

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Juan Carlos Torres, Assistant Planner

DATE: July 21, 2022

SUBJECT: **Project Name: Umesh Retail Pharmacy;** Planning and Zoning Permit No. 22-520-01 (Special Use Permit); Located at 1200 North Ventura Road, Suite 8 (G) (APN: 200-0-480-085)

- 1) **Recommendation:** That the Planning Commission (“**Commission**”)
 - a) Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Existing Facilities), and
 - b) Approve Resolution 2022-XX approving Planning and Zoning Permit No. 22-520-01 (Special Use Permit), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to allow the operation of a retail pharmacy on a multi-tenant commercial office condominium of approximately 1,281 square-feet located at 1200 North Ventura Road, Unit 8 (G) (APN: 200-0-480-085) within the Fremont Medical-Dental Center Condominium Complex. The property is located on a .81-acre complex that is zoned Commercial-Office Planned Development (CO PD)(Attachment A). The proposed pharmacy would be occupying a condominium unit formerly used for a medical facility. The proposed retail pharmacy facility is anticipated to have minor interior tenant improvements. No exterior tenant improvements are proposed as part of the application but Staff has included a condition of approval for the project to upgrade the existing trash enclosure to provide a solid roof and metal gates in accordance with stormwater requirements. For purposes of this staff report, the foregoing Project description shall be referred to as the “**Project**”. Filed by Umesh Manglani, property owner, 1200 North Ventura Road, Unit G, Oxnard , California 93030 (the “**Applicant**”).

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

- 3) **Existing & Surrounding Land Uses:** The project site is located at the northeast corner of North Ventura Road and Fremont Way. The site is developed with three single-story, multi-tenant commercial office buildings and is known as Fremont Medical-Dental Center. The project site is surrounded by residential and commercial office uses. The following table lists and identifies the General Plan Land Use Designations, Zoning Designations, and

existing land uses of the Project site and properties immediately adjacent to the site, which are also illustrated in Attachment A:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	Commercial Office Planned Development	Commercial Office (COF)	Medical and Dental Offices
North	Commercial Office Planned Development	Commercial Office (COF)	Medical Offices
South	Commercial Office Planned Development	Commercial Office (COF)	Offices
East	Garden Apartment Planned Development	Residential Medium (RM)	Apartments
West	Garden Apartment Planned Development	Residential Low (RL)	Residential (Condominiums)

- 4) **Background Information:** The medical-dental condominium complex was originally approved by the Planning Commission on April 16, 1964, under Special Use Permit U-99 and Resolution No. 3303 in which included 76 parking spaces for the overall medical uses. Following, there have been a number of subsequent permits issued for building modifications, additions, and related uses.

On June 15, 1972, the Planning Commission approved PD-200 via Resolution No. 3754 allowing the construction of a 1,728 square foot single-story addition to an existing laboratory-x-ray building located within the medical-dental condominium complex. The medical complex at the time consisted of three condominium buildings with the following square footage:

- Building 1: Approximately 6,684 square feet with a 1,496 square foot basement
- Building 2: Approximately 1976 square feet with a 1300 square foot basement. Approved addition of 1,728 square feet.
- Building 3: Approximately, 6,803 square feet with a 1,450 square foot basement.
- A total of 56 parking spaces were provided.

On June 1, 1987, a building permit, 2107, was issued for the construction of a new trash enclosure located at the rear, easterly side of the property. The trash enclosure included the removal of a parking space. The medical condominium complex provided a total of 55 parking spaces for the overall uses.

- 5) **Environmental Determination:** In accordance with Section 15301, Class 1 (Existing Facilities) of the State California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to allow a 1,281 square foot retail pharmacy (Umesh Retail Pharmacy) within an existing condominium complex zoned Commercial Office Planned Development. New building construction is not proposed to the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning Commission direct the Planning & Environmental Services Manager to file a Notice of Exemption (Attachment

D) with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the Project.

6) Analysis

- a) **General Discussion:** The Applicant is seeking approval of an Special Use Permit to operate a small retail pharmacy to serve Oxnard Fremont Neighborhood community that would operate between the hours of 9 a.m. and 6 p.m. seven days a week.

The retail pharmacy will solely operate within an approximately 1,281 square foot condominium unit within the Fremont Medical-Dental Center. The pharmacy will feature a waiting room with a retail display area, reception, office, dispensing room, compounding room, durable medical equipment room, storage, and employee break room. The proposed pharmacy will not include the sales of CBD products.

- b) **General Plan Consistency:** The Project site's 2030 General Plan land use designation of Commercial Office (COF) which allows retail pharmacies and free-standing commercial uses along arterials. The zoning designation is Commercial Office Planned Development (CO-PD). The CO-PD zone allows a variety of commercial, retail, office and related uses for which the Planning Commission may approve with a Special Use Permit. Approval of the entitlements related to this Project has been determined to be consistent with the General Plan and the property's land use designation.

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

- Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).
- 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).
- No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

2030 General Plan		Level I	Level II	Rationale
Policy CD 4.1	Mitigate Land Use Conflicts- Mitigate conflicts between commercial and other land uses, especially residential and recreational uses.	X		The Project proposes to locate within an established commercial office condominium complex center which allows for the operation of a retail pharmacy.
Policy CD 4.2	Commercial Revitalization and Redevelopment- Encourage upgrading, beautification, revitalization, and appropriate reuse of existing commercial areas and shopping centers and, especially within redevelopment project areas, continue to develop and implement programs that link commercial areas with their adjoining neighborhoods and increase overall jobs, sales and property valuation.	X		The proposed site would operate with other businesses that engage in similar residential serving businesses therefore, the Project would be compatible. Furthermore, the Project was reviewed for neighborhood compatibility, site development upgrades, and overall community benefits.
Policy CD 16.5	Industrial and Commercial Development Standards- Require high quality development standards that increase the efficient use of existing industrial and commercial development areas so as to preserve agricultural land and minimize adverse environmental impacts	X		The project is conditioned to be consistent with the requirements of the Commercial Office Planned Development zone which includes architectural and landscape standards suitable for commercial development.
Policy CD 18.1	Attract New Business- Identify and attract a range of commercial, retail, and industrial businesses that are compatible with the community's business climate and not detrimental to the existing local economy and environment.	X		Activating the space is anticipated to attract community business compatible and not detrimental with the community's climate.
Policy CD 2.1	Zoning and General Plan Consistency- Amend the zoning code, zoning map, Coastal Land Use Program, and other land use regulations or make them consistent with the adopted and/or subsequently amended 2030 General Plan.		X	The Commercial Office Planned Development (C-O PD) zoning designation is consistent with the Commercial Office (COF) designation of the 2030 General Plan land use designation. Therefore, the proposed Application is consistent with General Plan Policy CD-2.1.

Therefore, approval of this use is in conformance and consistent with the policies and standards of the 2030 General Plan.

- c) **Conformance with Zoning Development Standards:** The proposed development is located in the Commercial Office (C-O-PD) zoning district. In accordance with the City Code, the proposed retail pharmacy may be permitted in the C-O-PD with an approved Special Use Permit (SUP) per Oxnard Municipal Code Section 16-107, Related Uses (G) Pharmacies engaged primarily in selling pharmaceuticals and medical supplies. Special Use Permit procedures are found in Sections 16-530 through 16-553 of the Oxnard City Municipal Code.

Applicable development standards of the C-O-PD zone and the have been compared with the proposed project, as follows:

COMMERCIAL OFFICE PLANNED DEVELOPMENT (C-O-PD) OXNARD MUNICIPAL CODE SECTIONS 16-105 THROUGH 16-115			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIES?
Maximum Building Height §16-108	single- story or 15 feet. Additional stories may be permitted as part of an SUP (16-530—16-553)	- Existing (Building D): 1 Story	YES
Front yard setback §16-109	- 10 feet	- Existing (Building 2): 15 feet: Fremont Street, 15 feet Ventura Road 15 feet, 15 feet Glenwood St.	YES
Side yard setback §16-140 (C-2)	- 5 feet. - 0' when abuts another C-2 zoned lot.	-15' feet to all side street including Ventura Road	N/A
Rear yard setback §16-141 (C-2)	Commercial: - 0 feet if less than 16 feet in height; - 15 feet if greater than 16 feet in height - 10 feet if abuts an alley	- Existing (Building 2): 60+ feet	YES
Parking Standards §16-622	Original parking requirements for the medical complex were 1 parking space for every 300 square feet of floor area per U-99 and PD 200. A total of 55 parking spaces are currently provided for the overall complex. EXISTING Building 1 6,684 sf Building 2 3,704 sf Building 3 6,803 sf	55 Parking Stalls The existing medical facility are existing non-conforming in terms of the parking requirments for medical uses. The proposed retail pharmacy use parking requirements will be less intensive than the previously approved medical use. Therefore, no additional parking spaces will be required for the proposed retail pharmacy.	YES, Legal Nonconforming
Trash enclosures & transformers	Double wide parallel refuse container with side entrance	- Existing trash enclosure is conditioned to be modified to comply with the Stormwater requirements. Trash enclosure would be reviewed during permit	YES

		plan check review.	
Rooftop equipment	May not protrude above the height of the parapet.	-Any proposed rooftop equipment will be reviewed at time of building permit plan check to be screened from view by parapet	YES
Lighting 16-320	Comply with Section 16-320 of the City Code.	-On-site lighting will be reviewed at time of building permit plan check review	YES

Therefore, approval of this use is in conformance and consistent with the standards of the OCC.

- d) **Site Design, Circulation, and Parking:** The Project is not proposing site improvements to the site design, circulation and parking. The Special Use Permit application is found to be consistent with the CO-PD zoning standards or to be recognize as legal nonconforming status.

The project site is currently served by existing infrastructures and surrounding roadways which includes North Ventura Road, Fremont Way, Glenwood Drive, and a public alleyway to the east. No improvements are needed to the access points to accommodate the proposed retail pharmacy, formerly a medical suite. The project provides a total of 55 parking spaces for the overall medical complex as permitted per U-99 and PD-200. No parking modifications are being proposed as part of the proposed retail pharmacy.

- 7) **Community Workshop and Public Input:** The project site is located within the Fremont North Neighborhood and is across from the Cabrillo Neighborhood. On April 18, 2022, the project was presented to the public during a Community Workshop meeting. On or before April 8, 2022, the site was posted with Project details and Community Workshop information and the Developer mailed out 800 meeting agenda notices to the residents of the Fremont North Neighborhood and the Cabrillo Neighborhood. Approximately, 10 persons joined the six item community meeting which is intended for persons to ask questions. At the meeting, nobody had any questions or expressed any concerns or opposition to the project.
- 8) **Appeal Procedure:** In accordance with Section 16-545 of the Oxnard Municipal Code, the Planning Commission's decision may be appealed to the City Council within 18 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.

Attachments:

- A. Maps (Vicinity, Aerial, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Resolution PZ No. 22-520-01 (Special Use Permit)
- E. Presentation

Vicinity Map

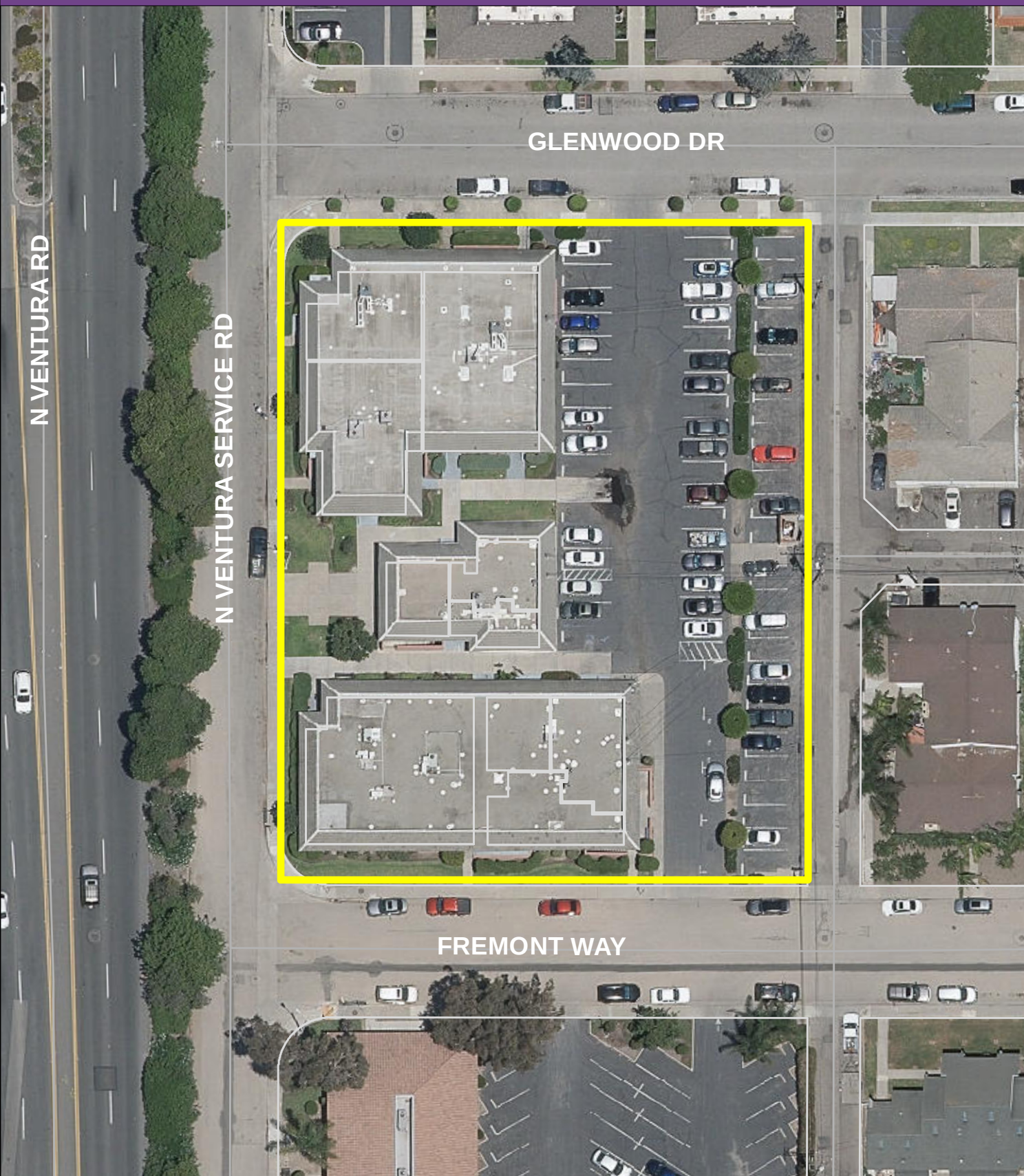


2030 General Plan Land Use Map



Zoning/Specific Plan Map





SITE PLAN

1200 North Ventura Road, Unit G (Unit 8)

Oxnard, CA 93030

Lot area: 35,284 sq.ft. (0.81 Acres)

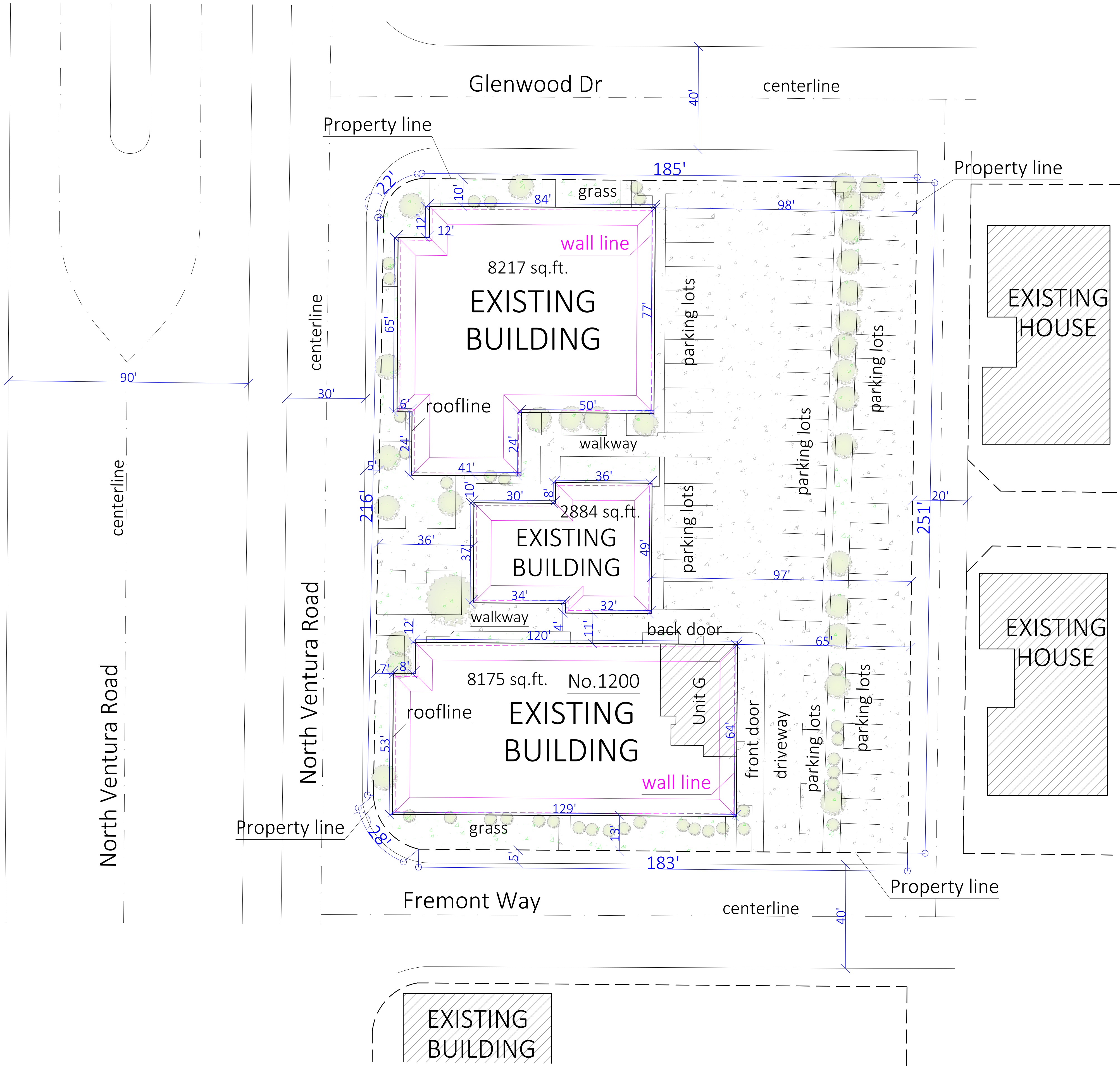
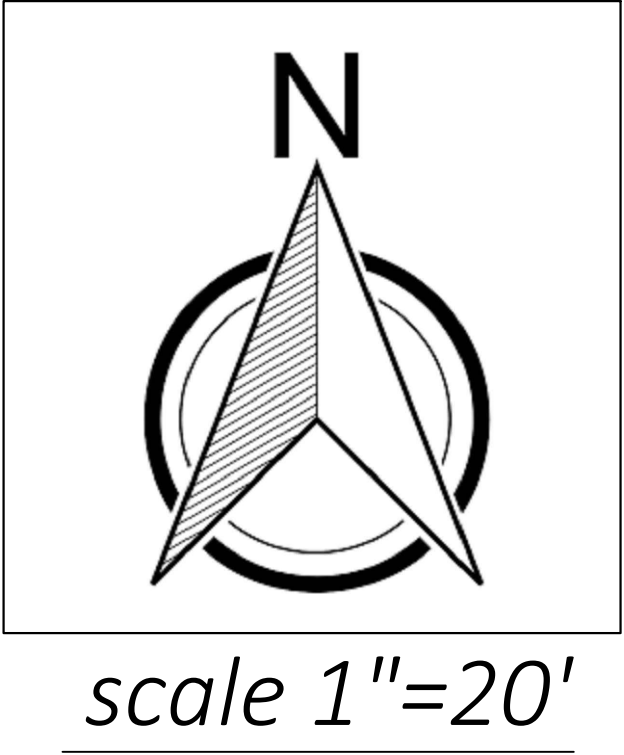
Plot Size: 24"x36"

Parking count: 55 spaces

Zoning code: Copd

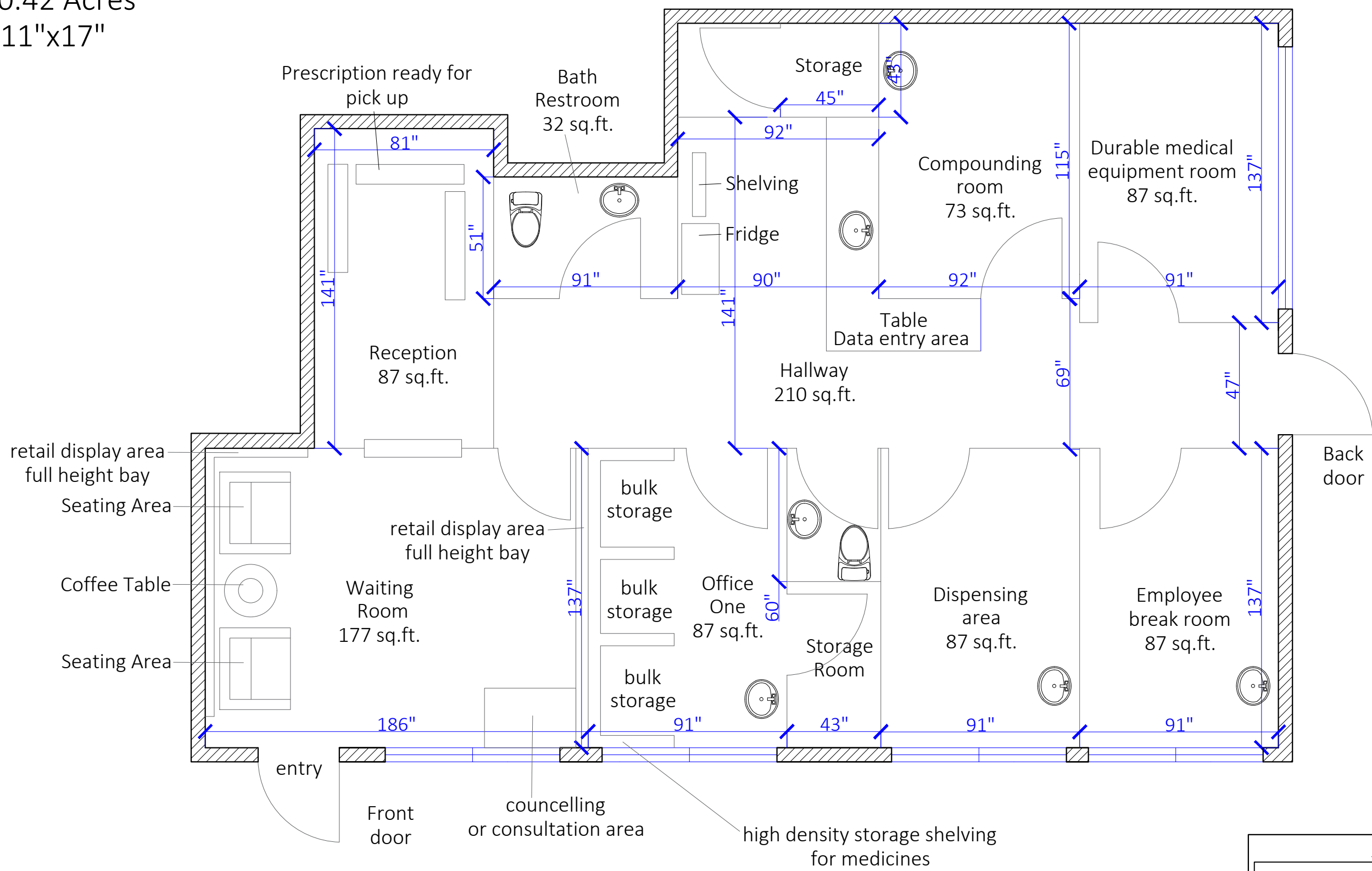
Land use designation: Cof (commercial office)

Unit 8 (unitg): 1281 sq.ft.



PHARMACY FLOOR PLAN
1200 North Ventura Road, Unit G (Unit 8)
Unit G, Oxnard, CA 93030
Parcel ID: 200-0-480-085
Lot area: 0.42 Acres
Plot Size: 11"x17"


scale 1/4"=1'0"



NOTICE OF EXEMPTION

Project Description:

Project Name: Umesh Pharmacy PLANNING AND ZONING PERMIT NO. 22-520-01 (Special Use Permit - Pharmacy) request to open a community retail pharmacy within an existing vacant medical suite of approximately 1, 281 square feet located at 1200 North Ventura Road, Unig 8 (APN 200-0-480-085). The proposed pharmacy is within the .81-acre Fremont and Dental Association Condominium Complex zoned Commercial Office Planned Development (CO-PD). No exterior changes are proposed and only minor interior tenant improvements are anticipated to accommodate the community retail pharmacy. Staff has included a condition of approval for the project to upgrade the existing trash enclosure to provide a solid roof and metal gates in accordance with stormwater requirements. Filed by Umesh Manglani, business and property owner of the condominium unit.

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

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

Supporting Reasons: In accordance with Section 15301, Class 1 of the State California Environmental Quality ACT (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing or former use at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to allow a proposed 1,281 square-foot pharmacy within an existing medical office unit. Minor building construction is proposed to the existing trash enclosure to provide a solid roof and metal gates, no other changes are proposed to the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Based on the above exemption and in accordance with CEQA, the Planning Commission has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment and tha a Notice of Exemption may be filed.

(Date)

Joe Pearson II, Interim
Planning and Environmental Services
Manager

RESOLUTION NO. 2022-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. PZ 22-520-01 (SPECIAL USE PERMIT - MINOR) TO ALLOW THE OPERATION OF A RETAIL PHARMACY OF AN EXISTING 1,281 SQUARE-FOOT UNIT IN A MULTI-TENANT CONDOMINIUM COMPLEX LOCATED AT 1200 NORTH VENTURA ROAD, UNIT 8(G) (APN: 200-0-480-085) WITHIN THE FREMONT MEDICAL-DENTAL COMPLEX WHICH IS LOCATED ON A 1.14 ACRE SITE THAT IS ZONED COMMERCIAL OFFICE PLANNED DEVELOPMENT (CO-PD). FILED BY UMESH MANGLANI, PROPERTY OWNER, 1200 NORTH VENTURA RD, UNIT 8, OXNARD, CALIFORNIA 93030.

WHEREAS, on July 21, 2022, designated agent Umesh Manglani, property owner, (the **“Applicant”** and/or **“Permittee”**) submitted Planning and Zoning Permit No. 22-520-01 (Special Use Permit), pursuant to Oxnard City Code Sections 16-107 to allow the operation of a retail pharmacy of approximately 1,281 square feet within on a site zoned Commercial Office - Planned Development (CO-PD) and located at 1200 North Ventura Road, Unit 8 (G) (APN: 200-0-480-085); and

WHEREAS, on July 21, 2022, the Planning Commission of the City of Oxnard (**“Planning Commission”**) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 22-520-01 (Special Use Permit) to allow to allow the operation of a retail pharmacy of approximately 1,281 square feet within on a site zoned Commercial Office Planned Development (CO-PD) and located at 1200 North Ventura Road, Unit 8 (G) (APN: 200-0-480-085) (the **“Project”**) in accordance with Sections 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Section 15301 (Existing Facilities) Categorical Exemption. Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2):

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

The project site is located within the 2030 General Plan land use designation of Commercial Office (COF) and the zoning designation is for Commercial Office Planned Development (CO-PD). The Project is surrounded by commercial office

and residential development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed Special Use Permit request for a retail pharmacy is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the physical scale and character of other commercial office development in the project area as no exterior changes are proposed and only minor interior tenant improvements are anticipated to accommodate retail pharmacy facility. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan, the Commercial Office Planned Development (CO-PD) zone, the Oxnard City Code, and for consistency and CEQA for any potential impacts. Therefore the project will have no significant cumulative impact.

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

The proposed Special Use Permit request for a retail pharmacy will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the commercial or residential character of the surrounding development as no exterior changes are proposed and only minor interior tenant improvements are anticipated to accommodate the retail pharmacy facility, and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by commercial residential development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The project is not located in or adjacent to a State designated scenic highway.

- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

- (f) **Historical Resources.** A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. The proposed retail pharmacy consists of minor interior tenant improvements to an existing vacant condominium unit of approximately 1,281 square feet. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the Planning Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a categorical exemption.

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

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds:

- (1) The proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.**

As described in the Staff Report, the proposed retail pharmacy is consistent with the 2030 General Plan land use designation Commercial Office (COF) land use designation and Commercial Office Planned Development (CO-PD) zoning district and related standards, subject to the approval of a Special Use Permit. Therefore the proposed retail pharmacy is in conformance with the 2030 General Plan and the elements thereof and other adopted standards, Therefore, this Project meets this finding.

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

As described in the Staff Report, the Project will allow the operation of a retail pharmacy of approximately 1,281 square feet. The proposed pharmacy facility proposes interior tenant improvements to an existing vacant condominium unit. Any minor exterior changes and/or interior tenant improvements will be subject to

standard construction requirements of the California Building and Fire Codes. Therefore, the proposed use and the existing improvements are not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. As such, this Project meets this finding

(3) The site for the proposed use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and all items required by the conditions of approval.

As described in the Staff Report, the proposed retail pharmacy will occur entirely within an existing building that is adequate for the proposed use. The proposed project does not require exterior changes to the site. The recommended conditions of approval do not require changes to the site. As described in the Staff Report, the proposed pharmacy is consistent with the CO-PD zoning district and related standards, including parking requirements. Therefore, the site for the proposed charter school is adequate in size and shape to accommodate all items required by the conditions of approval. As such, this Project meets this finding.

Additionally, the project has been reviewed by the Development Advisory Committee members and was determined that it would have no significant impact on the public health, safety, or welfare and the project plans have been reviewed by all applicable City departments and outside agencies.

(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 site will be served by the existing public alley as described in Section 6 of the Planning Commission Staff Report. As described, the site has sufficient access to streets and highways that are adequate in width.

The project site is currently served by existing infrastructures and surrounding roadways which includes Ventura Road, Fremont Way, Glenwood Drive, and a public alleyway to the east. Therefore, the site for the proposed pharmacy will be served by roadways adequate in width and improved as necessary to carry project-generated traffic. As such, this Project meets this finding.

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

The project site is currently served by adequate sewerage, water, fire protection and storm drainage facilities. The proposed pharmacy will not generate significant impacts that would require additional facilities. Therefore, the site for the proposed pharmacy will be provided with adequate sewerage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Existing Facilities) of the State CEQA Guidelines pertaining to projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to operate a retail pharmacy within an existing vacant condominium of approximately 1,281 square feet and will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission authorizes and directs the Planning & Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 22-520-01 (Special Use Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an Appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

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

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated July 21, 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 24 months from the date of its issuance, unless the Applicant obtains a zone clearance and business license for the proposed use. (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. Applicant 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. Applicant shall complete the "Notice of Land Use Restriction and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Applicant shall submit the Original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8).
 9. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
 10. Permittee shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
 11. Permittee shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
 12. Permittee shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
 13. If Permittee, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
 14. Prior to issuance of building permits, Permittee 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).

PLANNING DIVISION STANDARD CONDITIONS

15. 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*)
16. Before the City issues building permits, Permittee shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)
17. 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*)
18. 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*)
19. Prior to issuance of building permits, permittee 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*).

