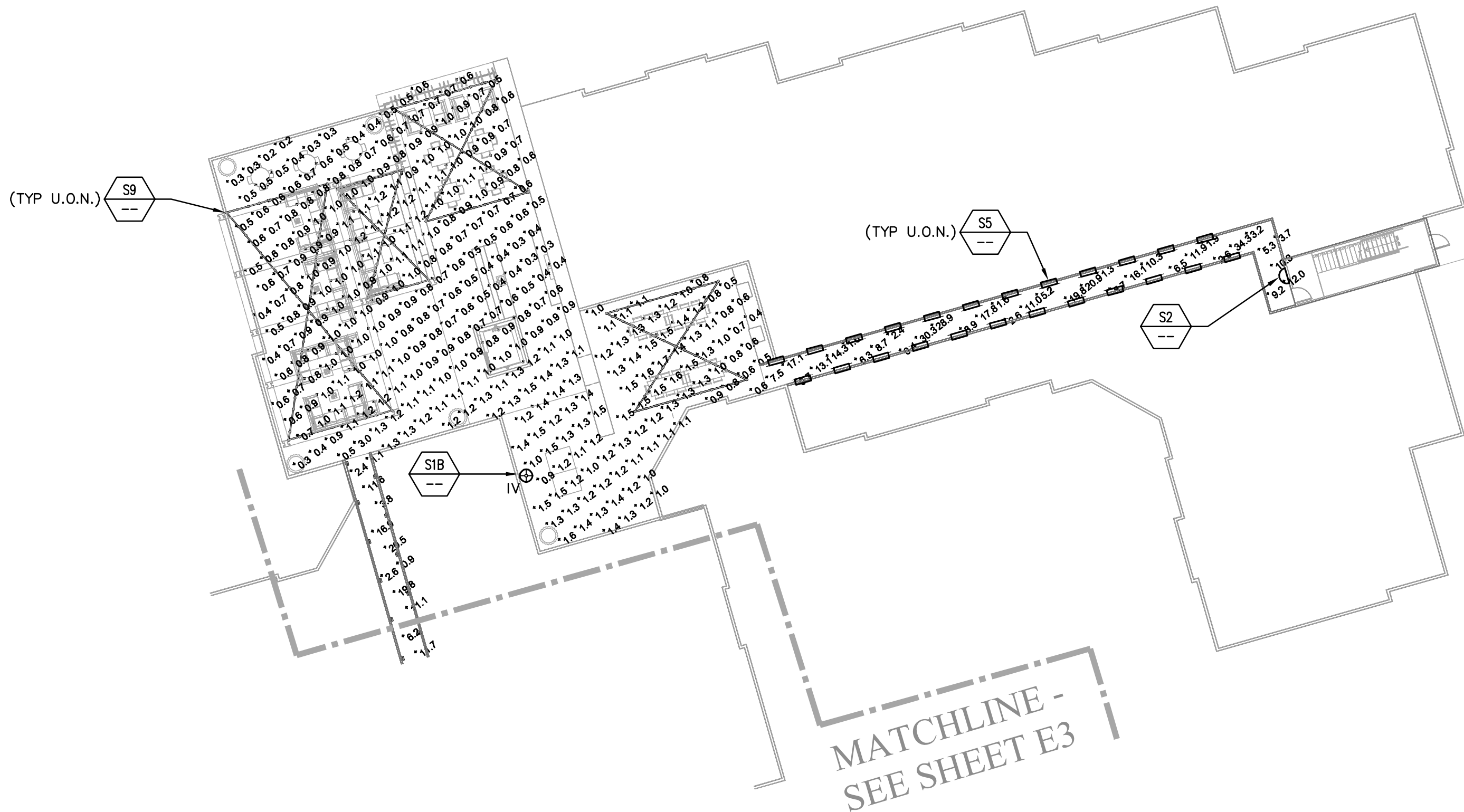


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| Luminaire Schedule |       |          |                   |                                |                                                                                     |              |                                   |                 |                   |         |
|--------------------|-------|----------|-------------------|--------------------------------|-------------------------------------------------------------------------------------|--------------|-----------------------------------|-----------------|-------------------|---------|
| Symbol             | Label | Quantity | Manufacturer      | Catalog Number                 | Description                                                                         | Number Lamps | Filename                          | Lumens Per Lamp | Light Loss Factor | Wattage |
|                    | S1B   | 1        | Lithonia Lighting | MRP LED 42C 530 40K SR5 MVOLT  | MRP POST TOP LIGHT 42 LED's 530 mA DRIVE CURRENT 40K COLOR TEMP TYPE 5 DISTRIBUTION | 1            | MRP_LED_42C_530_40K_SR5_MVOLT.ies | 6958.74         | 0.71              | 75      |
|                    | S2    | 4        | Lithonia Lighting | WDGE2 LED P3 40K 80CRI VF      | WDGE2 LED WITH P3 - PERFORMANCE PACKAGE 4000K 80CRI VISUAL COMFORT FORWARD OPTIC    | 1            | WDGE2_LED_P3_40K_80CR_VF.ies      | 3131.765        | 0.71              | 22.55   |
|                    | S5    | 64       | Fc Lighting       | FCSL203-120V-4K-BK ETL FIXTURE |                                                                                     | 1            | FCSL203-120V-4K-340LM-BK.IES      | 344.7034        | 0.71              | 15.697  |
|                    | S7    | 7        | Lithonia Lighting | RSX1 LED P1 40K R3             | RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R3 Distribution             | 1            | RSX1_LED_P1_40K_R3.ies            | 7095.903        | 0.71              | 51.34   |
|                    | S8    | 3        | Lithonia Lighting | RSX1 LED P1 40K R5             | RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R5 Distribution             | 1            | RSX1_LED_P1_40K_R5.ies            | 7285.151        | 0.71              | 102.68  |
|                    | S9    | 189      |                   | VI-EX_2400K_S14-C              |                                                                                     | 1            | VI-EX_2400K_S14-C.ies             | 40              | 0.71              | 1.8     |

| Statistics            |        |        |         |        |         |         |         |
|-----------------------|--------|--------|---------|--------|---------|---------|---------|
| Description           | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min | Avg/Max |
| Exit #1               | +      | 7.5 fc | 11.4 fc | 4.6 fc | 2.5:1   | 1.7:1   | 0.7:1   |
| Exit #2               | +      | 7.7 fc | 12.0 fc | 4.2 fc | 2.9:1   | 1.8:1   | 0.6:1   |
| Exit #3               | +      | 7.5 fc | 11.6 fc | 4.4 fc | 2.6:1   | 1.7:1   | 0.6:1   |
| Parking Lot           | +      | 1.9 fc | 3.1 fc  | 0.4 fc | 7.8:1   | 4.8:1   | 0.6:1   |
| Roof Deck / Exit Path | +      | 3.0 fc | 44.2 fc | 0.2 fc | 221.0:1 | 15.0:1  | 0.1:1   |



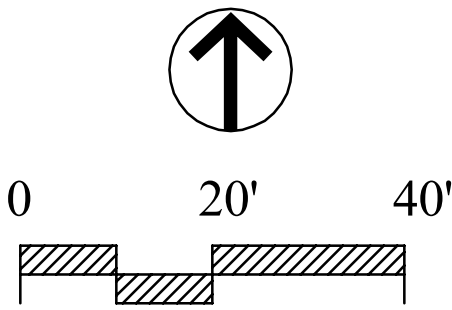
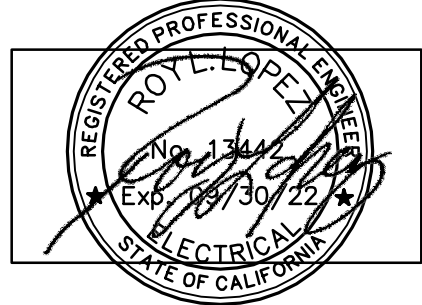
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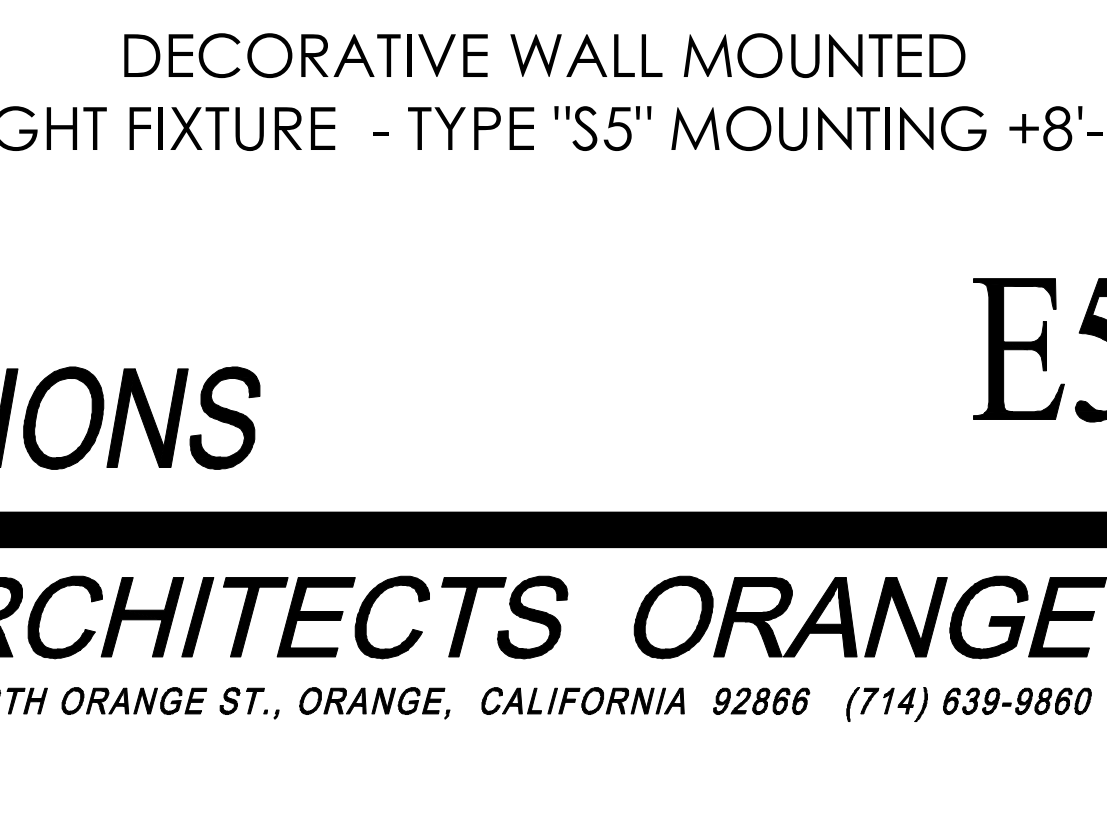
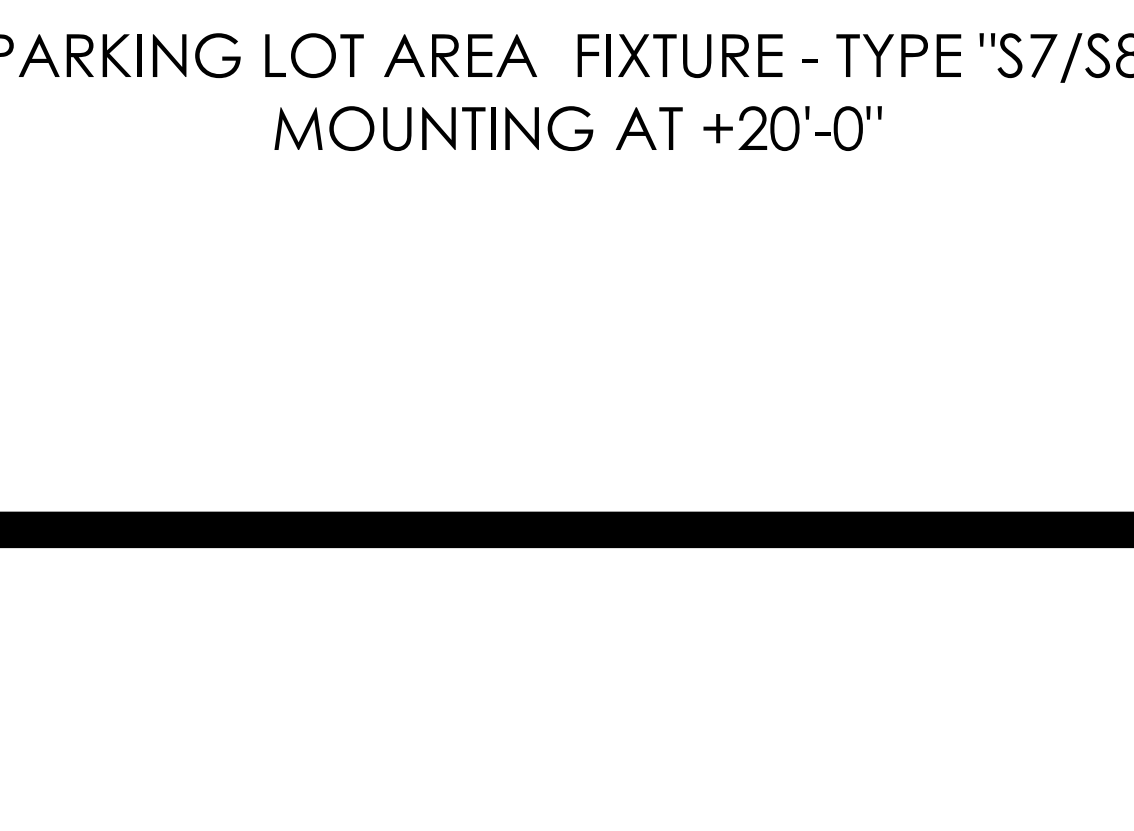
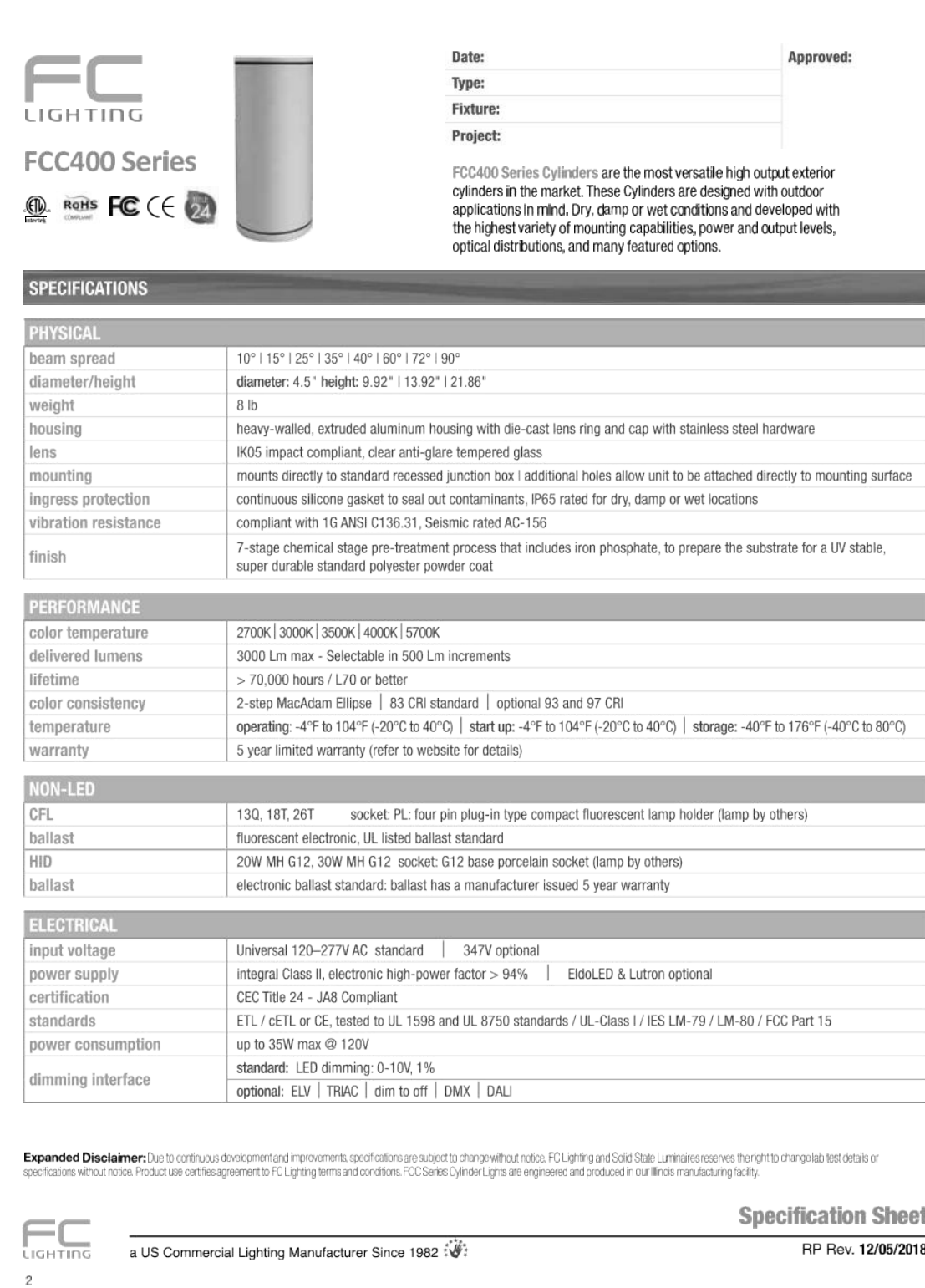
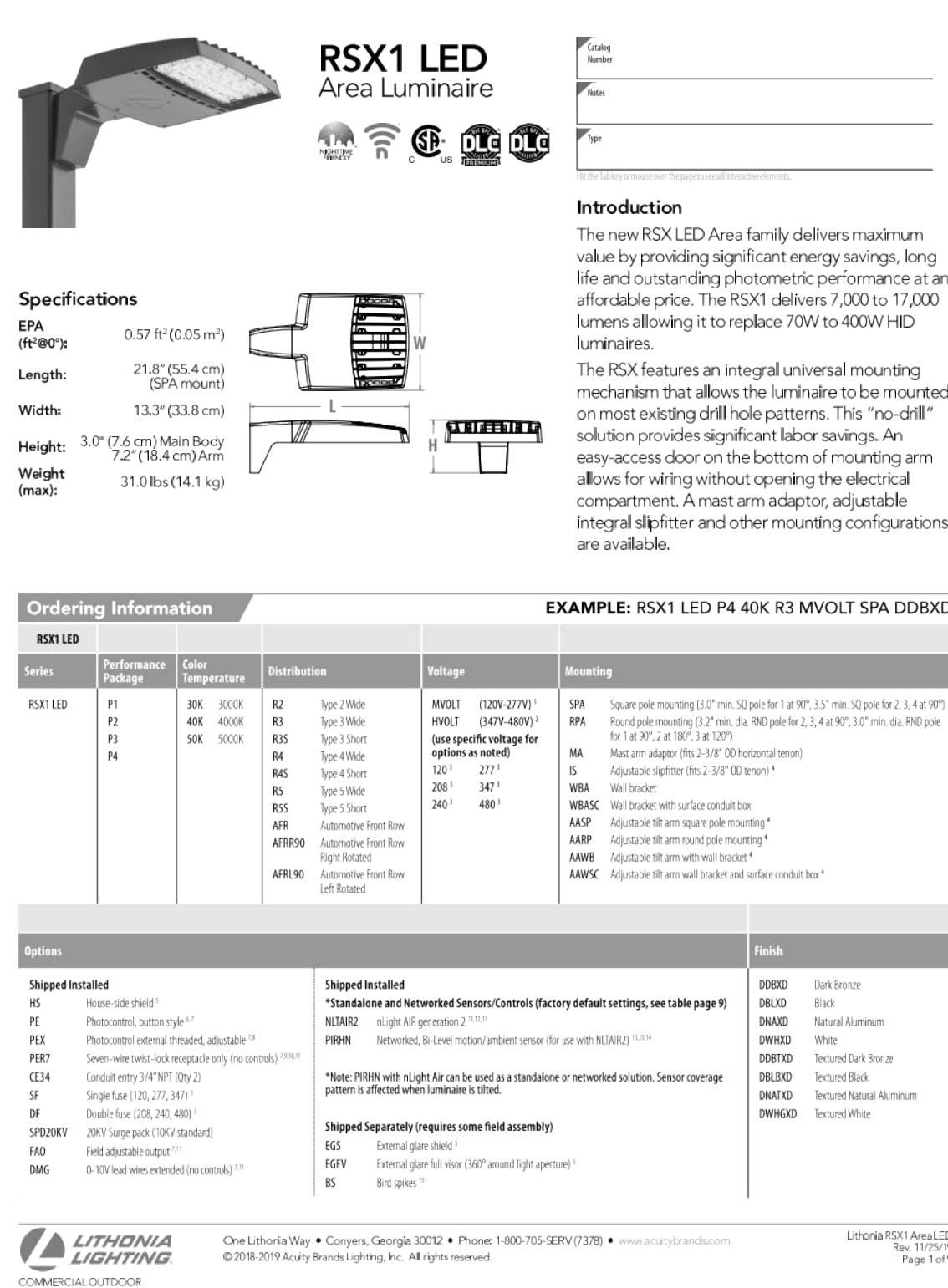
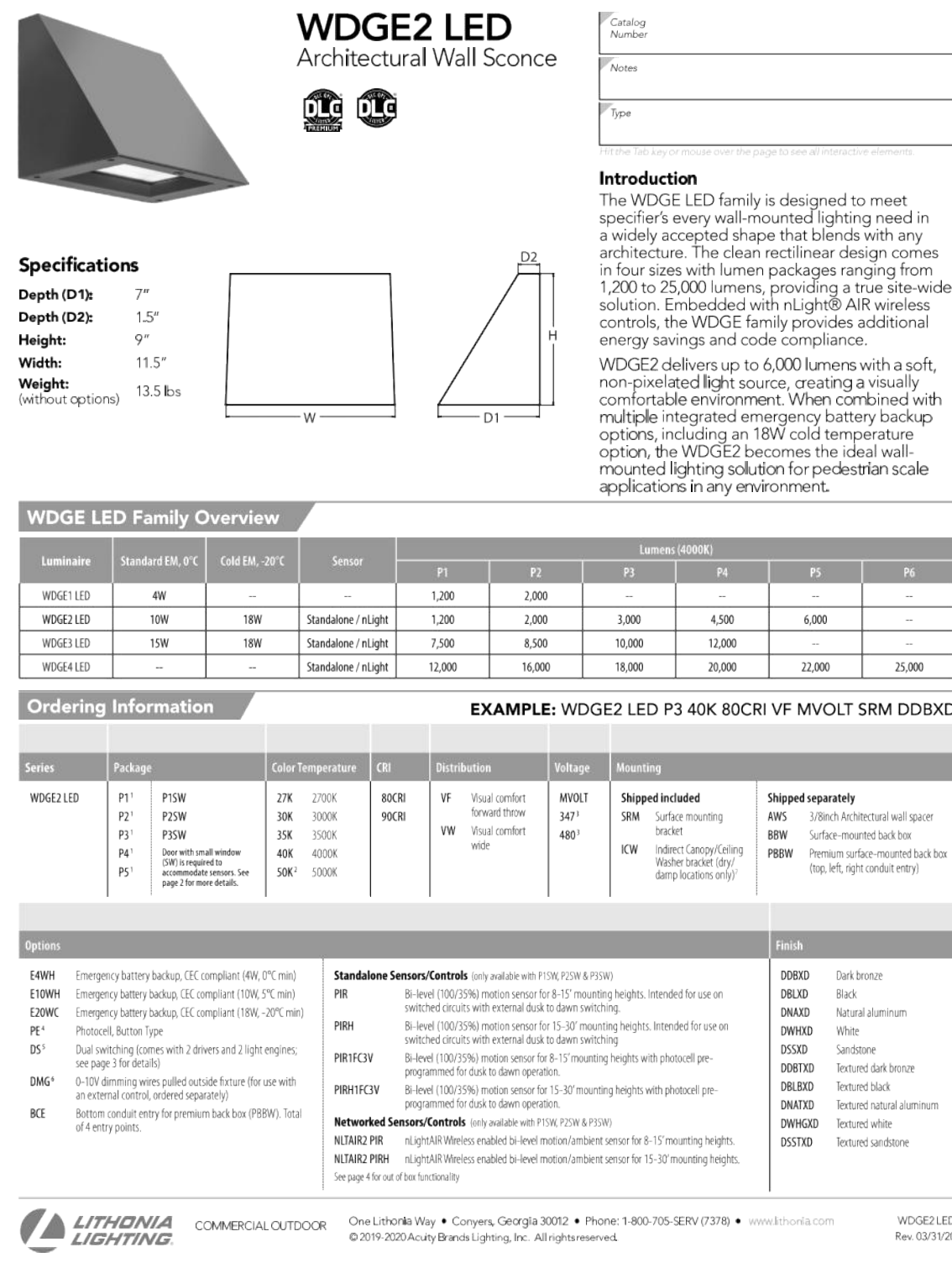


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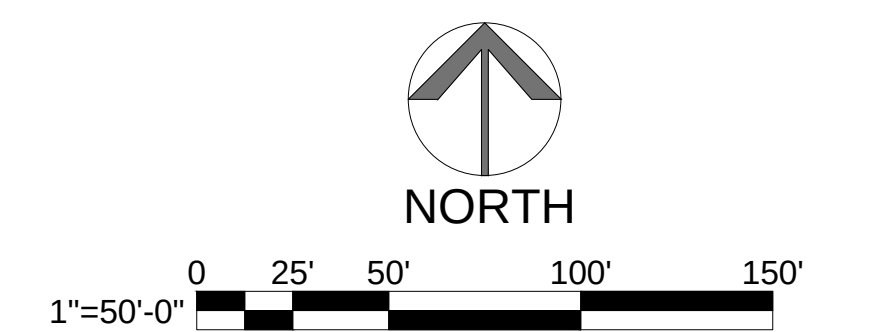


EXHIBIT A: PROPOSED RIGHT OF WAY TRANSFER AREA FROM CT TO CITY FOR PUBLIC ROAD  
December 10, 2019



# **ATTACHMENT C**

## **DEVELOPMENT CONSISTENCY ANALYSIS**



## Consistency Analysis, Fore Apartments, RiverPark Specific Plan

Site: District B site

documents: Architectural, civil, landscape, parking structure plans dated 4/6/2022

| description                 | source | requirement                                        | proposed                  | sheet | comply |
|-----------------------------|--------|----------------------------------------------------|---------------------------|-------|--------|
| <b>Chapter 2 Land Use</b>   |        |                                                    |                           |       |        |
| Planning District           | 2B     | District B                                         | District B                |       | yes    |
| Permitted Use               | 2B     | Residential Very High                              | Residential Very High     |       | yes    |
| Commercial KSF              | 2J     | 104K if standalone                                 | none proposed             |       | na     |
| <b>Chapter 3</b>            |        |                                                    |                           |       |        |
| Illustrative Master         | 3A     | residential, office, retail                        | residential               |       | yes    |
| Commercial Sub              | 3B     | residential, office, retail                        | residential               |       | yes    |
| Commercial Regulatory Plan  | 3C     | drive thru, office or residential apartments urban | urban 7R                  |       | yes    |
| Allowed building            | 3C     | urban 7R                                           | 7R apartments             |       | yes    |
| <b>Chapter 4</b>            |        |                                                    |                           |       |        |
| Building Type               | 4.32   | apartments, urban                                  | apartments, urban         |       | yes    |
| Lot Area                    | 4.32   | 20K minimum                                        | 185260 s.f.               |       | yes    |
| Lot Width                   | 4.32   | 100' minimum                                       | 200' middle               |       | yes    |
| Lot Coverage                | 4.32   | 90% max                                            | 79844 s.f. equals 43%     |       | yes    |
| Building height             | 4.32   | 90' max                                            | 68'                       |       | yes    |
| Setbacks:                   |        |                                                    |                           |       |        |
| Front SB                    | 4.32   | 5' min                                             | 16'                       |       | yes    |
| Side SB                     | 4.32   | 5' min                                             | 20'                       |       | yes    |
| Rear SB                     | 4.32   | 5' min                                             | 28'                       |       | yes    |
| Encroachments:              |        |                                                    |                           |       |        |
| porch                       | 4.32   | 5' max                                             | na                        |       | na     |
| eave                        | 4.32   | 5' max                                             | na                        |       | na     |
| balcony                     | 4.32   | 5' max                                             | na                        |       | na     |
| Building Orientation & Use: |        |                                                    |                           |       |        |
|                             | 4.32   | Building Use per Regulating Plan                   | 7R building use           |       | yes    |
| Service Requirements:       |        |                                                    |                           |       |        |
|                             |        | parking access                                     | drives 250' apart max     |       | yes    |
|                             |        | Utility Access                                     | none external to building |       | na     |
| Parking and Open Space      |        |                                                    |                           |       |        |



| description           | source | requirement                       | proposed                            | sheet       | comply |
|-----------------------|--------|-----------------------------------|-------------------------------------|-------------|--------|
|                       |        | Parking Count: 1/1, 1.5/2, 2/3    | required 460, provided 518          |             | yes    |
|                       |        | parking screening                 | parking is internal to the building | A1.1        | yes    |
|                       |        | parking location                  | wrapped parking structure           | A1.1        | yes    |
|                       |        | PMP, provide by CofO              | in process                          |             | yes    |
|                       |        | curbside parking                  | na                                  |             | na     |
|                       |        | Mail and parcel delivery          | internal to building                | A3.21       | yes    |
|                       |        | bicycle storage                   | internal to building                | A3.24       | yes    |
|                       |        | Open space: 20% total, 10% common | 37,052 required, 64,060 provided    |             | yes    |
|                       |        |                                   |                                     |             |        |
|                       |        |                                   |                                     |             |        |
| <b>Chapter 5</b>      |        |                                   |                                     |             |        |
|                       |        |                                   |                                     |             |        |
| <i>Service Areas:</i> |        |                                   |                                     |             |        |
| screened              |        | loading and service areas         | internal to building                | A3.26       | yes    |
|                       |        | refuse areas                      | internal to building                | A3.26-A3.27 | yes    |
| location              |        | prevent traffic flow disruption   | none external to building           | A3.26-A3.27 | yes    |
|                       |        | locate onsite                     | none external to building           | A3.26-A3.27 | yes    |
| screen utilities      |        | onsite                            | none external to building           | A3.26-A3.27 | yes    |
| screen materials      |        | compatible w/ building design     | none external to building           |             | na     |
| <i>Signage:</i>       |        |                                   |                                     |             |        |
| monument signs        |        | 6' tall, but may be on berm       | none proposed                       |             | na     |
| top of building sign  |        | 24" & 80 s.f. max                 | none proposed                       |             | na     |
|                       |        |                                   |                                     |             |        |
|                       |        |                                   |                                     |             |        |
| <b>Chapter 6</b>      |        |                                   |                                     |             |        |
|                       |        |                                   |                                     |             |        |
| Parking Space size    |        | 9' x 19'                          |                                     | GA2.1       | yes    |



# **ATTACHMENT D**

## **DRAFT PARKING MANAGEMENT PLAN**



# Fore RiverPark Residential Development

This plan describes actions to be taken by Fore Property and onsite property managers (the Owner) and the City of Oxnard (the City) to manage parking at the Fore RiverPark development. The plan specifies a series of parking management strategies that will ensure that parking is well managed and supports the overall goals of the Specific Plan. This plan recognizes that Smart Growth communities require active parking management to ensure that they are implemented as intended. It further recognizes that Owner/City cooperation is an effective way of addressing parking management issues. Finally, the plan is based on the notion that parking management is not a one-time event; it outlines actions to be implemented by the Owner and the City on a continuing basis.

Fore RiverPark offers a total of 510 parking spaces for 333 residential units (mix of studio, one bedroom, two bedroom, and three bedroom units). The overall 1.5 parking ratio (inclusive of visitor parking) is in keeping with other developments in the RiverPark area. Additionally, the prevalence of ride share mobile applications, proximity to employment, retail, and entertainment destinations and the ever-increasing popularity of bicycling as a mode of transport will ease parking demand as residents utilize alternate modes of transport. Fore RiverPark will have a total of 48 spaces available for guest parking.