PLANNING DIVISION SPECIAL CONDITIONS

20. Permittee 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 match with the underlying colors and/or design, and shall not look like a paint patch. (PL)
21. Permittee/Property Owners Association shall upgrade the existing trash for compliance with Ordinance No. 3007 and shall include a solid cover that prevents stormwater from entering the refuse bins.
22. Before the City issues building permits, Permittee shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Division Manager. Such a plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

23. Permittee agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at permittee's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Permittee shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve permittee of the obligations of this condition. Permittee's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)
24. Permittee shall pay the cost of all inspections of onsite and offsite improvements. (DS-22)
25. Permittee shall be responsible for all project related actions of permittee's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
26. Prior to beginning construction, Permittee shall designate in writing an authorized agent who shall have complete authority to represent and to act for Permittee. The authorized agent shall be present at the work site whenever work is in progress. The Permittee or the authorized agent shall make arrangements acceptable to the City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Permittee's expense. (DS-24)
27. The project shall comply with the latest California Building Code Disable Access requirements. (DS)

STORMWATER QUALITY CONDITIONS

28. Permittee shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division.

All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS-79)

POLICE DEVELOPMENT CONDITIONS

29. The staff area shall be secured and separate from the waiting room by means of a locked door and secured receptionist counter.
30. Pharmacy transaction area shall be secured utilizing the following features:
 - a. A bullet resistant glazing, wall and door barrier system that provides floor to ceiling protection. The barrier shall be built consistent with the standards established under UL 752 Level 3 and NFPA 730 Section E.3.4 for both glazing and wall construction.
 - b. The door shall be secured by key or access control mechanism or system.
 - c. Building plan submittals shall identify the specific products to be used in the construction of the bullet resistant barrier system.
 - d. Determination as to whether the construction of the bullet resistant enclosure meets or exceeds this condition shall be determined by the Chief of Police or his or her designee.
31. A camera system is required. The system shall have these features:
 - a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Grayscale images are expected for infra-red lighting.
 - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - c. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
 - d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
 - e. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
 - f. Recorded images shall bear a date and time stamp that cannot be altered.
 - g. All entry doorways to the premises shall be monitored by a camera or cameras that are strategically mounted to capture quality images of the heads and shoulders of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground.
 - h. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
32. A robbery/panic alarm service is required.
33. A dual technology burglar alarm service is required. The system shall be able to differentiate between human and non-human motion.
34. Security related conditions need to be reviewed and approved by the Chief of Police or his designee prior to the issuance of building permits.

[SIGNATURES ON NEXT PAGE]

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 21st day of July 2022.

Daniel Chavez Jr., Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 21st day of July, 2022, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

Umesh Retail Pharmacy

PZ 22-520-01

**1200 North Ventura Road, Unit 8 (G)
(APN: 200-0-480-085)**

Planning Commission Hearing
By: Juan Carlos Torres, Assistant Planner

Planning Commission
July 21, 2022



Project Description

- Request to allow the operation of a retail pharmacy within an existing medical/dental complex:
 - Interior Tenant improvement consisting of
 - the addition of a retail display area
 - high density storage shelving for medicines
 - retail display area
 - waiting room area
 - Retail pharmacy operations will be conducted between 9:00 AM to 6:00 PM daily.
 - Located within an existing 1,281 square-foot tenant space of an approximately 6,803 square-foot multi-tenant commercial office building;
 - Located within a larger commercial office medical complex consisting of approximately 17,191 square feet on .81- acre property.
- Application filed by Umesh Manglani

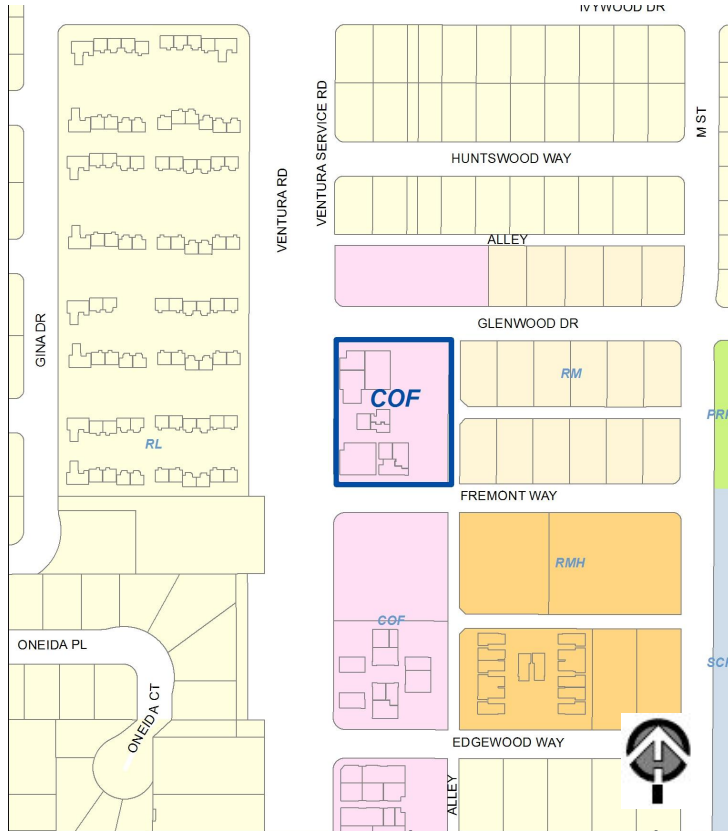
Project Location

Subject Site: 1200 North Ventura Road,
Unit 8 (G)



General Plan & Zoning Maps

General Plan Land Use Designation



Commercial Office (COF)

Zoning Designation



Commercial Office Planned Development (CO-PD)

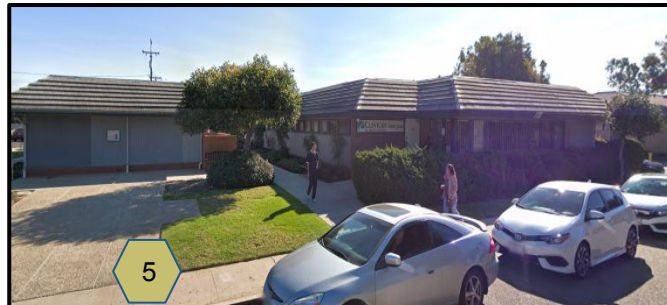
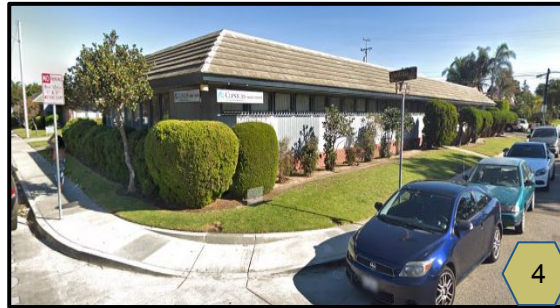
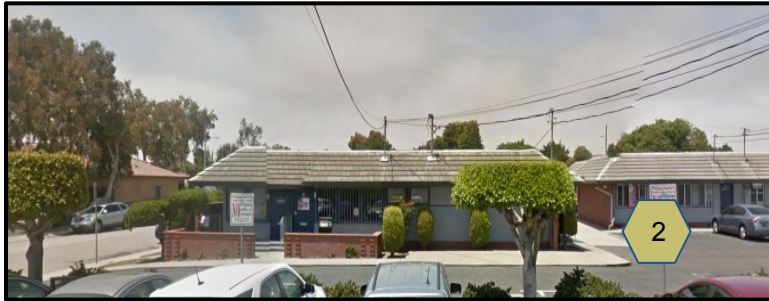
Existing Site

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Sites	Commercial Office Planned Development	Commercial Office (COF)	Medical Offices
North	Commercial Office Planned Development	Commercial Office (COF)	Medical Offices
South	Commercial Office Planned Development	Commercial Office (COF)	Mix of Offices
East	Garden apartment Planned Development	Residential Medium (RM)	Apartments
West	Garden Apartment Planned Development	Residential Low	Residential (Condominiums)



PZ 22-520-01
 Umesh Retail Pharmacy Project
 Site
 1200 N.Ventura Rd, Unit 8 (G)

Existing conditions



Background: Development History

- On April 16, 1964, the Planning Commission approved Special Use Permit 99 (U-99) to authorize construction of two professional medical buildings and associated site improvements on the subject property. The improvements included 76 parking spaces for the overall medical uses.
- On June 15, 1972, the Planning Commission approved PD-200 via Resolution No. 3754 allowing the construction of a 1,728 square foot single-story addition to an existing laboratory-x-ray building located within the medical-dental condominium complex.
- On June 1, 1987, a building permit, 2107, was issued for the construction of a new trash enclosure located at the rear, easterly side of the property. The trash enclosure included the removal of a parking space. The medical condominium complex provided a total of 55 parking spaces for the overall uses.

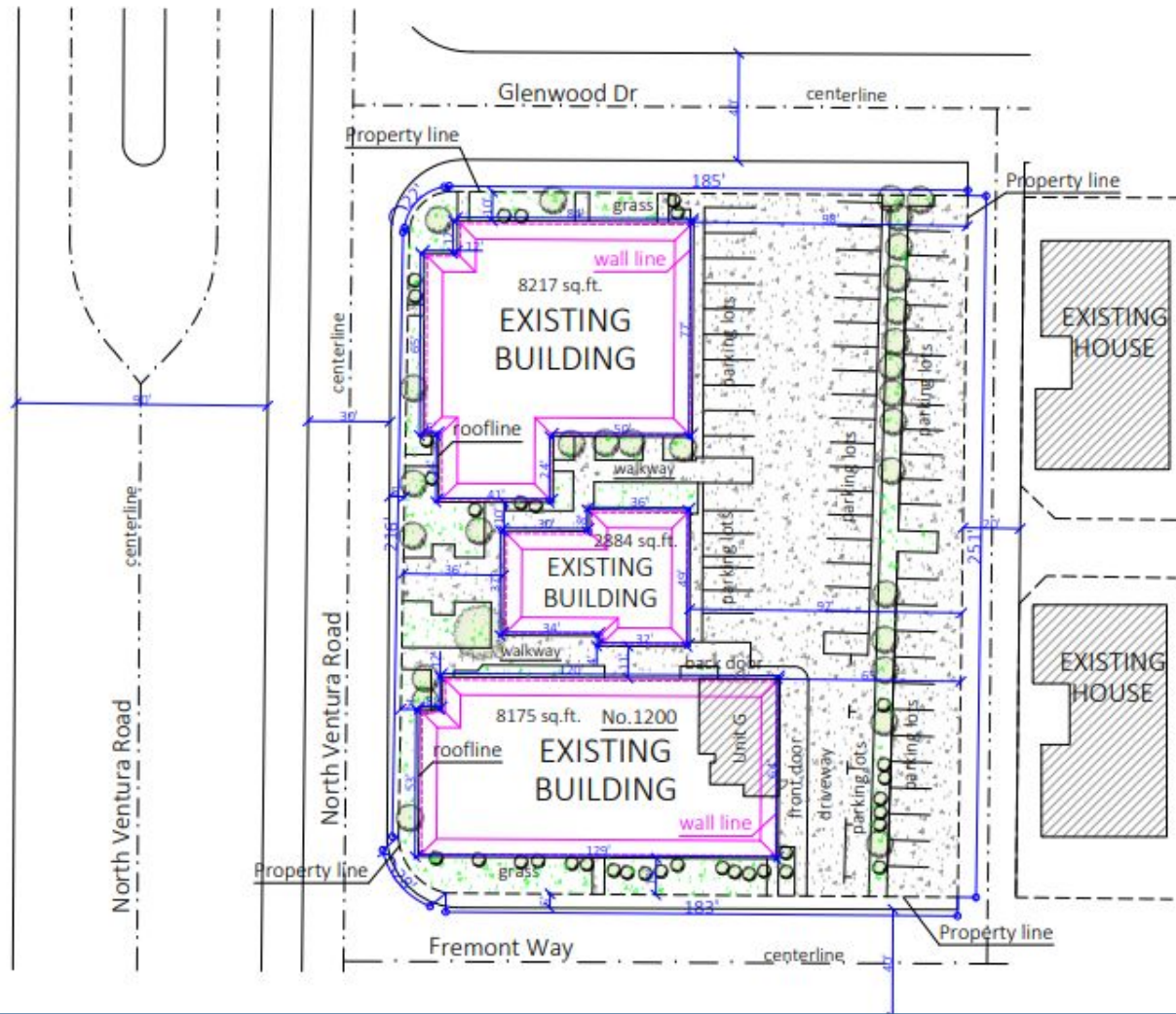
Requirement for a SUP

The Oxnard City Code Section 16-107 (G) - Related Uses require a Special Use Permit for:

“Pharmacies engaged primarily in selling pharmaceuticals and medical supplies”

Site Plan

Unit 8 (unitg): 1281 sq.ft.



Floor Plan

PHARMACY FLOOR PLAN

1200 North Ventura Road, Unit G (Unit 8)

Unit G, Oxnard, CA 93030

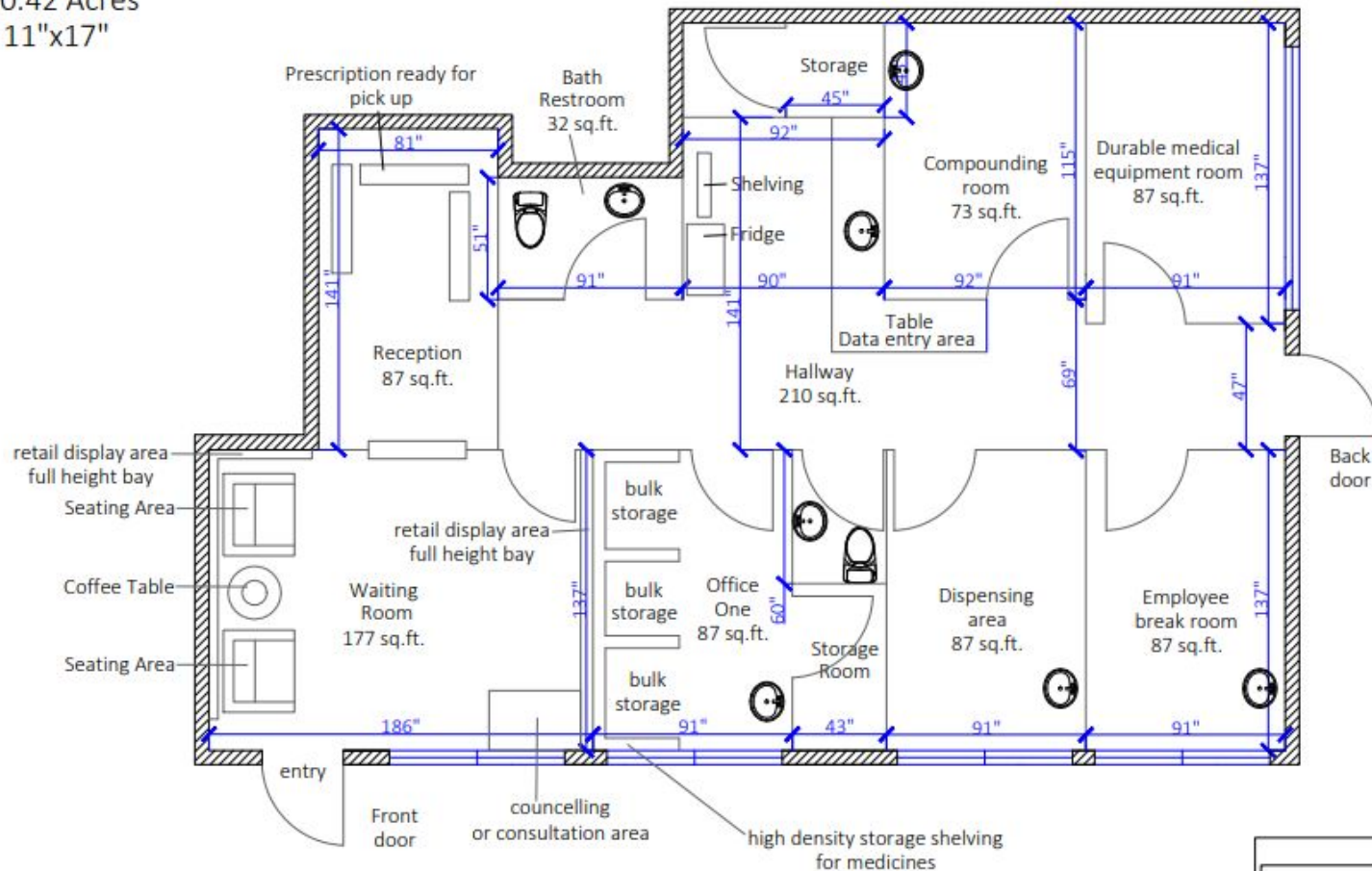
Parcel ID: 200-0-480-085

Lot area: 0.42 Acres

Plot Size: 11"x17"



scale 1/4"=1'0"



Created by:



Public Comments

- On April 8, 2022, the site was posted with Project details and Community Workshop information and the Developer mailed out 800 meeting agenda notices to the residents of the Fremont North Neighborhood.
- On April 18, 2022, the project was presented to the public during a Community Workshop meeting.
- The meeting was attended by approximately 10 members of the public and persons had an opportunity to ask questions.
- Staff did not receive any comments during the workshop.
- To date, staff has not received any public comments regarding this Project.

Key Conditions of Approval

Stormwater Quality Conditions

- **Conditions # 28:** Permittee shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division.

Police Development Conditions

- **Condition # 29:** The staff area shall be secured and separate from the waiting room by means of a locked door and secured receptionist counter.
- **Condition # 30:** Pharmacy transaction area shall be secured utilizing the following features:
 - A bullet resistant glazing, wall and door barrier system that provides floor to ceiling protection. The barrier shall be built consistent with the standards established under UL 752 Level 3 and NFPA 730 Section E.3.4 for both glazing and wall construction.
 - The door shall be secured by key or access control mechanism or system.
 - Building plan submittals shall identify the specific products to be used in the construction of the bullet resistant barrier system.
 - Determination as to whether the construction of the bullet resistant enclosure meets or exceeds this condition shall be determined by the Chief of Police or his or her designee.

Environmental Review

- In accordance with Section 15301, Class 1 (Existing Facilities) of the State California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The project includes:
 - A request for to operate a retail pharmacy within an existing vacant medical building within a condominium medical complex.
 - The Project will not increase the square footage of the existing building
- No substantial evidence the project will have a significant effect on environment.
- A Notice of Exemption is recommended to be filed.

Staff Recommendation

That the Planning Commission

- a) Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), and
- b) Adopt Resolution 2022-XX approving Planning and Zoning Permit No. 22-520-01 (Special Use Permit), subject to certain findings and conditions.

End of Presentation

Planning Commission Hearing: July 21, 2022





**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Joe Pearson II, Interim Planning Manager

DATE: July 21, 2022

SUBJECT: Project Name: 538 Meta Street Property Disposition General Plan Conformity; Planning and Zoning Permit No. 22-625-03 (General Plan Conformity Determination) - 2030 General Plan Conformity Determination for Disposition of Real Property Located at 538 Meta Street (APN: 201-0-213-100).

1) **Recommendation:** That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2022-XX affirming that the City of Oxnard's disposition of real property located at 538 Meta Street is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the disposition.

2) **Project Description:** The City of Oxnard ("Applicant" or "City") is considering the disposition of real property located at 538 Meta Street. The property to be disposed of consists of a single parcel totaling 0.12 acres. The purpose of the disposition is to support the development of a previously approved mixed use housing project, which will include a new public park space. For purposes of this Staff Report, the foregoing project description shall be referred to as the ("**Project**"). Requested by Emilio Ramirez, Housing Director, on behalf of the City of Oxnard, 435 South D Street, Oxnard, CA 93030, on behalf of the property owner which is the Oxnard Community Development Commission Successor Agency.

3) **Existing & Surrounding Land Uses:** The subject site currently consists of a single 0.12 acre vacant parcel. The Project site is located on Meta Street between Fifth Street and Sixth Street. The following table describes the General Plan Land Use Designations, Zoning Designations, and existing land uses of the Project site and properties immediately adjacent to the site, which are also illustrated in Attachment A:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
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Project Site	Downtown (DT)	Downtown General (DT-G)	Vacant
North	Downtown (DT)	Downtown General (DT-G)	Vacant Building/Parking lot (approved site for Aspire Apartments PZ 21-200-01)
South	Downtown (DT)	Downtown General (DT-G)	Vacant/Single Family Residence/Vacant (approved site for Central Terrace Apartments PZ20-200-06)
East	Central Industrial Area (CIA)	Heavy Manufacturing (M-2)	Industrial/Railroad
West	Downtown (DT)	Downtown General (DT-G)	Residential Development

- 4) **Background Information:** On November 17, 2020, the Oxnard Community Development Commission Successor Agency authorized its Executive Director (City Manager) to execute an agreement with Many Mansions, a non-profit affordable housing developer, for the parcel located at 538 Meta Street. Disposition of the Property to Many Mansions will reduce blight and improve the neighborhood by creating a paseo and community pocket park that will be open to the public and be developed, managed, and maintained by Many Mansions.

On June 27, 2022, the Community Development Director approved a Major Downtown Design Development Review Permit, Density Bonus Permit, and a Lot Line Adjustment (Merger) for the Aspire Apartments development.

The Community Development Director's approval found the mixed-use project, including the new public park, to be consistent with the 2030 General Plan.

- 5) **Environmental Determination:** Pursuant to California Environmental Quality Act (Public Resources Code Sections 21000 et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the "CEQA Guidelines"), the proposed General Plan Conformity Determination does not constitute a "project" for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5), and staff recommends that the Planning Commission accept the Notice of

Exemption (Attachment B), attached to the staff report. The proposed determination simply fulfills the City's obligation under Government Code Section 65402 to find disposal of any real property in conformance with the 2030 General Plan. Environmental impacts associated with the development of the mixed use project were analyzed as part of the entitlement process, and the development and uses associated with the future development of the park as part of the mixed use project were determined to be exempt under CEQA, pursuant to Senate Bill 35, Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1). Under Senate Bill 35 Streamlined Infill Projects are statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project. Any subsequent improvement to the property will be separately examined in accordance with CEQA.

6) Analysis:

- a) **Government Code:** California Government Code Section 65402(a) requires that a Finding of General Plan Conformity be made by the Planning Commission and reported to the City Council prior to any acquisition, disposition, vacation, or abandonment of any real City property by the City. Specifically, the Planning Commission is to determine as to whether the location, purpose, and extent of such proposed real property transaction is in conformance with the 2030 General Plan.
- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for 538 Meta Street is Downtown (DT) and the zoning designation is Downtown General (DT-G). The land use designation and zone allows retail, commercial, government and residential uses in the urban context of the Downtown area, regulated by form-based development and performance standards to encourage pedestrian-oriented design, diverse and high-quality housing choices and transit utilization. The proposed mixed use residential development includes office space, tenant amenities, a public park, and parking on the ground floor and residential units on the top four floors. As noted above, the mixed use project, including the public park, was analyzed and found to be consistent with the 2030 General Plan as part of each of the related permits.

Also, as noted above the property is zoned DT-G, any additional or future development of the subject properties would be subject to the standard and uses allowed under the DT-G zoning district and the DT land use designation.

As such, the proposed disposition of this property would conform to the City's 2030 General Plan land use designation because it would allow for the development of the mixed use project, and additional development would be required to be consistent with applicable zoning regulations, which implements many of the 2030 General Plan policies as identified in the table below.

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-19.1	I	Unique Downtown Identity Ensure that downtown Oxnard occupies a niche in the marketplace as a civic center supported by businesses, retail, residential components, arts, and entertainment.	Project including the public park is consistent with Downtown Code to provide a neighborhood amenity to revitalize downtown.
CD-19.2	I	Complementary Development Seek a complementary rather than competitive role with other areas of the City for the continued economic development of the City's downtown.	Project will provide needed housing and public opportunities to support economic development and revitalization in the Downtown.
CD-19.4 CD-1.2	I	Revitalization and Redevelopment As part of the City's redevelopment programs and planning, promote the revitalization of residential, commercial, and industrial properties that are deteriorated or detract from the visual quality of the City. Infill Development, Priority to Mixed Use Promote the efficient use of larger vacant parcels and vacant areas of the City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives.	Project is a mixed-use in-fill development that will assist in the revitalization of the Downtown area.
CD-19.5	I	Attract Downtown Investment Encourage investors to purchase downtown property and help property owners lease space.	Project includes 88 residential units and ground floor space that could be offered for lease. The new park space will also provide an amenity for future

			development in the downtown area helping to spur development.
CD-1.7	I	Compact Development Promote the use of development patterns that are more compactly built and use space in an efficient aesthetic manner as part of the community vision.	Project is designed as a podium style building for efficient use of space on the lot, including the park space.
CD-8.1	I	Limiting Development Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	Project is in-fill development that will be served by existing services.
ICS-11.7 ER-10.1	I	Water Wise Landscapes Promote use of Native and Water Wise Plants	The new park space will incorporate trees that require -low watering once established. The proposed landscaping in the landscape plan are all low water use plants.
CD-3.4 CD-10.1 CD-10.2 CD-14.1 CD-14.3	II	Neighborhood Quality of Life Human-Scale Development Neighborhood Themes Design Review Process Quality of Design	The application review process led to changes in the Project and/or conditions of approval that meet these Level II policies.
All others	III	All policies not listed above	No or distant applicability to the proposed Project.

7) Summary and Conclusion:

The disposition of the 0.12 acre parcel located at 538 Meta Street for the development of a previously approved mixed use project is consistent with the City 2030 General Plan. Therefore, after review of the proposed disposition of this property, staff recommends that the Planning Commission adopt the attached Resolution memorializing the Planning

Commission's determination that the proposed disposition conforms with the 2030 General Plan.

Attachments:

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

ATTACHMENT A

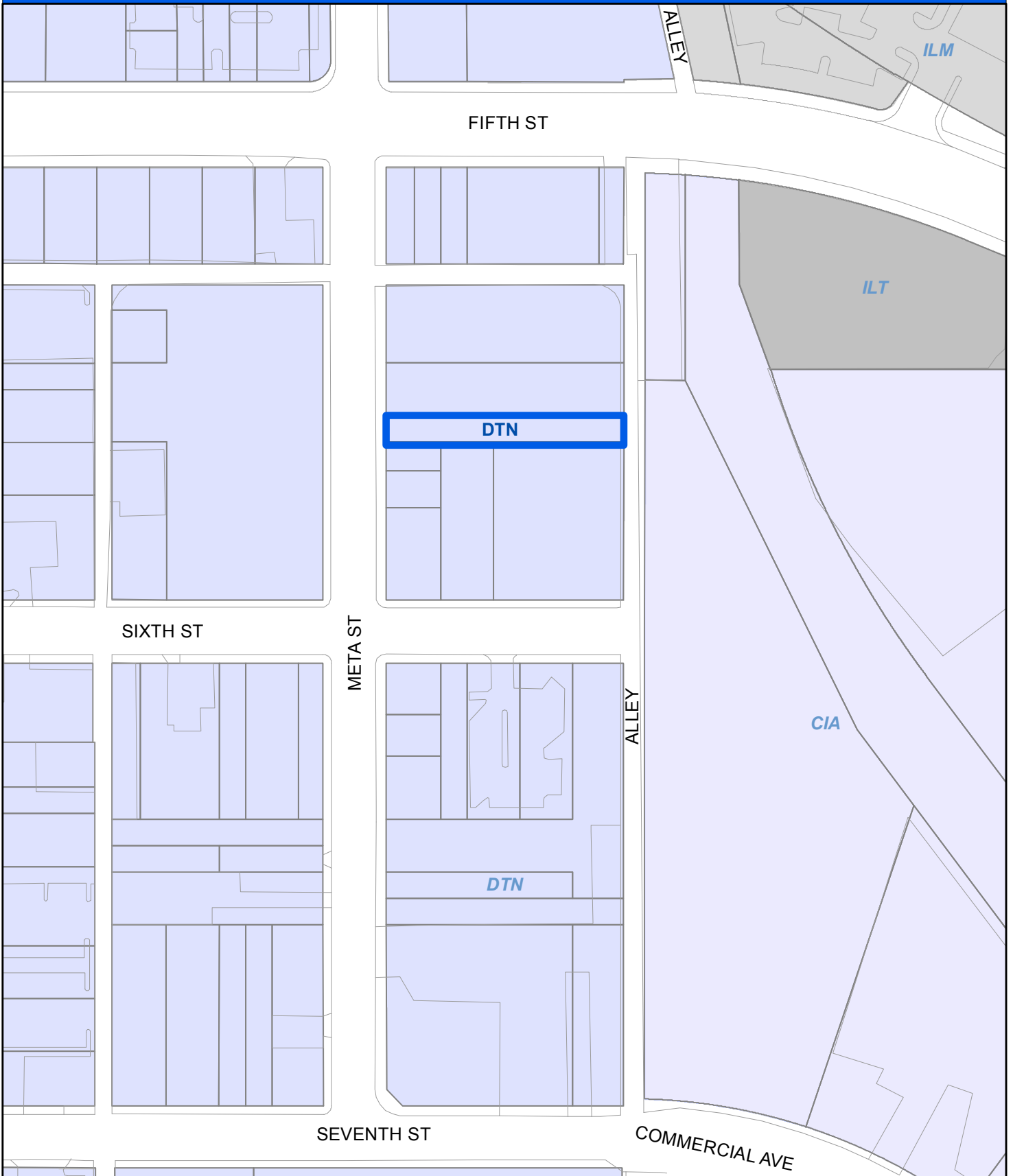
**MAPS
(VICINITY, GENERAL PLAN, ZONING, AERIAL MAP)**



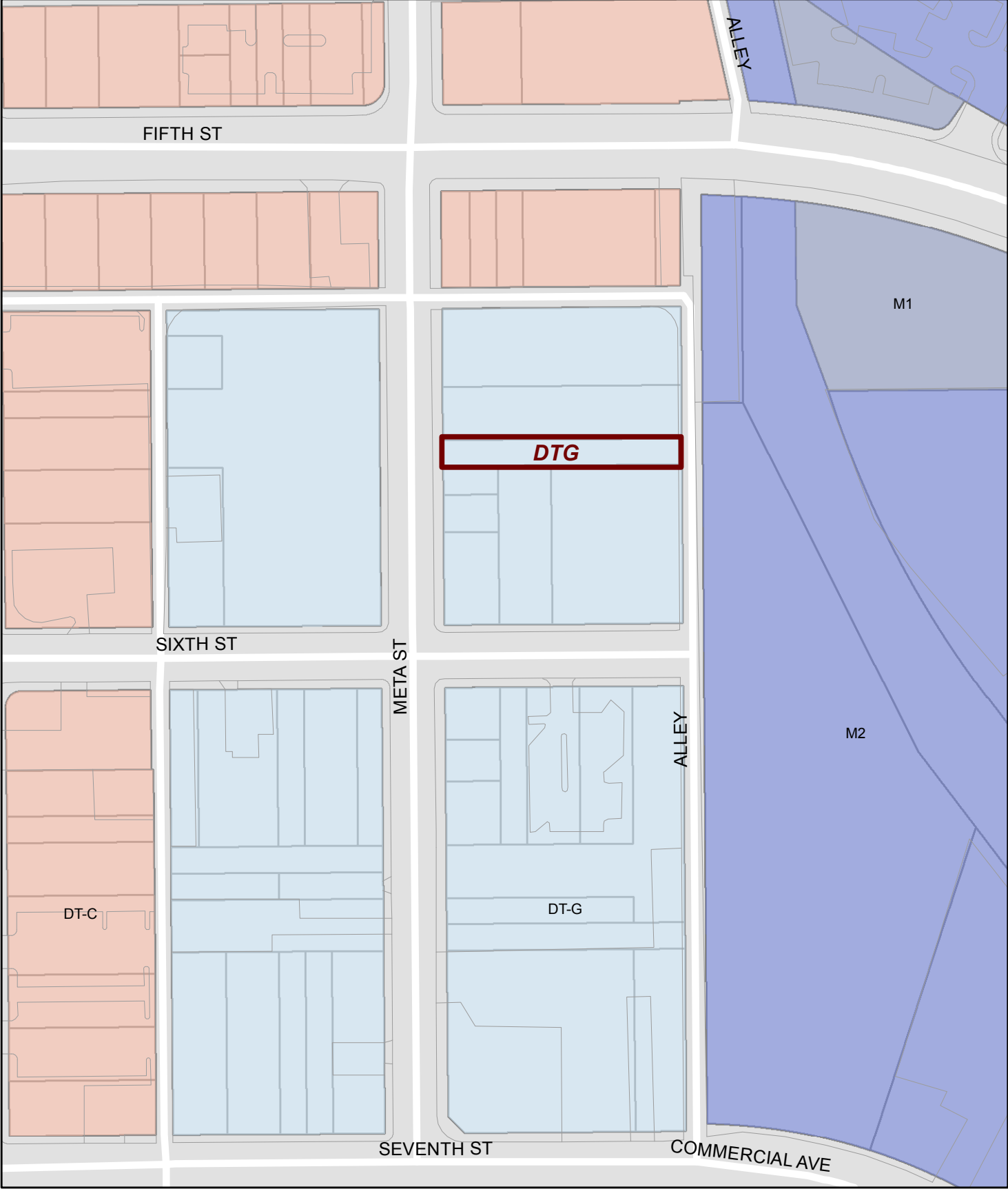
Vicinity Map



2030 General Plan Land Use Map



Zoning/Specific Plan Map



ATTACHMENT B

NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

Project Description: **538 Meta Street Property Disposition General Plan Conformity;** PZ No. 22-625-03 (General Plan Conformity Determination): The project request is General Plan Conformity Determination in accordance with Government Code Section 65402 associated with the disposition of real property located at 538 Meta Street. The property to be disposed of consists of one parcel of 0.12 acres. The purpose of the disposition is to support the development of a previously approved public park space and adjacent mixed use housing project. The project site is located at 538 Meta Street (APN: 201-0-213-100) within the Downtown land use designation and Downtown General (DT-G) zoning district. Requested by Emilio Ramirez, Housing Director, on behalf of the City of Oxnard, 435 South D Street, Oxnard, CA 93030, on behalf of the property owner which is the City of Oxnard.