All actions listed below will be implemented by the Owner unless the City is indicated as the implementing entity.

## 1) On-Site Parking

### ***a) Resident Vehicle Ownership***

- i. Each lease will specify the number of spaces allocated to each unit and allowed to be parked on-site. The number of spaces allocated shall not exceed the total resident (non- visitor) parking supply, unless permission is provided by the City.
- ii. Resident placards or stickers will be issued based on lease allocation. These placards or stickers shall be displayed by all resident vehicles parked on the site.
- iii. The Southern entrance off of Ventura Road will be exclusively used by residents, there will be signage directing visitors to the leasing area entrance. The resident entrance is situated 64' feet from the property line, providing ample space for queuing. Operations will evaluate keeping the gate open during peak times if deemed necessary. Detail for vehicle queuing is outlined in the exhibit below.
- iv. Sufficient electrical vehicle charging parking will be provided on site and available to both visitors and residents.



## **b) Resident Parking Location**

- i. Each lease will specify the location of assigned resident parking space(s). Studio and one bedroom units will receive one assigned space per unit. Two and three bedroom units will receive two assigned spaces per unit.
- ii. Attachment A shows an allocation of resident and visitor parking to specific units. To ensure that the parking resource is used in the most efficient manner, the Owner has the right to revise the allocation. For example, if a unit is rented to a household with no vehicles, a reallocation could be done to use the unused space for other residents or visitors. All parking spaces on site are single stall which offers greater flexibility than tandem space layouts. Should the resident acquire a car and require a parking space, a space will be assigned.
- iii. Residents are prohibited from using other tenants' parking, unless by mutual agreement and with the approval of the Owner.
- iv. The project will be plumbed for 50 EV charging spaces and owner will install chargers per demand in compliance with Title 24 regulations. Spots will be available on an hourly basis and managed by a third party application.
- v. Lease signatories will acknowledge the following provisions concerning on-street and other off-site parking rules:
  - a. Resident will report vehicle license numbers for all the vehicles operated by all residents of the unit and will update property management on any changes in vehicles.
  - b. The total number of vehicles parked per unit will not exceed the number specified in the lease, unless approved under Section 3b of this plan.
  - c. Residents agree to not park vehicles on local streets or in other off-street facilities.
  - d. Residents agree to use the garage spaces that are allocated to them for parking operational vehicles. Storage and other uses of garage space is prohibited.
  - e. Residents agree to not park in spaces designated for unassigned visitor parking

## **c) Visitor Parking**

- i. The Owner is providing spaces to meet Specific Plan requirements.
- ii. Visitors will only have access to the garage via the leasing area parking entrance. Signage will direct visitors to the leasing area entrance and will indicate that use of the resident entrance is prohibited.
- iii. Visitors may only park in on-site visitor parking spaces. They may also park in any spaces that are assigned to the tenant they are visiting.
- iv. Lease provisions will obligate residents to inform their visitors of the rules concerning visitor parking.
- v. Signage at the entries to the project will explain and direct visitors to visitor parking on the first level of the garage. All unassigned on-site visitor parking shall be marked with "Visitor Parking Only".
- vi. Visitors parking for *more* than four consecutive hours must display a visitor permit obtained from the Property Management office. Permits must be dated and are valid for 24 hours.
- vii. Leases can specify a maximum number of visitor parking issuances, if desired.



- viii. The Owner will monitor visitor parking activities and prepare an annual report indicating the efficacy of the management arrangements.
- ix. Spots designated as leasing spaces may be used as overnight guest parking during non-leasing hours. Guests are required to obtain a visitor permit from the Property Management office.
- x. No visitor parking will be available off site.

**d) *Enforcement***

- i. The Owner will conduct regular inspection of parking areas for compliance with no parking areas, space use, and permits for visitors for more than four hours. Inspection techniques may include garage inspections, recording license plate numbers to monitor the duration of parking in visitor spaces, notice and towing of illegal parking locations, and other appropriate measures.
- ii. The Owner will develop and implement a progressive enforcement program that includes courtesy notices, vehicle towing, and remedies that are part of the lease.

**e) *Tenant Relations***

- i. Leasing protocols and tenant orientation will explain parking policies and their role in supporting a Smart Growth community.
- ii. Property management will ensure availability of bike storage and encourage use of ride sharing mobile applications.
- iii. Procedures will be established for promptly addressing resident complaints about parking “poaching”, blocking spaces, or other violations of parking policy.
- iv. The Owner will provide regular marketing/education in resident communication about parking rules and procedures.

## **2) On-Street Parking**

**There is no on-street parking available on Ventura Road.**

**a) *Curb Striping and Signage***

- i. The Owner/City will provide curb striping and/or equivalent signage all areas where parking is prohibited, and other rules concerning parking in consultation with the City Traffic Engineer. The Owner will provide signage as needed on Ventura Road to indicate that illegal parking is strictly prohibited.

**b) *Enforcement***

- i. The City or its designated parking enforcement entity will regularly enforce on-street parking rules.

## **3) Other Off-Street Parking**



**a) Signage and Enforcement**

- i. Parking is strictly prohibited in the fire access lane and other paved areas of the property. These areas will not be accessible to vehicular traffic and will be only accessible via gated entry.

**b) Off Site parking**

- i. Off site parking will not be provided.

**4) Coordination between the Owner and the City**

The Owner and the City will designate a contact person in each organization with responsibility for coordinating parking management actions and responding to parking issues that may arise.

The Owner and City will conduct an annual review of parking management implementation based on a report from the Owner and City information.

The Owner agrees to participate in a RiverPark-wide parking management organization, should one be developed.

**5) Other parking provided**

In addition to providing resident and guest parking, Fore RiverPark is also providing the following parking:

- i. Exclusive move-in location designed to accommodate move-in trucks and deliveries.
- ii. Six leasing parking spaces (to be used as leasing during the day, and visitor parking overnight)
- iii. Four employee parking spaces for leasing and maintenance staff
- iv. Nine residential handicap stalls
- v. Three handicap van stalls (one designated for leasing)
- vi. School bus pickup on Ventura Road
- vii. One space designated for USPS
- viii. Total of 48 spaces available for guest parking



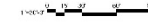
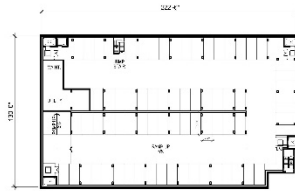




# PARKING STANDARD NOTES

1. PARKING STALLS SHALL BE 10'0" WIDE BY 20'0" DEEP.
2. PARKING STALLS SHALL BE 10'0" WIDE BY 20'0" DEEP.
3. PARKING STALLS SHALL BE 10'0" WIDE BY 20'0" DEEP.
4. PARKING STALLS SHALL BE 10'0" WIDE BY 20'0" DEEP.

## TYPICAL PARKING STALL



BUILDING COMPOSITE PLAN - SUBTERRANEAN LEVEL

A2.0

DATE: 06-17-20  
JOB NO.: 2010-629

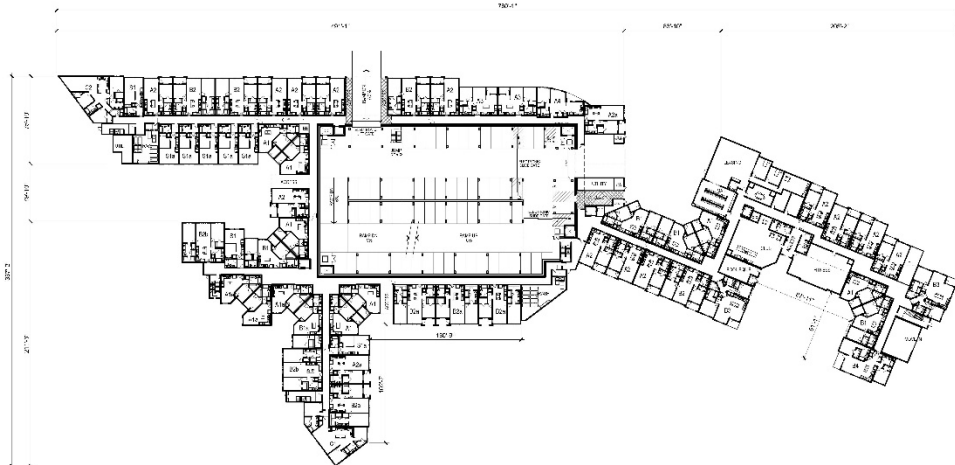
ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860



Fore RiverPark

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT  
1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101  
805.456.8344



BUILDING COMPOSITE PLAN - LEVEL 1

A2.1

DATE: 06-17-20  
JOB NO.: 2010-629

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

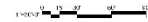
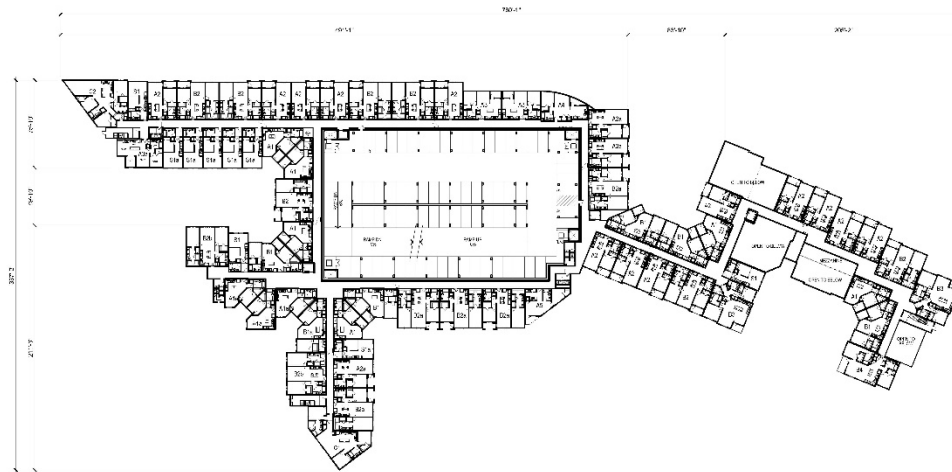


Fore RiverPark

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT  
1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101  
805.456.8344





BUILDING COMPOSITE PLAN - LEVEL 2

A2.2

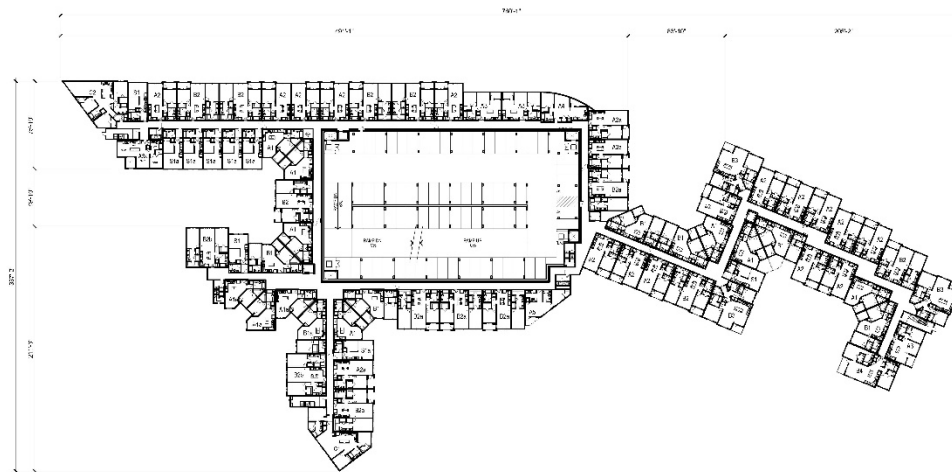
## Fore RiverPark

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT  
1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101  
805.456.8344

DATE: 06-17-20  
JOB NO.: 2010-629

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92666  
(714) 639-9860



BUILDING COMPOSITE PLANS - LEVEL 3 & 4

A2.3

## Fore RiverPark

OXNARD, CA

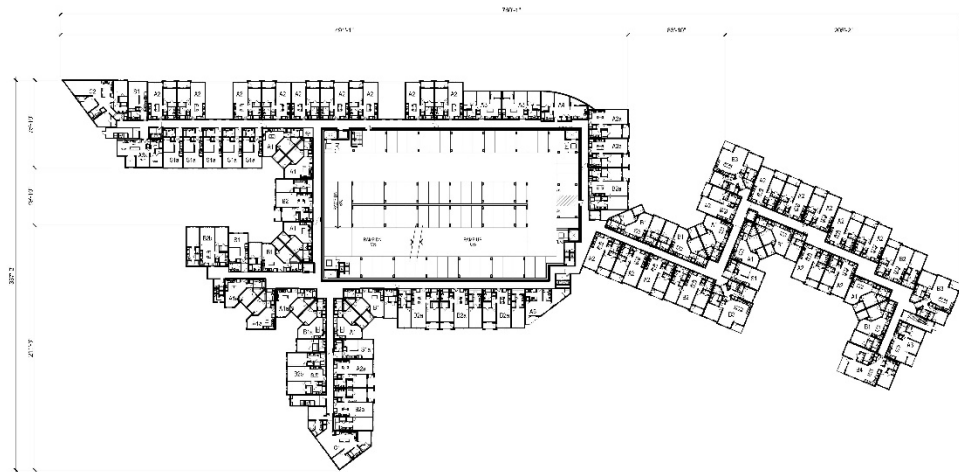
FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT  
1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101  
805.456.8344

DATE: 06-17-20  
JOB NO.: 2010-629

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92666  
(714) 639-9860







BUILDING COMPOSITE PLAN - LEVEL 5

A2.4

## Fore RiverPark

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT  
1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101  
805.456.8344

DATE: 06-17-20  
JOB NO.: 2010-629

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92666  
(714) 639-9860













## APPENDIX A

| Parking Space Number | Parking Level | Unit Number | Unit Type | Number of bedrooms | Unit Space # | Parking Notes              |
|----------------------|---------------|-------------|-----------|--------------------|--------------|----------------------------|
| 1                    | B             | Employee    |           |                    |              | Space assigned to employee |
| 2                    | B             | Employee    |           |                    |              | Space assigned to employee |
| 3                    | B             | Employee    |           |                    |              | Space assigned to employee |
| 4                    | B             | Employee    |           |                    |              | Space assigned to employee |
| 5                    | B             | 101         | C1        | 2                  | 1            | Space assigned with unit   |
| 6                    | B             | 101         | C1        | 2                  | 2            | Space assigned with unit   |
| 7                    | B             | 102         | S1        | 0                  | 1            | Space assigned with unit   |
| 8                    | B             | 103         | A2        | 1                  | 1            | Space assigned with unit   |
| 9                    | B             | 104         | B2        | 2                  | 1            | Space assigned with unit   |
| 10                   | B             | 104         | B2        | 2                  | 2            | Space assigned with unit   |
| 11                   | B             | 105         | B2        | 2                  | 1            | Space assigned with unit   |
| 12                   | B             | 105         | B2        | 2                  | 2            | Space assigned with unit   |
| 13                   | B             | 106         | A2        | 1                  | 1            | Space assigned with unit   |
| 14                   | B             | 107         | A2        | 1                  | 1            | Space assigned with unit   |
| 15                   | B             | 108         | A2        | 1                  | 1            | Space assigned with unit   |
| 16                   | B             | 109         | B2        | 2                  | 1            | Space assigned with unit   |
| 17                   | B             | 109         | B2        | 2                  | 2            | Space assigned with unit   |
| 18                   | B             | 110         | A2        | 1                  | 1            | Space assigned with unit   |
| 19                   | B             | 111         | A3        | 1                  | 1            | Space assigned with unit   |
| 20                   | B             | 112         | A3        | 1                  | 1            | Space assigned with unit   |
| 21                   | B             | 113         | A4        | 1                  | 1            | Space assigned with unit   |