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

- ☐ Ministerial Project
- ☐ Categorical Exemption
- ☒ Statutory Exemption [15378(b)(5)]
- ☐ Emergency Project
- ☐ Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- ☒ No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

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

(Date)

Joe Pearson II
Interim Planning and Environmental Services
Manager

ATTACHMENT C

**DRAFT
PLANNING COMMISSION RESOLUTION**

**PZ 22-625-03
(GENERAL PLAN CONFORMITY DETERMINATION)**

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD DETERMINING THAT THE CITY OF OXNARD'S' PROPOSED DISPOSITION OF CERTAIN REAL PROPERTY LOCATED AT 538 META STREET IS IN CONFORMANCE WITH THE OXNARD 2030 GENERAL PLAN PURSUANT TO SECTION 65402 OF THE GOVERNMENT CODE. REQUESTED BY EMILIO RAMIREZ, HOUSING DIRECTOR, ON BEHALF OF THE CITY OF OXNARD, 435 SOUTH D STREET, OXNARD, CA 93030, ON BEHALF OF THE PROPERTY OWNER WHICH IS THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY.

WHEREAS, The City of Oxnard is proposing to dispose of real property located at 538 Meta Street (Assessor's Parcel Number 201-0-213-100) (the "**Property**"); and

WHEREAS, The City of Oxnard is the owner of record of this property; and

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

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

WHEREAS, The subject property is designated Downtown (DT) by the City's 2030 General Plan and is zoned Downtown General (DT-G); and

WHEREAS, On June 27, 2022, the City of Oxnard Community Development Director approved a Major Downtown Design Review Permit (PZ 21-200-01), ministerial Density Bonus Permit (PZ 21-535-01), and Lot Line Adjustment (Merger) (PZ 21-310-01) for the mixed use Aspire Apartments Project, including a California Environmental Quality Act (CEQA) Exemption for the physical development, and made findings of General Plan Consistency for the project at that time; and

WHEREAS, The disposition of the property, as documented in the staff report, would be consistent General Plan policies regarding the development and use of the site; and

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

WHEREAS, on July 21, 2022, the Planning Commission considered the proposed disposition of real property located at 538 Meta Street in light of the Oxnard 2030 General Plan and the requirements of Government Code section 65402.

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

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

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

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

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 21st day of July, 2022.

Daniel Chavez Jr., Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 21st day of July, 2022, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

ATTACHMENT D

PRESENTATION

538 Meta Street Property Disposition General Plan Conformity

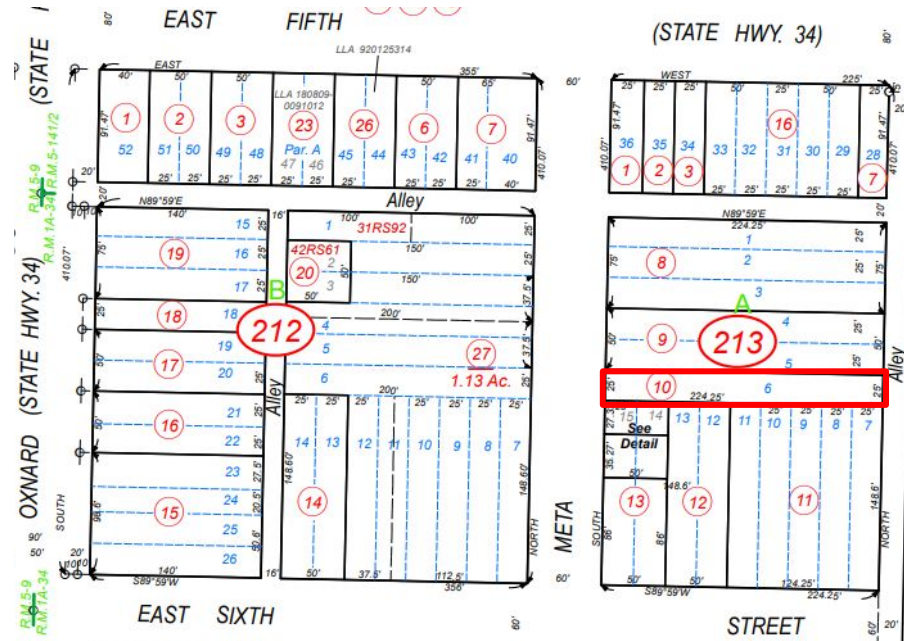
Applicant: Emilio Ramirez, Housing Director, on behalf of the Oxnard Community Development Commission Successor Agency, Property Owner.

Joe Pearson II, Interim Planning Manager
Vyto Adomaitis, Community Development Director

Planning Commission
July 21, 2022

PROJECT DESCRIPTION

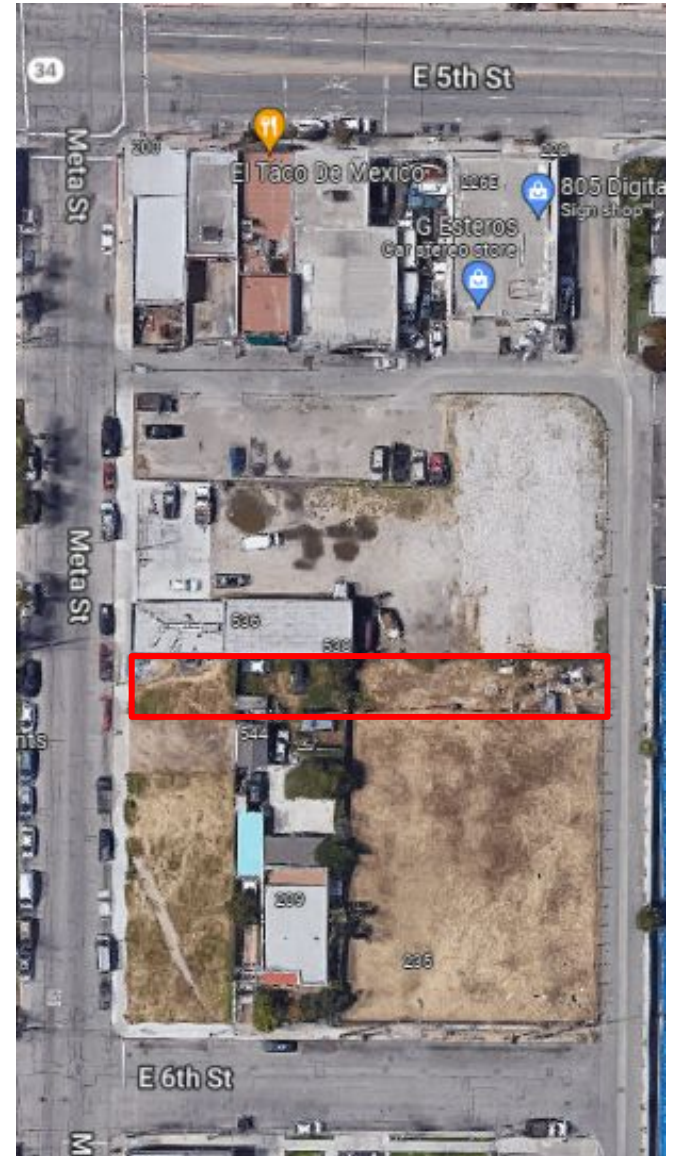
- 2030 General Plan
Conformity Determination
for Disposition of Real
Property located at 538 Meta
Street.
- The purpose of the
disposition is to support the
development of a previously
approved public park and
adjacent mixed use housing
project.
- One 0.12 acre parcel.



PROJECT LOCATION

Subject Site: 538 Meta Street

Located within Downtown area



EXISTING SITE

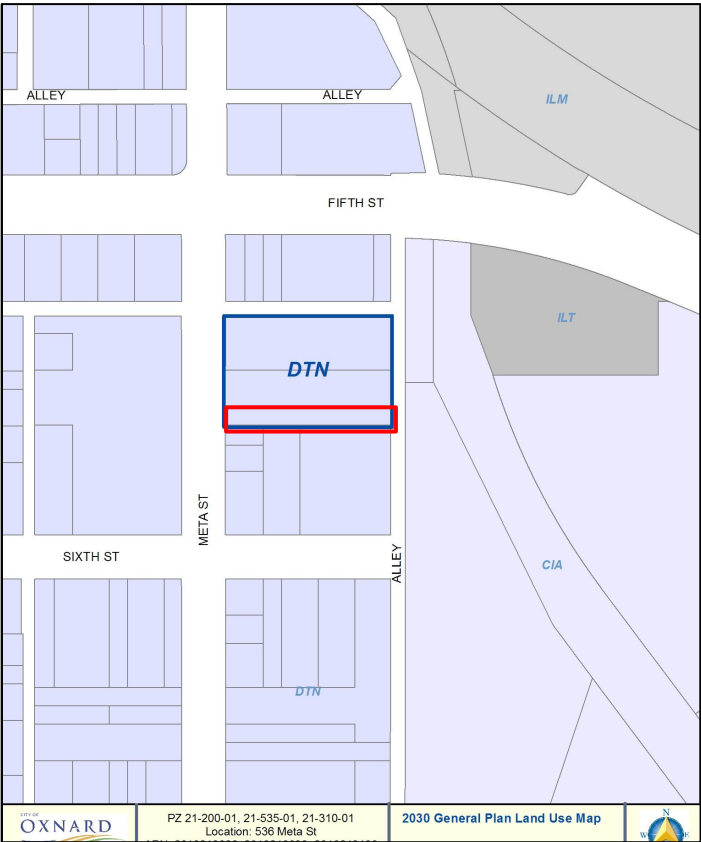
Subject Site: 538 Meta Street

Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DT)	Downtown General (DT-G)	Vacant
North	Downtown (DT)	Downtown General (DT-G)	Vacant Building/Parking lot (approved site for Aspire Apartments PZ 21-200-01)
South	Downtown (DT)	Downtown General (DT-G)	Vacant/Single Family Residence/Vacant (approved site for Central Terrace Apartments PZ20-200-06)
East	Central Industrial Area (CIA)	Heavy Manufacturing (M-2)	Industrial/Railroad
West	Downtown (DT)	Downtown General (DT-G)	Residential Development

GENERAL PLAN & ZONING MAPS

General Plan Land Use Designation



Downtown (DT)

Zoning Designation



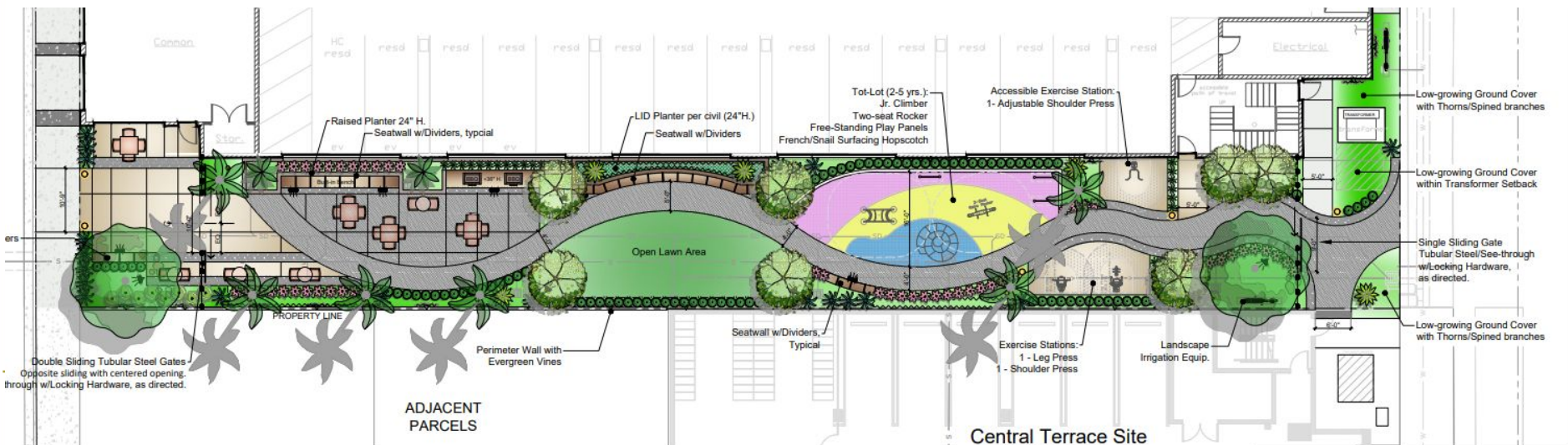
Downtown General (DT-G)

BACKGROUND

- On June 27, 2022, the Community Development Director approved a Major Downtown Design Review Permit, ministerial Density Bonus Permit, and a Lot Line Adjustment (Merger) for the Aspire Apartments development.
- The Community Development Director's approvals found the mixed-use project including the public park to be consistent with the 2030 General Plan.



West Elevation



Government Code Section 65402, requires that real property acquisition or disposition, street vacation or abandonment, public building or structure construction be consistent with the 2030 General Plan as to location, purpose and extent.

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

GENERAL PLAN CONSISTENCY

- The City's 2030 General Plan land use designation for 538 Meta Street is Downtown (DT) and the zoning designation is Downtown General (DT-G), which allows for the proposed Public Park and adjacent housing development.
- The development of proposed Public Park and adjacent housing development is key to many of the policies aimed at revitalizing downtown, including.
 - CD-19.1 (Unique Downtown Identity)
 - CD-19.4 (Revitalization and Redevelopment)
- Downtown Code requires the development of public park space in the Downtown General Zone for new building(s) on a site of at least 20,000 square feet.

Environmental Determination

This General Plan conformity determination report is not a “project” under CEQA. Environmental impacts associated with the development of the mixed use project were analyzed as part of the entitlement process, and the development and uses associated with the future development of the park as part of the mixed use project were determined to be exempt under CEQA, pursuant to Senate Bill 35. As required by the California Environmental Quality Act (CEQA), any subsequent improvement to the property will be separately examined in accordance with CEQA.

Staff Recommendation

Staff recommends that the Planning Commission adopt the Resolution finding that the proposed deposition of real property located at 538 Meta Street is in conformance with the City of Oxnard 2030 General Plan policies pursuant to Section 65402 of the Government Code and recommending that the City Council order the disposition of the property.



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Joe Pearson II, Interim Planning Manager

DATE: July 21, 2022

SUBJECT: **Project Name: Fore Apartments at RiverPark;** Appeal of the Community Development Director's Decision to Approve Planning and Zoning Permit No. 19-200-16 (Development Design Review Permit (DDRP); Located at 2700/2750 North Ventura Road (APNs: 132-0-100-095, -085)

- 1) Recommendation:** That the Planning Commission (“**Commission**”)
 - a)** 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
 - b)** Adopt a Resolution denying the Appeal and upholding the Community Development Director’s Approval of Planning and Zoning Permit No. 19-200-16 (Development Design Review Permit), subject to certain findings and conditions, because the record shows that there is evidence necessary to make all of the Findings required by Oxnard City Code.
- 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.”)
- 3) Background Information:** On May 23, 2022, the Community Development Director (the “Director”) held a public hearing to consider Planning & Zoning Permit No. 19-200-16 requesting approval of a Development Design Review Permit (DDRP). The project scope involved

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. Staff originally presented the project with a recommendation for approval (Attachment A).

At the public hearing, the Director heard public testimony, deliberated, and approved the project pursuant to all of the Findings required to grant the DDRP, provided in the Community Development Director Resolution No. 19-200-16 (Attachment A). Therefore, the Director adopted a resolution to approve the project.

Pursuant to Section 16-525 of the Oxnard City Code (“OCC”), the action of the Director is final unless an appeal application to the City Council is filed within 10 days after the action date. On May 31, 2022, the Appellant filed a timely Appeal application with the City (Attachment B).

4) Analysis/Discussion

The Appellant (“Richard Drury of Lozeau Drury, LLP,”), on behalf of of Supporters Alliance for Environmental Responsibility (“SAFER”), has appealed the decision of the Director primarily because the Appellant does not agree with the California Environmental Quality Act (CEQA) process used on the project. The Appellant's one grounds of appeal is noted below, verbatim, with staff’s response following the grounds of appeal:

Ground of Appeal 1: “SAFER objects to the City staff’s reliance on the Final Environmental Impact Report (FEIR No. 00-03) for the RiverPark Specific Plan (“RiverPark SP EIR”) and subsequent addenda to the RiverPark SP EIR, pursuant to the California Environmental Quality Act (“CEQA”) Guidelines Section 15162 for the Project. The City’s proposed CEQA review is inadequate because the Project was not analyzed in the RiverPark SP EIR and addenda, and the project-specific impacts generated by the proposed Project must be analyzed and mitigated in a project-level EIR.”

Staff Response:

The Appellant’s assertion that the City’s proposed CEQA review is inadequate because the Project was not analyzed in the RiverPark SP EIR and addenda is incorrect. Additionally, the Appellant has failed to identify, pursuant to the State CEQA guidelines, why the RPSP EIR and subsequent addenda is not sufficient and a new project-level EIR should have been prepared. Section 15162(a) of the State CEQA Guidelines states that no subsequent EIR shall be prepared for a project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative

Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As stated in the original RPSP Draft EIR, the RiverPark Specific Plan EIR was intended to serve as a Project EIR, as defined in Section 15161 of the CEQA Guidelines, for the use by the City of Oxnard. Specifically, the original RPSP EIR analyzed the adoption and buildout of the RPSP. As originally adopted in 2002, the 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 under the Oxnard Town Center Specific Plan, prior to the adoption of the RPSP). Since the adoption of the original RPSP, the RPSP has been amended on seven previous occasions. The most recent amendment was approved on April 5, 2022. The amendment allowed for changes to the land use plan and text within the RPSP to allow residential development in districts B, C and D in exchange for a reduction of commercial square footage. As a result, the current specific plan allows for up to 4,068 dwelling units or 2,098,000 square feet of commercial development depending on the development options chosen, as identified in Table 1 below.

Table 1

Maximum Development Based on Residential Development Options			
Residential Options Selected per District (B, C, & D only)	Additional Residential Units	Maximum Residential Units of Options Chosen	Maximum Commercial Development
Districts B, C & D	1,025	4,068	1,535,543
Districts B & C	613	3,656	1,761,623
Districts C & D	692	3,735	1,718,273
Districts B & D	745	3,788	1,689,190
District B	333	3,376	1,915,270
District C	280	3,323	1,944,353
District D	412	3,455	1,871,920
No Residential	0	3,043	2,098,000

Concurrent with the processing of this amendment, an environmental consultant, under the supervision of Planning Division staff, prepared Addendum No. 15 to the approved FEIR No. 00-03, and subsequent addenda to evaluate potential environmental impacts of the buildout of the amended RPSP. Addendum No. 15 to the FEIR No. 00-03 was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. Addendum No. 15 was appropriate pursuant to CEQA Guidelines § 15164 since only minor changes and additions to FEIR No. 00-03 are necessary to address the amendments to the RPSP and no circumstances exist calling for the preparation of an additional CEQA document pursuant to CEQA Guidelines § 15162 and 15163. The addendum evaluated each of the residential option development scenarios identified in Table 1 above, pursuant to City of Oxnard CEQA Thresholds and California recommended thresholds. The evaluation determined that none of the scenarios would result in a substantial increase in severity of significant environmental impacts previously analyzed in the certified EIR and the scenarios would not result in any new significant impacts. Pursuant to CEQA Guidelines § 15094(e), a Notice of Determination (NOD) was filed with the Ventura County Clerk and posted on April 7, 2022, following the April 5th, 2022 approval of the RPSP amendment, by City Council. Pursuant to CEQA Guidelines § 15094(f), the posting of the NOD, began the 30-day statute of limitations on court challenges to the approval under CEQA. This period ended on May 9, 2022, and no challenges to the approval of Addendum No. 15 to the approved FEIR No. 00-03, were received.

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. Accordingly, any proposed use and development that is consistent with the development anticipated under the RPSP, would not necessitate any changes or additions to FEIR No. 00-03, including the subsequent addendums.

The Project is a residential use, and the Director found the proposed Project to be consistent with both the RPSP and the 2030 General Plan land use designation. In accordance with Chapter 7 (Implementation) of the RPSP, the proposed development may be permitted with a DDR, subject to approval by the Director. The Project is located within District B of the RPSP. 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. The Director determined that the Project met 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. As the Project consists of the building out of the site with a 333 unit apartment building, the Project complies with the building area requirements of the RPSP. As documented in the Community Development Director staff report and Resolution No. 19-200-16, the Projects comply with all of the development requirements for this building type as well as all other applicable development standards of the RPSP. Lastly, the original mitigations will remain applicable to any future projects developed under the specific plan. Therefore, Director determined that, on the basis of substantial evidence in the light of the whole record, that the Project was consistent with the RPSP and none of the triggers included in Section 15162(a) of the State CEQA Guidelines required the preparation of a subsequent EIR (or negative declaration), and conversely, sufficient evidence was provided to justify reliance on RPSP FEIR No. 00-03 and subsequent addenda relevant to the provisions of the State CEQA Guidelines as implemented by the City of Oxnard.

Conclusion:

The Appellant requests the Director's approval of the Project be overturned based on the grounds that the reliance on the RPSP FEIR No. 00-03 and subsequent addenda was not adequate and that a project-level EIR should be prepared.

Based on the above Analysis/Discussion Section, Staff's responses collectively demonstrate the Appeal lacks merit, and the Director's determination on May 23, 2022 should remain unchanged. Thus, staff recommends that the Planning Commission find there is no merit to the Appellant's Grounds of Appeal, and the Appeal should not overturn the decision of the Director to approve the Project. Furthermore, the Planning Commission staff report, attachments, and the specific Findings outlined in the Planning Commission resolution provide substantial evidence in the record for the Planning Commission to approve the Project with the specific findings outlined in the Planning Commission Resolution (Attachment C).

- 5) Appeal Procedure:** In accordance with Section 16-525 of the City Code and Section 7.9.2.5 of the RiverPark Specific Plan, the Planning Commission's action may be appealed to the City Council 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 City Council is not filed within 10 working days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

ATTACHMENTS

- A. Community Development Director Staff Report dated May 23, 2022 (with Attachments)
- B. Appeal Application date May 31, 2022
- C. Planning Commission Resolution No. 2022-XX
- D. Presentation

**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 GENERAL PLAN	EXISTING LAND USE
Project Site (District B)	The RiverPark Specific Plan (Residential: Very High or Commercial Regional)	Commercial Regional	Vacant
North	The RiverPark Specific Plan (Commercial: Regional)	Commercial Regional	Light Industrial Development
East	The RiverPark Specific Plan (Commercial: Regional)	Commercial Regional	Commercial/senior living facility
South	Highway 101/The Village Specific Plan	Highway 101/Residential: Medium-High, and Park	Highway 101/Residential
West	The RiverPark Specific Plan (Commercial: Office)	Commercial 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 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 CD-14.2	II	Design review process Development Advisory Committee (DAC) functions	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.
CD-18.1 CD-18.5	II	Attract new businesses Increase the availability of land for new businesses	The Project will provide for more tenant options to businesses/companies to open a new business or relocate to the City.
All	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 PER RPSP	PARKING REQUIRED	TOTAL PROVIDED
Studio and One Bedroom - 210 units	1 space per unit	210 spaces	-
Two Bedroom - 116 units	1.5 spaces per unit	174 spaces	-
Three Bedroom - 9 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.

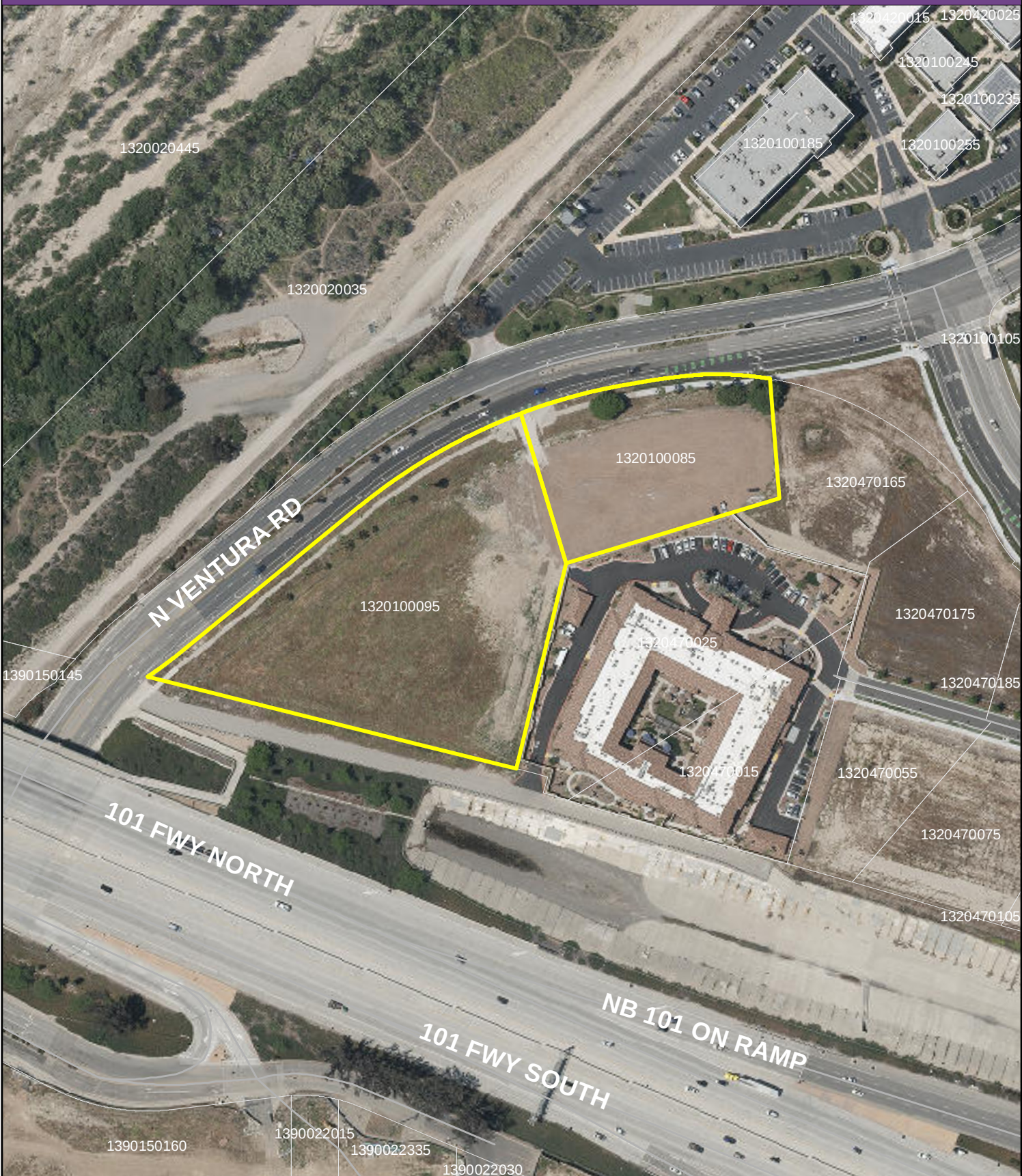
- 9) Appeal Procedure:** In accordance with Section 16-525 of the City Code, the Community Development Director's action may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees 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

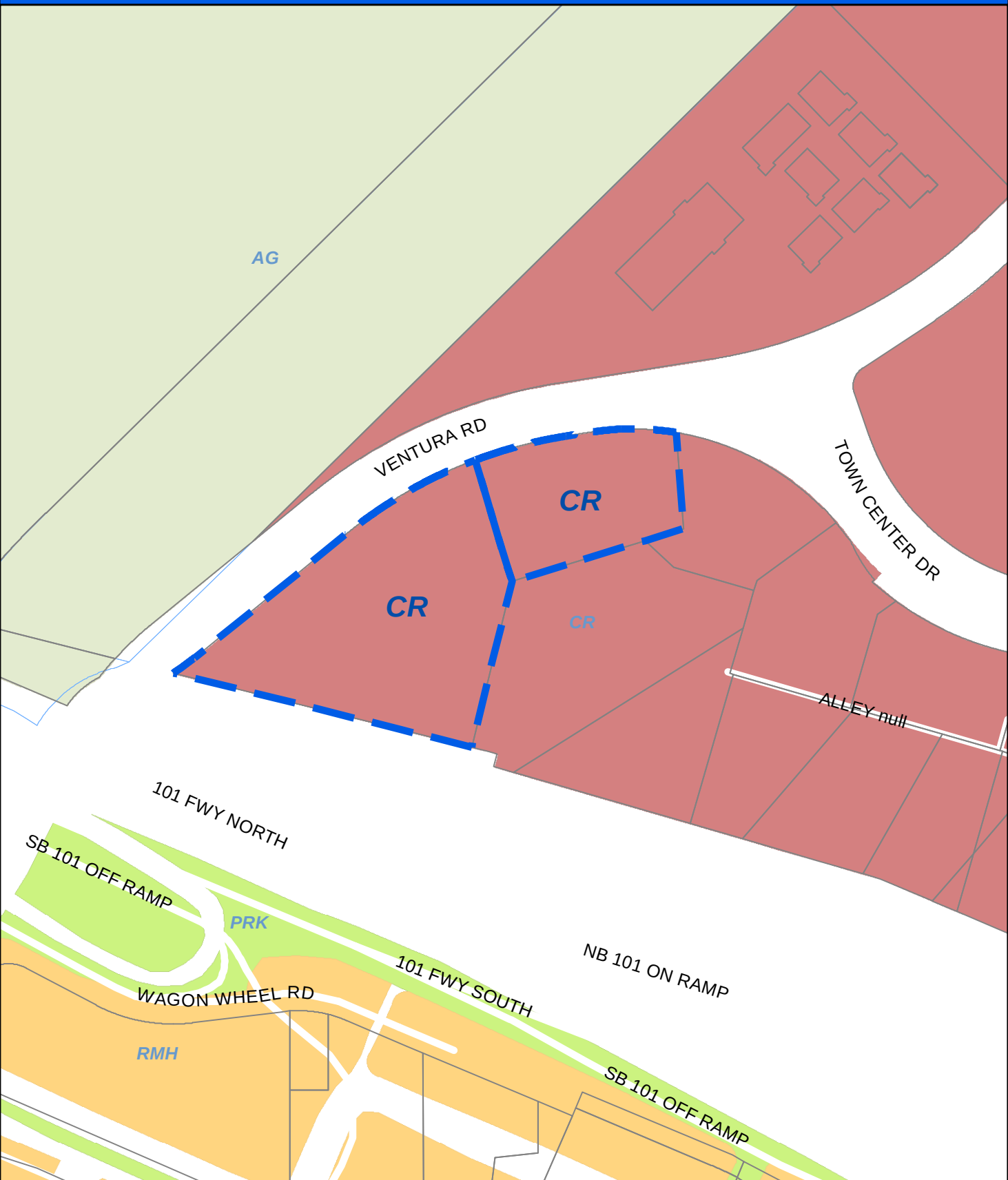
**MAPS
(VICINITY, GENERAL PLAN, ZONING, AERIAL)**

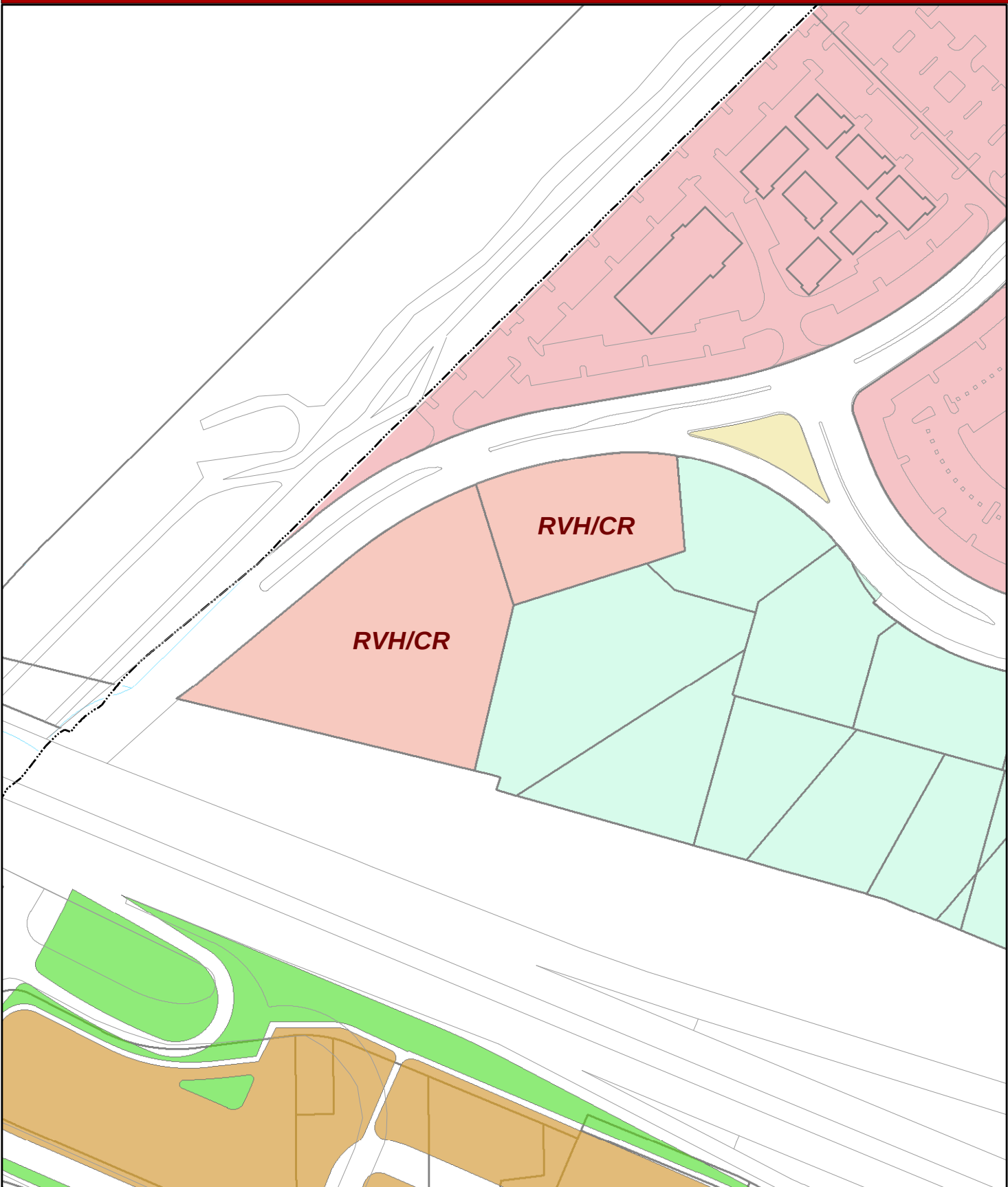


Vicinity Map



2030 General Plan Land Use Map





ATTACHMENT B

REDUCED PROJECT PLANS



ARCHITECTS
ORANGE

Fore RiverPark

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT

1004 SANTA BARBARA ST. SANTA BARBARA, CA 93101
805.456.8344

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			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	UPPS	TOTAL STALLS
ON GRADE STALLS						
LEVEL 1	66	64	7	4	1	5
LEVEL 2	74	74		2		66
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 (1/6)	Total	
Residential	450	2% (CBC 1108.4)	7	2	9	
Guest	0	5% (CBC 1108.5)	0	0	0	
Non-residential						
Leasing	4	Table 11B-208.2	0	1	1	

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

*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	99	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	1,495
FITNESS	
FITNESS MEZZANINE	552
CREATIVE OFFICES	736
TOTAL OPEN SPACE PROVIDED	80,411
TOTAL S.F./UNIT PROVIDED	151 PER UNIT

RESIDENTIAL BUILDING SUMMARY							
UNIT	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	1.3%	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	1.2%	4
A4	1	1	1	1	1	1.2%	5
A5	1	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	64%	333

UNIT SUMMARY				
UNIT TYPE	UNIT NET SQ. FT.	NUMBER OF UNITS	BEDROOM #	TOTAL NET SQ. FT.
S1	578	7	-	4,046
S1a	595	30	-	17,850
A1	706	9	1	6,372
A1a	725	15	1	10,875
A2	755	78	1	58,890
A2a	805	14	1	11,270
A3	770	13	1	10,010
A3a	921	4	1	3,684
A4	820	5	1	4,100
A5	677	4	1	2,708
B1	1,004	10	2	10,040
B1a	1,021	5	2	5,105
B2	1,134	28	2	31,752
B2a	1,207	24	2	28,968
B2b	1,265	10	2	12,650
B3	1,301	13	2	16,913
B4	1,214	5	2	6,070
C1	1,307	4	3	6,028
C2	1,433	5	3	8,165
S1 (50% AM)	578	3	-	1,734
A1 (50% AM)	706	8	1	5,644
B1 (50% AM)	1,004	5	2	5,020
C1 (50% AM)	1,307	0	3	0
S1 (80% AM)	578	2	-	1,156
A1 (80% AM)	706	9	1	6,372
B1 (80% AM)	1,004	6	2	6,024
C1 (80% AM)	1,307	0	3	0
S1 (100% AM)	578	2	-	1,156
A1 (100% AM)	706	8	1	5,644
B1 (100% AM)	1,004	6	2	6,024
C1 (100% AM)	1,307	1	3	1,307
TOTAL	888	333		295,817

PROJECT INFORMATION - UNIT SUMMARY, PARKING ANALYSIS

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

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

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 ARCHITECTS' 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 SF 4.2 ACRES
TOTAL UNITS: 333 UNITS
DENSITY: 78.74 DU/AC

EXISTING/PROPOSED USES

EXISTING USES:	VACANT, ZONED RETAIL/OFFICE
PROPOSED USES:	RESIDENTIAL (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 ELECTRICAL CODE
POOL CODE	2012 UNIFORM SWIMMING POOL CODE
	2016 CALIFORNIA GREEN BUILDING STANDARDS

GROSS BLDG AREA		
LEVEL	PARKING (S.F.)	APARTMENTS (S.F.)
SUBTERRANEAN		
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%

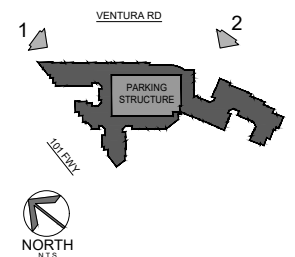
G1.1





VIEW ON VENTURA ROAD LOOKING SOUTH 1

KEY MAP



CONCEPTUAL PERSPECTIVES

A1.0

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

Fore RiverPark

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT

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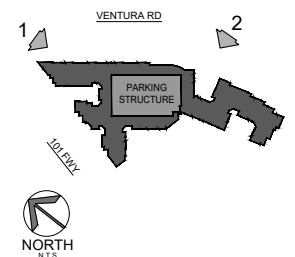
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(714) 639-9860





VIEW ON VENTURA ROAD LOOKING WEST 2

KEY MAP



CONCEPTUAL PERSPECTIVES

A1.1

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

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2



1

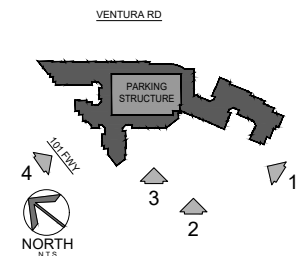


4



3

KEY MAP



CONCEPTUAL PERSPECTIVES

A1.12

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OXNARD, CA

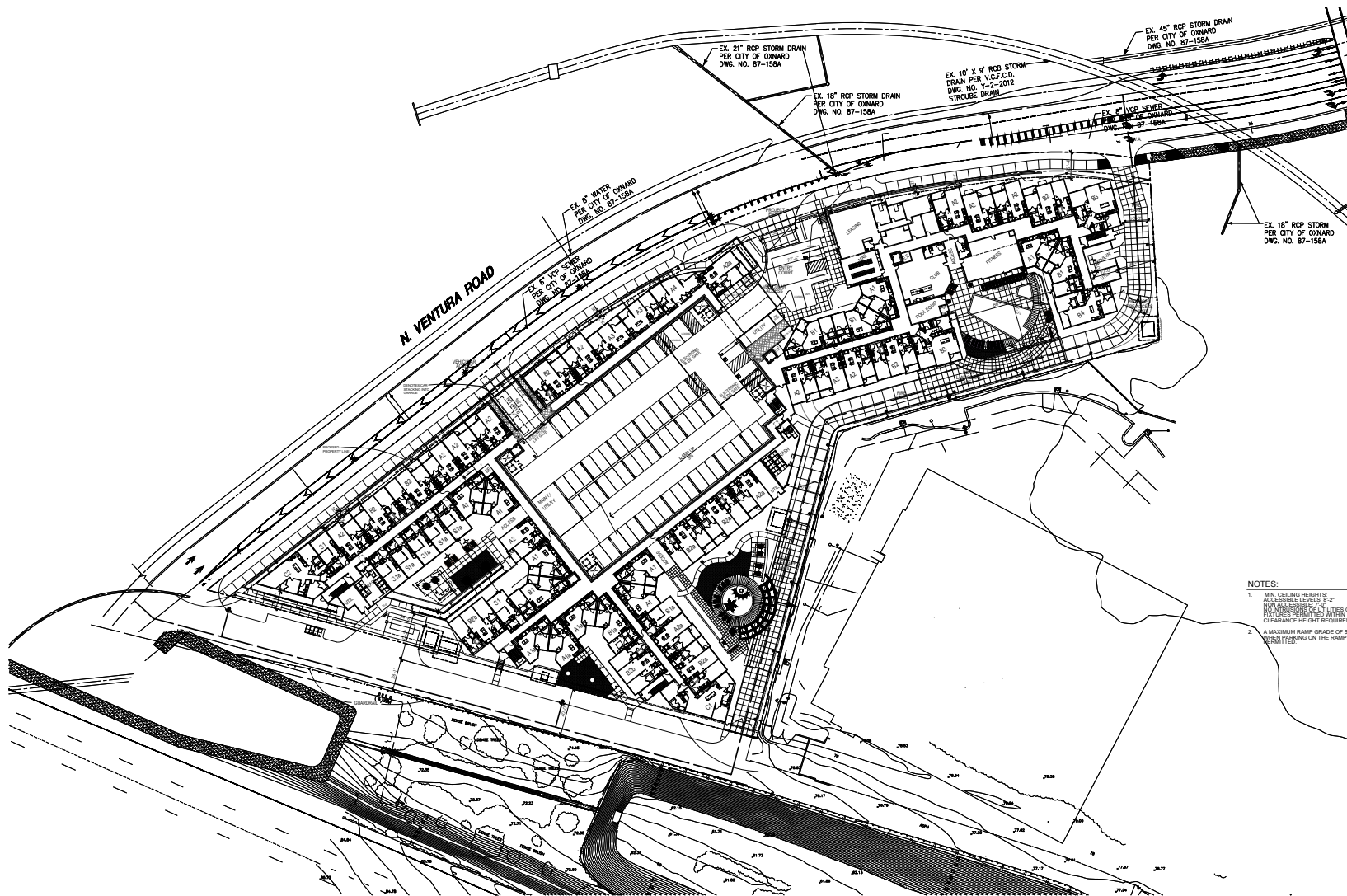
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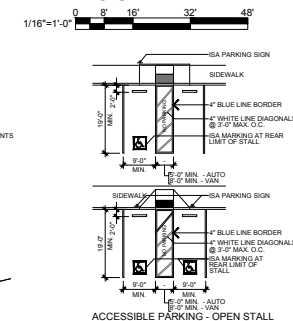
SITE PLAN NOTES

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.

PARKING STALL DETAIL



- NOTES:
1. MIN. CEILING HEIGHTS: 8'-0" MIN. CLEARANCE: 8'-0" MIN. NO INTERFERENCE OF UTILITIES OR FEATURES REMAINTED WITHIN CLEARANCE HEIGHT REQUIREMENTS.
 2. A MARKING RAMP GRADE OF 5% MIN. PARKING ON THE RAMP IS REQUIRED.



1"=40'-0"

SITE PLAN

A1.2

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

Fore RiverPark

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT

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144 NORTH ORANGE ST., ORANGE, CA 92866
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PRIVATE OPEN SPACE			
UNIT	PATIO/BALCONY	QTY	TOTAL SF.
S1	0	14	0
S1a	0	30	0
A1	63	34	2,142
A1a	0	15	0
A2	42	77	4,774
A2a	62	14	868
A3	58	13	754
A3a	0	4	0
A4	89	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	0
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	4,041
COURT 2	7,805
COURT 3	2,563
COURT 4	3,533
REAR PERIMETER LANDSCAPE AREA	17,140
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	157 PER UNIT

LEGEND

- INDICATES AREA OF OUTDOOR RESIDENTIAL COMMON OPEN SPACE
- INDICATES COMMON ROOMS



1"=40'-0"

OPEN SPACE PLAN

A1.3

Fore RiverPark

OXNARD, CA

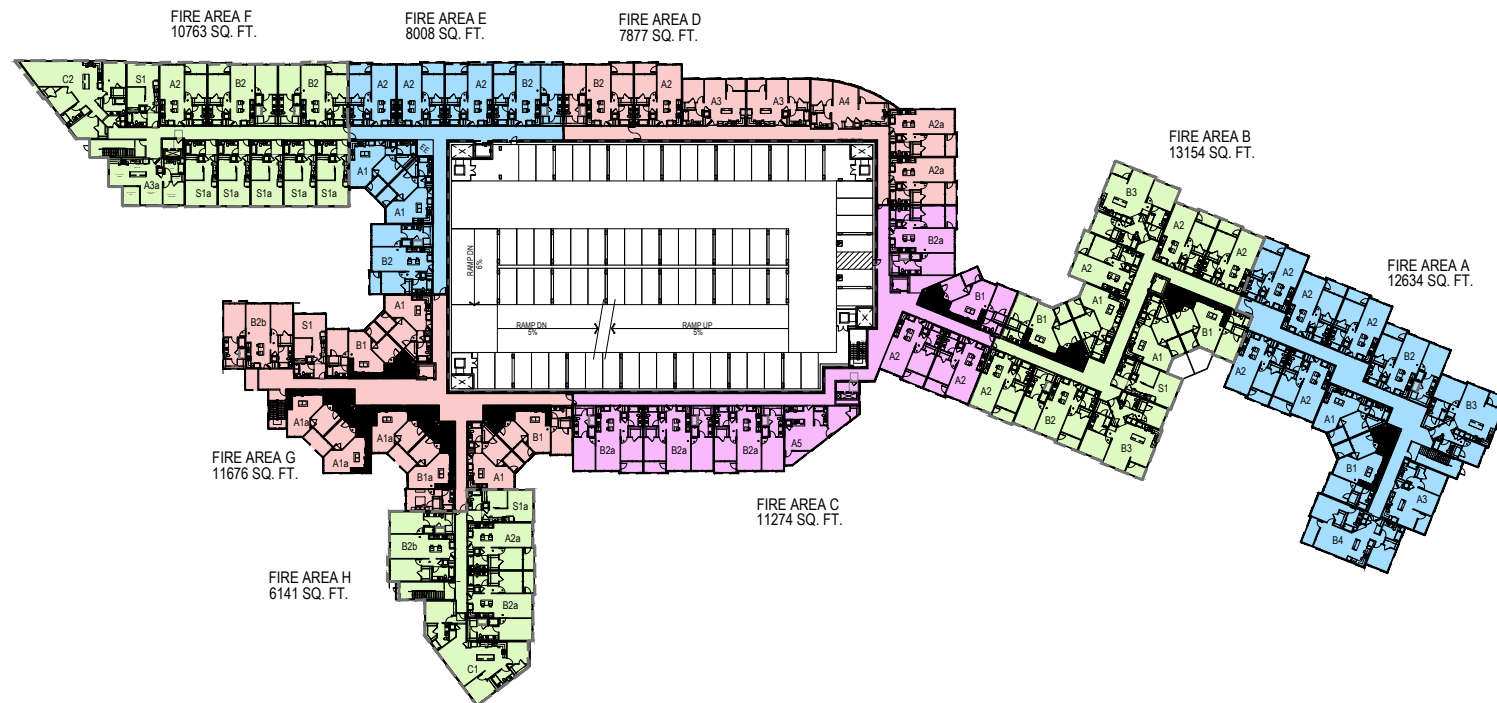
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805.456.8344

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

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2019 CBC - BUILDING COST SYNOPSIS - HEIGHT AND AREA											
Building Use	Occur Group	Code Type	Code Synthesis	Allowable Ht / Stories	Height Provided	Allowable Building Area			Bldg Area per SqYd	Avg. Bldg Area per Story (6.50)	
						Tab. Sec. 2	Portage Increase	Sec. 509.2			
Fire Area A	R-2	BLA	NPPA 13	85' 5" S/L	85' 5" S/L	(24,000 +	+ 14,400	x 2	2	78,000	15,360
Fire Area B	R-2	BLA	NPPA 13	85' 5" S/L	85' 5" S/L	(24,000 +	+ 12,000	x 2	2	72,000	14,400
Fire Area C	R-2	BLA	NPPA 13	85' 5" S/L	85' 5" S/L	(24,000 +	+ 12,000	x 2	2	72,000	14,400
Fire Area D	R-2	BLA	NPPA 13	85' 5" S/L	85' 5" S/L	(24,000 +	+ 0	x 2	2	48,000	9,600
Fire Area E	R-2	BLA	NPPA 13	85' 5" S/L	85' 5" S/L	(24,000 +	+ 0	x 2	2	48,000	9,600
Fire Area F	R-2	BLA	NPPA 13	85' 5" S/L	85' 5" S/L	(24,000 +	+ 14,400	x 2	2	78,000	15,360
Fire Area G	R-2	BLA	NPPA 13	85' 5" S/L	85' 5" S/L	(24,000 +	+ 8,160	x 2	2	64,320	12,864
Fire Area H	R-2	BLA	NPPA 13	85' 5" S/L	85' 5" S/L	(24,000 +	+ 0	x 2	2	48,000	9,600

1"=30'-0"

FIRE AREA PLAN

A1.4

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

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Fore RiverPark

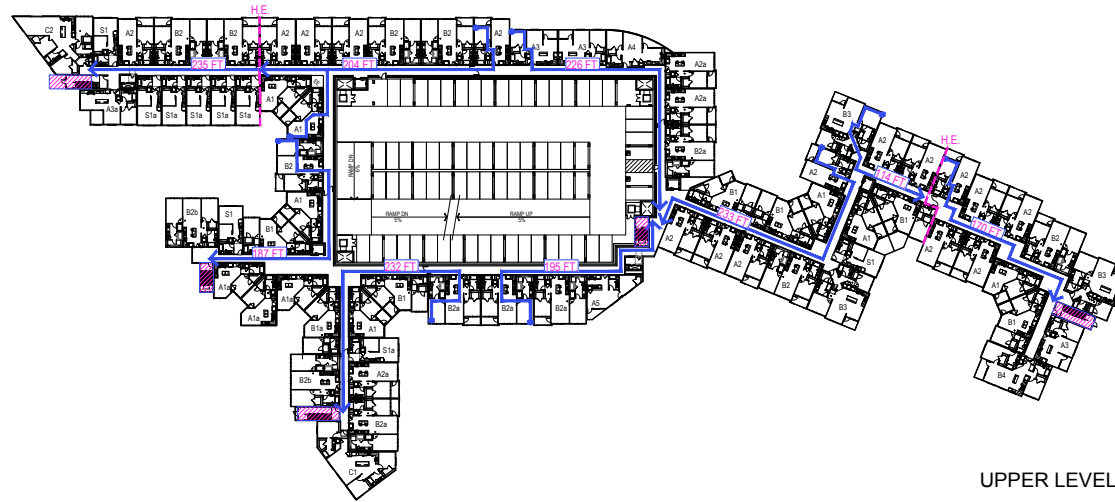
OXNARD, CA

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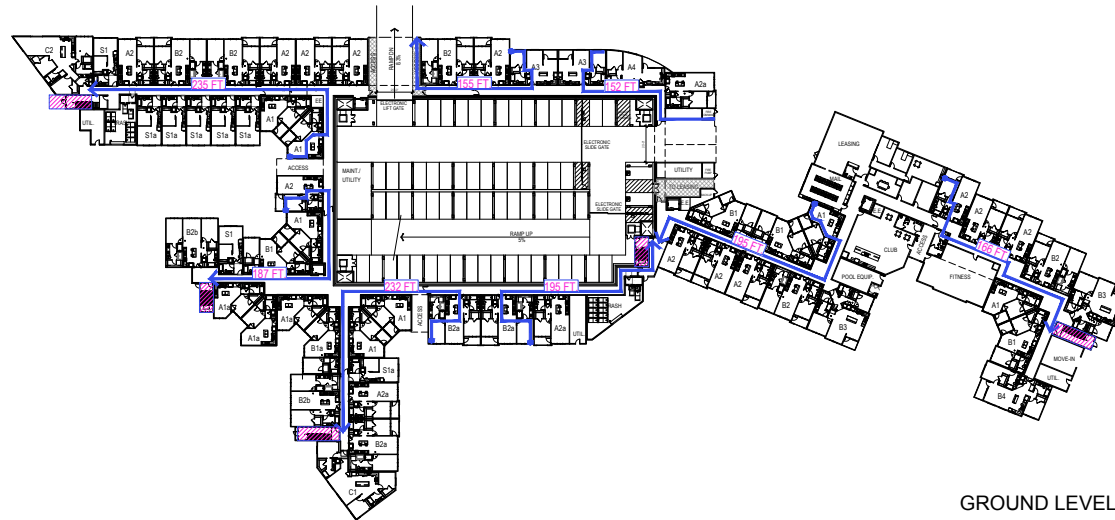
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UPPER LEVEL



GROUND LEVEL

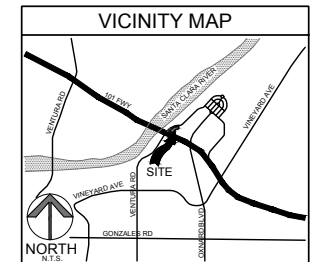
GENERAL NOTES

- EXIT ACCESS TRAVEL DISTANCES SHOWN ARE MEASURED FROM THE MOST REMOTE POINT WITHIN EACH DWELLING UNIT TO EITHER AN EXTERIOR EXIT STAIRWAY OR EXIT DISCHARGE AS PER CBC SECTION 1016.
- 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)
- EGRESS THROUGH AN INTERVENING SPACE SHALL COMPLY WITH SECTION 1014.2.
- THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE FOLLOWING DISTANCES PER SECTIONS 1014.3 AND 1008.8:
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)
- SEE ELECTRICAL DRAWINGS AND ARCHITECTURAL REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION REGARDING EXIT SIGNS.
- 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.
- 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
- 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 1006.1.
- 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. NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT THE TIME OF FIELD INSPECTION.
- 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

LEGEND

- 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.



1"=40'-0"

EGRESS PLAN

A1.5

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

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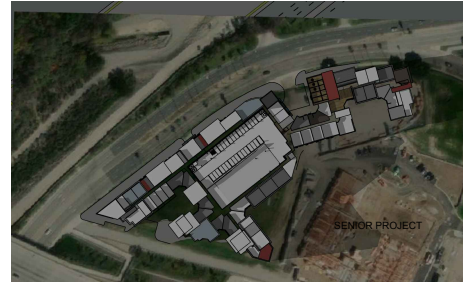
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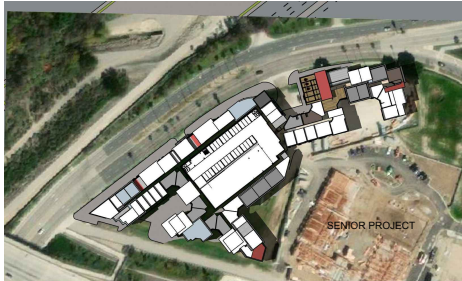




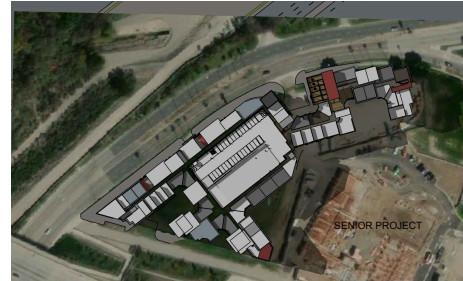
March 2 PM



March 5 PM



June 2 PM



June 5 PM



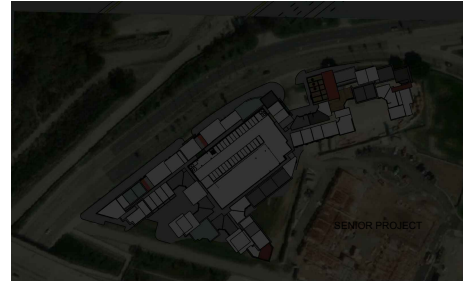
September 2 PM



September 5 PM



December 2 PM



December 5 PM

SHADE STUDY

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

Fore RiverPark

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT
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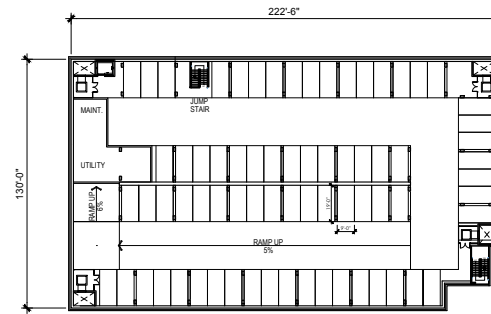
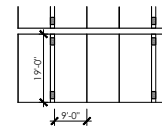
A1.7



PARKING STANDARD NOTES

- 1) MINIMUM CEILING HEIGHTS:
ACCESSIBLE LEVELS: 8'-0"
NON-ACCESSIBLE LEVELS: 7'-0"
NO INTRUSIONS OF UTILITY OR FIXTURES
PERMITTED WITHIN CLEARANCE HEIGHT
REQUIREMENTS.
- 2) A MAXIMUM RAMP GRADE OF 5% (0.005) WHEN
PARKING ON THE RAMP IS PERMITTED.