|    |   |     |     |   |   |                          |
|----|---|-----|-----|---|---|--------------------------|
| 22 | B | 114 | A2A | 1 | 1 | Space assigned with unit |
| 23 | B | 115 | B1  | 2 | 1 | Space assigned with unit |
| 24 | B | 115 | B1  | 2 | 2 | Space assigned with unit |
| 25 | B | 117 | A1  | 1 | 1 | Space assigned with unit |
| 26 | B | 118 | A2  | 1 | 1 | Space assigned with unit |
| 27 | B | 116 | B1  | 2 | 1 | Space assigned with unit |
| 28 | B | 119 | A2  | 1 | 1 | Space assigned with unit |
| 29 | B | 116 | B1  | 2 | 2 | Space assigned with unit |
| 30 | B | 120 | A2  | 1 | 1 | Space assigned with unit |
| 31 | B | 122 | B3  | 2 | 1 | Space assigned with unit |
| 32 | B | 121 | A2  | 1 | 1 | Space assigned with unit |
| 33 | B | 122 | B3  | 2 | 2 | Space assigned with unit |
| 34 | B | 123 | B4  | 2 | 1 | Space assigned with unit |
| 35 | B | 123 | B4  | 2 | 2 | Space assigned with unit |
| 36 | B | 125 | A1  | 1 | 1 | Space assigned with unit |
| 37 | B | 124 | B1  | 2 | 1 | Space assigned with unit |
| 38 | B | 124 | B1  | 2 | 2 | Space assigned with unit |
| 39 | B | 126 | B3  | 2 | 1 | Space assigned with unit |
| 40 | B | 126 | B3  | 2 | 2 | Space assigned with unit |
| 41 | B | 128 | A2  | 1 | 1 | Space assigned with unit |
| 42 | B | 129 | A2  | 1 | 1 | Space assigned with unit |
| 43 | B | 127 | B2  | 2 | 1 | Space assigned with unit |
| 44 | B | 127 | B2  | 2 | 2 | Space assigned with unit |
| 45 | B | 130 | A2  | 1 | 1 | Space assigned with unit |



|    |   |     |     |   |   |                          |
|----|---|-----|-----|---|---|--------------------------|
| 46 | B | 131 | B2A | 2 | 1 | Space assigned with unit |
| 47 | B | 131 | B2A | 2 | 2 | Space assigned with unit |
| 48 | B | 132 | B2A | 2 | 1 | Space assigned with unit |
| 49 | B | 132 | B2A | 2 | 2 | Space assigned with unit |
| 50 | B | 134 | A1  | 1 | 1 | Space assigned with unit |
| 51 | B | 135 | A1  | 1 | 1 | Space assigned with unit |
| 52 | B | 136 | S1A | 0 | 1 | Space assigned with unit |
| 53 | B | 137 | A2A | 1 | 1 | Space assigned with unit |
| 54 | B | 133 | B2A | 2 | 1 | Space assigned with unit |
| 55 | B | 133 | B2A | 2 | 2 | Space assigned with unit |
| 56 | B | 138 | B2A | 2 | 1 | Space assigned with unit |
| 57 | B | 138 | B2A | 2 | 2 | Space assigned with unit |
| 58 | B | 139 | C1  | 2 | 1 | Space assigned with unit |
| 59 | B | 139 | C1  | 2 | 2 | Space assigned with unit |
| 60 | B | 140 | B2A | 2 | 1 | Space assigned with unit |
| 61 | B | 142 | A1  | 1 | 1 | Space assigned with unit |
| 62 | B | 140 | B2A | 2 | 2 | Space assigned with unit |
| 63 | B | 143 | A1  | 1 | 1 | Space assigned with unit |
| 64 | B | 144 | A1  | 1 | 1 | Space assigned with unit |
| 65 | B | 141 | B1  | 2 | 1 | Space assigned with unit |
| 66 | B | 141 | B1  | 2 | 2 | Space assigned with unit |
| 67 | B | 145 | B2A | 2 | 1 | Space assigned with unit |
| 68 | B | 145 | B2A | 2 | 2 | Space assigned with unit |
| 69 | B | 146 | S1  | 0 | 1 | Space assigned with unit |



|     |   |     |               |   |   |                          |
|-----|---|-----|---------------|---|---|--------------------------|
| 70  | B | 147 | B1            | 2 | 1 | Space assigned with unit |
| 71  | B | 147 | B1            | 2 | 2 | Space assigned with unit |
| 72  | 1 | 148 | A1            | 1 | 1 | Space assigned with unit |
| 73  | 1 | 149 | A2            | 1 | 1 | Space assigned with unit |
| 74  | 1 | 150 | A1            | 1 | 1 | Space assigned with unit |
| 75  | 1 | 151 | A1            | 1 | 1 | Space assigned with unit |
| 76  | 1 | 152 | S1A           | 0 | 1 | Space assigned with unit |
| 77  | 1 | 153 | S1A           | 0 | 1 | Space assigned with unit |
| 78  | 1 | 154 | S1A           | 0 | 1 | Space assigned with unit |
| 79  | 1 | 155 | S1A           | 0 | 1 | Space assigned with unit |
| 80  | 1 | 156 | S1A           | 0 | 1 | Space assigned with unit |
| 81  | 1 |     | Handicap Van  |   |   | HC Van                   |
| 82  | 1 |     | Handicap/ Van |   |   | HC Van                   |
| 83  | 1 |     | Leasing       |   |   | Leasing                  |
| 84  | 1 |     | Leasing       |   |   | Leasing                  |
| 85  | 1 |     | Visitor       |   |   | Visitor                  |
| 86  | 1 |     | Visitor       |   |   | Visitor                  |
| 87  | 1 |     | Visitor       |   |   | Visitor                  |
| 88  | 1 |     | Visitor       |   |   | Visitor                  |
| 89  | 1 |     | Visitor       |   |   | Visitor                  |
| 90  | 1 |     | Visitor       |   |   | Visitor                  |
| 91  | 1 |     | Visitor       |   |   | Visitor                  |
| 92  | 1 |     | Visitor       |   |   | Visitor                  |
| 93  | 1 |     | Visitor       |   |   | Visitor                  |
| 94  | 1 |     | Visitor       |   |   | Visitor                  |
| 95  | 1 |     | Visitor       |   |   | Visitor                  |
| 96  | 1 |     | Visitor       |   |   | Visitor                  |
| 97  | 1 |     | Visitor       |   |   | Visitor                  |
| 98  | 1 |     | Visitor       |   |   | Visitor                  |
| 99  | 1 |     | Visitor       |   |   | Visitor                  |
| 100 | 1 |     | Visitor       |   |   | Visitor                  |
| 101 | 1 |     | Visitor       |   |   | Visitor                  |
| 102 | 1 |     | Visitor       |   |   | Visitor                  |