TYPICAL PARKING STALL



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

BUILDING COMPOSITE PLAN - SUBTERRANEAN LEVEL

A2.0

Fore RiverPark

OXNARD, CA

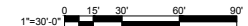
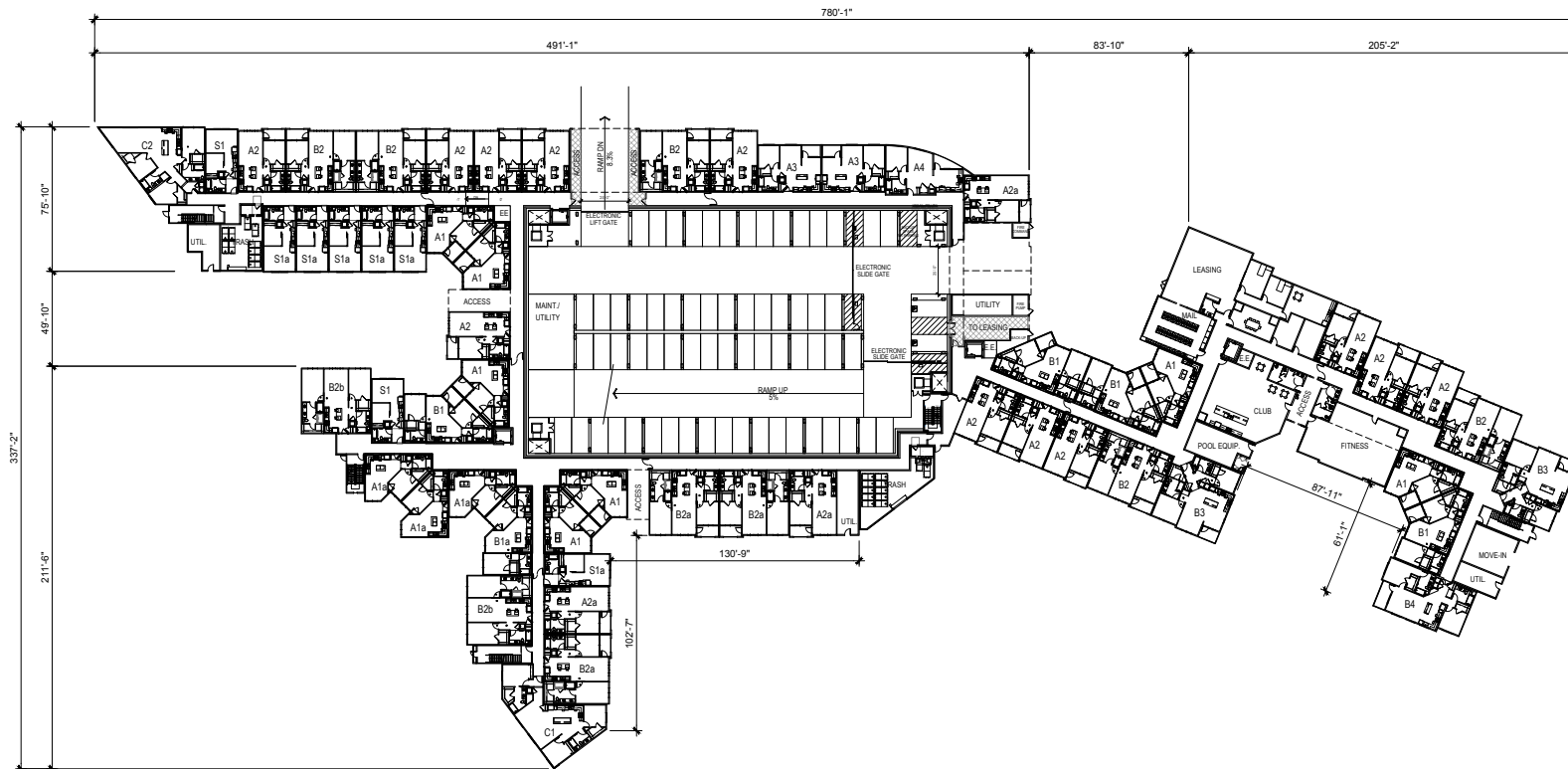
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BUILDING COMPOSITE PLAN - LEVEL 1

A2.1

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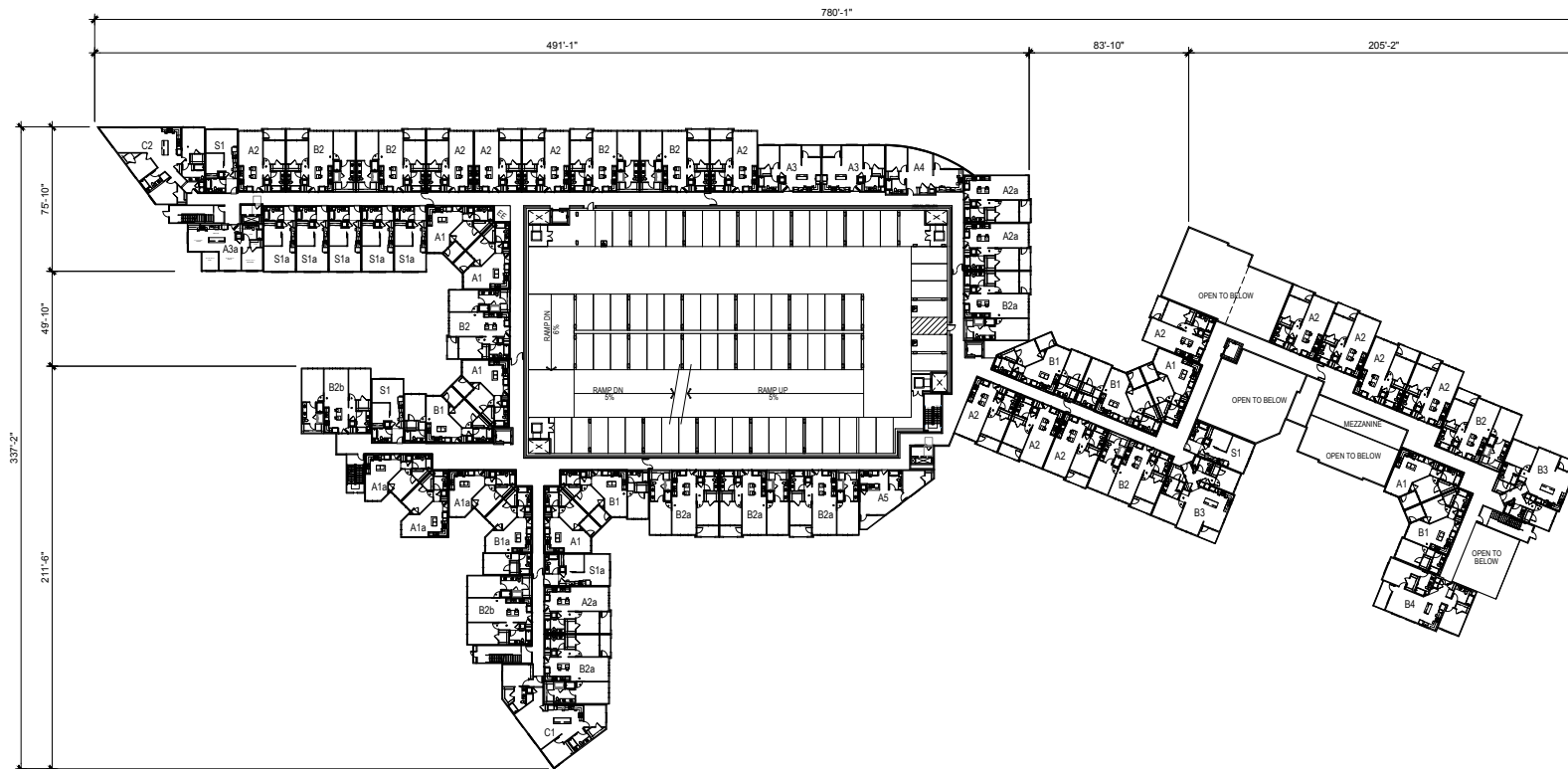
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BUILDING COMPOSITE PLAN - LEVEL 2

A2.2

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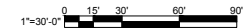
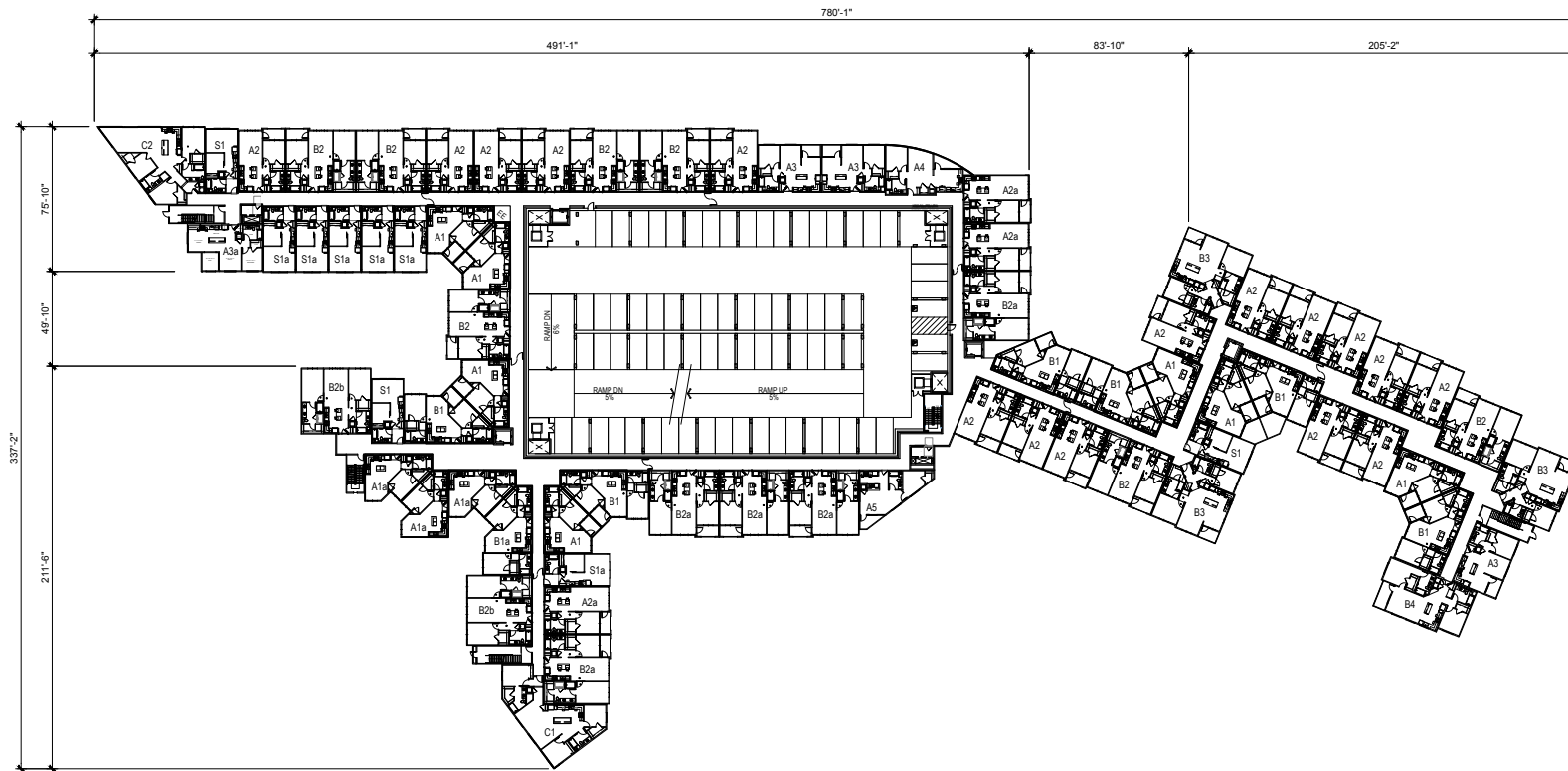
FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT

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BUILDING COMPOSITE PLANS - LEVEL 3 & 4

A2.3

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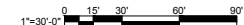
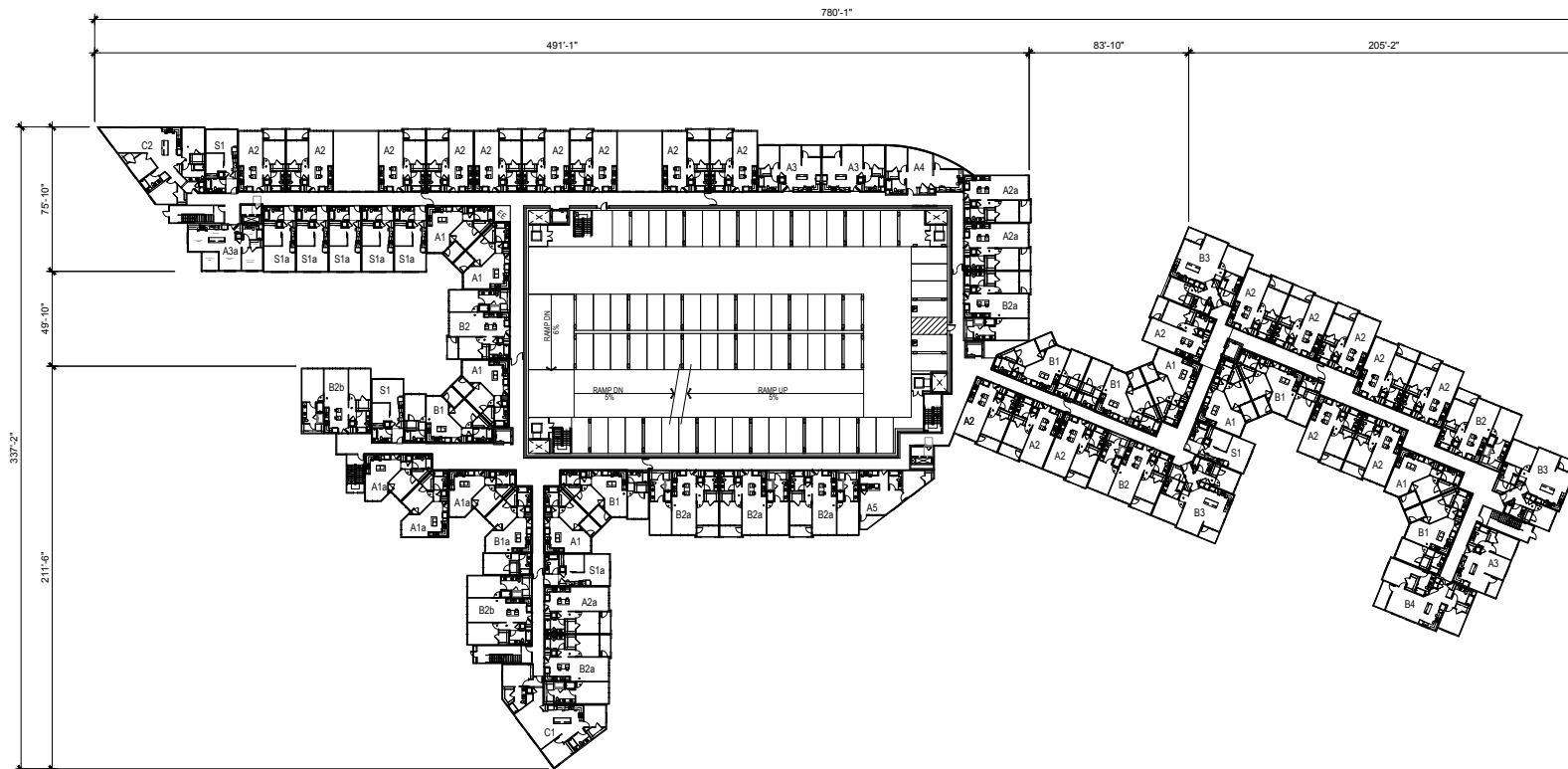
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BUILDING COMPOSITE PLAN - LEVEL 5

A2.4

Fore RiverPark

OXNARD, CA

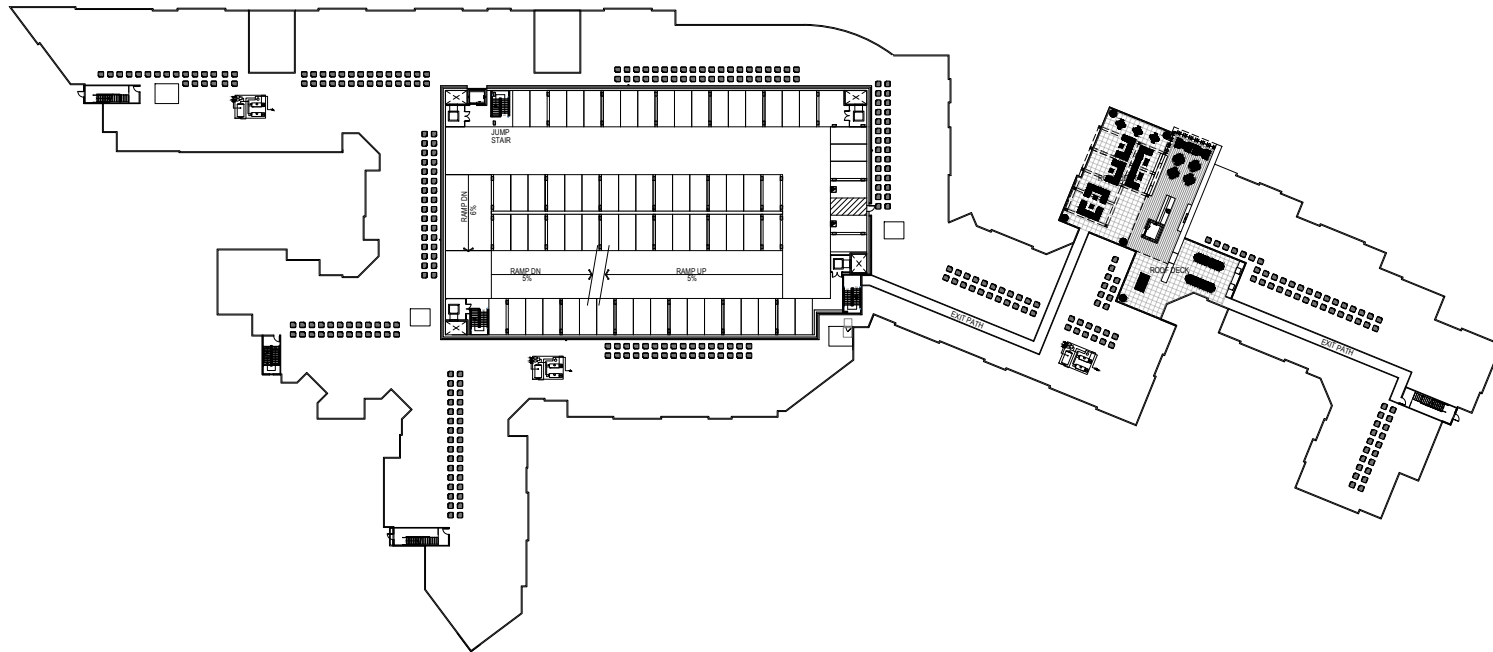
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BUILDING COMPOSITE PLAN - ROOF - AMENITY DECK

A2.5

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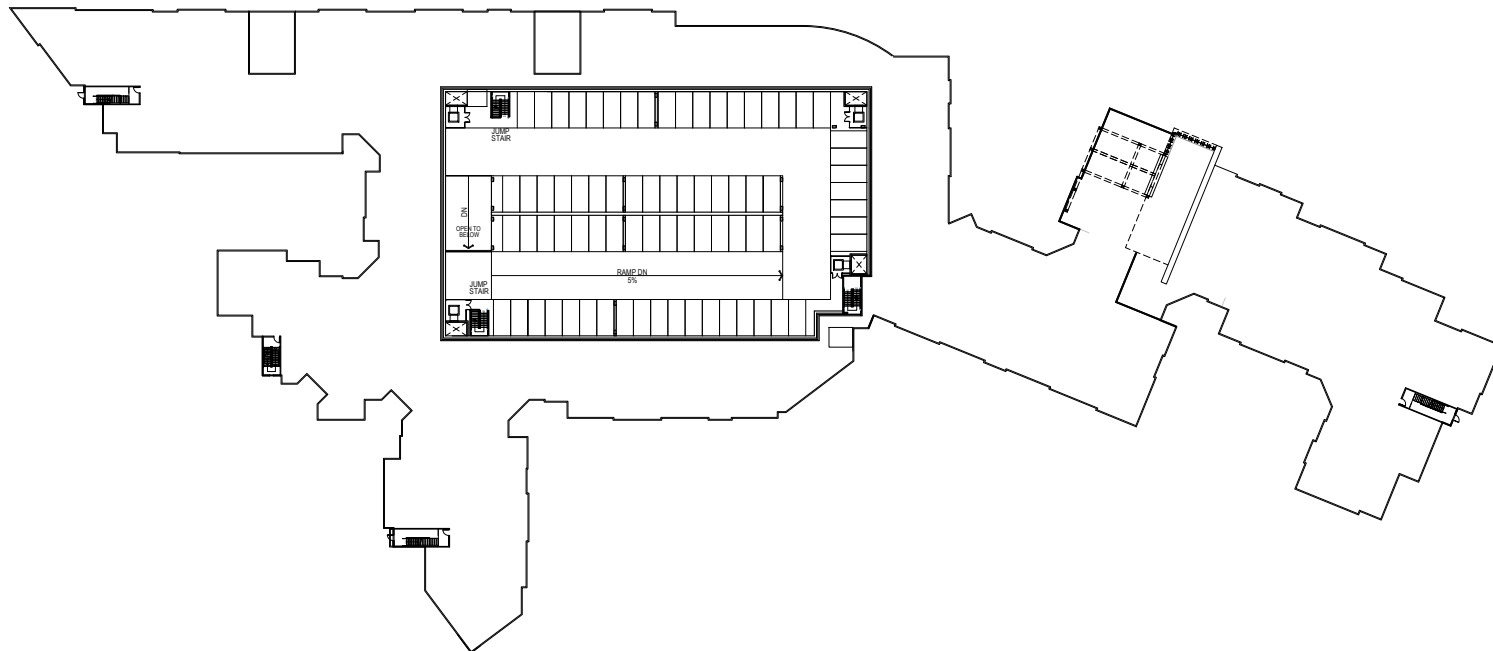
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1"=30'-0" 0 15' 30' 60' 90'

BUILDING COMPOSITE PLAN - ROOFTOP PARKING

A2.51

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NORTH ELEVATION 1 (SCALE: 1/32" = 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



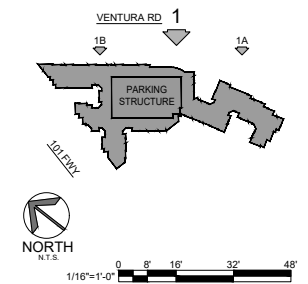
NORTH ELEVATION 1A (SCALE: 1/16" = 1'-0")



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

NORTH ELEVATIONS

KEY MAP



Fore RiverPark

OXNARD, CA

FORE PROPERTY COMPANY/FORE GREEN DEVELOPMENT

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A2.6



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



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

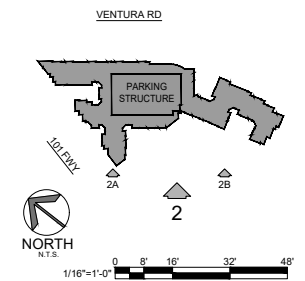


SOUTH ELEVATION 2B (SCALE: 1/16" = 1'-0")

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

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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

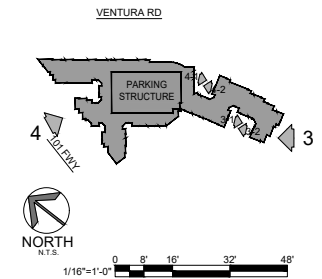


WEST ELEVATION 4

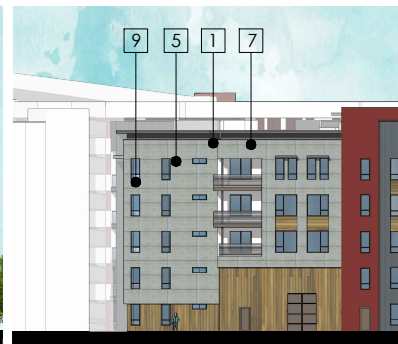


ELEVATION 4-1

KEY MAP



ELEVATION 4-2



ELEVATION 3-1



ELEVATION 3-2

EAST, WEST & COURTYARD ELEVATIONS

A2.8

Fore RiverPark

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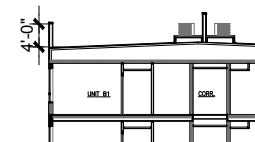
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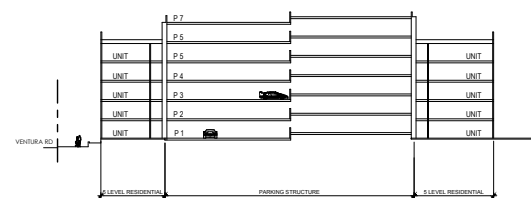
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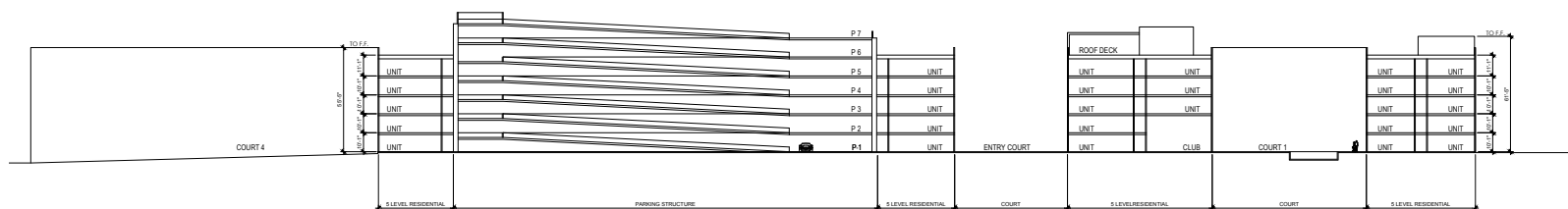


MECHANICAL SCREENING @ PARAPET

1"=10'-0"

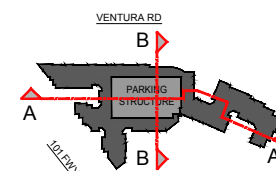


BUILDING SECTION B



BUILDING SECTION A

KEY MAP



1"=30'-0"

CONCEPTUAL BUILDING SECTIONS

A2.9

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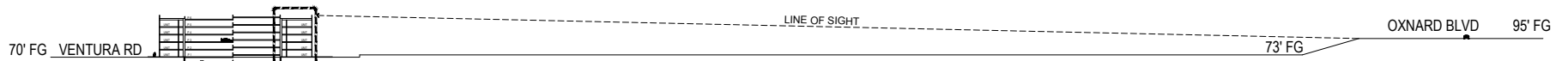
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SECTION AA (N.T.S.)



SECTION THRU PARAPET (N.T.S.)

SITE SECTION

A2.91

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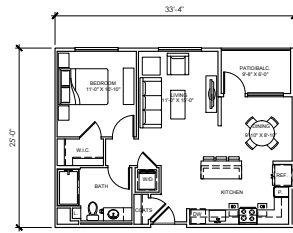
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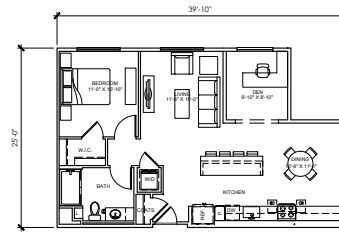
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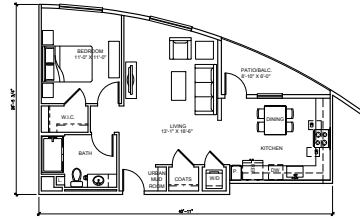




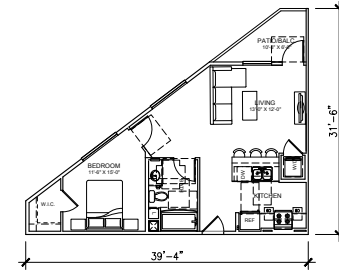
UNIT A3: 1BR / 1BA
LIVABLE AREA: 770 SQ. FT.
PATIO/BALCONY: 58 SQ. FT.



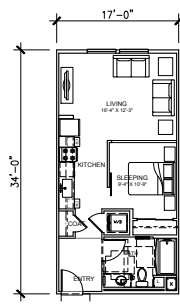
UNIT A3a: 1BR+DEN / 1BA
LIVABLE AREA: 921 SQ. FT.



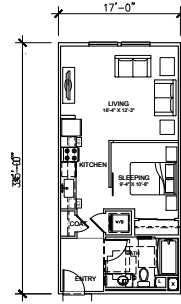
UNIT A4: 2BR / 2BA
LIVABLE AREA: 925 SQ. FT.
PATIO/BALCONY: 69 SQ. FT.



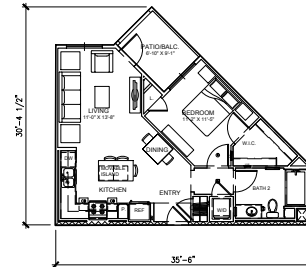
UNIT A5: STUDIO / 1BA
LIVABLE AREA: 699 SQ. FT.
PATIO/BALCONY: 59 SQ. FT.



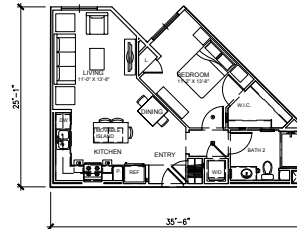
UNIT S1: STUDIO / 1BA
LIVABLE AREA: 678 SQ. FT.
PATIO/BALCONY: 66 SQ. FT.



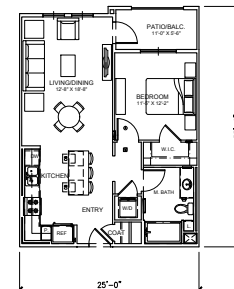
UNIT S1a: STUDIO / 1BA
LIVABLE AREA: 995 SQ. FT.
PATIO/BALCONY: 66 SQ. FT.



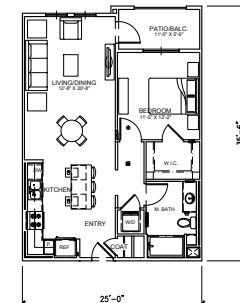
UNIT A1: 1BR / 1BA
LIVABLE AREA: 708 SQ. FT.
PATIO/BALCONY: 63 SQ. FT.



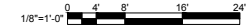
UNIT A1a: 1BR / 1BA
LIVABLE AREA: 725 SQ. FT.



UNIT A2: 1BR / 1BA
LIVABLE AREA: 795 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.



UNIT A2a: 1BR / 1BA
LIVABLE AREA: 895 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.



CONCEPTUAL UNIT PLANS

A3.0

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

Fore RiverPark

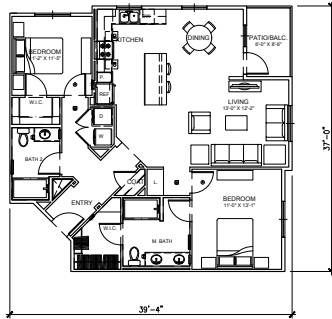
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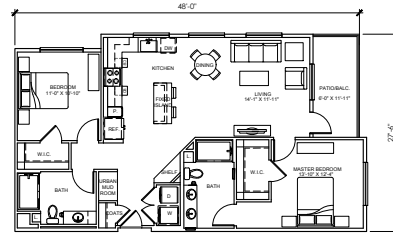
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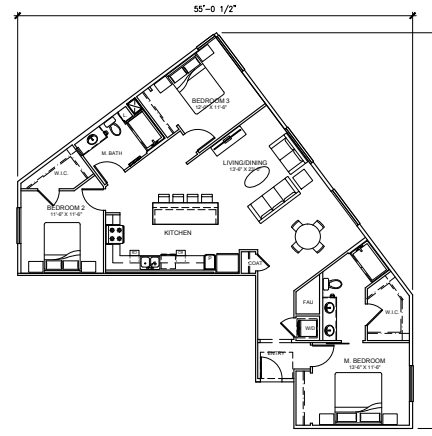




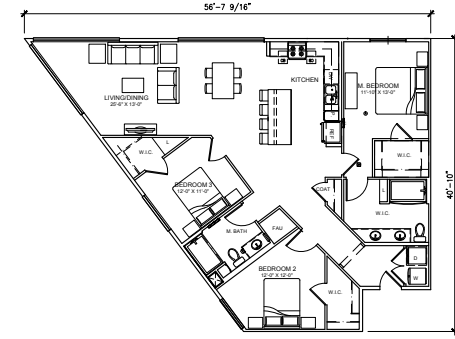
UNIT B3: 2BR / 2BA
LIVABLE AREA: 1301 SQ. FT.
PATIO/BALCONY: 88 SQ. FT.



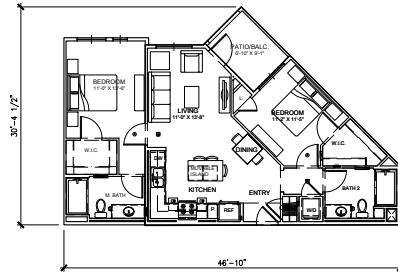
UNIT B4: 2BR / 2BA
LIVABLE AREA: 1214 SQ. FT. SQ. FT.
PATIO/BALCONY: 88 SQ. FT.



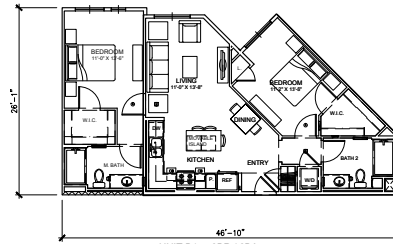
UNIT C1: 3BR / 2BA
LIVABLE AREA: 1507 SQ. FT.



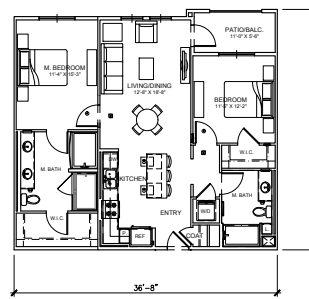
UNIT C2: 3BR / 2BA
LIVABLE AREA: 1633 SQ. FT.



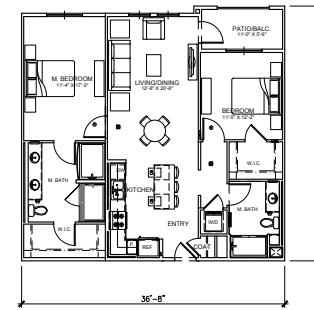
UNIT B1: 2BR / 2BA
LIVABLE AREA: 1004 SQ. FT.
PATIO/BALCONY: 63 SQ. FT.



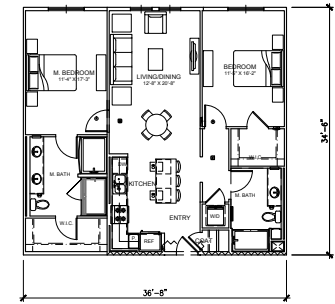
UNIT B1a: 2BR / 2BA
LIVABLE AREA: 1021 SQ. FT.



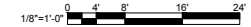
UNIT B2: 2BR / 2BA
LIVABLE AREA: 1134 SQ. FT.
PATIO/BALCONY: 63 SQ. FT.