|     |   |     |         |   |   |                          |
|-----|---|-----|---------|---|---|--------------------------|
| 103 | 1 |     | Visitor |   |   | Visitor                  |
| 104 | 1 |     | Visitor |   |   | Visitor                  |
| 105 | 1 |     | Visitor |   |   | Visitor                  |
| 106 | 1 |     | Visitor |   |   | Visitor                  |
| 107 | 1 |     | Visitor |   |   | Visitor                  |
| 108 | 1 |     | Visitor |   |   | Visitor                  |
| 109 | 1 |     | Visitor |   |   | Visitor                  |
| 110 | 1 |     | Visitor |   |   | Visitor                  |
| 111 | 1 |     | Visitor |   |   | Visitor                  |
| 112 | 1 |     | Visitor |   |   | Visitor                  |
| 113 | 1 |     | Visitor |   |   | Visitor                  |
| 114 | 1 |     | Visitor |   |   | Visitor                  |
| 115 | 1 |     | Visitor |   |   | Visitor                  |
| 116 | 1 |     | Visitor |   |   | Visitor                  |
| 117 | 1 |     | Visitor |   |   | Visitor                  |
| 118 | 1 |     | Visitor |   |   | Visitor                  |
| 119 | 1 |     | Visitor |   |   | Visitor                  |
| 120 | 1 |     | Visitor |   |   | Visitor                  |
| 122 | 1 |     | Vistor  |   |   | Visitor                  |
| 123 | 1 |     | Visitor |   |   | Visitor                  |
| 124 | 1 |     | Visitor |   |   | Visitor                  |
| 125 | 1 |     | Visitor |   |   | Visitor                  |
| 126 | 1 |     | Visitor |   |   | Visitor                  |
| 127 | 1 | 201 | C1      | 2 | 1 | Space assigned with unit |
| 128 | 1 | 201 | C1      | 2 | 2 | Space assigned with unit |
| 129 | 1 | 202 | S1      | 0 | 1 | Space assigned with unit |
| 130 | 1 | 203 | A2      | 1 | 1 | Space assigned with unit |
| 131 | 1 | 204 | B2      | 2 | 1 | Space assigned with unit |
| 132 | 1 | 204 | B2      | 2 | 2 | Space assigned with unit |
| 133 | 1 | 205 | B2      | 2 | 1 | Space assigned with unit |
| 134 | 1 | 205 | B2      | 2 | 2 | Space assigned with unit |
| 135 | 1 | 206 | A2      | 1 | 2 | Space assigned with unit |
| 136 | 1 | 207 | A2      | 1 | 1 | Space assigned with unit |
| 137 | 1 | 208 | A2      | 1 | 1 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 138 | 1 | 209 | B2  | 2 | 1 | Space assigned with unit |
| 139 | 2 | 209 | B2  | 2 | 2 | Space assigned with unit |
| 140 | 2 | 210 | B2  | 2 | 1 | Space assigned with unit |
| 141 | 2 | 210 | B2  | 2 | 2 | Space assigned with unit |
| 142 | 2 | 211 | A2  | 1 | 1 | Space assigned with unit |
| 143 | 2 | 212 | A3  | 1 | 1 | Space assigned with unit |
| 144 | 2 | 213 | A3  | 1 | 1 | Space assigned with unit |
| 145 | 2 | 214 | A4  | 1 | 1 | Space assigned with unit |
| 146 | 2 | 215 | A2A | 1 | 1 | Space assigned with unit |
| 147 | 2 | 216 | A2A | 1 | 1 | Space assigned with unit |
| 148 | 2 | 217 | B2A | 2 | 1 | Space assigned with unit |
| 149 | 2 | 217 | B2A | 2 | 2 | Space assigned with unit |
| 150 | 2 | 218 | B1  | 2 | 1 | Space assigned with unit |
| 151 | 2 | 218 | B1  | 2 | 2 | Space assigned with unit |
| 152 | 2 | 219 | B1  | 2 | 1 | Space assigned with unit |
| 153 | 2 | 219 | B1  | 2 | 2 | Space assigned with unit |
| 154 | 2 | 220 | A1  | 1 | 1 | Space assigned with unit |
| 155 | 2 | 221 | A2  | 1 | 1 | Space assigned with unit |
| 156 | 2 | 222 | A2  | 1 | 1 | Space assigned with unit |
| 157 | 2 | 223 | A2  | 1 | 1 | Space assigned with unit |
| 158 | 2 | 224 | A2  | 1 | 1 | Space assigned with unit |
| 159 | 2 | 225 | A2  | 1 | 1 | Space assigned with unit |
| 160 | 2 | 226 | B2  | 2 | 1 | Space assigned with unit |
| 161 | 2 | 226 | B2  | 2 | 2 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 162 | 2 | 227 | B3  | 2 | 1 | Space assigned with unit |
| 163 | 2 | 227 | B3  | 2 | 2 | Space assigned with unit |
| 164 | 2 | 228 | B4  | 2 | 1 | Space assigned with unit |
| 165 | 2 | 228 | B4  | 2 | 2 | Space assigned with unit |
| 166 | 2 | 229 | B1  | 2 | 1 | Space assigned with unit |
| 167 | 2 | 229 | B1  | 2 | 2 | Space assigned with unit |
| 168 | 2 | 230 | A1  | 1 | 1 | Space assigned with unit |
| 169 | 2 | 231 | S1  | 0 | 1 | Space assigned with unit |
| 170 | 2 | 232 | B3  | 2 | 1 | Space assigned with unit |
| 171 | 2 | 232 | B3  | 2 | 2 | Space assigned with unit |
| 172 | 2 | 233 | B2  | 2 | 1 | Space assigned with unit |
| 173 | 2 | 233 | B2  | 2 | 2 | Space assigned with unit |
| 174 | 2 | 234 | A2  | 1 | 1 | Space assigned with unit |
| 175 | 2 | 235 | A2  | 1 | 1 | Space assigned with unit |
| 176 | 2 | 236 | A2  | 1 | 1 | Space assigned with unit |
| 177 | 2 | 237 | A5  | 1 | 1 | Space assigned with unit |
| 178 | 2 | 238 | B2A | 2 | 1 | Space assigned with unit |
| 179 | 2 | 238 | B2A | 2 | 2 | Space assigned with unit |
| 180 | 2 | 239 | B2A | 2 | 1 | Space assigned with unit |
| 181 | 2 | 239 | B2A | 2 | 2 | Space assigned with unit |
| 182 | 2 | 240 | B2A | 2 | 1 | Space assigned with unit |
| 183 | 2 | 240 | B2A | 2 | 2 | Space assigned with unit |
| 184 | 2 | 241 | B1  | 2 | 1 | Space assigned with unit |
| 185 | 2 | 241 | B1  | 2 | 2 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 186 | 2 | 242 | A1  | 1 | 1 | Space assigned with unit |
| 187 | 2 | 243 | S1A | 0 | 1 | Space assigned with unit |
| 188 | 2 | 244 | A2A | 1 | 1 | Space assigned with unit |
| 189 | 2 | 245 | B2A | 2 | 1 | Space assigned with unit |
| 190 | 2 | 245 | B2A | 2 | 2 | Space assigned with unit |
| 191 | 2 | 246 | C2  | 2 | 1 | Space assigned with unit |
| 192 | 2 | 246 | C2  | 2 | 2 | Space assigned with unit |
| 193 | 2 | 247 | B2A | 2 | 1 | Space assigned with unit |
| 194 | 2 | 247 | B2A | 2 | 2 | Space assigned with unit |
| 195 | 2 | 248 | B1  | 2 | 1 | Space assigned with unit |
| 196 | 2 | 248 | B1  | 2 | 2 | Space assigned with unit |
| 197 | 2 | 249 | A1  | 1 | 1 | Space assigned with unit |
| 198 | 2 | 250 | A1  | 1 | 1 | Space assigned with unit |
| 199 | 2 | 251 | A1  | 1 | 1 | Space assigned with unit |
| 200 | 2 | 252 | B2A | 2 | 1 | Space assigned with unit |
| 201 | 2 | 252 | B2A | 2 | 2 | Space assigned with unit |
| 202 | 2 | 253 | S1  | 0 | 1 | Space assigned with unit |
| 203 | 2 | 254 | B1  | 2 | 1 | Space assigned with unit |
| 204 | 2 | 254 | B1  | 2 | 2 | Space assigned with unit |
| 205 | 2 | 255 | A1  | 1 | 1 | Space assigned with unit |
| 206 | 2 | 256 | B2  | 2 | 1 | Space assigned with unit |
| 207 | 2 | 256 | B2  | 2 | 2 | Space assigned with unit |
| 208 | 2 | 257 | A1  | 1 | 1 | Space assigned with unit |
| 209 | 2 | 258 | A1  | 1 | 1 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 210 | 2 | 259 | S1A | 0 | 1 | Space assigned with unit |
| 211 | 2 | 260 | S1A | 0 | 1 | Space assigned with unit |
| 212 | 2 | 261 | S1A | 0 | 1 | Space assigned with unit |
| 213 | 2 | 262 | S1A | 0 | 1 | Space assigned with unit |
| 214 | 2 | 263 | S1A | 0 | 1 | Space assigned with unit |
| 215 | 2 | 264 | A3A | 1 | 1 | Space assigned with unit |
| 216 | 2 | 301 | C1  | 2 | 1 | Space assigned with unit |
| 217 | 2 | 301 | C1  | 2 | 2 | Space assigned with unit |
| 218 | 2 | 302 | S1  | 0 | 1 | Space assigned with unit |
| 219 | 2 | 303 | A2  | 1 | 1 | Space assigned with unit |
| 220 | 2 | 304 | B2  | 2 | 1 | Space assigned with unit |
| 221 | 2 | 304 | B2  | 2 | 2 | Space assigned with unit |
| 222 | 2 | 305 | B2  | 2 | 1 | Space assigned with unit |
| 223 | 2 | 305 | B2  | 2 | 2 | Space assigned with unit |
| 224 | 2 | 306 | A2  | 1 | 1 | Space assigned with unit |
| 225 | 2 | 307 | A2  | 1 | 1 | Space assigned with unit |
| 226 | 2 | 308 | A2  | 1 | 1 | Space assigned with unit |
| 227 | 3 | 309 | B2  | 2 | 1 | Space assigned with unit |
| 228 | 3 | 309 | B2  | 2 | 2 | Space assigned with unit |
| 229 | 3 | 310 | B2  | 2 | 1 | Space assigned with unit |
| 230 | 3 | 310 | B2  | 2 | 2 | Space assigned with unit |
| 231 | 3 | 311 | A3  | 1 | 1 | Space assigned with unit |
| 232 | 3 | 312 | A3  | 1 | 1 | Space assigned with unit |
| 233 | 3 | 313 | A3  | 1 | 1 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 234 | 3 | 314 | A4  | 1 | 1 | Space assigned with unit |
| 235 | 3 | 315 | A2A | 1 | 1 | Space assigned with unit |
| 236 | 3 | 316 | A2A | 1 | 1 | Space assigned with unit |
| 237 | 3 | 317 | B2A | 2 | 1 | Space assigned with unit |
| 238 | 3 | 317 | B2A | 2 | 2 | Space assigned with unit |
| 239 | 3 | 318 | B1  | 2 | 1 | Space assigned with unit |
| 240 | 3 | 318 | B1  | 2 | 2 | Space assigned with unit |
| 241 | 3 | 319 | B1  | 2 | 1 | Space assigned with unit |
| 242 | 3 | 319 | B1  | 2 | 2 | Space assigned with unit |
| 243 | 3 | 320 | A1  | 1 | 1 | Space assigned with unit |
| 244 | 3 | 321 | A2  | 1 | 1 | Space assigned with unit |
| 245 | 3 | 322 | B3  | 2 | 1 | Space assigned with unit |
| 246 | 3 | 322 | B3  | 2 | 2 | Space assigned with unit |
| 247 | 3 | 323 | A2  | 1 | 1 | Space assigned with unit |
| 248 | 3 | 324 | A2  | 1 | 1 | Space assigned with unit |
| 249 | 3 | 325 | A2  | 1 | 1 | Space assigned with unit |
| 250 | 3 | 326 | A2  | 1 | 1 | Space assigned with unit |
| 251 | 3 | 327 | A2  | 1 | 1 | Space assigned with unit |
| 252 | 3 | 328 | B2  | 2 | 1 | Space assigned with unit |
| 253 | 3 | 328 | B2  | 2 | 2 | Space assigned with unit |
| 254 | 3 | 329 | B3  | 2 | 1 | Space assigned with unit |
| 255 | 3 | 329 | B3  | 2 | 2 | Space assigned with unit |
| 256 | 3 | 330 | A3  | 1 | 1 | Space assigned with unit |
| 257 | 3 | 331 | B4  | 2 | 1 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 258 | 3 | 331 | B4  | 2 | 2 | Space assigned with unit |
| 259 | 3 | 332 | B1  | 2 | 1 | Space assigned with unit |
| 260 | 3 | 332 | B1  | 2 | 2 | Space assigned with unit |
| 261 | 3 | 333 | A1  | 1 | 1 | Space assigned with unit |
| 262 | 3 | 334 | A2  | 1 | 1 | Space assigned with unit |
| 263 | 3 | 335 | A2  | 1 | 1 | Space assigned with unit |
| 264 | 3 | 336 | B1  | 2 | 1 | Space assigned with unit |
| 265 | 3 | 336 | B1  | 2 | 2 | Space assigned with unit |
| 266 | 3 | 337 | A1  | 1 | 1 | Space assigned with unit |
| 267 | 3 | 338 | S1  | 0 | 1 | Space assigned with unit |
| 268 | 3 | 339 | B3  | 2 | 1 | Space assigned with unit |
| 269 | 3 | 339 | B3  | 2 | 2 | Space assigned with unit |
| 270 | 3 | 340 | B2  | 2 | 1 | Space assigned with unit |
| 271 | 3 | 340 | B2  | 2 | 2 | Space assigned with unit |
| 272 | 3 | 341 | A2  | 1 | 1 | Space assigned with unit |
| 273 | 3 | 342 | A2  | 1 | 1 | Space assigned with unit |
| 274 | 3 | 343 | A2  | 1 | 1 | Space assigned with unit |
| 275 | 3 | 344 | A5  | 1 | 1 | Space assigned with unit |
| 276 | 3 | 345 | B2A | 2 | 1 | Space assigned with unit |
| 277 | 3 | 345 | B2A | 2 | 2 | Space assigned with unit |
| 278 | 3 | 346 | B2A | 2 | 1 | Space assigned with unit |
| 279 | 3 | 346 | B2A | 2 | 2 | Space assigned with unit |
| 280 | 3 | 347 | B2A | 2 | 1 | Space assigned with unit |
| 281 | 3 | 347 | B2A | 2 | 2 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 282 | 3 | 348 | B1  | 2 | 1 | Space assigned with unit |
| 283 | 3 | 348 | B1  | 2 | 2 | Space assigned with unit |
| 284 | 3 | 349 | A1  | 1 | 1 | Space assigned with unit |
| 285 | 3 | 350 | S1A | 0 | 1 | Space assigned with unit |
| 286 | 3 | 351 | A2A | 1 | 1 | Space assigned with unit |
| 287 | 4 | 352 | B2A | 2 | 1 | Space assigned with unit |
| 288 | 4 | 352 | B2A | 2 | 2 | Space assigned with unit |
| 289 | 4 | 353 | C2  | 2 | 1 | Space assigned with unit |
| 290 | 4 | 353 | C2  | 2 | 2 | Space assigned with unit |
| 291 | 4 | 354 | B2A | 2 | 1 | Space assigned with unit |
| 292 | 4 | 354 | B2A | 2 | 2 | Space assigned with unit |
| 293 | 4 | 355 | B1  | 2 | 1 | Space assigned with unit |
| 294 | 4 | 355 | B1  | 2 | 2 | Space assigned with unit |
| 295 | 4 | 356 | A1  | 1 | 1 | Space assigned with unit |
| 296 | 4 | 357 | A1  | 1 | 1 | Space assigned with unit |
| 297 | 4 | 358 | A1  | 1 | 1 | Space assigned with unit |
| 298 | 4 | 359 | B2A | 2 | 1 | Space assigned with unit |
| 299 | 4 | 359 | B2A | 2 | 2 | Space assigned with unit |
| 300 | 4 | 360 | S1  | 0 | 1 | Space assigned with unit |
| 301 | 4 | 361 | B1  | 2 | 1 | Space assigned with unit |
| 302 | 4 | 361 | B1  | 2 | 2 | Space assigned with unit |
| 303 | 4 | 362 | A1  | 1 | 1 | Space assigned with unit |
| 304 | 4 | 363 | B2  | 2 | 1 | Space assigned with unit |
| 305 | 4 | 363 | B2  | 2 | 2 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 306 | 4 | 364 | A1  | 1 | 1 | Space assigned with unit |
| 307 | 4 | 365 | A1  | 1 | 1 | Space assigned with unit |
| 308 | 4 | 366 | S1A | 0 | 1 | Space assigned with unit |
| 309 | 4 | 367 | S1A | 0 | 1 | Space assigned with unit |
| 310 | 4 | 368 | S1A | 0 | 1 | Space assigned with unit |
| 311 | 4 | 369 | S1A | 0 | 1 | Space assigned with unit |
| 312 | 4 | 370 | S1A | 0 | 1 | Space assigned with unit |
| 313 | 4 | 371 | A3A | 1 | 1 | Space assigned with unit |
| 314 | 4 | 401 | C1  | 2 | 1 | Space assigned with unit |
| 315 | 4 | 401 | C1  | 2 | 2 | Space assigned with unit |
| 316 | 4 | 402 | S1  | 0 | 1 | Space assigned with unit |
| 317 | 4 | 403 | A2  | 1 | 1 | Space assigned with unit |
| 318 | 4 | 404 | B2  | 2 | 1 | Space assigned with unit |
| 319 | 4 | 404 | B2  | 2 | 2 | Space assigned with unit |
| 320 | 4 | 405 | B2  | 2 | 1 | Space assigned with unit |
| 321 | 4 | 405 | B2  | 2 | 2 | Space assigned with unit |
| 322 | 4 | 406 | A2  | 1 | 1 | Space assigned with unit |
| 323 | 4 | 407 | A2  | 1 | 1 | Space assigned with unit |
| 324 | 4 | 408 | A2  | 1 | 1 | Space assigned with unit |
| 325 | 4 | 409 | B2  | 2 | 1 | Space assigned with unit |
| 326 | 4 | 409 | B2  | 2 | 2 | Space assigned with unit |
| 327 | 4 | 410 | B2  | 2 | 1 | Space assigned with unit |
| 328 | 4 | 410 | B2  | 2 | 2 | Space assigned with unit |
| 329 | 4 | 411 | A2  | 1 | 1 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 330 | 4 | 412 | A3  | 1 | 1 | Space assigned with unit |
| 331 | 4 | 413 | A3  | 1 | 1 | Space assigned with unit |
| 332 | 4 | 414 | A4  | 1 | 1 | Space assigned with unit |
| 333 | 4 | 415 | A2A | 1 | 1 | Space assigned with unit |
| 334 | 4 | 416 | A2A | 1 | 1 | Space assigned with unit |
| 335 | 4 | 417 | B2A | 2 | 1 | Space assigned with unit |
| 336 | 4 | 417 | B2A | 2 | 2 | Space assigned with unit |
| 337 | 4 | 418 | B1  | 2 | 1 | Space assigned with unit |
| 338 | 4 | 418 | B1  | 2 | 2 | Space assigned with unit |
| 339 | 4 | 419 | B1  | 2 | 1 | Space assigned with unit |
| 340 | 4 | 419 | B1  | 2 | 2 | Space assigned with unit |
| 341 | 4 | 420 | A1  | 1 | 1 | Space assigned with unit |
| 342 | 4 | 421 | A2  | 1 | 1 | Space assigned with unit |
| 343 | 4 | 422 | B3  | 2 | 1 | Space assigned with unit |
| 344 | 4 | 422 | B3  | 2 | 2 | Space assigned with unit |
| 345 | 4 | 424 | A2  | 1 | 1 | Space assigned with unit |
| 346 | 4 | 424 | A2  | 1 | 1 | Space assigned with unit |
| 347 | 4 | 425 | A2  | 1 | 1 | Space assigned with unit |
| 348 | 4 | 426 | A2  | 1 | 1 | Space assigned with unit |
| 349 | 4 | 427 | A2  | 1 | 1 | Space assigned with unit |
| 350 | 4 | 428 | B2  | 2 | 1 | Space assigned with unit |
| 351 | 4 | 428 | B2  | 2 | 2 | Space assigned with unit |
| 352 | 4 | 429 | B3  | 2 | 1 | Space assigned with unit |
| 353 | 4 | 429 | B3  | 2 | 2 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 354 | 4 | 430 | A3  | 1 | 1 | Space assigned with unit |
| 355 | 4 | 431 | B4  | 2 | 1 | Space assigned with unit |
| 356 | 4 | 431 | B4  | 2 | 2 | Space assigned with unit |
| 357 | 4 | 432 | B1  | 2 | 1 | Space assigned with unit |
| 358 | 4 | 432 | B1  | 2 | 2 | Space assigned with unit |
| 359 | 4 | 433 | A1  | 1 | 1 | Space assigned with unit |
| 360 | 4 | 434 | A2  | 1 | 1 | Space assigned with unit |
| 361 | 5 | 435 | A2  | 1 | 1 | Space assigned with unit |
| 362 | 5 | 436 | B1  | 2 | 1 | Space assigned with unit |
| 363 | 5 | 436 | B1  | 2 | 1 | Space assigned with unit |
| 364 | 5 | 437 | A1  | 1 | 1 | Space assigned with unit |
| 365 | 5 | 438 | S1  | 0 | 1 | Space assigned with unit |
| 366 | 5 | 439 | B3  | 2 | 2 | Space assigned with unit |
| 367 | 5 | 439 | B3  | 2 | 2 | Space assigned with unit |
| 368 | 5 | 440 | B2  | 2 | 1 | Space assigned with unit |
| 369 | 5 | 440 | B2  | 2 | 2 | Space assigned with unit |
| 370 | 5 | 441 | A2  | 1 | 1 | Space assigned with unit |
| 371 | 5 | 442 | A2  | 1 | 1 | Space assigned with unit |
| 372 | 5 | 443 | A2  | 1 | 1 | Space assigned with unit |
| 373 | 5 | 444 | A5  | 1 | 1 | Space assigned with unit |
| 374 | 5 | 445 | B2A | 2 | 1 | Space assigned with unit |
| 375 | 5 | 445 | B2A | 2 | 2 | Space assigned with unit |
| 376 | 5 | 446 | B2A | 2 | 1 | Space assigned with unit |
| 377 | 5 | 446 | B2A | 2 | 2 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 378 | 5 | 447 | B2A | 2 | 1 | Space assigned with unit |
| 379 | 5 | 447 | B2A | 2 | 2 | Space assigned with unit |
| 380 | 5 | 448 | B1  | 2 | 1 | Space assigned with unit |
| 381 | 5 | 448 | B1  | 2 | 2 | Space assigned with unit |
| 382 | 5 | 449 | A1  | 1 | 1 | Space assigned with unit |
| 383 | 5 | 450 | S1A | 0 | 1 | Space assigned with unit |
| 384 | 5 | 451 | A2A | 1 | 1 | Space assigned with unit |
| 385 | 5 | 452 | B2A | 2 | 1 | Space assigned with unit |
| 386 | 5 | 452 | B2A | 2 | 2 | Space assigned with unit |
| 387 | 5 | 453 | C2  | 2 | 1 | Space assigned with unit |
| 388 | 5 | 453 | C2  | 2 | 2 | Space assigned with unit |
| 389 | 5 | 454 | B2A | 2 | 1 | Space assigned with unit |
| 390 | 5 | 454 | B2A | 2 | 2 | Space assigned with unit |
| 391 | 5 | 455 | B1  | 2 | 1 | Space assigned with unit |
| 392 | 5 | 455 | B1  | 2 | 2 | Space assigned with unit |
| 393 | 5 | 456 | A1  | 1 | 1 | Space assigned with unit |
| 394 | 5 | 457 | A1  | 1 | 1 | Space assigned with unit |
| 395 | 5 | 458 | A1  | 1 | 1 | Space assigned with unit |
| 396 | 5 | 459 | B2A | 2 | 1 | Space assigned with unit |
| 397 | 5 | 459 | B2A | 2 | 2 | Space assigned with unit |
| 398 | 5 | 460 | S1  | 0 | 1 | Space assigned with unit |
| 399 | 5 | 461 | B1  | 2 | 1 | Space assigned with unit |
| 400 | 5 | 461 | B1  | 2 | 2 | Space assigned with unit |
| 401 | 5 | 462 | A1  | 1 | 1 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 402 | 5 | 463 | B2  | 2 | 1 | Space assigned with unit |
| 403 | 5 | 463 | B2  | 2 | 2 | Space assigned with unit |
| 404 | 5 | 464 | A1  | 1 | 1 | Space assigned with unit |
| 405 | 5 | 465 | A1  | 1 | 1 | Space assigned with unit |
| 406 | 5 | 466 | S1A | 0 | 1 | Space assigned with unit |
| 407 | 5 | 467 | S1A | 0 | 1 | Space assigned with unit |
| 408 | 5 | 468 | S1A | 0 | 1 | Space assigned with unit |
| 409 | 5 | 469 | S1A | 0 | 1 | Space assigned with unit |
| 410 | 5 | 470 | S1A | 0 | 1 | Space assigned with unit |
| 411 | 5 | 471 | A3A | 1 | 1 | Space assigned with unit |
| 412 | 5 | 501 | C1  | 2 | 1 | Space assigned with unit |
| 413 | 5 | 501 | C1  | 2 | 2 | Space assigned with unit |
| 414 | 5 | 502 | S1  | 0 | 1 | Space assigned with unit |
| 415 | 5 | 503 | A2  | 1 | 1 | Space assigned with unit |
| 416 | 5 | 504 | A2  | 1 | 1 | Space assigned with unit |
| 417 | 5 | 505 | A2  | 1 | 1 | Space assigned with unit |
| 418 | 5 | 506 | A2  | 1 | 1 | Space assigned with unit |
| 419 | 5 | 507 | A2  | 1 | 1 | Space assigned with unit |
| 420 | 5 | 508 | A2  | 1 | 1 | Space assigned with unit |
| 421 | 5 | 509 | A2  | 1 | 1 | Space assigned with unit |
| 422 | 5 | 510 | A2  | 1 | 1 | Space assigned with unit |
| 423 | 5 | 511 | A2  | 1 | 1 | Space assigned with unit |
| 424 | 5 | 512 | A3  | 1 | 1 | Space assigned with unit |
| 425 | 5 | 513 | A3  | 1 | 1 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 426 | 5 | 514 | A4  | 1 | 1 | Space assigned with unit |
| 427 | 5 | 515 | A2A | 1 | 1 | Space assigned with unit |
| 428 | 5 | 516 | A2A | 1 | 1 | Space assigned with unit |
| 429 | 5 | 517 | B2A | 2 | 1 | Space assigned with unit |
| 430 | 5 | 517 | B2A | 2 | 2 | Space assigned with unit |
| 431 | 5 | 518 | B1  | 2 | 1 | Space assigned with unit |
| 432 | 5 | 518 | B1  | 2 | 2 | Space assigned with unit |
| 433 | 6 | 519 | B1  | 2 | 1 | Space assigned with unit |
| 434 | 6 | 519 | B1  | 2 | 2 | Space assigned with unit |
| 435 | 6 | 520 | A1  | 1 | 1 | Space assigned with unit |
| 436 | 6 | 521 | A2  | 1 | 1 | Space assigned with unit |
| 437 | 6 | 522 | B3  | 2 | 1 | Space assigned with unit |
| 438 | 6 | 522 | B3  | 2 | 2 | Space assigned with unit |
| 439 | 6 | 523 | A2  | 1 | 1 | Space assigned with unit |
| 440 | 6 | 524 | A2  | 1 | 1 | Space assigned with unit |
| 441 | 6 | 525 | A2  | 1 | 1 | Space assigned with unit |
| 442 | 6 | 526 | A2  | 1 | 1 | Space assigned with unit |
| 443 | 6 | 527 | A2  | 1 | 1 | Space assigned with unit |
| 444 | 6 | 528 | B2  | 2 | 1 | Space assigned with unit |
| 445 | 6 | 528 | B2  | 2 | 2 | Space assigned with unit |
| 446 | 6 | 529 | B3  | 2 | 1 | Space assigned with unit |
| 447 | 6 | 529 | B3  | 2 | 2 | Space assigned with unit |
| 448 | 6 | 530 | A3  | 1 | 1 | Space assigned with unit |
| 449 | 6 | 531 | B4  | 2 | 1 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 450 | 6 | 531 | B4  | 2 | 2 | Space assigned with unit |
| 451 | 6 | 532 | B1  | 2 | 1 | Space assigned with unit |
| 452 | 6 | 532 | B1  | 2 | 2 | Space assigned with unit |
| 453 | 6 | 533 | A1  | 1 | 1 | Space assigned with unit |
| 454 | 6 | 534 | A2  | 1 | 1 | Space assigned with unit |
| 455 | 6 | 535 | A2  | 1 | 1 | Space assigned with unit |
| 456 | 6 | 536 | B1  | 2 | 1 | Space assigned with unit |
| 457 | 6 | 536 | B1  | 2 | 2 | Space assigned with unit |
| 458 | 6 | 537 | A1  | 1 | 1 | Space assigned with unit |
| 459 | 6 | 538 | S1  | 0 | 1 | Space assigned with unit |
| 460 | 6 | 539 | B3  | 2 | 1 | Space assigned with unit |
| 461 | 6 | 539 | B3  | 2 | 2 | Space assigned with unit |
| 462 | 6 | 540 | B2  | 2 | 1 | Space assigned with unit |
| 463 | 6 | 540 | B2  | 2 | 2 | Space assigned with unit |
| 464 | 6 | 541 | A2  | 1 | 1 | Space assigned with unit |
| 465 | 6 | 542 | A2  | 1 | 1 | Space assigned with unit |
| 466 | 6 | 543 | A2  | 1 | 1 | Space assigned with unit |
| 467 | 6 | 544 | A5  | 1 | 1 | Space assigned with unit |
| 468 | 6 | 545 | B2A | 2 | 1 | Space assigned with unit |
| 469 | 6 | 545 | B2A | 2 | 2 | Space assigned with unit |
| 470 | 6 | 546 | B2A | 2 | 1 | Space assigned with unit |
| 471 | 6 | 546 | B2A | 2 | 2 | Space assigned with unit |
| 472 | 6 | 547 | B2A | 2 | 1 | Space assigned with unit |
| 473 | 6 | 547 | B2A | 2 | 2 | Space assigned with unit |



|     |   |     |     |   |   |                          |
|-----|---|-----|-----|---|---|--------------------------|
| 474 | 6 | 548 | B1  | 2 | 1 | Space assigned with unit |
| 475 | 6 | 548 | B1  | 2 | 2 | Space assigned with unit |
| 476 | 6 | 549 | A1  | 1 | 1 | Space assigned with unit |
| 477 | 6 | 550 | S1A | 0 | 1 | Space assigned with unit |
| 478 | 6 | 551 | A2A | 1 | 1 | Space assigned with unit |
| 479 | 6 | 552 | B2A | 2 | 1 | Space assigned with unit |
| 480 | 6 | 552 | B2A | 2 | 2 | Space assigned with unit |
| 481 | 6 | 553 | C2  | 2 | 1 | Space assigned with unit |
| 482 | 6 | 553 | C2  | 2 | 2 | Space assigned with unit |
| 483 | 6 | 554 | B2A | 2 | 1 | Space assigned with unit |
| 484 | 6 | 554 | B2A | 2 | 2 | Space assigned with unit |
| 485 | 6 | 555 | B1  | 2 | 1 | Space assigned with unit |
| 486 | 6 | 555 | B1  | 2 | 2 | Space assigned with unit |
| 487 | 6 | 556 | A1  | 1 | 1 | Space assigned with unit |
| 488 | 6 | 557 | A1  | 1 | 1 | Space assigned with unit |
| 489 | 6 | 558 | A1  | 1 | 1 | Space assigned with unit |
| 490 | 6 | 559 | B2A | 2 | 1 | Space assigned with unit |
| 491 | 6 | 559 | B2A | 2 | 2 | Space assigned with unit |
| 492 | 6 | 560 | S1  | 0 | 1 | Space assigned with unit |
| 493 | 6 | 561 | B1  | 2 | 1 | Space assigned with unit |
| 494 | 6 | 561 | B1  | 2 | 2 | Space assigned with unit |
| 495 | 6 | 562 | A1  | 1 | 1 | Space assigned with unit |
| 496 | 6 | 563 | B2  | 2 | 1 | Space assigned with unit |
| 497 | 6 | 563 | B2  | 2 | 2 | Space assigned with unit |



|           |            |     |     |   |   |                          |
|-----------|------------|-----|-----|---|---|--------------------------|
| 498       | 6          | 564 | A1  | 1 | 1 | Space assigned with unit |
| 499       | 6          | 565 | A1  | 1 | 1 | Space assigned with unit |
| 500       | 6          | 566 | S1A | 0 | 1 | Space assigned with unit |
| 501       | 6          | 567 | S1A | 0 | 1 | Space assigned with unit |
| 502       | 6          | 568 | S1A | 0 | 1 | Space assigned with unit |
| 503       | 6          | 569 | S1A | 0 | 1 | Space assigned with unit |
| 504       | 6          | 570 | S1A | 0 | 1 | Space assigned with unit |
| 505       | 6          | 571 | A3A | 1 | 1 | Space assigned with unit |
| Surface 1 | Leasing    |     |     |   |   |                          |
| Surface 2 | Leasing    |     |     |   |   |                          |
| Surface 3 | Leasing    |     |     |   |   |                          |
| Surface 4 | HC-Leasing |     |     |   |   |                          |
| Surface 5 | USPS       |     |     |   |   |                          |

TOTAL: 510  
 TOTAL  
 VISITOR 48







# **ATTACHMENT E**

**FEIR No. 00-03 AND SUBSEQUENT ADDENDUMS**



FEIR No. 00-03 and Subsequent Addendums  
can be found at the following link:

<https://www.oxnard.org/environmental-document-archives/>

Riverpark Environmental Documents



**ATTACHMENT  
F**

**RESOLUTION OF APPROVAL  
(PZ 19-200-16)**



RESOLUTION NO. PZ 19-200-16

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO.19-200-16 (DEVELOPMENT DESIGN REVIEW) TO ALLOW FOR THE CONSTRUCTION OF A 5-STORY, 333-UNIT (FIFTY AFFORDABLE UNITS) MIXED-USE APARTMENT BUILDING WITH 510 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 4.23-ACRE PROJECT SITE LOCATED AT 2700/2750 NORTH VENTURA ROAD (APNS: 132-0-100-095, -085), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY JONATHAN K. CORNELIUS OF FORE PROPERTY, 1004 SANTA BARBARA STREET, SANTA BARBARA, CA 93101.

WHEREAS, the Community Development Director of the City of Oxnard has considered an application for Planning and Zoning Permit No. 20-200-08, filed by Jonathan K. Cornelius in accordance with Section 16-525 of the Oxnard City Code; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential impacts associated with the approval and the implementation of the *RiverPark Specific Plan* and the anticipated build out of the 701-acre specific plan site; and

WHEREAS, on July 16, 2002, the City Council adopted Resolution No. 12,209 upholding the Planning Commission's decision certifying the environmental impact report (State Clearinghouse No. 2000051046) and adopting findings of fact, statement of overriding considerations and mitigation monitoring and reporting program; and

WHEREAS, since certification of EIR No. 00-03, there have been no substantial changes proposed for the RiverPark project, no substantial changes have occurred under which the RiverPark project is being undertaken, and no new information of substantial importance to the RiverPark project has become available; and in that the subject project necessitates no changes or additions to EIR No. 00-03, no additional environmental review is required pursuant to Public Resources Code Section 21166 and Sections 15162 through 15164 of the State CEQA Guidelines; and

WHEREAS, on **May 23, 2022**, the Community Development Director of the City of Oxnard ("**Director**") conducted a duly noticed public hearing to consider an application for Planning and Zoning Permit No. 19-200-16 (Development Design Review Permit), filed by Jonathan K. Cornelius of Fore Property in accordance with RPSP Section 7.9.2.2; and

WHEREAS, the Community Development Director 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 work, visit or live in this development in particular.:



NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD:

**SECTION 1.** Based on the entire record before the Community Development Director and all written and oral evidence presented, including the Development Design Review Staff Report and all attachments thereto, the Community Development Director finds:

**1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.**

As described in the Staff Report, the Applicant proposes the construction of a 333-unit apartment building with an centrally located parking structure, and related site improvements. The Project is within the RiverPark Specific Plan (RPSP) zone district which is consistent with the 2030 General Plan land use designation of Commercial Regional. As discussed in detail in the Planning Commission Staff Report Section 6 and Attachment C, the Project, as designed and conditioned, meets all applicable development standards. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

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

Pursuant to the 2030 General Plan land use designation “Commercial Regional,” and the RiverPark Specific Plan (RPSP) zoning district, the proposed use of the project site as a residential apartment building is an allowed use. The surrounding uses are characterized by commercial uses, which are predominantly office and retail uses, and residential uses. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

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

As proposed and conditioned, the project will meet the development standards of the RiverPark Specific Plan to ensure that development is adequately proportional to the size of the property. The project site is a vacant 4.23-acre lot. Pursuant to the RiverPark Specific Plan, the Project has been designed to be consistent with the maximum building height, front, side and rear setbacks, lot coverage, parking standards, and roof top equipment standards. The building is located along Ventura



Road and fronts directly onto Ventura Road. The Project meets all RiverPark Specific Plan Building Orientation and Use Guidelines. Pursuant to the City of Oxnard Landscape Standards, the proposed development includes landscaping within the front yard. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

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

The project will be accessed via two access driveways off of Ventura Road. The parking structure will provide parking for 510 vehicles. The apartment building is required to provide 411 parking spaces. The City bicycle and vehicle parking requirements are being met. The project has been conditioned to submit a draft Parking Management Plan (PMP) that identifies how the parking shall be managed onsite, to avoid impacts to the surrounding developments. Therefore, the site will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic the proposed commercial building is anticipated to generate.

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

The proposed project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the project site will be served by existing water and sewer lines. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

SECTION 2. The project is within a Specific Plan area for which the City of Oxnard prepared the Environmental Impact Report (EIR), an Management Mitigation Monitoring and Reporting Program, and a Statement of Overriding Consideration for the Specific Plan pursuant to the California Environmental Quality Act (CEQA). The Community Development Director, in compliance with CEQA Guidelines, finds that the proposed project is not subject to additional environmental review pursuant to Sections 15162 through 15164 and 15183 of the CEQA Guidelines. The Community Development Director finds that the proposed project are activities covered by and within the scope of the approved by the FEIR No. 00-03 mitigation measures; FEIR No. 00-03 adequately describes the project for purposes of CEQA; and further environmental documentation is not required.

Therefore, in accordance with CEQA Guidelines §15162, the Community Development Director finds that the project would not have effects that were not examined in the Specific Plan EIR because:



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

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Community Development Director hereby approves Planning and Zoning Permit No. 19-200-16 (Development Design Review Permit), subject to the attached conditions of approval.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Oxnard hereby approves Planning and Zoning Permit No. 19-200-16 (DDR), subject to the following conditions. The decision of the Community Development Director is final unless appealed in accordance with the provisions of §16-525 of the Oxnard City Code.



## CONDITIONS OF APPROVAL

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

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

## 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 May 23, 2022, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a Major Modification to the plans is approved by the Planning Commission. A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A Major Modification shall be required for substantial changes or increases in such items. (PL, G-2)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, G-3)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and



- waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
  7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
  8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
  9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the RiverPark Specific Plan.
  10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
  11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
  12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
  13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
  14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
  15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15)



## **LANDSCAPE STANDARD CONDITIONS**

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, PK-1)
17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the Building and Engineering Division. (PK, PK-3)
19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, PK-4)
20. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
21. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
22. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)
23. Consistent with the City Council Resolution 14,741 which declared a continuance of the Stage 2 water shortage condition within the City of Oxnard, the project is required to implement and maintain the follow mandatory water conservation requirements for as long as City Council Resolution 14,741 is in effect:
  - a. The use of potable water in a fountain or other decorative water feature is prohibited, except where the water is part of a recirculating system.
  - b. Watering of lawns, ornamental turf, trees, shrubs, vegetation, landscape and other outside irrigation is prohibited except between 4:00 p.m. and 9:00 a.m. or 6:00 p.m. and 9:00 a.m. during daylight savings. Additionally, watering is limited to no more than twice a week and only on the designated days per odd and even addresses. Exceptions to allow for irrigation outside of the designated periods include (1) watering of newly installed, drought-tolerant landscapes for up to 1 year after planting, and (2) hand watering of potted plants or stressed vegetation



- with use of a container (e.g., bucket or watering can) or a hose fitted with a shut-off valve.
- c. Irrigation of newly constructed home and building exteriors with potable water is prohibited unless drip or microspray systems are used.
  - d. Irrigation of ornamental turf on public medians with potable water is prohibited.
  - e. Irrigation of park and school ground areas with potable water will only be permitted during the twice weekly designated irrigation periods noted above in this condition and only if necessary. Sport activity fields may irrigate more frequently, but only as necessary to maintain playing surface quality.
  - f. Application of potable water to landscapes during and within 48 hours after measurable rainfall is prohibited.
24. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Building and Engineering shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, PK-11)
25. Developer shall install sod or other alternative drought tolerant and California native friendly landscaping in the lawn areas of all front yards and street side yards. (PK, PK-13)
26. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK, PK-14)
27. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS, PK-15)
28. Developer shall provide landscape and irrigation improvements within the adjacent Caltrans access road and shall maintain any such improvements in perpetuity. The design of the landscape improvements shall be approved by the Parks and Facilities Superintendent.
29. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
30. 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)

31. 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)
32. 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)

## **POLICE DEPARTMENT CONDITIONS**

33. 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:
    - i. 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.
    - ii. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
  - c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.