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

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CONCEPTUAL UNIT PLANS

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A3.1





Fore RiverPark
COUNTY OF VENTURA, CA

FORE PROPERTY COMPANY

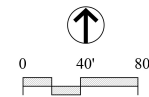
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OVERALL SITE PLAN



SITE SCAPES
Landscape Architecture & Planning
2100-182 Airport Loop, Suite 200
Costa Mesa, CA 92626
(949) 844-8370 FAX (714) 210-3140
JOB NO. 19-039

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-8860

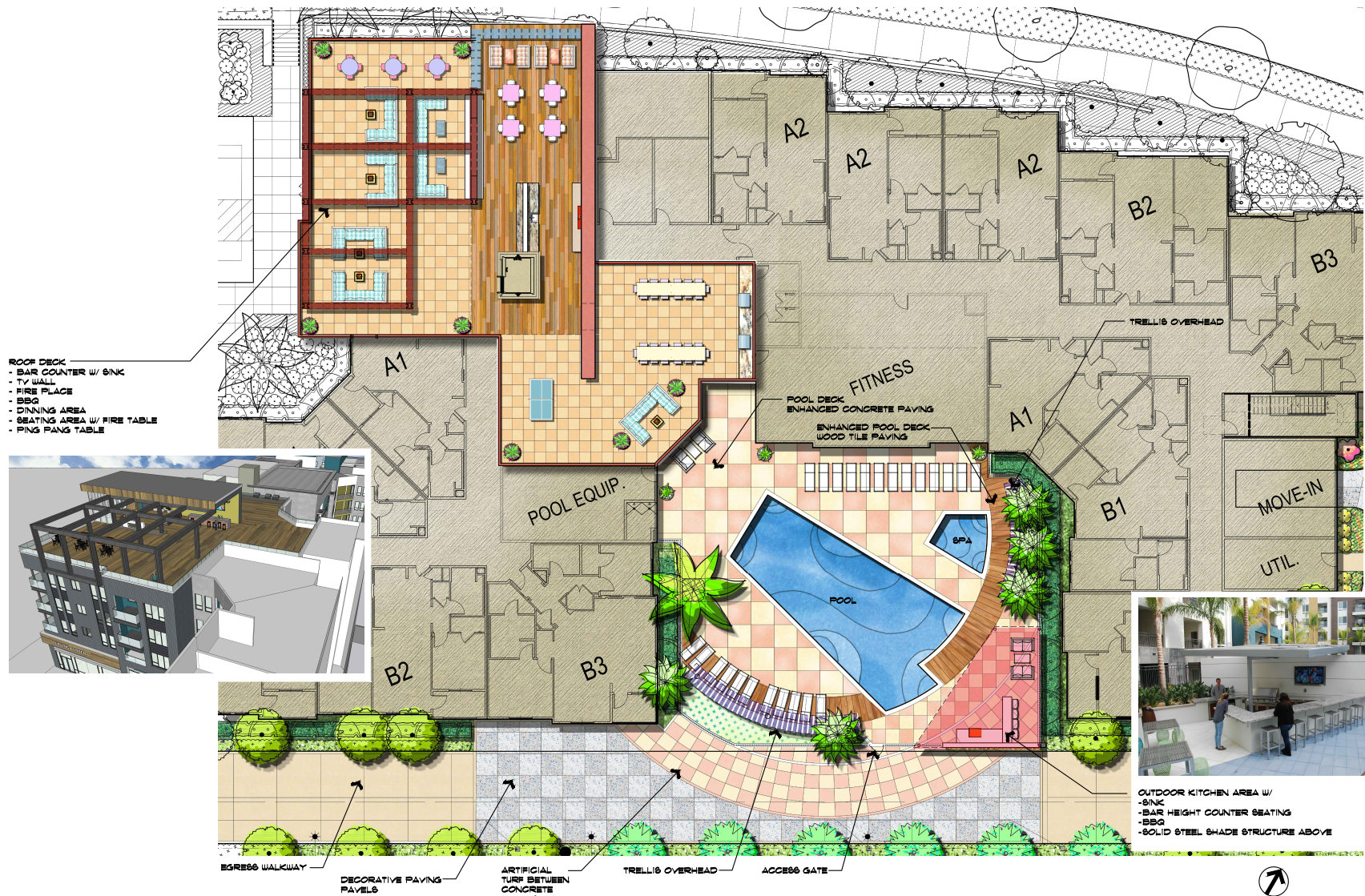


L1

19-039 OCTOBER 07, 2021



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Fore RiverPark
COUNTY OF VENTURA, CA

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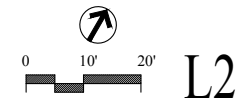
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REC AREA & ROOF DECK



SITE SCAPES
Landscape Architecture & Planning
2180-52 Airport Loop Drive
Costa Mesa, CA. 92626
(949) 944-9270 FAX (714) 210-2140
JOB NO. 19-039

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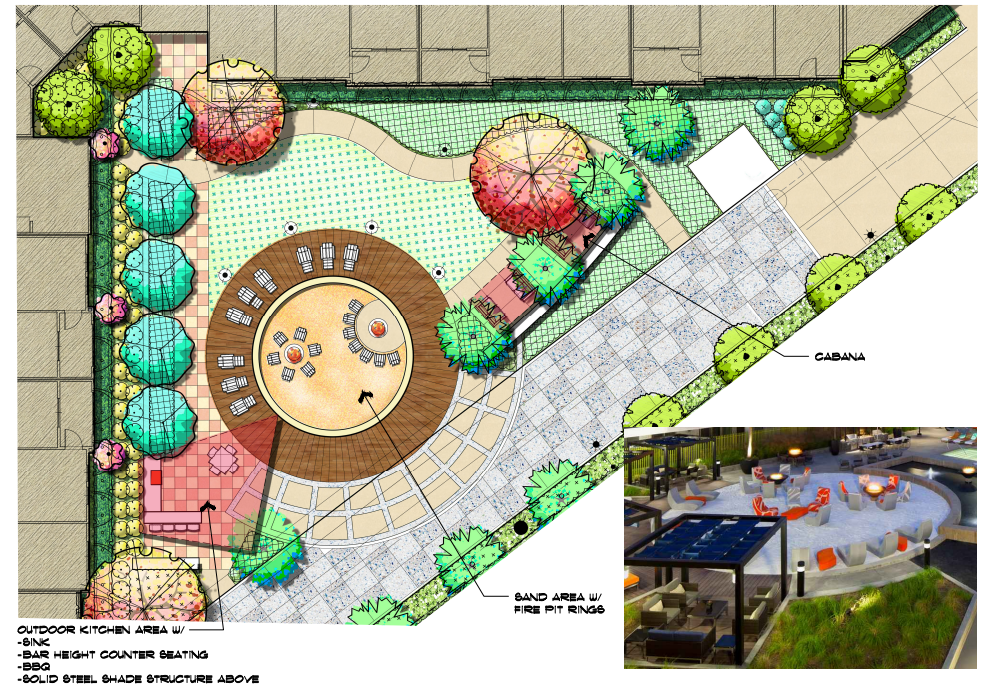
19-039 OCTOBER 07, 2021



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COURTYARD 3 - DOG PARK



COURTYARD 2 - "BEACH EXPERIENCE"

Fore RiverPark
COUNTY OF VENTURA, CA

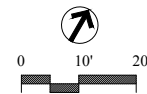
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COURTYARD ENLARGEMENTS



SITE SCAPES
Landscape Architecture & Planning
3100-100 Airport Loop Drive
Costa Mesa, CA 92626
Phone: (714) 761-2700
(949) 644-8870 FAX: (714) 310-8140
JOB NO: 19-039

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144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 639-9860



L3



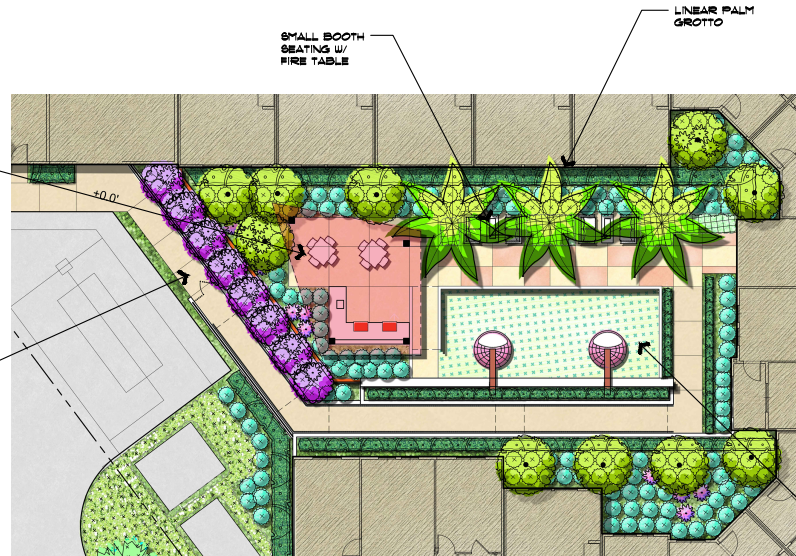
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OUTDOOR ENTERTAINMENT AREA
- SOLID SHADE STRUCTURE
- OUTDOOR KITCHEN W/ (2)
GRILLS & (1) SINK
- CEILING FANS
- DINING TABLES
- MEDIA T.V. WALL

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"

Fore RiverPark
COUNTY OF VENTURA, CA

FORE PROPERTY COMPANY

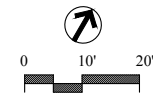
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COURTYARD ENLARGEMENT



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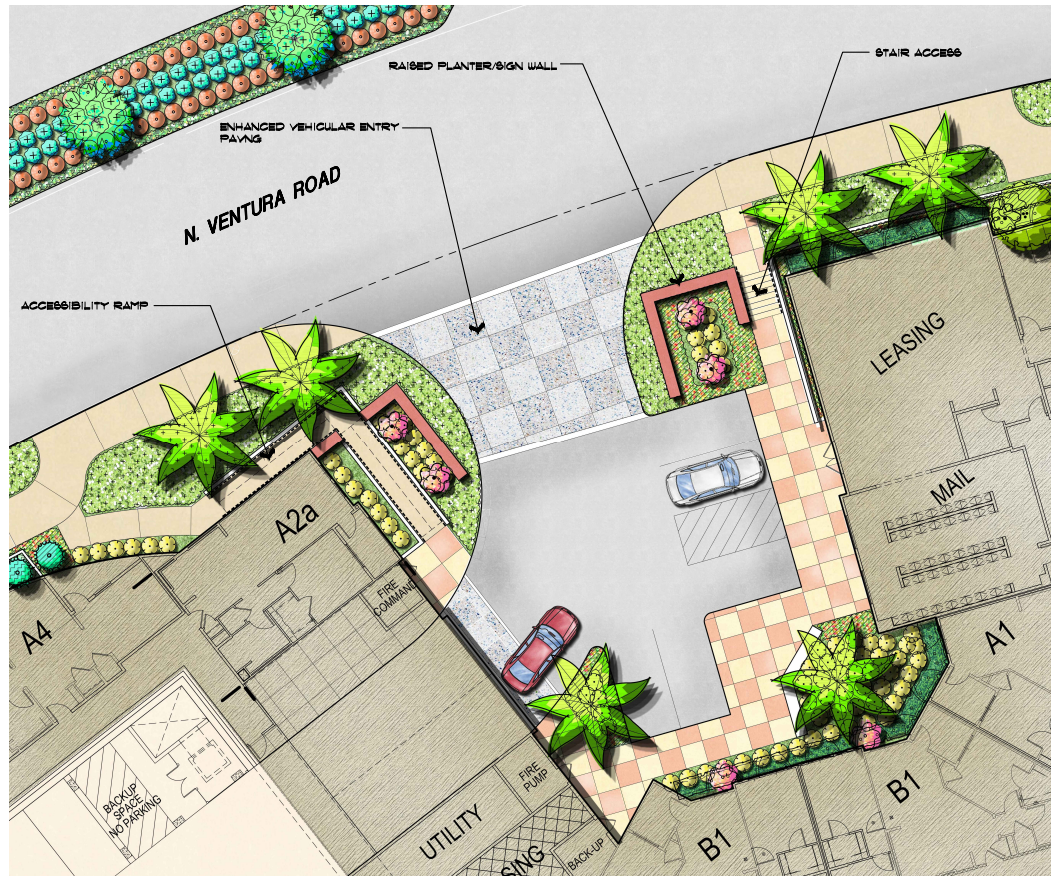


L4



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PROJECT ENTRY



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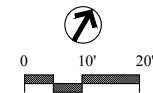
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ENTRY ENLARGEMENT



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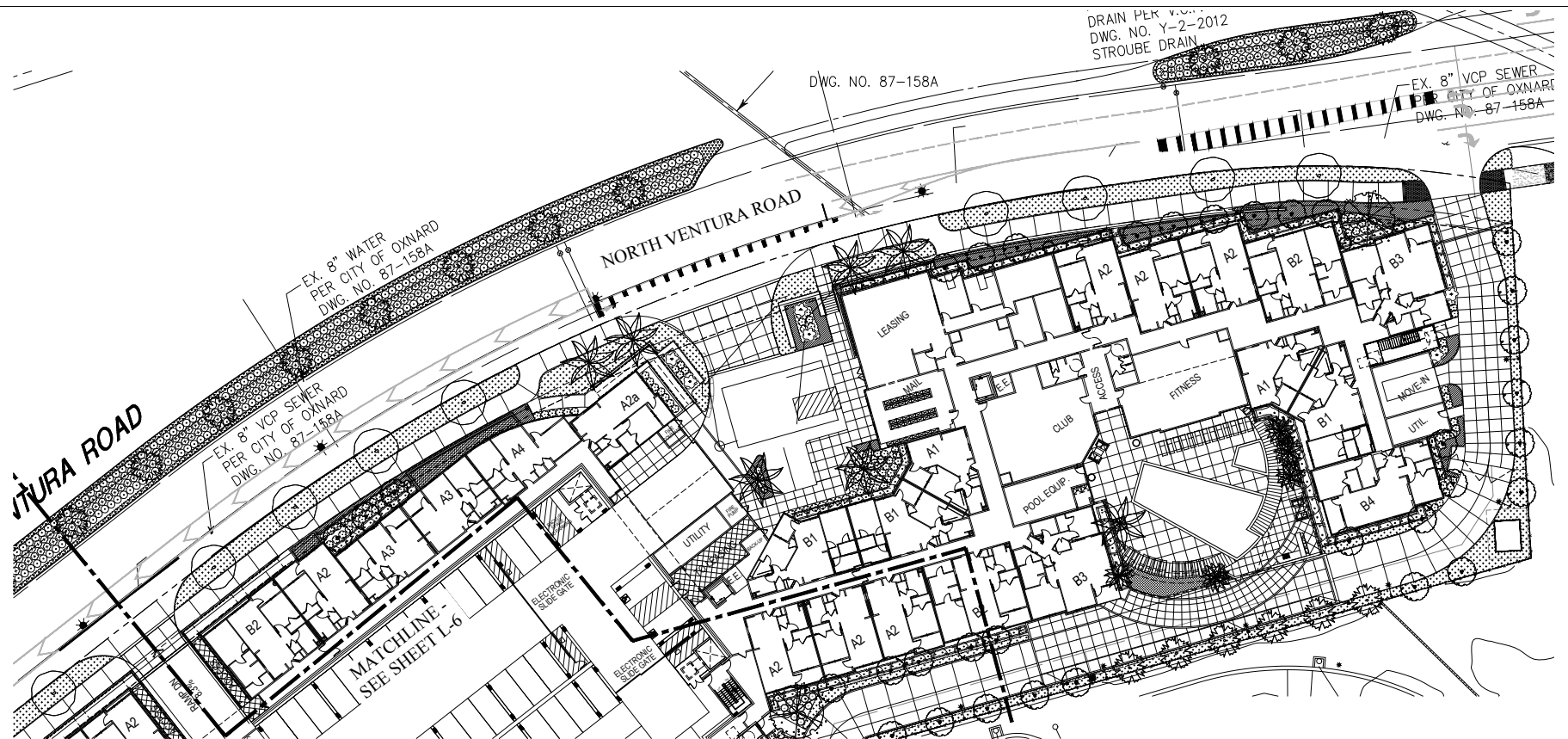


L5



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PLANT LIST

TREES

BOTANICAL NAME	COMMON NAME	SIZE
<i>Tristania conferta</i>	Brisbane Box	24" box
<i>Ficus rubiginosa</i>	Rusty Fig	36" box
<i>Magnolia grandiflora</i>	Magnolia	36" box
<i>Jacaranda mimosifolia</i>	Jacaranda	36" box
<i>Quercus ilex</i>	Holly Oak	60" box
<i>Tabebuia impetiginosa</i>	Pink Trumpet Tree	24" box
<i>Cercis canadensis "Forest Pansy"</i>	Forest Pansy Redbud	24" box
<i>Koeberlinia paniculata</i>	Goldenrain Tree	24" box
<i>Cassia leptophylla</i>	Gold Medallion Tree	24" box
<i>Phoenix dactylifera</i>	Date Palm	20" BTH
<i>Washingtonia robusta</i>	Mexican Fan Palm	10" BTH 30" BTH Along Freeway I
<i>Albizia julibrissin</i>	Tree Aloe	15 gallon
<i>Dracaena draco</i>	Dragon Tree	15 gallon
<i>Melaleuca nesophylla</i>	Pink Melaleuca	15 gallon
<i>Cupressus sempervirens</i>	Italian Cypress	24" box
<i>Ulmus parvifolia "Drake"</i>	Evergreen Elm	Street Tree

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	H/W	SUN/SHADE
<i>Ligustrum japonicum "Tuxton"</i>	Wax Leaf Privet	5g	3'x3'	SSH
<i>Pittosporum tobira "Variegata"</i>	Variegated Tobira	5g	3'x3'	SSH
<i>Carex divisa</i>	Sedge	5g	2'x2'	SH
<i>Lomandra longifolia "L.M.308"</i>	Breese Dwarf Mat Rush	5g	2'x2'	S
<i>Agave attenuata</i>	Fountain Agave	5g	3'x3'	S
<i>Callistemon viminalis "Little John"</i>	Dwarf Bottlebrush	5g	3'x3'	S
<i>Moraea hirsuta</i>	Fortnight Lily	5g	3'x3'	S
<i>Beauveria microphylla japonica</i>	Japanese Boxwood	5g	2'x18"	SH
<i>Philodendron "Xanadu"</i>	Dwarf Philodendron	5g	3'x3'	SH
<i>Rhododendron "Clara"</i>	Indian Hawthorne	5g	3'x3'	SH
<i>Albizia julibrissin</i>	Tree Aloe	15g	10'x5'	S
<i>Dracaena draco</i>	Dragon Tree	15g	5'x5'	S
<i>Podocarpus "Tree Blue"</i>	Iron Blue Yellow Wood	15g	10'x2'	SSH
<i>Prunus caroliniana "Bright N' Tight"</i>	Bright N' Tight Cherry Laurel	15g	8'x4'	SSH

ACCENT SHRUBS

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	H/W	SUN/SHADE
<i>Mysoreum parvifolium "Pink"</i>	Prostratum Mysoreum	1g	36" o.c.	S
<i>Senecio mandralayae</i>	Blue Chalk Sicks	1g	24" o.c.	S
<i>Dracopis laurifolia "Silver Streak"</i>	Silver Streak Flax Lily	5g	30" o.c.	SSH
<i>Trachypogon parvifolius</i>	Asian Jasmine	5g	36" o.c.	SH
<i>Chytostoma collingwoodii</i>	Purple Trumpet Vine	15g		
<i>Dioscorea buccinatoria</i>	Blood Red Trumpet Vine	15g		
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	1g	36" o.c.	S
<i>Hemerocallis dwarf hybrid</i>	Dwarf Daylily	1g	24" o.c.	S
<i>Punica granatum "Nana"</i>	Dwarf Pomegranate	5g	36" o.c.	S

MEDIAN SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	H/W	SUN/SHADE
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	1g	36" o.c.	S
<i>Hemerocallis dwarf hybrid</i>	Dwarf Daylily	1g	24" o.c.	S
<i>Punica granatum "Nana"</i>	Dwarf Pomegranate	5g	36" o.c.	S

Notes: Vines shall be planted on walls adjacent to open space, walk through and alleyways.

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COUNTY OF VENTURA, CA

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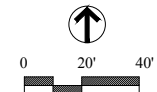
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OVERALL PLANTING PLAN



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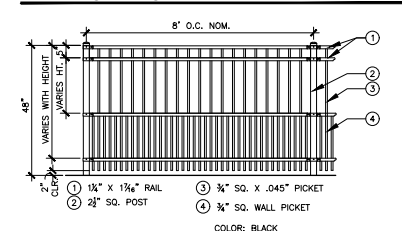
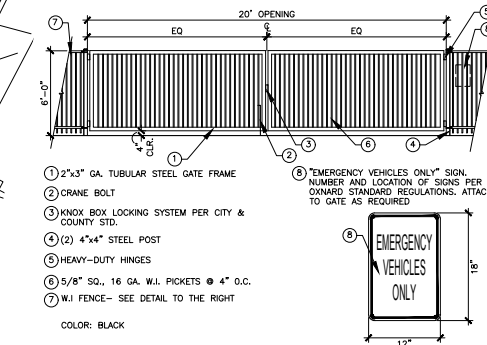
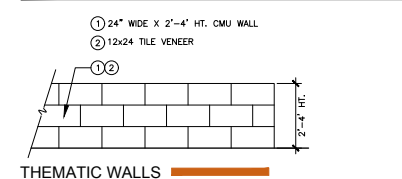
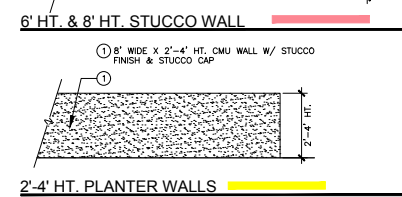
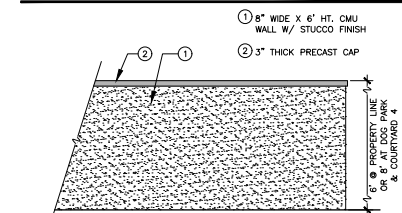
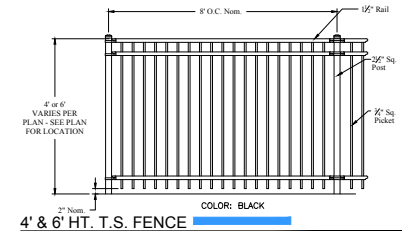
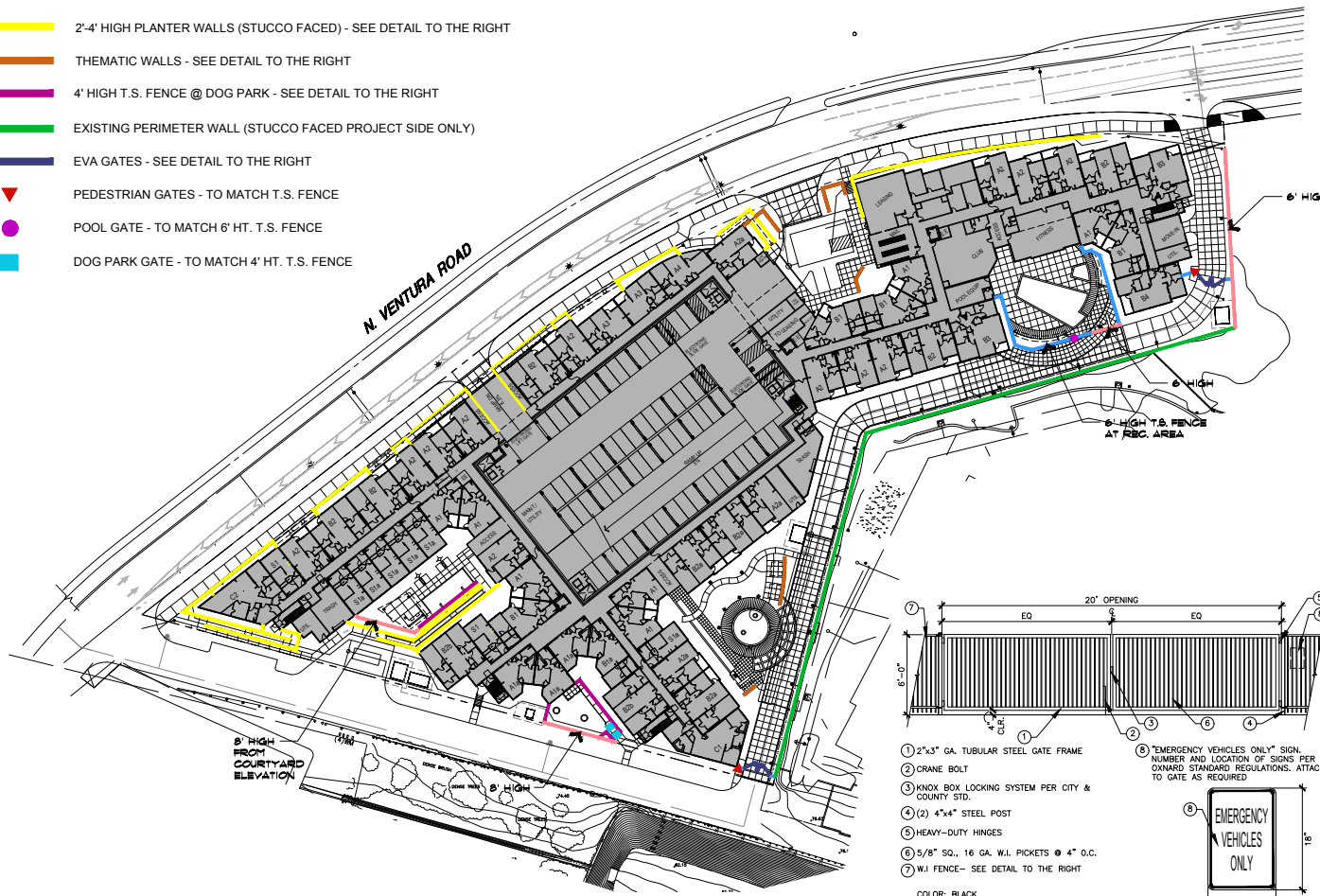
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LEGEND

- 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



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COUNTY OF VENTURA, CA

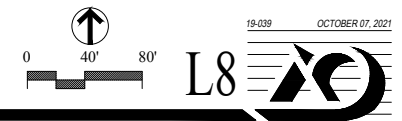
FORE PROPERTY COMPANY

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

FENCE & WALL PLAN & DETAILS

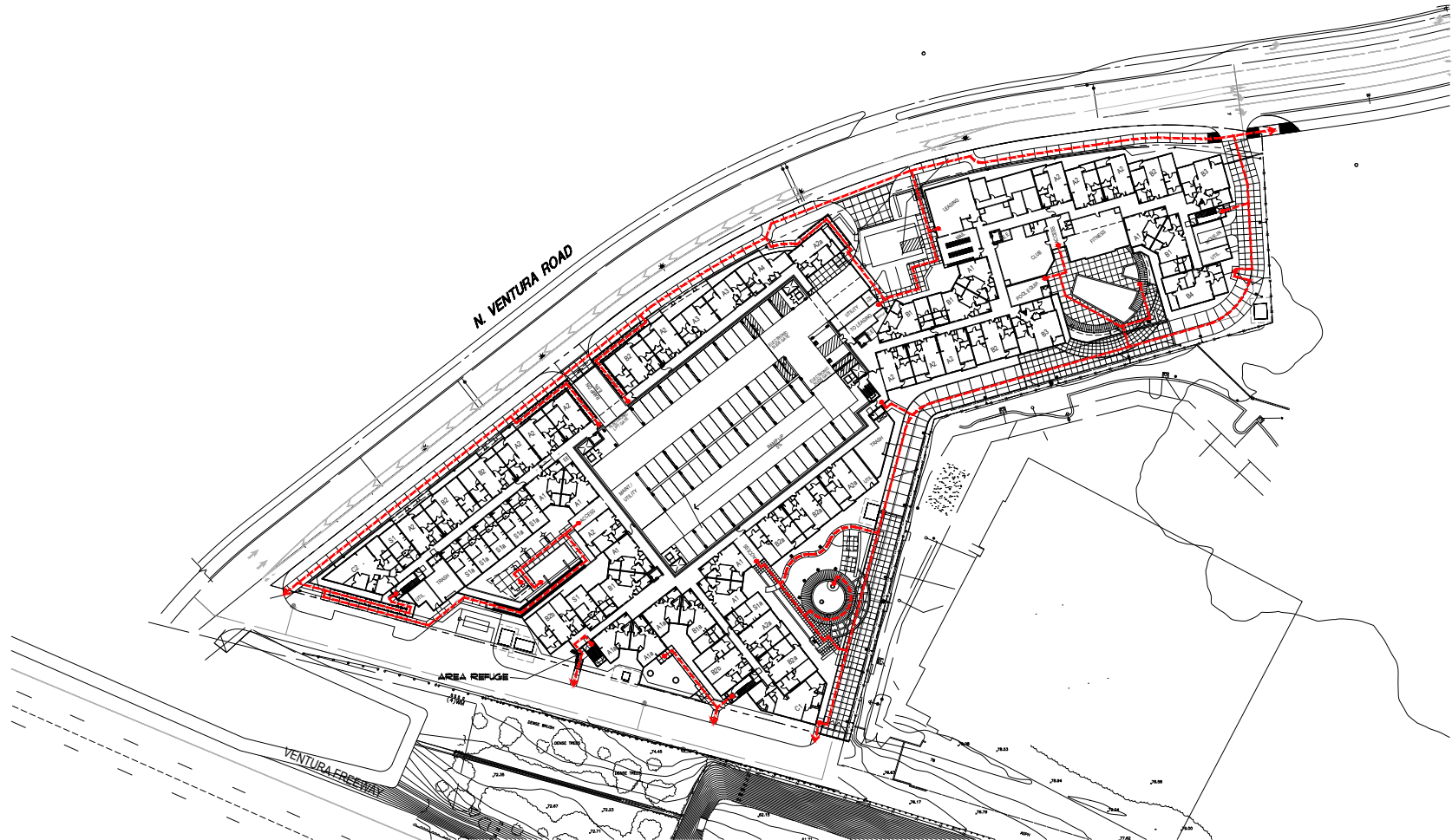


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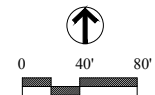
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PEDESTRIAN EGRESS PLAN

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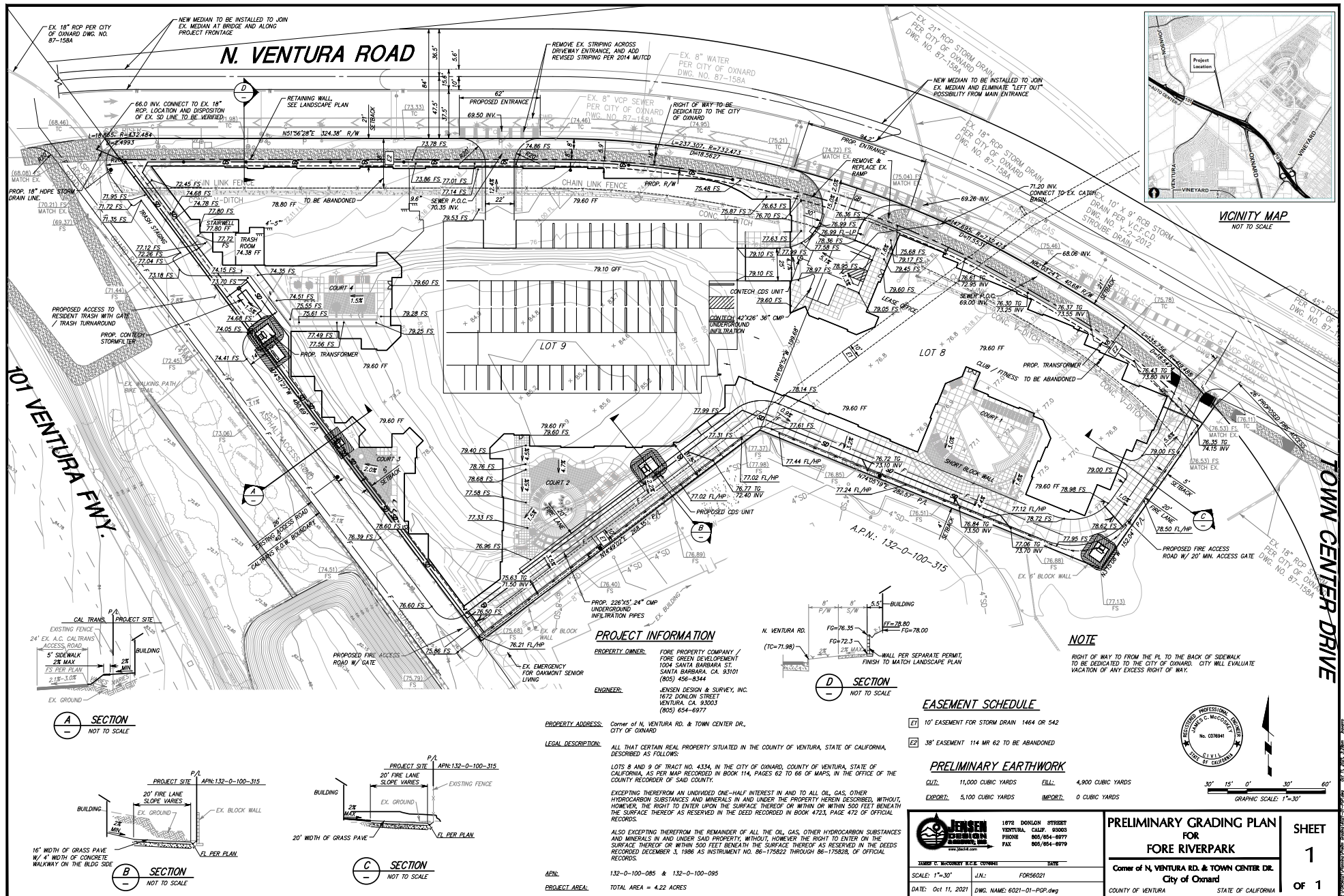