34. Exterior lighting of the site including parking areas shall be between 1 and 7 foot candles and shall be in harmony with existing adjacent lighting scheme.
35. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
36. 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.
37. All exterior areas shall have an integrated landscape/lighting/photometric plan that shall be submitted illustrating a 20-year tree maturity. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. This plan shall be submitted and approved prior to the issuance of building permits.
38. The interior parking facilities of the site shall be illuminated between 5 and 15 foot candles with LED or similar fixtures in nature and spectrum (3,000K to 20,000K Correlated Color Temperature). Any paint proposed on the ceiling, walls and support pillars of the interior parking facility shall be a white or off-white color.
39. Photometric sheets are required for all exterior areas and all parking facilities and shall be approved prior to the issuance of building permits.
40. Vehicular access gates shall be equipped with “click-to-enter” or similar technology to provide first responder access.
41. A security camera system shall be installed and maintained at current industry standards to monitor activity in public and semi-public areas of the complex. The design goals of the system shall include:
  - a. Capturing images of the faces of persons entering the complex at each human entrance with quality head and shoulders images obtained at a human scale.
  - b. Capturing images of each vehicle entering the complex at each vehicular entrance with sufficient quality where the license plate and general description to the vehicle can be easily discerned.
  - c. Capturing images of general activities in areas where theft or civil liability is elevated due to presence of portable valuables or the potential for personal injury.
42. Security cameras shall be installed to monitor the public and semi-public areas of the complex. The camera system shall comply with these minimum standards:
  - a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
  - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.



- c. Cameras shall have low light capability and able to identify persons conducting transactions or entering the business.
  - d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
  - e. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
  - f. Recorded images shall bear a date and time stamp that cannot be altered.
  - g. Prior to the installation of a security camera system applicant shall submit a plan showing location of cameras and the scope of their capture area. The plan shall include a list of components.
  - h. Camera installations intended to capture images of faces shall be located so they target doorways and choke-points for foot traffic and no higher than 7-feet above floor. These choke-points include, but are not limited to: entry doors from public to semi-private areas, elevator lobbies, the leasing office, and doors from parking areas to semi-public areas such as residential hallways, stair wells, the mail room, and any tenant shared activity space.
  - i. Cameras are to be in domed housings unless otherwise specifically approved by the Chief of Police or his designee.
  - j. Security cameras shall be installed to monitor general activity in all semi-public areas including but not limited to: hallways, parking drive aisles and ramps, pool deck, fitness room(s), courtyards, and, exterior areas around the perimeter of the site.
43. A Security Plan shall be submitted prior to the Police Chief's designee at [specialprojects@oxnardpd.org](mailto:specialprojects@oxnardpd.org) prior to the issuance of the building permits. A Security Plan Requirement document is available upon request from the Police Chief's designee at [specialprojects@oxnardpd.org](mailto:specialprojects@oxnardpd.org). The plan shall include:
- a. Illustrate camera placements through the project site identifying each camera installation with a numeric or alpha-numeric designation.
  - b. The plan shall have a chart identifying each camera through its "number" and listing the manufacturer and model number, height above floor or grade, whether it is static or PTZ, and whether it serves as an "area" camera, a camera dedicated to capturing certain features such as point of sale, head and shoulders of persons entering a choke-point, or capturing images of vehicles and license plates.
  - c. The plan shall identify all control access control points on the property.
  - d. Each door managed with an access control system shall be designated with an alpha-numeric started with a "D". The door designations shall be "D-001 through D –



999” for example All control access points serving semi-public areas shall be equipped with “Click-To-Enter” to provide first responder access. The plan shall have different icons on the security plan for semi-public and private access control points.

- e. The access control system shall have the ability to have a programmable card, fob or other personal “pass” devise that allows each user to differentiated access to authorized facilities/rooms on the site.
- f. The access control system shall have a function that allows a resident to allow a guest to enter the facility at a designated guest entry point(s). The system shall record which specific tenant permitted a specific guest or guests at what specific guest entry point.
- g. All Knox boxes shall have a universal access control card.

### **Signage**

- 44. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner’s permission. (PD)
- 45. All vehicular and pedestrian entrances to the property shall have signs posted that state: “TRESPASSING-LOITERING FORBIDDEN BY LAW” “Violators will be subject to arrest pursuant to 602 PC”
- 46. A sign shall be posted at or near the primary entrance to the site that identifies the management company name, phone number and the email address dedicated to the site management office.

### **Site Management**

- 47. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.
- 48. Graffiti shall be removed or painted over within 24-hours of application. Site management shall maintain a supply a paint to match the building’s exterior color scheme.
- 49. CMU walls adjacent to or visible from a street shall be protected by landscaping elements to dissuade the application of graffiti. Creeping fig or similar climbing vines or a combination of vines and shrubs or hedging arranged to protect walls from vandals is required.
- 50. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.



51. Landscaping on the site shall be maintained to provide clear lines of sight for the purposes of safety. Landscape elements shall be maintained so that they do not interfere with lighting instruments.

### **Mail Delivery**

52. Mail and parcel delivery shall be in an area controlled by the building's access control system. This area shall also be monitored by the site's security camera system. This area shall have these features:
- a. Prior to the issuance of building permits the developer shall contact the Oxnard Postmaster to ensure that the mail and parcel delivery system for the site will meet the
  - b. A secure mailbox shall be provided for each residential unit.
  - c. A secure system for receiving parcel deliveries shall be established and maintained.
  - d. Site management shall provide rules in tenant agreements outlining the safe and secure management of parcel deliveries. These rules shall include, but are not limited to: management's role in mail and parcel delivery, size limitation for parcels, process for handling oversized parcels, and other mail and parcel related matters. (PD/USPS)

### **FIRE DEPARTMENT STANDARD CONDITIONS**

53. 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*)
54. 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*)
55. 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*)
56. 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*)



57. 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*)
58. The project shall meet the minimum requirements of the “Fire Protection Planning Guide” published by the Fire Department. (FD, *F-6*)
59. 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*)
60. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
61. 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*)
62. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
63. 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*)
64. 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*)
65. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)
66. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F-15*)
67. 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*)
68. 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**

69. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.
70. Secondary fire access lane shall be constructed of concrete surface for the entire length of the road. Secondary fire access lane shall be a minimum of 20-feet wide measured curb to curb and shall have a 26-feet wide by 40-foot long paved section centered at each fire hydrant.
71. Locate Fire Department Connection and provide a fire hydrant with 50-feet.
72. Alley shall be maintained without obstructions and a minimum clear width of 20 feet.
73. Class I standpipe is required in each stairwell and within the parking area.
74. Fire sprinkler coverage is required for:
  - a. Parking structure.
  - b. Patios, overhangs or any other projections that are 48" or more from the structure.
  - c. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
  - d. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
75. Exit travel distance to a stairwell or discharge shall not exceed 250 feet.
76. 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.
77. Ensure landscape trees do not block bedroom emergency window exits.
78. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
79. Gurney size elevators will be required.

## **PLANNING DIVISION STANDARD CONDITIONS**

80. 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)

81. 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)
82. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission in all sets of construction documents and specifications for the project. (PL, PL-3)
83. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, PL-4)
84. 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)
85. 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)
86. 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.
87. 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)
88. 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)
89. Developer shall provide graphic site directories at principal access points. (PL/B, PL-10)



90. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, PL-11)
91. During construction, Developer shall control dust by the following activities:
- a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
  - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, PL-12)
92. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)
93. 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)
94. 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)
95. 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).
96. Developer shall provide elevators in structures of three stories or more, except where the third story consists entirely of upper levels of residence that have entrances at the first or second story. (PL/B, PL-17)
97. Developer shall pay all applicable impact fees in accordance with Development Agreement No. A-7113 prior to issuance of building permits.
98. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons with



adequate lighting. 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*)

99. 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*)
100. 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*)
101. All drive lanes shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the Property Owner. (PL)
102. 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*)
103. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)
104. 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*)
105. 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**

106. A call box, which allows for remote operation of the electric gate by office staff, must be maintained at all times at the southern entrance to the parking structure. Staff shall be available to allow visitors entry into the parking structure.



107. The southern entry into the parking garage shall have a sign, which states “Resident Entrance Only. No Visitor Entry” or other similar language. The final sign text language and size shall be reviewed and approved by the Planning Manager.
108. Developer shall submit the proposed Parking Management Plan for final approval by the City Traffic Engineer. Site Property Manager shall be responsible for the ongoing implementation of the Parking Management Plan including, but not limited to, issuance of associated parking permits. The Parking Management Plan is subject to periodic review and revision by the City Traffic Engineer based on field conditions and effectiveness in meeting the Plans goals. This Parking Management Plan re-evaluation work effort shall be accompanied by a filing fee determined by the Community Development Director and Public Works Director to address staff review time by Community Development and Public Works staff. (TR)
109. Long term and short term bicycle storage per the city's Bicycle Master Plan shall be provided to meet residential unit storage requirements.
110. Secure mail and parcel delivery provisions shall be included, coordinated with Oxnard Police Department
111. The multifamily development is within 500 feet of US 101. The project is required to install high efficiency Minimum Efficiency Reporting Value (MERV) filters of MERV-14 or better on all fan coil unit return air grilles. Heating, air conditioning and ventilation (HVAC) systems shall be installed with a fan unit power designed to force air through the MERV 14 filter. To ensure long-term maintenance and replacement of the MERV 14 filters in the individual units, the owner/property manager shall maintain and replace MERV 14 filters in accordance with the manufacturers recommendations
112. The multifamily dwellings shall be constructed and designed in accordance with the minimum noise standards. An acoustical report addressing exterior noise sources shall be submitted with the dwelling construction plans for approval by the Building Official. Design measures recommended by the analysis must be incorporated into the architectural and structural design in order to meet the 45dBA CNEL interior standard in perimeter residences and 65 dBA CNEL exterior standards for common open spaces and patios and/or balconies.
113. Standpipe systems required by the Fire Department shall be designed to be located within building areas, such as staircase or tuck under parking areas that will lend to visually screen. (PL)
114. No rooftop equipment shall be installed unless screened from all sides by a designed parapet or building element that extends above the height of the tallest part of such equipment. (PL)
115. 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.



116. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, 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)
117. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan may include such elements as washable paint and sealers on the building and perimeter walls. (PL)
118. Developer and subsequent property manager shall be responsible for keeping records of resident and visitor parking spaces available; resident and visitor 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, TR)
119. In accordance with the RiverPark TDM Fee Program, the Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (PL/DS)

#### **PLANNING DIVISION ENVIRONMENTAL MITIGATIONS**

120. The following Mitigation Measures originally set forth in the Reporting/Monitoring Program, adopted for the RiverPark Specific Plan and Environmental Impact Report approved in April, 2002 with the City of Oxnard, lead agency, shall be fully complied with at all times. The measures shall be included as conditions of required permit action, and compliance shall result in potential impacts reduced to a level of less than significant and there shall be no residual impacts from the proposed project. Proposed mitigation for those impacts is as follows:

##### ***Biological Resources***

##### **Mitigation Measure 4.4-1:**

Prior to issuance of a grading permit for the project site, and within 15 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (February through July), the applicant shall retain the services of a qualified biologist. The biologist must, at a minimum, have a degree in biology or related field, and five years field experience in identification of flora and fauna in the southern California region, and be recognized as qualified by appropriate regulatory agencies. The biologist shall conduct on-site surveys to determine if active nests of special-status and common bird species protected by the



Migratory Bird Treaty Act and/or the California Fish and Game Code, are present within 100 feet of the construction zone. If active nests are found on or immediately adjacent to the site, a minimum 100-foot buffer area (300 feet for raptors) shall be temporarily fenced around the nest site. No construction activities or project-related activities shall be permitted within this nest zone until the young birds have fledged, as determined by the biologist.

**REPORTING/MONITORING PROGRAM:**

Method of Review Verification: Field Surveys

Monitoring Milestone: Prior to issuance of grading permit

Responsible Agency: Planning & Environmental Services

**Mitigation Measure 4.4-2:**

All lighting adjacent to the Santa Clara River and berm, particularly street lamps, shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent spillage or glare (greater than one-half foot candle illumination at ground level) into the remaining natural and open space areas. Final lighting orientation and design shall be approved by the City of Oxnard Community Development Department.

**REPORTING/MONITORING PROGRAM:**

Method of Review Verification: Field Surveys

Monitoring Milestone: Prior to issuance of grading permit

Responsible Agency: Planning & Environmental Services

**Mitigation Measure 4.4-3:**

Certain ornamental plants are known to escape from planted areas and invade into native plant communities. In order to protect native plant communities established within the Specific Plan Area and located in the adjacent Santa Clara River Corridor, the plants listed in Table 4.4-4, Ornamentals to be Prohibited from the Project Site, on page 4.4-30 of the Draft EIR shall not be planted within the common landscaped areas of the proposed site plan. The landscaping plans within common areas of the project shall be reviewed by a qualified botanist who shall recommend appropriate provisions to prevent other invasive plant species from colonizing remaining natural areas. These provisions includes the following: (a) review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive species; (b) weed removal during the initial planting of landscaped areas; and (c) the monitoring for and removal of weeds and other invasive plant species as part of ongoing landscape maintenance activities. The frequency and method of monitoring for invasive species shall be determined by a qualified botanist.

**REPORTING/MONITORING PROGRAM:**

Method of Review Verification: Field Surveys



Monitoring Milestone: Prior to issuance of grading permit  
Responsible Agency: Planning & Environmental Services  
**Noise**

**Mitigation Measure 4.9-1:**

On-site construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM, and exclude Sundays..

**REPORTING/MONITORING PROGRAM:**

Method of Review Verification: Field inspection  
Monitoring Milestone: During grading & construction  
Responsible Agency: Community Development

**Mitigation Measure 4.9-2:**

Staging areas shall be provided on-site to minimize off-site transportation of heavy construction equipment. These staging areas shall be located to maximize the distance to residential areas.

**REPORTING/MONITORING PROGRAM:**

Method of Review Verification: Field inspection  
Monitoring Milestone: During grading & construction  
Responsible Agency: Community Development

**Mitigation Measure 4.9-3:**

Construction equipment is fitted with modern sound-reduction equipment.

**REPORTING/MONITORING PROGRAM:**

Method of Review Verification: Field inspection  
Monitoring Milestone: During grading & construction  
Responsible Agency: Community Development

**Mitigation Measure 4.9-4:**

When 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, shutting of idling equipment and notifying adjacent residences in advance of construction work.

**REPORTING/MONITORING PROGRAM:**

Method of Review Verification: Field inspection  
Monitoring Milestone: During grading & construction  
Responsible Agency: Community Development



Standard Air Quality

121. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications.
122. 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.
123. 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.)
124. During construction, Developer shall control dust by the following activities:
  - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
  - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.
  - c. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.
  - d. 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.
  - e. Sweeping streets adjacent to the construction site to remove dust caused by the construction
125. 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).
126. Signs displaying the APCD Complaint Line Telephone number for public complaints shall be posted in a prominent location visible to the public off the site: (805) 645-1400 during business hours and (805) 654-2797 after hours.



127. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

**Standard Cultural Resources**

128. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. A archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.
129. 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 monthly 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)
130. Project shall comply with all applicable mitigation measures identified in EIR 00-03, which are hereby incorporated by reference as conditions of approval. (ALL)

**ENVIRONMENTAL RESOURCES DIVISION**

131. A Construction and Demolition Waste Management Plan ("C&D Plan") (ERDC-1) must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.
132. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report ("C&D Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.
133. An Occupancy Plan ("Occupancy Plan") must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, including food waste, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383) and any subsequent legislation adopted in the future, will be managed on site in perpetuity; how property management staff will participate in the program; and how residents will be



educated about the program and encouraged to participate. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities.