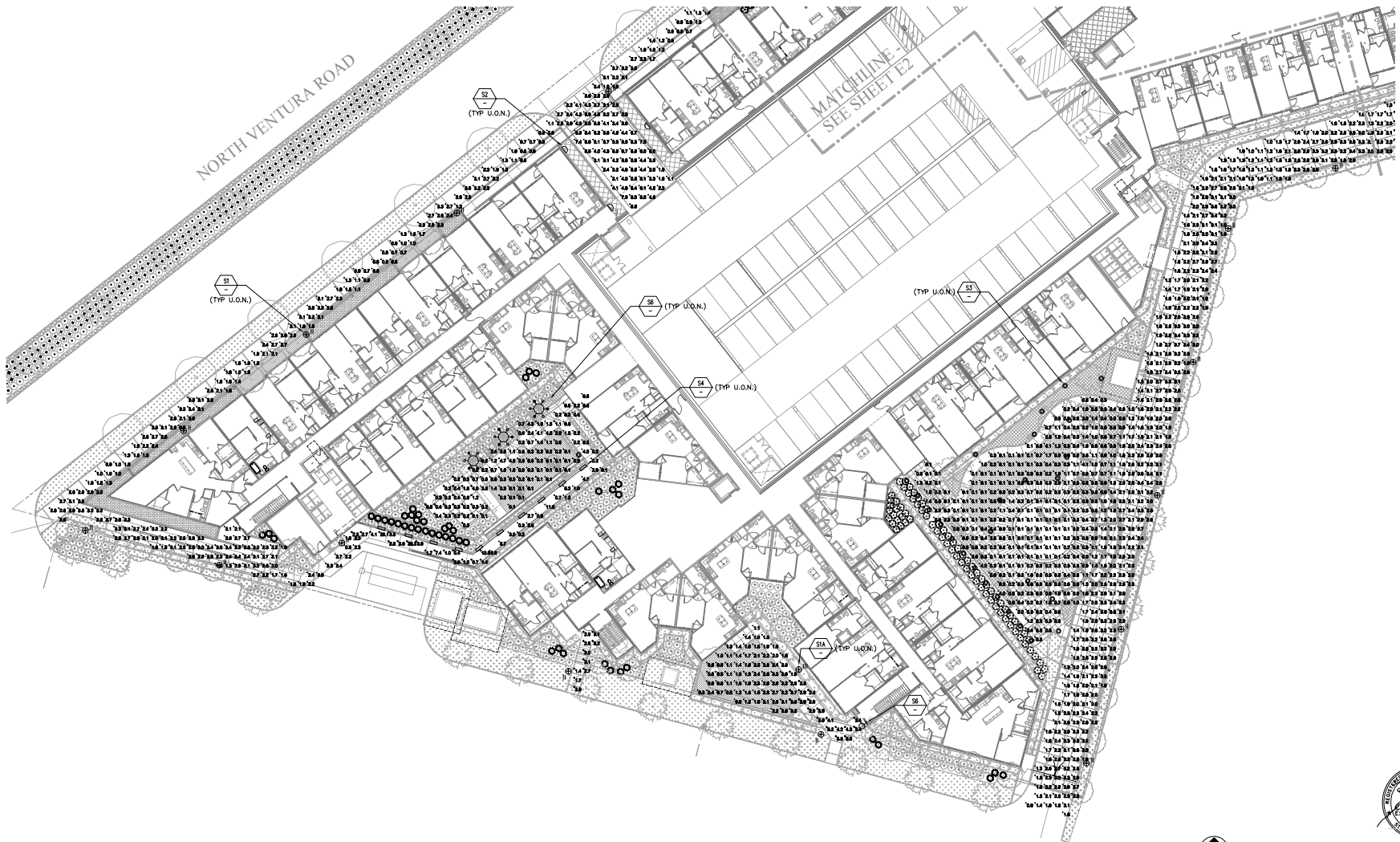
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Fore RiverPark
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1004 SANTA BARBARA STREET, SANTA BARBARA, CA 93101 805-458-5344

PARTIAL SITE LIGHTING PHOTOMETRIC PLAN

OMB
OMB ELECTRIC, ENGINEERS, INC.
10000 10TH AVENUE, SUITE 100
DOWNEY, CA 90241
OMB #20159

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9880



0 20' 40'

E1

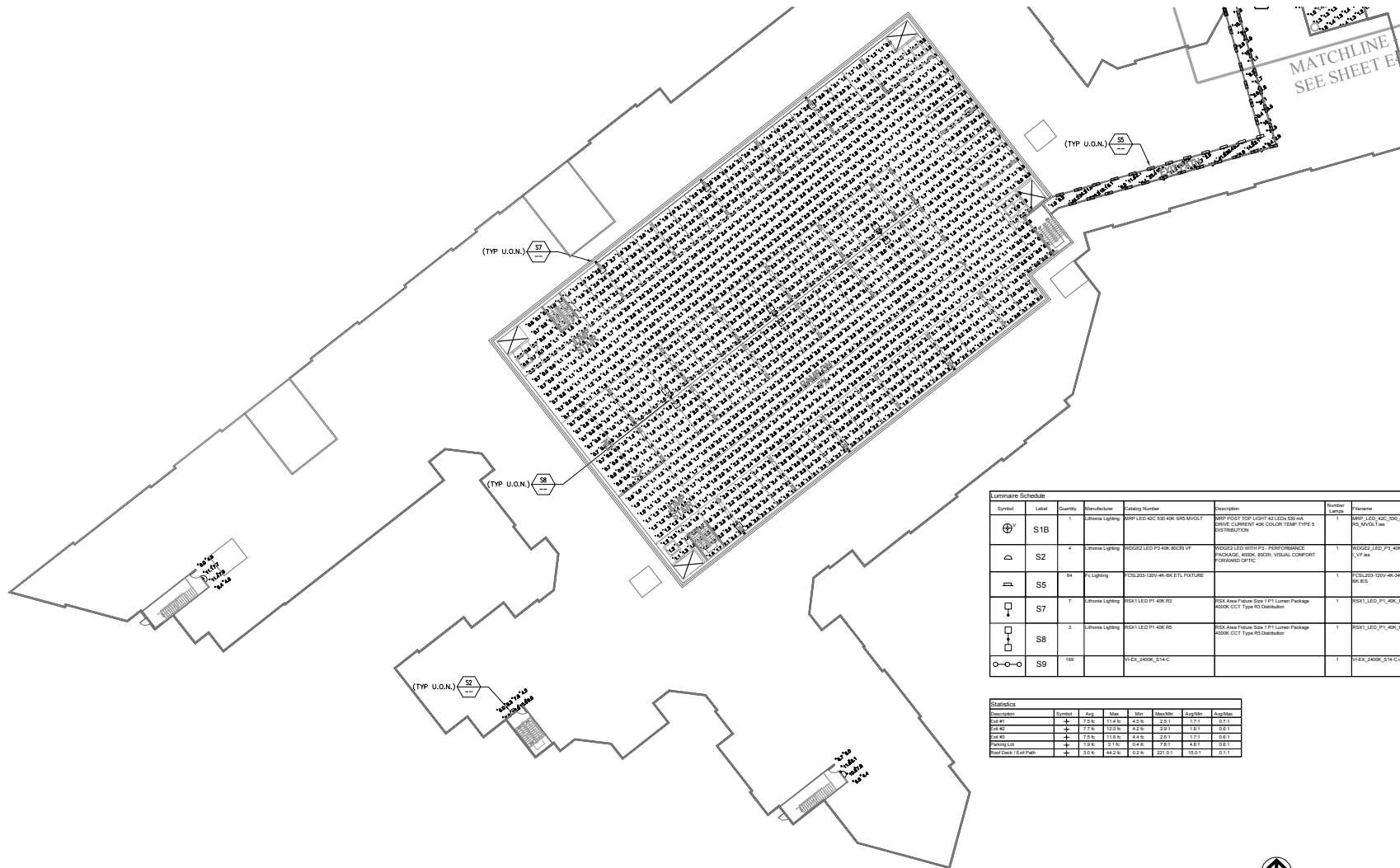


19-039 FEB. 27, 2020



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Symbol	Label	Quantity	Manufacturer	Model Number	Description	Number Lamps	Footcandle Foot	Lumens Per Lamp	Light Loss Factor	Wattage
	S1B	1	Offshore Lighting	800P LED 420 530 40K SRS MV017	800P POST TOP LIGHT 42 LEDx500 mA 800P CORRELATED 40K COLOR TEMP TYPE A DISTRIBUTION	1	800P_LED_420_530_40K_5 94_8400 Lum	6556.74	0.71	75
	S2	4	Offshore Lighting	800S2 LED P3 40K BCRN VF	800S2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, BCRN, VISUAL COMFORT FOOTCANDLE OPTIC	1	800S2_LED_P3_40K_BCRN _VF_wa	5131.186	0.71	32.58
	S5	34	P1 Lighting	P1SL205 120V 4K 5K ETL FIXTURE		1	P1SL205 120V 4K 5K50LM 88.85	344.7034	0.71	18.887
	S7	7	Offshore Lighting	800A1 LED P1 40K R3	800A Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R3 Distribution	1	800A1_LED_P1_40K_85_wa	7095.903	0.71	51.34
	S8	3	Offshore Lighting	800A1 LED P1 40K R3	800A Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R3 Distribution	1	800A1_LED_P1_40K_85_wa	7285.151	0.71	52.68
	S9	169		01-EX_2400K_S14-C		1	01-EX_2400K_S14-C_wa	40	0.71	1.8

Statistics	Symbol	Aug	Max	Min	Max/Min	Avg/Min
Foot cd	+	15.5%	114.8%	0.5%	228.1	0.5%
Foot cd	+	7.7%	122.5%	0.2%	1.81	0.2%
Foot cd	+	7.5%	115.5%	0.4%	2.61	0.2%
Foot cd	+	1.8%	17.1%	0.1%	9.51	0.1%
Foot cd	+	3.5%	84.2%	0.2%	221.61	0.1%

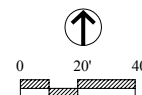
Fore RiverPark
COUNTY OF VENTURA, CA

FORE PROPERTY COMPANY
1004 SANTA BARBARA STREET, SANTA BARBARA, CA 93101 805-458-8344

PARTIAL ROOF LEVEL LIGHTING PHOTOMETRIC PLAN

OMB
OMB ELECTRICAL ENGINEERS, INC.
1000 W. 10TH ST., SUITE 100
SANTA ANA, CA 92703-1000
OMB #20159

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144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9880



E3



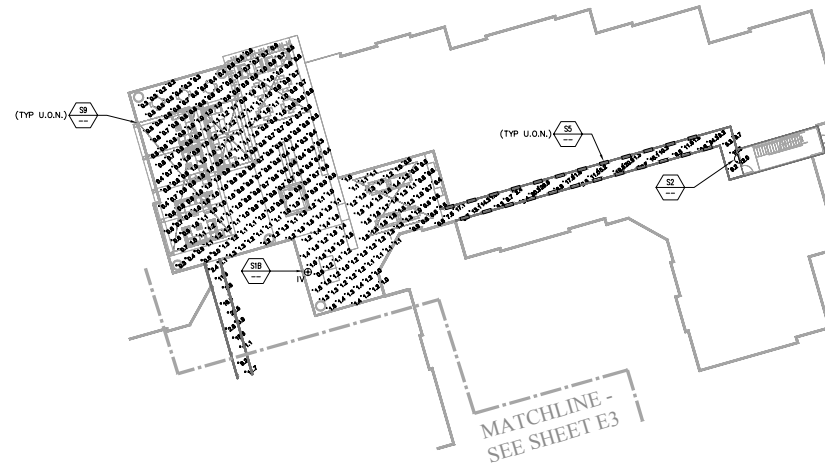
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Luminaire Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Power	Lumens Per Lamp	Light Loss Factor
	S1B	1	Edison Lighting	889P LED 420 520 40K SPS MVOLT	889P POST TOP LIGHT 42 LEDs 520 mA DRIVE CURRENT 40K COLOR TEMP TYPE S DISTRIBUTION	1	889P_LED_42C_40K_5 PS_SPS1.0m	6596.74	0.71
	S2	4	Edison Lighting	889G2 LED P3 40K 8000 VP	889G2 LED WITH P3 - PERFORMANCE PACKAGE: 4000K, 8000, VISUAL COMFORT FORWARD OPTIC	1	889G2_LED_P3_40K_8000 VP.1m	3101.765	0.71
	S5	64	7x Lighting	7CCL203 120V 40K ETL FIXTURE		1	7CCL203 120V 40K 3463M 40K.B5	344.7024	0.71
	S7	7	Edison Lighting	889K1 LED P1 40K R5	889K Area Fixture Size 1 P1 Luminaire Package 889K CCT Type R5 Distribution	1	889K1_LED_P1_40K_R5.m	7093.953	0.71
	S8	3	Edison Lighting	889K1 LED P1 40K R5	889K Area Fixture Size 1 P1 Luminaire Package 889K CCT Type R5 Distribution	1	889K1_LED_P1_40K_R5.m	7285.151	0.71
	S9	100		889K1 LED P1 40K R5		1	889K1_LED_P1_40K_R5.m	40	0.71

Statistics						
Description	Symbol	Area	Per	Area	Per	Area
Roof #1	+	7.7%	11.7%	4.2%	2.5%	1.7%
Roof #2	+	2.7%	12.0%	4.2%	2.5%	1.8%
Roof #3	+	7.5%	11.8%	4.2%	2.5%	1.7%
Parking Lot	+	1.8%	5.1%	0.4%	7.8%	4.8%
Roof Deck - East Park	+	3.5%	84.2%	0.2%	201.0%	15.0%



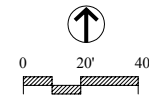
Fore RiverPark
COUNTY OF VENTURA, CA

FORE PROPERTY COMPANY
1004 SANTA BARBARA STREET, SANTA BARBARA, CA 93101 805-458-8344

PARTIAL ROOF LEVEL LIGHTING PHOTOMETRIC PLAN

OMB
OMB ELECTRICAL ENGINEERS, INC.
1000 N. GATEWAY BLVD.
SUITE 100
ORANGE, CA 92668
(714) 952-1992
OMB #20159

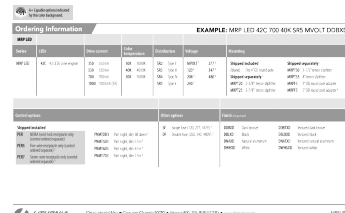
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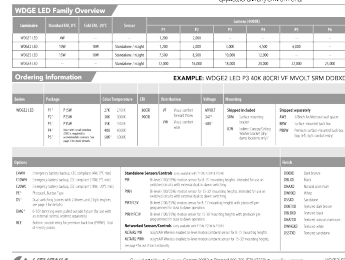
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Specifications

Dimensions (mm)

Length: 165 (6.50)

Height: 73.0 (2.87)

Weight: 0.2 (0.44)

Mount: 3.8 (0.15)

RSX1 LED Area Luminaire



Beam Spread: 120°

Features

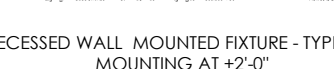
- 100% Dimmable
- 100% Energy Saving
- 100% Mercury Free
- 100% RoHS Compliant

Introduction

The RSX1 LED Area Luminaire is a high performance, energy saving, long life and a true color rendering luminaire for general applications. It is available in 100W, 150W, 200W, 250W, 300W, 350W, 400W, 450W, 500W, 550W, 600W, 650W, 700W, 750W, 800W, 850W, 900W, 950W, 1000W, 1050W, 1100W, 1150W, 1200W, 1250W, 1300W, 1350W, 1400W, 1450W, 1500W, 1550W, 1600W, 1650W, 1700W, 1750W, 1800W, 1850W, 1900W, 1950W, 2000W, 2050W, 2100W, 2150W, 2200W, 2250W, 2300W, 2350W, 2400W, 2450W, 2500W, 2550W, 2600W, 2650W, 2700W, 2750W, 2800W, 2850W, 2900W, 2950W, 3000W, 3050W, 3100W, 3150W, 3200W, 3250W, 3300W, 3350W, 3400W, 3450W, 3500W, 3550W, 3600W, 3650W, 3700W, 3750W, 3800W, 3850W, 3900W, 3950W, 4000W, 4050W, 4100W, 4150W, 4200W, 4250W, 4300W, 4350W, 4400W, 4450W, 4500W, 4550W, 4600W, 4650W, 4700W, 4750W, 4800W, 4850W, 4900W, 4950W, 5000W, 5050W, 5100W, 5150W, 5200W, 5250W, 5300W, 5350W, 5400W, 5450W, 5500W, 5550W, 5600W, 5650W, 5700W, 5750W, 5800W, 5850W, 5900W, 5950W, 6000W, 6050W, 6100W, 6150W, 6200W, 6250W, 6300W, 6350W, 6400W, 6450W, 6500W, 6550W, 6600W, 6650W, 6700W, 6750W, 6800W, 6850W, 6900W, 6950W, 7000W, 7050W, 7100W, 7150W, 7200W, 7250W, 7300W, 7350W, 7400W, 7450W, 7500W, 7550W, 7600W, 7650W, 7700W, 7750W, 7800W, 7850W, 7900W, 7950W, 8000W, 8050W, 8100W, 8150W, 8200W, 8250W, 8300W, 8350W, 8400W, 8450W, 8500W, 8550W, 8600W, 8650W, 8700W, 8750W, 8800W, 8850W, 8900W, 8950W, 9000W, 9050W, 9100W, 9150W, 9200W, 9250W, 9300W, 9350W, 9400W, 9450W, 9500W, 9550W, 9600W, 9650W, 9700W, 9750W, 9800W, 9850W, 9900W, 9950W, 10000W, 10050W, 10100W, 10150W, 10200W, 10250W, 10300W, 10350W, 10400W, 10450W, 10500W, 10550W, 10600W, 10650W, 10700W, 10750W, 10800W, 10850W, 10900W, 10950W, 11000W, 11050W, 11100W, 11150W, 11200W, 11250W, 11300W, 11350W, 11400W, 11450W, 11500W, 11550W, 11600W, 11650W, 11700W, 11750W, 11800W, 11850W, 11900W, 11950W, 12000W, 12050W, 12100W, 12150W, 12200W, 12250W, 12300W, 12350W, 12400W, 12450W, 12500W, 12550W, 12600W, 12650W, 12700W, 12750W, 12800W, 12850W, 12900W, 12950W, 13000W, 13050W, 13100W, 13150W, 13200W, 13250W, 13300W, 13350W, 13400W, 13450W, 13500W, 13550W, 13600W, 13650W, 13700W, 13750W, 13800W, 13850W, 13900W, 13950W, 14000W, 14050W, 14100W, 14150W, 14200W, 14250W, 14300W, 14350W, 14400W, 14450W, 14500W, 14550W, 14600W, 14650W, 14700W, 14750W, 14800W, 14850W, 14900W, 14950W, 15000W, 15050W, 15100W, 15150W, 15200W, 15250W, 15300W, 15350W, 15400W, 15450W, 15500W, 15550W, 15600W, 15650W, 15700W, 15750W, 15800W, 15850W, 15900W, 15950W, 16000W, 16050W, 16100W, 16150W, 16200W, 16250W, 16300W, 16350W, 16400W, 16450W, 16500W, 16550W, 16600W, 16650W, 16700W, 16750W, 16800W, 16850W, 16900W, 16950W, 17000W, 17050W, 17100W, 17150W, 17200W, 17250W, 17300W, 17350W, 17400W, 17450W, 17500W, 17550W, 17600W, 17650W, 17700W, 17750W, 17800W, 17850W, 17900W, 17950W, 18000W, 18050W, 18100W, 18150W, 18200W, 18250W, 18300W, 18350W, 18400W, 18450W, 18500W, 18550W, 18600W, 18650W, 18700W, 18750W, 18800W, 18850W, 18900W, 18950W, 19000W, 19050W, 19100W, 19150W, 19200W, 19250W, 19300W, 19350W, 19400W, 19450W, 19500W, 19550W, 19600W, 19650W, 19700W, 19750W, 19800W, 19850W, 19900W, 19950W, 20000W, 20050W, 20100W, 20150W, 20200W, 20250W, 20300W, 20350W, 20400W, 20450W, 20500W, 20550W, 20600W, 20650W, 20700W, 20750W, 20800W, 20850W, 20900W, 20950W, 21000W, 21050W, 21100W, 21150W, 21200W, 21250W, 21300W, 21350W, 21400W, 21450W, 21500W, 21550W, 21600W, 21650W, 21700W, 21750W, 21800W, 21850W, 21900W, 21950W, 22000W, 22050W, 22100W, 22150W, 22200W, 22250W, 22300W, 22350W, 22400W, 22450W, 22500W, 22550W, 22600W, 22650W, 22700W, 22750W, 22800W, 22850W, 22900W, 22950W, 23000W, 23050W, 23100W, 23150W, 23200W, 23250W, 23300W, 23350W, 23400W, 23450W, 23500W, 23550W, 23600W, 23650W, 23700W, 23750W, 23800W, 23850W, 23900W, 23950W, 24000W, 24050W, 24100W, 24150W, 24200W, 24250W, 24300W, 24350W,

[illegible]

LIGHTING FIXTURE SPECIFICATIONS

[illegible]

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9800

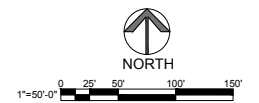


EXHIBIT A: PROPOSED RIGHT OF WAY TRANSFER AREA FROM CT TO CITY FOR PUBLIC ROAD
December 10, 2019

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
Chapter 2 Land Use					
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
Chapter 3					
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
Chapter 4					
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
Chapter 5					
<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
Chapter 6					
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



GENERAL DISCLAIMER

THESE CONCEPTUAL ARCHITECTURAL PLANS AND UNIT PLANS & DEVELOPMENT FORMS ONLY. REVISIONS MAY BE REQUIRED DUE TO FURTHER REQUIREMENTS, REVISIONS FROM CONSTRUCTION AUTHORITIES AND BUILDING CODE ANALYSIS, CONSTRUCTION PHASES AND APPROVALS AND ARE BASED UPON THE INFORMATION AND SURVEY AVAILABLE. PLEASE REFER TO OUR SURVEY, DRAINAGE AND GEOTECHNICAL INFORMATION AND MEASUREMENTS, PLANS, REFERS TO THE CONSTRUCTION AND CONSTRUCTION AND EXHIBITS FOR ALL LANDSCAPE PLANTING, IRRIGATION, DESIGN AND SPECIFICATIONS.

FORE RIVERPARK

PROJECT DESCRIPTION

A 5 STORY TYPE II-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 SF 4.2 ACRES
TOTAL UNITS: 333 UNITS
DENSITY: 78.74 DU/AC

EXISTING/PROPOSED USES

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

CODE SUMMARY

CODE	ADOPTED EDITION
BUILDING CODE	2018 CALIFORNIA BUILDING CODE
IBC CODE	2018 CALIFORNIA IBC CODE
MECHANICAL CODE	2018 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE	2018 CALIFORNIA ELECTRICAL CODE
PLUMBING CODE	2018 CALIFORNIA PLUMBING CODE
FIRE CODE	2018 CALIFORNIA FIRE CODE
POOL CODE	2018 CALIFORNIA SWIMMING POOL CODE
	2018 CALIFORNIA GREEN BUILDING STANDARDS

GROSS BLDG AREA

TYPE	AREA (SF)	% OF TOTAL
TYPE I-A	184,412	100%
TYPE II-A	184,412	100%
TYPE II-B	184,412	100%
TYPE II-C	184,412	100%
TYPE II-D	184,412	100%
TYPE II-E	184,412	100%
TYPE II-F	184,412	100%
TYPE II-G	184,412	100%
TYPE II-H	184,412	100%
TYPE II-I	184,412	100%
TYPE II-J	184,412	100%
TYPE II-K	184,412	100%
TYPE II-L	184,412	100%
TYPE II-M	184,412	100%
TYPE II-N	184,412	100%
TYPE II-O	184,412	100%
TYPE II-P	184,412	100%
TYPE II-Q	184,412	100%
TYPE II-R	184,412	100%
TYPE II-S	184,412	100%
TYPE II-T	184,412	100%
TYPE II-U	184,412	100%
TYPE II-V	184,412	100%
TYPE II-W	184,412	100%
TYPE II-X	184,412	100%
TYPE II-Y	184,412	100%
TYPE II-Z	184,412	100%

SITE COVERAGE

TYPE	AREA (SF)	% OF SITE
TYPE I-A	184,412	100%
TYPE II-A	184,412	100%
TYPE II-B	184,412	100%
TYPE II-C	184,412	100%
TYPE II-D	184,412	100%
TYPE II-E	184,412	100%
TYPE II-F	184,412	100%
TYPE II-G	184,412	100%
TYPE II-H	184,412	100%
TYPE II-I	184,412	100%
TYPE II-J	184,412	100%
TYPE II-K	184,412	100%
TYPE II-L	184,412	100%
TYPE II-M	184,412	100%
TYPE II-N	184,412	100%
TYPE II-O	184,412	100%
TYPE II-P	184,412	100%
TYPE II-Q	184,412	100%
TYPE II-R	184,412	100%
TYPE II-S	184,412	100%
TYPE II-T	184,412	100%
TYPE II-U	184,412	100%
TYPE II-V	184,412	100%
TYPE II-W	184,412	100%
TYPE II-X	184,412	100%
TYPE II-Y	184,412	100%
TYPE II-Z	184,412	100%

PARKING SUMMARY			
DATE TYPE	DATE	REQUIRED PARKING	STALLS
TYPE I-A	184	1,100	1,100
TYPE II-A	184	1,100	1,100
TYPE II-B	184	1,100	1,100
TYPE II-C	184	1,100	1,100
TYPE II-D	184	1,100	1,100
TYPE II-E	184	1,100	1,100
TYPE II-F	184	1,100	1,100
TYPE II-G	184	1,100	1,100
TYPE II-H	184	1,100	1,100
TYPE II-I	184	1,100	1,100
TYPE II-J	184	1,100	1,100
TYPE II-K	184	1,100	1,100
TYPE II-L	184	1,100	1,100
TYPE II-M	184	1,100	1,100
TYPE II-N	184	1,100	1,100
TYPE II-O	184	1,100	1,100
TYPE II-P	184	1,100	1,100
TYPE II-Q	184	1,100	1,100
TYPE II-R	184	1,100	1,100
TYPE II-S	184	1,100	1,100
TYPE II-T	184	1,100	1,100
TYPE II-U	184	1,100	1,100
TYPE II-V	184	1,100	1,100
TYPE II-W	184	1,100	1,100
TYPE II-X	184	1,100	1,100
TYPE II-Y	184	1,100	1,100
TYPE II-Z	184	1,100	1,100

PARKING PROVIDED			
DATE TYPE	DATE	REQUIRED PARKING	STALLS
TYPE I-A	184	1,100	1,100
TYPE II-A	184	1,100	1,100
TYPE II-B	184	1,100	1,100
TYPE II-C	184	1,100	1,100
TYPE II-D	184	1,100	1,100
TYPE II-E	184	1,100	1,100
TYPE II-F	184	1,100	1,100
TYPE II-G	184	1,100	1,100
TYPE II-H	184	1,100	1,100
TYPE II-I	184	1,100	1,100
TYPE II-J	184	1,100	1,100
TYPE II-K	184	1,100	1,100
TYPE II-L	184	1,100	1,100
TYPE II-M	184	1,100	1,100
TYPE II-N	184	1,100	1,100
TYPE II-O	184	1,100	1,100
TYPE II-P	184	1,100	1,100
TYPE II-Q	184	1,100	1,100
TYPE II-R	184	1,100	1,100
TYPE II-S	184	1,100	1,100
TYPE II-T	184	1,100	1,100
TYPE II-U	184	1,100	1,100
TYPE II-V	184	1,100	1,100
TYPE II-W	184	1,100	1,100
TYPE II-X	184	1,100	1,100
TYPE II-Y	184	1,100	1,100
TYPE II-Z	184	1,100	1,100

REQUIRED ACCESSIBLE STALLS			
DATE TYPE	DATE	REQUIRED PARKING	STALLS
TYPE I-A	184	1,100	1,100
TYPE II-A	184	1,100	1,100
TYPE II-B	184	1,100	1,100
TYPE II-C	184	1,100	1,100
TYPE II-D	184	1,100	1,100
TYPE II-E	184	1,100	1,100
TYPE II-F	184	1,100	1,100
TYPE II-G	184	1,100	1,100
TYPE II-H	184	1,100	1,100
TYPE II-I	184	1,100	1,100
TYPE II-J	184	1,100	1,100
TYPE II-K	184	1,100	1,100
TYPE II-L	184	1,100	1,100
TYPE II-M	184	1,100	1,100
TYPE II-N	184	1,100	1,100
TYPE II-O	184	1,100	1,100
TYPE II-P	184	1,100	1,100
TYPE II-Q	184	1,100	1,100
TYPE II-R	184	1,100	1,100
TYPE II-S	184	1,100	1,100
TYPE II-T	184	1,100	1,100
TYPE II-U	184	1,100	1,100
TYPE II-V	184	1,100	1,100
TYPE II-W	184	1,100	1,100
TYPE II-X	184	1,100	1,100
TYPE II-Y	184	1,100	1,100
TYPE II-Z	184	1,100	1,100

REQUIRED ELECTRIC VEHICLE STALLS			
DATE TYPE	DATE	REQUIRED PARKING	STALLS
TYPE I-A	184	1,100	1,100
TYPE II-A	184	1,100	1,100
TYPE II-B	184	1,100	1,100
TYPE II-C	184	1,100	1,100
TYPE II-D	184	1,100	1,100
TYPE II-E	184	1,100	1,100
TYPE II-F	184	1,100	1,100
TYPE II-G	184	1,100	1,100
TYPE II-H	184	1,100	1,100
TYPE II-I	184	1,100	1,100
TYPE II-J	184	1,100	1,100
TYPE II-K	184	1,100	1,100
TYPE II-L	184	1,100	1,100
TYPE II-M	184	1,100	1,100
TYPE II-N	184	1,100	1,100
TYPE II-O	184	1,100	1,100
TYPE II-P	184	1,100	1,100
TYPE II-Q	184	1,100	1,100
TYPE II-R	184	1,100	1,100
TYPE II-S	184	1,100	1,100
TYPE II-T	184	1,100	1,100
TYPE II-U	184	1,100	1,100
TYPE II-V	184	1,100	1,100
TYPE II-W	184	1,100	1,100
TYPE II-X	184	1,100	1,100
TYPE II-Y	184	1,100	1,100
TYPE II-Z	184	1,100	1,100