134. The homeowner's association or property management shall make provisions to divert a minimum of 50% while striving for 75% diversion of waste material generated at this location in perpetuity. This can be achieved by subscribing to the City's residential curbside or mandatory commercial recycling services and through annual tenant education that may include source reduction, recycling, reuse, and organics collection requirements.
135. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. self-haul or third party private hauler), the landscape service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.
136. Developer shall arrange for materials collection during construction and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
137. 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.
138. Developer and operator shall provide recycling containers near the point of use in common areas for guests and residents to dispose of their recyclable waste (examples: indoors for newspapers and beverage containers; outdoors for beverage containers). Containers used exclusively for recycling shall be clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content.
139. Property Owner (Management) shall provide sufficient containers available to tenants and staff to prevent the contamination of recyclables with waste or moisture.
140. Waste enclosures must be sized and constructed according to the Materials Management and Design Guidelines. The City's Standard Plates are being phased out. The guidelines can be found at: [oxnard.org/wp-content/uploads/2020/09/Design-Guidelines-for-Recycling-Waste-Collection-1.pdf](https://oxnard.org/wp-content/uploads/2020/09/Design-Guidelines-for-Recycling-Waste-Collection-1.pdf).
141. The location is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
142. All collection containers in the waste room must be accessible for use by tenants.

## **DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS**



143. 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)
144. 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)
145. 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)
146. 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)
147. Developer shall protect building pads from inundation during a 1% chance (100year) storm. (DS-5)
148. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
149. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)
150. 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)
151. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
152. 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)



153. 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)
154. 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)
155. 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)
156. 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)
157. 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)
158. 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)
159. 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)
160. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)



161. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
162. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
163. "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)
164. 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)
165. 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)
166. 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)
167. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18- inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)
168. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)



169. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
170. 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)
171. 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)
172. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
173. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
174. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
175. 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)
176. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)
177. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)
178. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15-feet from the face of the enclosure. If the trash bins are to be staged at another location other than in front of the trash enclosure. In that case, a 10-foot wide minimum reinforced concrete pad shall be constructed instead to accommodate all the trash bins at the staging area. (DS-69)



179. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
180. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
181. Prior to issuance of a building permit, all traffic signal, pavement marking and sign plans shall be prepared by a registered California traffic engineer and approved by the City Engineer prior to issuance of a grading, site improvement or a building permit. (TR-74)
182. Prior to issuance of an encroachment permit, Developer's shall obtain City's approval of a contractor qualified to install traffic signals, pavement markings and signs. (TR-76)
183. 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)
184. 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)
185. 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)



186. 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)
187. 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)
188. 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)
189. 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)

#### **DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS**

190. Developer shall list all grading or air quality-related environmental mitigation measures on the grading plan cover sheet. Developer shall cause all project contractors to comply with these mitigations during all phases of construction. (DS)
191. Developer shall provide the City Engineer with a 100-scale base map for addressing purposes on 18-inch by 24-inch mylar per City Standards. (DS)
192. This development is located within the Riverpark Specific Plan, and the Developer shall submit a drainage report for the stormwater quality treatment facilities that are to be designed and constructed in accordance with the requirements of the July 2000 Municipal Separate Storm Sewer System (MS4) and associated 2002 Technical Guidance Manual ("TGM"). The site improvements shall be designed to intercept and effectively prevent pollutants from discharging to the public storm drain system or other offsite conveyance systems. The stormwater quality system design shall be approved by the City Engineer prior to the issuance of an infrastructure improvement permit. (DS)



193. Developer shall implement onsite (privately maintained) stormwater quality mitigations that comply with the recommendations of the “Stormwater Quality Management Plan for Riverpark”. (DS)
194. Developer shall design and implement a plan to promote stormwater infiltration for this project. Project shall route roof runoff and parking spaces to infiltration devices to the maximum extent feasible. Overflow from the infiltration devices shall be directed to the onsite stormwater treatment facilities prior to discharging offsite. The stormwater infiltration plan shall be designed to the satisfaction of the City Engineer prior to issuance of a grading or site improvement permit. (DS)
195. Drainage from the project site shall be designed to be on a separate system from the Caltrans access road parcel. Cross property drainage is not allowed. (DS)
196. 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”) to treat all stormwater runoff from this site 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. The location of the trash device is subject to approval of the City Engineer. (DS)
197. The onsite sewer system shall be designed and constructed in accordance with public standards but shall be privately owned and maintained. (DS)
198. Developer shall abandon all existing sewer, water, and storm drain laterals to the project site that aren’t proposed for use by the project. (DS)
199. Developer shall analyze the public sewer, water, and storm drain systems and verify that they are adequate to serve the project, meeting City standards. Developer shall provide an analysis of the existing public sewer, water, and storm drain systems to verify that they meet City standards and are sufficient to serve the project. Developer shall upgrade/replace downstream improvements, that are parts of and immediately downstream of the River Park Specific Plan backbone improvements, determined to be inadequate as required by the City Engineer. (DS)
200. Developer shall also validate that the sewer, water, and storm drainage demands do not exceed the projections based on the approved original Environmental Impact Report. (DS)
201. Developer’s drainage report shall include calculations demonstrating that the project is protected from a 1% chance (100-year) storm event based on the most recent data available, including but not limited to, the Conditional Letter of Map Revision (CLOMR) being processed by the Oxnard Village Project. The analysis shall include both before and after the floodwall construction, including the County of Ventura SCR-3, evaluation in the CLOMR. (DS)



202. Developer's Geotechnical Engineer shall perform percolation tests on the exposed bottom of all infiltration chambers immediately prior to facility construction and provide the City with an opinion that the exposed soil layer is suitable for the proposed infiltration facility based on the review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the Project Civil Engineer. (DS)
203. In accordance with City Code, the Developer shall provide separate services and water meters for: 1) residential uses; 2) commercial facilities; and 3) landscape irrigation systems. The Developer shall properly abandon all existing sewer and water laterals currently extended to the site that will not be used in the final design. Abandonment shall occur at the City main. (DS)
204. Developer shall construct all Trash Rooms to include: a) A floor that is substantially level (2% max slope); b) A raised concrete curb on the inside similar to the curb shown on the City Standard trash enclosure; c) a minimum of 8-feet of vertical clearance (to accommodate open and closing of bin covers); d) a design of sufficient size to accommodate the number of storage bins determined necessary by the Refuse Division. Final design of the trash rooms is subject to approval of the Environmental Resources Division. (DS)
205. Developer shall provide a 15-foot wide waterline easement to the City over the onsite fire hydrant loop. The City Engineer may approve specific locations at point constrictions where the waterline may be located a minimum of 5-feet (both sides) horizontally from the foundation of walls, other structures, or tree trunks. In no case shall the clearance be less than 5-feet. (DS)
206. Developer shall process and record the Lot Merger of the two underlying parcels, (APNs 132-10-100-095 and 132-10-100-085), prior to site improvement/grading permit issuance. (DS)
207. Developer shall construct an 8-foot wide sidewalk with an 8-foot parkway between the sidewalk and curb along the Ventura Boulevard frontage of the project to City standards. Prior to issuing a site improvement/grading permit, Developer shall offer a 16-foot public dedication and locate a right-of-way line to the back of the proposed 8-foot frontage sidewalk on Ventura Boulevard. The sidewalk and driveway approaches shall be constructed meeting the latest City and ADA standards. (DS)
208. Developer shall grant the City additional public sidewalk easement(s) if the public sidewalk and curb ramps need to be constructed outside of the 16-foot public right-of-way dedication, subject to review and approval of the City Engineer. (DS)



209. Prior to site improvement permit issuance, Developer shall provide the City Engineer with a letter signed by the Ventura County Watershed Protection District approving the project development over the easement at the southwest corner of the property. (DS)
210. Prior to issuance of a site improvement/grading permit, Developer shall provide evidence that the 38-foot sidewalk/landscape/public utility easement along the project's Ventura Road frontage has been vacated. Developer shall prepare all documents and pay all fees associated with the vacation. Developer shall provide written evidence from private utility companies (SCE, Southern California Gas, Verizon, etc) that the utility companies have no objection to the elimination of the public utility easement portion of the easement. Where specific utility easement(s) was/were granted to a particular utility company, Developer shall provide evidence that the easement(s) has/have been quitclaimed. (DS)
211. Prior to site improvement permit issuance, Developer shall provide evidence of transfer of ownership to the City of the existing Caltrans access parcel serving the adjacent detention/desilting basin with Phases I and II environmental assessment documents validating no known contaminants exist on the parcel. At the discretion of the City Engineer, a site improvement permit may be issued while the transfer of ownership is underway, provided that the Developer signs a hold-harmless/at-risk agreement in a form approved by the City Attorney and provides the City Engineer with written confirmation that the Oxnard City Council has accepted the Relinquishment & Maintenance agreement(s), and Caltrans has signed the Relinquishment Agreement. In either case, the Developer shall also provide proof of recordation of an agreement between the City (future access parcel owner) and the owner of this project. The agreement shall grant reciprocal vehicular access rights to the owner of this project. The agreement shall also require the owner of this project to perpetually maintain the roadway, landscaping, sidewalks, utilities, and ancillary facilities within the access parcel. The agreement is subject to approval of the City Engineer. Prior to grading/site improvement permit issuance, Developer shall assess the existing structural pavement section of the Caltrans access road, and reconstruct if directed by the City Engineer, to ensure that the pavement surface can support fire and trash vehicle traffic loads of 76,000 pounds. (DS)
212. Except for vehicular access improvements, no other site improvements (including stairways, Americans with Disabilities Act ramps, sidewalks, electrical boxes, utilities) and structures are allowed to be located inside the Caltrans access parcel. Only improvements to be owned by the City are permitted to be located inside the Caltrans access parcel. (DS)
213. Developer shall locate retaining and/or block walls a minimum of 2-feet behind the back of sidewalk along Ventura Road. The 2-foot area shall not exceed 5% in cross-fall and shall have landscaping and irrigation installed by the Developer. The Developer shall be perpetually responsible for maintenance of the landscape and irrigation within this area. (DS)
214. Developer shall extend the road median in Ventura Road from the existing median at the US 101 bridge to the existing median along the project frontage. Developer shall install



landscape and irrigation improvements within the new Ventura Road median along the entire project frontage to the satisfaction of the Public Works Director. (DS)

215. Developer shall design a vehicle circulation path that doesn't require refuse vehicles to back out of the site when servicing the project trash enclosure/bins. All gates along the circulation path shall include a 'Click2Enter' or compatible gate opening system. Turnaround-type circulation is not allowed unless reviewed and approved by the Environmental Resources Division. (DS)
216. Prior to issuance of a site improvement permit, Developer shall provide evidence of a waste Management Plan approved by the City's Environmental Resources Division. The City will only service trash and recycle bins that are placed at the approved "Staging Area" location on the engineering site plan or as otherwise approved in the Waste Management Plan. The staging area shall not be located inside the Caltrans access road area. Project owner shall be perpetually responsible for conveying bins from all "Trash Rooms" to the trash staging area. (DS)
217. Developer shall install protective bollards for all fire hydrants within 4-feet of a roadway surface that are not protected by a raised curb. (DS)
218. The driveway throat for all driveway approaches shall meet the 40-foot depth requirement, measured from the property line. (DS)
219. Acoustical noise study required to be submitted with the building plan check. Noise mitigation measures shall be incorporated into the project construction as specified in the study, subject to approval by the Building Official. (DS)

#### **TRAFFIC DIVISION SPECIAL CONDITIONS**

220. The Developer shall demonstrate (to the satisfaction of the City Traffic Engineer) with turning templates on the civil plans that Fire Department engines and trash trucks can safely navigate through the proposed drive aisle, access roads, and driveway approaches. (TR)
221. Where gates are provided at driveway entrances, they shall provide a minimum of 40- feet between the gate and the face of the curb along Ventura Boulevard. The gates shall not encroach into the 40-foot clear space requirement. (TR)
222. Developer shall retrofit existing High-Pressure Sodium Vapour (HPSV) street lights along Ventura Road on both sides of the street along the project frontage with LED. LED specification is subject to approval of the City Traffic Engineer. (TR)

#### **HOUSING DEPARTMENT CONDITIONS**

223. Based on the unit count proposed, 50 of the 333 units being developed must be affordable units.



224. Five percent (5%) of the total units in the development must be offered for rent to very low-income households, as defined in the California Health and Safety Code 50105, five (5%) percent of total units in the development must be offered for rent to low-income households, as defined in the California Health and Safety Code 50079.5, and five (5%) of the total units in the development must be offered for rent to Moderate income households, as defined in Health and Safety Code 50093. For purposes of determining tenant eligibility, Owner and Developer or Property Manager shall use the annual income limits for Moderate Income, Low Income, and Very Low-Income Households, respectively, as published by the California Department of Housing and Community Development (HCD).
225. Affordable Rent (Very Low-Income Units) – For Very-Low Income Households, “Affordable Rent” shall be inclusive of a reasonable utility allowance and not exceed one- twelfth (1/12) times the product of thirty percent (30%) times fifty percent (50%) of area median income adjusted for family size appropriate to the Affordable Unit for households earning less than or equal to fifty percent (50%) of the AMI for Ventura County Metropolitan Statistical Area as set forth in the sections 6918 and 6932 of Title 25 of the California Code of Regulations, unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Developer or Property Manager shall use the Area Median Income for Ventura County as published annually by the California Department of Housing Community Development (HCD), as opposed to HCD’s annual published income limits, which are used to determine tenant eligibility.
226. Affordable Rent (Low Income Units)– For Low Income Households, "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one- twelfth (1/12) times the product of thirty percent (30%) times eighty percent (80%) of Area Median Income (AMI) adjusted for family size appropriate to the Affordable Unit for households earning less than or equal to eighty percent (80%) of the AMI for the Ventura County Metropolitan Statistical Area as set forth in the sections 6918 and 6932 of Title 25 of the California Code of Regulations, unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Developer or Property Manager shall use the Area Median Income for Ventura County as published annually by the California Department of Housing and Community Development (HCD)., as opposed to HCD’s annual published income limits, which are used to determine tenant eligibility.
227. Affordable Rent (Moderate-Income Units) – For Moderate Income Households, “Affordable Rent” shall be inclusive of a reasonable utility allowance and not exceed one- twelfth (1/12) times the product of thirty percent (30%) times one hundred and ten percent (110%) of the area median income adjusted for family size appropriate to the Affordable Unit for households earning less than or equal to one-hundred and twenty percent (120%) of the AMI for Ventura County Metropolitan Statistical Area as set forth in the sections 6918 and 6932 of Title 25 of the California Code of Regulations and as defined in Health and Safety Code 50053 (b)(4), unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Developer or Property Manager shall use the Area Median Income for Ventura County as published



annually by the California Department of Housing Community Development (HCD), as opposed to HCD's annual published income limits, which are used to determine tenant eligibility.

228. The affordable units must include: Three (3) Studio units, eight (8) one-bedroom units, and five (5) two-bedroom units, offered for rent to very low-income households as defined in Health and Safety Code 50105. Two (2) Studio units, nine (9) one-bedroom units, and six (6) two-bedroom units, offered for rent to low income households as defined in Health and Safety Code 50079.5. Two (2) Studio units, eight (8) one-bedroom units, six (6) two-bedroom units, and one (1) three-bedroom unit offered for rent to moderate income households as defined in Health and Safety Code 50093.
229. Owner and Developer must record affordability covenants approved as to form by the Housing Director prior to issuance of their first building permit. Units shall remain affordable for at least 55 years. The 55-year term shall begin following issuance of a certificate of occupancy for the development. Owner/developer must contact the Housing Department for review and approval of affordability covenants prior to recordation.
230. The Affordable Housing Agreement shall, among other things, specify the number of affordable units by number of bedrooms, level of affordability, and standards for qualifying household incomes or other qualifying criteria. The City may collect an annual City monitoring fee, as approved by Council Resolution.
231. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project.
232. Prior to offering the affordable units for rent, the owner/developer must submit to the Housing Director the proposed location and rental amounts for the affordable units for review and approval and the dates which the units will be offered for rent.
233. Prior to issuance of a certificate of occupancy, Developer and Owner shall obtain a clearance form from the Housing Department certifying that the required number of affordable units are being offered at affordable rents and that a management plan, prepared by the Developer and Owner, for the operation and management of the Affordable Rental Units has been submitted to the Housing Department and approved by the Housing Director. Owner/Developer shall provide a copy of the clearance form issued by the Housing Department to the project planner prior to issuance of the certificate of occupancy.



*Resolution No. PZ 19-200-16 (DDR)*  
*Fore Apartments at RiverPark*  
*May 23, 2022*

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on  
this 23rd of May 2022.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Vyto Adomaitis  
Community Development Director