RESIDENTIAL BUILDING SUMMARY			
DATE TYPE	DATE	REQUIRED PARKING	STALLS
TYPE I-A	184	1,100	1,100
TYPE II-A	184	1,100	1,100
TYPE II-B	184	1,100	1,100
TYPE II-C	184	1,100	1,100
TYPE II-D	184	1,100	1,100
TYPE II-E	184	1,100	1,100
TYPE II-F	184	1,100	1,100
TYPE II-G	184	1,100	1,100
TYPE II-H	184	1,100	1,100
TYPE II-I	184	1,100	1,100
TYPE II-J	184	1,100	1,100
TYPE II-K	184	1,100	1,100
TYPE II-L	184	1,100	1,100
TYPE II-M	184	1,100	1,100
TYPE II-N	184	1,100	1,100
TYPE II-O	184	1,100	1,100
TYPE II-P	184	1,100	1,100
TYPE II-Q	184	1,100	1,100
TYPE II-R	184	1,100	1,100
TYPE II-S	184	1,100	1,100
TYPE II-T	184	1,100	1,100
TYPE II-U	184	1,100	1,100
TYPE II-V	184	1,100	1,100
TYPE II-W	184	1,100	1,100
TYPE II-X	184	1,100	1,100
TYPE II-Y	184	1,100	1,100
TYPE II-Z	184	1,100	1,100

UNIT SUMMARY			
DATE TYPE	DATE	REQUIRED PARKING	STALLS
TYPE I-A	184	1,100	1,100
TYPE II-A	184	1,100	1,100
TYPE II-B	184	1,100	1,100
TYPE II-C	184	1,100	1,100
TYPE II-D	184	1,100	1,100
TYPE II-E	184	1,100	1,100
TYPE II-F	184	1,100	1,100
TYPE II-G	184	1,100	1,100
TYPE II-H	184	1,100	1,100
TYPE II-I	184	1,100	1,100
TYPE II-J	184	1,100	1,100
TYPE II-K	184	1,100	1,100
TYPE II-L	184	1,100	1,100
TYPE II-M	184	1,100	1,100
TYPE II-N	184	1,100	1,100
TYPE II-O	184	1,100	1,100
TYPE II-P	184	1,100	1,100
TYPE II-Q	184	1,100	1,100
TYPE II-R	184	1,100	1,100
TYPE II-S	184	1,100	1,100
TYPE II-T	184	1,100	1,100
TYPE II-U	184	1,100	1,100
TYPE II-V	184	1,100	1,100
TYPE II-W	184	1,100	1,100
TYPE II-X	184	1,100	1,100
TYPE II-Y	184	1,100	1,100
TYPE II-Z	184	1,100	1,100

PRIVATE OPEN SPACE			
DATE TYPE	DATE	REQUIRED PARKING	STALLS
TYPE I-A	184	1,100	1,100
TYPE II-A	184	1,100	1,100
TYPE II-B	184	1,100	1,100
TYPE II-C	184	1,100	1,100
TYPE II-D	184	1,100	1,100
TYPE II-E	184	1,100	1,100
TYPE II-F	184	1,100	1,100
TYPE II-G	184	1,100	1,100
TYPE II-H	184	1,100	1,100
TYPE II-I	184	1,100	1,100
TYPE II-J	184	1,100	1,100
TYPE II-K	184	1,100	1,100
TYPE II-L	184	1,100	1,100
TYPE II-M	184	1,100	1,100
TYPE II-N	184	1,100	1,100
TYPE II-O	184	1,100	1,100
TYPE II-P	184	1,100	1,100
TYPE II-Q	184	1,100	1,100
TYPE II-R	184	1,100	1,100
TYPE II-S	184	1,100	1,100
TYPE II-T	184	1,100	1,100
TYPE II-U	184	1,100	1,100
TYPE II-V	184	1,100	1,100
TYPE II-W	184	1,100	1,100
TYPE II-X	184	1,100	1,100
TYPE II-Y	184	1,100	1,100
TYPE II-Z	184	1,100	1,100

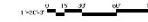
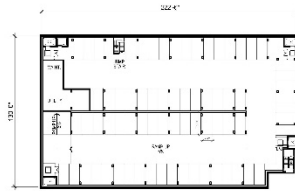
COMMON OPEN SPACE SUMMARY

DATE TYPE	DATE
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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

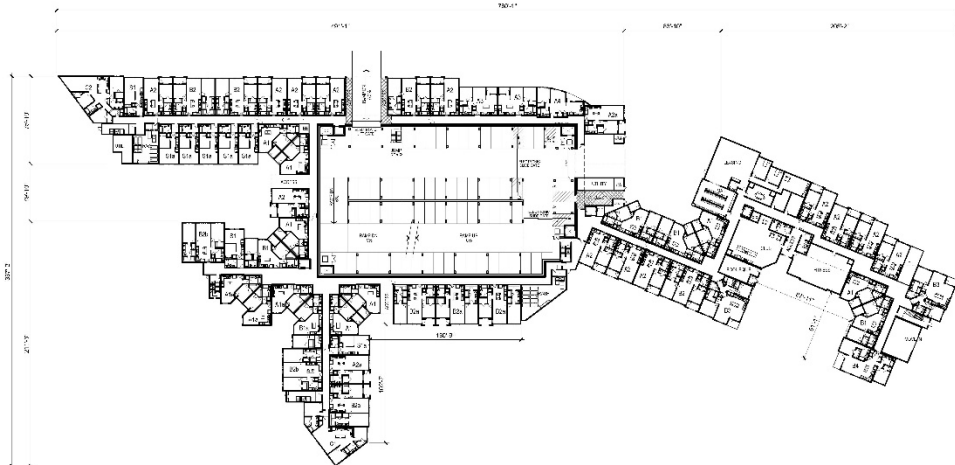
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92666
(714) 639-9860



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

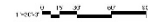
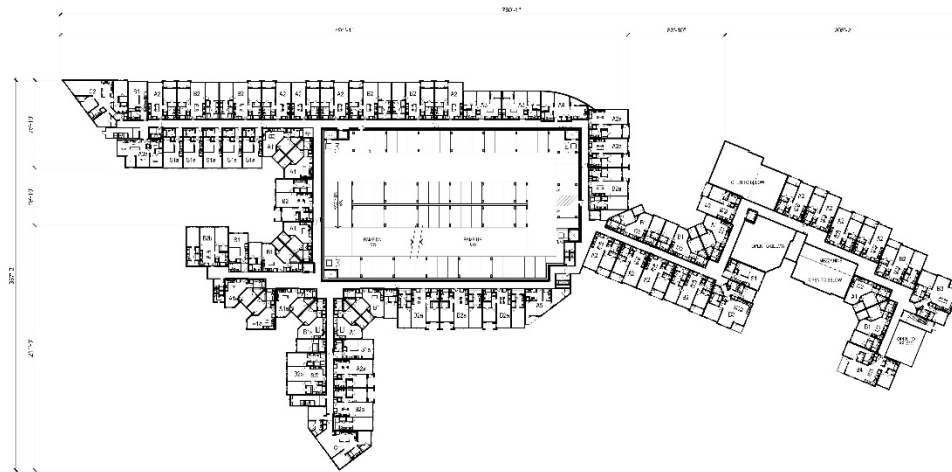
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92666
(714) 639-9860



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

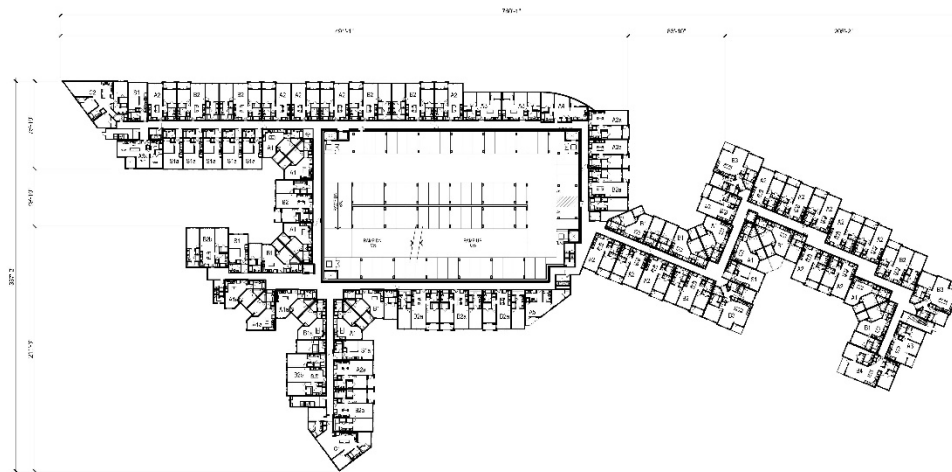
Fore RiverPark

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

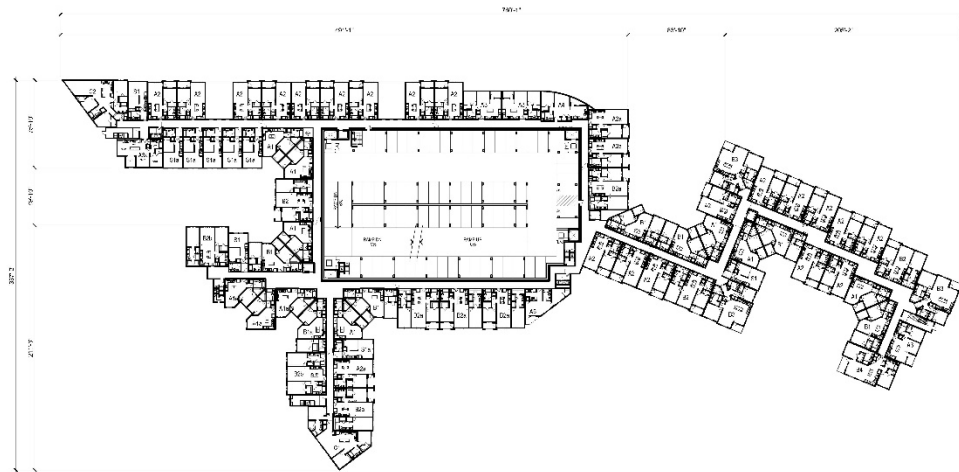
OXNARD, CA

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
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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
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231	3	311	A3	1	1	Space assigned with unit
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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
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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
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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 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. 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.
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

REQUEST FOR APPEAL

Community Development Department

Use this form to request an appeal of a decision rendered on one of the following type of permits: Administrative Wireless Permit; Discretionary Development Permit decision rendered by the Community Development Director; or a Discretionary Development Permit decision rendered by the Planning Commission.

After paying the required appeal fee to the Planning Division, submit the original request for appeal and two (2) copies along with verification that the appropriate appeal fee has been paid to the City Clerk's Office. To determine your appeal fee go to: oxnard.org/planning and click on planning handouts and applications or contact the Planning Division at (805) 385-7858.

I, Richard Drury, am requesting an appeal of a decision made by
Print name
Community Development Director that was made on May 23, 2022 regarding
State decision making body Date
PZ No. 19-200-16 (Fore Apartments at RiverPark).
Specify PZ No.

Check one of the following:

- ☐ **Appeal of a Decision Rendered on a Wireless Permit.** Pursuant to Section No. 16-488 (C) of the Oxnard City Code, I am submitting an appeal to the Secretary of the Planning Commission and I am paying the necessary fees to the Planning Division. I am filing this appeal within 10 days of the Planning Manager's decision on a wireless communications facility permit. I am requesting that this appeal be considered by the Planning Commission.
- ☒ **Appeal of a Decision Rendered on a Discretionary Permit - Community Development Director.** Pursuant to Section No. 16-525 (B) of the Oxnard City Code, I am submitting an appeal to the City Clerk and I am paying the necessary fees to the Planning Division. I am filing this appeal within 10 days of the Community Development Director's decision on a discretionary permit. I am requesting that this appeal be considered by the Planning Commission.
- ☐ **Appeal of a Decision Rendered on a Discretionary Permit - Planning Commission.** Pursuant to Section 16-545/17-58(J) of the Oxnard City Code, I am submitting an appeal to the City Clerk and I am paying the necessary fees to the Planning Division. I am filing this appeal within 18 days / 10 working days of the Planning Commission's decision on a discretionary permit. I am requesting that this appeal be considered by the City Council.

State the grounds, facts, and if known the code sections supporting your request: (Provide additional sheets if necessary)

For the reasons discussed in the attached comment letter, SAFER objects to the Community Development Director's decisions to find the Project consistent with with FEIR No. 00-03 and subsequent addenda prepared for the RiverPark Specific Plan, to exempt the Project from further CEQA review, and to approve Development Design Review Permit No.19-200-16 for the Project. The project-specific impacts generated by the proposed Project must be analyzed and mitigated in a project-level EIR. See attachment.

X
Appellant Signature

May 31, 2022
Date

cc: City Attorney
 Community Development Director
 Project Planner
 Applicant

OFFICE USE ONLY	
Date Received:	
Received By:	
Contacted Dept/Division Rep:	



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
richard@lozeaudrury.com

VIA EMAIL

May 23, 2022

Joe Pearson II, AICP, Senior Planner
Community Development Department
City of Oxnard
214 South C Street
Oxnard, CA 93030
Joe.Pearson@Oxnard.org

Vytautas Adomaitis
Community Development Director
City of Oxnard
214 South C Street
Oxnard, CA 93030
cityclerk@oxnard.org

Michelle Ascencion, City Clerk
City of Oxnard
300 West Third Street, Fourth Floor
Oxnard, CA 93030
cityclerk@oxnard.org

Re: Comment on Director Hearing Agenda Item 1: Fore Apartments at RiverPark (Planning and Zoning Permit No. 19-200-16)

Dear Mr. Pearson, Mr. Adomaitis, and Ms. Ascension:

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER"), regarding the Fore RiverPark Project (PZ Permit No. 19-200-16), including all actions related or referring to the proposed development of a 333-unit, 5-story apartment complex with a 6-level parking structure and roof deck located at 2700 and 2750 North Ventura Road in the City of Oxnard ("Project"), which is being heard today, May 23, 2022 as Director Hearing Agenda Item 1.

SAFER objects to the City staff's reliance on the Final Environmental Impact Report (FEIR No. 00-03) for the RiverPark Specific Plan ("RiverPark SP EIR") and subsequent addenda to the RiverPark SP EIR, pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15162 for the Project. The City's proposed CEQA review is inadequate because the Project was not analyzed in the RiverPark SP EIR and addenda, and the project-specific impacts generated by the proposed Project must be analyzed and mitigated in a project-level EIR.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Drury", is written over a white rectangular background.

Richard Drury

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD DENYING THE APPEAL AND UPHOLDING COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVAL OF 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. 19-200-16, 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 certified Final Environmental Impact Report (FEIR) No. 2000-03 (State Clearinghouse No. 2000051046) and adopted findings of fact, a statement of overriding considerations and a mitigation monitoring and reporting program. The FEIR 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 702-acre specific plan site. The FEIR No. 00-03 found four areas of significant impacts (Earth Resources-Mineral Resources, Water Quality, Agricultural Resources, and Cultural Resources-Historical Resources); and

WHEREAS, on March 15, 2022, pursuant to CEQA Guidelines §15164, the City Council considered Addendum No. 15 with FEIR No. 00-03 and all subsequent addendums; and

WHEREAS, on March 15, 2022, the City Council certified Addendum No. 15 to FEIR No. 00-03 and all subsequent addendums and approved Planning and Zoning Permit No. 20-630-01 (Specific Plan Amendment No. 7 to RiverPark Specific Plan); and

WHEREAS, since certification of EIR No. 00-03 and approval of subsequent addenda, 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 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 has held a duly noticed public hearing and received and reviewed written and oral comments related to the Project; and

WHEREAS, the Community Development Director determined after due study and deliberation that the public interest and general welfare require the approval of Special Use Permit PZ No. 19-200-16 for development of a 333 unit five-story apartment Project located at 2700/2750 North Ventura Road (APNs: 132-0-100-095, -085); and

WHEREAS, on May 23, 2022, the Community Development Director approved Resolution No. 19-200-16 to approve the Project; and

WHEREAS, on May 31, 2022, the Appellant filed a timely appeal pursuant to Section 16-525 of the Oxnard City Code (“OCC”) of the Community Development Director’s decision to approve Planning and Zoning Permit No. 19-200-16; and

WHEREAS, on July 21, 2022, the Planning Commission conducted a duly noticed public hearing to consider the Appellant’s Appeal of the Community Development Director’s decision to Approve Planning and Zoning Permit No. 19-200-16 (Development Design Review Permit) in accordance with RPSP Section 7.9.2.2; and

WHEREAS, on July 21, 2022, the Planning Commission also reviewed all of the information provided in the staff report, attachments, environmental document, and considered the testimony given at the public hearing, including all written communications to the Community Development Director, as well as other pertinent information; and

WHEREAS, on July 21, 2022, the Planning Commission deliberated the merits of the Project and Appeal and made a motion to Deny the Appeal and uphold Community Development Director’s Approval of Planning and Zoning Permit No. 19-200-16

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

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission and Community Development Director Staff Reports and all attachments thereto, the Planning Commission 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 a 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 Community Development Director 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 Planning Commission, 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 Planning Commission 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 Planning Commission 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 Planning Commission hereby approves Planning and Zoning Permit No. 19-200-16 (Development Design Review Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless appealed in accordance with the provisions of §16-525 of the Oxnard City Code and Section 7.9.2.5 of the RiverPark Specific Plan.

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

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 July 21, 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 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. 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.
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.

[SIGNATURES ON NEXT PAGE]

*Resolution No. PZ 2022-XX
Fore Apartments at RiverPark
July 21, 2022*

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 21st day of July 2022.

Daniel Chavez Jr., Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 21st day of July, 2022, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

**Appeal of the Community Development Director's Decision
to Approve Development Design Review Permit No. PZ
19-200-16 for Fore Apartments at RiverPark Project
2700/2750 North Ventura Road**

Joe Pearson II, AICP, Interim Planning Manager
Vyto Adomaitis, Community Development Director
Community Development Department



July 21, 2022

Director Approved Project Description

- A request to construct a 5-story, 333-unit apartment building on a 4.23-acre site. The proposed building includes:
 - 333 units (44 studio apartments, 166 one-bedroom units, 116 two-bedroom units, and 9 three-bedroom units);
 - including 50 affordable units;
 - Private open space for residents;
 - 6-story centrally located parking structure with 510 residential parking spaces); and
 - Hardscape and Landscape improvements.
- Filed by Jonathan K. Cornelius of Fore Property

Project Location

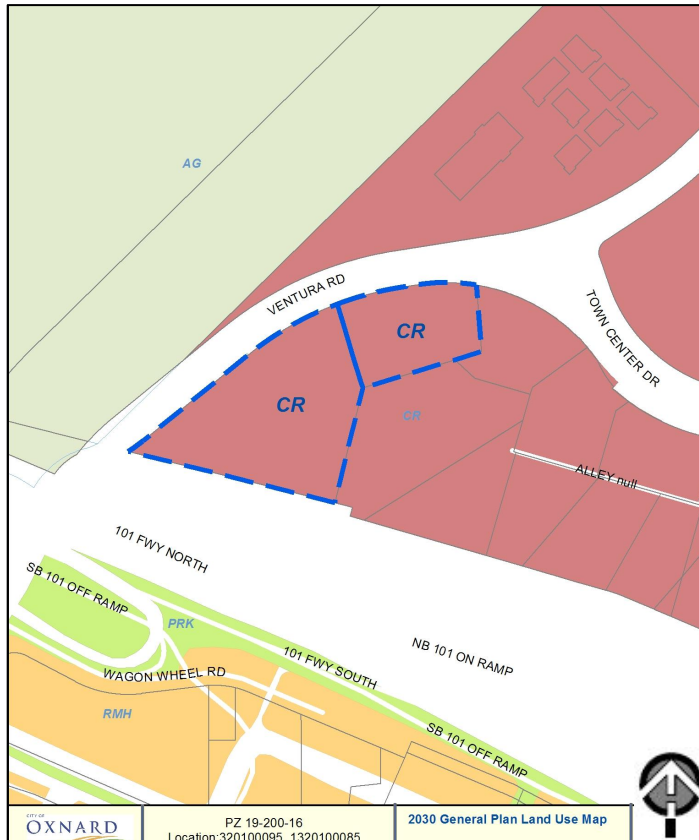
Subject Site: 2700/2750 North Ventura Road (APNs: 132-0-100-095, -085)

Located within the RiverPark area



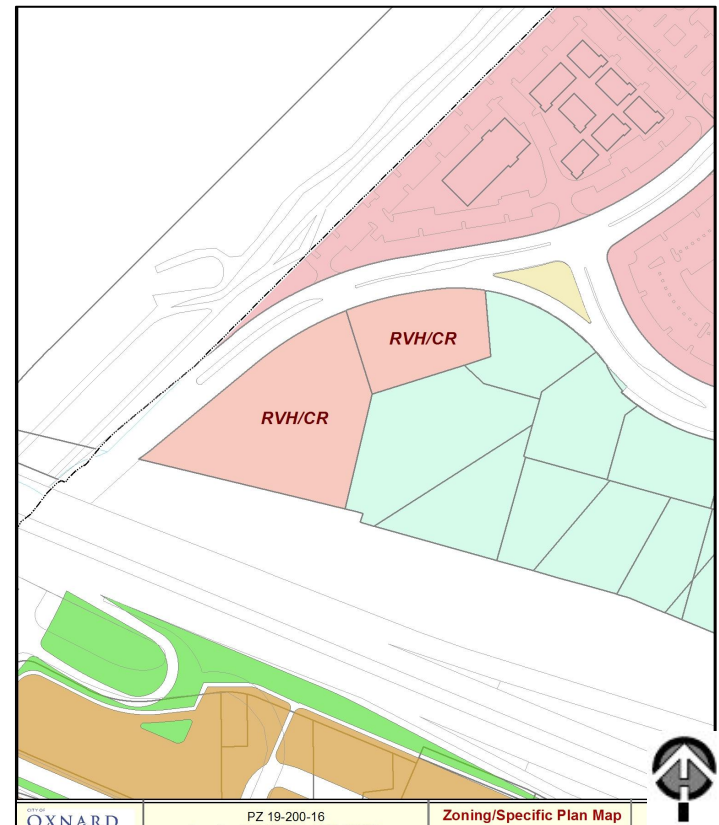
General Plan & Zoning Maps

General Plan Land Use Designation



Commercial Regional (CR)

Zoning Designation



RiverPark Specific Plan (RPSP)/Residential Very High and Commercial Regional

Existing Site

Subject Site: 2700/2750 North Ventura Road

Surrounding Uses:

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

Background

- The RiverPark Specific Plan was adopted by the City Council on September 10, 2002:
 - The original plan allowed for the development of 2,805 dwelling units and 2,485,000 square feet of commercial development.
 - Follows the design principles of the New Urbanism and Smart Growth movements.
- Seven previous amendments to the RiverPark Specific Plan have been approved. The most recent was approved on April 5, 2022. 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.

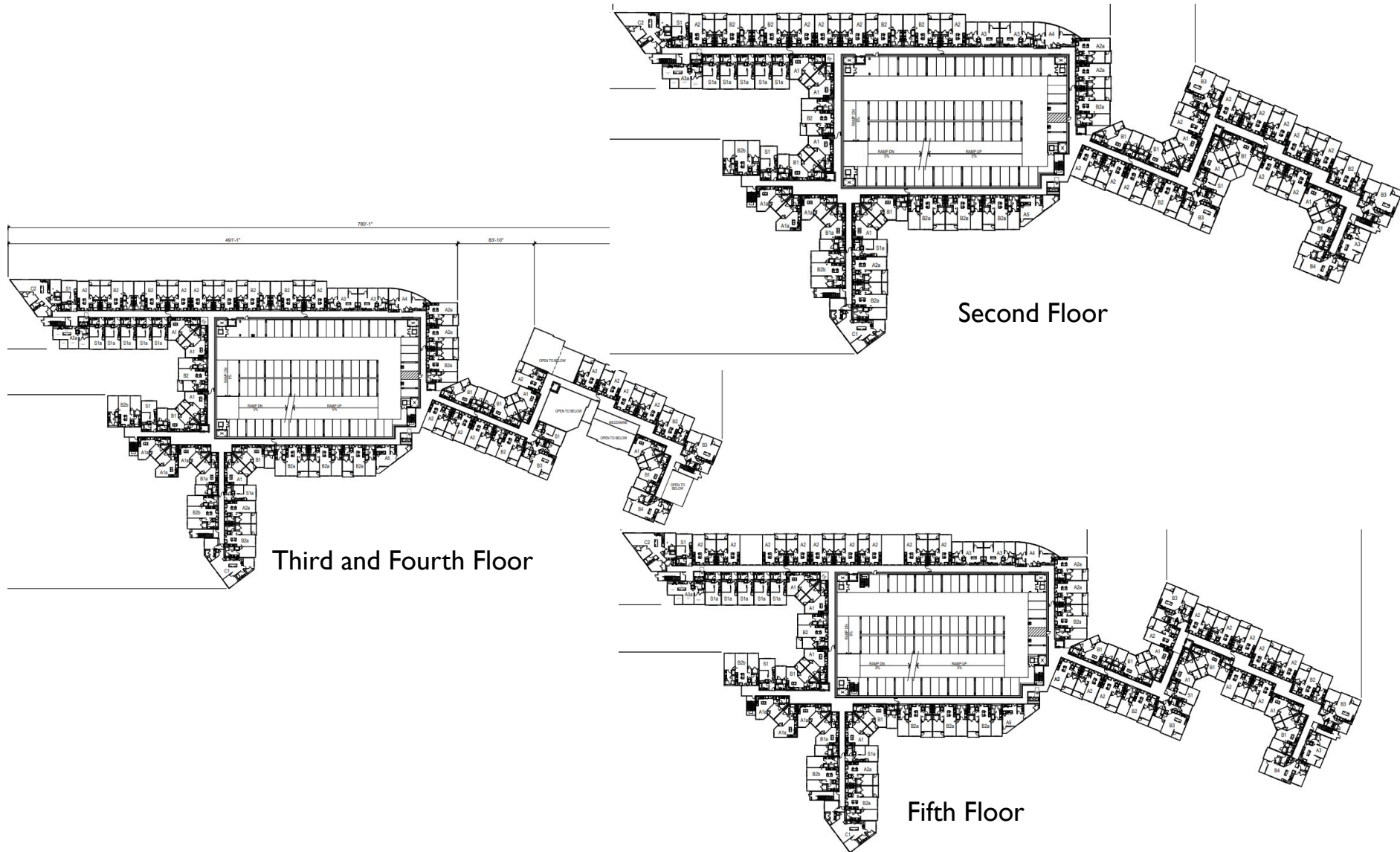
Background (Continued)

- 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 on two previous occasions, with the most recent approved on April 5, 2022.

Site Plan Ground Floor



Site Plan Upper Floors



Elevations - Rendered



Elevations - Rendered



EAST ELEVATION 3



WEST ELEVATION 4

Background: Director Hearing

May 23, 2022:

- Public hearing held to consider Planning & Zoning Permit No. 19-200-16 requesting approval of a Development Design Review Permit.
- Staff recommended approval.
- At the public hearing, the Director heard public testimony, deliberated, and approved the project as they could make all of the Findings required to grant the Development Design Review Permit.

May 31, 2022

- The Appellant filed a timely Appeal application with the City.

Appellant's Grounds of Appeal

Grounds of Appeal: “SAFER objects to the City staff’s reliance on the Final Environmental Impact Report (FEIR No. 00-03) for the RiverPark Specific Plan (“RiverPark SP EIR”) and subsequent addenda to the RiverPark SP EIR, pursuant to the California Environmental Quality Act (“CEQA”) Guidelines Section 15162 for the Project. The City’s proposed CEQA review is inadequate because the Project was not analyzed in the RiverPark SP EIR and addenda, and the project-specific impacts generated by the proposed Project must be analyzed and mitigated in a project-level EIR.”

Staff's Response - Grounds of Appeal

1. The Appellant's assertion that the City's proposed CEQA review is inadequate because the Project was not analyzed in the RiverPark SP EIR and addenda is incorrect.
2. The Appellant has failed to identify, pursuant to the State CEQA guidelines, why the RPSP EIR and subsequent addenda is not sufficient and a new project-level EIR should have been prepared.
3. The RiverPark Specific Plan EIR and subsequent addenda were prepared as project level EIR.
4. The Fore Apartment at RiverPark is consistent with the RPSP, and therefore no further environmental review is required.

Staff's Response - Grounds of Appeal

Prior Environmental Review

- The Original RiverPark Specific Plan was analyzed through a Environmental Impact Report (EIR No. 00-03).
- Potential environmental impacts associated with the buildout of the RPSP were identified throughout the EIR, along with applicable mitigation measures.
- The FEIR No. 00-03 found four areas of significant impacts (Earth Resources-Mineral Resources, Water Quality, Agricultural Resources, and Cultural Resources-Historical Resources)
- There have been 15 addendums to the RiverPark EIR. The most recent was approved on April 5, 2022, in association with the recently approved specific plan amendment.

Staff's Response - Grounds of Appeal

What is a Project Level EIR

- “The most common type of EIR examines the environmental impacts of a specific development project. This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project including planning, construction, and operation.”

Staff's Response - Grounds of Appeal

Environmental Review

- Addendum No. 15 to the approved FEIR No. 00-03, and subsequent addenda evaluated the potential environmental impacts of the buildout of the currently adopted RPSP, including the development of up to 333 units in District B of the RPSP.
- Pursuant to CEQA Guidelines § 15094(e), a Notice of Determination (NOD) was filed with the Ventura County Clerk and posted on April 7, 2022, following the April 5th, 2022 approval of the RPSP amendment, by City Council.

Staff's Response - Grounds of Appeal

Environmental Review

- The Director determined that, on the basis of substantial evidence in the light of the whole record, none of the triggers included in Section 15162(a) of the State CEQA Guidelines required the preparation of a subsequent EIR (or negative declaration), and sufficient evidence was provided to justify utilization of the FEIR No. 00-03 and Subsequent Addenda pursuant to the relevant provisions of the State CEQA Guidelines as implemented by the City of Oxnard.

General Plan Consistency

- Urban Village
 - RiverPark is located within the North Oxnard Transit Enhancement District (NOTED) Urban Village as defined in the 2030 General Plan.
 - Urban Villages shall be characterized by:
 - Infill and/or development of formerly agricultural land
 - Reinvestment in the existing community
 - Mixture of land uses
 - Mix of residential densities and housing types
 - Providing a minimum of 15 percent affordable housing
 - Location along or near corridors, downtown, and transit nodes
 - Transit, pedestrian, and bicycle circulation given high priority

Specific Plan Development Consistency

Residential Option Development Scenarios		
Scenario	Additional Residential Units	Reduction in Commercial Development
Districts B, C & D	1,025	-562,457
Districts B & C	613	-336,377
Districts C & D	692	-379,727
Districts B & D	745	-408,810
District B	333	-182,730
District C	280	-153,647
District D	412	-226,080

Project Wide Maximum Allowed Development Under the Residential Development Options		
Residential Options Selected by District	Maximum Number of Residential Units	Maximum square feet of retail, hotel/convention, and office uses
B, C, D	4,068	1,535,543
B & C	3,656	1,761,623
C & D	3,735	1,718,273
B & D	3,788	1,689,190
B	3,376	1,915,270
C	3,323	1,944,353
D	3,455	1,871,920
No Residential	3,043	2,098,000

Specific Plan Parking Consistency

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

Environmental Review

- 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.

Public Notice

- Notice of Planning Commission hearing was provided:
 - Newspaper,
 - On-site posting; and
 - Mailed to property owners within 300 feet of the Project site.

Staff Recommendation

Recommendation: That the Planning Commission:

1. That the Planning Commission 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
2. Adopt a Resolution denying the Appeal and upholding the Community Development Director's Approval of Planning and Zoning Permit No. 19-200-16 (Development Design Review Permit), subject to certain findings and conditions, because the record shows that there is evidence necessary to make all of the Findings required by Oxnard City Code.

End of Presentation